

Title page

Because I missed the deadline for a powerpoint presentation, I improvised

Jan 14, 2025, City Hall,
Arbour Lake land Use change (LOC2024-0186)
Development (DP2024-052929)
Bylaw (10D2025)

This proposal violates the MGA

ESTIMATE

Arbour Lake,

2025 census 4.2km, 13,000 residents

Density **3095**

2021 census 4.2km, 10,033 residents

Density 2389

Compare to

Dover

2021 census, 4.2km, 10,795 residents

Density **2570 (525 less)**

Please see last page for important info I couldn't cover in 5 minutes, but you need to know

- (p) the designation of a district as a direct control district in accordance with section 641;
- (q) the establishment of any related agreements, forms, fees or procedural matters;
- (r) issuing orders under section 615.

(5) A land use bylaw may provide that when an application for a development permit or change in land use designation is refused another application with respect to the same lot

- (a) for a development permit for the same or a similar use, or
- (b) for a change in land use designation

may not be made by the same or any other applicant until the time stated in the land use bylaw has expired

(6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority

(a) the proposed development would not

- (i) unduly interfere with the amenities of the neighbourhood, or
- (ii) materially interfere with or affect the use, enjoyment or value of adjoining parcels of land,

and

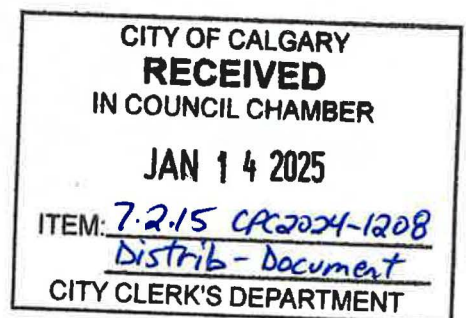
- (b) the proposed development conforms with the use prescribed for that land or building in the land use bylaw

(7) A land use bylaw must be consistent with the applicable requirements of the regulations under the *Cannabis, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises

RSA 2003 Chapter M-26 Section 640.1

Alternative time periods for applications

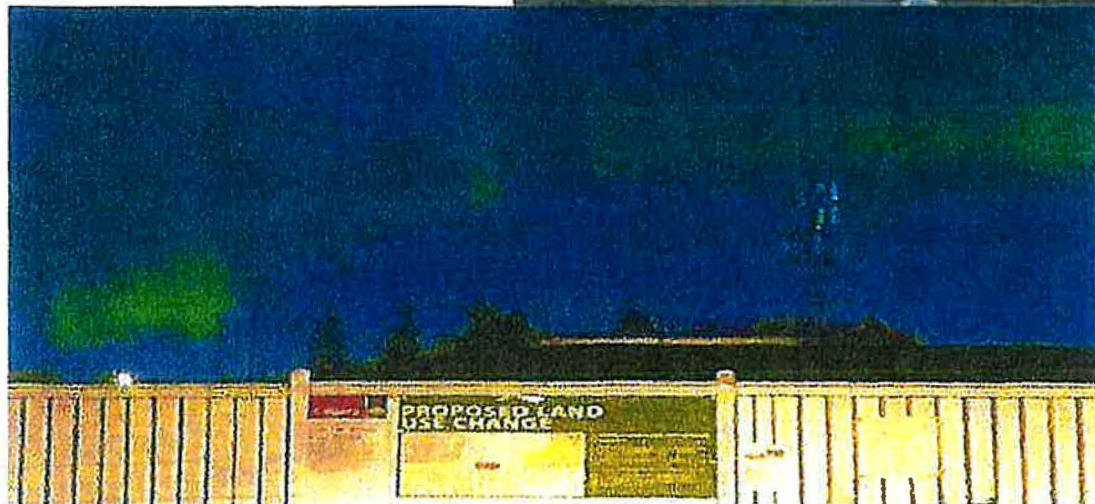
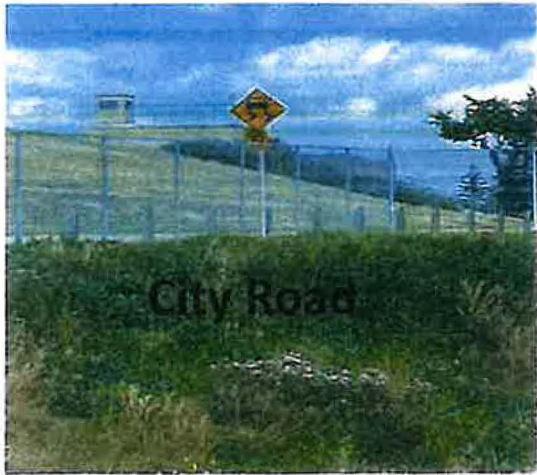
640.1 The council of a city or of a municipality with a population of 15 000 or more may, in a land use bylaw



