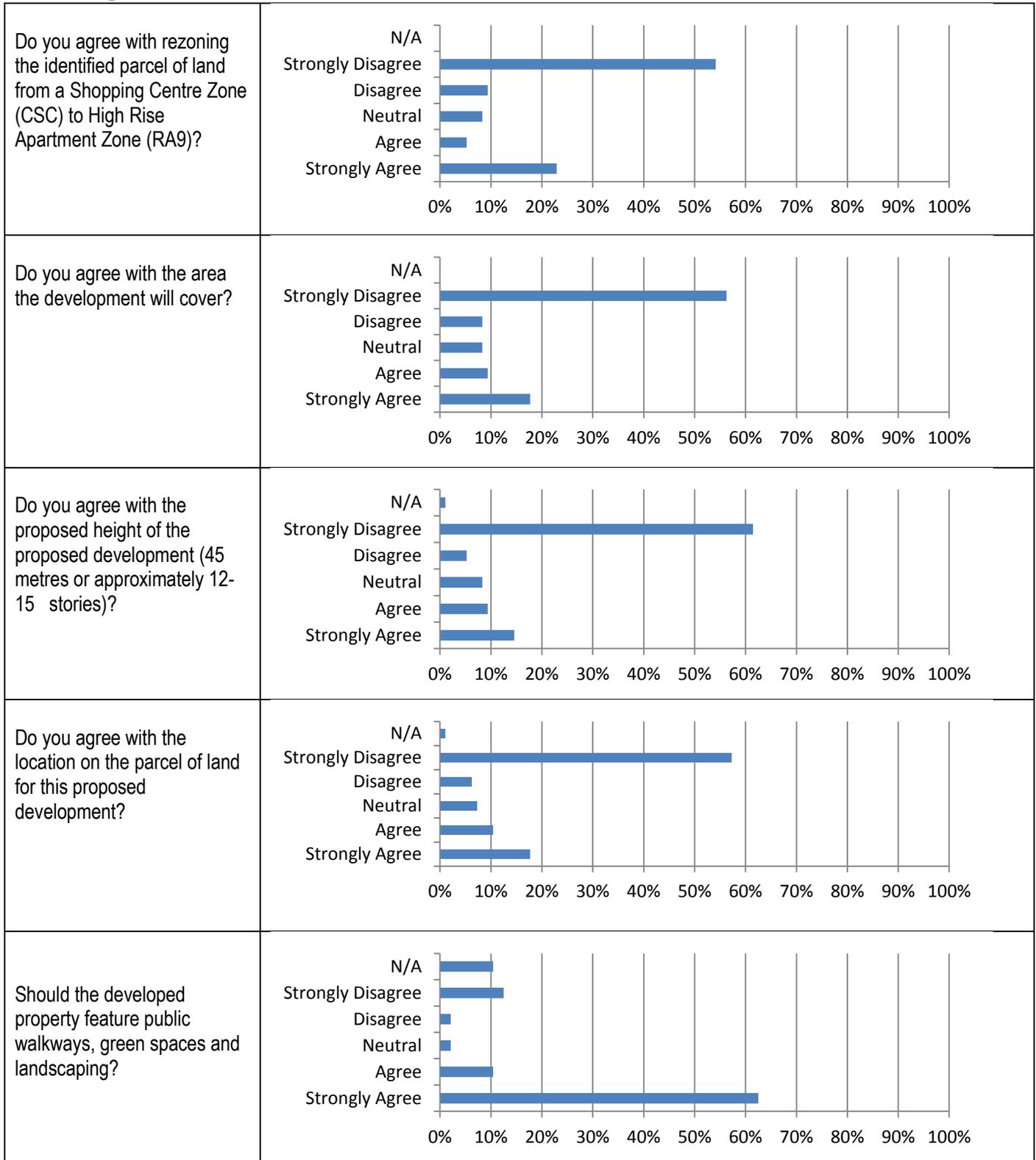


Woodcroft Community League Survey

Proposed Westmount Village Seniors' High Rise Development

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Rezoning



