
City of St. Albert West Area Structure Plan
Public Discussion

(By Video Connection)
Edmonton, Alberta, Canada
May 26, 2022

SPEAKERS

City of St. Albert:

Tracy Tsui Project Manager

Lyndsay Francis Senior Long Range Planner

Stantec:

Scott Cole Project Manager

Michele Perret Engagement Lead

ALSO PRESENT:

Christian Benson St. Albert Manager of
Investment Attraction &
Growth

Patricia Nicol St. Albert Economic
Development Officer

Meghan Chisholm Stantec Environmental Lead

Zheng Luo Stantec Transportation
Engineer

Elise Shillington Stantec Planning Lead

Keith Shillington Stantec Civil Engineering
Lead

Lindsay Haskins Stantec Transportation Lead

Dyana Pewarchuk Court Reporter

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1 (PROCEEDINGS COMMENCED AT 6 P.M.)

2 MS. TSUI: We respectfully
3 acknowledge that we are on Treaty 6 territory,
4 traditional lands of First Nations and Metis
5 people. As Treaty people, Indigenous, and
6 non-Indigenous, we share the responsibility for
7 stewardship of this beautiful land.

8 MS. PERRET: Thank you, Tracy. And we
9 are all Treaty people, and I think sometimes we
10 forget that. I know we're on the line. I'm just
11 going to pause for a moment in case there's
12 somebody from -- who has dialed in from a
13 traditional territory other than Treaty 6 that
14 they'd like to acknowledge. Okay. Thanks,
15 Tracy. Do you want to go on to the FOIP
16 acknowledgement?

17 MS. TSUI: Okay. The FOIP statement
18 that I'll be reading is longer than what we see
19 on the screen, and it goes (quoted as read):

20 "Personal information provided in
21 submissions relating to planning and
22 development matters is collected under
23 the authority of Section 230 and 636 of
24 the *Municipal Government Act*, RSA 2000
25 c M-26 and/or Section 33 (c) of the
26 *Freedom of Information and Protection of*
27 *Privacy Act*, RSA 2000 CF-25 for the

1 purpose of receiving public
2 participation in planning and
3 development decision making.

4 Information collected will be treated in
5 accordance with the privacy protection
6 provisions of Part 2 of the *Freedom of*
7 *Information and Protection of Privacy*
8 *Act*. Please note that public meetings
9 are sometimes video recorded and/or may
10 be transcribed. The meetings may be
11 made available for viewing on the City's
12 public website or forums either using
13 the recording or the transcription. The
14 recordings could include a full visual
15 and audio recording of all presenters
16 and any presentations. If you have
17 questions regarding the collection and
18 use of your personal information, please
19 contact the City's FOIP coordinator at
20 foip@stalbert.ca or 780.418.6663."

21 MS. PERRET: Thanks, Tracy. And I
22 assume we'll be able to put that information in
23 the chat with respect to the -- where people can
24 get more information. It's a real mouthful. I
25 can't believe you don't have it memorized yet,
26 Tracy.

27 We'll introduce everybody

1 in a minute where we'll start off with a safety
2 moment, move onto introductions, and then
3 Scott Cole is going to talk about the project,
4 followed by Q and A session. So welcome,
5 everyone.

6 At Stantec we start
7 meetings with a safety moment to raise awareness
8 of safety and environmental issues, and tonight
9 we're talking about bike safety. And we all know
10 that bike safety starts with wearing a helmet.
11 It also includes making sure that you make eye
12 contact with drivers when you're crossing an
13 intersection. Don't assume just because you have
14 the right of way that they're going to stop for
15 you. And use your bell when passing pedestrians.
16 And I know that St. Albert has beautiful trails
17 to bike in, and I hope everyone uses them with
18 safety in mind. Thank you.

19 So let's move on to
20 introductions. And, Tracy, do you want to start
21 with introducing the St. Albert team?

22 MS. TSUI: Sure. So myself, I am the
23 project manager for the St. Albert West Area
24 Structure Plan. And we also have Kristina Peter,
25 who is our planning branch manager, and she's
26 unable to join us tonight. Lenore Mitchell, who
27 is also unable to join us tonight, is our senior

1 planner. We have Lyndsay Francis, senior long
2 range planner. And Christian Benson and
3 Patricia Nicol are our staff from economic
4 development.

5 MS. PERRET: Thanks, Tracy. And I'm
6 going to get my boss, Scott Cole, to introduce
7 the Stantec team. You have to introduce me,
8 Scott. I haven't introduced myself yet.

9 MR. COLE: Thanks, Michele. On
10 behalf of my colleague, Michele Perret, on the
11 line here, she will be facilitating tonight's
12 open house. My name is Scott Cole; I'm the
13 Stantec project manager working alongside Tracy.
14 This evening we have Meghan Chisholm, our
15 environmental lead. She is on the call as well.
16 We also have Zheng Luo from our transportation
17 team. In addition, we have both
18 Elise Shillington as our planning lead and
19 Keith Shillington as our civil engineering lead,
20 as well as Lindsay Haskins from our
21 transportation team. And just dually noted, we
22 also have a court reporter, Dyana, who is here
23 today that is taking the notes as we go through
24 our first open house for St. Albert West.

