

- Public Meeting -

Erin Ridge North Area Structure Plan Amendment

Taken at St. Albert Inn and Suites, 156 St. Albert Trail, St. Albert, Alberta, on the 8th day of November, A.D. 2017.

1 (PRESENTATION COMMENCED AT 7:03 P.M.)

2 MR. MCNUTT: Thank you very much for
3 coming out tonight, taking time out of your own
4 personal schedules. We're having an open
5 house, as you know, for the Erin Ridge North
6 Area Structure Plan.

7 Just a couple of
8 housekeeping items. The washrooms are at the
9 back there. We do have some coffee and water
10 and a few cookies there if anybody wants to
11 indulge. Please feel free, then we don't have
12 to take them home ourselves. So what I'm going
13 to do is I'm going to go through a bit of a
14 presentation with respect to what's going on.
15 We do have boards around the back, so certainly
16 after the presentation we're going to be here
17 waiting for you guys if you want to have some
18 personal discussions or answer some questions.
19 There's not that many people here, so I have no
20 problem if you guys want to just stop me. We
21 can ask a question or answer a question right
22 in the middle. Usually, if it's a bigger
23 crowd, we'll kind of wait till the end, but
24 with a smaller crowd, it's fine. We can just
25 stop and deal with whatever if there's
26 something that you want some clarification on
27 or you want to go over something a little bit

1 more in depth in detail.

2 So just in terms of
3 introductions, we do have Lenore Mitchell here
4 from the City of St. Albert. Lenore is here --
5 we haven't yet made an application, and I'll
6 talk to you about that in a minute. Lenore is
7 more here just as a resource for processing
8 applications and that type of thing. So, yeah,
9 Lenore's over here. We have, from the
10 developer, Stephanie Fossen right here.
11 Stephanie's here to answer any questions with
12 respect to Landrex and some of the things that
13 they have going on in the marketing stuff.
14 Lori-Lynn Gregoire's here, the engineer and
15 project manager for the project, Josh Maxwell.
16 Josh is here. He's a water engineer, and he's
17 going to talk a little bit about the Carrot
18 Creek piece that's -- it's not necessarily the
19 area structure plan. It's certainly related,
20 though, and we're doing those two things in
21 conjunction with each other. So Josh has lots
22 of information and expertise on what's
23 happening with the drainage in the north end
24 along Highway 2 and how that's going to be
25 handled.

26 My name is Chuck McNutt.
27 I'm a senior planner, and I'll be probably

1 babbling on a little bit mostly about the
2 planning stuff, and certainly, I'll be
3 responsible for making the application and
4 through the City and everything. And we also
5 have Jamee Cherniwchan from Snow's Court
6 Reporting. This is a formal session, although
7 we want to keep it informal as far as a
8 discussion goes, but it is being recorded so
9 that we can have a good, accurate record of
10 what's going on here, make sure we record all
11 of the information and questions and events and
12 whatnot, and that information will be provided
13 to the City with the submissions. So it's all
14 going to be recorded.

15 So why are we here? We've
16 got a couple things going on. So the Erin
17 Ridge North Area Structure Plan is what we're
18 talking about. It was originally approved back
19 in 2010, basically the south portion of it, and
20 I'll show you that in a minute. Then it was
21 amended in 2011 and 2013 and a few times in
22 2015 to bring in the north piece, which is more
23 the area of our discussion tonight, and then
24 amended again in 2017. So there's been a
25 number of things happening in this planned area
26 over the last couple years, and we're going to
27 go through and have another amendment tonight,

1 which is kind of the (indiscernible) of this
2 discussion. And in 2015, one of the big things
3 is that there was big a piece. Even though the
4 Stage 2 piece, which is north of Ross Road was
5 included, there was a large portion of that
6 area that was actually excluded from the plan
7 as a result of a wetland area there. So we
8 really didn't have any plans to go with it. So
9 what this really is now is to bring that piece
10 in, plan for it, sign some land uses and
11 circulation and that type of thing and then
12 move forward with it, okay?

13 So what's going on now is
14 Erin Ridge North is going to continue, and
15 we're basically at the stage where we need to
16 solve some of those problems, so that's why
17 we're here right now. As I said, we're going
18 to bring in that excluded area and then have
19 some land uses for it.

20 The ASP Amendment. We're
21 going to talk about that. Really what's going
22 on is the ASP was done in 2010, as I said, and
23 this is just an amendment to the overall area
24 structure plan. Talk to you a little bit with
25 respect to the hierarchy.

26 Some of the development
27 concept issues we have to consider in the

1 development concept area, as we're going
2 through, is we have to consider the drainage,
3 transportation, and other issues and that was
4 one of the reasons why Josh is here and that
5 was one of the reasons why the plan wasn't done
6 in the first place with this wetland issue and
7 that's, again, why the Carrot Creek area is
8 being discussed now and is being brought into
9 the fold. That's about it.

10 So what are we going to do?
11 So we're going to talk a little bit about the
12 site location in context. We'll go over the
13 plan hierarchy. We'll talk a little bit about
14 some of the background studies that have gone
15 on. I'll show you the proposed area structure
16 plan amendment.

17 So talk about the
18 development concept. Talk about the Carrot
19 Creek study. Josh's going to talk a little bit
20 about that. Talk about the approval process
21 that we have to go through. A little bit about
22 some construction timelines, and then we'll
23 certainly be available to answer any questions,
24 I guess, that you may have.

25 So the plan area is 149
26 hectares. It's basically the area that's
27 outlined in the black dashed line. Most of

1 that area has been developed or a large portion
2 of it anyway. That was Phase 1, with the
3 Costco and all the residential areas. There's
4 a few ponds that have been constructed. That's
5 been developed over the last number of years.
6 Now we're moving forward with Phase 2 north of
7 Neil Ross Road, and the area in red is the
8 amendment area, about 37 hectares. So it
9 basically includes just blank vacant lands
10 right now. There's 37 hectares of the
11 development area. There's a bit of a wetland
12 there. As I said, there was Phase 1
13 substantially complete in the ASP area. Phase
14 2 we actually did start north of Neil Ross
15 Road. In 2016, there's a little bit of
16 residential that's been done, a little
17 commercial, and now we're going ahead with the
18 amendment area. It includes a natural area.
19 The Province has gone forward. There has been
20 some discussions with the Province about what's
21 going on with the natural area. The Province
22 has the ability through the *Public Lands Act* to
23 claim basically -- the Province owns all the
24 water in the province of Alberta through the
25 *Public Lands Act*, and they can decide whether
26 or not they want to claim it or not claim it.
27 So all the rivers, lakes, and streams. They

1 basically have that choice.

