

ED-23-221

To: Robert Bedic
Mayor and Members of Council

Nov. 23, 2023

Re: 65 Athabasca St.
Report: ED-23-211
File: Z-2022-10, S-O-2022-03

Further to the Public Meeting dated January 9th, 2023 and the upcoming meeting on November 27, 2023 at 1:30, I am submitting this correspondence again in opposition to the revised plan of subdivision being considered for the property at 65 Athabasca.

My husband and I are unable to attend the meeting on November 27th due to other commitments and I'm sure area residents will be in the same situation since the meeting is set for 1:30 and a lot of residents will be at work.

We were very disappointed to see that the number of units were not decreased at all and there were no real changes to the number of variances on setbacks. I note that the City's comments on page 2 of the report (page 50 of agenda) are true that state "the differences are not substantial enough from original report". There are the same amount of units, they just moved 2 from semi detached and added 2 to townhouses. The owners of Block 22 to 31 will have one more metre in their backyards which does give Eastlawn residents a bit more privacy but then you made semi's higher, so that took away privacy gain. Let's be real, one more metre in some of the backyards doesn't elevate the closeness of all units at front and side yards. So again I note our opposition to cramming in 89 units on this property. There is no green space, each lot of property will just be filled up with a house and parking pad. Where is the front yard, back yard side yard, all we will see is house after house after house.

We are also still concerned with the traffic flow from this development. One road in and out onto one street does not make sense. If you had one road exiting onto Winter and one exiting onto Athabasca it would make coming and going more even. Yes you would lose a couple of units but, traffic flow would be better and residents would have more choices on which way they wanted to go.

In closing, I note again our opposition and disappointment to the amount of units on this property and the numerous changes to setbacks.

Debbie & Kevin Shields
<<M.F.I.P.P.A 14(1)>>