25 MS. PERRET: Thank you, Scott. So as
26 he said, my name is Michele, and I'm very happy
27 and thankful to be able to facilitate your

1 meeting this evening. We really want to make
2 sure that we have a productive meeting and a
3 respectful meeting. And I'm just going to go
4 over a few rules of engagement, which I'm sure
5 many of you are well familiar as we navigate
6 through this crazy COVID time.

7 Because this meeting is
8 online, we ask that people keep their microphones
9 on mute unless they're asking a question. If you
10 want to ask a question, please raise your hand by
11 raising that yellow hand. I will call at your
12 name, and then you can unmute your microphone.
13 And also it's nice if you have the bandwidth to
14 be able to put yourself on camera so that we can
15 see your smiling face.

16 Please hold all your
17 questions until the end of the presentation. And
18 we ask that -- we recognize that some of the
19 items that we're going to be talking about this
20 evening may be near and dear to people's hearts,
21 and we want to make sure that we are being hard
22 on issues, but easy on people. The people that
23 are working on this project, they're just doing
24 their job, and they are interested in hearing
25 your feedback and comments to help them produce a
26 better product. However, we want to make sure
27 that we are respectful in that, and some ways to

1 be respectful is to listen generously. Sometimes
2 listening to the perspective of somebody else can
3 be enlightening. Commit yourself to the
4 conversation. Turn all your other devices off.
5 Try to remove any distractions. We love cats,
6 dogs, kids coming in and out of the screen.
7 That's about one of the only positive things I
8 think of the COVID thing.

9 And finally, provide an
10 opportunity for everyone to speak. I realize
11 that you may have lots of questions for this
12 evening's feedback session, and we appreciate
13 that, but we want to make sure that we provide
14 room for others to speak. So you might find me
15 stopping you after one question to just pause for
16 a moment to see if others have any questions.

17 Are there any other rules
18 of engagement that people want to add or
19 questions on that? Are we good to proceed with
20 that? If so, then, Scott, I'll pass it back to
21 you.

22 MR. COLE: Perfect. Thanks, Michele.
23 Good evening, everyone. We're going to do a
24 quick overview of what is an Area Structure Plan
25 and then get into a little more of the specifics
26 related to the St. Albert West ASP project. As
27 already mentioned, this is our first open house.

1 It's the very beginning of the overall project,
2 and there will be many -- there will be other
3 opportunities throughout the time frame of this
4 project to have and provide feedback.

5 So this particular slide
6 in front of you is, really, what is an Area
7 Structure Plan? So an Area Structure Plan is a
8 statutory document that provides a framework for
9 future development of undeveloped areas, such as
10 the St. Albert West area. The ASP will identify
11 an overall vision for the area and describe the
12 objectives and goals for the intended future
13 development. It also outlines existing
14 conditions and land uses and provides a
15 high-level anticipated timeline for development.

16 An Area Structure Plan is
17 guided by the policies and principles within the
18 City's Municipal Development Plan, which is known
19 as "Flourish." Once an ASP is created and
20 approved by council, neighbourhood plans can then
21 be created based on the land uses and policies
22 within the ASP. The neighbourhood plans will
23 then guide the redistricting and future
24 subdivisions within the area.

25 So the chart here really
26 outlines all of the legislative documentation
27 related to planning within the province of

1 Alberta. So you can see we go from the *Municipal*
2 *Government Act*, which is the provincial document,
3 to the Edmonton Metropolitan Regional Board, and
4 we have the MDP, which is St. Albert's Flourish.
5 We are at the blue, the ASP, and we will
6 eventually get as part of this project into the
7 darker purple, the neighbourhood plan. There is
8 an existing land use bylaw, and which falls out
9 of that are subsequent redistrictings and
10 subdivisions, as well as the end goal, the
11 development permit for construction to occur.

12 So what is involved really
13 in the ASP development? In order to create an
14 ASP, many different components need to be
15 analyzed. Engagement is a critical piece of the
16 project to really gather this perspective from
17 stakeholders and the public. And in addition to
18 not only the planning document, the Area
19 Structure Plan, many supporting technical studies
20 and reports are also required to support and
21 inform the development of the ASP. That includes
22 an environmental overview, the land use planning,
23 transportation impact assessments, storm water
24 management plans, an agricultural impact
25 assessment, noise and vibration mitigation, the
26 fiscal piece, the fiscal impact assessment, as
27 well as improve and design study.

1 So with respect to the
2 St. Albert West Area Structure Plan, the
3 development is of strategic importance to the
4 City of St. Albert. This ASP will implement the
5 City's MDP, otherwise known as "Flourish," as
6 this is a priority area for outward growth. It
7 identifies the land uses for future development
8 and it will support corporate goals for strategic
9 and sustainable economic growth. It will also
10 enhance St. Albert's competitiveness and
11 attractiveness not only to investors, but future
12 employers, as well as current and future
13 residents within the region.

