

Public Information Session – What We Heard

St. Albert West Area Structure Plan | April 25, 2024

	Comments / Questions	City Response (May be further elaborated after the public information session.)
Big Lake Environment Support Society (BLESS)	What is the rationale for a park to be located in the northwest corner of the Lakeview Business District rather than being located north of Big Lake?	The park proposed in the northwest of Lakeview Business District is consistent with the City’s Red Willow Park West Master Plan. The RWPW Master Plan was prepared in consultation with stakeholders and residents.
Big Lake Environment Support Society (BLESS)	Proposing to realign existing Meadowview Drive further south towards Big Lake.	<p>A potential realignment of the existing Meadowview Drive between Ray Gibbon Drive and the Carrot Creek bridge crossing was discussed at the SCOW meeting on February 14, 2023. The proposal was for Meadowview Drive to be relocated to the south, while still above the designated flood line and proposed park north of Big Lake. Rationale for the potential realignment of Meadowview Drive:</p> <ul style="list-style-type: none"> • Meadowview Drive is a crosstown road and will enable an additional 20-metre buffer area between the north shore of Big Lake and development in Lakeview Business District. • To apply one-sided development along the north side of Meadowview Drive for improved pedestrian access, and views to the south, where Big Lake and the Red Willow Trail System are located. • Greater flexibility with land uses in Lakeview Business District in terms of land area, configuration of land parcels, and industrial opportunities. • As Meadowview Drive is a crosstown road, shared-use paths will be considered on both sides of the road during future design efforts. The shared-use path south of Meadowview Drive could replace the dedication of Municipal Reserve for the multi-use trails proposed in the Red Willow Park West Master Plan, where appropriate. This would enable greater amount of Municipal Reserve to be dedicated in other areas within St. Albert West. <p>However, subsequent discussions with the Engineering and Utility Departments have identified potentially significant cost implications of moving Meadowview Drive to the south. At this time, no further investigation of the feasibility of relocation of Meadowview Drive, including, but not limited to, additional environmental and geotechnical studies, cost-benefit analysis, design, and engagement with subject landowners. The potential for re-alignment/relocation of Meadowview Drive was discussed. As such, Administration views the re-alignment as unfavourable at this time.</p>
Landowner	What are potential land uses for the property at Plan 092 3408, Block 2, Lot 2, while recognizing the existing encumbrances? Can the lands be considered as Municipal Reserve?	Further review will be required for subject lands as the planning and development process progresses, such as additional supporting technical studies at the Neighbourhood Plan stage to under the land constraints. Additionally, MDP Policy 11.1.5 states: Ensure municipal reserve is suitable for park development and programming. Fragments of land that are unsuitable for park development, are not environmentally significant, or both, are discouraged from being identified as municipal reserve.

General Attendee	What is the timeline for the construction of Fowler Way?	The plans for Fowler Way are currently at a concept level, but the City is progressing through preliminary design in 2024, which will define/confirm the roadway alignment and right-of-way required, allowing us to provide more clarity on expected impacts and engage in meaningful dialogue with landowners. The City will seek to engage with directly impacted landowners as more refined information becomes available.
Landowner	What is the potential road width for Fowler Way?	The plans for Fowler Way are currently at a concept level, but the City is progressing through preliminary design in 2024, which will define/confirm the roadway alignment and right-of-way required, allowing us to provide more clarity on expected impacts and engage in meaningful dialogue with landowners. The City will seek to engage with directly impacted landowners as more refined information becomes available.
Landowner	Do off-site levies only apply to developers and not stakeholders?	The levy applies when a landowner comes in to develop lands. If they apply for a Development Permit or Subdivision, off-site levy (OSL) payments are typically triggered. The OSL applies to landowners; while typically, it is developers who are paying the levies it is because they are also the landowner.
Alberta Health Services	How is active transportation incorporated in the St. Albert West ASP?	<p>The Red Willow Park West Master Plan identifies a comprehensive multi-use trail network throughout St. Albert West, enabling active transportation options and connections along Big Lake, Carrot Creek, Sturgeon River, and the Lois Hole Centennial Provincial Park. The St. Albert West ASP applies a 20-metre width of Municipal Reserve along the east side of Carrot Creek and the north shore of Big Lake to accommodate a multi-use trail. This space would also include some open space, seating areas, and landscaping.</p> <p>ASP Policy 4.5.2.2: Require the transportation network to be designed in accordance with the City of St. Albert Municipal Engineering Standards and Complete Streets Guidelines and Implementation Strategy. See also policy section called Active Transportation within the St. Albert West ASP (Policies 20-32, under Section 4.5.2).</p> <p>The City's Complete Streets Guidelines provides comprehensive guidance for developing streets for more than just the movement of vehicles, but pedestrians and cyclists as well.</p>
Alberta Health Services	How will pedestrians travel across Ray Gibbon Drive as it expands to 8 lanes with interchanges?	The intent is that pedestrian connectivity will continue to be provided at each of the four intersections along Ray Gibbon Drive (Villeneuve Road, Giroux Road, Meadowview Drive, and LeClair Way), including after the expansion of Ray Gibbon Drive.
Alberta Health Services	Why is the natural feature 'F', ranked as 'Retain'?	<p>See methodology discussed in Section 2 of the Natural Features Assessment and Prioritization Report. The methodology was reviewed by the City's Environment Branch before the ranking was applied for all identified natural features in St. Albert West.</p> <p>While natural feature 'F' is ranked as Retain, we do note that a portion of it is within the protected road right-of-way of Ray Gibbon Drive to accommodate a future interchange. However, during the future road design stage, efforts will be made to minimize any disturbance to this feature as much as possible.</p>

