

From: [REDACTED] FOIP s. 17
To: [City Clerk](#)
Subject: Bylaw No. : 1207-2025
Date: Sunday, March 23, 2025 9:35:06 AM

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This email is to be used at the hearing for this bylaw on Monday, March 24, 2025* I am unable to attend in person, but it is important that mine and others in the neighborhood's concerns are heard and the decision to change the Area Development Plan is changed to one that is more in line with what the area can safely accommodate due to lack of proper infrastructure

Tristan Davis

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Leduc, Alberta
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March 23, 2024

Dear City Of Leduc and Esteemed Members of the Council,

I am writing to express my strong opposition to the proposed change in the land use bylaw that would allow residential compact development in our neighborhood. While I understand the need for more housing, I am deeply concerned about the numerous negative impacts that increased population density would have on our community, especially in terms of overcrowding, road access, and safety.

One of my primary concerns is the safety risks associated with homes being built too close together. The proposed compact development would likely result in houses being built with minimal space between them, which raises significant fire hazards. In the event of a fire or other emergencies, the close proximity of homes could lead to rapid spread of flames, endangering lives and increasing the challenge for emergency responders. Additionally, the limited space could obstruct access for fire trucks, ambulances, and other emergency vehicles, potentially delaying response times and exacerbating the severity of a crisis.

Beyond fire safety, closely packed homes could also create issues with privacy and security. Reduced distance between properties could increase the likelihood of break-ins or theft, as the visibility of private spaces is compromised. Furthermore, the close quarters could increase tension among neighbors, leading to potential conflicts over property boundaries, noise, and shared spaces, all of which could affect the overall quality of life in our community.

Additionally, the overcrowding in the area would place immense strain on our already limited infrastructure. Our roads are already congested, and the proposed increase in population would worsen traffic, leading to more accidents and slower emergency response times. Inadequate road access and traffic management systems would create safety hazards for both drivers and pedestrians. The lack of sufficient space for vehicles to park and maneuver could

further complicate the situation.

Pioneer Road was supposed to be started in 2023 with access to Meadowview through to Coady Blvd.

It has not been completed and it has now added to the stress and concerns for public safety with having even more traffic trying to filter through the only entrance or exit in the area through Caledonia Drive.

This proposal is now going to add to the already stressed and poorly executed area development plans that were already modified from the originals.

Given these concerns about safety, traffic congestion, and the overall livability of our community, I strongly urge the council to reconsider this proposed change to the land use bylaw. Any increase in housing density must be accompanied by a comprehensive plan to address these critical safety issues, including improving road access, fire prevention measures, and ensuring that homes are built with adequate space between them.

Thank you for your time and consideration. I hope that you will take these concerns seriously and work toward solutions that prioritize both the safety and well-being of our community.

Sincerely,

Tristan Davis