14 So the figure in front of
15 you here outlines the entirety of the St. Albert
16 West ASP, so everything outlined in red here.
17 And the project's primary focus is to prepare the
18 new Area Structure Plan, as well as potentially
19 an amendment to the existing North Ridge ASP and
20 two new neighbourhood plans, which would be the
21 Lakeview Business District neighbourhood plan and
22 the Badger Lands neighbourhood plan.

23 In addition, this project
24 will implement a new planning governance
25 framework for the City regarding ASPs with the
26 introduction of neighbourhood plans. So we've
27 already mentioned the word "neighbourhood plan."

1 This is something new that the City is moving
2 forward with. This will allow the City to more
3 efficiently conform with the region, and it
4 provides the City with a two-tier ASP policy
5 framework. Tier 1 being the larger picture,
6 which you see in front of us, St. Albert West
7 ASP; and Tier 2, which is the NP levels or
8 neighbourhood plan levels.

9 St. Albert is introducing
10 neighbourhood plans as a new tool in its policy
11 framework. Neighbourhood plans must be located
12 within the overall ASP of St. Albert West and
13 must address policies within the governing ASP
14 while providing additional implementation tools.
15 For example, neighbourhood plans must provide a
16 direct line of sight to St. Albert's land use
17 bylaw and inform future redistricting decisions.

18 So as you note on the
19 previous figure, we had outlined -- and I hope
20 you can see my cursor here -- but the entirety of
21 the St. Albert West ASP. The neighbourhood plans
22 that we're referring to, the Lakeview Business
23 District is outlined in blue of which the
24 neighbourhood plan for City-owned lands is the
25 purple hatching, and then the Badger Lands is up
26 in the northern portion in this hatching as well.

27 So while this is our first

1 engagement event or open house for this project,
2 a significant amount of planning and due
3 diligence work has previously occurred for the
4 lands within the ASP, as well as the North Ridge
5 ASP and the future NP areas. And the St. Albert
6 West ASP will be the combination of all of the
7 City's work to date. This project will take the
8 findings of the various engagement event
9 findings, technical studies, and strategic and
10 servicing plans built upon them and translate
11 them into the overall statutory policy,
12 guidelines, and standards that will set the
13 policy and technical framework for more detailed
14 planning and implementation to follow.

15 According to Flourish, the
16 area is envisioned to contain a mix of
17 employment, residential, and mixed use nodes, and
18 it's founded on the east by the expanded
19 Ray Gibbon Drive and on the west by Carrot Creek.
20 The planned area will also be bisected by the
21 existing CN rail and contain a major open space
22 comprising approximately a quarter of the land
23 and including portions of the Lois Hole
24 Centennial Provincial Park. While there are some
25 unique challenges, our collective team is excited
26 about the opportunities presented by this project
27 as the planned areas combined features will

1 establish it as a premier destination in the
2 Edmonton metro region to work, play, and live.

3 In addition to the
4 exciting opportunities and challenges presented
5 with this ASP, the City-owned parcels in the
6 Lakeview Business District and Badger Lands
7 present additional exciting opportunities. The
8 Lakeview Business District is really the
9 culmination of years of visioning and planning by
10 the City for a premier employment node in the
11 capital region and attract additional
12 non-residential opportunities within St. Albert.

13 So with respect to the
14 Badger Lands, the intent will be a demonstration
15 of the City's commitment to sustainability and
16 provide a unique brown field redevelopment
17 opportunity with a planned 15 megawatt solar
18 farm. However, it's important to note that the
19 North Ridge Area Structure Plan, which is
20 outlined in this orange colour, that amendment is
21 still subject to council's approval of the solar
22 farm on the Badger Lands and is separate from the
23 overall St. Albert West ASP project that we're
24 having today. The next update for the solar farm
25 will be on July 13th, 2022. So at that time,
26 this project team will have more direction on
27 that note.

1 This is a copy of the
2 existing Municipal Development Plan, Map 3, urban
3 structure and general land use. And so the area
4 that we're talking about tonight is either shaded
5 in the green for Carrot Creek and in or around
6 Lois Hole -- or pardon me -- toward Lois Hole
7 Centennial Provincial Park in and around
8 Big Lake. That is identified within the
9 Municipal Development Plan as major open space.
10 The purple in three different locations is
11 designated employment area, and those circular
12 areas within the purple are mixed use employment
13 areas. The flesh or wheat colour is
14 neighbourhood land use designation for
15 residential development, and the pink circle is
16 for a mixed use node.

17 So regarding the ASP
18 approval process and schedule as mentioned, here
19 we are tonight for an Engagement Event Number 1.
20 And, really, we're in the spring right now. So
21 after we receive feedback from the open house we
22 will be collecting all the information and
23 starting to work on some draft concepts with the
24 intent that we will have some options available
25 by summer of this year. And then we're planning
26 to come out again and have -- virtually come out
27 again -- maybe it will be in person by that time,

1 but not sure -- for Engagement Activity Number 2,
2 and that would be in early fall.