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Traffic

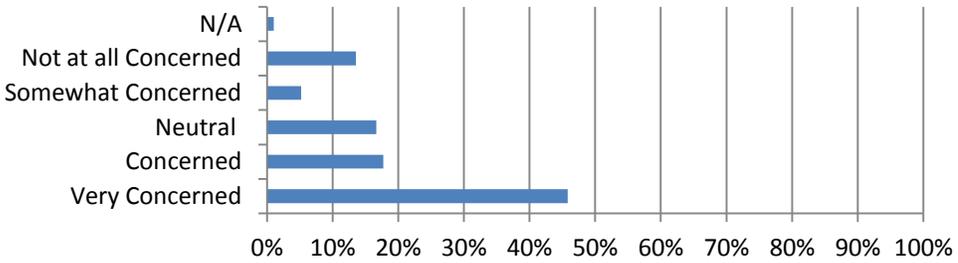
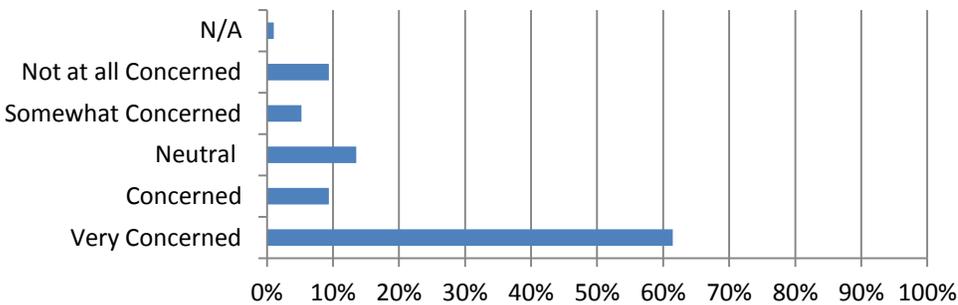
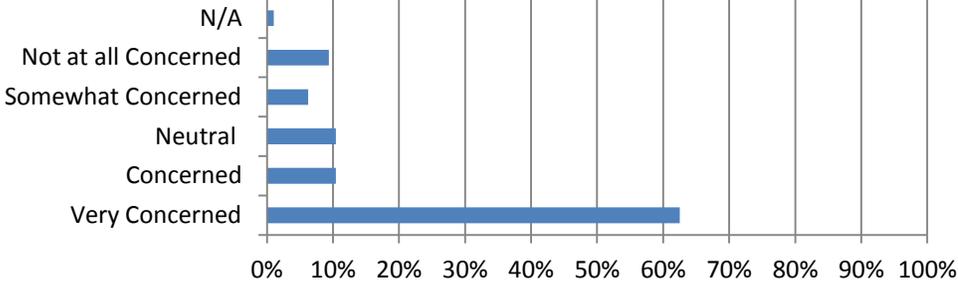
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Environment

