

# Riverbank Landing Public Meeting

Hearing  
on Tuesday, October 6, 2020



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RIVERBANK LANDING PUBLIC MEETING  
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Appearances:

- |                          |                                     |
|--------------------------|-------------------------------------|
| Dave Haut                | Presenter, Boudreau<br>Developments |
| Robert Brosseau          | Moderator, Boudreau<br>Developments |
| Stephen Boyd             | Arc Studio                          |
| Lenore Mitchell          | City of St. Albert                  |
| Suzanne Bennett          | City of St. Albert                  |
| Kristina Peter           | City of St. Albert                  |
| Amanda Forestier, CSR(A) | Court Reporter                      |

St. Albert, Alberta  
October 6, 2020

<p style="text-align: right;">Page 2</p> <p>1 (Proceedings commenced at 6:35 p.m.)</p> <p>2 MR. HAUT: Well, if it's okay with everyone, it's five</p> <p>3 minutes after, and it's probably time to get</p> <p>4 started on this. More people can join as we move</p> <p>5 along. Rob, did you want to do introductions or</p> <p>6 would you like me to do that?</p> <p>7 MR. BROSSEAU: Go ahead, Dave.</p> <p>8 MR. HAUT: All right. Well, welcome, everyone. Tonight</p> <p>9 we have a panel with us. So I'm Dave Haut. I'm</p> <p>10 the CEO of Boudreau Developments. Joining us in a</p> <p>11 little bit more a moderator role is Rob Brosseau,</p> <p>12 VP of projects for Boudreau Developments. We also</p> <p>13 have Stephen Boyd, principal architect for the</p> <p>14 project. And from the City to speak to any process</p> <p>15 related questions only, we have Lenore, Suzanne,</p> <p>16 and Kristina. And I think we've got everyone on</p> <p>17 the panel there. Did I miss anyone? It doesn't</p> <p>18 look like it.</p> <p>19 All right. Well, then I am just going to</p> <p>20 get started with the presentation here. Well,</p> <p>21 thank you for joining us for the reapplication, the</p> <p>22 public information meeting for Boudreau Communities</p> <p>23 and Riverbank Landing.</p> <p>24 All right. So why you're here. So plan</p> <p>25 amendment and redistricting reapplication will be</p>	<p style="text-align: right;">Page 4</p> <p>1 person, the virtual meeting, there's going to be a</p> <p>2 question and answer right after the presentation.</p> <p>3 You can also click on our website, which is</p> <p>4 riverbanklanding.com, and there is a button there</p> <p>5 that allows you to send an email directly to us.</p> <p>6 You can do it by mail at Boudreau Communities at</p> <p>7 230 Bellerose Drive, St. Albert. You can email</p> <p>8 directly the applicant, Boudreau Communities, at</p> <p>9 daveceo@bo-co.ca.</p> <p>10 So, again, the applicant presenter tonight</p> <p>11 is Dave Haut. I'm CEO. I'm here to answer your</p> <p>12 questions. The questions that you ask tonight,</p> <p>13 there is a court reporter that is transcribing this</p> <p>14 conversation and presentation, and the questions</p> <p>15 will be submitted along with the answers in our</p> <p>16 application when we do make it to the City. The</p> <p>17 chat function for this webinar format is turned</p> <p>18 off. And the feedback for the presentation will be</p> <p>19 accepted until October 13.</p> <p>20 So where are we in the rezoning process? So</p> <p>21 since June 22nd, we've been back to the drawing</p> <p>22 boards, having a look at our plans, revising, doing</p> <p>23 a number of public meetings, a bunch of methods to</p> <p>24 get feedback back, and we are now in October. And</p> <p>25 this is the pre-application public meeting. From</p>
<p style="text-align: right;">Page 3</p> <p>1 submitted by Boudreau Communities likely this fall.</p> <p>2 So today we're here to get your feedback on the</p> <p>3 proposal as we have outlined it so far. It's</p> <p>4 important to note that this event will be recorded,</p> <p>5 and it's subject to Freedom of Information and</p> <p>6 Protection of Privacy requests.</p> <p>7 This application includes an amendment to</p> <p>8 the Oakmont area structure plan, the ASP from</p> <p>9 commercial and residential uses to a mixed-use</p> <p>10 district. The redistricting properties are 230,</p> <p>11 250 Bellerose Drive and 300 Orchard Court.</p> <p>12 The proposed DCMU, which is direct control</p> <p>13 mixed-use district, would allow for the development</p> <p>14 of a comprehensive plan mixed-use community,</p> <p>15 including mid- to high-rise density residential,</p> <p>16 commercial, retail, offices uses, and a village</p> <p>17 square. So two amendments to the DCMU are required</p> <p>18 tonight.</p> <p>19 So what can you expect tonight? So you can</p> <p>20 expect details on the development proposal, so our</p> <p>21 development concept, the area structure plan</p> <p>22 amendment, the rezoning from direct control to DCMU</p> <p>23 and Land Use Bylaw text amendments.</p> <p>24 There's a number of opportunities for you to</p> <p>25 provide feedback on what we present tonight. So in</p>	<p style="text-align: right;">Page 5</p> <p>1 this meeting, we'll gather the feedback that we</p> <p>2 receive at this meeting, and we will then move</p> <p>3 forward, if we have a good idea of community</p> <p>4 feedback, to go ahead and make a formal application</p> <p>5 to the City of St. Albert. We would like to make</p> <p>6 that application in two or three weeks time. And</p> <p>7 at that time, then the City begins their formal</p> <p>8 review process and technical reviews, make sure</p> <p>9 that our application is compliant and meets all the</p> <p>10 standards.</p> <p>11 At that point then, it goes to City Council</p> <p>12 for first reading, and if City Council chooses to</p> <p>13 advance first reading, it then goes to further</p> <p>14 council meetings for second and third. The times</p> <p>15 on that is really dependent on the Council's</p> <p>16 schedule. Probably early next year, but that is</p> <p>17 sort of a best guess from me.</p> <p>18 Your feedback that you provide tonight and</p> <p>19 in other ways is used to help inform conversations</p> <p>20 between us, the applicant, and the City about the</p> <p>21 proposal, and it also helps inform Council in the</p> <p>22 nature of the feedback received so they better</p> <p>23 understand the options and opinions of the nearby</p> <p>24 residents.</p> <p>25 Our consulting team, we have some of the</p>

<p>1 Edmonton area's best experts. We have Arc Studios 2 and Stephen Boyd, who is one of the panelists 3 tonight as a principal architect, and a number of 4 other engineering consultants.</p> <p>5 So the site location. Riverbank Landing is 6 a 10-acre site situated between the Shops of 7 Boudreau and the Oakmont community to the south of 8 Bellerose Drive and to the north of the Sturgeon 9 River. Since June 22nd, we've reached out in a 10 number of ways. We wanted to know what the City 11 liked about our previous proposal, what they didn't 12 like, what we needed to change. So we've done a 13 bunch of avenues. One is an open invitation to 14 this email. This email address is in lots of 15 places, daveceo@bo-co.ca.</p> <p>16 We also have FaceBook posts, the ability to 17 do private messages. Our website -- as I mentioned 18 earlier, our website has a ton of information. I 19 really encourage you to visit that. And also if 20 you do visit it, check out the blog section. We 21 have really a whole history there of things that 22 we've gone through. So on our website, we also 23 have the button that you can email me directly. 24 We've had several small group meetings. We've done 25 a survey that was opened for a little better than</p>	<p>Page 6</p>	<p>1 so that we get a good idea of the differences, what 2 people like and don't like about these options. 3 Some key findings on what we found in the various 4 ways that we've reached out is the general public 5 was significantly more likely to prefer Option A. 6 The adjacent neighbourhoods, which I believe is 7 Oakmont and Erin Ridge and Woodlands, when 8 presented with the two options, they preferred 'B' 9 over 'A'. The general public was significantly 10 more interested in seeing services like casual 11 dining and patio service and restaurants and 12 bistros versus the adjacent neighbourhood.</p> <p>13 Those living in the adjacent neighbourhoods 14 that preferred Option B when asked why they prefer 15 it, they liked the overall layout and thought it 16 was architecturally appealing. And the adjacent 17 neighbourhoods were significantly more likely to 18 accept no changes to the current vehicle access 19 versus the general public which really liked the 20 idea of three vehicle accesses. So this was 21 successful in gathering some information in helping 22 to distill.</p> <p>23 What we've done is we've identified the key 24 areas of concern or the common concerns that we've 25 come across. The traffic height, protection of the</p>	<p>Page 8</p>
<p>1 two weeks for St. Albert residents. We put a site 2 sign on the site with the email address again. The 3 Gazette has done several articles on us with, 4 again, ways to contact us. And we've also done an 5 online advertising campaign.</p> <p>6 So those of you that have been following 7 this development are likely familiar with the two 8 options that we've presented on our website, 9 FaceBook, and the survey. And we just labelled 10 them Option A and B. And there's a couple 11 strategic differences between these two options and 12 some reasons that we put these forward.</p> <p>13 Option A is more of a vertical mixed-use 14 community. It has some smaller towers in it, 15 although more towers. It has a little bit higher 16 setback to the Oakmont community. It has the use 17 of the Orchard Court Road for access to some of the 18 site.</p> <p>19 And if we go to Option B, Option B is what 20 we would call a more traditional horizontal 21 mixed-use community. The transition to the Oakmont 22 area is smaller. It's at 11 metres, and it's 23 townhomes and some small amenity buildings. The 24 site has two points of access.</p> <p>25 And we wanted to present these two options</p>	<p>Page 7</p>	<p>1 river valley, shadows on neighbouring properties, 2 green space, noise, density, and affordability are 3 a bunch of common concerns that continue to crop 4 up.</p> <p>5 The common requests and things people would 6 like to see in this site is the trail system, lots 7 of green space, the patio areas. Pet friendly 8 areas was one that was very common. People also 9 seemed to embrace the mix of commercial and 10 residential. And another common theme was a need 11 to get more quality and diverse housing in 12 St. Albert. We've had requests for larger housing 13 units, quality retail professional space, and 14 outdoor activity areas.</p> <p>15 So what we've done is we've done a quick 16 review on sort of the current site condition. And 17 on this one, it's -- the area structure plan is 18 low-density residential for 300 Orchard Court, and 19 for 230 and 250 Bellerose it's commercial. But the 20 zoning is DC, so there's no site-specific zoning 21 for this and no parameters inside the DC zoning 22 itself. So we compared it to R2, which is 23 low-density residential, and C2, which is general 24 commercial and the zoning that's at the shops.</p> <p>25 So R2 zoning allows for 84 duplex units or</p>	<p>Page 9</p>

<p>1 single-family units. It has a maximum height of 11 2 metres or two to three floors. C2 or general 3 commercial allows general retail, gas bars, general 4 service, health service, convenient stores, and 5 then it has a number of discretionary uses such as 6 hotel, shopping centre, or dwelling units above 7 commercial use. Maximum height for C2 is 15 metres 8 or roughly four floors.</p> <p>9 So we've had just a quick massing drawing 10 drafted up to see what the current condition is. 11 Now, this drawing is to scale, but I do want to 12 emphasize this isn't an improved site plan or 13 anything like that. This is just something that we 14 did internally so we can start knowing what we're 15 dealing with.</p> <p>16 And when we had a look at this, if you look 17 at 230, 250 Orchard Court, they're the ones 18 combined on the left. We've put in main floor 19 commercial. We made the assumption that dwelling 20 units above commercial would be allowed under 21 discretionary use. And we came up with about 230 22 dwelling units that would fit on that site 23 comfortably above the commercial use.</p> <p>24 If we flip over to the right-hand side of 25 the page and we go to 300 Orchard Court, we did the</p>	<p>Page 10</p>	<p>1 site design, through innovative architecture. We 2 want all our designs to just include nature and 3 become part of it. And that's just so important. 4 It's going to be a reoccurring theme coming 5 up. And it's really important now and post-COVID. 6 You've got to be able to get outside. You have to 7 have that room to breathe and just relax in nature. 8 So what we're after is a highly walkable and 9 vibrant mixed-use community. We want to enhance 10 the community services and the access to nature. 11 So according to the Realtors Association, 12 now cities are developing mixed-use environments. 13 They're developing neighbourhoods with the hub idea 14 where you have commercial uses, recreation, 15 restaurants, stores, places where people gather as 16 a community at the centre and residences are 17 included in the mix. That's our vision for 18 Riverbank Landing. We would like to see a 19 mixed-use community there.</p> <p>20 How have your comments helped shape 21 Riverbank Landing? So from our original 22 application, we reduced the height by 50 percent. 23 We've reduced the suite count by about 15 to 20 24 percent. We've reduced the commercial by 20 to 35 25 percent. So all those reductions will help in</p>	<p>Page 12</p>
<p>1 comparison to the R2 low-density residential. That 2 one was perhaps a little bit easier because the 3 number of units is spelled out in the zoning, and 4 it's 84 residences there.</p> <p>5 So we had a look at this site plan, and we 6 thought, okay, what does this do? It doesn't 7 provide the requested amenities that we saw. The 8 river and trail access that is popular is replaced 9 by private backyards. The public green space 10 becomes private. The outdoor recreational areas, 11 public outdoor spaces, and pet friendly areas are 12 really missing from this design. It does provide 13 fast construction. It's a very easy buildable 14 plan. It's very low height, so it's reduced 15 height. And then depending on the results of the 16 survey, whether the surrounding community or 17 greater St. Albert, it does put the traffic through 18 Oakmont which adds the extra access point to the 19 site.</p> <p>20 So we applied that and had a look at that 21 and ran that against our Riverbank Landing 22 principles, and these are things that we just 23 believe in and the way that we like to develop. 24 And we want to preserve the existing trees as much 25 as we can. We want to reinforce privacy through</p>	<p>Page 11</p>	<p>1 reducing the overall traffic. We've increased the 2 setbacks. We've moved the building. The very 3 tallest parts of the building, we moved them away 4 from edges of the site and moved them more into the 5 middle of the site increasing the transition from 6 single-family to multifamily. 7 When we put forward these two options, we 8 wanted to see the differences and what people liked 9 and didn't like, and we continued to listen. And 10 we continued to hear "too tall", "too dense". So 11 today we're going to announce that we're reducing 12 our height further. So what is proposed here, 13 we're dropping off some more height, about three 14 floors of height. We are reducing the associated 15 number of units with that. So from our original 16 proposal, we're now at about 22 percent less 17 residential housing units. 18 We're increasing the step-in towards the 19 single-family. We've set aside land for future 20 traffic improvements. Traffic is obviously a major 21 issue throughout all of St. Albert, and we've come 22 up with a few ideas on how we think we can 23 alleviate that. A full traffic study will be done 24 once we finalize the site plan and be submitted 25 with our application.</p>	<p>Page 13</p>

