

From: [Jed Groenenboom](#)
To: [SDAB Submissions](#)
Subject: Appeal Letter - Potential development 65 Carlton Drive
Date: Wednesday, March 25, 2026 2:09:02 PM

External Email: Use caution with links and attachments.

Dear Members of the Subdivision and Development Appeal Board,

I am writing to formally submit my objection to the parking proposal for the new development, based on the following concerns regarding its inadequate provision of on-site parking.

The planned 10,000 square foot building is intended for an occupancy of 600 people, yet it only provides 140 on-site parking stalls. The parking assessment itself concluded that this deficiency would necessitate an additional 289 street parking spots, particularly on Fridays. This substantial overflow will occupy all areas around our building and have a significant negative impact on all existing businesses in the area.

This level of street parking presents serious safety and accessibility issues. With a large number of people walking on the roadways due to a lack of sidewalks, public safety will be compromised. Furthermore, accessibility for service vehicles, emergency vehicles, and public transit will be severely impeded. It is also a certainty that our existing business parking lots will be utilized by attendees, a pattern that is well-established in other areas within the City of Edmonton.

Finally, we must note that while other buildings in Campbell Park are strictly required to conform to commercial and industrial standards, this structure, with its anticipated parking demands, will not conform to the established industrial character of the area.

I urge the Board to consider these significant community and operational impacts when reviewing this appeal..

Jed Groenenboom

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