2 Whenever we go through a
3 development we come across wetland areas or
4 areas that are in question. The first thing we
5 really have to do is to question the Province
6 whether or not they want to go through and
7 exercise their claim under the *Public Lands*
8 *Act*. That process had been done. They said
9 no, they're not interested in this particular
10 body of water. It's very small. It's not
11 small. It's quite large, but it's very
12 shallow. It's been there for quite some time,
13 but the reality is is it was more or less
14 man-made. So that was likely one of the
15 reasons that it wasn't claimed. It's also been
16 evaluated, and it has been evaluated as a Level
17 C, which is -- there's more or less four
18 valuation criteria right now from the Water
19 Wetland Policy. So they evaluate all the
20 wetlands in the province again about what their
21 rating is in terms of biology and their
22 relative benefits, and they valued this one as
23 a Level C, which is kind of the next from the
24 lowest. So moderately low. So that's
25 important when it comes to what we're going to
26 do with it and whether or not we have to pay
27 compensation for it or how it's going to be

1 managed.

2 Other things that have been
3 looked at in the area is there were some old
4 pipelines and well sites. They've all been
5 abandoned. It's not an issue, but we do have
6 to go through that. So there has been some
7 background studies. A lot of these background
8 studies that were done were done with the
9 original phase of development. There's been
10 environmental site assessments, both a Phase 1
11 and a Phase 2 with respect to the farming
12 operations. This is an old farmland. There
13 are found to be no further investigation needed
14 for that. Same thing happened with the well
15 sites and the pipelines. We have to go through
16 that process. The environmental site
17 assessment looks at these as saying there's
18 some potential for contamination. They dig in
19 a little bit further, find that there is or
20 there isn't. If there is, they have to go
21 further and clean it up. In this case, there
22 wasn't, so there's no real requirement to go
23 further. There was geotechnical reports done
24 by J. R. Paine way back when in 2010 before the
25 job was done, and that would have been done on
26 the entire plan area. They did find some areas
27 of high groundwater, which have to be managed,

1 but otherwise, it's suitable for that kind of
2 development that's being proposed. And then
3 there's a wetland assessment. There's various
4 biophysical assessments that were done over
5 time. There was a wetland assessment most
6 recently done by Stantec in 2013 and that was
7 how the wetland got valued. I mentioned before
8 that there was no public lands claimed for this
9 and so the *Water Act* requirements -- not the
10 *Public Lands Act*, but the *Water Act* is a
11 requirement to actually manage the stormwater,
12 figure out what we're going to do with it, and
13 then get approval from the *Water Act* to
14 redirect or rebuild or do whatever it is that
15 we need to do with the water, and that requires
16 a *Water Act* approval. That's the process that
17 we're into right now, and that's the, you know,
18 the understanding that we have to have with the
19 offsite drainage, with the construction of the
20 new onsite wetlands or stormwater management
21 facility or whatever that may be.

22 In terms of planning policy
23 in St. Albert and hierarchy -- actually, in all
24 of Alberta, we're all governed by the *Municipal*
25 *Government Act*. That's the main piece of
26 legislation that everybody has to follow. In
27 terms of the Capital Region, we have the

1 Capital Region Board, which has just recently
2 been changed to the Edmonton Metropolitan
3 Region Board, and they have imposed a -- or
4 prepared a growth plan that was imposed by the
5 Province, and all municipalities in the Capital
6 Region are required to follow that growth plan,
7 and it has issues with respect to land use and
8 transportation and transit and urban densities,
9 which is one that is most concerning to us. In
10 addition to that, there's intermunicipal
11 development plans, municipal development plans,
12 which we have to follow here in St. Albert.
13 And then there are area structure plans, area
14 redevelopment plans, and sometimes special
15 studies that have to go on below that. They
16 all have to comply with municipal development
17 plan, which would have to comply with the
18 regional growth plans and whatnot. Below that
19 comes the land use bylaw. Those are the zoning
20 categories that gives us the land uses that we
21 have to comply with that follow into the area
22 structure plan that gives us more details on
23 the type of building structures, the density,
24 the setbacks, the regulations, those type of
25 things. And then below that we can go ahead
26 and redistrict our properties to the
27 appropriate land use district, go ahead with

1 the subdivisions and then development permits
2 to build on. So that's all the process.

3 From the growth plan
4 perspective, it's now called the Edmonton
5 Metropolitan Region Growth Plan. I don't know
6 if you can see that or not. That's the extent
7 of the growth plan. It goes way out to Lamont
8 County, Sturgeon County, including up to
9 Morinville and Legal. It goes way over to
10 Stony Plain and even part of Parkland County
11 down to Leduc County. It encompasses the
12 entire region. And then the main portion of it
13 is the city of Edmonton and the main urban
14 centres of St. Albert, Spruce Grove, Leduc, and
15 whatnot. That's the metropolitan centre, and
16 those are the ones that we're most concerned
17 with and those are the ones where we have some
18 density targets that we have to meet.

19 The growth plan has set out
20 the density targets for all of the
21 municipalities. The one that we're having to
22 meet hasn't actually formally been passed yet.
23 This is the new growth plan. The one that's
24 existing right now is 35 units per net
25 residential hectare. So for every net hectare
26 of residential land, we have to put 40 units of
27 -- 40 dwelling units on that. Right now the

1 plan is at 35, but this plan is changing. It's
2 been passed by the Capital Region Board and is
3 expecting to be passed by the government, by
4 the Province. And so the expectation is that
5 it would be moving to 40 in the New Year, and
6 so we're building a plan that's going to be
7 basically trying to meet that.