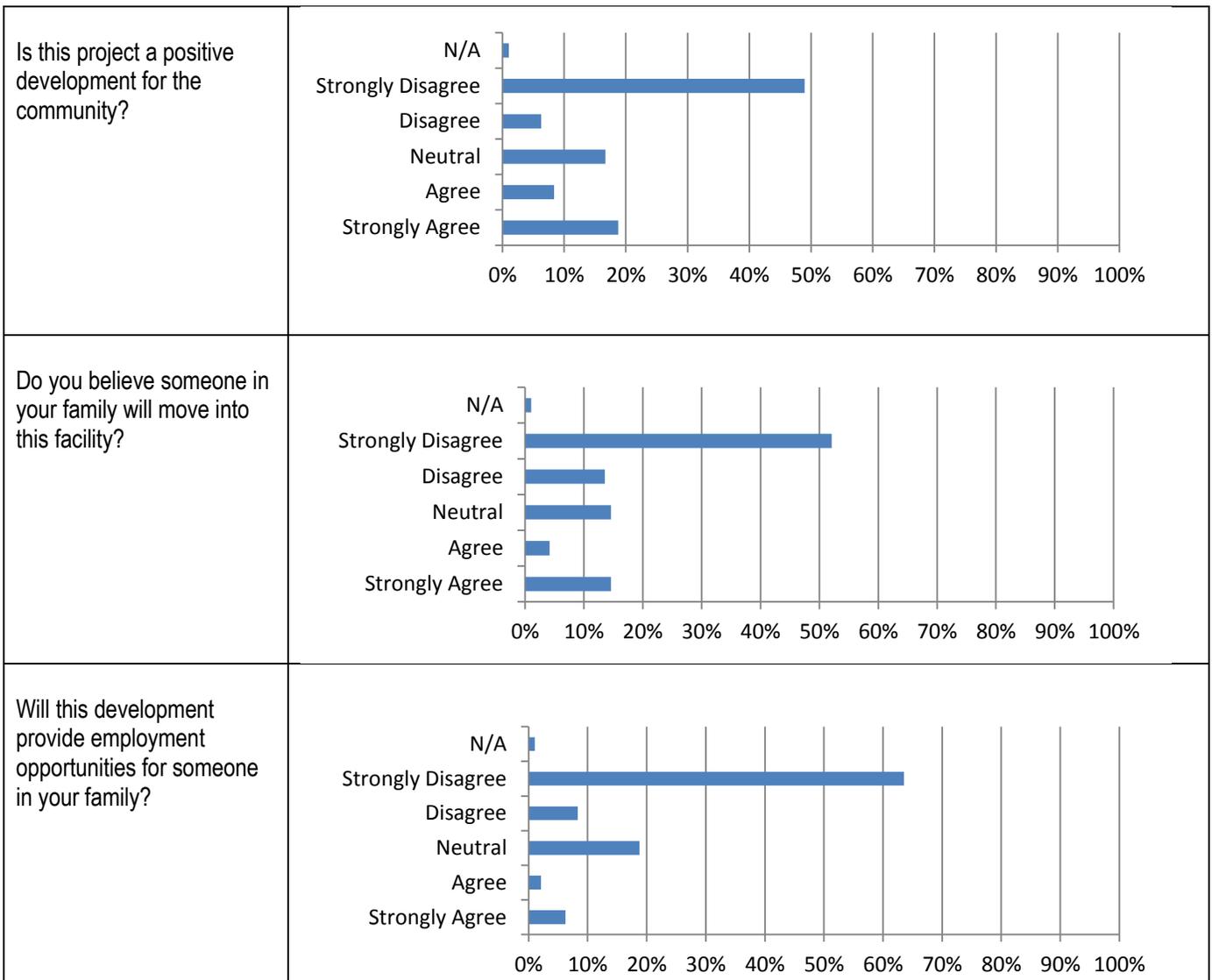
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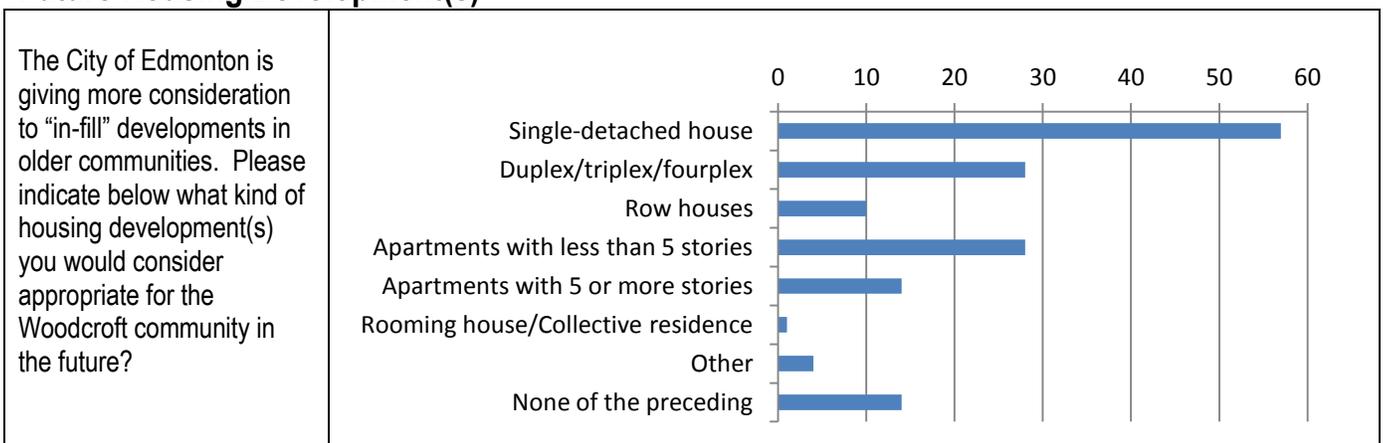
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General