<p>1 Our designs, we had a good look at making 2 sure that the shadow stays as much as possible on 3 site complementing the existing neighbourhoods. 4 We've also decided to respect the request from the 5 majority of Oakmont residents and not drive the 84 6 dwelling units through there. So overall we've 7 reduced our density again, and we've also increased 8 the riverside amenities.</p> <p>9 So the way to achieve this in a zoning, we 10 went back and forth. Lots of different methods. 11 Direct control, special district. They all have 12 their strengths and weaknesses. We have decided to 13 use the form that we feel is best, which is a 14 direct control mixed-use with some amendments to 15 those mixed-use. And we'll get into the amendments 16 in a moment.</p> <p>17 Our development concept for Riverbank 18 Landing is a mixed-use area. We designated our 19 design in keeping with quality, architectural 20 interest, and the current successful communities at 21 the Shops at Boudreau and Botanica. We want to 22 create that live, work, play community that's right 23 at people's doors. And that's why whether you live 24 in the surrounding neighbourhoods or you want to 25 drive and participate, this community will have</p>	<p>Page 14</p> <p>1 This is an aerial 3-D -- or a -- yeah, a 3-D 2 model that we've done. The L-shaped building I 3 think is the one that meets all the objectives the 4 best. You will notice where I have the 11 floors 5 in red. So this building is massed out at 14 6 floors there, and we are making a commitment 7 tonight, because we've listened to feedback, to 8 reduce that height to 11 floors. So a new massing 9 drawing will be coming out and renderings, but 10 reduce that to 11 floors.</p> <p>11 We have a lot of stepping down to the river. 12 The built-in planters. We'll do a lot of green 13 space. We use a more traditional buffer approach 14 from Oakmont, so we'll have townhomes and a 15 two-storey building there. And then more into the 16 centre is the commercial and more green space.</p> <p>17 I mentioned a few times, the built-in 18 planters to give a real green exterior to the 19 building. Innovative design, I can't say enough 20 good things about the creative team at Arc. They 21 are absolutely brilliant at doing designs that are 22 esthetically pleasing, practical, cutting edge at 23 fitting into a community. They're not the ultra 24 modern glass walls.</p> <p>25 The building has a lot of stepping. It</p>
<p>1 areas for you.</p> <p>2 We want to open up the river valley. Right 3 now the site basically sits as a private estate. 4 We want to invite the public in and add a lot more 5 amenities. We think that will encourage people to 6 use the river valley. Things like a seasonal ice 7 cream shop, a gazebo, lookout areas. Perhaps it's 8 used for wedding photos. The trails are going to 9 be built to an accessible standard and to the City 10 standard. Public parking, seating, and viewing 11 areas all incorporated right into the core nature 12 of our design.</p> <p>13 Our vision, the live, work, play 14 environment, the buildings have a lot of 15 articulation, a lot of green space. We want to see 16 built-in planters in the building. We want to see 17 a really cutting-edge architectural on it. Areas 18 that encourage outdoor conversations, the walking 19 paths. The de-stressing in nature, that's just so 20 important these days. And we want to facilitate 21 outdoor events, parking for food trucks, umbrellas, 22 entertainers can come and do an event and there's a 23 stage for them to be up on and the food trucks can 24 cater it. Anything that contributes to that 25 vibrant street life and use of nature.</p>	<p>Page 15</p> <p>1 allows for those planters. It also provides a lot 2 of architectural interest and provides a lot of 3 view corridors back to the river and re-integrating 4 the trails and nature right into the architecture. 5 We're planning to bring it right up.</p> <p>6 Village square. So happy that this plan is 7 able to retain a village square. So it's an 8 outdoor accessible social gathering space. A spot 9 where people can come and play the guitar, cook 10 hotdogs on fire features, just sit and relax in 11 nature. Really an inviting active street life.</p> <p>12 So here is our site plan. And we'll start 13 at Building 1, which is in the bottom left-hand 14 corner. So Building 1 we envision as a two-floor 15 restaurant. Very similar to the renderings on the 16 original proposal. We think that there is a lot of 17 demand for a lounge with an outdoor patio that 18 faces the river and a restaurant with a patio. 19 This isn't going to be a big chain restaurant. 20 This is going to be a feature for our development, 21 a real landmark. We're going to run contests with 22 local chefs. We're going to find the best one. 23 We're going to help them get set up and have this 24 restaurant be successful.</p> <p>25 Then between the restaurant and Building 2,</p>
	<p>Page 16</p> <p>Page 17</p>

<p>1 which is the larger building to the right, that's 2 where the village square goes, and that's also 3 green that feeds into the river. You will see 4 coming out of village square, we have a lot of our 5 internal trails, and they wander around. They'll 6 go to viewing areas, gazebos, platforms. They're 7 designed in such a way that they can be integrated 8 into the Red Willow Trail system as well as 9 providing foot access to Orchard Court and to Erin 10 Ridge.</p> <p>11 Then moving across to Building 2, this is a 12 very stepped, articulated building. It starts at 13 15 floors and drops every floor going down as well 14 as stepping along the river. And it goes all the 15 way down to five floors right in the corner of the 16 'L'. And it just provides -- it doesn't block the 17 view. It's a lot of interest. And it allows for 18 all those green patios that we talked about. And 19 then going back up north, it goes up. So it goes 20 to six, seven, eight, and then it caps out at 11 21 floors.</p> <p>22 Moving on to Building 3, which is that small 23 building between Building 2 and Orchard Court. 24 That one there is -- it's an amenity building for 25 the community, for the residents. That's where we</p>	<p>Page 18</p> <p>1 And then moving across to Building 5, which 2 is the four floors kind of a triangle building. 3 That one is our medical professional building. It 4 offers services like doctors, pharmacies. It 5 contributes to the live, work, play that we have 6 envisioned for the site. Now, you will notice up 7 in the top left-hand corner, our previous versions 8 had the density of 360 to 390. With dropping the 9 floors, we're going to have a reduced level of 10 density. So we're going to be sitting somewhere 11 around that 360 units.</p> <p>12 The site coverage. I'm particularly proud 13 of this because this site has so much green space. 14 Only 22 percent of the site is covered in 15 buildings. 36 percent of the site is public and 16 green space. Anyone can come walk around and 17 access it. We're not asking for any parking 18 reductions in our application. There's extensive 19 parking underground through the entire site. And 20 we're working on an increased perimeter green 21 space. So the buffers up against the Shops of 22 Boudreau, we're going to be closer to five metres, 23 but as we get close to the single family, we're 24 going to be looking at a nine-metre setback in 25 green space. When we get closer to the river, that</p>
<p>Page 19</p> <p>1 envision seeing things like the seasonal ice cream 2 shop, integrating into a gazebo, power, some water 3 features there, a way to encourage people to use 4 the river valley but also take a rest, sit down, 5 have a break.</p> <p>6 Moving north of Building 3, we go to the 13 7 townhomes, and these we envision people that really 8 like the lifestyle of Riverbank Landing and the 9 amenities that it offers, but they want to keep a 10 little green space because they really like 11 gardening or have a large pet and they want that 12 outdoor yard. So we think those are the people 13 that will be very interested in purchasing those 14 townhomes. They also provide the buffer between 15 Erin Ridge, Oakmont, and the condominium building.</p> <p>16 Then moving into the centre of the site, we 17 have Building 4. And Building 4 is main floor 18 commercial, and that one there is going to be very 19 selective on the tenant. The use there has to be a 20 bakery or a coffee shop, somewhere that you can go 21 and get your sandwich made, and then go and sit in 22 the park behind it and enjoy your lunch in nature. 23 So we want a use that supports getting outdoors. 24 Above that we envision some micro loft to add 25 housing diversity to the site.</p>	<p>Page 21</p> <p>1 varies from 14 metres to 20 metres. So it's well 2 back and allows good use of that green space.</p> <p>3 Having a look at some of the statistics down 4 there. So the landscape coverage at 21.8 percent. 5 It's 93,000 square feet of landscaping. Public 6 space and green areas, 156,000 square feet. So 7 we're almost a quarter million square feet of 8 publicly accessible landscaped space.</p> <p>9 So in order to make sure that this plan 10 comes to fruition very close to what we've 11 envisioned, we have had a lot of discussions with 12 City Planning on how can we give some assurance to 13 the community that what we're talking about is 14 actually going to be built. And it's all sorts of 15 different ideas, different zoning types that we've 16 gone back and forth on, and what we feel is the 17 best approach is an amendment to the mixed-use.</p> <p>18 So one of the things that everyone is 19 concerned about is height. So if we overlay a 20 height schedule on this, then in these areas, those 21 heights can't exceed what the height schedule says. 22 So if we start at the right-hand portion, which is 23 labelled Number 1 on the map, the height we're 24 proposing there is 11 metres or two or three 25 floors. As we move into the site more -- and</p>