8 Then we have the municipal
9 development plan. The municipal development
10 plan sets out the plan framework for the entire
11 city. It shows where we're going to have the
12 residential lands, commercial lands, some
13 industrial, that type of thing. Shows the
14 major transportation routes, commercial
15 developments, that type of thing. So our area
16 sits in the north corner there, the black line.
17 Fits into the municipal development plan.
18 There is a small -- if you drill into it, it's
19 not all that legible on a small scale plan
20 that's shown in the MDP, but there is a very
21 small strip of land that was identified in the
22 MDP as commercial, and we have to work with the
23 City to decide whether or not there's enough of
24 a change to warrant an MDP amendment. If that
25 is, it's something that we're still working on
26 with the City. If it is, that MDP amendment
27 would be required to go to the Capital Region

1 Board as well for their approval. Otherwise,
2 we basically would be complying with the MDP.

3 Then we have the existing
4 Erin Ridge North Area Structure Plan. So, as I
5 said, it was adopted in 2010. A number of
6 amendments between since 2010 up to even last
7 year. The latest amendment last year was the
8 church site to change that to a mixed-use on
9 the south corner there. The 2015 amendment
10 actually added Stage 2 north of Neil Ross Road,
11 but it left that big hole in the plan that says
12 "possible development area."

13 So a lot of -- although
14 Stage 2 or Phase 2 was there, a lot of it was
15 actually excluded at the time. This plan sets
16 out the general land uses, transportation,
17 servicing, infrastructure, some park spaces,
18 general densities and that type of thing. So
19 what our amendment today is going to be doing
20 is to basically bring in that piece that was
21 missing from the plan before, make a small
22 adjustment. You'll notice on the left-hand
23 side there's the roadway, the main access
24 roadway, that was originally planned from the
25 old ASP. We shifted that down slightly. Not
26 very much but slightly. And so that is part of
27 the amendment, and then we are basically

1 bringing in the land uses, stormwater
2 management, residential land uses and that type
3 of thing into the plan right now.

4 Our development concept, a
5 little more closely, talks about the new area
6 that we're developing. It was part of the
7 possible development area, now being planned.
8 As I said roadway, the entrance off of the St.
9 Albert Trail is being adjusted slightly. We've
10 got a mixture of residential and commercial
11 land uses. Going to be hard to see this next
12 slide. It's going to have some of the
13 statistics that are relevant. Basically, we
14 have about 56 hectares of land in the blue
15 area. The stats in the amendment is the whole
16 Phase 2 includes everything north of Neil Ross
17 Road. The amendment really is only the red
18 area, but our statistics are dealing with Phase
19 2 -- Phase 2. Phase 1 south of Neil Ross Road
20 had its own set of statistics in the area
21 structure plan, Phase 2, and its set of
22 statistics were basically dealing with Stage 2
23 in terms of the overall ASP amendment. But the
24 amendment areas, the stuff in red, is the only
25 piece that's changing.

26 So we have about 56
27 hectares in the blue dashed line. It's going

1 to be around 800 units and just shy of 2,000
2 people when it's all said and done and about 14
3 hectares of commercial land. So there's going
4 to be 10 percent pond. So that's 5.6 hectares.
5 5.58 hectares of parks, rather. We've created
6 them in a couple of larger park cells, one on
7 each side of the pond and kind of separated
8 them a little bit, and have some parkways and
9 pathways that surround the stormwater
10 management pond, and we'll connect both within
11 this area and to other parks of Erin Ridge and
12 we'll, you know, collect across the street to
13 Jensen Lakes and areas beyond. Also, looking
14 forward to connections to the north once the
15 annexation goes through with Sturgeon County.
16 So in all, we're just trying to make
17 everything, kind of finish the plan area and
18 fill it all in. The stormwater management pond
19 -- Josh will talk about that in a minute, but
20 basically, that is more of an actualized area
21 that's going to replace the wet natural wetland
22 that's existing right now. Plus, it'll manage
23 the storm that's going to be needed once
24 development goes forward.

25 This is a slide that shows
26 overall statistics. With the inclusion of
27 Phase 2, the area's now going to be up to about

1 4,500, 4,600 people and about 1,900 -- just
2 over 1,900 dwelling units in the total area.
3 That's all of Erin Ridge North. That includes
4 the stuff that's already built, plus this new
5 development area. And in terms of the
6 densities, we're very, very close now to what
7 the Capital Region Growth Plan wanted. They
8 were looking for targets of up to 40. They're
9 now 35. We're sitting at 39, which is, we
10 think, is going to be acceptable. There is a
11 little bit of flex in the plan that allows us a
12 little bit of room to manoeuvre up to about 10
13 percent. So we think that this is a pretty
14 good option and really moving forward towards
15 some densities that the entire region is being
16 asked to do.

17 In terms of transportation,
18 this is just a layout of the hierarchy of
19 roadways. Neil Ross Road is an arterial
20 roadway. That will connect to future lands
21 that are not developed. Connects to St. Albert
22 Trail. Major collectors are in the blue.
23 Generally speaking, you have either major
24 collectors or arterials that connect onto St.
25 Albert Trail. You wouldn't have local roads
26 connecting on St. Albert Trail. Then you would
27 have collectors and local roads connecting onto

1 the collector. So it's a hierarchy of the
2 roadway system where you have that notion of
3 local roads feeding into collectors feeding
4 into arterials and feeding into the main
5 arteries that run into the city and to the
6 north and beyond. So this is just feeding into
7 that.

8 The water servicing. It's
9 basically a connection to the existing water
10 servicing that's already been constructed in
11 Phase 1 to the south. So a series of looping
12 300 ml water lines to provide adequate daily
13 water needs and fire protection for residents.
14 It's a standard system that Lori and her group
15 will be designing or have designed generally.
16 The sanitary system is similar. The existing
17 system has been constructed already in Stage 1.
18 Stage 2 is going to connect to that. It'll
19 basically flow into a lift station that's going
20 to be constructed on that little star area
21 there. That will connect into the existing
22 sewers in Stage 1 and then connect onto the
23 Capital Region line to the south along -- I
24 think it's on the south side of the roads.
25 Seems to be.