3 We would then take more
4 feedback from everybody and really revise the
5 draft concepts, work with the City, and hopefully
6 have that resolved to move forward by the middle
7 to end of fall with the intent of first reading
8 at council in late fall and then a referral to
9 the Edmonton Metropolitan Region Board in early
10 winter, and hopefully a St. Albert public hearing
11 by the end of 2022 or early 2023, and then with
12 the final production of the overall Area
13 Structure Plan by spring of 2023.

14 Michele, that's a lot of
15 information, but I'll pass it back to you.

16 MS. PERRET: Thanks, Scott. I have to
17 say that there were some -- you used some
18 planning terms in there that I'm not sure
19 everybody is able to follow. So I'm just going
20 to get you to explain or maybe, Tracy, you want
21 to explain. You used the term -- well, first,
22 you used the term "Lakeview Business District."
23 Did everybody see on the map where the
24 Lakeview Business District is? Do you want to
25 just point that out? So it's kind of the -- it's
26 outlined in blue on that map, and then there's
27 that hatched area. And what does employment area

1 mean?

2 MS. TSUI: Employment area means --
3 so employment areas are the areas that are
4 purple. And under our NDP currently it is
5 dedicated locations for a variety of industrial
6 and office spaced businesses that benefit from
7 convenient access to the regional transportation
8 network. And I just wanted to also point out
9 there's a little purple circle in the northeast
10 portion of the Lakeview Business District, and
11 that's our mixed use employment area node, and
12 those locations are for the clustering of related
13 light industrial office and retail businesses.
14 So retail businesses being secondary uses to
15 support the rest of the employment areas and
16 their industrial uses.

17 MS. PERRET: Okay. So would that be
18 like Campbell Industrial Park?

19 MS. TSUI: It could, yeah, but
20 specifically to that area. So employment areas
21 on -- where the Lakeview Business District is on
22 the west.

23 MS. PERRET: Okay.

24 MS. TSUI: Yeah.

25 MS. PERRET: I was just thinking
26 there's a brew pub in Campbell Industrial Park.
27 I didn't know if that qualified for mixed use or

1 not. So for those of you who don't know me, I'm
2 not a planner. I ask a lot of dumb questions. I
3 hope that my dumb questions help you feel
4 comfortable asking any question, and I hope that
5 it also helps you understand just in case you
6 didn't know what these things were as well.

7 The Badger Land I think
8 you identified. Is the Badger Land only that
9 area up there? Is that the only --

10 MS. TSUI: Badger Lands sort of
11 spreads out around that hatched area, but the
12 hatched area is specifically the portion that the
13 City owns.

14 MS. PERRET: Okay. Thanks, Tracy. So
15 I'm going to stop asking questions. And I'm just
16 turning it over to the rest of you, who may have
17 a question for the St. Albert team or the Stantec
18 team. Do you need some clarification? Questions
19 or comments? Do you have some feedback that
20 would be helpful for Scott and his team as they
21 start to draw out this area, the ASP area? Yes,
22 Alfred?

23 MR. L'HIRONDELLE: Hi, my name is
24 Alfred L'Hirondelle. I'm the president for the
25 St. Albert Metis Local. And so actually I was
26 just kind of curious because I know that with our
27 history and that, like, there was a lot of camps

1 and stuff like that around the Big Lakes and all
2 around that area that actually our ancestors used
3 to live. And so I was wondering, like, have you
4 guys -- is that going to be part of your plan,
5 too, to kind of take a look at what -- I guess
6 the environmental assessment or whatever to kind
7 of take a look and see what were some of the
8 activities and stuff happening in those areas?

9 Because, like, I know I've
10 already made one trip out with the guys there
11 with the solar farm to take a look at that area
12 and kind of roughly get an idea on what's going
13 there, and then I'm supposed to be going back to
14 it and take a more in-depth look with some of our
15 elders like that to kind of get their input on
16 the areas within there. So are you guys going to
17 be doing the same within this area, too,
18 especially, like, for the local or with some
19 other First Nation communities?

20 MS. PERRET: Thank you, Alfred. That's
21 an excellent question. And I'm sure that our
22 ancestors saw the Sturgeon River from a
23 completely different perspective than what we see
24 it currently. Tracy, did you want to talk about
25 the Indigenous engagement?

26 MS. TSUI: Sure. Yeah. Our City, we
27 recently formed a new, I guess, group of staff

1 that will look after Indigenous relations, so we
2 are going to work with them and have engagement
3 sessions with the Indigenous communities. It
4 will be happening sometime soon. I'll be similar
5 to this. But we agree that it's important that
6 we meet with those Indigenous communities early
7 on in this project to point out any things that
8 we need to be aware of as we prepare the ASP.

9 MS. PERRET: I think there's a great
10 opportunity here, Alfred, to educate and inform
11 the team. So thank you for your question. Any
12 other questions or comments?