<p>1 you'll see the area that's highlighted with two 2 we're proposing 40 metres or 11 floors. As it 3 comes closer to the river, we want it to step down, 4 so we're proposing 33 metres or eight floors. And 5 then coming back up again towards the shops, we're 6 proposing 50 metres and 15 floors. Then the 7 balance of the site, the commercial site, we are 8 proposing 20 metres or five floors.</p> <p>9 The floors are a bit of a rough indication 10 because some things factor into it. Like, is it a 11 commercial space? How high are the ceiling heights 12 in the commercial space? How high are the ceiling 13 heights in the residential area? The metres are 14 obviously an exact measurement. The floors give 15 you an approximation of the size. So they're for 16 comparative purposes.</p> <p>17 So our DCMU or direct control mixed-use 18 district amendments that we're proposing. So it 19 starts with floor-area ratio. So the existing DCMU 20 regulation has a floor-area ratio of 3.21. So a 21 floor-area ratio is really what determines how big 22 a building you can put. There are setbacks that 23 determine how close to the edge of the property you 24 can build. There are height schedules that say how 25 high you can build it. But the floor-area ratio is</p>	<p>Page 22 --</p>	<p>1 bigger than 14 along the river. They are the 2 standard five metres between Riverbank Landing and 3 the Shops at Boudreau. So we're not proposing any 4 change for setbacks.</p> <p>5 In the minimum commercial -- and it's kind 6 of an interesting zoning here in the fact that it's 7 minimum commercial. So like our last proposal, we 8 are proposing a reduction to the minimum 9 commercial. We feel that the six percent is a 10 better blend for the residential and what the 11 commercial needs. But it is a minimum. So we'll 12 let the market determine.</p> <p>13 So the Oakmont Area Structure Plan 14 Amendment. So you can see the three parcels here. 15 300 Orchard Court is in orange -- yellow. I don't 16 know. Call it yellow. And we're proposing the 17 residential area structure plan to be changed to 18 mixed-use. And then the orange, 230, 250 Orchard 19 Court, commercial, and we're proposing that to 20 change to mixed-use.</p> <p>21 Now, I do want to point out one thing here 22 while we're on this slide because I know that 23 protection of the river is very important to -- 24 well, to St. Albertans, and it's important to us as 25 well. So you will see here, this is the</p>	<p>Page 24</p> <p>1 environmental reserve along the river, so that's an 2 area that nobody is allowed to build. There is 3 another parcel that we do not own that is here that 4 further sets us back from the environmental 5 reserve. And all the distances and setbacks that 6 I'm talking about are from our property edge, not 7 this additional parcel. So another fact to that is 8 we are back further from the environmental reserve 9 than our setbacks indicate.</p> <p>10 Land use district changes. So right now 11 both parcels are zoned direct control. The direct 12 control zoning is a very short one-page document 13 that basically says it's up to City Council for 14 zoning. We want to change it from a direct control 15 to a direct control mixed-use and with all the 16 amendments that we mentioned previously.</p> <p>17 Sun shadow study. So current conditions. 18 This was at September 21st at three p.m. Now, this 19 sun shadow study that we have here is all still on 20 the larger massed out building. It has the full 14 21 floors on the north wing, not the 11 floors that we 22 committed to reducing the height to. So the 23 shadows will be better than what you see here, but 24 this is the model that we have at the moment.</p> <p>25 The idea for this presentation is to gather</p>	<p>Page 25</p>
<p>1 how big can it actually be.</p> <p>2 And simply stated, if you have a lot that's 3 10,000 square feet and you have a floor-area ratio 4 that's 3.21, you can build a building that's 3.21 5 times 10,000 square feet or 321,000 square feet. 6 So that's the standard that's allowed in the DCMU. 7 For Riverbank, we're proposing a cutback from that. 8 And we will go of a 1.9 floor-area ratio, reducing 9 the size of the allowable building by about 40 10 percent.</p> <p>11 The maximum height, standard maximum heights 12 in the DCMU are 25 metres. There is an 80-metre 13 schedule approved for Grandin Park Village. What 14 we are proposing for Riverbank Landing -- and this 15 goes back to the previous slide -- is staggered and 16 stepped heights. So Building 2 would be in the 50 17 metre and 40 metre and 33 metre on the current 18 slide -- or the last slide we had. Building 3, the 19 overlay is 11 metres. The townhomes would be 11 20 metres. The balance of site at 20 metres. So this 21 would be a site-specific amendment that we would 22 make.</p> <p>23 Minimum setbacks. Standard DCMU, the 24 minimum setbacks are five metres. Our proposal for 25 Riverbank Landing is seven to 14. They go a little</p>	<p>Page 23</p>			



<p>1 your feedback, make any further changes, then we 2 will get all the studies done, and we will do a 3 complete application to the City.</p> <p>4 So standard times for shadows are spring and 5 autumn equinox at nine, noon, and three p.m. In 6 order to make the shadow study a little easier to 7 understand, we've done a couple things here. We've 8 outlined the boundary of our property in blue. The 9 shadow on our site appears in gray and any shadow 10 that we cast, any new shadow that is cast off site, 11 is in yellow. So you can really see the impact of 12 the shadows on this development -- or of this 13 development.</p> <p>14 And here is our shadow spring and autumn 15 equinox at 12 p.m. The shadow study is available 16 on our website if you want to study it further on 17 your own. And three p.m. shadows at spring and 18 autumn equinox.</p> <p>19 Summer solstice, nine a.m. shadows. Again, 20 they're in yellow, and you can see they just kind 21 of reach just barely across the road. 12 p.m. 22 shadows, and they just hardly come off the 23 property. Three p.m. shadows, and on this one, we 24 had an additional request by a community member to 25 do a further one. So on this one, we did a six</p>	<p>Page 26</p> <p>1 sunny Saturday afternoon, there is just lots of 2 people out enjoying the shops, enjoying the patios. 3 They're having a good time. We would like to build 4 on what has started there in the Shops of Boudreau.</p> <p>5 So that ends the formal part of our 6 presentation. The whole session is being recorded, 7 and we will have a link to the entire session on 8 our website if you want to review it further. And 9 now we will go to the question and answer portion.</p> <p>10 MR. BROSSEAU: Excellent. Thanks, Dave. So I'm Rob 11 Brosseau. I'm going to act as the moderator to 12 work through the open-floor forum. So we're 13 working our best to run this as close to the 14 in-person meeting but doing it virtually. So if 15 you want to ask a question, click the "raise your 16 hand" on the bottom of your screen, and it will put 17 your name up into a queue on my screen here.</p> <p>18 When it's your time to talk, I'll say your 19 first name, and then you will also get a 20 rectangular box on your screen, and a message will 21 come up that says the host would like you to unmute 22 your microphone. If you click on the blue "unmute 23 now" button, you should be able to speak at that 24 time.</p> <p>25 If for some reason we get a bit of a delay</p> <p>Page 28</p>
<p>1 p.m. as well.</p> <p>2 If you want to see how the shadows travel on 3 the site, we do have the full video on our website 4 from the first proposal, and once the design is 5 refined, we will do further studies. So the two 6 bits of information are available there. But if 7 you go to our website and you look at that video, 8 it gives you a very good idea of how the shadows 9 track across. And nine a.m. shadows on winter 10 solstice. 12 p.m. shadow in winter again. And our 11 three p.m. shadow on winter solstice.</p> <p>12 So what you see is a result of sort of our 13 commitment to the site, what we believe honours the 14 legacy, and what society is moving towards as well 15 as a compromise on all the feedback that we've 16 received to date. The heights have been reduced 17 several times. The mass has been changed. The 18 green space has increased. The nature has evolved 19 to pet friendly areas as well. We believe that a 20 mixed-use community is the very best possible use 21 for this land benefitting not only the immediate 22 neighbours and the people that live there, but the 23 new town square will act as a gathering point for 24 all of St. Albert.</p> <p>25 If you go to the Shops of Boudreau on a</p>	<p>Page 27</p> <p>1 in your response, we'll move to the next person, 2 but we'll track your name and try to come back to 3 you as quickly as we can. And obviously in order 4 to allow as many people to speak, we'll be 5 maximizing each person's time to two minutes. At 6 the two-minute mark, your mic will be muted, and 7 we'll do our best to address your comments and 8 questions. So I do see a couple hands up here. So 9 let's get started.</p> <p>10 And we are going to go to Ken. Ken, go 11 ahead and push your blue button.</p> <p>12 KEN CRUTCHFIELD: Okay. Can you hear me?</p> <p>13 MR. HAUT: Yes.</p> <p>14 KEN CRUTCHFIELD: What is the anticipated build-out date 15 for this development? If it's accepted as 16 proposed, what do you anticipate given current 17 market conditions for the eventual build-out?</p> <p>18 MR. HAUT: Good question. We would like to start in the 19 spring. We do have a waiting list of people that 20 want the river-view units. Traditionally we're 21 absorbing about 75 to 80 units a year. So if we go 22 75 into -- I'll go 80 units into 360. You'd think 23 I would have this answer for you, Ken. My 24 apologies.</p> <p>25 KEN CRUTCHFIELD: Four to five years?</p> <p>Page 29</p>

<p>1 MR. HAUT: Yeah. Yeah, four to five years. Five years 2 probably. Four years, it's going to be a little 3 quick for that. 4 KEN CRUTCHFIELD: Would I be able to ask another 5 question or no? 6 MR. HAUT: Sure. 7 KEN CRUTCHFIELD: Okay. Real quick. In the last 8 development, you had a projected tax base of about 9 2.6 million. They figured about 1.1 million would 10 be used to provide services to the development 11 leaving a net to the City of about 1.4 million. Do 12 you have any figures like that for this 13 development? 14 MR. HAUT: We don't yet. We really want to get a good 15 idea on what the development is, and then we will 16 do all the reports. So those will be coming in 17 with our submission to the City. And as we get 18 those, we'll put them up on our website too unless 19 there's a reason that they don't want them 20 released. 21 KEN CRUTCHFIELD: Okay. Thank you. 22 MR. HAUT: Yeah. 23 MR. BROSSEAU: We're moving on to Neil. Go ahead, Neil. 24 NEIL KOROTASH: All right. Thanks. Yeah. I guess 25 maybe just my first question. I missed the first</p>	<p>Page 30</p> <p>1 of have this nice walkway all along the lake, and 2 then it's fenced off for the private enjoyment of 3 those residences. So I guess that's what I'm 4 thinking. Long term, what guarantees access to the 5 City through that site? 6 MR. HAUT: Yeah, that's a good question. We haven't had 7 the conversation with the City. I can say as a 8 developer typically those agreements are handled 9 through mutual access agreements which caveat the 10 property, and the City and the condo are part of 11 it, and they can't be changed without 100 percent 12 consent. So I would explore some method like that. 13 But, again, I'm speaking just as a developer, not 14 on behalf of the City. 15 I'm not sure if there's anyone in the City 16 that can answer that question for you, Neil. I'll 17 throw it over to them and see if there is. 18 MS. MITCHELL: Lenore Mitchell. Dave, you're right. We 19 would look at caveat. And at this point, we really 20 haven't had that discussion, so I think it's a good 21 point Neil has made and something we can further 22 explore. 23 MR. HAUT: Okay. Thank you, Lenore. 24 NEIL KOROTASH: Thanks very much. What's the procedure 25 here. I've got a couple more questions. Do I go</p> <p>Page 32</p>
<p>1 couple of minutes and then I caught the rest. So 2 am I to gather that you've chosen Option B? That's 3 the one that you're proceeding with I'm assuming 4 because that's what the rest of the presentation 5 was about? 6 MR. HAUT: Yeah, that's correct. I mean, we've reduced 7 the heights, tweaked it somewhat. But in 8 substance, yes. 9 NEIL KOROTASH: Okay. Thanks. So I guess a couple 10 questions about that. The Red Willow Trail access 11 looks fantastic. I love the connectivity there. 12 But I guess -- I don't know if this is a question 13 of you, Dave, or of the City or even if it's 14 appropriate for this forum here, but long term, 15 that connectivity that you're showing for Red 16 Willow Trail system, that would be owned by the 17 development, would it not? That's not City 18 property? And so long term, what guarantees the 19 City access to that if it does become incorporated 20 into the Red Willow Park Trail system? 21 And I'm just thinking. I know we were in 22 Toronto this summer, and there was lakefront 23 property there that used to be connected to the 24 trail that the private condo development has 25 decided they no longer want connected. So you kind</p>	<p>Page 31</p> <p>1 back in the queue or do I keep going? 2 MR. HAUT: Let's flip it over to Rob. Rob, what do you 3 think? 4 MR. BROSSEAU: I only have a few hands up, so based on 5 that, why don't you do one more, Neil, and then we 6 can transition to the next person on the list. 7 NEIL KOROTASH: Okay. Sure. The next question I have, 8 I know you spoke about the one building there with 9 the restaurant and the patios facing the -- one 10 patio, the one restaurant facing the river. But if 11 I look at -- and I don't have the plans right in 12 front of me, but the large building, the one that's 13 stepped back, the main building there, if you will. 14 The first floor of that or the river-facing side of 15 that on the first floor, is that all intended to be 16 residential? 17 And I guess where I'm going with that is, 18 you know, we don't have anywhere in the city right 19 now where we have any kind of river-facing patio, 20 any kind of river-facing commercial. We don't have 21 many opportunities left to do that. And so I guess 22 my concern or feedback would be with the one -- 23 you've got the one building, one restaurant, that's 24 excellent. But, I guess, my preference or my -- 25 you know, my feedback would be to have more of that</p> <p>Page 33</p>