26 Stormwater servicing.

27 There's three major storm sewer basins. Each

1 stormwater management pond, in essence, has its
2 own basin, and what happens for stormwater
3 management is when you develop land, you
4 increase runoff, you're creating rooftops,
5 sidewalks, roads, all these hard surfaces, so
6 you're increasing the runoff from an
7 agricultural land which has a lot less runoff.
8 You get water that flows down and goes into the
9 soil and into the grasses. When you pave it,
10 now you have runoff. Alberta Environment
11 requires us to not increase the rate of runoff
12 from before it was developed to after it's
13 developed. In order to do that, you have to
14 store it during these major rainfall events,
15 allow these ponds to fill up and then discharge
16 at the rate as if it were not developed. So
17 that's the essence of stormwater management.
18 We create basins for that to happen. In this
19 case, there were two basins created in Phase 1
20 and then a third basin in Phase 2. Each of
21 them are interconnecting. The topography in
22 the Phase 2 basin is such that you can't
23 naturally flow into the Phase 1 and beyond. So
24 it has to be actually pumped into the Phase 1
25 basin and then it will run by gravity down to
26 the Sturgeon River.

27 From an open space

1 perspective, we have a series of parks again.
2 The *Municipal Government Act* requires that we
3 dedicate up to 10 percent of the land to the
4 municipalities as municipal reserve for use of
5 parks and open space, new schools and whatnot.
6 Most (inaudible) municipality require that they
7 take the full 10 percent. So we do that. In
8 most cases, in most urban cases where there's
9 residential development, they take that 10
10 percent of the land. There's an ability to
11 have a balance. A combination of land or money
12 in place of land, and in areas where there's
13 more industrialized development or maybe some
14 commercial, sometimes it's more beneficial to
15 take the money in place of land and use it to
16 purchase land in areas where it's more needed.
17 Maybe for a school site or a recreational park
18 or in some areas that are maybe of service. So
19 in our case here, we're proposing it all as
20 being land, so the full 5.58 hectares will be
21 done as a series of park spaces and open space
22 connectors and that type of thing. So that
23 will be done in conjunction with the City and
24 that will connect to other parts of Erin Ridge
25 and beyond through the -- through the
26 (inaudible).

27 Some of the additional

1 studies that are going on. We are required to
2 do a noise study and that's basically in
3 relation to Highway 2 noise that may be
4 anticipated. So that's underway right now. We
5 don't expect any problems, but there could be a
6 need for possibly some noise mitigation
7 measures because of the residential (inaudible)
8 of the highway. We'll figure that out once
9 that information is back. Fiscal impact
10 assessment as well is a requirement that the
11 City wants us to do, and what that does is
12 basically say what's the fiscal impact that
13 this development is going to have in terms of
14 costs and revenue on the City of St. Albert,
15 and so we provide consulting firm information
16 in relation to the cost of this development,
17 the future costs of what it's going to be on
18 the City. They'll look at the revenues that
19 are going to go in, and they have a model that
20 will come along and tell the City, basically,
21 this is what the cost of these types of
22 developments are going to be for residences.

23 Traffic impact assessment
24 we also have to do, and that, basically, is an
25 understanding of how the traffic's going to
26 move around and what the impacts are. Mostly
27 on the intersections but also on the main

1 collectors and the main connectors and how the
2 infrastructure, both existing and proposed, can
3 manage the traffic that's being expected as a
4 result of this kind of development, both the
5 residential and the commercial. They have
6 different traffic patterns. Commercial has
7 traffic patterns that are more focused on the
8 evening hours, and then residential has
9 typically two rush hours. One in the morning
10 when people leave and go to work and one in the
11 afternoon or evening when they come home. And
12 so we have to manage -- usually you manage
13 those peak-hour situations and the rest of the
14 traffic is (indiscernible) in it.

15 And then there's the Carrot
16 Creek study, which Josh is going to talk about
17 right away, and a servicing design brief that
18 will (inaudible). So Josh.

19 MR. MAXWELL: I've just got two slides.

20 So these are all provided
21 in larger details over there if you want to
22 take a closer look at them.

23 The base of the context
24 here is this is the study that is looking at
25 the larger context of stormwater management in
26 the north end of St. Albert. Many of you
27 may -- if you're familiar with Carrot Creek,

1 it's quite shallow, quite low-graded, has the
2 potential to have some issues with flooding.
3 So what we are looking at here is exactly what
4 is the extent of flooding today and how does
5 water need to be managed through to
6 post-development such that we don't have any
7 impacts associated with it. So under the *Water*
8 Act, which Chuck mentioned, requires that we
9 can't have downstream impacts associated with
10 the work we do, the work that anyone has
11 activities in the basin to achieve, and then in
12 the longer term, as this area -- as we start to
13 want to put houses where there used to be
14 farmers' fields, we obviously can't have that
15 land flooding. Most people don't appreciate
16 that. So, yeah, that's kind of the broad --
17 the overall history of that. This issue has
18 been known about for quite some time. There
19 are, once again, lots of information in this
20 figure and it's not coming through very
21 clearly. This is the utility master plan
22 overall. This is a publically available
23 document. Anyone who wants to can go Google
24 St. Albert Utility Master Plan. It's on the
25 website. There's already some plans in place
26 for what to do with the excess water when -- as
27 the area develops.

1 So the area particular to
2 Erin Ridge up here is actually going to be
3 diverted to Sturgeon River. So it's currently
4 drained to Carrot Creek. We're actually going
5 to move it to the Sturgeon River. The water
6 goes there anyway, so naturally, the water goes
7 into Carrot Creek down to Big Lake and then out
8 through Sturgeon River, and so it's actually
9 kind of an interesting feat of geology that the
10 water takes such a roundabout route to get to
11 the same place. That's basically the plan. At
12 this point, I don't have any great concerns
13 about the basin. It's largely -- there is a
14 flooding concern. I believe we can address it.
15 So that is something that we're going to be
16 resolving in the coming months here.

