

# Welcome

**Proposed Erin Ridge North  
Area Structure Plan and  
Land Use Bylaw Amendment**  
Public Open House – October 29, 2014



**Engineering  
and Land Services**

## Site Location

The area affected by the proposed amendments is located within the southwest portion of the Erin Ridge North neighbourhood and consists of approximately 9.8 ha.

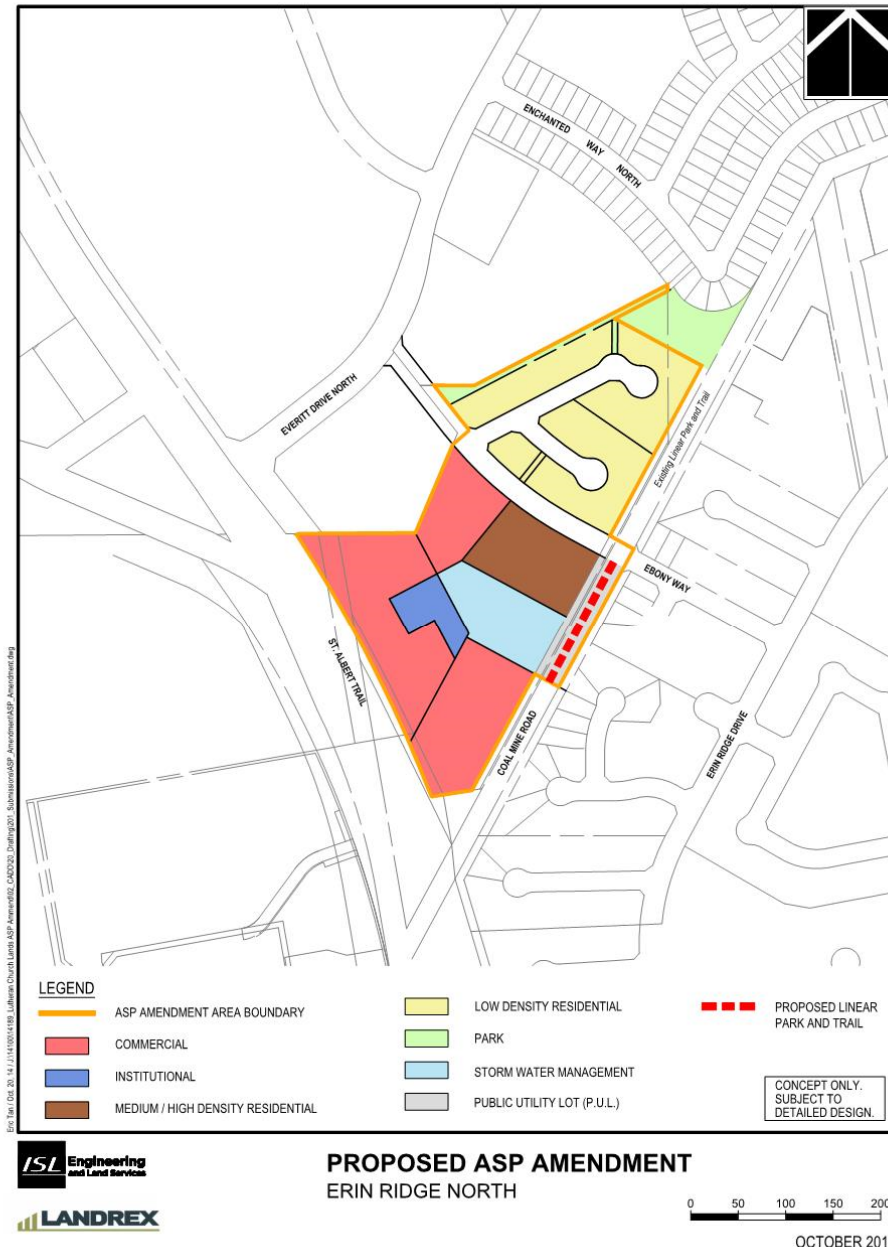


Under the current Erin Ridge North ASP, the future land use designation of the site is Stormwater Management, Institutional, Institutional/Medium Density Residential, and Park.



# Proposed Amendment to the Erin Ridge North ASP

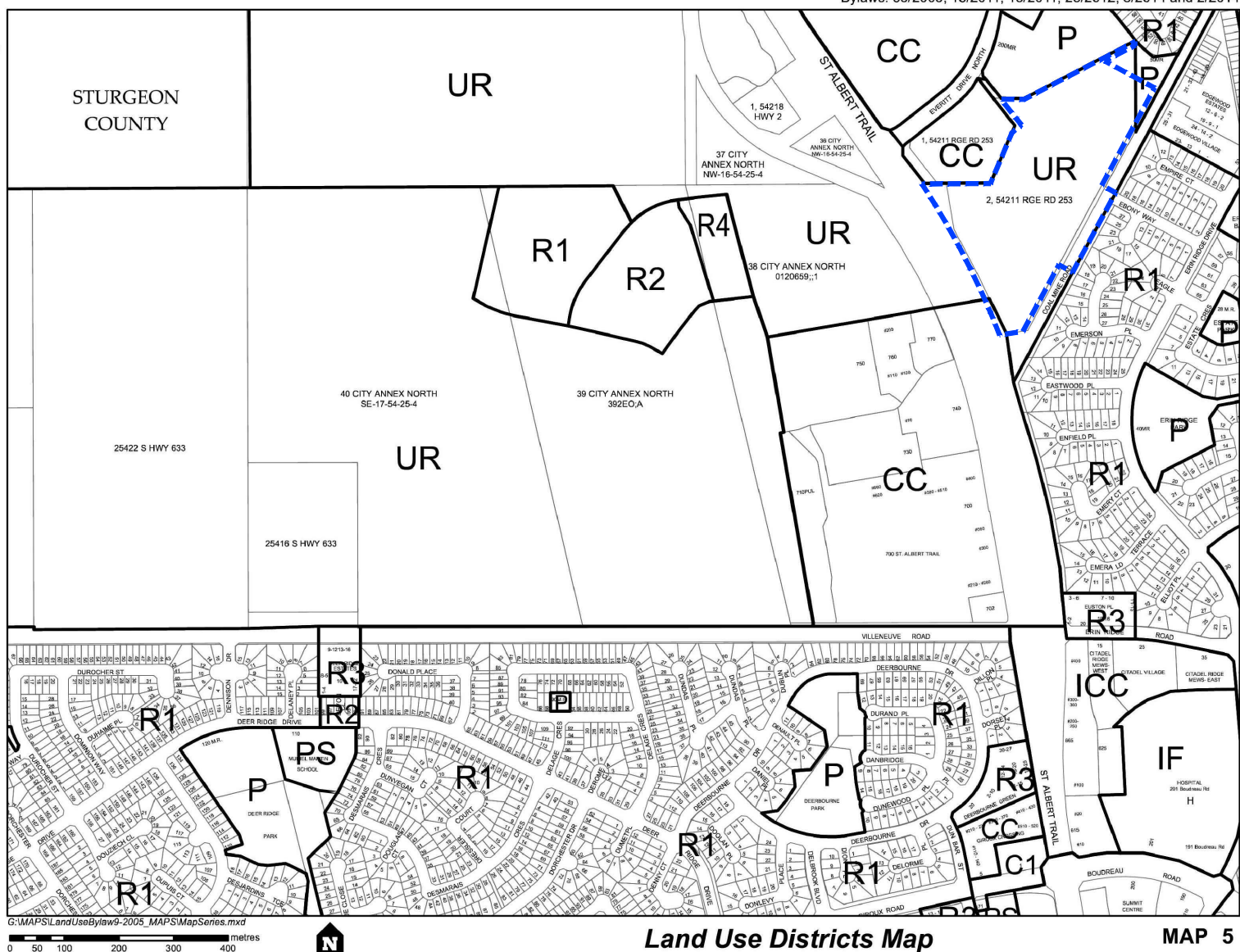
The amendment proposes to redesignate the site to Commercial, Institutional, Stormwater Management, Medium/High Density Residential, Low Density Residential and Park, as shown below.





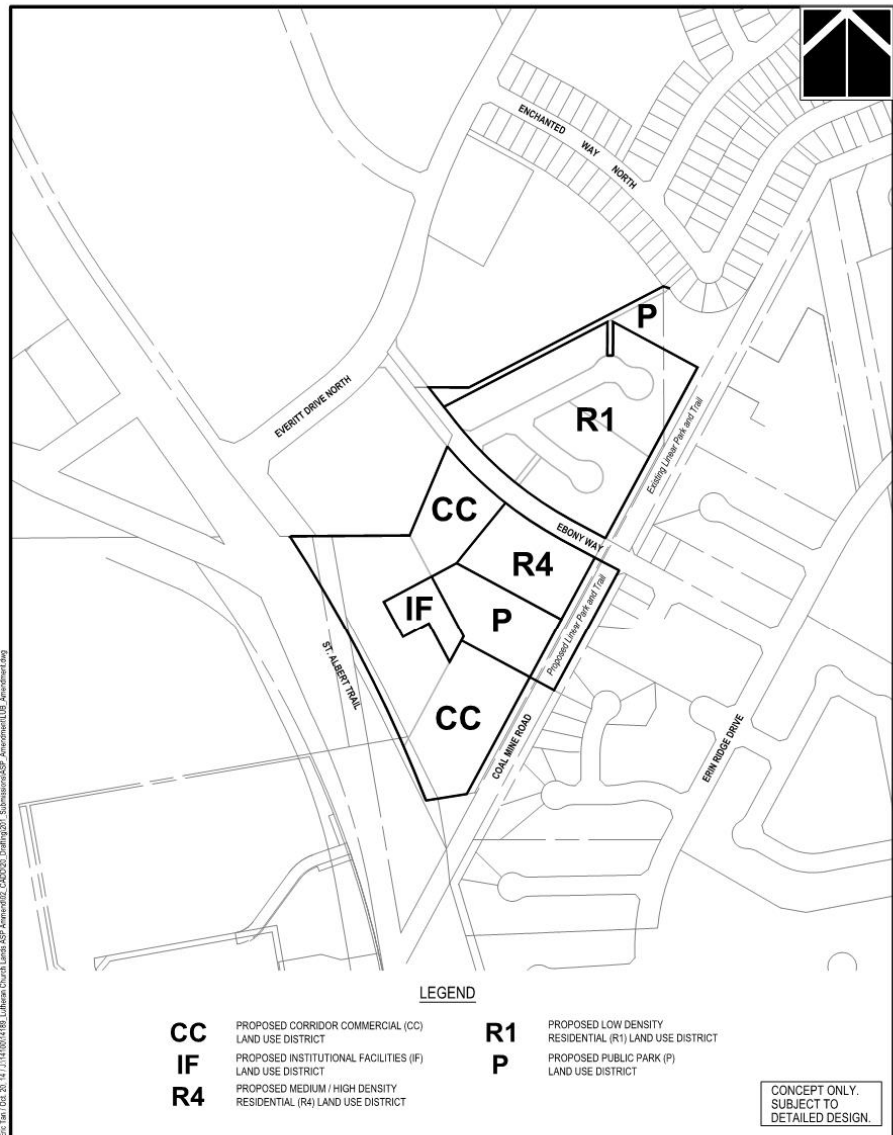
Land Use District and Public Park (P) District.