13 So what we've talked about
14 in previous meetings -- so this is our fourth
15 meeting. We had a meeting with internal staff at
16 the City of St. Albert, we had a meeting with
17 land owners, and we also had a meeting with
18 stakeholders that included other adjacent
19 municipalities and those with an interest in the
20 area. And some of the things we talked about was
21 the Carrot Creek and the 50-metre setback on the
22 Carrot Creek. We talked about the future of
23 Ray Gibbon Drive and what does it mean to this
24 ASP. We learned that Ray Gibbon Drive has plans
25 way into the future to become a freeway as well
26 as widening it in the shorter term. We've had
27 stakeholders join our meeting, talking about

1 neighbourhood development that they are looking
2 at to the north of the Lakeview Business
3 District.

4 There also were questions
5 about what was going to happen with land just to
6 the south of Meadowview Drive. There's a little
7 bit of land there that is currently zoned as
8 employment area. And, Lyndsay, do you want to
9 take over from this one because I always screw it
10 up. But council made a motion . . .

11 MS. FRANCIS: Yeah. If you want to go
12 back to the MDP map just so we can point out the
13 area a little bit better . . . Council's made a
14 motion to bring back an MDP amendment for that
15 purple area just south of Meadowview Drive in
16 between Ray Gibbon and the City boundary there.
17 So that will be going to council for a first
18 reading on June 20th.

19 MS. PERRET: Thanks, Lyndsay. While
20 Tracy practices memorizing the FOIP slide, I'll
21 practice memorizing that motion. Thank you.

22 MR. COLE: Michele, if I can just add
23 that --

24 MS. PERRET: Please.

25 MR. COLE: -- what Lyndsay was
26 speaking to is that depending on the outcome of
27 council's decision, we may have to make

1 adjustments through the process.

2 MS. PERRET: Right. Thank you. There
3 also were questions and discussions about -- on
4 this map you can see at the bottom, so just right
5 by 137th Avenue, you can see that there's a
6 little bit of purple which is identified as
7 industrial, light industrial. And there was talk
8 that some of that land is currently owned by the
9 Government of Alberta, and some of it is private,
10 and the future of that land, I understand, has
11 been discussed. We've talked about drainage a
12 lot. I guess mainly because of Carrot Creek and
13 normal development.

14 MR. COLE: Connectivity.

15 MS. PERRET: Connectivity, yeah. We
16 had a lot of -- this morning we talked a lot
17 about connectivity, the rail line.

18 MR. COLE: Mm-hmm.

19 MS. PERRET: We talked about -- we had
20 an interesting question from a land owner last
21 night asking, How do underground abandoned pipe
22 lines -- how are they incorporated into an ASP?
23 And we were advised that those show up on the
24 constraints map, so the ASP will identify them as
25 a constraint. So that's -- those are the things
26 that I've learned while facilitating these
27 meetings.

1 Please raise your hand or
2 put a comment into the chat if you have any
3 questions you would like to pose or any comments.
4 And as I mentioned, Scott's my boss. So if you
5 ask him questions, it always makes me happy if I
6 get to boss him around.

7 Maybe I could ask you what
8 information you were looking for when you decided
9 to come to tonight's meeting. What were you
10 hoping to learn? Anybody want to comment on
11 that? Can I pick on people?

12 MR. HENRY: I'll put up my hand.

13 MS. PERRET: Yes, Alan. Please.

14 MR. HENRY: I'm Alan Henry; I'm
15 president of BLESS, Big Lake Environmental.

16 MS. PERRET: Oh, welcome.

17 MR. HENRY: We had -- thank you. We
18 had put forward the request for the change from
19 the employment lands designation on the southern
20 portion of Meadowview Drive.

21 MS. PERRET: Okay. Thank you, Alan.

22 MR. HENRY: And that's -- I'm just
23 sitting back seeing where the -- your June 20th
24 information for final voting is of interest to
25 us, and we also have the portion of land that the
26 City of St. Albert has designated as employment
27 lands, but is actually part of Lois Hole

1 Provincial Park, and I was curious how that would
2 come about.

3 MS. PERRET: And which piece of land is
4 that that you own?

5 MR. HENRY: That's 80 acres south of
6 137th Avenue --

7 MS. PERRET: Okay.

8 MR. HENRY: -- and directly west of
9 Ray Gibbon Drive.

10 MS. PERRET: Oh, okay. So would that
11 be within the City of Edmonton jurisdiction?

12 MR. HENRY: It's actually Lois Hole.
13 It was originally part of St. Albert, and that
14 land was purchased and has been moved as
15 designated to Lois Hole Provincial Park.

16 MS. PERRET: Okay. Thank you. Thanks,
17 Alan. I appreciate that.

18 MR. HENRY: You're welcome.

19 MS. PERRET: Does anybody else have any
20 questions or comments? I don't know if you're
21 making my job really easy or really tough
22 tonight. Don't be shy. We're an easy group to
23 work with.