<p>1 commercial, that river-facing commercial along the 2 first floor of that main building as well. But am 3 I to understand that what you're proposing is all 4 residential there? 5 MR. HAUT: No. The corner of it has commercial as well. 6 At this stage, the commercial -- so we have the 7 restaurant and then it flows across -- restaurant, 8 flows across the village square, goes into the 9 residential building, but the main floor of that 10 residential building on that end cap is commercial. 11 So it's not the entire length, but it is a good 12 chunk. 13 NEIL KOROTASH: Just the end cap? Nothing on the 14 river-facing side or on the trail-facing side? So 15 nothing along -- like, where it says -- yeah, I see 16 the blue on the map there now. So that's the only 17 commercial in that building, right? 18 MR. HAUT: Yeah, that's right. 19 NEIL KOROTASH: Okay. I've got a couple more, but I can 20 go back in the queue there if you want. 21 MR. BROSSEAU: Yeah. Just put your -- I'll just disable 22 your talking and just put your hand back up and 23 we'll put you back in the queue. 24 NEIL KOROTASH: Sure, yeah. 25 MR. BROSSEAU: Thank you. All right. Now we're moving</p>	<p>Page 34</p> <p>1 MR. HAUT: Okay. Thanks for the question, Robyn. We 2 will certainly do that, and, again, I sound like a 3 broken record. Once we get the -- we know exactly 4 what it's going to do, we will spend the money and 5 get those renderings and include Botanica in there. 6 But I can address your hill comment. And 7 you're right, there's a significant grade to that 8 site. But when we say 11 floors and when the City 9 measures a building, they find the absolute lowest 10 point which would be on the river downside of the 11 hill, and that's the point they start from and go 12 up 11 from there. So as the hill goes up, we don't 13 get 11 floors at the top of the hill. Let's assume 14 the hill is five floors big. Then at the top of 15 the hill, we're only allowed six. So the City 16 measures from the very lowest point to the very 17 highest point, and you can't exceed it regardless 18 of ground elevation. 19 ROBYN: Okay. Thanks. 20 MR. BROSSEAU: All right. We're moving on to Ruby. 21 RUBY: Hi. Can you hear me? 22 MR. HAUT: Yes, you bet, Ruby. 23 RUBY: First, thank you for doing this presentation and 24 thank you for listening to the citizens. I think 25 this is a huge step forward. I have two questions.</p>
<p>1 on to Robyn. 2 ROBYN: Hi, there. Can you hear me? 3 MR. HAUT: Yes. 4 ROBYN: I was wondering if -- because this is a -- a 5 hill essentially. It goes down low from Botanica 6 all the way up the Oakmont hill. If we can get a 7 rendering with that being used. Because clearly 8 you're not going to make a big wall and level it 9 flat like Botanica. Because as of right now, you 10 know, 11 floors doesn't sound so crazy or 15 floors 11 doesn't sound so crazy high when you're comparing 12 it to Botanica, but with it being on a hill, it's 13 going to look way taller than what it -- what 14 you're proposing. And so I'm wondering, is there 15 any drawings or anything allowing for us to see how 16 high those buildings really are going to be 17 compared to Botanica? I guess that's the only 18 thing we can compare it to now because that's the 19 tallest building on the site. 20 And if you could also in those renderings 21 you've made have Botanica standing tall? Because 22 right now it just looks like a flat parking lot. 23 So if you could, you know, somehow incorporate that 24 for us because 11 and 15 floors is going to look 25 like 20 to 25 when it's on a big, huge hill.</p>	<p>Page 35</p> <p>1 First around this property is and the red barn and 2 the legacy of the Hole family. I have haven't seen 3 anything in this presentation that mentions them or 4 any incorporation of the historic value of the red 5 barn in this property. 6 And my second question is at one time there 7 was some talk of seniors housing, and does that 8 form any part of this? 9 MR. HAUT: So a couple good questions there, Ruby. The 10 Hole's legacy is something that we do want to 11 honour. Like, most people in St. Albert, I've had 12 interactions with Lois myself, and she really was a 13 special person. So we will put aside an area. I 14 haven't done anything on the plans yet, but as they 15 come forward and get more evolved, you will see 16 that. 17 And the seniors component, absolutely. That 18 was -- that was one of the things that came out 19 really strong as needed is not assisted living but 20 really independent seniors. If they choose to have 21 a meal, they can. If they don't, they don't want 22 to. They can get housekeeping if they want or not. 23 We see that as being part of the vision here. Now, 24 whether that's a part of the larger condo building 25 or whether it's some lofts up above, we're not sure</p>

<p>1 yet, but there is absolutely a need for seniors. Page 38</p> <p>2 RUBY: Perfect. Thank you.</p> <p>3 MR. BROSSEAU: All right. We are going to Jerry. Go</p> <p>4 ahead, Jerry.</p> <p>5 MR. HAUT: Sorry, Jerry. You're muted there. I can't</p> <p>6 hear you.</p> <p>7 JERRY HUSAR: Okay. Sorry.</p> <p>8 MR. HAUT: How many times have we had this conversation?</p> <p>9 JERRY HUSAR: Hi, Dave, Rob. Yes, like Neil before, I</p> <p>10 have a few questions. I won't take up more than my</p> <p>11 two minutes, and I'll go back in the queue. First</p> <p>12 a comment. All of the renderings that were part of</p> <p>13 this presentation showing the walkable, livable</p> <p>14 area, I notice all were in the summertime in the</p> <p>15 one or two nicest days of the year. There was no</p> <p>16 mention or renderings that showed what it would be</p> <p>17 like in wintertime, which is at least half the</p> <p>18 year.</p> <p>19 The question that I have for you is that you</p> <p>20 mentioned the survey. And will the public be</p> <p>21 seeing the results of the survey per each question</p> <p>22 and will those results, if they are provided to the</p> <p>23 public, show the answers from the neighbouring</p> <p>24 communities versus the city at large?</p> <p>25 MR. HAUT: Okay. A couple of questions there, Jerry.</p>	<p>1 were directly from the summary that Y Station gave Page 40</p> <p>2 us, and we didn't edit them at all.</p> <p>3 JERRY HUSAR: Okay. My first two minutes aren't up. I</p> <p>4 want to make another comment. You had mentioned</p> <p>5 that you will be carrying out a traffic impact</p> <p>6 analysis in the coming weeks or so. Traffic</p> <p>7 obviously is a huge issue. It always has been for</p> <p>8 this area. We understand that the traffic at the</p> <p>9 intersection has already reached capacity. That's</p> <p>10 before the introduction of any development on</p> <p>11 Riverbank Landing. We also are aware that the City</p> <p>12 did a request for proposal for improvements to the</p> <p>13 intersection, the Boudreau/Bellerose intersection,</p> <p>14 but those are focussed on safety and not any future</p> <p>15 development including that which may be north of</p> <p>16 the city since the annexation.</p> <p>17 MR. HAUT: Okay. All right, Jerry. I think you were</p> <p>18 asking basically how traffic is going to be</p> <p>19 handled, and it's -- once we know what the</p> <p>20 development is, we will do the traffic study. As</p> <p>21 far as the City's stance on what the proposal is</p> <p>22 and what they did, I'm really not qualified to</p> <p>23 speak on City decisions. But what I can tell you</p> <p>24 is last time we did this, there was a number of</p> <p>25 improvements that were recommended in that study.</p>
<p>1 I'll deal with the winter first. Yeah. You know, Page 39</p> <p>2 obviously there is half a year. We want to</p> <p>3 maximize the summer. There's going to be some</p> <p>4 winter features. Like, the covered gazebo will</p> <p>5 help. We also will have a fire feature that people</p> <p>6 can gather around. I don't know if it's going to</p> <p>7 be like what the shops have right now or not, but</p> <p>8 something like that. So it will encourage use in</p> <p>9 winter. But, of course, winter is cold, and it's</p> <p>10 going to be used less.</p> <p>11 The survey, again, good questions. The</p> <p>12 survey wasn't the only tool that we used to assess</p> <p>13 the information. We gathered it from everything</p> <p>14 from surveys, small groups, emails we've received,</p> <p>15 and we've distilled it from there. Now, part of</p> <p>16 the survey was market information, what exact types</p> <p>17 of uses would we like to see here, what's the</p> <p>18 demographics of people we're going after. So</p> <p>19 there's a lot of proprietary business information</p> <p>20 in that survey that we spent thousands and</p> <p>21 thousands of dollars to get. So we're not really</p> <p>22 prepared to release the whole survey because, you</p> <p>23 know, we paid for that intelligence. That's ours.</p> <p>24 What I can tell you is the comments that we</p> <p>25 do use from time to time, like in that one page,</p>	<p>1 Those are improvements, if they need to be done to Page 41</p> <p>2 this development, then we will go ahead and either</p> <p>3 pay for it and (poor connection) depending on the</p> <p>4 rating of the intersection at the time.</p> <p>5 So once we have the development and we know</p> <p>6 exactly what we're going to do here, then the</p> <p>7 traffic study will be done, and it will have the</p> <p>8 recommendations and impact that. Rob?</p> <p>9 MR. BROSSEAU: All right. We are heading to Hugh.</p> <p>10 MR. HAUT: Just before we do that, Rob, I'm getting an</p> <p>11 internet unstable. Am I coming across okay?</p> <p>12 MR. BROSSEAU: You were choppy a little bit there, but</p> <p>13 it seems like it's clear again now.</p> <p>14 MR. HAUT: Okay. All right. That's good. Just let me</p> <p>15 know if it happens again, please.</p> <p>16 MR. BROSSEAU: Okay. Thank you.</p> <p>17 Go ahead, Hugh.</p> <p>18 HUGH: Yeah. Mentioning about the trail that may come</p> <p>19 down along the properties on the north side of the</p> <p>20 river right from your area to the foot bridge on</p> <p>21 the trails. Now, when the original owners on these</p> <p>22 properties built, the City promised that there</p> <p>23 would be no walkway access through the properties</p> <p>24 of Orchard Court to the river valley. Now that was</p> <p>25 not followed. There is a paved walkway between two</p>

<p>1 yards where people do come down through that. <span style="float: right;">Page 42</span> 2 Now, 3 that area, the -- in the area is a huge waterfowl 4 nesting area. There are various types of wildlife 5 that live there. And the place where a trail would 6 have to go is going to greatly impact the privacy 7 and security of the properties along the river. 8 And I'd kind of like to know what your 9 feeling is on that. The wildlife part of it is 10 important, but the privacy and security and safety 11 of the people that live along that area is 12 important. And could you please comment? 13 MR. HAUT: Sure. All right. Thanks. Good question, 14 Hugh. I mean, obviously that's City land. So we 15 can't guarantee that they will connect the trail 16 there. Our perspective is that right now there's 17 this gap between our property and then the homes at 18 Oakmont and I see, you know, refuge and all sorts 19 of stuff in there right now that's left as sort of 20 a wild area, but it's being used by who knows what, 21 kids or transients. I have no idea. But I've seen 22 a lot of garbage. I've seen a lot of just not 23 proper care. I believe that if we beautify the 24 whole area, it's a benefit to everyone. 25 Now, the trail system, we'll just build it in such a way that it can be connected. I'm not</p>	<p>1 MS. BENNETT: Sorry. I'm just trying to make sure that <span style="float: right;">Page 44</span> 2 I can be heard. For those of you that know me 3 already, I'm Suzanne. I'm one of the planners in 4 our planning department. And, Bill, you wanted to 5 know the timelines of when this would, sorry, get 6 to Council or -- 7 BILL SOKOLIK: Yes, and the various steps in the 8 process. 9 MS. BENNETT: It would mostly be the same as before 10 where we would accept the application. We do 11 circulations both internally and externally to 12 residents like yourself. We've got the full 13 mailing list from the last public hearings, and 14 we've got a lot of people on that mailing list that 15 would get notified that an application has come in. 16 We will have all of the application documents on 17 our website again. So making them very easy for 18 any members of the public to take a look at. 19 Timeline-wise, I think it's usually about 20 three months before it gets to first reading. I 21 might have to look at Lenore again for that for the 22 timeline for circulation. And similar to the last 23 time this came in, we've got this kind of buffer 24 around Christmas if this is coming in within the 25 next month or two like Rob has mentioned. Because</p>
<p>1 aware of any promises that the City made or <span style="float: right;">Page 43</span> 2 wildlife studies that may impact, nor has the City 3 made any promises to me saying they will do it. 4 That's their decision. We would like to see a 5 trail connected on the north side, but that doesn't 6 mean that it's going to happen or that we can do it 7 or guarantee it. We just believe that quality 8 development brings up the entire neighbourhood, 9 both safety, esthetics, and security. 10 MR. BROUSSEAU: Excellent. All right. We're moving on 11 to Donna. 12 BILL SOKOLIK: Hi, can you hear me? 13 MR. HAUT: Yes, Donna, you bet. 14 BILL SOKOLIK: It's Bill, Donna's husband. So I've 15 logged in under her computer. So my first quick 16 question -- well, first comment will be in order to 17 address Neil's question about the trail system, 18 what you could do is you could dedicate it as 19 municipal reserve, and then it would be in the 20 City's hands. You wouldn't have to worry about it 21 being bantered around between legal agreements. 22 But my question is for staff. And could 23 they outline for those listening the process and 24 the timing that we would anticipate from today 25 forward? And I do have another question when --</p>	<p>1 as we've had the issue before where the holidays <span style="float: right;">Page 45</span> 2 got in the middle of the circulation period. So we 3 always try to work around that as well. But I 4 think we would be probably looking at around three 5 months before we got a report ready and circulated. 6 BILL SOKOLIK: Could maybe one of the other staff be 7 more precise because my recollection of that is 8 once you receive the application, it has to be 9 deemed complete. Once it's deemed complete, then 10 there's the statutory circulations which go to 11 other agencies like natural gas and the school 12 boards and health unit and all that sort of stuff. 13 But then they have, if I remember correctly, about 14 a 30-day turn around. During that I would assume 15 you'd send it out to the public as well. Then you 16 guys need to analyze the input that you get. Say 17 another month there. Then a Council meeting for 18 first reading, and then after that, to public 19 hearing. So maybe somebody has a you know -- 20 MS. BENNETT: When you said "Council", I thought you 21 meant first reading. 22 BILL SOKOLIK: Yeah. Well, let's say Dave gets it to 23 you November 1st. What timing -- 24 MS. BENNETT: Well, you pretty much listed all the 25 timelines. It's -- for LUB it's 20 days for</p>