Bylaws: 35/2005, 13/2011, 18/2011, 26/2012, 8/2014 and 2/2014



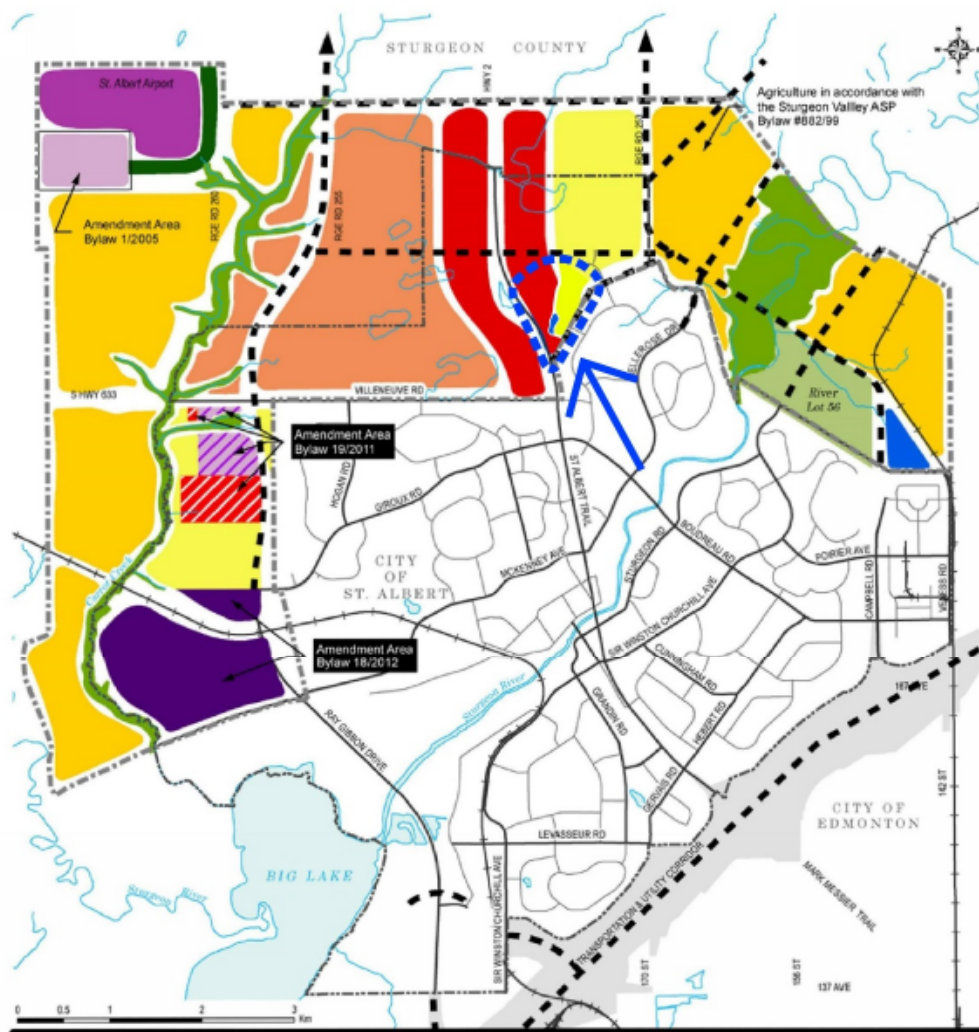
# Proposed LUB Amendment

The amendment proposes to redesignate the site to Corridor Commercial (CC) District, Institutional Facilities (IF) District, Medium/High Density Residential (R4) District, Low Density Residential (R1) District and Public Park (P) District.



# Intermunicipal Development Plan (IDP)

In addition to the ASP and LUB amendments, IDP and MDP amendments are required. The IDP currently designates the site for Institutional uses. The amendment proposes to redesignate the site for Residential, Commercial, and Institutional uses, as shown below.



## MAP FEATURES

- Intermunicipal Development Plan Boundary
- Existing Arterial
- Proposed Arterial
- Transportation and Utility Corridor
- Agriculture
- Buffer
- Commercial Corridor
- Commercial

- Institutional
- Intermunicipal Greenway (Carrot Creek/ Sturgeon River)
- Mixed Use (Residential/ Commercial/ Business)
- River Lot 56 (Provincial Natural Area)
- Future Industrial and Employment Lands
- Rural Industrial
- Special Planning Area- Mixed Use/ Owner-Operator Business and Residential
- Business Park
- Urban Residential

Note to Reader:  
Detailed boundaries between future land uses will be determined at the Area Structure Plan stage.

## MAP 4

### PROPOSED FUTURE LAND USE CONCEPT (2012)

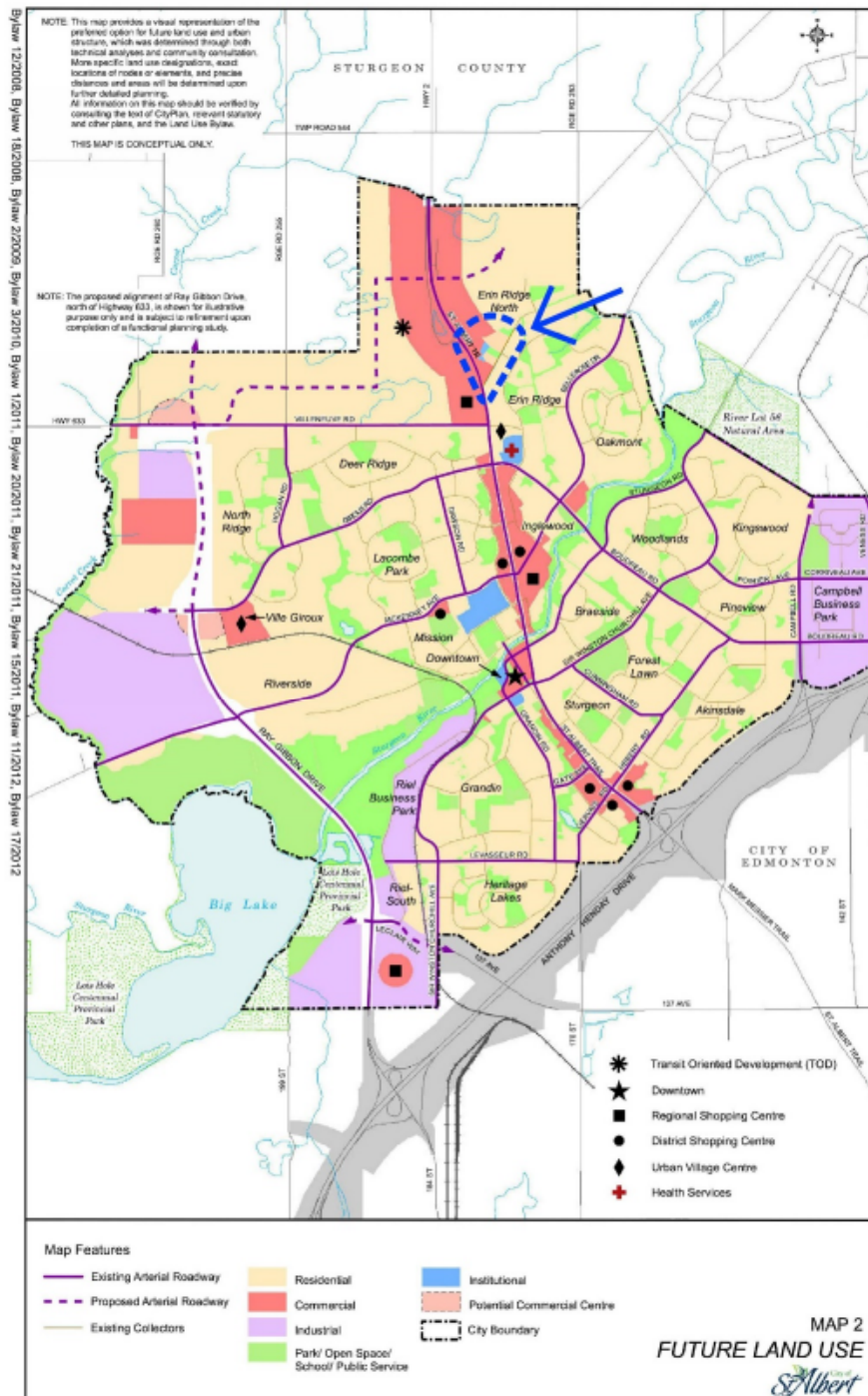
City of  
*St. Albert*

Sturgeon County & City of St. Albert Intermunicipal Development Plan  
Schedule "A" to Bylaw 7/2001, as amended by Bylaw 1/2005, Bylaw 2/2005,  
Bylaw 19/2011 and Bylaw 18/2012.



# Municipal Development Plan (MDP)

The MDP currently designates the site for Institutional uses. The amendment proposes to redesignate the site for Residential, Commercial, and Institutional uses, as shown below.

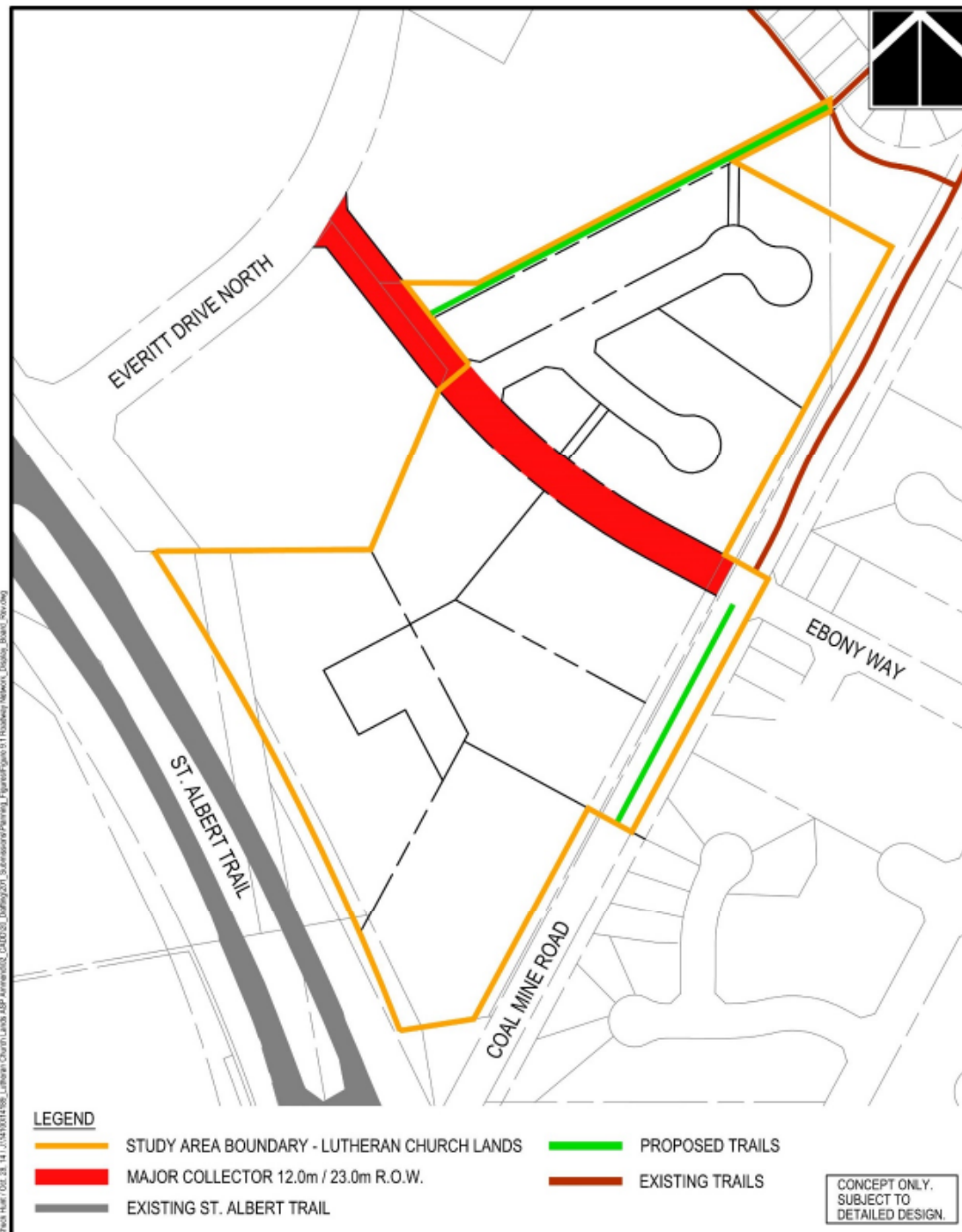




# Parks, Trails, and Stormwater Management



# Transportation



## What does this mean for the neighborhood?

If approved, the ASP and LUB Amendments will:

1. Enable the existing church to continue its operations;
2. Accommodate the development of new commercial uses to serve the neighbourhood;
3. Reduce the amount medium density housing, while allowing the development of single family homes and a limited amount of apartment housing to meet consumer demand;
4. Increase the amount of park areas and walking trails;
5. Decrease the number of residential units; and
6. Reduce the total population in the neighbourhood.

