

October 1, 2016

Jessi Fry  
jfry@stalbert.ca

subject: Mission Neighbourhood 11 Mill Drive

We currently do not support the rezoning of 11 Mill Drive from Low Density Residential (R1) District to Direct Control (DC) for professional office use. We have several concerns regarding the proposed land use bylaw, schedule A amendment and development permit, Mission Neighbourhood 11 Mill Drive. Although we were unable to attend the open house on June 15, 2016, we did contact David Klippenstein & Associates Ltd. and were provided with a package of information that was presented at the open house.

Since changing the land use bylaw will do nothing to protect the home, we do not believe that this is a unique opportunity for this property. All homes in the Mission Neighbourhood could be considered for this type of "one of" designation.

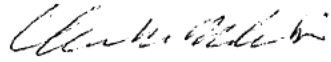
Throughout the information package, David Klippenstein & Associates Ltd. compares the proposed changes to the Oliver Neighbourhood in Edmonton. Having lived in the Oliver Neighbourhood for nearly two decades, we do not envision this as a positive step for the Mission Neighbourhood for several reasons including:

- Additional parking is required and often achieved by changing backyards into parking lots.
- Low maintenance yards becomes a priority rather than current garden and deciduous trees that dominant the property.
- Homes renovated for business are not suitable for residences and rarely change back to residential homes.
- Business is not the equivalent of a family residence in the social structure of a neighbourhood (halloween trick-or-treat, block parties, neighbourhood relationships, interest in community areas like parks and playgrounds, social supports of friends, etc.). Buildings are often empty at night and holidays.
- The Oliver neighbourhood contains a mixture of development zones including many high rise apartments, large condo buildings, and commercial stores and restaurants. There are few family homes and the percentage of homes with children is relatively small. It is not a similar community to Mission.


While many aspects of development can be addressed through development restrictions, it would be difficult to foresee and address all aspects of fitting a business into a residential area without changing the long term vision for the neighbourhood. We do not support a long term vision that has a mix of residential and business in the Mission neighbourhood.



Please contact us if you have any questions or need any clarification on the contents of this letter.

Sincerely,



Chandra Mahabir,

Marc Mahabir, 

FOIP Section 17   


**From:** Michael McGrath [REDACTED]  
**Sent:** September-20-16 8:55 AM  
**To:** Jessi Fry  
**Subject:** Redistricting E.1.195

Dear Jessi Fry,

I received your letter regarding the proposed land use change for 11 Mill Drive.

I would like to submit my objection to the proposed land use change. I feel the community would see no benefit from this change. There would be an increased need for parking, the business owners could turn the back garden into a parking lot which would take away from the residential feel of the neighborhood. Also, if the structure is converted into a business that means there will be less people residing in the area at night. Having less people in the neighborhood at night further detracts from a sense of community and helps make the area more susceptible to crime.

I used to live in a neighborhood where many of the houses had been converted into businesses (Near Whyte Ave. in Edmonton) and we left that neighborhood to live here because we wanted to raise our family in a place that had a sense of community. I feel allowing this development could start a chain reaction that could harm the sense of community that is this area's greatest asset.

I will not be able to attend the public hearing, but I would like this letter to be submitted to aid in the decision making process.

Thank you,

Michael McGrath

FOIP Section 17  
[REDACTED]

**From:** Kim Suji **FOIP Section 17**  
**Sent:** September-20-16 9:13 AM  
**To:** Jessi Fry  
**Subject:** Redistricting E.1.195

Dear J Fry,

I would like to object to the proposed land use change at 11 Mill Dr. I feel the change would be detrimental for our community. There would be increased traffic and parking needs. There would also be one less potential family living in our community.

I can see no benefit from this proposed change.

Regards,

Suji Kim  
**FOIP Section 17**