<p style="text-align: right;">Page 46</p> <p>1 completion. For ASP circulations, it's a 20-day 2 circulation. But like I mentioned and like we did 3 last year, we extended that because of just where 4 the dates fell. We would have that option. 5 So we'd be looking at the 21 days plus 6 mailing of course. It would be 7 days for mailing. 7 So we add that one on there. So that's about a 8 month circulation. And for review, it's really 9 going to depend at this point how different it is 10 from the first application because a lot of this we 11 have seen before. 12 BILL SOKOLIK: Okay. Thanks. That's close, but I'll 13 leave it there. 14 MR. BROSSEAU: Bill, I think -- 15 MS. MITCHELL: I'll just interject. You know, until we 16 get an application, Bill, we can't give 100 percent 17 because we have to look at it first to deem it 18 complete, right. And then it is the 21 days. And 19 sometimes, depending, we might need more 20 information. So, you know, we can't give 100 21 percent until we get going in the process. 22 BILL SOKOLIK: Yeah, yeah. Fair enough. No, that's 23 good. Thank you, Lenore. 24 MR. BROSSEAU: Thanks, Bill. If you could -- if you 25 don't mind, we're going to just move on to the</p>	<p style="text-align: right;">Page 48</p> <p>1 such early drawings to get it so we're not outside 2 the building height schedule. So the idea there 3 was we'll just mandate some steps, but they're 4 going to be a little bit more general in nature. 5 And then we'll go forward with the vision that we 6 have. 7 And I understand that that might give you a 8 little bit of unease. I'm not sure of another way 9 to do it. And one thing that I guess would maybe 10 help appease your unease is if you go back to the 11 early days of Botanica and have a look at our very 12 first water colourings and then have a look at what 13 we built. And those were pre-zoning. We built 14 pretty much what we said we're going to. 15 So I can see if there's a better way to give 16 more assurance and still give us the ability to 17 build off of such preliminary drawings. Because 18 the problem is that you go off these concepts and 19 you get zoning, and then the drawings advance, and 20 then you get your development permit. So it's a -- 21 I don't know. It's a bit of a strange process. 22 But I'll have a look, see if we can refine it a 23 little bit better. 24 SANDY CLARK: Okay. And my last question is all of 25 these heights that you're indicating, you've</p>
<p style="text-align: right;">Page 47</p> <p>1 next. If you put your hand back up, we'll try to 2 get back to you. Thank you so much. 3 BILL SOKOLIK: Okay. 4 MR. BROSSEAU: All right. And we are going to Sandy. 5 Sandy, go ahead. 6 SANDY CLARK: Hi, Dave, Rob. 7 MR. HAUT: Hi, Sandy. 8 SANDY CLARK: You've mentioned that you're going to do 9 another traffic study. I would ask that that 10 traffic study incorporate both pre- and post-COVID 11 traffic numbers because who knows where we're going 12 to be in a few months, whether we'll be locked down 13 again. 14 And, secondly, your building height schedule 15 in the -- I'm going to make reference to your 16 larger building as the V-shaped building. In the 17 bottom of the 'V' you've indicated on your 18 conceptual plan that it's going to be five floors, 19 but on your building height schedule, you've 20 indicated it's going to be eight. So can you speak 21 to the discrepancy there? 22 MR. HAUT: Yeah. Yeah. Absolutely I can, Sandy. We 23 need to be able to put a schedule in place that we 24 can stick with a vision and actually build. And I 25 don't know how to do such survey precision off of</p>	<p style="text-align: right;">Page 49</p> <p>1 indicated that there is underground parking. So 2 where you're at 11 floors or 15 floors, does that 3 incorporate the underground parking or is that in 4 addition to? 5 MR. HAUT: It includes -- and correct me. I'm not sure 6 if there's anyone from administration that can 7 answer this question better than me or, Rob, you 8 might know. My understanding is the minute the 9 foundation comes above the ground, at the lowest 10 possible point, it's measured from there to the 11 highest possible point. So if all the parking is 12 underground and doesn't poke above, it doesn't 13 include it. But if the parking poked above the 14 ground, then it would include it. 15 SANDY CLARK: So if you have one floor of parking that 16 poked above the ground, then you would have ten 17 floors of residential and one floor incorporated in 18 your 11 floors? 19 MR. HAUT: Correct. 20 SANDY CLARK: Okay. And my last comment/question, I 21 appreciate the fact that you've reduced that one 22 corner to 11 floors, and it looks like it's going 23 to be about three sections of 11 floors and then 24 step down. What is the transition between that and 25 the townhomes that you're proposing? Because it</p>

<p style="text-align: right;">Page 50</p> <p>1 doesn't seem to me that that's going to be very 2 appealing for people to buy a townhome that's 3 shaded by an 11-floor building. 4 MR. HAUT: Yeah. Another good comment. The transition 5 is really landscaping and then the townhomes. 6 They're back quite a ways from the building, and 7 the shade we feel moves fast enough that there will 8 be people that don't view that as a detriment. 9 But, yeah, the transition is landscaping. There's 10 no other building in between there. 11 MR. BROSSEAU: Excellent. Thanks, Sandy. We're going 12 back to Ken. Go ahead, Ken. 13 KEN CRUTCHFIELD: Okay. I appreciate this -- I would 14 just echo, like others have, that it's good to have 15 this type of a briefing. I just want to clarify 16 this issue about the relationship on the control of 17 building height. Dave, I believe you mentioned 18 that where the building first comes out of the 19 ground, it's from that point to the top of the 20 building that -- or the top of the building -- when 21 you say 11 storeys, we're talking about the lowest 22 point and 11 storeys above it, correct? 23 MR. HAUT: That's right. No matter where that 11 24 storeys is. So from the very lowest to the very 25 highest. Not including things like a mechanical</p>	<p style="text-align: right;">Page 52</p> <p>1 is the Botanica building on that -- I guess, the 2 southeast corner of that Botanica II? 3 MR. HAUT: That's ten floors. 4 NEIL KOROTASH: So given that that's ten floors, 15 5 floors -- I mean, I appreciate the staggering, the 6 green roofs. That all looks fantastic, and it will 7 certainly help. But I'm still concerned about just 8 that length of that building and the massing up 9 against the river and what it looks like from the 10 riverside, from the park, from the Red Willow Trail 11 system. And so maybe when it goes to Council, 12 maybe when it's presented, if there's an 13 opportunity to have a view -- I know you've got a 14 concept drawing on the website there, but something 15 that -- what is the building going to look like 16 from the trail, from that south side of the 17 building or even from the river, and how high that 18 building reaches up. 19 So I guess -- I don't know. That's my 20 concern is just the massiveness, the literal 21 massiveness, of that building up against the river. 22 So anything you can do to break that up and try and 23 reduce sort of the starkness of the impact like 24 Botanica II has on the river valley would be 25 preferential in my opinion.</p>
<p style="text-align: right;">Page 51</p> <p>1 penthouse, but real floors, yes. 2 KEN CRUTCHFIELD: Oh, so a mechanical -- like, on the 3 top of that second face of Botanica? Those top 4 towers, they weren't included in part of the 5 building height? 6 MR. HAUT: No. Mechanical stuff isn't included in 7 building height. So, I mean, if it's a substantial 8 structure, it would be. But as a rule, things like 9 chillers or just a little penthouse to house a 10 boiler are not included in building height, but 11 they're just -- they're very, very small. 12 KEN CRUTCHFIELD: Okay. Thank you. 13 MR. BROSSEAU: All right. And we're going on to Neil. 14 NEIL KOROTASH: Thanks very much. I guess probably more 15 of a comment and maybe a request than a question 16 here. Just some feedback. I'd intended -- logged 17 in tonight intending to support Proposal A just 18 because I liked the building massing better up 19 against the river. And I'm a little bit concerned 20 with Proposal B just with the size of the building 21 fronting the river. You know, I really like the 22 Botanica development from the parking lot side. 23 But having spent a lot of time on the river this 24 summer, it's quite startling from the river how 25 massive the Botanica building is. How many floors</p>	<p style="text-align: right;">Page 53</p> <p>1 MR. HAUT: Yeah. No, and I appreciate that comment, 2 Neil. I've looked at Botanica II and thought the 3 same thing myself. So this building, we certainly 4 will provide you with a very detailed -- when it 5 goes to City Council or even with our application a 6 very detailed rendering of what it's going to look 7 like. 8 This building has a couple unique features 9 to help break that mass up, and one of them is that 10 it's -- well, three of them I guess. So it steps 11 down along the river. It also steps out towards 12 the river, so it's not a straight wall. And then 13 what Arc and Stephen have done is such a fantastic 14 job is it also steps down from the building itself. 15 So the parking lot side is actually a little higher 16 than the subsequent face below. So on the river, 17 you have stepping in one, two, three directions, 18 and those are all rimmed with planters. It will be 19 a good-looking building. 20 But I do hear your concern to reduce the 21 mass, and it's something that we've heard before, 22 so we'll have a good look at it and see if there's 23 anything else we can do as well. 24 NEIL KOROTASH: Thank you. 25 MR. BROSSEAU: All right. And we are going on to Andy.</p>

<p>1 Go ahead, Andy. <span style="float: right;">Page 54</span></p> <p>2 MR. HAUT: Sorry, Andy. I think you're on mute.</p> <p>3 ANDY: I got it there. Okay. Thank you. I'm</p> <p>4 interested in just a little more info on the</p> <p>5 traffic study that Jerry spoke about. That is, is</p> <p>6 there a projection of timeframe? Like, a ten-year</p> <p>7 and a 20-year projection in that study?</p> <p>8 MR. HAUT: Yeah. So we haven't done a traffic study for</p> <p>9 this one, but on our old proposal it went out, I</p> <p>10 believe, 30 years and encompasses all the ancillary</p> <p>11 areas and all the forecasted growth.</p> <p>12 Rob, is it 20 or 30 years? Do you know off</p> <p>13 the top of your head?</p> <p>14 MR. BROSSEAU: I think it was 30, and then they do a</p> <p>15 multiplier of a certain percentage every year over</p> <p>16 that year of forecasted growth coming down the</p> <p>17 roads that connect to it.</p> <p>18 ANDY: Okay. Good. Also being a very outdoorsy person,</p> <p>19 I walk the trail on the north side of the river, so</p> <p>20 I'm very interested in the trail development that</p> <p>21 you've proposed, and in addition, I feel that the</p> <p>22 -- it should be coordination with the City. Mayor</p> <p>23 Heron explained that she knew -- felt that the</p> <p>24 citizens were all interested to have that trail</p> <p>25 developed. I feel that they should be tied</p>	<p>1 -- what my expectation would be. So your proposal <span style="float: right;">Page 56</span></p> <p>2 looks like it might be a little bit higher, and it</p> <p>3 takes away quite a bit from that type of trail</p> <p>4 development. That's all the questions I have.</p> <p>5 MR. HAUT: Yeah. Okay. And, I mean, you bring up a</p> <p>6 good comment, Andy, and it's one of the things that</p> <p>7 we always wrestle with. So there is a portion</p> <p>8 certainly that's higher, and there's a big portion</p> <p>9 that's lower. And we're trying to reduce the mass</p> <p>10 of the building. So if we drop the whole thing to</p> <p>11 ten storeys or so, we could likely have the same</p> <p>12 density. But it wouldn't be as interesting. So</p> <p>13 we're wading those two things. So I appreciate</p> <p>14 your comments like that. It will help us determine</p> <p>15 what's the best course to go forward.</p> <p>16 MR. BROSSEAU: Excellent. We're moving on to Ruby.</p> <p>17 RUBY: Hi. I just -- with regard to the traffic, the</p> <p>18 City is currently in the process of having a</p> <p>19 consultant review and make recommendations on a</p> <p>20 huge traffic study that's already been done. So</p> <p>21 the current recommendations that will be going</p> <p>22 forward, in my understanding, to City Council soon</p> <p>23 is that all residential area speeds will be reduced</p> <p>24 to 40, arterial roads, for the most part, will</p> <p>25 increase to 60.</p>
<p>1 together and not proceed with one without having <span style="float: right;">Page 55</span></p> <p>2 put together a full plan so that you don't, years</p> <p>3 later, take a look, oh, we've got this darn</p> <p>4 bottleneck we haven't thought about. We should</p> <p>5 have did that a lot earlier. I feel the City</p> <p>6 should be involved in planning that out right now</p> <p>7 along with your development plan.</p> <p>8 MR. HAUT: I'm meeting with the mayor tomorrow, and I</p> <p>9 will pass that along. I know she's passionate</p> <p>10 about the trail. She hasn't made any commitments</p> <p>11 or anything like that. But I know that it's near</p> <p>12 and dear to her heart. And it just makes sense.</p> <p>13 If we can plan it, why won't we? So we're talking,</p> <p>14 anyways, is what I can say right now.</p> <p>15 ANDY: Okay. Good. And, lastly, the heights that are</p> <p>16 proposed in your scheduled development, I was</p> <p>17 looking at those schedules, and I slip on the name</p> <p>18 of the person who asked about a rendering of the</p> <p>19 buildings with the current Botanica height. I</p> <p>20 think that would be quite important for us to be</p> <p>21 able to visualize that. I currently -- as I said,</p> <p>22 I currently walk the trail along the river, the</p> <p>23 grassy trail behind the foot bridge, Orchard Park</p> <p>24 Development, and I think that that -- the height of</p> <p>25 the current Botanica, for me, that kind of is the</p>	<p>1 And so that arterial increase in speed goes <span style="float: right;">Page 57</span></p> <p>2 from Evergreen up the hill past Oakmont and Erin</p> <p>3 Ridge. The road narrows to one lane each way in</p> <p>4 that area. Some changes have been made and are</p> <p>5 being made along the roadway to create trail</p> <p>6 crossways -- crosswalks, formal crosswalks, instead</p> <p>7 of just walking through the ditch from Erin Ridge</p> <p>8 to Oakmont by Eldorado Drive. That's already</p> <p>9 complete. They do need to put in the push-button</p> <p>10 flashing signals.</p> <p>11 But with regard to this development and the</p> <p>12 increase in traffic, is there a plan or is the</p> <p>13 developer working with the City for the need for</p> <p>14 basically two turning lanes at Boudreau and</p> <p>15 Bellerose from Bellerose onto Boudreau south and</p> <p>16 two lanes to go straight through? Because at the</p> <p>17 present time with no development and Botanica II</p> <p>18 not fully occupied, many, many times you can't even</p> <p>19 get through the light at Evergreen if you wish to</p> <p>20 turn left onto Boudreau. You wait two or three</p> <p>21 lights because the turn -- the second lane -- the</p> <p>22 two lanes going straight through are backed up with</p> <p>23 people wanting to turn that can't get into the</p> <p>24 turning lane. So that really needs to be addressed</p> <p>25 as well as the synchronizing of the traffic lights.</p>