17 Are there slides after me?

18 MR. MCNUTT: No.

19 MR. MAXWELL: No? That's it?

20 MS. GREGOIRE: One more.

21 MR. MAXWELL: Okay.

22 MR. MCNUTT: So basically, this is a
23 slide about the process that we're in. Right
24 now we've gone through the draft development
25 concept, and that's why we're here and that's
26 why we've made it this far. This public
27 information meeting is something that we need

1 to do to see what the public wants, get some
2 information, see if there's things that they
3 like or don't like, see if there's things that
4 we've missed or haven't heard about, that type
5 of thing, see what we can garner from all that
6 and create a technical report that goes to the
7 City. The City will accept that, they'll
8 review it. They'll circulate it to the various
9 departments, both internally and externally.
10 We'll go back and forth a little bit, see what
11 happens with the plan that we submitted with
12 the comments that we've received, with the
13 information that we've got, information from
14 Josh's study, from all the other studies that
15 we've talked about. If it's warranted, if
16 there's some things that are completely
17 different from what we have shown here, later,
18 if it comes out that we have to change the plan
19 or do something different, we may come back and
20 say, okay, this is what we showed you guys now,
21 but things have changed. So we may come back
22 and say we need to have another public meeting
23 or we would come back, go along and say the
24 plan is fairly similar to what's been
25 displayed. We've got this, this, and this
26 information. We were able to respond to that.
27 We think we've responded to the public's needs.

1 We've responded to the City's needs. We've
2 addressed the technical concerns and we think
3 we can move on. So that decision of another
4 open house is not something we can make yet.
5 We have to make that down the road and see how
6 things go. On that note, if there is some
7 people that would like to receive more
8 information as the process is moving along, if
9 you can let us know that either on the sheet
10 there or talk to one of us and we'll make sure
11 that we can put you on a list for receiving
12 either an updated plan or additional
13 information as time goes on, okay? Then what
14 happens is once the City has been satisfied
15 that they have something that they can manage
16 and that they can support to move forward, they
17 will make a recommendation to Council. Council
18 will be able to look at this and say yes or no,
19 and hopefully they say yes. If it has to go to
20 the Capital Region Board, at that time, then
21 Council will have to give their first reading,
22 has to toss it off to Capital Region Board
23 before it gets third reading. The Capital
24 Region Board would have to then say yes or no
25 and then bring it back and get a final reading
26 from Council. If we do have to go to a
27 municipal development plan amendment process,

1 that has to go. There are different criteria
2 with respect to the area structure plan that
3 may or may not make it go. Right now we don't
4 think it would have to go the way it is, but
5 things can change as we go through the process,
6 right? So definitely, if the MDP ends up being
7 amended, that has to go. Possibly the area
8 structure plan will have to go.

9 As far as the timelines go,
10 stage one: The commercial area just north of
11 Neil Ross Road has been starting to be
12 constructed. It's already been constructed.
13 Part of the residential was constructed this
14 year. In Stage 2 -- this is all part of Phase
15 2. This is all stuff north of Neil Ross Road
16 because Phase 1, south of Neil Ross Road, is
17 more or less finished. And then stage three
18 and beyond, all the stuff that's kind to the
19 north and to the east and out to the boundary
20 of Stage 2, that's just going to continue on
21 the stage-by-stage basis and expected to be
22 completed over the next probably eight to ten
23 years. Seven, eight, ten years, type of thing.
24 That all depends on market demand and how
25 things go, okay? Usually 30-lot stages, 50-lot
26 stages. Again, it's a market-to-market-driven
27 issue.

1 That is it for the
2 information presentation. So we're here for
3 questions if you like. If you have any
4 questions of either myself or Josh, from
5 Stephanie from Landrex, or Lori for servicing
6 perspective. Questions?

7 SPEAKER 1: I just have a quick
8 question. Is it 1,900 residences that are
9 going to be built or is that --

10 MR. MCNUTT: 1,900 units, yes.

11 SPEAKER 1: So that's usually two
12 vehicles per unit, so feeding all that out onto
13 the Trail, which is so busy now.

14 MR. MCNUTT: Yeah, if you want to look
15 at numbers, I can give you numbers. I hate to
16 do this, but I will.

17 SPEAKER 1: I know you're estimating.

18 MR. MCNUTT: General rule of thumb:
19 From a single-detached dwelling -- this is not
20 a dwelling because there are some multifamily
21 residences there, and that includes stuff
22 that's already been constructed in Phase 1,
23 right? So general rule of thumb is every
24 residence has -- it counts trips. It doesn't
25 count cars, okay? So it counts trips, and
26 then if you are living in Erin Ridge, they say
27 that you'll have ten trips a day assigned to

1 your house. And what that means is -- and
2 that's an average, right? So what that means
3 is you're going to go to work, you're going to
4 come home. That's two trips. Your husband
5 might go to work and come home. That's two
6 trips. Maybe you might have to go to Costco
7 and come back. That's another two trips. Or
8 you might have to take your kids to a hockey
9 game and come back, and that's two trips. So
10 somebody might deliver something to your house
11 or whatever, right? So all of those trips add
12 up to around ten and -- give or take on average
13 for a single-family residence. It's a little
14 bit different from apartments. Slightly
15 different but, basically, I'm just giving you
16 an idea, okay? And then from that, about 10
17 percent of those 10 trips -- so one trip of
18 those is assigned in an a.m. peak hour, so the
19 morning rush hour, and one trip of those is
20 assigned in the p.m. peak hour, so evening rush
21 hour. And the other eight trips are assigned
22 throughout the other 22 hours of the day. So
23 they'll go who knows when. The pizza guy could
24 come along at 11 o'clock at night or whatever,
25 right? So the roads now are designed to handle
26 those. So you look at those -- so these --
27 this unit, this development, will generate, at

1 full build-out, 1,900 trips in the morning rush
2 hour and 1,900 trips in the evening rush hour.
3 And that will spill onto things like St. Albert
4 Trail, which takes 30, 40,000 vehicles type of
5 thing. The collector roads, they handle 5 to
6 10,000 vehicles, that type of thing. So all
7 the roads are designed to handle these types of
8 trips. They're actually designed that way, and
9 that's what the traffic impact assessment will
10 do. They'll look at what all these trips are
11 going to be generated from, where they're going
12 to be generated from, where they're likely to
13 go because they don't all come out at the same
14 time and go the same way. They all come out
15 and --

16 SPEAKER 1: They're feeding onto it.

17 MR. MCNUTT: That's right.

18 SPEAKER 1: So anybody north of that,
19 and if you're trying to get onto the trail,
20 like you just said, any road north of that.