INTRO PICS



CUL-DE-SAC



INTRO

Utility and gas right of way (see last page)

- Pinch point at John Laurier and Arbour Wood Close, St. Ambrose school, with no solutions to current danger.
- Dev adds 100 people to a trap (pic shows no exit for several hundred already in case of emergency)
- This development needs its own access road (one located north on city property?) + at least double the parking for our new neighbors
- AL West proposal 890 units (dropped to 805 – **infrastructure**)
- +3000 in AL West so far
- Many concerns were ignored, and have now come to pass.
- Nature, wildlife, trees, Sights, privacy, traffic, sounds, even smells are different now
- Only solace was the untouched ATCO land to the north.
- 720+ People have signed a petition against the proposal before you today.
- Over 70 letters of objection

Please, hear us today.

Arbour Lake is an established community, the Mews is an established Cul-de-sac

700 have signed the petition against the proposal before you today

We are not inner city, and should not be forced to live like we are.

PROPOSAL PICS

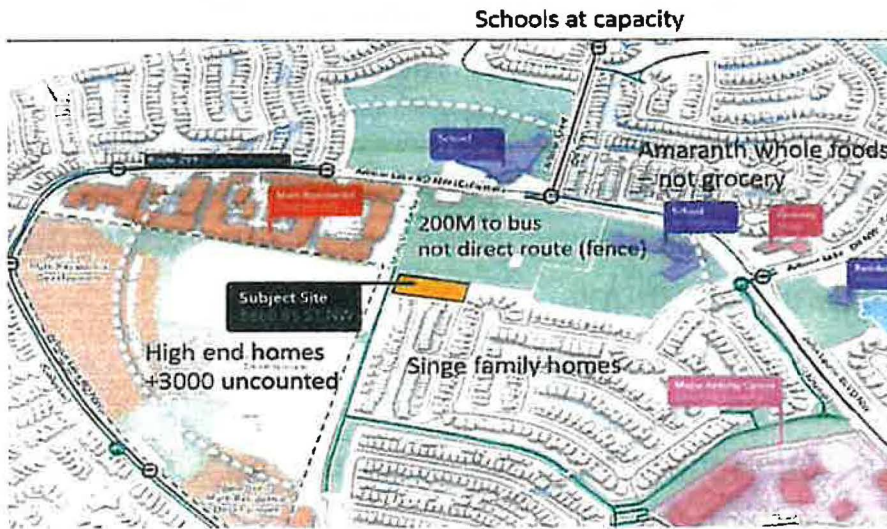
- New existing developments (+3000+)
- 43 acres of wetland before 2020
- No privacy

Cul-de-sac

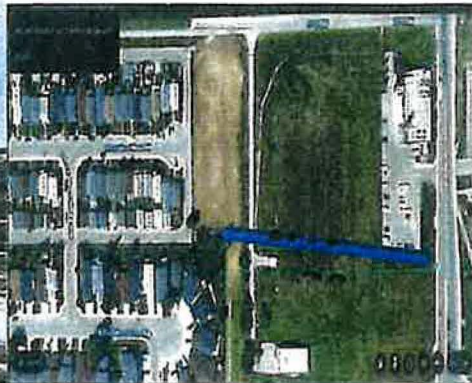
- Room for 1 car at each home
- No sidewalk on West side
- Ability to plug in cars



Current Fence line



Dev to path to bus (not in view)



