

Hello,

I am a resident of the hart and am writing in regards to the application to rezone 4922 Chief Lake Road. Rezoning this area to RM1 will ruin what makes this neighbourhood desirable. A staff report to council about this development states “The OCP supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood, and has relatively minor immediate impacts in the surrounding area” (Policy. 8.3.45 and 8.3.48). It goes on to say that this project is within the bounds of these policies. I however do not believe this to be true. If the applicant was going to respect the scale and character of the existing neighbourhood, rezoning would not be necessary. This neighborhood, aside from the recent development of the Woodoak area, is made up of single family homes on large lots. This development is a mix of single, 2,3, and 4 unit houses that are on much smaller lots. This leads to the increased traffic issue. The roads in this area are already crowded and dangerous, especially in the winter. There are no bus stops within walking distance and even if there were, there are no shoulders, sidewalks or crosswalks. Sparwood is filled with potholes and an entire side of it is undrivable. Next, tree coverage. This area is known for having large lots with lots of trees. This is both for privacy, and to act as safe pathways for wildlife. These trees also act as a buffer between humans and animals. In preparation for this development, the entire area was clear cut. Trees were removed as close to neighboring properties as possible, proving to me that developers will not respect that characteristic of the neighbourhood. The OCP outlines that people friendly streets near neighbourhood centers should be encouraged in residential development. This development is not near the hart neighbourhood center, instead it will contribute to the growing urban sprawl problem our city faces.

Overall, I disagree that the OCP policies support this development. RM1 zoning will change the fundamental makeup of this neighbourhood and create dangerous conditions for pedestrians, cyclists and drivers. I am asking for our decision makers to take these factors into account when deciding on rezoning 4922 Chief Lake Road.

Thankyou,
Denae Meise

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