Future Housing Development(s)



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Survey Results at June 7, 2012 - Comments/Concerns submitted on survey documents.

We don't disagree that there is a need for senior's housing, however, as residents of the small cul de sac directly across from the proposed development, our environment will be significantly affected by shadow cast by a building as large as what is proposed and our area will become windier than it already is. This not only affects our present living conditions, but the future appeal and market value of our property. As well, unless parking for the new facility is subsidized for senior's on a limited budget, it is most likely that they will continue to park on our street for free, leaving little to no parking options for detached-home residents and their guests. We would not support the construction of a highrise building of more than 5-7 stories for these reasons. Thank you for seeking our input.

I am strongly against the construction of this High Rise project

a) Parking issues can be mitigated through design. b) The number of seniors will continue to grow for many years and an apartment complex with assisted living is becoming more necessary. As these people age, they will continue to need access to shopping in close proximity. There comes a time when seniors are no longer able to drive and having good access to public transportation (DATS and ETS) become more important. Being located close to the mall and reasonably close to the transit centre makes a lot of sense. Many of the current residents who are in their own homes will eventually need facilities similar to what is planned. For these people, this allows them the opportunity to stay in Woodcroft. Last of all, the Not In My Back Yard chorus that was expressed at an earlier meeting was very self serving, selfish and very annoying,

Does the city plan on upgrading Groat & 114 ave? It's a cluster now.

Good project, just place it South on site, a bit away from residences that will be shadowed and windblown

Woodcroft already has a seniors' residence. The city should focus its efforts on ensuring that our community remains vibrant and diverse. Healthy sustainable communities are those that includes a diverse demographic, not one that is slanted towards a specific age category. We have already had one school closure in this area. Constructing another seniors' residence in Woodcroft does not address the needs nor the issues of this neighborhood.

We think we have enough high density housing in this and the surrounding neighborhoods. To increase density we would prefer at the most a duplex or 2 single houses placed on a single lot. With the addition of the Walmart, and 2 senior buildings we are very concerned with traffic congestion in this area.

there is already a lot of traffic using 115 ave as a shortcut to 142st. as well a lot of traffic from emergency response vehicles to the current seniors home.

Too High and too many high buildings close together

We strongly believe that this wonderful, old grown, picturesque neighbourhood does not deserve to be burdened with more traffic and noise pollution. Therefore this project should be filed in the rejected projects cabinet. We believe that the city is interested in a strong and healthy community and we hope that this development has not been passed by the city's zoning department yet.

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There is AT PRESENT insufficient parking for the Matheson Seniors' high rise - I actually had to sell my car before winter came because there was NO available parking with the building - only city street parking!!!!

Not enough parking considering Walmart coming in plus these buildings produce more traffic - needs a traffic study.

Please, please, please when will the Charles Camshell Hospital be redeveloped. Residential space would be the best use of the land. When? Even though it is not in woodcroft, it is close enough to impact us as well and it's time!

Please stay below 12 stories or even less. We're enjoying our view now and would hate to have another tall building next door as we'll have to put up with lots of noise too. Love this area and hope that the future tenants will love it also. Best area in Edmonton and I might want to move in your Senior housing myself...

We absolutely need more housing for seniors.

