

ADDITIONAL PUBLIC CONSULTATION SUMMARY

Proposed Riverside Area Structure Plan (ASP) Amendment and Redistricting -LA Ventures

Initial public consultation for this project included an open house, that was held in October 2022, with minimal feedback from residents that was summarized in a previous public consultation summary report. As there were delays in the project, the ASP amendment and redistricting did not move forward to Council at that time. After additional feedback from City administration to address the Municipal Reserve requirements, the proposed plan was updated to include a park space and adjust the remaining developable area, which resulted in a larger Medium Density site. As per the request of City administration, additional consultation with nearby residents was pursued to inform residents of changes. A letter was mailed to nearby residents on May 29, 2024 to 17 nearby residents as per the list provided by City administration and residents were asked to provide feedback within a two week timeline. Residents shared the letter with other residents within the Riverside neighbourhood and approximately 27 residents provided comments by email, with two phone calls received. Each email was responded to with City administration also included on the response. Below is a summary of the comments received from the mailout.

TOPIC	WHAT WE HEARD	RESPONSE / RESULTING ACTIONS
Apartment buildings/ increase of Medium density housing	<p>Residents provided feedback that they oppose apartment buildings being built and prefer the low density/ single family building form that builders indicated would be built in this area. Additionally, some residents indicated that they would prefer a townhouse option.</p> <p>Residents indicated that there is already a good balance of medium density housing within the neighbourhood and additional medium density would not be needed.</p>	<p>The proposed zoning of a portion of the land (MDR) allows both apartment and townhouse options. A detailed site plan has not been submitted and it is unknown at this time which option would be pursued. The previously approved ASP also had a MDR site, however upon further review the size would not support either MDR housing option and was redesigned to allow the potential for future MDR development.</p>
Approved Plan	<p>Feedback was provided that residents prefer the approved plan versus the proposed plan provided in the mailout.</p>	<p>The approved plan required updating as the MDR site is not developable, the floodline has changed, a stormwater management facility is required for drainage and City administration has required 10% MR be dedicated for this land area.</p>
Congestion & Traffic, & Parking concerns	<p>Comments were brought up that apartment buildings would bring congestion and increased traffic and parking concerns to the area. Additionally, some residents provided comments that medium density next to schools would increase traffic and impact student safety.</p>	<p>Because of the addition of a storm pond and MR, it is anticipated that will be similar population and traffic as originally planned for the land area and supported through technical analysis. Providing Medium Density sites next to schools is a typical planning practice, locating future residents next to neighbourhood amenities.</p>
Neighbourhood Experience	<p>Comments were made that apartment buildings would decrease the neighbourhood experience. Specifically</p>	<p>To help minimize any impact on the current neighbourhood experience, an updated concept is proposed utilizing MR as buffer and a transition between</p>

	<p>impacting the charm of the neighbourhood, impacting the scenic views of grain elevator, parks and trees, creating less of a small community feel, decreasing the quiet of the neighbourhood and providing unsightly buildings.</p>	<p>the currently built homes and new homes, retaining current trees where possible. If apartment buildings or townhouses were to be built, the appropriate zoning would need to be followed with maximum heights in place which are on par with the approximate height of trees on the site currently. This allows for similar views of the grain elevators as presently available.</p>
Property Value	<p>Comments were received that development would result in a decrease in value of the property.</p>	<p>The impact on the value of the properties due to an Medium Density development is not yet determined, with the potential that the increase in housing choice will increase the neighbourhood appeal and value of homes in the long term. The trends for property values has been to increase over time.</p>
Theft/Crime	<p>Comment was provided that apartment buildings would increase theft/bring increased crime to the area.</p>	<p>The site may be developed as apartments or townhouses and would bring additional people to monitor the area.</p>
Greenspace/ Ecological balance/Wildlife	<p>A comment was made that St. Albert is a botanical City and the land should be designated as park space only. Additionally, it was stated that the project would interfere with wildlife in the area and that placing medium density housing near greenspaces poses a threat to the ecological balance of the area. Comments were made that green space behind homes was an attraction to build in chosen location.</p>	<p>The land is private land that is not contemplated by the City to be utilized as park space only. The ecological balance of the neighbourhood was assessed during the initial planning for the area, with this area planned for residential development. An additional greenspace is planned from the original ASP which will enhance the wildlife and ecological balance for the area and improve the neighbourhood experience.</p>
Servicing/amenity concerns	<p>Comments were made that there isn't enough infrastructure / amenities to support medium density housing.</p>	<p>Technical support has been provided that shows that appropriate servicing can be provided for the proposed land uses.</p>
Grain elevators	<p>Some residents were concerned that the project would involve the removal of the historic grain elevators.</p>	<p>The project has no impact to the current historic grain elevators and this information was provided in an email response to the concerned resident.</p>