21 MR. MCNUTT: Yeah.

22 SPEAKER 1: You're trying to get on the
23 trail, that's a headache.

24 MR. MCNUTT: Absolutely. And then
25 that's why we do the traffic impact assessment
26 because that's exactly what they will look at.
27 They'll look at the volume and capacity of the

1 existing roadway. They'll look at how this
2 one's going to add on to that and then they'll
3 -- based on the engineering design standards
4 for traffic management, they'll say yes, this
5 can handle it; no, it can't. If it says no, it
6 can't then what do we have to do to make it
7 handle it. So they might have to look at maybe
8 there's some additional turning bays that they
9 have to do or maybe there's some different
10 signalization for the lights that they have to
11 do, have to manage, right? So that's the
12 process that we have to go through through the
13 traffic impact assessment process to say at
14 full build-out, this is what's going to happen.
15 At partial build-out, this is what's going to
16 happen. Maybe at the beginning this is what's
17 going to happen. So we stage those
18 developments as we go along as far as the
19 process.

20 MS. MITCHELL: Any new roads being planned
21 that will alleviate the pressure?

22 MR. MCNUTT: Other than what's in this
23 here?

24 MS. MITCHELL: Yeah. So Fowler Way is to
25 alleviate some of the pressure.

26 SPEAKER 1: But it's just north of
27 that. It's just north of the last development

1 and then I'm sure it's going to run into the
2 end. So we're just north of that. So we're
3 trying to get on St. Albert Trail, and we're
4 getting --

5 MR. MCNUTT: So in answer to that
6 question from the north, I will tell you -- and
7 this is just from what I know of St. Albert
8 area. Most of this traffic is going to come
9 out and go south. Most of it. They'll assign
10 that. That's what happened because most of
11 this traffic, the desire lines for this traffic
12 is actually going to where mostly where the
13 employment areas are, right? So they'll be
14 going either --

15 SPEAKER 1: So you're saying nothing's
16 going to be developed to the north --

17 MR. MCNUTT: No, no, no. What I'm
18 saying is when the development from the north
19 comes along, they'll have to do the exact same
20 thing. They'll look at that. They'll look at
21 where those roadways are going to be. They'll
22 look at where the accesses are going to be.
23 They'll do the same type of traffic assessment
24 and say what is going to be -- how are we going
25 to manage this, and then by that time, they
26 might look at things like how much transit are
27 we going to do so that's going to change the

1 traffic patterns, right? They're going to
2 reduce maybe some of those. Some of the
3 traffic patterns that are going on right now,
4 maybe they're going to add more buses or maybe
5 the LRT's going to come in. There's actually
6 an LRT stop that's planned for the Jensen Lakes
7 areas. So that's going to change the traffic
8 patterns as well, right? So all these things
9 come into play. And then from the north area,
10 really it's areas like Morinville and the
11 growth in Morinville that's really adding lots
12 of the traffic from the north.

13 SPEAKER 1: They also shop.

14 MR. MCNUTT: The Costco, right?

15 SPEAKER 1: Well, no. They shop in the
16 city, so we should be happy about that.

17 MR. MCNUTT: We'll look at those and
18 make some recommendations with respect to how
19 the infrastructure -- the road infrastructure
20 can be constructed to manage the traffic.

21 SPEAKER 2: The municipal reserve
22 allocation of 10 percent, the stormwater
23 management facilities, is the surface area of
24 the stormwater management facility included in
25 that 10 or excluded?

26 MR. MCNUTT: It's completely excluded.

27 The stormwater management facility is a public

1 utility function and it's public utility. It's
2 called a public utility lot and has no
3 relevance on the municipal reserve. We
4 actually -- the reserve calculation actually
5 has to look at that land and also pay 10
6 percent on that land as well. So it's the
7 park -- the pond areas are for utility function
8 and then parks outside of that.

9 SPEAKER 2: And am I correct in
10 understanding that Landrex intends to fully
11 meet the 10 percent with a land basin, not with
12 cash in lieu?

13 MR. MCNUTT: Yes. That's the intent,
14 and the City -- I mean, can't speak for Lenore
15 what policies, but the City would generally not
16 accept it unless it was 10 percent in land. I
17 don't think you would take cash in this area.

18 MS. MITCHELL: No. We want land.

19 SPEAKER 2: And an ancillary question.
20 So I see tentative walkways, and these are all
21 possibilities, but I note, you know, in some
22 instances properties are up, budding directly
23 up to the area dedicated as stormwater
24 management facility or park without a trail
25 being there. Is there a reason for this?

26 MR. MCNUTT: Yeah. What we've done is
27 we've looked at basically trying to make as

1 much circulation as possible as we can and
2 still manage the functionality, I guess, of the
3 storm pond. So there hasn't been the desire to
4 put a walkway all a hundred percent around the
5 pond. It goes around --

6 MS. GREGOIRE: Around one side of it,
7 yeah. It goes around one side of it, yes.

8 MR. MCNUTT: 50 percent? 60 percent?

9 MS. GREGOIRE: Yes.

10 MR. MCNUTT: 60 percent. So it goes
11 around -- you can get around through around the
12 lake --

13 MS. GREGOIRE: And then it connects to the
14 park.

15 MR. MCNUTT: On the lake, and then you
16 go onto the roads and cut through on different
17 parts of it. So there is a portion of the lots
18 of the properties that will actually physically
19 bound back right onto the pond itself without a
20 walkway and then the other half will have
21 backing onto the open space and then the
22 walkway will go between that and the water.