Thank you for attending tonight's open house.

Please let us know if you have any questions or concerns.

Following the Open House, any concerns raised are noted and incorporated into our formal application to the City of St. Albert. City administration will review the application, conduct a review and prepare a report, and the application will eventually be presented to St. Albert Council for a decision.





# **City of St. Albert**

## **Proposed Erin Ridge North Area Structure Plan and Land Use Bylaw Amendment**

**Public Meeting  
October 29, 2014**





# Agenda

## Presentation

## Question and Answer

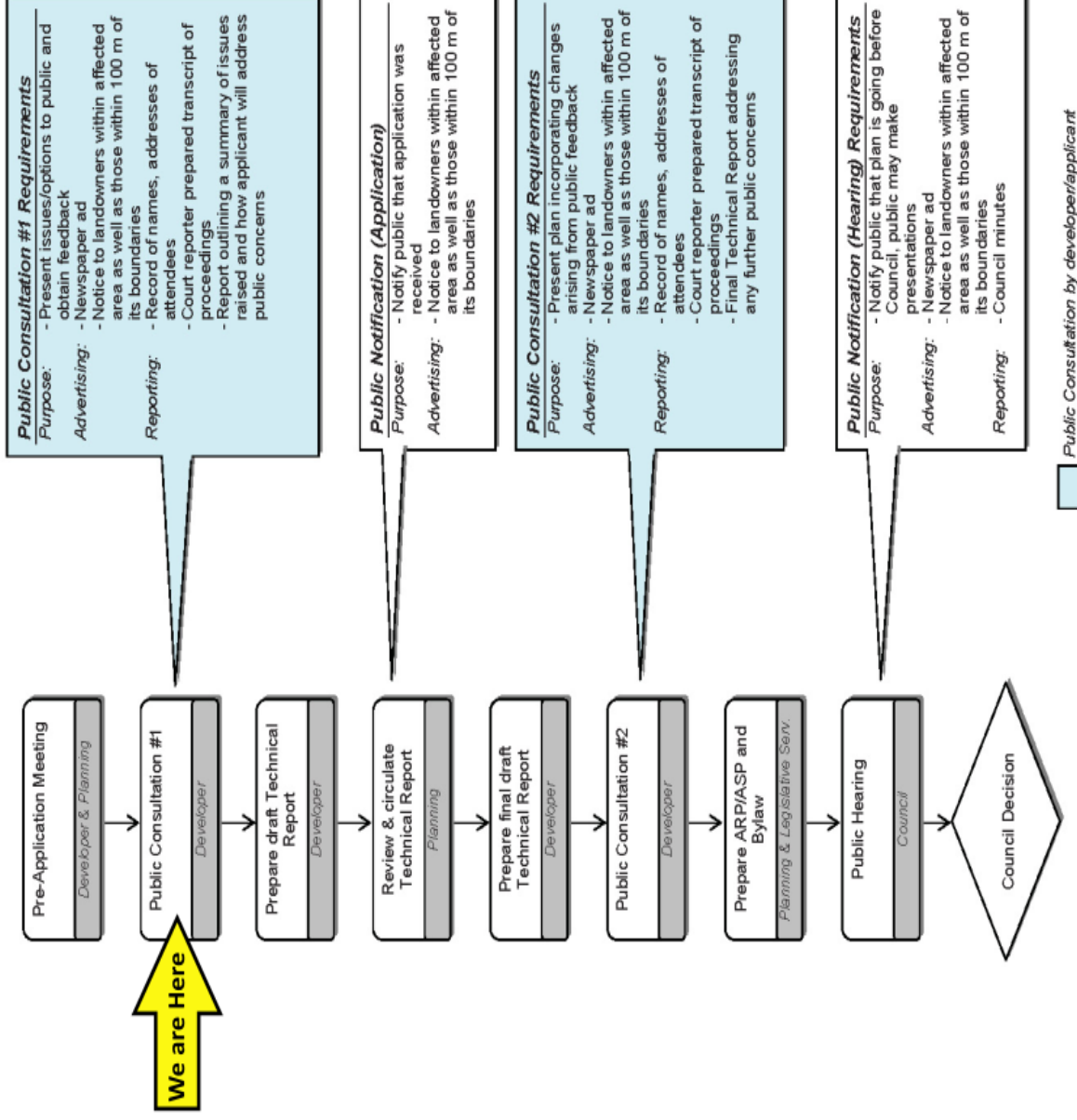
## Discussion



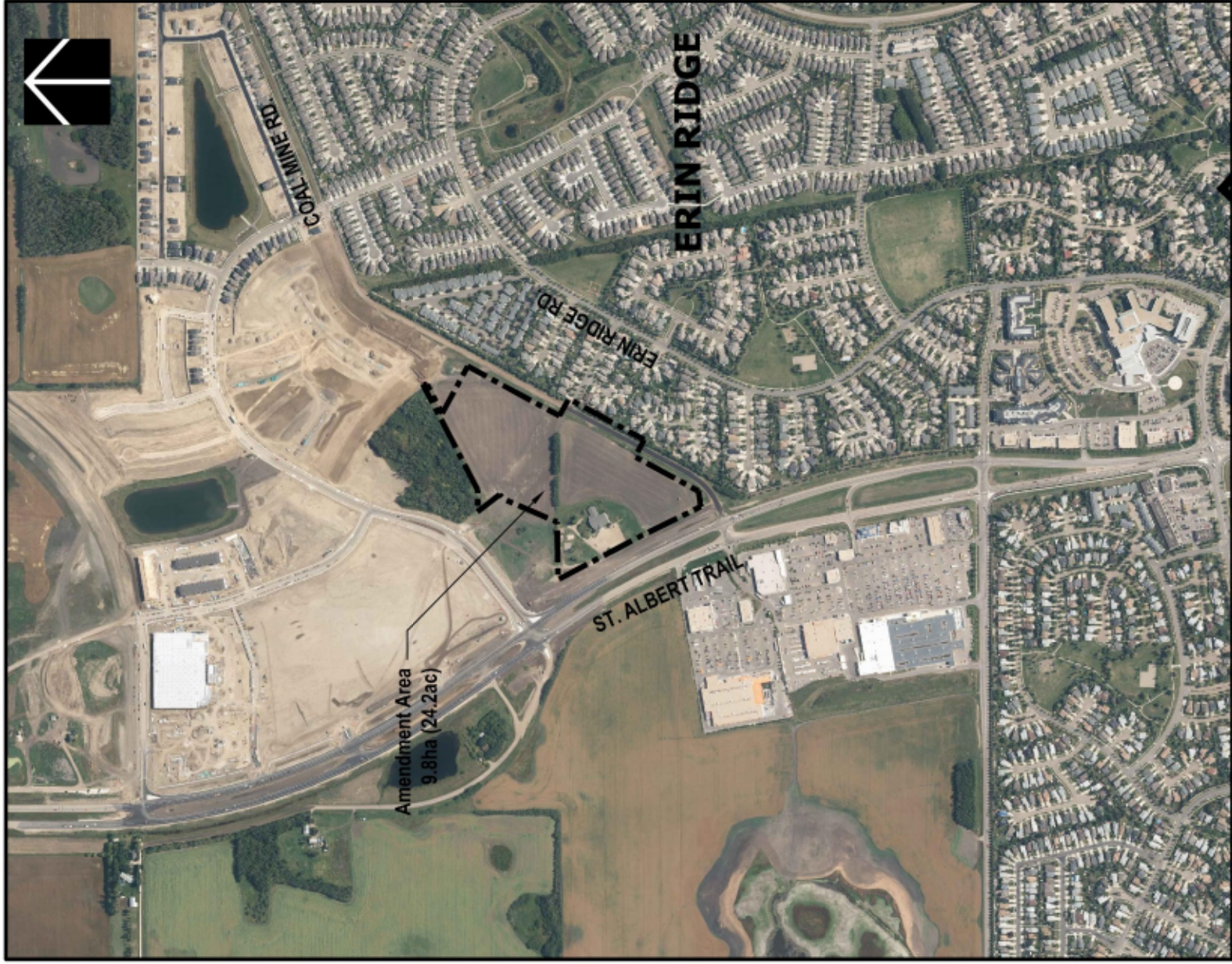
# Purpose

To provide information about the proposed amendments to the Erin Ridge North Area Structure Plan (ASP) and City of St. Albert Land Use Bylaw (LUB). Associated IDP and MDP amendments are also required

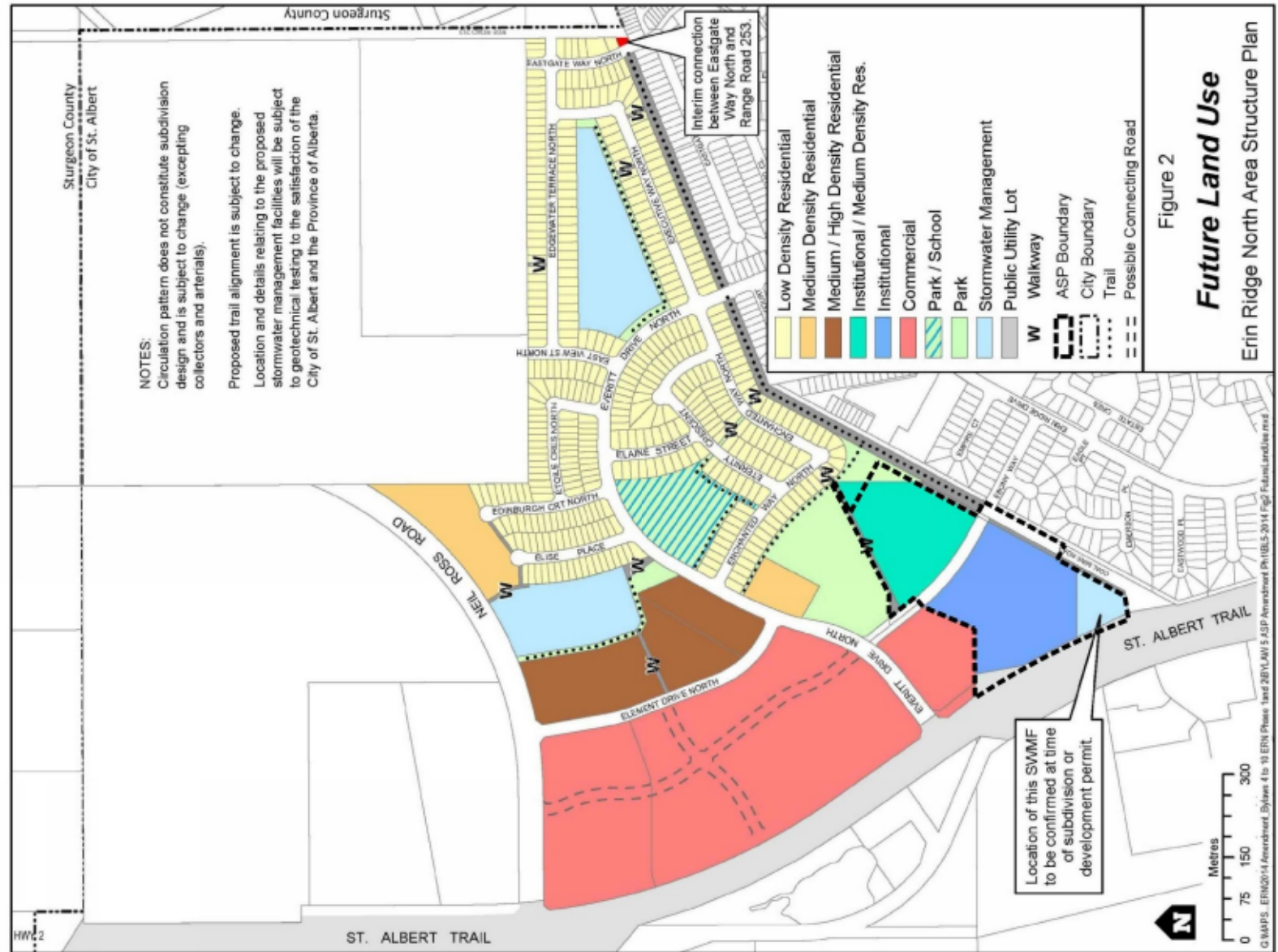
## Area Structure & Redevelopment Plans (Applicant initiated)