24 MR. HENRY: Yeah, I'll throw my
25 comments in, again.

26 MS. PERRET: Sure.

27 MR. HENRY: We are actually supposed

1 to have Tony Druett, who is the gentleman who
2 formulated the request to the City Council. He
3 is a planner and retired in his part of BLESS,
4 but I do not see him on the list, so it's
5 unfortunate.

6 MS. PERRET: He's here.

7 MR. HENRY: Oh, there he is.

8 MR. DRUETT: I'm here. Alan, I was
9 leaving it to you to be the spokesperson. I
10 think I talked quite a bit yesterday, and I
11 thought they probably were fed up with hearing
12 from me, frankly, and wanted to hear from
13 somebody else.

14 MR. HENRY: Well, I thought they would
15 want to talk to a person that knew the facts and
16 figures as opposed to the guy who calls himself
17 "president." So but the other question that we
18 had, of course, was the fencing and the
19 designation of the -- of Ray Gibbon and also the
20 ability of having wildlife corridors underneath
21 the new portion of the bridge. BLESS has a whole
22 bunch of -- a plethora of requests.

23 A little one that we would
24 like to start with is simply the designation of
25 that area south of Meadowview Drive. The City
26 has already suggested that the employment land
27 designation be changed, and I will -- just like I

1 say, will be happy if we get just little bit.
2 Something like that's a good way to start.

3 MS. PERRET: Thank you, Alan. I
4 appreciate that.

5 MR. HENRY: You're welcome.

6 MR. COLE: And I did hear loud and
7 clear from Mr. Druett yesterday about, you know,
8 Ray Gibbon Drive, the --

9 MS. PERRET: The speed limit on
10 Ray Gibbon Drive.

11 MR. COLE: The speed limit.

12 MS. PERRET: Yeah.

13 MR. COLE: The fact of, you know, the
14 intent is to be a freeway. Ultimate is eight
15 lanes right now. And that feedback has been
16 provided, and we've definitely taken that into --
17 definitely taken that back. Yeah.

18 MS. PERRET: So when council -- oh,
19 sorry. Go ahead, Tony.

20 MR. DRUETT: I just wanted -- I tuned
21 in today just to see whether there was any other
22 information than we had yesterday, and who --
23 most of the people here seem to be people that
24 were in yesterday's stakeholder meeting. Who is
25 there that hasn't been in a previous meeting?
26 Rachel Narvey is one of the people from the
27 Gazette, so I'm pleased that she's tuning in to

1 what's going on. Who was invited to this one as
2 opposed to the stakeholders yesterday and so
3 forth?

4 MS. PERRET: So this one is public.

5 MR. COLE: Tracy?

6 MS. TSUI: Sorry. I didn't mean to
7 interrupt, but, yes, this meeting is for general
8 public. We've advertised for people to attend
9 this meeting through the Gazette Citylights
10 advertisements, through social media. We've also
11 advertised to people within a 100-metre buffer
12 around our project area. So that includes some
13 people from Sturgeon County and some from
14 North Ridge neighbourhood, Riverside. But the
15 meetings yesterday, those were more targeted
16 groups that we wanted to meet with, so BLESS,
17 utility companies, school boards, those sort of
18 groups.

19 MR. COLE: And actual, like, land
20 owners within the ASP.

21 MS. TSUI: Oh, sorry.

22 MR. COLE: Yeah. So, Tony, to your
23 point, this is open to the public. When I see
24 the list of names, I'm going to say there's only
25 a handful of people that are attending -- that
26 are outside of the stakeholders that we had the
27 meetings in the last two days.

1 MR. DRUETT: Yeah, I'm not used to a
2 Zoom being the vehicle for a public open house.
3 Usually it's a display that's put on somewhere
4 and people are invited to sort of come in and
5 walk around and come in and out and so forth.
6 Will you be going to that sort of in-person
7 meetings because this is quite limiting, really,
8 in terms of, you know, exchange of information
9 and so forth compared with a normal public
10 meeting.

11 MS. PERRET: You're absolutely right,
12 Tony. Maybe by the time we get to the fall and
13 the second round of engagement where we'll be
14 able to critique or probably more appropriately
15 provide comments to the draft concepts, maybe
16 we'll be able to meet in person at that point.
17 But you can thank COVID and the pandemic for us
18 all believing that we're all two-dimensional and
19 stuck on Zoom. As a facilitator, it is -- Zoom
20 is as painful, I imagine, as being a participant.
21 The only thing is, I get the power to mute
22 people.

23 MR. COLE: And we have been doing
24 engagement events on planning matters over the
25 last two plus years all virtually. Right now, as
26 I understand it -- and, Tracy or Lyndsay, correct
27 me if I'm wrong, but it is protocol right now

1 that everything is still virtual from an open
2 house perspective. But here's hoping, fingers
3 crossed, Tony, that we can actually see each
4 other in person in the fall.

