



Planning & Development  
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File: B.14.10 (PLN00099)  
E.1.279 (LUB00187)

October 11, 2024

Clarity Development Advisory  
354-10113 104 Street  
Edmonton, AB T5J 1A1

Attention: Shirley Le-Huynh

Dear Shirley Le-Huynh:

**Re: Proposed Riverside ASP and LUB Amendment – 4 Redspur Drive –  
Circulation Comments**

The Planning Branch circulated the above mentioned applications, with comments due by September 26, 2024. The following is a summary of the comments received.

**External Agencies**

The following external agencies provided feedback:

1. Alberta Health Services (September 23, 2024)
  - No concerns.
2. Atco Gas (September 26, 2024)
  - No concerns. Provided information on obtaining gas service, which was provided to the applicant on October 11, 2024.
3. Atco Pipelines (September 4, 2024)
  - No concerns.
4. Canada Post (September 24, 2024)
  - Advised that the developer should contact Canada Post to discuss mail delivery when planning the building.



5. FortisAlberta (September 19, 2024)

- No concerns.

**City Departments**

Below are comments from City departments:

1. Affordable Housing Liaison (September 19, 2024)

- a) The understanding is this is an apartment geared to seniors, which the Land use Bylaw does not differentiate to any other apartment development. For the applicant to consider: if the facility is intended for seniors “supportive living”, including at least one meal per day, housekeeping, and other services, this would trigger the facility to be recognized and licensed by a provincial authority that could implement different requirements under the LUB, such as parking. The decision of Council is based on land use, not the end user, because the end user could change in the future.
- b) Allowable building heights are increased by 10 m (3 stories) when changing from the R3A to the R4 District. The increased allowable building heights will have an impact on the proposed low density residential immediately adjacent to the site. The R4 District also allows for a site density bonus enabling building heights up to 35 m. The developer has indicated the development will be 5 to 6 stories, however, the R4 site does enable taller buildings. What transition is the developer proposing between the low density residential and the proposed R4 site?
- c) Site Density – The developer has indicated the request for the R4 District is to enable 208 units instead of the 187 units under the R3A, so that more amenities can be added. However, by districting to the R4 District, the developer is not restricted to their intentions. The R4 minimum site density is 94 du/ha, and densities can increase with site density bonus for building heights up to 35 m. The site potential will be part of the information provided to Council.
- d) Connectivity and Pedestrian Access – the Redspur/McKenney Ave intersection will be expected to have increased pedestrian traffic crossing McKenney Ave to access the Co-op grocery store and shopping services. Both developments on either side of Redspur are indicated as being targeted to seniors, which presents concerns about safe passage across McKenney Ave. Suggest this intersection signaling be reviewed with the consideration of an increased number of seniors crossing the street that require more time to do so. Higher standards for accessibility should be implemented including vision and hearing cues for intersection pedestrian controls. The Traffic Impact Assessment looks at vehicle use, not pedestrian use.

- Transportation provided an update on October 11, 2024. Pedestrian clearance time in St. Albert is calculated based on industry guidelines using the recommended walking speed for seniors. This applies to every intersection with any kind of control (i.e. traffic signals, pedestrian overhead signals, Rectangular Rapid Flashing Beacons). Furthermore, audible push buttons are standard for any new traffic signal installation in St. Albert.
- 2. Economic Development (September 4, 2024)
  - a) Providing adequate housing options for our aging community with relevant and affordable accommodations is supported.
- 3. Development (September 26, 2024)
  - a) A new Land Use Bylaw is going before Council on Oct 15, 2024. If approved, this development will then be subject to the new LUB regulations.
  - b) Future development on this site must adhere to all relevant regulations and definitions of the Land Use Bylaw in effect at the time of development.
  - c) If the development is proposed in phases, the applicant must ensure that Phase 1 is self-sufficient and compliant with all regulations and standards, such as the Land Use Bylaw, Municipal Engineering Standards, access, and servicing.
- 4. Recreation & Parks (September 13, 2024)
  - a) Please advise if a pedestrian connection to the adjacent Stormwater Management Facility (SWMF) is planned.
  - b) Planning is also consulting with our Engineering branch on this matter.
- 5. Transportation (October 1, 2024)
  - a) Noted that the TIA concludes that this change in density is not anticipated to have a noticeable impact on operations at Rose Gate/Redspur Drive/McKenney Avenue.
  - b) The TIA assumed that the access to Redspur Drive will align with the existing access to the development at 213 McKenney Avenue, and the City would prefer this alignment.
- 6. Utilities (September 24, 2024)
  - a) Sanitary:
    - The original approved flow rate is 2.65 l/s and requested new flow is 5.21 l/s.
    - The downstream pipe is over capacity at 103% and the servicing report must provide a solution that does not rely on assumptions about upstream flow volume.

- Downstream sanitary main capacities must be checked to ensure no other user's safety is jeopardized due to overcapacity.
  - If the Development Permit flow is equal or less than what was approved under the Development Agreement for the site, then checking downstream capacity may not be required.

b) Water:

- The boundary condition used in the report only provides the hydraulic condition in the City's network.
  - An on-site analysis needs be conducted.
- The Hydraulic Network Analysis (HNA) should include the site's water main layout, size, connection points, and water demand. Under each scenario (i.e. Average Day Demand, Maximum Day Demand, Maximum Day + a required Fire Flow, and the Peak Hour Demand), both pressure and pipe velocity should be examined, as per the requirement in the City's engineering standards.
- In the Boundary Condition letter, it clearly stated that in case of information change (i.e. water demand or population), it should be re-reviewed. The population has increased but the original condition is still being used.

Please review City comments 1b, 4a, 5b, 6a, and 6b, and advise us when this work can be completed. The information will be reviewed to see if City comments have been addressed. Once comments have been addressed, a public hearing can be tentatively scheduled.

Should you have questions about this letter, I can be reached at 780-418-6618 or [eschultz@stalbert.ca](mailto:eschultz@stalbert.ca).

I will be out of the office November 4 to 15, 2024, and during this time, please contact Lenore Mitchell, Senior Planner at 780-459-1641 or [lmitchell@stalbert.ca](mailto:lmitchell@stalbert.ca).

Sincerely,



Eric Schultz, BA Planning  
Planner

cc: Leder Investments Ltd.