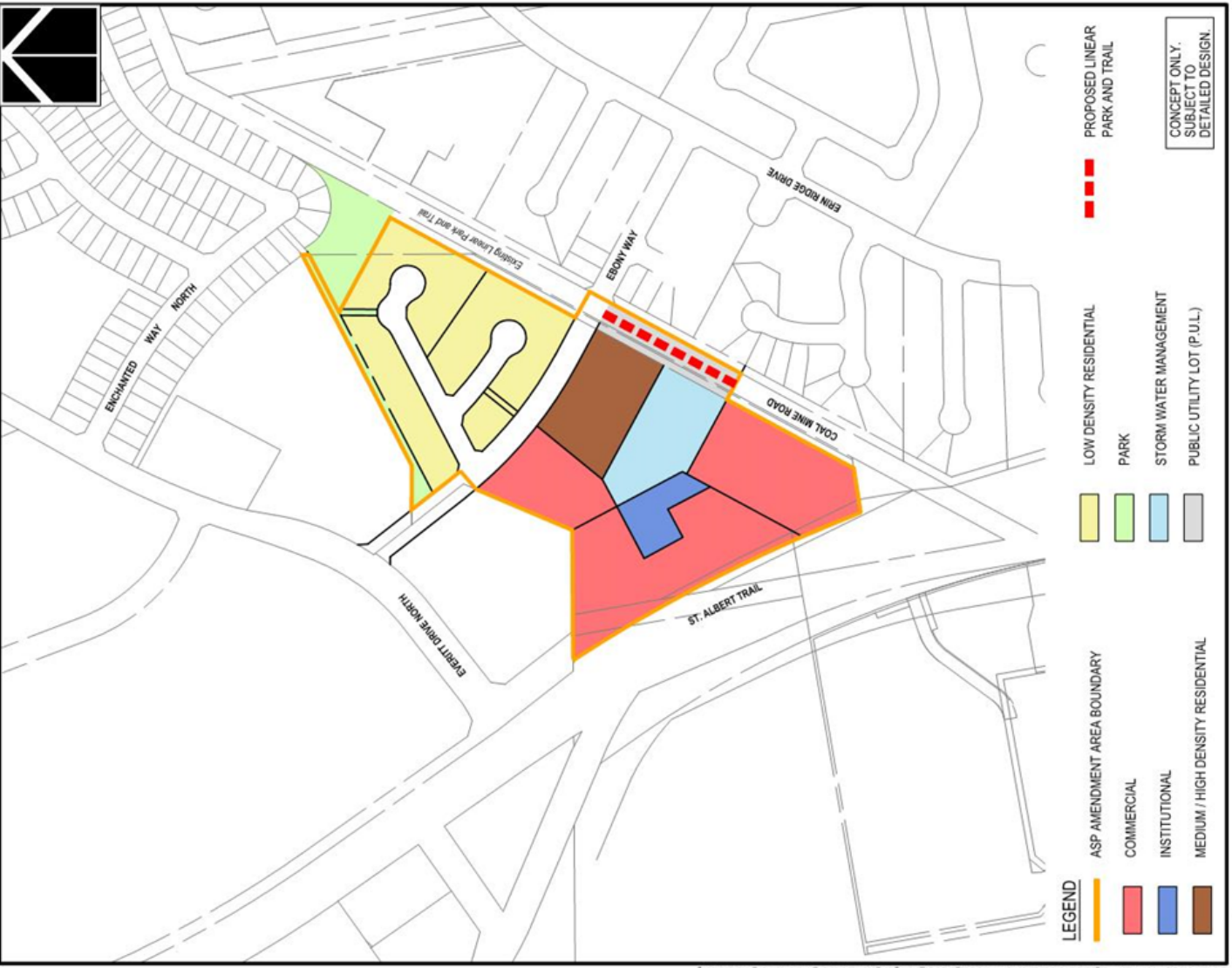




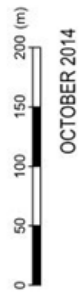




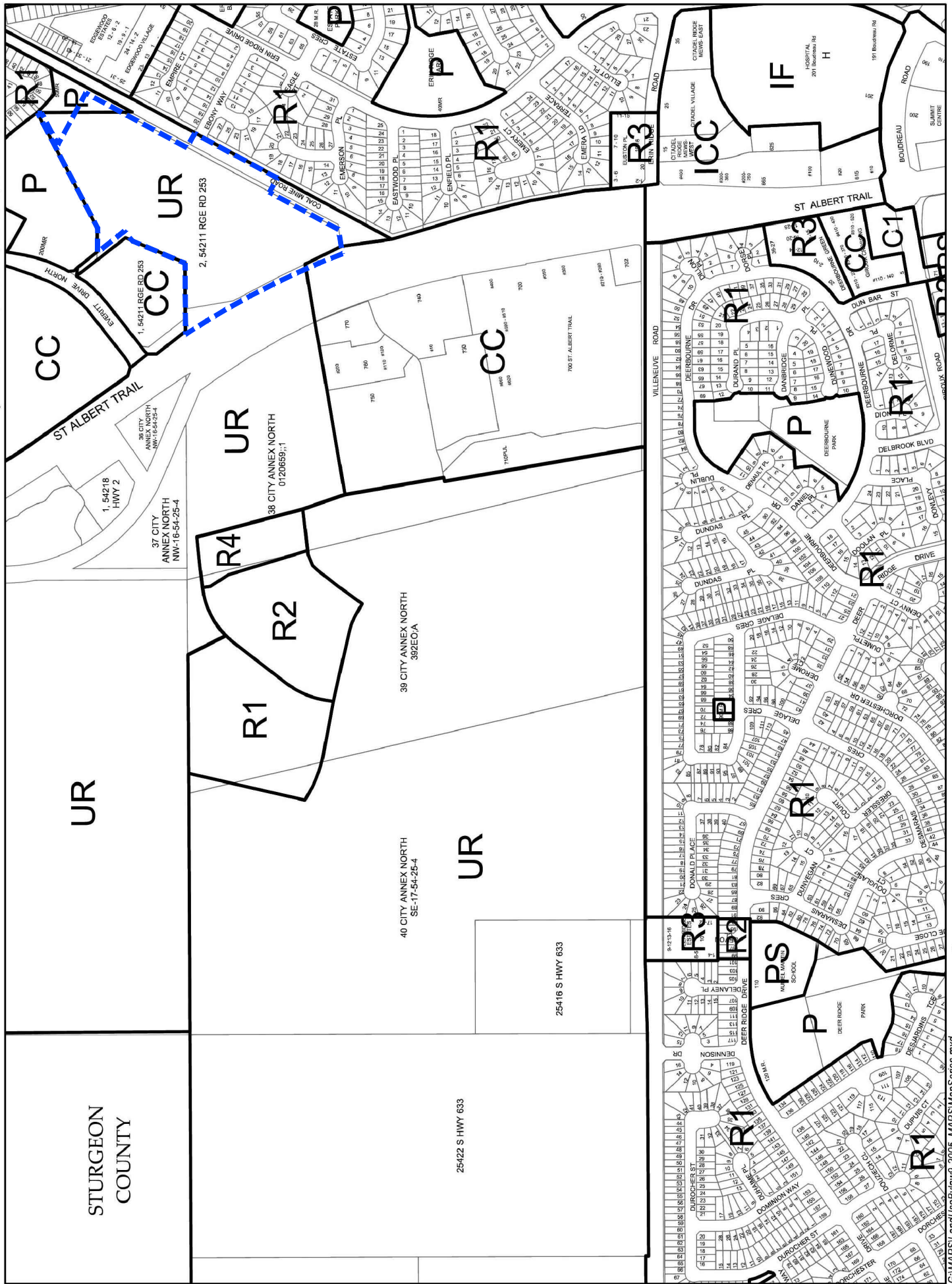




## PROPOSED ASP AMENDMENT ERIN RIDGE NORTH



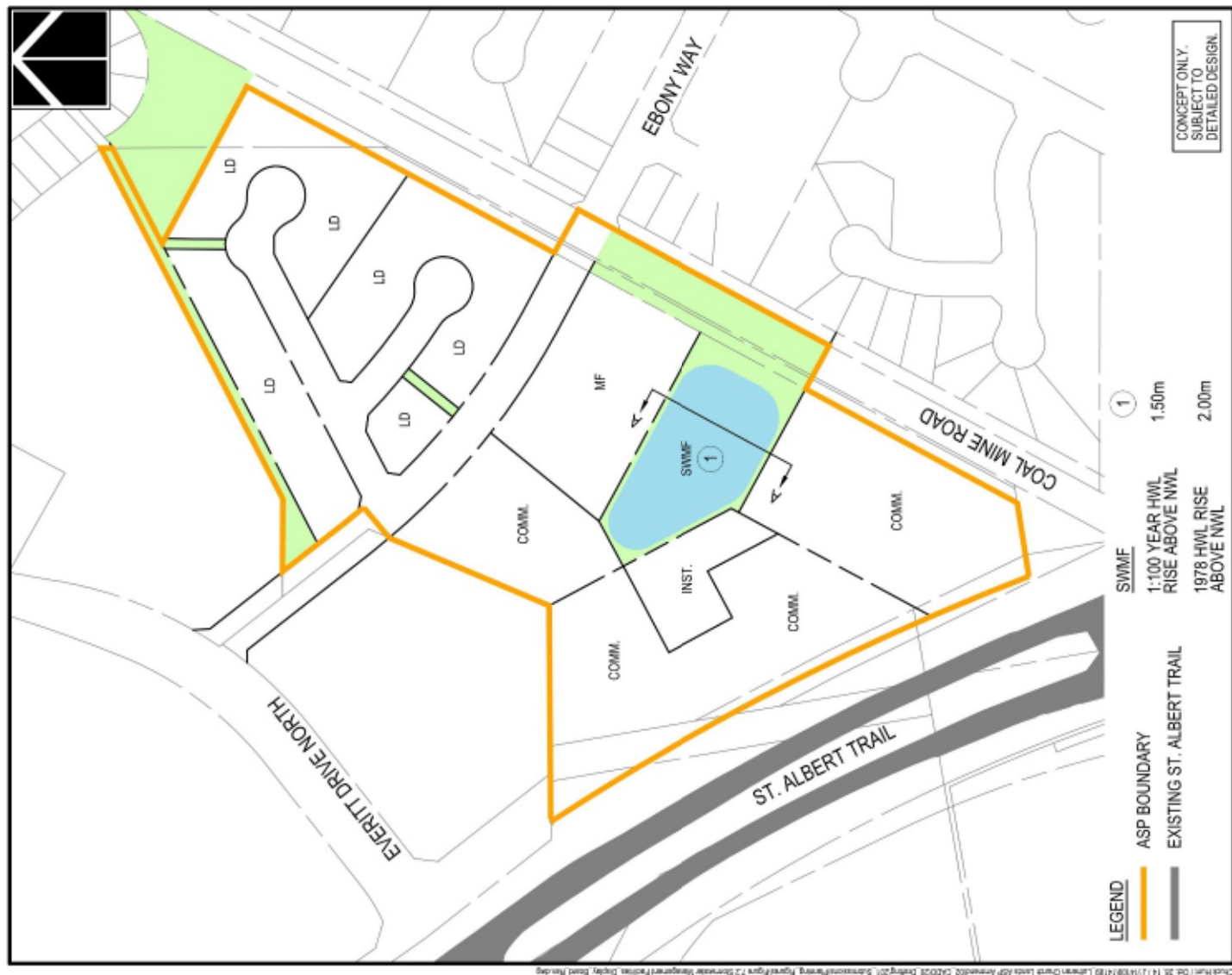


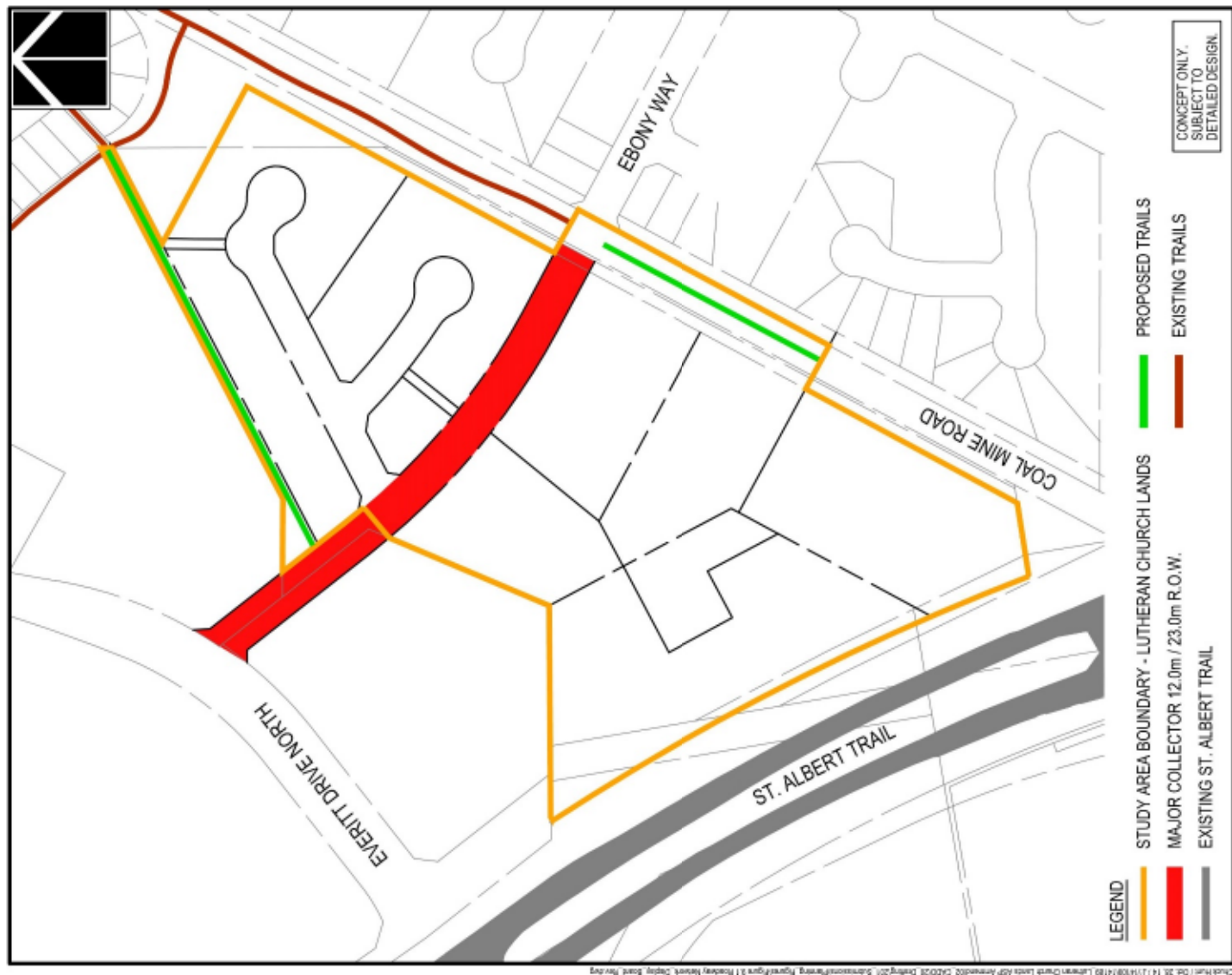


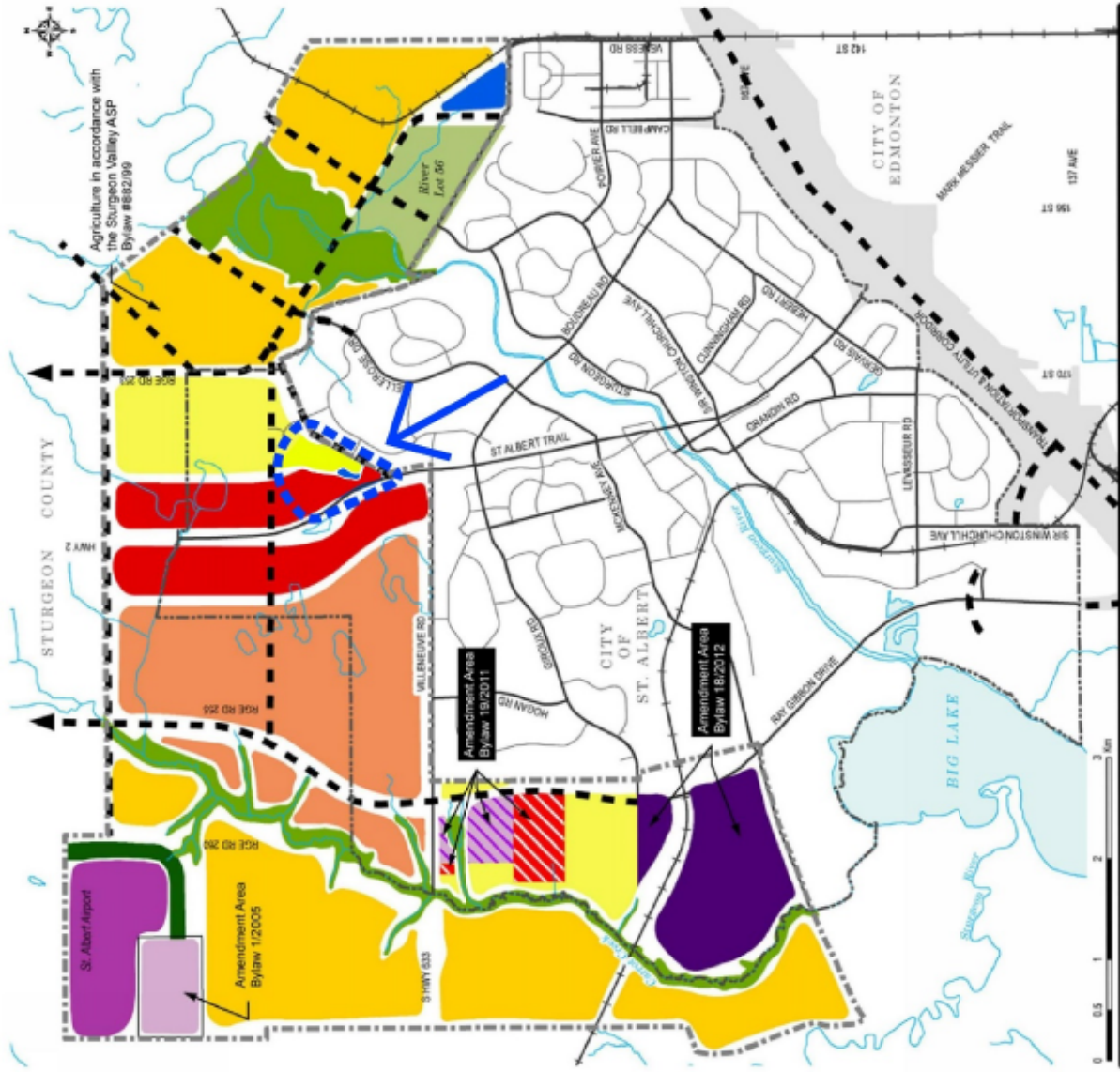




## PROPOSED LUB AMENDMENT ERIN RIDGE NORTH







**MAP 4**  
**PROPOSED FUTURE**  
**LAND USE CONCEPT**  
**(2012)**



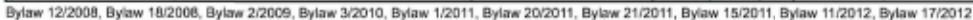
Sturgeon County & City of St. Albert Inter-municipal Development Plan  
Schedule "A" to Bylaw 7/2001, as amended by Bylaw 1/2005, Bylaw 2/2005,  
Bylaw 19/2011 and Bylaw 18/2012.

(16)

- MAP FEATURES**
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*Note to Reader:*  
Detailed boundaries between future land uses will be determined at the Area Structure Plan stage.







# Summary

Add walking trails, open space, and SWMF

Add new commercial development

Add new single family homes

Reduce the amount medium density housing

Reduce the total number of residential units

Reduce the total population

Preference: Coalmine Road open to vehicle traffic or closed

Preference: Ebony Way open to vehicle traffic or closed



# Question and Answer



- Public Hearing -

Proposed Erin Ridge North Area Structure Plan  
and Land Use Bylaw Amendment

APPEARANCES

Jim Sheasgreen

Sean Novak

Marcel Huculak

David Schoor

Jacqueline Tessier

Kate Polkovsky

Robin Beukens

Francisca Karl

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Taken at the King of Kings Lutheran Church, corner of  
St. Albert Trail and Coal Mine Road, St. Albert, on the  
29th day of October, A.D. 2014.

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1 (PROCEEDING COMMENCED AT 7:35 P.M.)

2 MR. SCHOOR: There's a City process for  
3 how this works and we're required to follow  
4 that process, and I realize that you can't see  
5 that, but the intent here is that it's a long  
6 process and it gives you opportunity to have  
7 input throughout that time.

8 Now, these steps represent about eight  
9 to ten lots, and we're at the yellow arrow. And  
10 this is called a public meeting where we  
11 consider your comments. We take your comments,  
12 we update our submission documents. Those  
13 submission documents will be submitted to the  
14 City. Our intent is to submit the application  
15 next week. After we've submitted, the City  
16 goes through its process from there down, and  
17 the City will send you notification that we've  
18 made an application. They'll conduct a  
19 technical review, looking at land use,  
20 planning, transportation and servicing, and  
21 they will consider your comments as well. And  
