

ADDITIONAL PUBLIC INPUT

Renee McDonald

From: [REDACTED]
Sent: March 31, 2021 11:35 AM
To: Hearings
Cc: Mayor Cathy Heron; Jacquie Hansen; Ken MacKay; Sheena Hughes; Ray Watkins; Natalie Joly
Subject: Public Hearing - Bylaws 1 to 3-2021

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TWIMC.....it is my intent to participate in the Public Hearing scheduled for Tuesday April 6, 2021. I would appreciate the following material to be included in the Council Meeting package for that date.

Mayor Heron and Councillors.....I do not support the recommendation of Administration to keep Range Road 260 open for the following reasons. They include:

1. Administration did not reveal objections to closure of Range Road 260 during public open houses – I participated in the Open Houses and interacted with the proponents consultant on the planned amendment of the Range Road 260 Area Structure Plan. At no time can I recall any feedback from the city officials objecting to the planned closure of Range Road 260.
2. Traffic on Local Roads – Administration’s assertion that closure will result in traffic utilizing neighborhood roads to shortcut is based on current infrastructure. Range Road 260 parallels Ray Gibbon Drive and using the comparison of Range Road 260 closure to that of Coal Mine Road ignores the fact that Range Road 260 parallels Ray Gibbon Drive; Coal Mine Road closure had no comparable parallels. The eventual closure of Range Road 260 with the development of the Avenir neighborhood has the benefit of directing through traffic to use Ray Gibbon Drive.
3. Neighborhood Connectivity – closure of Range Road 260 complements neighborhood connectivity between the planned residential developments on either side of Range Road 260 because of emphasis on multi-use walkways associated with linear space.
4. Park Space – costs are inherent in the provision of public green space and no evidence is provided to support Administration’s contention that there are consequential cost implications to the city beyond normal operating costs. The new MDP (Flourish) recognizes increased residential density targets while also identifying the need for design and location of green space to enhance neighborhood walkability and connectivity. It could be argued that the city’s current standards for minimum trail corridors needs reconsideration yet Administration offered no concerns in this regard during the public open houses.
5. Crime Prevention – Administration’s concerns over the lack of “neighbourhood watch” on the trail are unsubstantiated yet unduly fuel concerns for public safety when options exist to minimize crime associated with green space and trail corridors. It could be argued that good trail design and connectivity without an association with road corridors is a positive development to pedestrian and bicycle use.
6. Time Scale – the staged build out of the “Cherot East” and Avenir developments will should result in the eventual closure of Range Road 260. Administration has noted that adjacent landowners had expressed no concerns with its eventual closure. I can recall no concerns being raised during the public open houses. In this build out time interval I expect traffic behaviour will change with modifications to Villeneuve Road and Ray Gibbon Drive. No traffic analysis was provided to suggest that closure of Range Road 260 would result in elevated traffic short cutting, if anything, the curvilinear design of the connector roads acts as a disincentive for such short cutting.
7. Community Amenities Campus – the campus site is being developed for the benefit and use of all residents of St Albert. It is for this reason that closure of portions of Range Road 260 is important in directing traffic accessing

and egressing from the planned Community Amenities Campus site to use Villeneuve Road-Fowler Road-Ray Gibbon Drive rather than using a Range Road 260 with traffic circles.

In closing, given my 40 years of living in St Albert, I believe the proposed design of “Cherot East” has the best potential of becoming a desirable living space in St Albert with the eventual closure of Range Road 260.

Ken Crutchfield
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“The best times of our lives were not about what we had, but who we were with.”