<p>Page 58</p> <p>1 MR. HAUT: Yes. I can't speak to this proposal because</p> <p>2 we don't have the traffic study done yet. But on</p> <p>3 our previous proposal, the double left-turn lane</p> <p>4 from Bellerose onto Boudreau -- I always get those</p> <p>5 two roads mixed up. I think I got it right this</p> <p>6 time. That was one of the recommendations. And so</p> <p>7 those recommendations will come out. I don't see</p> <p>8 why it wouldn't be a recommendation this time</p> <p>9 around. But, again, the study will be done once we</p> <p>10 know exactly what we're building.</p> <p>11 MR. BROSSEAU: All right. We are going to Natalie.</p> <p>12 MR. HAUT: Hi, Natalie. I think you're on mute still.</p> <p>13 NATALIE: Sorry. Can you hear me now?</p> <p>14 MR. HAUT: We can hear you now.</p> <p>15 NATALIE: Okay.</p> <p>16 MR. HAUT: (Inaudible) you're on mute. How did you do</p> <p>17 that?</p> <p>18 NATALIE: I have no idea. I think it was magic.</p> <p>19 MR. HAUT: Okay.</p> <p>20 NATALIE: Sorry about that. My question also relates to</p> <p>21 the traffic study. I'm just curious if that</p> <p>22 traffic study will be done in advance of your</p> <p>23 application to the City and if that will form part</p> <p>24 of the package that's submitted to them?</p> <p>25 MR. HAUT: Yes and yes.</p>	<p>Page 60</p> <p>1 City. But we do have the ability to make those</p> <p>2 improvements. And if the traffic study says you</p> <p>3 just fit this, we won't do it. We would be silly</p> <p>4 to. People can't get in, we can't sell.</p> <p>5 NATALIE: Right. Okay. That's helpful. Thank you. I</p> <p>6 think I did have one further follow-up but can't</p> <p>7 think of it at the moment. So if it comes to mind,</p> <p>8 I'll raise my hand again.</p> <p>9 MR. HAUT: Thank you.</p> <p>10 MR. BROSSEAU: Thanks, Natalie. All right. We're going</p> <p>11 to go back to Donna or I think it was Bill actually</p> <p>12 that was talking.</p> <p>13 BILL SOKOLIK: Hi. It's Bill again. Hi, there. First</p> <p>14 question, the City is undergoing an annexation</p> <p>15 that's going to occur sometime in the next six</p> <p>16 months to a year I would say. It looks like</p> <p>17 there's agreement with Sturgeon County. In that</p> <p>18 annexation area, there's some area to the east of</p> <p>19 the City that will enter the City from on</p> <p>20 Bellerose. Do you think you will have to take that</p> <p>21 into consideration with your traffic study?</p> <p>22 MR. HAUT: I know that the traffic -- the last traffic</p> <p>23 study did capture traffic coming from Sturgeon</p> <p>24 County. So they -- it's really, really very</p> <p>25 comprehensive. I'm going to say two things here</p>
<p>Page 59</p> <p>1 NATALIE: Okay. Excellent. So just on that note, one</p> <p>2 further follow-up question. So if that traffic</p> <p>3 impact assessment shows improvements that are</p> <p>4 required that are not necessarily viable within the</p> <p>5 road right of way that's there or you can't meet</p> <p>6 certain level of service requirements, would</p> <p>7 adjustments then be made to the development to be</p> <p>8 able to meet that or would the development be</p> <p>9 restricted until improvements such as that could be</p> <p>10 made? Just curious about that.</p> <p>11 MR. HAUT: Yeah. So a couple things there. So any of</p> <p>12 the costs related to development specific</p> <p>13 improvements are generally borne by the developer.</p> <p>14 We're not going to go ahead with this if we can't</p> <p>15 get people in and out. It's going to be a massive</p> <p>16 fail. It will be like the Cameron developments.</p> <p>17 What was it? South Edmonton Commons before they</p> <p>18 put that overpass in. Nobody wants to go there.</p> <p>19 So it's in our best interests to make sure</p> <p>20 that the traffic works. So let's wait and see what</p> <p>21 the traffic study does. And if there's</p> <p>22 improvements that are development specific, we pay</p> <p>23 for them. Sometimes if there -- you know, a little</p> <p>24 bit of shared things, it's failing right now, we</p> <p>25 would make it go worse, we share costs with the</p>	<p>Page 61</p> <p>1 that are likely going to get me shot, but I'm going</p> <p>2 to say them anyways because I think they're</p> <p>3 important to remember. One of the comments in the</p> <p>4 traffic study was that while this development is a</p> <p>5 significant development, when you factor in the</p> <p>6 overall growth that's forecasted in the whole</p> <p>7 region, it doesn't really impact it that much.</p> <p>8 There's improvements we have to make as a result of</p> <p>9 this development, but it's not a major contributor</p> <p>10 to the traffic flow through all of St. Albert.</p> <p>11 The other one is that 127th Street has to</p> <p>12 come online sometime. It just has to. Now, it's</p> <p>13 going to be five years or ten years or 15 years. I</p> <p>14 don't know. But when that comes on, then really</p> <p>15 the traffic issues get resolved. We're starting to</p> <p>16 see some of the north part of that on Ray Gibbons</p> <p>17 Drive go in.</p> <p>18 The chunk that's in Sturgeon County is a</p> <p>19 bottleneck right now. The overpass is all there</p> <p>20 for the Anthony Henday, so maybe this annexation</p> <p>21 will help speed that up. I'm not sure. But that's</p> <p>22 the long-term solution.</p> <p>23 BILL SOKOLIK: Thanks very much. And I agree with you.</p> <p>24 If 127th Street were to happen, it would make</p> <p>25 things a lot easier for this development and others</p>

<p>1 in Oakmont. Page 62</p> <p>2 I'm going to go back to the Y Station</p> <p>3 survey, and several of us participated in that.</p> <p>4 And you're now indicating that the information is</p> <p>5 proprietary, and I don't believe that the prelude</p> <p>6 to the survey indicated that we were providing</p> <p>7 information for marketing purposes or development</p> <p>8 purposes but more so for future development. So I</p> <p>9 just want to question again, Dave, on, I guess, the</p> <p>10 optics of you keeping that under wraps and from any</p> <p>11 of us I believe to questions about what's contained</p> <p>12 there that you don't want to share.</p> <p>13 MR. HAUT: Sure. And I got a few comments on that. And</p> <p>14 I get where you're coming from. But the whole</p> <p>15 thing sort of changed halfway through. So</p> <p>16 originally we were going to do these design</p> <p>17 charrettes, and then we got Y Station involved to</p> <p>18 be a facilitator, and they said, look, our</p> <p>19 association says you can't do these design</p> <p>20 charrettes right now. We're not going to do it.</p> <p>21 You should do a survey.</p> <p>22 So we worked with a focus group, and they</p> <p>23 said, okay, fine. Let's do the survey. We</p> <p>24 presented the survey. And then they said, we don't</p> <p>25 like the survey. We're not talking to you anymore,</p>	<p>1 MR. HAUT: You bet. Page 64</p> <p>2 LEIGH RITCHIE: Awesome. Okay. So I know there's been</p> <p>3 a lot of discussion around the height, and I'm not</p> <p>4 going to dwell on it, but I just wanted to echo</p> <p>5 some sentiments that were brought up with regards</p> <p>6 to relating the height in your proposal to the</p> <p>7 Botanica. I think it would be very valuable to be</p> <p>8 able to see in relation how that would actually</p> <p>9 stand and what the visual would look like.</p> <p>10 I know Robyn was the first one that</p> <p>11 mentioned that, and Andy echoed that as well. So</p> <p>12 I'm just putting my hand up to say that I agree</p> <p>13 with that, and it would be really nice to see that</p> <p>14 visual.</p> <p>15 MR. HAUT: Yeah.</p> <p>16 LEIGH RITCHIE: Then the second and my actual question.</p> <p>17 And forgive me if this is something that you've</p> <p>18 already discussed in your previous proposal. But I</p> <p>19 know you've mentioned moving from direct control to</p> <p>20 direct control mixed-use. And my worry is that I</p> <p>21 don't understand this stuff, and if we are now</p> <p>22 agreeing to a rezoning without fully understanding</p> <p>23 what that rezoning means, it worries me that we're</p> <p>24 signing off on something that we don't get.</p> <p>25 So my -- I guess my actual question would</p>
<p>1 and we disagree, and they left. Well, now we're in Page 63</p> <p>2 a scenario where we have to look at the survey and</p> <p>3 say, well, now what do we do? So we decided to use</p> <p>4 the survey for -- at that point it changed. We</p> <p>5 decided to use the survey for marketing information</p> <p>6 as well as gathering information. And this isn't</p> <p>7 really development by vogue. We want as many ways</p> <p>8 for people to communicate to us as we can so we can</p> <p>9 take all these ideas. There's no reason a survey</p> <p>10 is more valuable than someone that sends me an</p> <p>11 email or people that participate in this meeting.</p> <p>12 And so we take all this information that we</p> <p>13 gather, we discern it as best we can, and we say,</p> <p>14 we think this is acceptable. Ultimately it's still</p> <p>15 up to City Council.</p> <p>16 BILL SOKOLIK: Yeah. I would just conclude with the</p> <p>17 optics of you not sharing it and the fact that I</p> <p>18 completed a survey that I felt was going to be</p> <p>19 public -- and maybe I didn't fully read the</p> <p>20 prelude -- leaves with me with a bad taste in my</p> <p>21 mouth.</p> <p>22 MR. HAUT: Okay.</p> <p>23 MR. BROSEAU: All right. We are going to Leigh.</p> <p>24 LEIGH RITCHIE: Hi, there. It's actually Leigh. Can</p> <p>25 you guys hear me?</p>	<p>1 be, is this the only way that we can have Page 65</p> <p>2 commercial building space in this area developed or</p> <p>3 I guess -- yeah. What does that -- what does it</p> <p>4 really mean if we're moving from a direct control</p> <p>5 to direct control mixed-use?</p> <p>6 MR. HAUT: Okay. I'm going to answer your easy question</p> <p>7 first and say we will commit to doing a rendering</p> <p>8 with Botanica in there. We agree with you. We</p> <p>9 just don't want to spend a whole bunch of money on</p> <p>10 something we're not going to do. Once we know what</p> <p>11 we're doing, we will do that.</p> <p>12 LEIGH RITCHIE: Wonderful.</p> <p>13 MR. HAUT: The zoning, Suzanne or Lenore, do you want to</p> <p>14 take that, or do you want me to have a stab at it?</p> <p>15 MS. BENNETT: I'll start off because I know zonings get</p> <p>16 a little complicated especially the naming of these</p> <p>17 two particular ones. So direct control as a zone,</p> <p>18 the way that St. Albert has it is the zone itself</p> <p>19 is pretty much a carte blanche where Council can</p> <p>20 say how development should be built, should be</p> <p>21 designed, and should be planned out.</p> <p>22 As it is right now, the zoning on these</p> <p>23 three properties is direct control, which would --</p> <p>24 to develop under a direct control, the district it</p> <p>25 is right now, the applicant would have to go to</p>