22 then the application from the Board will go to  
23 City Council for a decision.

24 At any point throughout that process,  
25 you have an opportunity for input, either to us  
26 as the application team or to the City or to  
27 council.

1                   So more specifically, this is the site  
2                   that we're talking about. It's at the  
3                   northeast corner of St. Albert Trail and Coal  
4                   Mine Road. It's about 10 hectares in size.  
5                   It's developed with this church and includes a  
6                   portion of Coal Mine Road which you can see  
7                   right here.

8                   And as you know, the land surrounding  
9                   the site is developed with the Erin Ridge North  
10                  neighbourhood to the south and existing linear  
11                  trail. Developing single-family housing to the  
12                  east, the tree lot here. This is the Honda  
13                  site here. And the Costco site further to the  
14                  north and then multifamily housing just to the  
15                  east of the Costco site. So that's our  
16                  surroundings. And this is the original Erin  
17                  Ridge North Area Structure Plan. It was  
18                  approved in 2011, and this describes how the  
19                  neighbourhood will develop out. It's shown on  
20                  this map, it describes a range of land use  
21                  types. The red is commercial along St. Albert  
22                  Trail. The blue is institutional which  
23                  represents the church. The blue to the east  
24                  right here is originally intended to be a  
25                  church campus and there would be residential  
26                  development there. So that's the way the area  
27                  structure plan is organized today and we're

1 proposing a change to that. So this is the  
2 area in more detail. And we propose to amend  
3 the area structure plan by re-designating the  
4 site to commercial along St. Albert Trail, a  
5 small portion of institutional to recognize the  
6 current church, some medium-density residential  
7 in this location, and beside it a stormwater  
8 pond. Low density residential here, and we're  
9 proposing a trail in this location which would  
10 mean a partial closure in that location of Coal  
11 Mine Road. And we've done that because we've  
12 intended to carry out the existing linear  
13 trail. So to carry it all the way through, we  
14 think that it's an amenity. It provides a  
15 setback between existing development and future  
16 development.