Parking is already a problem and traffic is busy

Woodcroft currently has a balanced mix of single family homes and medium and high density housing. With the addition of this apartment(if approved) future development should focus on new single family dwellings and upgrading of existing homes to maintain a diverse and valuable community near the center of Edmonton.

A seniors' high rise apartments will be greatly appreciated.

We currently have a constant flow of cut through traffic in our back alley which currently comes from the strip mall, down three blocks of residential back alley to access 118 Ave. By the city "donating" the existing strip mall access from 115 Ave to this complex, you are only creating more traffic for the residents. The city is well aware that the strip mall access adjacent to the resident alley is not legal and is not seen in other areas of the city. Not only do we have the flow of traffic in our alley, we now have Wal-Mart coming in to the current Zeller's location and the traffic that speeds past St. Marks school to access the mall, is extremely high. There is constant traffic and again, no one is looking at a way to re-route the traffic and keep our neighborhood safe and "walkable". If the city allows the redevelopment, please close the lane access between the two houses at 115 Ave. Please have police watching and ticketing all the speeding vehicles who barely slow down at the 4-way stop signs. Consider building condos - to sell - rather than more rentals. Don't you think we have enough rentals in this area? How about speed bumps down 115 Ave and by St. Marks school to slow down the vehicles? Park Drive in Parkview had speed bumps put in years ago and it has made a huge different to slow down the traffic.

Woodcroft community was originally designed a community to house single family dwellings. Currently, we have a variety of multi-unit dwellings and therefore for the size of our community I believe we have enough of these units and should try to keep the integrity of the community in tack. The developers in the City of Edmonton and our City Council need to look at including housing diversity in all areas of the city and not just in the older neighbourhoods. I also believe that for every ten houses a developer builds in the suburbs that he/she should be required to build one new home in an older neighbourhood of the city. I am strongly opposed to such a large development in such a small community such as Woodcroft as we already have a great diversity of housing developments.

congestion both parking and people would be ridiculous

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THIS IS GREAT WE NEED MORE SENIORS HOUSING

Questionnaire hidden in some junk mail and would have been missed if not already watching for it

New complex at over 5 stories will bring in more residents in walkers/wheelchairs and more staff. We have to park on street now because shortage of stalls - where the heck will we park then??!! Why not use the Woodcroft School area? Land already cleared & never used!

The future development is now being developed - piling are onsite. No indication from builder re: #or units, tenants, workers, vehicles.

We are losing the children in the community. We need more yards, green spaces, parks, NOT CONGESTION. Children can't grow up healthy squashed into apartments.

I suspect that as I am extremely opposed to this development (and all my neighbours) my opinion will make no difference to the developer getting approval from city counsel to go ahead!

Looks like a good project.

Our quality of life will decrease. Will have a negative impact to those living near it. There is no positives that this brings, only financial gain to people that do not live here!! Increased noise, ambulance sirens, traffic. These are detriments.

Our cul-de-sac is particularly negatively impacted by this rezoning to apt proposal. Lack of sunlight, increased congestion & definitely PARKING onto 115 Ave & into our cul-de-sac. OVERALL PROPERTY VALUE WILL BE SEVERELY DECREASED.

Two storey, single detached home is preferred.

Traffic and parking are already problematic in this part of Woodcroft - trucks from Telus often line 115 Ave, and residents and visitors at Meadowcroft park on the residential streets nearby. It is difficult to pull safely from 134 Street onto 115 Ave - poor visibility because of parked vehicles. This development would exacerbate that problem. I would not have agreed to extra cost of decorative street lighting had I thought a highrise would be build there.

The parking on the street is awful already. Adding another 12-15 story building even with underground parking will be infringing on my privacy as visitors to the building will be parking on the street. Trying to pull out from the crescent I have almost been hit by other vehicles. Please feel free to call me (evenings) to discuss more about this.

The parking & traffic will be unbearable. Walmart is moving into our area and there will be NO parking in Westmount area for anything you propose

Any new developments should be owner based. We currently have 55% rentals in Woodcroft. Rentals create a transient population so difficult for residents to get to know one another to prevent crime.

