

WEST JASPER/SHERWOOD COMMUNITY LEAGUE
9620 - 152 Street
Edmonton, Alberta
T5P 4N9

December 10, 2018

Heather Vanderhoek
City Planning
City of Edmonton
6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

Dear Ms. Vanderhoek:

Re: Proposed 4 Storey 36 Unit Apartment with Commercial at 9504-153 Street

Thank you for your recent email. We appreciate your request for suggested improvements to the above proposal. In response, the community league, as well as residents that copied me in their emails to you, have clearly stated not to include Apartment as a permitted Use. It does not comply with our Jasper Place ARP. West Jasper Place residents put in over 2 years of hard work with planning consultants and a city planner to create our ARP. It cost hundreds of thousands of taxpayers dollars and was only approved 3 years ago. We told Boris Belostotsky and Chris Dulaba that we would gladly work with them if they brought back a development that was a supported built form from the Active Edge Housing area of our ARP. Unfortunately, they refused to make the necessary revisions to their development to conform to our ARP.

Apartments are the least supported built form in the Jasper Place ARP. 60% of West Jasper Place dwellings are apartments which can be developed on 30 blocks in our small community. It violates one of the main Guiding Principles of our ARP to develop an apartment outside of our RA7 or Mixed Use Housing zone, and our neighbourhood loses even more diversity. On page 19 of our ARP, it states: "the City's objective is to ensure neighbourhoods have a range of housing choices and evidence from the Learning Scenarios showed that there are few housing choices other than apartments in Jasper Place." Also, it should be noted that on October 30th, RioCan met with me and other stakeholders to inform us that they would be redeveloping Jasper Gates Shopping Center. Since the Jasper Gates site is approved for mixed use housing, Stuart Craig, Vice President of RioCan Developments, stated that they will be building a few high rise buildings with up to 1,000 apartments above retail. They held an Open House for the public on November 28 and will be starting on their application shortly. This shopping center is only a few blocks from Mr. Belostotsky's development.

Therefore, residents want Mr. Belostotsky's previously approved Bylaw 17619 upheld. However, we are willing to make a concession. Bylaw 17619 permits a maximum of 10 Dwelling units. We would support all built forms listed under the Active Edge Housing section. Also, a Secondary Suite, Garage, or Garden Suite could be built for each Row House, Semi-Detached, Small Lot Single Detached, and Single Detached to a maximum of 20 Dwelling units.

All content for Bylaw 17619 should be retained except for the following revisions:

Uses:

Area B (Residential Portion Along 153 Street)

- a. Row Houses
- b. Duplexes/Semi-Detached Houses
- c. Small Lot Single Detached Houses
- d. Single Detached Houses
- e. Garage or Garden Suites
- f. Secondary Suites
- g. Minor Home Based Business
- h. Fascia On-premises Signs

Development Criteria

- c. The maximum number of Dwelling units shall be 20. This will permit a Secondary Suite, Garage, or Garden Suite to be built for each Row House, Duplex/Semi-Detached House, Small Lot Single Detached House and Single Detached House.

In conclusion, amending the Jasper Place ARP to permit another apartment will continue to make our community unhealthy. It contributes to the unbalanced pattern of development that currently exists in West Jasper Place which the ARP tries to correct. As stated under section 1.3.3 of the Jasper Place ARP, "Providing new housing units through apartment development will not increase housing choice." Also, since RioCan has confirmed that a high density mixed use housing project will be developed in the near future close to Mr. Belostotsky's project, why are we even considering this application when other housing forms are so desperately needed.

Sincerely,



Irene Blain
President