17 Now, we've also conducted a  
18 transportation impact assessment. We're  
19 considering options about either keeping that  
20 site open or closed. So, again, we're looking  
21 for your feedback at this meeting on your  
22 thoughts about opening or closing that Coal  
23 Mine Road. So please fill out your feedback  
24 sheets or let us know.

25 This map is the City's land use bylaw  
26 map and the map shows the site right here and  
27 it's currently designated for urban reserve and

1 park. Urban reserve means those lands are  
2 intended for future urban development. We've  
3 proposed a change to that designation and we  
4 propose to reconfigure the shape of the park.  
5 Right now the park right there is more or less  
6 a triangle shape and we're proposing to square  
7 it off and make it a more useable space.

8 So this is a proposed land use map for  
9 the site and showing how the site will change  
10 its land use bylaw designations. We would have  
11 CC as commercial corridor along St. Alberta  
12 Trail. The IF is institutional facilities and  
13 the existing church. The R4 represents  
14 medium/high density residential, apartment  
15 building. The R1 represents single-family  
16 housing.

17 This slide is intended to show the  
18 location and size of the stormwater management  
19 facility or the water feature right here, the  
20 reconfigured park and the trail.

21 As I mentioned earlier, the trail is  
22 intended to serve -- what the other thing it's  
23 intended to do is serve as an entry point into  
24 the church lands and the commercial area so it  
25 can be accessed through walking or bikes. As I  
26 mentioned, we're again looking for your  
27 preference or your opinion on closing that

1           portion of Coal Mine Road.

2                       This slide shows the traffic network  
3           around the site. Here Ebony Way is a major  
4           collection road, allowing north/south traffic  
5           out to Everitt Drive and then off to St. Albert  
6           Trail where an all-directional, signalized  
7           intersection will be constructed.

8                       Coal Mine Road would service the  
9           commercial site right here, so that portion  
10          would remain open. As you saw -- as you might  
11          have seen on the boards around the room, in  
12          addition to the ASP and LUB amendments, we're  
13          proposing amendments to the Intermunicipal  
14          Development Plan or IDP and the Municipal  
15          Development Plan, the MDP, are also required to  
16          facilitate this. So this is the regional plan  
17          with Sturgeon County and it shows how lands  
18          will develop and it develops on St. Albert's  
19          fringe.

20                      The IDP currently designates this site  
21          for institutional uses, and in order to reflect  
22          what we're proposing to do, we have to  
23          re-designate the site to residential,  
24          commercial, and institutional uses combined.  
25          And I know it's hard to see, but that's the  
26          scale of the map and that's what we're  
27          proposing to do.



1                   And if anybody after the presentation  
2                   would like me to show how these small pieces  
3                   fit together, I can certainly show you.

4                   This is the MDP map showing the site  
5                   with the blue arrow. The MDP currently  
6                   designates this site again for institutional  
7                   uses to recognize where it is today, and our  
8                   amendment proposes to re-designate the site  
9                   again for residential, commercial and  
10                  institutional uses.

11                  So if these amendments are approved,  
12                  they will add walking trails to the  
13                  neighbourhood, open space, and a stormwater  
14                  management facility which we believe will  
15                  increase the amount of amenities in the  
16                  neighbourhood. It will add new commercial  
17                  development to serve the neighbourhood. It  
18                  will add new single-family homes which is  
19                  consistent with development to the east and to  
20                  the south. It will reduce the amount of  
21                  medium-density housing which was proposed  
22                  around the church currently. However, it will  
23                  still allow some medium density on that one  
24                  site that I had shown on the previous slide.  
25                  So making all of those changes results in a  
26                  reduction in the total number of units in the  
27                  neighbourhood from 1,600 to 1,500 and it also

1 reduces the total population in the  
2 neighbourhood from 3,400 to 3,100. So because  
3 of these changes, we're actually seeing less  
4 population and less residential units. And as  
5 I mentioned before, we're looking for your  
6 feedback on Coal Mine Road and Ebony Way.

7 So that's the formal part of the  
8 presentation. We look forward to your  
9 questions, and Jacqueline will moderate the  
10 session, Mark will take notes of your  
11 questions, and I'll turn the floor over to  
12 Jackie.

13 MS. TESSIER: Okay. Thank you, David.  
14 He's given you a great deal of information, and  
15 I imagine there are some questions that you  
16 have for the team and they are here and ready  
17 and willing to answer your questions this  
18 evening, so what we'll do is -- we don't have a  
19 microphone to bring to you unfortunately, so if  
20 I call on you and you have a question, please  
21 use your loud voice so others in the room can  
22 hear it, but I'll try to repeat it back as  
23 well.

24 We will take five questions from the  
25 floor. Mark's going to capture them, make sure  
26 we have them accurately. The team will respond  
27 and we will come do another five and another

1 five and so on. Sound good? All right.  
2 Anyone want to start off? You've answered  
3 every question, David. All right. The  
4 gentleman in blue.

5 SPEAKER 1: What do you mean by R4  
6 designation?

7 MS. TESSIER: What does R4 mean.  
8 Exactly.

9 SPEAKER 1: Is it going to be  
10 townhouses, duplexes, row houses or is it going  
11 to be a five-storey apartment building?

12 MS. TESSIER: Very good question. What  
13 do we mean by R4. Can you define it any  
14 further today in terms of what that might look  
15 like in the future? Good question.

16 Anyone else? Yes, sir, go ahead.

17 SPEAKER 2: The last line on the last  
18 slide, you mentioned about closing a portion of  
19 Ebony Way. Can you tell us what that looks  
20 like and what you mean by that?

21 MS. TESSIER: What do we mean by closing  
22 Ebony Way. And that information will help you  
23 decide what you feel about that. Okay. Great.  
24 Thank you.

25 Anyone else looking for some clarity,  
26 need some information on the presentation?

27 SPEAKER 3: The one issue we're

1           having --

2           MS. TESSIER:               Just a little louder.

3           SPEAKER 3:               The one issue we're having  
4           is where you're going to close Coal Mine Road.  
5           Not happy with that. Can you not keep it open  
6           and then take some of the designated -- some  
7           more road and make your walkway or your bicycle  
8           path beside that?

9           MS. TESSIER:               Good question. Could you  
10          keep Coal Mine Road open and then take some of  
11          the area beside it, perhaps some of the  
12          right-of-way beside it and use that for trail.  
13          Is that the question?

14          SPEAKER 3:               Yeah.

15          MS. TESSIER:               I'm going to go to the  
16          back. Go ahead, sir.

17          SPEAKER 4:               Is there any change in the  
18          10 percent set aside for park space under  
19          subdivision rules?

20          MS. TESSIER:               Okay. Any change to the 10  
21          percent set aside for park, correct? We'll  
22          take this gentleman at the front and then we'll  
23          have our team respond, and we'll come back to  
24          see if there are any other questions at the  
25          time. Go ahead, sir.

26          SPEAKER 5:               It was mentioned earlier in  
27          the presentation about this water supply thing.

1 You're talking about a lake?

2 MS. TESSIER: What is the stormwater  
3 management facility?

4 SPEAKER 5: Is it a lake or --

5 MS. TESSIER: Is it a lake or what is  
6 that. Help us understand what that means.  
7 Excellent. Good question and I'll invite the  
8 team up to take these questions and respond to  
9 them one by one.

10 David, the R4 designation.

11 MR. SCHOOR: And you're specifically  
12 looking for the type of development that would  
13 occur on that site?

14 SPEAKER 1: Yeah. My personal opinion  
15 is if you're going to develop, it won't be  
16 multifamily and rather it be townhouses or row  
17 houses and a five-storey condo building. Not  
18 all, but that's not an option.

19 MR. SCHOOR: The R4 district allows a  
20 range of housing types. It's primarily  
21 intended for apartment housing, but it can  
22 allow other types of housing on the site. At  
23 this stage in the development process, the site  
24 hasn't been sold and there isn't a purchaser to  
25 construct there, so it would be speculation for  
26 me to say what could be developed on the site.

27 SPEAKER 1: Within R4 designation, it



1 would allow up to how big a building?

2 MR. SCHOOR: Maximum height is 25  
3 metres.

4 SPEAKER 6: What is that? Four?

5 MR. SCHOOR: Four storey.

6 MR. SHEASGREEN: Can I just add something?

7 MR. SCHOOR: Yeah, absolutely.

8 MR. SHEASGREEN: Thanks for your question.

9 One of our main purposes for showing it  
10 currently as R4 is as development goes, that's  
11 one of the most flexible districts. R4 allows  
12 for all the other uses. R3, R3A are to be  
13 within the R4, and then you kind of fall back  
14 to those requirements in the land use bylaw, so  
15 it allows itself to be most flexible without  
16 knowing who the end purchaser is going to be  
17 today. So there is no set purchaser. There is  
18 nothing going on with it, but being flexible --  
19 now, if you wanted to do townhouses, if I  
20 showed this as a different land use and  
21 somebody wanted to do an apartment style, it's  
22 a longer process to redo all the plans, redo  
23 amendments. This R4 district is the most  
24 flexible by far that we've seen with any of the  
25 districts just for that as well. So that's one  
26 of the main purposes for showing that.

27 MS. TESSIER: So the next question is

1           what do we mean by closing Ebony Way. Who's  
2           going to take that?

3           MR. HUCULAK:           I'll take that. I'm Mark  
4           Huculak with ISL. We're conducting a traffic  
5           study right now. This is a draft stage.

6           SPEAKER 7:           I can't hear you.

7           MR. HUCULAK:           Sure. My name is Mark  
8           Huculak; I'm a traffic engineer with ISL. We  
9           are conducting a traffic study right now. It's  
10          in draft stages. We're not quite done yet.  
11          We're looking for alternatives. So one of the  
12          purposes tonight that David mentioned is we  
13          want your feedback for these kinds of  
14          questions. Tell us, you know, do you want this  
15          road closed or open or whatever, so what we're  
16          looking at for Ebony Way -- we've talked to the  
17          City. They want to leave it open for busses to  
18          get through. So the closure, what we mean by  
19          that is the north end, put some sort of device  
20          that would allow buses to get through but no  
21          other traffic. That's one of the alternatives  
22          we're looking at. Does that answer the  
23          question?

24          SPEAKER 2:           I understand what you're  
25          saying. Thank you.

26          SPEAKER 5:           What are the other options?

27          MS. TESSIER:          Go ahead.

1 MR. HUCULAK: The options are variations  
2 of the closure of Ebony Way or not. Leave it  
3 open or closed and the variation of closing  
4 Coal Mine Road or not. And the case of the  
5 Coal Mine closure, it's total closure. Busses  
6 wouldn't be allowed. Just a trail would be  
7 there. So pedestrians, cyclists can get  
8 through but no automobiles. So if you kind of  
9 do the combinations and permutations of that as  
10 opposed to current Coal Mine, close Ebony,  
11 close Coal Mine, leave Ebony open and then --  
12 let's see -- then flip it around, leave both of  
13 them open, and I must be missing one in there.  
14 There's a fourth one that's a combination. If  
15 you do that, that's four combinations.

16 SPEAKER 7: When you're doing your  
17 traffic study, are you considering the road  
18 from Erin Ridge or is that one road?