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Need to ensure a balanced population & housing density. Already have a higher than average seniors population, row housing & rental properties.

The Rexall Drugs is fine but PLEASE NO APARTMENTS. I like the way it is now.

There is currently a serious problem with on-street parking in the area of the proposed development because Meadowcroft has insufficient on-site parking for its residents & visitors.

Need explanation of plan for partial closure of 115 Ave, ie. Impact on traffic flow, parking for residents on North side of avenue.

This community has too much traffic going through it now!

If building, build close to SE corner and have a pedway to Walmart. Block entrance to 115 Ave to reduce cut through traffic in alley between 133 & 134 Street.

Highrises belong downtown.

A highrise development does not suit this neighborhood so all buildings should be 5 or less stories high.

Re: Survey on line - could not answer because of reverse meaning. Environment & park - is my concern that will impact my house!

can understand putting in another seniors complex but more than 4 stories is an imposition on the neighbourhood. I really don't believe seniors would be safe in such a facility or comfortable.

I'm living in a high rise seniors building at the same area. I don't think this project is a good idea for the old people. There will be lots of indoor and outdoor problems as we live. Traffic, noise, safety, environment, elevators, to reach emergency are some of them.

Re: Safety: an overhead pedway may be required & 15 MPH signage! Parking is already at a premium in the area even with parkade. Suggestion: Wait until Wal-mart and /or Rexall opens and do another traffic analysis. I was almost run over while in a crosswalk by a car coming from library. Already very breezy and shady from Meadowcroft Bldg. There are presently 3 seniors complexes in a 3 blk. radius. Our area has numerous existing high density dwellings - we don't need anymore. If this development goes through, I would highly recommend the lane access off 115 Ave (by Telus Bldg.) be closed ...many cars use this access as a short cut to the mall from 118 Ave & beyond. This situation could be extremely hazardous to senior residents. Once Rexall & Wal-mart open this situation will only become worse!

We are concerned about the loss of schools and housing for families in the neighborhoods in this area. The type of development in Woodcroft will influence the future of N. Glenora, Dovercourt, Sherbrooke + Inglewood going forward. We want to connect + share similar needs/wants with surrounding communities + not be overrun with density projects.

I am mostly concerned with increased traffic which is already a problem at times & with the Walmart opening soon at Westmount is bound to get worse. A 15 story high rise in that spot will be a "wedge" in this beautiful community & spoil its ambience.

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I don't want anything disturbing my view of the sunrise each morning - so "NO" to the highrise.

Make it single-detached & fill up the schools that exist.

Our only concern is regarding the businesses which are currently in the buildings specifically Dr's offices, EPS, Wellness Center. We would like these services to remain in the community.

I want this community to stay as a solid family area; not renters coming & going. Safety (traffic increase) is a prime concern too.

Parking is already a problem.

Off street parking is a must.

The traffic in this corner of town will be unreal. Why wasn't this complex build on the Charles Camsel site?

Rezoning: No. Build at the site of the Charles Camsell Hospital. Not fair to home owners on 115 Ave. Keep entire mall and have nicer shops and family restaurants. Traffic: Too busy-too many speeding vehicles. General: We do not need more rentals. Future Housing: We have Brentwood apartments and Meadowcroft. We do not need more apartments. WE need young families moving into this area-not transient renters or nursing homes. We need to rejuvenate this area and make it a safe community. Block entrances to the neighborhood to deter cut through traffic. Definitely back alley entrance to stop flow of traffic from strip mall. Too much cut through traffic coming from 118 Ave & driving past St Marks School. The traffic flow is already increased and when Walmart opens it will be worse. It is no longer safe to walk in this area during peak hours because of the heavy traffic and cars do not stop at the 4-way stops. Some cars barely slow down. Traffic assessment required.