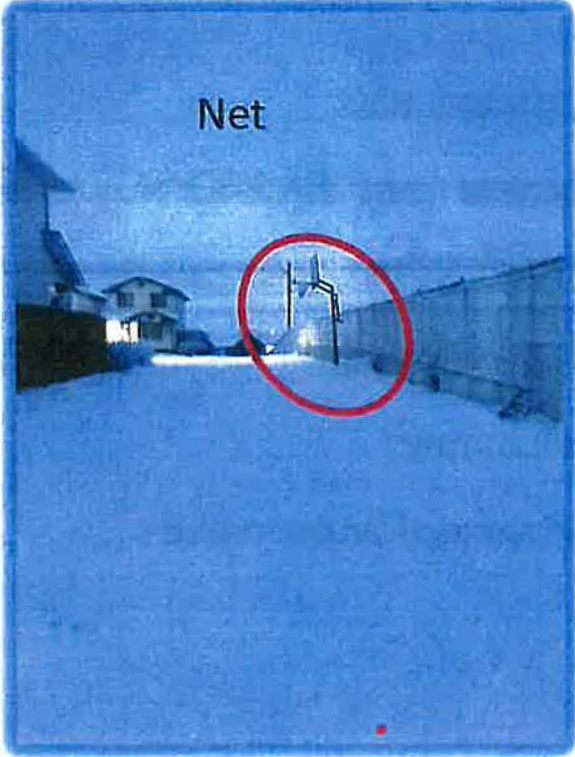
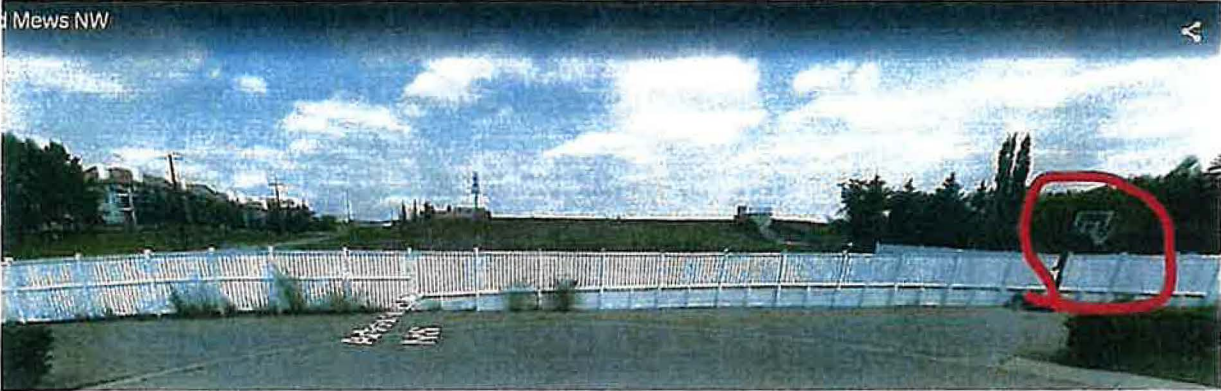
PROPOSAL

- Dev. Claims: “Missing Middle...walkable inner city
...easy access to transit, schools, amenities, stores...needs”
- We are not Inner city, not missing middle
- Not helping housing crisis (at market)
- 3 bedroom, 32 dwellings (96 bedrooms)
- 1 parking stall per unit (+4),

Development adds

- **Access (and PARKING) to development via Arbour Wood Mews, our cul-de-ac**
- 230+ more daily volume 18+ hourly trips (Bunt Report – inaccurate)
- Decreased home values

CUL DE SAC PICS



CUL-DE-SAC

- 20% home value. **GONE**
- Quiet Cul-de-sac for 30 years. **GONE**
- U-turn at end **GONE**
- Single family homes
- No sidewalk on one side
- Parking, Privacy, enjoyment and tranquility

SOME advantages of a Cul-De-Sac
20% home value because

1. **Reduced Traffic: (GONE)**
2. **Increased Safety: crime (GONE)**
3. **Safer for children/pedestrians**
4. **Community Feel: (TBD)**
5. **Aesthetic Appeal: (GONE)**
6. **Privacy: Fewer vehicles mean more privacy (GONE)**

Development adds:

- Senseless traffic
- **Access point at bulb end and both ends of Laneways**
- Tricky parking (developers can never solve) -ours is close
- will more than double the population, and danger.
- Parking wars. This development will ruin our fragile street