Resident in Starling Neighbourhood (Edmonton)	There is a change in elevation along Horseshoe Creek. How will this be addressed in the design of LeClair Way?	Further environmental and geotechnical investigations will be required in the later planning and development stages, and prior to defining a final alignment. The role of the ASP for St. Albert West is to identify, at a conceptual level, designated land uses and transportation network, in accordance with St. Albert's Council-approved Municipal Development Plan.
Resident in Starling Neighbourhood (Edmonton)	The lands north of 137 Ave NW are identified as Urban Reserve under the Land Use Bylaw.	The City is aware that there is some misunderstanding with the name, 'Urban Reserve'. As per the Land Use Bylaw, the Urban Reserve District is a holding district until urban development occurs on the land. The Development Branch is currently undertaking a rewrite project of the Land Use Bylaw, and part of this project is to rename the Urban Reserve Land Use District to something that is more easily understood as areas for future development. For more information about the Urban Reserve District, see Section 10.4 of the Land Use Bylaw: https://stalbert.ca/site/assets/files/1615/part10_special_districts.pdf
Resident in Starling Neighbourhood (Edmonton)	How were the comments regarding the lands immediately north of 137 Ave NW on the interactive survey map in Phase 2 engagement, considered in the preparation of the St. Albert West ASP? (Comments alluded to natural features in the area, environmental documents, and changes to the land use designation).	See Natural Features Assessment and Prioritization Report regarding the evaluation of each of the natural features (wetland, waterbodies, woodland, etc.) for ecological value. There were 190 natural features and complexes identified and evaluated in the St. Albert West Plan area. Additionally, see policies under Section 4.3 (Environment) of the St. Albert West ASP. It is critical that the policies and maps within the St. Albert West ASP be reviewed together; the ASP text contains the most detail and interprets the maps. The ASP under the two-tier planning framework is also conceptual, further details are expected at the Neighbourhood Plan stage. The expansion of the Lois Hole Centennial Provincial Park, announced in January 2024 by the Government of Alberta, has been addressed in the St. Albert West ASP as Major Open Spaces. The parcel bounded by north of 137 Ave NW and Ray Gibbon Drive are privately owned, and identified as Employment Areas in accordance with the City's MDP.
David Bromley Engineering Services Ltd.	There has been no consultation in regard to the proposed bridge crossing Carrot Creek between Avenir lands and the western annexed lands.	See Northwest Annexation Area Bridging Document prepared in April 2023 by ISL Engineering and Land Services Ltd.
Council Member	How are the number of schools determined?	As per the Area Structure Plan and Neighbourhood Plan Terms of Reference, it is anticipated that each ASP contain a high school site. The ASP should also identify the amount of non-high school sites, based on the number of school aged children generated as a component of the total population of the ASP. At least one school site is anticipated for every 64 hectares within each ASP.
Delta Square Developments Ltd.	In regards to 26001 Meadowview Drive, there is a SWMF proposed in proximity to subject parcel. This is a concern as it may reduce developability of the subject parcel.	The ASP under the two-tier ASP and NP planning framework is conceptual and less detailed in comparison to Neighbourhood Plans. It is expected that the location and exact sizing of stormwater management facilities be further refined at the Neighbourhood Plan. The role of the ASP is to identify location SWMFs at a conceptual level, as such, exact location and sizing of SWMFs is unknown at this time. It would be the responsibility of landowners to prepare their own Neighbourhood Plans and complete supporting technical studies. City review and

		approval of Neighbourhood Plans is required before any subdivision and redistricting applications can proceed.
Strata Developments	<p>As the developer of Nouveau neighbourhood, Strata Developments is supportive of the current designation of their lands north of Fowler Way as 'Neighbourhoods', i.e., residential. As for the City-owned Badger Lands to the west, we will be circulating the ASP to home sales people for reference. The development stage for 2024 will have lots backing onto the City land, therefore, expectations will be set by ASP in terms of future development on the City lands. Proposed future development should be mindful of the type of employment uses near residential. It is encouraged that there be as much certainty as possible flowing from the ASP regarding areas adjacent to Nouveau neighbourhood.</p>	<p>Thank you for the comments.</p>