23 SPEAKER 2: And my question,
24 understanding there's enough room there that if
25 need be, a trail could be put in?

26 MR. MCNUTT: On the one side where
27 we've designed a trail there will be. On the

1 other side where we have not designed a trail,
2 right now the pond is being designed so that
3 there's enough room to have a normal water
4 level, the area where the water would always
5 sit, and then there's going to be another
6 additional area where it's going to have to
7 rise up to during these major events, but that
8 would come right up to the lot. So right now
9 the way the design is on the side where's
10 there's no walkway planned, there would not be
11 enough room for a walkway. We would have to
12 redesign it to actually plan for it. We could
13 not retrofit it. Although, I suppose we could
14 put in a walkway. That's not --

15 SPEAKER 2: That's a possibility.

16 MS. MITCHELL: Or just accept it.

17 MR. MCNUTT: Yes.

18 SPEAKER 3: Why would you not want the
19 walkway to go all the way around the lake? For
20 a person that walks around lakes with families
21 and stuff, to go around it and to have to sort
22 of cut through a street and then come back and
23 join the walkway again, it seems inconvenient
24 and unnecessary. Why not just have a walkway
25 that goes completely around the stormwater
26 management pond?

27 MR. MCNUTT: Well, I guess there's

1 marketing issues and marketing reasons why.
2 There's lots of people that want to do exactly
3 what you're doing, and so you want to provide
4 those opportunities and accesses to people to
5 enjoy the lakes and everything, and then
6 there's other people that will back onto the
7 pond and say, well, I mean, I will pay more
8 money if I can back onto this pond and have a
9 really, really nice view and maybe and I don't
10 necessarily want to have a walkway there. So
11 you want to try and balance, I think, all of
12 those with all of that. I don't know. Is that
13 a good answer?

14 MS. GREGOIRE: It's a fair assessment.

15 SPEAKER 4: Depends how much money you
16 can get out of it.

17 MR. MCNUTT: Probably. Probably. I
18 mean, there is realities of that for sure, and
19 we have to meet the guidelines of the City as
20 well. I mean, everybody wants to have these
21 nice communities, they want to be walkable and
22 we want -- we tried to make this so that we've
23 got lots of connectivity in it. We've got
24 walkways that connect both inside through
25 around the lakes and to other areas. So you
26 have to balance that with things that also make
27 financial sense.

1 MS. GREGOIRE: On a connectivity issue
2 too. From the pond it also connects to the
3 park on the east side. So we think we have a
4 pretty good continuity between, even if it's
5 not around the pond, view from the park space,
6 public space to the pond space, which is public
7 space. So access is completely circular around
8 the public spaces as well.

9 SPEAKER 3: Sure. It's just if you're
10 walking from your house and you want to make a
11 trip all the way back to your house again,
12 doesn't really matter that you can still access
13 the park. Then you have to double-back or can
14 go on the road.

15 MR. MCNUTT: Well, actually, I know
16 where you're coming. You can't make that loop
17 right around the lake, but you can make the
18 loop because we do have connectivity. In this
19 plan, there is an option -- or not an option, a
20 design to actually make a loop across the lake
21 in the middle of it. So you can loop around
22 one side, come through the roadways.

23 MS. GREGOIRE: Go to the plan

24 MR. MCNUTT: Let's go to the plan.

25 MS. GREGOIRE: Then we can see where your
26 arms are going.

27 MR. MCNUTT: So we've got -- so this

1 stormwater management pond is going to be
2 designed so that there's an actual --

3 SPEAKER 4: Bridge?

4 MR. MCNUTT: -- bridge or, yeah,
5 connection across, right? So you'll be able to
6 connect from this park area, the commercial
7 area, probably even to Jensen Lakes, connect
8 through. This is going to be split so that we
9 can connect through the walkways, connect this
10 way, connect into the park in and around, all
11 the way around the lake, all the way down
12 through here, connect down to stage one. So
13 there's quite a bit of connectivity around it,
14 and there's this piece -- that's the piece that
15 you're talking about where it doesn't actually
16 have the trail on it, but we are able to kind
17 of maneuver around with a large park here and
18 in around and behind as well.

19 SPEAKER 2: With regards to the Carrot
20 Creek, with that bypass, does that negate the
21 need for the stormwater trunk along Carrot
22 Creek?

23 MR. MAXWELL: Not completely. That's one
24 of the things we're looking at as part of the
25 study is the need for the trunk and whether
26 there's any alternatives to it. So it will not
27 --

1 SPEAKER 2: That carries a heavy price
2 tag. It's about 20 million, as I understand.

3 MR. MAXWELL: That trunk is a massive,
4 massive item, so, yes, we are examining its
5 need.

6 SPEAKER 3: A quick question about the
7 wetlands where, basically, the stormwater
8 entrance sits mainly on. Was it 35 point
9 something hectares or something? I can't
10 remember exactly.

11 MR. MCNUTT: Yeah, 37 hectares is
12 actually the amendment area.

13 SPEAKER 3: Now, that area, is that --

14 MR. MCNUTT: That pond is bu -- I think
15 I'm going to say 16.

16 SPEAKER 3: Oh, okay. It's about half
17 of it, roughly?

18 MR. MCNUTT: Yeah.

19 SPEAKER 3: Was that area -- you said
20 before that it was farmland, that it was
21 essentially man-made, I think you were saying,
22 so --

23 MR. MCNUTT: That's our understanding.

24 SPEAKER 3: So how is that man-made?
25 Was it stripped? Was the land stripped?

26 MR. MCNUTT: Yeah. So I'll give you a
27 Coles notes and you can correct me if I'm

1 wrong. So what I'm understanding, 'cause it's
2 a big history, it's about a hundred years old.
3 Back in the 1920s, it wasn't a pond. What
4 happened is the Carrot Creek kind of flowed
5 from the north, went this way, and there was --
6 it happened to be a bit of flooding that was
7 going on with the whole drainage because if you
8 see on the plan, it takes a huge, big catchment
9 area. There was some construction that went on
10 post 1924 because we've seen some information
11 from that, but there was some construction that
12 went on to divert the flows and stop some of
13 the flooding and create some additional kind of
14 flooding over where it's happened, okay? And
15 that construction has caused that accumulation
16 of water over the years, and it looks like it's
17 been there for quite a long time because it has
18 been almost a hundred years there. And so
19 that's why it says it's man-made, and as soon
20 as it comes into that whole man-made thing,
21 that's when Alberta Environment has a different
22 look at it sometimes.

23 SPEAKER 3: So they're more lenient, I
24 guess, if you will because you say that's not
25 really not natural in the true sense anyway, so
26 it's not like that has to be preserved at a
27 higher level or more concern with that?