19 MR. HUCULAK: Oh, no, it's actually --  
20 the City's done -- we've talked to the City.  
21 They've done a good job of trying to tell us  
22 what we need to look at. It's a fairly big  
23 area we're looking at. We're looking at St.  
24 Albert Trail from Boudreau Road all the way up  
25 to -- I believe it's up to Everitt and also  
26 within the internal Erin Ridge Drive, a few  
27 intersections along there to keep intersections

1 all the way down Erin Ridge Road because with  
2 these closures, you could flip more traffic  
3 into Erin Ridge and the existing Erin Ridge and  
4 that causes problems in there, right? So  
5 that's why -- the closures are important for  
6 that and that's why the City has asked us to  
7 look at that. It's quite a fairly large  
8 traffic study for a change of this type. I  
9 think the City was appropriate in asking for  
10 that because of the potential impacts to the  
11 existing residents. I hope that's --

12 SPEAKER 8: So does it consider the  
13 traffic coming from Sturgeon County and trying  
14 to get over to St. Albert Trail? Because  
15 that's a lot of traffic that goes through there  
16 now because Coal Mine Road is all coming  
17 through Everitt Drive now.

18 SPEAKER 9: Some come from Erin Ridge,  
19 and they cross over the trail, they go up to  
20 Erin Ridge Road and then they hang a right onto  
21 Erin Ridge Drive at that T-intersection.

22 SPEAKER 8: I was talking about --  
23 [indiscernible]

24 MR. HUCULAK: We've done counts, for  
25 example, at Ebony and Erin Ridge Drive, so we  
26 know how many cars are coming in in each --  
27 like, at that intersection, so if there's

1 people coming from the county, we've captured  
2 them and when we look at the closures,  
3 scenarios and we reassign them to another place  
4 to network knowing that they could have some  
5 impacts somewhere else, so they're included.

6 SPEAKER 9: So when do your studies  
7 start?

8 MR. HUCULAK: The study -- the counts  
9 were done in September, late September, about  
10 -- around the 20th that -- a couple --

11 SPEAKER 9: So this year?

12 MR. HUCULAK: Yes, this year. Again --  
13 The City has some pretty current data. But  
14 they still asked us to go out and collect more  
15 data. And again, I think it's just some of the  
16 reasons why, you know, there's been a lot of  
17 changes.

18 MS. TESSIER: Maybe specific things. I  
19 mean, it's your community, you know where the  
20 traffic patterns are and feel free to capture  
21 that in the comment form and provide it to the  
22 team for additional information. And that  
23 leads into the question about Coal Mine Road  
24 and could you keep it open and then use an  
25 adjacent piece of land for a trail.

26 MR. HUCULAK: In terms of keeping it open  
27 is one of the options we're looking at. In



1 terms of the right-of-way, I guess that's up to  
2 some of the guys around the table here in terms  
3 of, do we have space that affects the  
4 stormwater pond and those kinds of questions I  
5 don't know the answer to that. We're  
6 definitely looking at it.

7 MS. TESSIER: Again, leave your comments.  
8 You were very vocal about not wanting to close,  
9 so that's why we have you here tonight, so  
10 we'll leave that for the team. Thank you very  
11 much, Marcel. I think the next question will  
12 be for David. It's about parks, the 10 percent  
13 set aside for parks. Would that be something  
14 that you could address?

15 MR. SCHOOR: Yes, sure.

16 MS. TESSIER: Thank you.

17 MR. SCHOOR: The park requirement is  
18 something based on the *Municipal Government Act*  
19 of Alberta. It describes the time of  
20 subdivision that all lands -- 10 percent of  
21 lands must be dedicated for park purposes. So  
22 when Erin Ridge North neighbourhood was first  
23 planned out in 2011, it immediately dedicated  
24 10 percent of these lands for park purposes, so  
25 that's already been accounted for. All the  
26 lands have been dedicated already and we need  
27 the 10 percent requirement. Does that clarify?

1 MS. TESSIER: Good. Excellent. Sean, I  
2 think the next one is about the stormwater  
3 management facility. What is that? What will  
4 it look like?

5 MR. NOVAK: Sean from ISL. So the  
6 stormwater management facility basically is  
7 collecting this area here. The developed area  
8 is going to be serviced by that stormwater  
9 management facility and then the stormwater  
10 management facility is going to discharge to  
11 the north to existing infrastructure on Everitt  
12 Drive.

13 MS. TESSIER: Is it a lake? I don't  
14 think people quite understand.

15 MR. NOVAK: Yes. The stormwater  
16 management facility is basically collecting all  
17 the storm flow from the development that's  
18 outlined in orange. And that stormwater  
19 management facility or storm pond is going to  
20 discharge the storm to Everitt Drive in the  
21 North through existing infrastructure.

22 MS. TESSIER: Okay. Good.

23 SPEAKER 10: How about at the church  
24 because it looks like it's going right up  
25 against the church.

26 MR. NOVAK: Well, the church is shown  
27 on that figure there in terms of the proposed

1 proper lines and the boundary of the church, so  
2 it's adjacent to the church.

3 SPEAKER 10: I know, but we don't want  
4 water in the basement.

5 MR. NOVAK: No. It's going to be  
6 designed so it doesn't have an effect on the  
7 church. It will be -- basically the stormwater  
8 management facility is made up of clay, so it  
9 will be clay lined, so you won't have a  
10 situation where you have flooding in the  
11 church.

12 SPEAKER 11: How deep below grade would  
13 it be?

14 MR. NOVAK: The stormwater facility?

15 SPEAKER 11: Yeah.

16 MR. NOVAK: From -- are you talking  
17 standing water or are you talking --

18 SPEAKER: Well, take standing water  
19 elevation and take the grade elevation that you  
20 intend to grade for development.

21 MR. NOVAK: We haven't gotten that far,  
22 unfortunately, as of yet in terms of dictating  
23 what exactly the detailed grading plan is at  
24 the area structure plan level. That will be  
25 figured out in detail at a later date.

26 SPEAKER 10: Make a road and make a clay  
27 line so it doesn't --

1 MR. NOVAK: The existing ground  
2 actually underneath the top soil is clay, so  
3 it's actually a type of material that would  
4 contain water.

5 MS. TESSIER: Any other questions for the  
6 team before we let you go to the back and look  
7 at the displays? Go ahead, sir.

8 SPEAKER 12: I have one question. In  
9 regards to the traffic when they're looking at  
10 the traffic when we're coming out of Home  
11 Depot, maybe five cars can turn left through  
12 the one signal to the trail of Morinville, and  
13 on Saturdays it's a zoo. Like, who even wants  
14 to go out there? If you close Coal Mine Road,  
15 you have no option of coming straight to get  
16 into our own residences without going the other  
17 way.

18 MS. TESSIER: So a comment but probably a  
19 question. So is that something you can catch  
20 on the form if you'd like them to know that's  
21 something that can be considered? Does someone  
22 want to respond to that or should we just  
23 capture that as -- go ahead.

24 MR. HUCULAK: We are looking at the  
25 intersection. It's one of the ones the City  
26 asked us to look at. And we know already from  
27 the draft work we've done already -- like I

1       said, we're not done, but we've already done  
2       some analysis of existing ponds, and we see  
3       problems there. And we're working with the  
4       City to try to find ways to improve, especially  
5       Coal Mine Road. We have a couple of ideas and  
6       we've talked about it. It's still preliminary,  
7       but it's looking promising. We think there's  
8       short-term improvements we can do to help out  
9       and longer term, again, to help it out and it  
10      has to do with -- well, you know how it  
11      operates. It's a very -- you're sitting there  
12      waiting for a long time and waiting to make  
13      turns and stuff and it's just sort of the way  
14      the whole thing is set up, because it makes it  
15      complicated and awkward to operate. We're  
16      trying to simplify it.

17      MS. TESSIER:           Are we getting to the end  
18      or -- go ahead. We'll capture these on the  
19      chart.

20      SPEAKER 12:           I have a question with the  
21      church and commercial. How are you allocating  
22      parking?

23      MS. TESSIER:           How is parking going to be  
24      allocated. The church needs parking,  
25      commercial needs parking, what is the solution  
26      for that. So we can get that answered. Any  
27      other questions you want to capture?



1           SPEAKER 13:           What's the time frame on  
2           this decision on Coal Mine Road?

3           MS. TESSIER:           When are we going to know  
4           if Coal Mine Road is going to be closed?

5           SPEAKER 13:           Yes.

6           MS. TESSIER:           Okay. Anything else?

7           SPEAKER 14:           What kind of commercial on  
8           Ebony Way would be allowed to be built?

9           MS. TESSIER:           What kind of commercial are  
10          we looking at along Ebony Way. I'll let you  
11          catch up, Mark. All right. Any other ones?  
12          Yes, at the back. Go ahead.

13          SPEAKER 15:           I'm just curious to know  
14          what the logic Landrex is going to use to  
15          justify reducing the density given the  
16          municipal development plan and intermunicipal  
17          plans were all higher density.

18          MS. TESSIER:           It's not something we hear  
19          very often, that we're reducing density in the  
20          neighbourhood, so let's get a response to that.  
21          All right. We'll have the team respond to  
22          those and we'll end. Unless there are any  
23          other more questions, we'll allow you an  
24          opportunity to chat with the team one on one  
25          after this. Who is going to take our parking  
26          question from our team? Is that you, David?

27          MR. SCHOOR:           Yes.

1 MS. TESSIER: So the question is, how  
2 will parking be allocated regards to the church  
3 and commercial.

4 MR. SCHOOR: That level of detail is  
5 not considered at this stage of the area  
6 structure plan planning process. However, our  
7 requirement is to submit the land use bylaw.  
8 So any development on the site will have to  
9 meet land use bylaw requirements for parking.

10 Jim, did you want to add something to  
11 that?

12 MR. SHEASGREEN: I think one important thing  
13 to add to that, David, is that we are working  
14 quite closely with the church even right now.  
15 It's definitely a neighbourhood process how the  
16 site's going to be created for not only the  
17 church but for ourselves, and I think we've had  
18 a great partnership thus far and we have  
19 members of the church here today too and I hope  
20 that they would [indiscernible] the same thing  
21 and trust that they would -- that we're working  
22 closely together with the church. So we have  
23 to meet the land use bylaw requirements no  
24 matter what parcel we create for any  
25 development, so definitely, but land use bylaw  
26 takes care most of that.

27 MS. TESSIER: Thank you. And the next

1 question was about when will we know if Coal  
2 Mine Road will be closed. Who wants to take  
3 that one?

4 MR. HUCULAK: It would be a road closure  
5 process. It will be at the end -- I would  
6 expect it to be the end of that graph you  
7 showed of the timelines. That's where I --

8 MR. SHEASGREEN: I think first, Marcel, you  
9 have to go through all the scenarios that you  
10 [indiscernible], number one.

11 MR. HUCULAK: That's right.

12 MR. SHEASGREEN: Again, iteration with the  
13 City, another round of meetings with the City  
14 for sure.

15 MR. HUCULAK: Right.

16 MR. SHEASGREEN: But in terms of the  
17 statutory planning, we kind of come forward  
18 with the -- you know, at the same time as this  
19 rezoning, before subdivision, there'd be public  
20 hearings no different for this part of the area  
21 structure plan process. A lot of our statutory  
22 documents are all going to come forward at the  
23 same time, but no question there's going to be  
24 a number of -- probably at least one public  
25 hearing, local advertising, if that's the route  
26 we decide to go after.

27 MR. HUCULAK: Yeah, after all the studies

1 and hearing your feedback.

2 MS. TESSIER: Jim, would that be within  
3 the next year then? Do we have an answer?  
4 Within 10 months or --

5 MR. SHEASGREEN: I think we'll have an  
6 answer definitely within the next six to eight  
7 months.

8 MS. TESSIER: What kind of commercial?

9 MR. SCHOOR: I can start on that and  
10 maybe Jim can finish off. Again, that's a  
11 similar kind of response to the residential  
12 concept. Again, no purchasers have bought  
13 those sites, so we can't say for sure what it  
14 will be, but the corridor commercial district  
15 that we're proposing allows the largest range  
16 of commercial uses in the land use bylaw. So  
17 you know, we can -- without being specific, we  
18 can suggest that the same type of development  
19 that you see along St. Albert Trail today could  
20 go onto that site. Of course, you're affected  
21 by the depth of the parcel and the width of the  
22 parcel, so right now we already know that a  
23 portion of the development is condos to the  
24 north, but the depth that could fit there, it  
25 could be a grocery store, it could be some pad  
26 retail sites given the parcel sizes.

