

PUBLIC COMMENTS

Resident 1

To Whom it may concern,

Being residents who have invested and reside in the Riverside neighborhood we expect that our comments and questions will be taken into consideration and heard with regards to the most recent proposed land use bylaw and subdivision amendments.

- The reason provided by Select Engineering on behalf of Genstar for the amendment is not valid which we quote, " We submitted the land use bylaw amendment from R1 to RX district because the City updated the Land Use Bylaw making the R1 zone outdated. The RX zone has a smaller side yard of 3m for corner lots vs. 4m in the R1 district. The land behind you remains a cul-de-sac, so this is just an update to the regulation to allow for the more efficient side yard on the corner lot." . The R1 District is not outdated and still exists which has been confirmed by the City.
- The sweeping change in the neighborhood as it is out of context with the original plan by allowing R2, Semi-Detached and Multi Units without discretion. R2 and Semi-Detached are already allowed in an R1 district with discretion.
- When we purchased our home in 2014 we were told that the R1 district we bought into at the end of Riverside Drive to the Sturgeon River would not change as density requirements had been met.
- Density south of McKenney Avenue has been increasing steadily with every change in the Riverside Community and needs to be limited going forward due to the impact on Environmental Reserves and the Red Willow Trail along the Sturgeon River. Have impact studies been done or will they need to be?
- RX designation does allow for the option to double the density without discretion.
- A RX designation will cause congestion and parking issues and also have concerns where children may play.
- Demand for R1 housing with space has been clearly displayed with the amount of R1 units being built and with current pandemic buying trends wanting physical distancing with less density.
- RX districting does not maintain the 4m side yard requirement for corner lots which reduces traffic safety.
- There are other affordable housing options rather than smaller, higher and more dense.
- RX districting will limit the ability to capture Solar Energy. We invested in Solar Panels and have noticed the shading of the Sun in more dense neighborhoods causing reduced electricity production especially during winter months when the Sun is low on the horizon with increased demands.
- The City commented on December 2 during a Parks Planning public meeting that it was too far along to have more changes to the ASP.
- There have been many changes in Riverside with the most recent approval in the spring of this year.

Public Comment

- Have previously suggested land use amendments with discretion to be done in Riverside but have been ignored.
- If future housing is remaining R1 as indicated on figure 2 then leave it so
- Taxpayers who have invested in or future residents looking to buy into an R1 district are being discriminated against with the proposed changes.
- Make proposed changes limited to selected parcels such as the R1 to RXL and the R2 to RX rather than doing a wholesale sweep taking residents rights into consideration.

Regards, [Redacted]

Resident 2

Hello,

Just contacting you regarding a letter I received Re: Proposed Land Use Bylaw Amendment, and Proposed subdivision Riverside Stage 31.

My understanding is this proposal would increase the density of the proposed housing in this area from R1 to RX and RXL. I live on Red Fox Way and I am opposed to this change and would like to encourage the city of St. Albert to reconsider this amendment.

I have lived in Riverside for 4 years now. We built in this area with the understanding we would be surrounded by R1 low density housing. We do not like the proposed changes to include higher density housing to the neighbourhood.

The area seems to be mainly duplexes now which we agreed to when building in an R1 district but we would not have built here knowing we would be in a neighbourhood immediately surrounded by anything higher density than duplexes.

Higher density housing is visually unappealing to us, it lowers our single family homes property values, and increases traffic through our street in particular on Red Fox Way. Moreover, higher density housing will disrupt our views of both the historic grain elevator park and the Sturgeon river.

Redwing Wynd has the potential to be a beautiful part of our neighbourhood with its access to Red Willow trail system, proposed green spaces, views of the historic grain elevator park, and backing the Sturgeon River. And for these reasons I think this area has the potential to add value to our neighbourhood if it remains R1 density housing, attached single family homes in particular. I think it would be a shame to fill it with higher density housing options such as lane homes and townhomes.

With a neighbouring park, potential future school, green spaces, access to the river and Red Willow trails systems it is my opinion as a resident of Riverside that increasing the density of housing would be a poor use of such a beautiful area of the neighbourhood and plans to increase the density of housing in this area should be reconsidered.

Public Comment

I hope voicing my thoughts and opinions on this will help in the decision making process.

Resident 3

My wife and I bought into Riverside in 2015, we have seen many changes in our community regarding redistricting.

It is very important to us that the planned cul-de-sac behind our property remains intact as well as all 42 single detached lots (R1) that are proposed in Figure 4 - (The tentative plan of subdivision).

It was the (R1) zoning that attracted us to be pioneers in The Riverside community. We urge you to consider the sensitivity of any more changes that will ultimately affect our quality of life and value of our property.