5 MS. PERRET: Absolutely. Thank you.
6 Alfred?

7 MR. L'HIRONDELLE: Yeah, I actually just
8 wanted to check and get maybe some clarification
9 from Alan when he was referring to that we'd
10 rather here from Tony than myself. I was just
11 kind of confused what he meant by that. Like,
12 was he confused on what a meeting this is that
13 we're having, or is it just that he figures that
14 public talk is not as important as the technical
15 aspects of development? I just want
16 clarification. Thanks.

17 MS. PERRET: Let's hope everybody is
18 listening generously.

19 MR. HENRY: Oh, that was to myself,
20 not to you.

21 MS. PERRET: And sorry to interrupt
22 you, Alan, but we want to make sure that
23 everybody is listening generously and hopefully
24 listening to other perspectives. We come to
25 these open houses to hear from other people.
26 Oftentimes we come with an agenda in mind, we
27 want to make sure that we say our bit, and

1 somebody says something that makes us go, Hmm,
2 never thought of that, and we go away smarter
3 than we came. And that's what we hope to achieve
4 tonight as well. So, thank you, Alfred. So I
5 don't think any ill intent was meant.

6 MR. HENRY: Yeah. Alfred, I do
7 apologize. Tony is the person with the technical
8 background that sits on BLESS. The reference to
9 president was to via title, not -- and my title
10 is BLESS as opposed to Metis.

11 MR. DRUETT: Yeah. Alan and I are very
12 much on the same wave, I think, on all of this.
13 So normally when he gets to technical matters, Al
14 lets me be the speech person, and when it comes
15 to overall policy, Alan will jump in and correct
16 me sometimes. But that's the way we work as a
17 partnership here.

18 MR. L'HIRONDELLE: No, I appreciate that.
19 Sorry, Alan. I was just -- like I said, I was
20 just trying to get clarification just because,
21 like, I was kind of confused, too, whether -- I
22 thought maybe I was at the wrong meeting and this
23 was more kind of like the technical part to it,
24 and then I thought that maybe -- that's all I
25 meant. I'm sorry. I didn't mean to offend you
26 or anything. I was just -- like I said, I was
27 just getting some clarity for myself too.

1 Thanks, Alan.

2 MR. HENRY: Thanks, Alfred.

3 MS. PERRET: Thank you, all. And I'm
4 here as the person who's not technical, not a
5 planner; and I'm here trying to, I guess, lower
6 the bar of conversation so that we can all
7 understand each other. So thank you. Is there
8 anybody else that wants to join this conversation
9 with a comment?

10 So, Alan, if council -- so
11 as Lyndsay explained, council has a motion with
12 respect to those lands south of Meadowview Drive.
13 What happens if they -- if that doesn't pass, if
14 it stays for whatever reason? If it stays, what
15 happens then?

16 MR. HENRY: I really -- you have to
17 understand, BLESS is just a small non-profit.
18 We're stewards of Big Lake. And the effect on
19 that particular section of Big Lake, that happens
20 to be the primary breeding area for the migratory
21 birds. What will happen? I honestly don't know.
22 I would think it would affect Lois Hole, and it
23 would affect the status of how Big Lake is as an
24 IBA, important bird area. And exactly what would
25 happen if development took place right to river's
26 edge -- or the water's edge, I honestly don't
27 know.

1 MS. PERRET: Okay.

2 MR. DRUETT: Yeah. We're certainly
3 hoping that -- you know, we were very pleased
4 that council, they voted unanimously to make this
5 change and to authorize the administration to go
6 ahead with it, which is now happening. So we
7 had -- at the time, we hadn't thought that there
8 would be any reason why it wouldn't go ahead. We
9 think it's the right solution.

10 So we'll be -- if it does
11 appear that there's objections to it, we will be
12 speaking in favour of that event happening. And
13 we feel that Meadowview Drive should be along the
14 periphery of the neighbourhoods like all the
15 other roads running east, west, you know, similar
16 to McKenney that it connects to. It's a road
17 that is peripheral to the adjacent neighbourhoods
18 rather than having lots of (indiscernible) run
19 onto it. And so we're very much in favour of
20 what council passed unanimously actually a year
21 ago. It was at the end of May last year that
22 they voted to make this change.

23 MS. PERRET: Thanks, Tony. Alfred?

24 MR. L'HIRONDELLE: Yeah, I was just going to
25 say, I was kind of curious about that myself too
26 because actually that's -- some of the stuff that
27 we look at too is areas of birds and aquatic

1 animals and stuff like that. And I'd have to
2 agree with Tony and Alan. To me that makes a lot
3 of sense because with all the kind of development
4 that's going to be happening around there that's
5 going to be a big affect on all the wildlife and
6 stuff that's in those areas.

7 So I would have to
8 strongly agree that that was a good decision on
9 their part to request that from City council to
10 look at the property that way because, yeah, like
11 I say, that's stuff that as a Metis person or an
12 Aboriginal, and even people that aren't, we have
13 to look at these sensitive areas and ensure that
14 they're being respected and we're giving animals
15 the room they need to continue on kind of living
16 their own life and that on there so we can all
17 enjoy them. Like, I think that's a good idea to
18 be making sure that the areas are big enough and
19 that for these animals just to kind of continue
20 on with as minimal disturbance as possible.