<p>1 Council basically with a development permit 2 application and have all of their architectural 3 building drawings done, know all of their servicing 4 plans, and a lot of intricate details, which they 5 could do. It would take a lot more of engagement 6 before they get to that point, but it's an option. 7 The direct control mixed-use zone does have 8 a list of permitted uses which are -- some places 9 call them a "by right use" where as long as you 10 meet the heights and the setbacks and all of the 11 architectural details, you will get that permit. 12 It also includes some discretionary uses, which 13 are, like, the maybes. Maybe you can get it, maybe 14 not depending on if the site can handle it, if 15 there's enough setback, doesn't negatively affect 16 adjacent landowners too much, that type of thing. 17 There is options where the applicant could 18 chose to maybe split up the site and zone partially 19 commercial, partially residential so that you would 20 get something similar to that. The diagram that 21 was in, I think, the earlier part of the 22 presentation where it showed a whole bunch of 23 duplexes on one side and a whole bunch of 24 commercial on the other where it sort of splits the 25 uses a little more. A little more strictly I guess</p>	<p>Page 66</p> <p>1 away because we didn't believe that the direction 2 of the survey was ultimately going to be fair, 3 balanced, or unbiased. That's just a comment that 4 I'd like on the record. 5 Possibly somebody from the City can answer 6 this question for me. I'm wondering when a 7 process -- when something is being evaluated, the 8 estimated vehicle trips per dwelling unit, can you 9 tell me what that might be? 10 MS. BENNETT: Sorry, Sandy. I was jotting down some of 11 your comments. Can you repeat the second half of 12 that question? 13 SANDY CLARK: The estimated vehicle trips per dwelling 14 unit. 15 MS. BENNETT: Actually, I do not know that. And we do 16 not have Dean Schick with us. 17 MS. MITCHELL: It depends. So I'm not a traffic 18 engineer. It's Lenore. So, for example, the only 19 number I actually know is single-family residential 20 is about ten to 11 trips per household. And then 21 for apartments and commercial, they have a lot of 22 factors that they put in based on different models. 23 So when the traffic study is done, those numbers 24 would be in there to show you what the count is 25 based on the type of use.</p>
<p>1 I should say. 2 Whereas the mixed-use site is meant to be 3 one full property that is designed to work as a 4 whole. I hope I didn't make that too complicated. 5 LEIGH RITCHIE: Okay. No, thank you. I appreciate 6 that. I just -- you know, from the standpoint of 7 someone who really doesn't know much about this, as 8 I'm sure it's pretty apparent right now, but I 9 just -- it worries me when we're discussing 10 rezoning of a space that's so close to where I live 11 and not fully understanding what we're saying yes 12 to and what the potential implications down the 13 road could be. 14 MS. BENNETT: Yeah. And that's understandable. All of 15 our zones and the entire Land Use Bylaw is 16 available on the City website to view. So even if 17 you want to review that and before you send your 18 comments to the applicant. And if you can't find 19 it, just shoot me an email at sbennett@stalbert.ca, 20 and I can send you a link. 21 LEIGH RITCHIE: Wonderful. Thank you. 22 MR. BROSSEAU: Excellent. And we are going to Sandy. 23 SANDY CLARK: So, Dave, you made a comment about the 24 focus group stepping away. And I'd just like to 25 clarify on the record that the focus group stepped</p>	<p>Page 67</p> <p>1 SANDY CLARK: Okay. So basically at this point in time, 2 if we use the lower of your numbers and expected 3 that that might be a little high, so ten vehicle 4 trips per dwelling unit per day -- 5 MS. MITCHELL: But that's on single family. That's 6 single family, not building. Single family. So 7 that would be a high number. 8 SANDY CLARK: Okay. So if I did, say, eight vehicle 9 trips per dwelling unit over the townhomes versus 10 micro versus the other sizes, that's 2,880 vehicle 11 trips per day in addition to what is already 12 congesting Bellerose and Boudreau. I guess I'm 13 probably expressing concern for a lot of people 14 that 360 dwelling units is still too high for that 15 particular site given the lack of accessibility and 16 the traffic issues that already exist. 17 MS. MITCHELL: So thank you for that comment. And 18 when -- we'll see what the traffic study shows us. 19 Thank you. 20 MR. BROSSEAU: Thank you, Sandy. I'm going to Cynthia. 21 CYNTHIA WOODMAN: Hi there. 22 MR. BROSSEAU: Hi. How's it going? 23 CYNTHIA WOODMAN: Very well, thank you. And thank you 24 for doing -- putting on this presentation and 25 getting our feedback. Basically I don't really</p>
	<p>Page 68</p> <p>Page 69</p>


<p>1 have any questions at this point. I just wanted to 2 echo the concerns of a couple of folks that have 3 already voiced concern about traffic. I'm really 4 happy to hear that you say that you wouldn't go 5 ahead if traffic couldn't be accommodated 6 appropriately. I do fear, though, that if this 7 proposal does go ahead and it would force the 8 widening of Bellerose and to 127th Street and cause 9 a lot of other traffic issues.</p> <p>10 I also kayak on the river and walk along the 11 Red Willow path, and I already have a concern about 12 the Botanica II and its visible impact on the 13 skyline and the river and how it affects the 14 natural feel of that area. So I just wanted to 15 echo. Those are my major concerns is the traffic 16 impact and how it affects the natural area. Thank 17 you.</p> <p>18 MR. HAUT: All right. Thank you, Cynthia. How it 19 affects the natural look or the environment itself 20 or both?</p> <p>21 CYNTHIA WOODMAN: Both.</p> <p>22 MR. HAUT: Okay. Thank you.</p> <p>23 MR. BROSSEAU: Okay.</p> <p>24 MR. HAUT: We will -- for environment protection, we 25 will hire an environmental company. They're a</p>	<p>Page 70</p> <p>1 how are they going to get back down to St. Albert? 2 MR. HAUT: Okay. 3 ROGER: (Inaudible). 4 MR. HAUT: Yes. So what we're proposing here is to put 5 intelligent lighting on the Evergreen Drive so it 6 talks to the Boudreau lights. We are proposing to 7 wind in Evergreen Road, which is the road between 8 our property and Shops at Boudreau and feeds into 9 Botanica. And we're proposing doing a double left 10 on there and then one straight through and one 11 right. So that should allow for enough queueing on 12 the Evergreen Road to get through one set of lights 13 onto Bellerose. Again, this is off of an old 14 study. The new one will come out, but that's what 15 the recommendations were.</p> <p>16 ROGER: Okay. Thank you.</p> <p>17 MR. BROSSEAU: All right. We are going to Julie. 18 Julie, go ahead.</p> <p>19 JULIE DIKIWICH: Yeah. Hi there. I just wanted to 20 point out that I'm echoing Sandy's concerns about 21 the traffic, the future traffic study, because I 22 really think that the numbers right now or what 23 could happen with cold and flu season coming up 24 will drastically affect the amount of traffic on 25 the road.</p>
<p>Page 71</p> <p>1 consulting engineer that will put in 2 recommendations for the course of construction to 3 make sure that we don't negatively impact the 4 wetlands, so that will be in place before we go 5 ahead and build. So that helps at least hopefully 6 alleviate some concern. But thank you for your 7 comments.</p> <p>8 MR. BROSSEAU: Okay. We're going to Roger.</p> <p>9 ROGER: Yes. Hello. Thank you.</p> <p>10 MR. HAUT: Hi, Roger.</p> <p>11 ROGER: Dave, I wonder if you can share a couple of your 12 ideas on how the traffic issue may be handled at 13 the intersection of Oakmont and Bellerose?</p> <p>14 MR. HAUT: Okay. So going off of the previous 15 recommendations, what they recommended was a double 16 left-hand turn lane, an extension of the left 17 queueing lane that is on Bellerose going onto 18 Boudreau, a widening of the intersection at 19 Boudreau and Bellerose, a dedicated right-turn lane 20 north arrow. So it would be two straight-through, 21 two left, one right and extension of the queueing 22 lane is what they recommended for improvements at 23 that intersection on the old proposal.</p> <p>24 ROGER: In the development vehicles have to turn right 25 to go up to Oakmont Drive. So what -- you know,</p>	<p>Page 73</p> <p>1 I'm a little bit confused about how having a 2 double left-turn -- not the double left-turn out 3 of -- out of Botanica, but the two 4 straight-throughs, will that be funneling traffic 5 into the Evergreens?</p> <p>6 MR. HAUT: I'm sorry, Julie. I don't -- the two 7 straight-throughs. I'm sorry. The two 8 straight-throughs are on Bellerose and Boudreau. 9 So they would be two left and two straight-throughs 10 there. It would only be one straight-through for 11 the Evergreen Road.</p> <p>12 JULIE DIKIWICH: To go into Evergreen. And then I guess 13 I just -- I want it known that I still feel the 360 14 is too high for that area even with the traffic 15 intersection improvements that are already coming 16 without that development there. I think that 17 that's just a ridiculous number.</p> <p>18 MR. HAUT: Okay.</p> <p>19 MR. BROSSEAU: All right. We are going to Ken.</p> <p>20 KEN CRUTCHFIELD: Okay. Dave, I appreciate this comes 21 back to the zoning request, and Suzanne provided I 22 think a pretty clear explanation of the difference 23 between direct control, direct control mixed-use. 24 And what my question is pertaining to here is very 25 typically with developers, they take a gamble. You</p>

<p>1 know, it pays your money; it takes your chances. Page 74 2 And the previous owners of these parcels had 3 accepted the zoning that was there. You come as 4 the new owner and you've got a new vision, and 5 you're putting this proposal before the community 6 to go ahead and get some insight before you make a 7 formal application to Council. 8 And having gone through all of this, I guess 9 what I'm concerned about is with a direct control 10 mixed-use -- and it appears to provide you with the 11 flexibility in your negotiations with the planners 12 and administration subsequent that Council 13 approving it is the direct control mixed-use 14 provides the limits, the upper and lower limits, of 15 what the development may be. And in that regard, 16 heaven forbid, but should you get the acceptance 17 and then subsequently get cold feet about following 18 through on the development, to what extent would 19 the subsequent owner of that property be obligated 20 to stick within the concept as you -- the concept 21 limits that you've got out there? 22 Like, you pointed out that the floor footage 23 going from 3.2 down to 1.9. Would this be 24 something that is hard and fast? And maybe it's a 25 question more for the planners, Lenore and Suzanne,</p>	<p>1 just ask this question real quickly. A lot has Page 76 2 been said about extending the Red Willow Trail 3 along the north side of the river, and there was a 4 point made that perhaps through a conversion to a 5 municipal reserve or potentially using as a caveat, 6 has the City ever entered into an agreement with 7 the developer for access easements, which are a lot 8 more binding than a caveat? 9 MS. BENNETT: Well, access easements are registered on 10 title by a caveat. 11 KEN CRUTCHFIELD: Well, legally there's a distinction 12 between a caveat and an easement. 13 MS. BENNETT: Maybe we're thinking of different types of 14 caveats. 15 KEN CRUTCHFIELD: Okay. Well, yeah, I'll hold off on 16 that technicality. I'll back off. Thank you. 17 MR. BROSSEAU: Okay. We are going to Jonathan. 18 JONATHAN MARTIN: Hello. So my big issue is the overall 19 trust in the development, the developer, and as 20 well as it relates to the planning department. So 21 the application would go in, as I understand it. 22 That would change the zoning. And then once 23 Council votes on changing the zoning, the majority 24 of the decisions rely on the planning department 25 within the City. And my big issue is the planning</p>
<p>1 to answer than yourself. Thank you. Page 75 2 MR. HAUT: Sure, Ken. I can answer it or, Suzanne, if 3 you would like to. Okay. There she is. 4 MS. BENNETT: I can try. There was a lot in there. Do 5 you want me to start with the easy part or the 6 switch of ownership? 7 MR. HAUT: I think his big concern -- Ken, correct me if 8 I'm wrong -- is if this zoning goes through and we 9 sell the property, is it binding on the person that 10 buys it? 11 KEN CRUTCHFIELD: Correct. Correct. 12 MS. BENNETT: The zoning would be because if any new 13 owners wanted to do something other than what they 14 can in the DC, then they again would have to come 15 and try and apply for a rezoning. The way we have 16 it right now, we don't really have a way of walking 17 in the concept plan. We talked about that with the 18 applicant when we were looking at directing permit 19 options to see if that was feasible. But right now 20 we haven't found a great solution for locking that 21 concept plan in other than the schedule. 22 MS. MITCHELL: The schedule. Yeah, the height schedule 23 and also he was doing some site-specific 24 notwithstanding clauses. 25 KEN CRUTCHFIELD: Okay. So in that regard, if I may</p>	<p>1 department voted in favour of the previous Page 77 2 proposal, and that really scares, I would say, all 3 residents given that Council voted seven to zero 4 against that proposal. 5 So the -- what kind of assurance do we have 6 that if Council approves some change to direct 7 control mixed-use, what assurances do the residents 8 have to ensure that the planning department isn't 9 going to give you a bit of an open letter to just 10 design and build what you want? 11 MR. HAUT: Good question, Jonathan. On the first 12 proposal, they didn't endorse the whole thing. So 13 there was a couple amendments. One is to change it 14 from DC to DCMU, and the other was the height 15 schedule that was giving the 100 metres, and 16 Planning recommended that they do not give us the 17 height schedule. So they basically chopped us back 18 there, so there was no free slate there. But 19 really the planning department has to work within 20 the parameters of the zoning itself. So the uses 21 that are listed in the DCMU, if we agree to things 22 and Council says, yes, I agree to the amendments, 23 I'd like the 1.9 floor-area ratio, the planning 24 department can't give anything more than that 1.9, 25 so they would have to operate within the four</p>