TRAFFIC/PARKING PICS



At bulb



TRAFFIC/PARKING

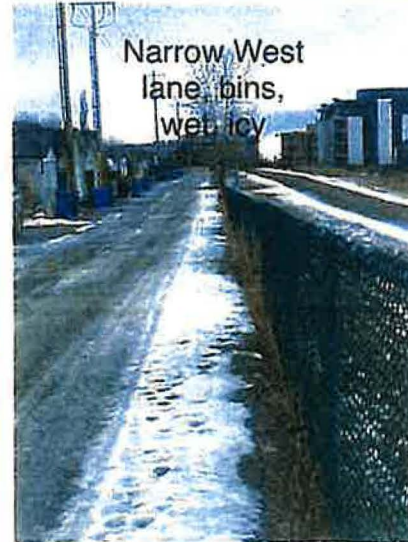
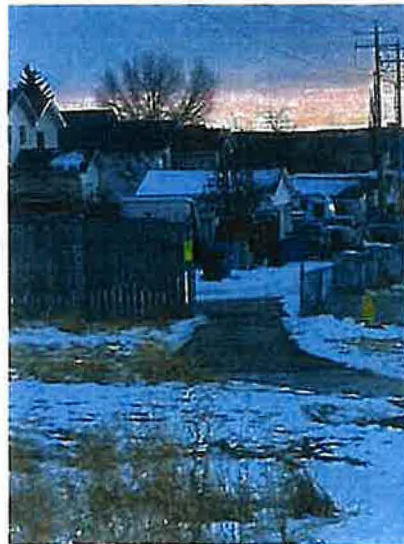
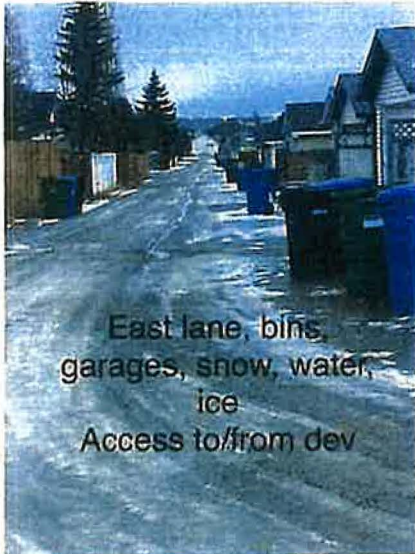
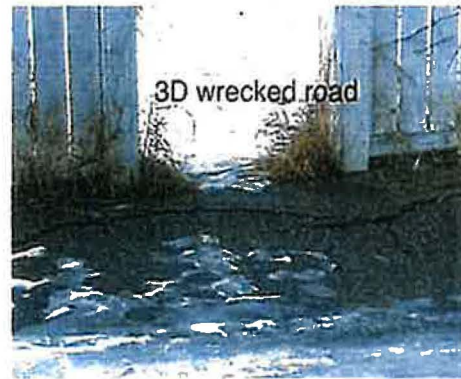
- No extra parking
- Less than 3000sq ft (just enough for 1 car)
- We park at our own sidewalk
- Plug in, Shovel out & park in same spot (with respect for each other – neighbourly, sense of community, peace)

(GONE)

- No sidewalk (walk on road, grass, deep snow) everyone would need to walk close to cars, on OUR grass, snow or middle of the (newly) dangerous road
- Danger for pedestrians, kids
- No extra lane parking

LANEWAYS/PATHS PICS (daylight)