21 MS. PERRET: Thank you, Alfred. Tony,
22 when you were at our meeting yesterday you asked
23 what the setback was on Carrot Creek, and we
24 said -- or we learned that it was 50 metres,
25 which you seemed surprised and happy with. And
26 at today's meeting we were -- it was explained to
27 us that the reason it was 50 metres -- and,

1 Meghan, you might understand this better -- but
2 it had something to do with actually the -- I
3 guess the soil or the --

4 MR. COLE: Erosion.

5 MS. PERRET: -- the erosion, yeah, or
6 potential erosion --

7 MR. COLE: Yes.

8 MS. PERRET: -- of the riparian area.
9 And that's why it is set at 50 metres.

10 MR. COLE: And it is a policy within
11 the Municipal Development Plan as well.

12 MR. DRUETT: Would that be
13 environmental reserve then for that 50 metre
14 setback?

15 MS. FRANCIS: So the part that would be
16 set back would be wherever the floodplain is
17 would be -- sorry -- that would be environmental
18 reserve where the floodplain is. So that might
19 have to be municipal reserve as well.

20 MS. PERRET: So there is a master
21 drainage plan that is coming out that will inform
22 the ASP. See, if I facilitate these meetings
23 long enough, I start to learn something.

24 MR. DRUETT: So you're saying that a
25 setback from top of bank might be municipal
26 reserve? Again, that somewhat surprises me. But
27 I would have thought if it was a setback from --

1 it would be for environmental reasons or because
2 an unstable side of the bank that it would
3 probably be environmental reserve. But, again,
4 I'm . . .

5 MS. FRANCIS: So whatever is outlined
6 within the MGA, there's some pretty specific
7 things that can be required for a municipal
8 reserve. So whatever is enabled within that is
9 what would be taken as environmental reserve.

10 MS. PERRET: So it may be municipal
11 reserve or it might be environmental reserve
12 depending on what the MGA specifies? Is
13 that . . . ?

14 MS. FRANCIS: It might be a combination.

15 MS. PERRET: Okay. Okay. Great.
16 Well, if there aren't any other questions --
17 maybe, Scott, you could put up the slide that
18 shows the project website, and those of you --

19 MR. COLE: Sorry. I'm just trying to
20 get a suntan right now --

21 MS. PERRET: Yeah, I know.

22 MR. COLE: -- during the meeting.
23 Yeah.

24 MS. PERRET: It looks really nice out
25 there I guess. You're not in the same
26 jurisdiction as I am. So there's a QR code. If
27 you put your phone camera up to the screen a menu

1 at a restaurant will not come up, however, what
2 will come up is the St. Albert website for this
3 project, and it is -- it provides an opportunity
4 for you to provide additional comments. So if
5 you come up with a question or an idea or
6 something that'll be really important for Scott
7 and his team to know as they draft the concepts,
8 you can find that information or put that
9 information in the website there.

10 Tracy, do you have any
11 final comments before we sign off?

12 MS. TSUI: Just to add to that, the
13 comments there, you can put them in the survey,
14 and that survey closes on June 9th. So that's
15 two weeks' time from today.

16 MS. PERRET: And that says, website to
17 watch for future meetings. Hey? So for the
18 meeting in the fall it will --

19 MS. TSUI: The meeting in the fall,
20 yeah. Mm-hmm. Any updates with the project, it
21 will be posted on the website.

22 MS. PERRET: And it will advise whether
23 it's in person or another Zoom call.

24 MR. COLE: And, you know, because
25 this is an open forum, an open house, please let
26 others that -- you know, whether they're
27 residents, whether they're members of the public,

1 please let them know about the project, direct
2 them to the website because we would appreciate
3 feedback. It's fundamental especially when
4 you're starting off a project to get all types of
5 information from various sources. So we would
6 really appreciate that going forward.

7 MS. PERRET: Right. Thank you.

8 MR. COLE: Thank you for -- sorry,
9 Michele.

10 MS. PERRET: No. No. Thank you.

11 MR. COLE: And Go Oilers.

12 MS. PERRET: Oh, yeah.

13 MR. COLE: You know what? Is that
14 live now?

15 MS. PERRET: Just thought of that.

16 MR. COLE: No, the game's not on till
17 later. It's not on till later.

18 MS. PERRET: 6:30.

19 MR. COLE: No. Is it? Oh, okay.

20 MS. PERRET: I think so.

21 MR. COLE: In any event, we really
22 appreciate everyone taking the time out this
23 evening. I look forward to collaborating
24 throughout the project process. And, yeah, have
25 a wonderful evening, and thank you.

26 (PROCEEDINGS ADJOURNED AT 6:52 P.M.)

27 * * * * *

1 Certificate of Transcript - Remote Questioning

2

3 I, Dyana Pewarchuk, hereby

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17 Edmonton, Province of Alberta, this 6th day of

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25 Court Reporter