<p>1 squares that Council approved. Page 78</p> <p>2 JONATHAN MARTIN: I think the Council also did in their</p> <p>3 -- in the public meeting did raise the concern that</p> <p>4 they're just changing the bylaw, but they're</p> <p>5 actually not -- you know, in some ways they</p> <p>6 actually liked your design, but there was nothing</p> <p>7 to bind you to what design build you were going to</p> <p>8 do, and it was just, you know, hey, this was our</p> <p>9 design build for Botanica I and II, and we kept to</p> <p>10 that, so, you know, obviously our name is on the</p> <p>11 plate here to move forward with that. So I'm --</p> <p>12 it's a bit of a "just trust us" sort of thing.</p> <p>13 And, again, I think that the planning</p> <p>14 department, there's questions regarding the</p> <p>15 relationship between the developers and the</p> <p>16 planning department. I would say that.</p> <p>17 MR. HAUT: Well, I would have liked it if they supported</p> <p>18 our previous proposal. You're frustrated with it,</p> <p>19 and so are we. You got to think that there's a way</p> <p>20 that we can bring a proposal forward and say, hey,</p> <p>21 this is the rendering, this is what we want to do,</p> <p>22 this is the way we want to do it. So the easy</p> <p>23 answer to that is direct control because City</p> <p>24 Council then operates as a -- as the -- it replaces</p> <p>25 the planning department. They are the development</p>	<p>1 develop that. I just strongly feel that it needs Page 80</p> <p>2 to work with the surrounding community, and I don't</p> <p>3 see both proposals doing that. So I'll leave it at</p> <p>4 that, and we'll take this up in the next phase.</p> <p>5 MR. BROSSEAU: All right. We are going to Jerry. Go</p> <p>6 ahead, Jerry.</p> <p>7 JERRY HUSAR: Yes. Thank you, Robert. My questions are</p> <p>8 to administration. First, I have three quick</p> <p>9 questions. One is an explanation regarding Section</p> <p>10 1.10 Part 1 of the Land Use Bylaw Subsection 7</p> <p>11 where it talks about an applicant must wait six</p> <p>12 months from the time a proposed amendment was</p> <p>13 refused by Council.</p> <p>14 Second, I would like an explanation over in</p> <p>15 Part 3 of the Land Use Bylaw. The variance</p> <p>16 section, Section 3.14. It talks about the</p> <p>17 development officer having discretion to relax the</p> <p>18 height, setbacks, that type of thing up to 25</p> <p>19 percent, and I wanted to know whether that would</p> <p>20 apply to this development even with a height</p> <p>21 schedule.</p> <p>22 And, thirdly, I note that there's an in-fill</p> <p>23 development guidelines for the City. I realize</p> <p>24 they're for established neighbourhoods, but I</p> <p>25 understand that the City is in the process of</p>
<p>1 officer. So great. Page 79</p> <p>2 So we said, let's do direct control. Well,</p> <p>3 the problem is that that expires in a year, and</p> <p>4 this project is more than a year. So we can't</p> <p>5 start a project under that. So then we're left</p> <p>6 with trying to fit something that is unique inside</p> <p>7 of some standard shells.</p> <p>8 I'll be quiet now and let Suzanne speak.</p> <p>9 You've unmuted there I've noticed.</p> <p>10 MS. BENNETT: Yeah. (Inaudible). To get it really</p> <p>11 nailed down, such as Edmonton does, they really --</p> <p>12 like, for Edmonton, for example, uses a lot of</p> <p>13 direct control extensively through their city, and</p> <p>14 every bit of the development is controlled by</p> <p>15 Council through those direct control permits.</p> <p>16 For a zoning such as this, as I mentioned</p> <p>17 earlier, the mixed-use district has a list of</p> <p>18 permitted uses, discretionary uses. Large</p> <p>19 developments like this have to go through an urban</p> <p>20 design review. There are a lot of parameters that</p> <p>21 our development officers must follow when they are</p> <p>22 issuing any permits.</p> <p>23 JONATHAN MARTIN: So I would leave this as, you know,</p> <p>24 I'm -- I accept that development needs to go in</p> <p>25 that area, and the developer has the right to</p>	<p>1 developing or producing an in-fill development plan Page 81</p> <p>2 and also a river valley development plan. I'd like</p> <p>3 to know the status of those and whether they will</p> <p>4 be available for public view before the application</p> <p>5 is submitted. Those are my questions.</p> <p>6 MS. BENNETT: Sorry. I was muted still. I can start</p> <p>7 with 10.1. So Section 10.1 of the bylaw does state</p> <p>8 that the applicant cannot apply for the same or</p> <p>9 similar development within six months of a refusal</p> <p>10 from Council. So with the last public hearing of</p> <p>11 the Council being June 22nd, that puts this</p> <p>12 property at December 22nd. We have had discussions</p> <p>13 with the applicant. We will need, within part of</p> <p>14 the application, a justification of how the new</p> <p>15 application, when it comes to us, is different. It</p> <p>16 should be considered by administration and by</p> <p>17 Council on how it is different specifically by</p> <p>18 addressing concerns that were brought up by the</p> <p>19 public.</p> <p>20 I think for the in-fill, Kristina, if you</p> <p>21 could maybe just jump in on the timelines of those?</p> <p>22 MS. PETER: Hi. Sorry. I hadn't been -- I had been</p> <p>23 kicked out before. So I can add some thoughts.</p> <p>24 Those studies are currently being undertaken, but</p> <p>25 they will -- the bulk of the work will not be done</p>

<p>1 probably in time to inform this application. Page 82 2 Because what first needs to be done is the 3 completion and adoption of the municipal 4 development plan before we can go forward with the 5 rest of those documents. So timing-wise this may 6 occur -- I would suspect that this application will 7 go forward before those other subsequent guidelines 8 are complete. 9 JERRY HUSAR: So will the in-fill development guidelines 10 that are in place right now be -- apply as a proxy 11 in the meantime? 12 MS. MITCHELL: No, because those are for single-family 13 and semidetached. They're for low density. 14 JERRY HUSAR: They're in-fill development guidelines. 15 MS. MITCHELL: They're very specific on the purpose of 16 them. 17 JERRY HUSAR: What about the variance in Part 3, Section 18 3.14? 19 MS. MITCHELL: I'm just trying to look that up because I 20 don't have my Land Use Bylaw sitting here, so I 21 would rather get back on that because I don't have 22 the sections in front of me to be able to answer 23 this. 24 MS. BENNETT: I think I know what he's talking about. I 25 keep trying to talk while I'm still muted. You're</p>	<p>1 floors and then 30 feet later you've got Page 84 2 single-family homes, I see a concern with that. 3 I would like to see, you know, 300 Orchard 4 Court remain as it is currently zoned. I 5 understand why you guys want to change it to DCMU, 6 but there are many reasons to leave it as it is 7 currently zoned. As Jerry just spoke, you know, 8 other things are lost with those bylaw amendments 9 in regards to in-fill and restrictions. 10 So I'd just, you know, like to hear your 11 comment on that. And I just would also like to 12 mention as Sandy mentioned previously that, Dave 13 and Rob, when we were working with you with the 14 survey, we worked for hours and then three hours 15 with you guys to go through that survey. And at 16 the very end after that three-hour meeting, it was 17 -- when it was clear the survey was still biased, 18 you decided to go ahead with it. And it was after 19 that that we decided to leave the table because of 20 the lack of transparency. It wasn't before that. 21 Yeah, that's all I have to say. 22 MR. HAUT: Okay. All right. Thanks, James. So you had 23 a couple comments there. One, I'm just summarizing 24 -- correct me if I'm wrong -- you would be more 25 comfortable if there was a third further height</p>
<p>1 asking if the development officers will give a Page 83 2 variance to a height schedule? 3 JERRY HUSAR: Yes, basically. 4 MS. BENNETT: From what we're advised on the last -- on 5 previous applications is that if there's a specific 6 height schedule, it's similar to what is downtown. 7 I believe we've already got a schedule in that Land 8 Use Bylaw. Because those heights are approved by 9 Council, our developments officers do not vary from 10 the approval given by Council. 11 JERRY HUSAR: Okay. 12 MS. BENNETT: So the short answer is no. 13 JERRY HUSAR: Those are my questions. Thank you. 14 MR. BROSSEAU: All right. Thank you. We're getting 15 close to our 8:30. So I'm going to go to one more 16 person here. We'll go to James, and then we'll 17 close this off. Thank you. 18 JAMES DEAN: Thanks, Robert and Dave, for taking 19 questions and this meeting. I've got a concern. 20 Sandy brought this up about the height of the 21 smallest portion of the large building being, you 22 stated, at five floors but being up to eight 23 floors. And that's the closest portion of your 24 development to the current residents in the 200 25 block of Orchard Court. And to go from eight full</p>	<p>1 table in there restricting the very corner right Page 85 2 closest to the river? If there has to be a height 3 table, you want more details is really what you're 4 asking? Is that correct? 5 JAMES DEAN: Well, you've got it at five storeys in one 6 area, but then you're asking for eight storeys 7 there, and that's the closest area to current 8 established, you know, single-family homes that we 9 have. And to jump from a two-storey family home 10 and in that property there where the height limit 11 is currently 11 metres maximum and you want to go 12 to eight storeys right in that area, that's -- 13 that's a big concern. That's not a -- I don't 14 think a suitable enough transition. 15 MR. HAUT: Okay. I think that's a fair enough comment. 16 We'll see what we can do to kind of address that, 17 so thanks for that. 18 And then sort of the general comment that 19 you'd like to leave Orchard Court as is and that 20 there's benefits for doing that. And, yeah, I 21 mean, I think that's one of those things if you 22 prefer single-family and townhomes, then there's a 23 benefit there. And if you prefer, you know, 24 mixed-use communities and open river valley, there 25 isn't. And, you know, I guess we just approach it</p>

1	differently than that. So, you know, this is kind	
2	of the process to go through. Try and give each	
3	other as much certainty as we can. We've given a	
4	lot. And, you know, I think the process has been	
5	beneficial for everyone, so I hope you see it that	
6	way too.	
7	MR. BROSSEAU: Excellent. All right. Well, we're just	
8	a little over 8:30. So I think this will be the	
9	conclusion of the question and answer and of the	
10	public meeting. Thank you, everybody, for	
11	attending and for all the good questions and the	
12	feedback. I appreciate it very much.	
13	MR. HAUT: Yes. Thank you, all. Thanks.	
14	_____	
15	PROCEEDINGS ADJOURNED 8:31 P.M.	
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1	CERTIFICATE OF TRANSCRIPT	Page 87
2		
3	I, the undersigned, hereby certify that the	
4	foregoing pages are a complete and accurate transcript	
5	of the proceedings taken down by me in shorthand and	
6	transcribed from my shorthand notes to the best of my	
7	skill and ability.	
8	Dated at the City of St. Albert, Province of	
9	Alberta, this 14th day of October, 2020.	
10		
11		
12	_____	
13	Amanda Forestier, CSR (A)	
14	Court Reporter	
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