CURRENT DAMAGE



Trucks will miss on several occasions, and damage cars if parked there



LANEWAYS/PATHS-DAYLIGHT

LANES

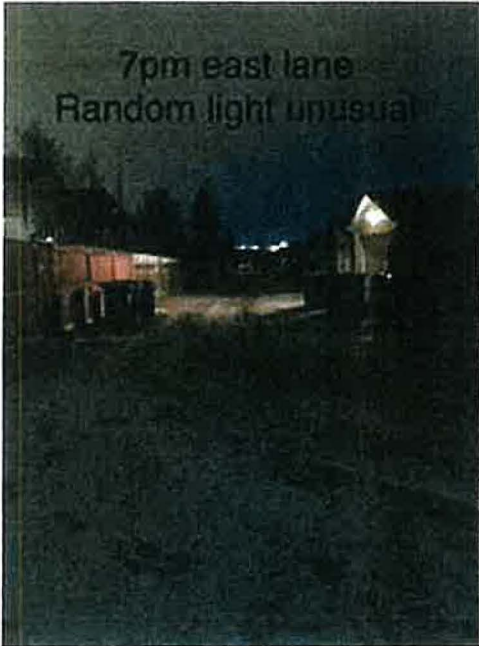
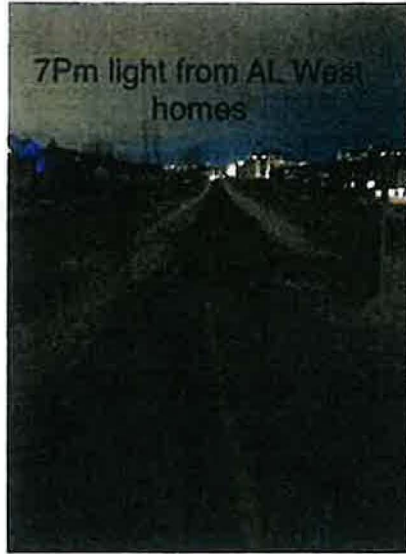
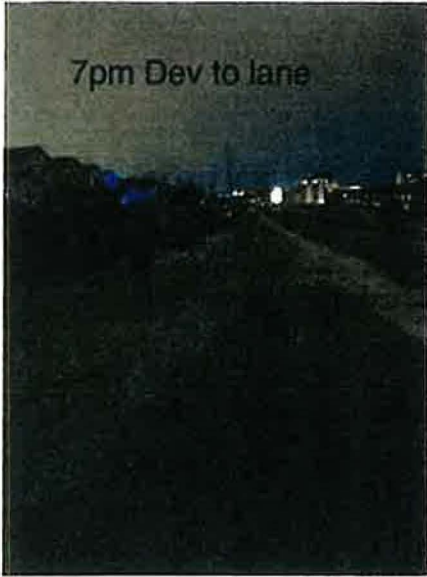
- Mews paid \$10,000-\$15,000 each household to have this lane paved, for many reasons, not development
- Disrepair, Not maintained
- Electrical boxes are no longer fixed as there are “cars and bins in the way, and it happens too often”
- Not plowed, sanded, Slippery, wet, soggy (Better in Spring)
- Narrow
- Waste management – trucks can’t pass and will skip pick up

Path

- Icy, snow covered
- Steep
- Not easy access to bus/train

Exponential danger when DARK

DARK LANEWAYS/PATH 7:00PM Jan 10
EDITED TO LIGHTEN



DARK LANES/PATHS

- Dangerous
- No lighting
- Walk not ideal
- High crime area already
- Invitation for theft, violence
- Break ins, drug overdoses, car theft

Would you let your wives and daughters walk or park here alone?

IN CONCLUSION

We strongly oppose this development.

Our way of life is being impeded. Some have suggested 3 single family homes to match the area, but have not received a response

Instead of Arbour Lake, ATCO should build a tower on their other property in Crowfoot, which would first be argued against (strongly) because Crowfoot (our amenities) are oversaturated and poorly built, where traffic is also a nightmare

(Please see next page for valuable information not covered)

Arbour Lake LOC2024-0186 | Kristine Ganske

- Things you should know not mentioned in my 5 minutes
- AUG 27 2024– Gas Inspector “Gas Main on-site, high-pressure gas line runs through... in 2021 (something) was torn down and we’re making sure nothing changed...Main gas transition line still active...Utility metre station”
- Gas pipeline & pumping station



- Water reservoir – alarm on south door malfunctions and/or flashes
- Corrosion monitors on site – water runs through. Monitors for leaks (leaks often)
- Several residents were not able to appear to speak. I share this opinion with several on the Mews Arbour Wood

A property at the end went up for sale at the city assessed price of \$599,000. It has been on the market for over 50 days. When it was first listed, the ad stated “quiet cul-de-sac” Which has now changed to “quiet street”, along with a price drop of \$11,000

- Listed after dev sign went up
- 3 Bedrooms (“at the end of quiet Cul-de-sac” – since changed to “End of quiet street”)
- City assessed at \$599,000
- Priced dropped \$11,000 and has been on the market 50 days
- I have watched people come to look, see the DEV sign and leave, having never gone inside