1 MR. MCNUTT: From a Public Lands
2 perspective, yes. From a *Water Act*
3 perspective, there's two legislations that are
4 going on here. The Public Lands perspective
5 says that these water features, natural water
6 features, belong to the Province of the *Public*
7 *Lands Act*. And the *Water Act* says that if you
8 want to do anything with water, with the
9 movement and drainage of water, then you have
10 to get approval for it. And so although the
11 thing is there, the Public Lands says we don't
12 want it, we don't own it because it doesn't fit
13 with our criteria, but in order to do anything
14 with it, we still have to work with the
15 Province to get approval through the *Water Act*
16 to make sure that what we're doing isn't going
17 to adversely affect anything else and it's
18 still going to meet with the wetland policies
19 and the *Water Act* policies and the, I guess,
20 appropriate engineering standards in
21 stewardship of water as we're managing it
22 through this pond. Now, this pond is basically
23 going to take the place of all of that, manage
24 all the new water that's going to be coming off
25 from the development, plus some interim water
26 that's already existing and coming down that
27 way. So we're going to be managing all of that

1 with this pond until that new development comes
2 along and takes place of that as well.

3 SPEAKER 3: And those wetlands, they're
4 not wet 365 days of the year? Typically more
5 in the spring, I would think, when there's
6 higher runoff or a big storm?

7 MR. MCNUTT: You know, I think so,
8 but --

9 MS. GREGOIRE: Yeah, because water
10 fluctuates.

11 MR. MCNUTT: Like, this much water for
12 sure.

13 MR. MAXWELL: Spring melt. And then they
14 will slowly evaporate over the course of the
15 summer.

16 SPEAKER 3: Right. So it's very
17 shallow?

18 MR. MCNUTT: A few inches of water.

19 SPEAKER 3: It's kind of like Beaver
20 Hill Lake now. Basically, it doesn't exist
21 except for a few months of the year.

22 MR. MAXWELL: A much smaller scale, but
23 yes. Similar sort of concept, yeah.

24 SPEAKER 4: Okay. It could support
25 diving ducks. That I know. So it's a little
26 deeper than six inches.

27 SPEAKER 2: Question. The stormwater

1 management facilities, is it intended to follow
2 a standard? Like, I believe Alberta
3 Environment has a standard for stormwater
4 management, but increasingly they're looking at
5 these stormwater management facilities as
6 offering more amenities than just stormwater
7 that they're viewed as a naturalized element of
8 the landscape.

9 MS. GREGOIRE: Yeah. The construction
10 wetland or a naturalized stormwater management
11 facility. So it will have need of plant and
12 aquatic plants to mimic the water quality of a
13 wet pond and things like that.

14 SPEAKER 2: Yeah, just that to date
15 your standard has a very shallow depth to it
16 relatively speaking.

17 MR. MCNUTT: Yeah. There's requirements
18 for both quality and quantity and so we have to
19 meet both of those, and there's various ways of
20 doing that. Wetlands, dry ponds, wetlands and
21 whatnot, and so what we're designing is
22 something that kind of mimics the natural
23 wetland as much as possible. That's a very
24 effective way of treating the quality part of
25 the thing and keeping some of the natural
26 features in it, and then the size is more or
27 less managing the quantity side of things. The

1 one in Jensen Lakes. I don't know if you guys
2 -- if we need to talk about that too much, but
3 the one in Jensen Lakes, you've heard about
4 that one is more of a freshwater lake and
5 that's different because that doesn't take a
6 lot of the runoff that we're talking about.
7 That one is just a recreational lake.

8 SPEAKER 2: Yeah, but it's usually
9 impotable water.

10 MR. MCNUTT: Yeah, it's a recreational
11 lake. So it doesn't actually take. It's not
12 functioning in the same way as this one is.

13 MR. MAXWELL: We don't want you swimming
14 in this water.

15 SPEAKER 2: No, but it's kind of
16 ironic. St. Albert's going to have a water
17 conservation bylaw. It'll basically tell
18 residents they can't water their lawn between
19 9:00 and 7:00 at night, yet we're going to
20 allow a pond to be filled up with potable
21 water, 28 acres in size? That's screwy.

22 MR. MCNUTT: Questions? No other
23 questions? Okay. Well, that's it then for us.
24 Again, we very much appreciate you guys coming
25 out. We are all going to hang around here
26 until there's nobody here. If you guys want to
27 chat a little bit more, have a couple other

1 questions, certainly enjoy the cookies so we
2 don't have to take them home, and water,
3 coffee, whatever you want. And if you do want
4 some follow-up information, please let us know
5 on the sign-in sheet. There are
6 questionnaires, actually, by the way, as well,
7 please. That would help us if you have a look
8 at this. There's room for comments on the back
9 and then just some very, very quick little
10 rating questions on the front here. I
11 appreciate that if you guys wouldn't mind
12 filling that out and just leaving them for us.
13 Anything else?

14 MS. MITCHELL: Do you have a timeline?

15 MR. MCNUTT: Okay. Good question. We
16 are looking to submit this -- I would like to
17 have this submitted before Christmas, but we're
18 dependent on some of these other studies that I
19 told you about. The fiscal impact assessment,
20 the traffic impact assessment, drainage
21 analysis and, to some degree, Josh's study. So
22 our hope is about a month to six weeks to try
23 to get it in, depending on what's going on with
24 that. Once we get it in, I think there's
25 probably, I'm going to say, four to six months
26 approval is something that we can expect, give
27 or take. So our hope is to have this thing in

1 front of Council sometime in the spring, but
2 we'll certainly see how that goes.

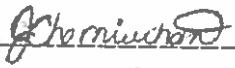
3 SPEAKER 2: Thank you.
4

5 (PRESENTATION CONCLUDED AT 7:57 P.M.)
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I, Jamee L. Cherniwchan, Court Reporter,
hereby certify that the foregoing pages are a complete
and accurate transcript of the proceedings taken down by
me in shorthand and transcribed to the best of my skill
and ability.

Dated at the City of Edmonton, in the
Province of Alberta, this 28th day of November, A.D.
2017.



J. L. Cherniwchan, CSR(A)
Court Reporter.