Total shock when I heard about the project. Tear down existing & build HIGH. OBSCURE VISION. Makes me feel SHUT IN. DARK

Condos for sale. No more rental

High rises do not fit in our neighbourhood. We have too many apartments in our area now. Too much noise and traffic. Meadowcroft parking is now spilling onto our street-they do not have sufficient parking. More high rises would make it unbearable. Takes away all of our privacy.

As I live in Meadowcroft seniors complex on the south side of the building I chose this because of sun/wind flow and view. A building that big next door would take away all of the above. My quality of living would decrease immensely.

Have Mercy! Stop stuffing so many people into our little community. Please be aware of our lack of parking for already existing buildings. Keep us down to single detached homes. We already have a 57% rental in our neighbourhood.

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The population density in Woodcroft and the surrounding area is very high right now. (Brentwood, Baywood, Californian, Meadowcroft Seniors and many more walk ups within a 10 block radius).

Rezoning: Developer could not manage Shopping Centre, why would they do any better at this proposal? There goes our light and sunshine. Sounds like a done deal. Traffic: It is dangerous now, never would have chosen home if high rise was here. Our house vibrates even now from traffic. Who will fix these problems? More concerned about traffic & safety on 115 Ave. Groat Rd & 115 Ave "T intersection" is a nightmare now - never mind adding tenants to 2 high rise buildings. Environment: Only those on 115 Ave East of 135 Street would know how bad the wind is. Lost a lot of sunlight when Meadowcroft Highrise went up. Concerned about loss of openness and all other elements developer would bring into community. Comments: This survey arrived at the same time that NEW construction just south of Telus began. The city of Edm planning dept. said there was a permit only for demolition (of Goodwill, etc) We had to call the developer to find out Rexall store was being built. The developer also said that "there are other planned developments but they couldn't disclose anything further at this time". Seems like it's all going through the back door. Why send out this questionnaire, after the construction has already begun. Like putting the cart before the horse. Thank-you for your efforts, we are just so frustrated by this proposal. We do appreciate all you do.

What difference does my opinion make? Work has already started & we have lost our police station & other business will be lost. This is really sad the city & builders/contractors don't care.

I am very concerned that the decision to re-zone has already been made despite significant opposition to the proposal. Further, Kim Krushell is not listening to the public. An influx of seniors WILL NOT populate our faltering enrollment in Woodcroft schools such as St. Marks. WE NEED young families with a stake in the Woodcroft community to ensure its future viability and positive growth.

Great to have a facility for seniors so close to all the amenities Westmount has to offer. Possibly block alley on 115 Ave to avoid thru traffic - create walking path.

Rexall Drug Store already under construction.

Concern: People who want no development, even if they did not use any of the businesses in the buildings which will be replaced.

1. Very concerned that the Seniors High Rise may have units subdivided & therefore increase the density of the persons, cars parked in residential areas, and infractions on the speed in our community. 2. By closing the south west corner of lot the traffic has no place to go but back into the community. 3. There are infractions at 4 way stop on 115 Ave & 135 St where there are constantly rolling stops. 4. There are no lights, traffic lights on 115 Ave and St. Albert Trail to allow traffic to go north - the wait can be 5 - 10 min. Need a light for complex. 5. We already have cars lined down 115 Ave (corner) and 135 St north/south parking where one cannot turn the corner in the winter - it will be twice as bad for the next 2-3 blocks north. 6. Too high a density for this area!! FINALLY - WE STATED CLEARLY LAST YEAR OUR CONCERNS. WHY DOES THE CITY NOT HEAR! THERE IS NO CITIZEN CHOICE, ONLY COMMERCE CHOICE.

Why does the city feel the need to destroy the ambience of older neighborhoods.

Lev as a shopping center or as smol bisens

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Environment: Bad enough now between Meadowcroft and CA Manor. Comments: Am sure all this high rise business would not be allowed in a "poshy" area like Terwiliger or Glenor Crescents. Get something done in Charles Camsell!! - either put to use as once proposed or DEMOLISH!! Are taxes being paid??

I have noticed more traffic coming off 142 St into Woodcroft. People making left hand turns onto 142 St - forget it. Light might have to be put up there!