27 MS. TESSIER: Does that answer your

1 question? Okay. Perhaps this is -- we'll just  
2 go to the last question here and then we can  
3 ask. The last question was about density.  
4 We're reducing density as proposed by this  
5 development and what is the logic behind that.  
6 How do you respond to that?

7 MR. SCHOOR: Well, I wouldn't say  
8 we're -- I wouldn't say specifically we're  
9 reducing density. We're reducing the amount of  
10 apartment developments that could go on the  
11 site. When we were showing -- this is the  
12 original area structure plan, and everything  
13 that you see in that teal area would have been  
14 a campus that would have been devoted to the  
15 church. That would have been residential  
16 housing. That would have been about 90 units  
17 per hectare. What we're proposing in its place  
18 is a development that looks like this, where  
19 we've got single-family housing east of Ebony  
20 Way. So immediately instead of apartment  
21 housing that you could have had around the  
22 campus, you're going to have single-family  
23 housing, so it immediately drops down the  
24 number of housing units that you have there.

25 On that site, we can have medium-density  
26 housing that we're proposing there. So you're  
27 seeing a reduction in the overall number of

1 units, you're seeing a reduction in the overall  
2 number of population that could be on site.  
3 There is still an opportunity for  
4 medium-density housing or apartment housing on  
5 that site.

6 MS. TESSIER: Does that answer your  
7 question?

8 SPEAKER 16: It explains it. It doesn't  
9 answer it. It may not be fair, but I  
10 understand Landrex before the last election  
11 sought a bylaw changing the density of their  
12 development to have a lower density, and we  
13 continue to hear from the City that in a  
14 regional area, they're trying to actually  
15 increase the density of these urban areas  
16 rather than trying to get lower density. So  
17 I'm just wondering how St. Albert is going to  
18 explain this part because it's not meeting the  
19 objective. Just a comment.

20 MR. SCHOOR: Area structure plans are  
21 documents that different municipalities review  
22 and consider. So overall, our housing density  
23 will meet the targets of the Capital Region  
24 Board, so they don't look on a specific  
25 site-by-site basis. They look at the overall  
26 neighbourhood. On the overall neighbourhood  
27 we're still meeting targets.



1 MS. TESSIER: Thank you. I think we have  
2 a gentleman here with another question. Go  
3 ahead.

4 SPEAKER 17: Yes. When I received this  
5 amendment, I noticed that Ebony Way was going  
6 to be expanded up to Everitt Drive, and I think  
7 that's fantastic because we need as many  
8 outlets as possible. I've lived in the area  
9 for 23 years and like this gentleman said, some  
10 years there are real congested areas at times,  
11 so I'd be strongly in favor of the Ebony Way up  
12 to Everitt Drive.

13 MS. TESSIER: Thank you for that comment.  
14 Maybe that's a great way to close tonight. So  
15 thank you very much for that. The team will be  
16 around until 9 o'clock, so if you want to ask  
17 any question one on one, they're here until  
18 that time. Thank you for your time and  
19 attention, have a great evening.

20

21

22 (PROCEEDINGS CONCLUDED AT 8:10 P.M.)

23

24

25

26

27

1 I, Jamee L. Cherniwchan, Court Reporter,  
2 hereby certify that the foregoing pages are a complete  
3 and accurate transcript of the proceedings taken down by  
4 me in shorthand and transcribed to the best of my skill  
5 and ability.

6 Dated at the City of Edmonton, in the  
7 Province of Alberta, this 2nd day of November, A.D.  
8 2014.

9  
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11 \_\_\_\_\_  
12 J. L. Cherniwchan, CSR(A)  
13 Court Reporter  
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# Comment Form

## Erin Ridge North Area Structure Plan (ASP) and Land Use Bylaw Amendment

### Public Open House

October 29, 2014

Thank you for attending this open house. Your feedback about this project and open house is important to us. Please take a few minutes to respond to the following questions.

#### Part 1: About the proposed Area Structure Plan and Land Use Bylaw Amendment

1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:

☒ Agree (please explain below)

☒ Agree with Conditions (please explain below)

☐ Do Not Agree (please explain below)

☐ Don't Know / Doesn't Affect Me

road going from Albion Way N corner of Albion  
density high & low. Way a Coal Mine  
Road a disaster  
needs to be fixed

2. Do you have any additional comments?

#### Part 2: About the Open House

To help us prepare for future events please answer a few questions about your experience today.

	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?	<input checked="" type="checkbox"/>		
Was the location of this meeting convenient? If not, comment below.	<input checked="" type="checkbox"/>		
Was the time of this meeting acceptable? If not, comment below.	<input checked="" type="checkbox"/>		

In which neighbourhood do you reside?

Erin Ridge

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- ☐ Agree (please explain below) ☒ Do Not Agree (please explain below)  
☐ Agree with Conditions (please explain below) ☐ Don't Know / Doesn't Affect Me

Do Not agree with R4 designation.

#### 2. Do you have any additional comments?

- Would like Coalmine Road and Ebony way to remain open  
→ 3 way stop at Erin Ridge Dr + Erin Ridge Rd needs to be ~~investi~~ looked at especially with new school to be built + more residents in area as Erin Ridge North develops - congested already

### Part 2: About the Open House

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	Yes	No	N/A
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Erin Ridge North

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**1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:**

☐ Agree (please explain below)

☒ Agree with Conditions (please explain below)

☐ Do Not Agree (please explain below)

☐ Don't Know / Doesn't Affect Me

I agree with closing Coal Mine Road and/or Ebony Way.  
I believe Coal Mine Road increases too much traffic flow and also is a dangerous sharp corner Ebony Way / Coal Mine Rd.  
The new bike trail also will be dangerous if Coal Mine Road is kept open. Please close Coal Mine Road and provide a larger extended bike trail, storm management and larger park area.

**2. Do you have any additional comments?**

I would also like to comment on the CC commercial site and R4 site. These new proposed plans will also increase the traffic flow on Ebony Way. If you have coal mine road open and the bike trail on the East it would be too much traffic for the safety for bikers and too much traffic for Ebony Way. I would like to propose a larger park site (Soccer fields etc) instead of R4.

**Part 2: About the Open House**

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	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?	✓		
Was the location of this meeting convenient? If not, comment below.	✓		
Was the time of this meeting acceptable? If not, comment below.	✓		

In which neighbourhood do you reside?

Erin Ridge (Ebony Way)

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- ☐ Agree (please explain below) ☒ Do Not Agree (please explain below)  
☐ Agree with Conditions (please explain below) ☐ Don't Know / Doesn't Affect Me

*With closing Coal Mine Rd to Ebony Way.*

#### **2. Do you have any additional comments?**

### **Part 2: About the Open House**

To help us prepare for future events please answer a few questions about your experience today.

	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was the location of this meeting convenient? If not, comment below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was the time of this meeting acceptable? If not, comment below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In which neighbourhood do you reside?

*Ebony Way*

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**1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:**

- ☐ Agree (please explain below) ☒ Do Not Agree (please explain below)  
☐ Agree with Conditions (please explain below) ☐ Don't Know / Doesn't Affect Me

*I strongly oppose the possibility of closing  
Coal Mine Rd.*

**2. Do you have any additional comments?**

**Part 2: About the Open House**

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	Yes	No	N/A
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Was the location of this meeting convenient? If not, comment below.			
Was the time of this meeting acceptable? If not, comment below.			

In which neighbourhood do you reside?

*Erin Ridge*

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☐ Agree with Conditions (please explain below) ☐ Don't Know / Doesn't Affect Me

The church would need ~~at least~~ 1.5 acres fronting on St. Albert Trail, please.

I don't see a problem closing coal mine road, but other access would be required to access Erin Ridge present housing. Thanks.

#### 2. Do you have any additional comments?

Only on the 1.5 acres fronting on St. Albert Trail for church.  
Thanks.

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Was the location of this meeting convenient? If not, comment below.	✓		
Was the time of this meeting acceptable? If not, comment below.	✓		

In which neighbourhood do you reside?

Deer Ridge + around King of Kings

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#### Part 1: About the proposed Area Structure Plan and Land Use Bylaw Amendment

##### 1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:

- ☐ Agree (please explain below) ☒ Do Not Agree (please explain below)  
☐ Agree with Conditions (please explain below) ☐ Don't Know / Doesn't Affect Me

From the proposed plans I see "the Church" being crowded out. I would like to see our 1 1/2 acres fully used right to St. Albert. ~~the parking lot~~ Parking is a big problem on the "proposed plan". ~~What~~ Will the "storm water" ponds affect our church for drainage?

As per any city plans we are looking 15-20 years down the road.

##### 2. Do you have any additional comments?

How is the easement going to affect how much frontage there will be?

Is the city going to spray these stormwater ponds for mosquitoes?

#### Part 2: About the Open House

To help us prepare for future events please answer a few questions about your experience today.

	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?			
Was the location of this meeting convenient? If not, comment below.	✓		
Was the time of this meeting acceptable? If not, comment below.			

In which neighbourhood do you reside?

Erin Ridge but attend King of Kings Lutheran Church

Your comments are being collected for a summary in a report regarding views about the project to the City of St. Albert and the project team which includes ISL Engineering and Land Services and Landrex Inc. Your personal information WILL NOT be released to third parties, other to than listed above. The information is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act.

Please complete and return this comment form to the reception desk prior to leaving or e-mail your comments to dschoor@islengineering.com prior to November 5, 2014.

## Comment Form

Erin Ridge North Area Structure Plan (ASP) and Land Use Bylaw Amendment  
Public Open House  
October 29, 2014

Thank you for attending this open house. Your feedback about this project and open house is important to us. Please take a few minutes to respond to the following questions.

### Part 1: About the proposed Area Structure Plan and Land Use Bylaw Amendment

#### 1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:

- ☐ Agree (please explain below) ☒ Do Not Agree (please explain below)  
☐ Agree with Conditions (please explain below) ☐ Don't Know / Doesn't Affect Me

either move the church to the R-4, #  
location, move the stormwater to where the  
R-4 is or convert the R-4 into commercial  
we NEED to protect the commercial corridor

#### 2. Do you have any additional comments?

all else good

### Part 2: About the Open House

To help us prepare for future events please answer a few questions about your experience today.

	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was the location of this meeting convenient? If not, comment below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was the time of this meeting acceptable? If not, comment below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In which neighbourhood do you reside?

Deer Ridge

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Please complete and return this comment form to the reception desk prior to leaving or e-mail your comments to dschoor@islengineering.com prior to November 5, 2014.

Alan Cross

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Friday, October 31, 2014 11:54 AM  
**To:** Mark Knibbs; Sean Novak; Jim Shaesgreen (jim@landrex.com); Marcel Huculak  
**Cc:** 'stephanie@landrex.com'  
**Subject:** FW: ERIN RIDGE ASP Open House Oct 29 \*\*\*\* Comment Form\*\*\*

Hi Mark, please find attached a stakeholder response for the Lutheran Lands project. The stakeholder supports the closure of Coalmine Road, opposes the R4 District (see rationale, which also describes traffic patterns and the rationale for naming roadways) Can you drop the document into the project folder and update the summary document you're preparing.

David Schoor | Senior Planner  
ISL Engineering and Land Services Ltd.

-----Original Message-----

From: Dean Junkin [mailto:dean@deanjunkin.com]  
Sent: October-30-14 12:56 PM  
To: David Schoor  
Subject: ERIN RIDGE ASP Open House Oct 29 \*\*\*\* Comment Form\*\*\*

Thank you for hosting the meeting last night for the preliminary information.

I am in agreement for parts of the proposed amendment, unfortunately not all of it.

I am in agreement to the R-1 rezoning, Commercial Corridor and the existing church of course along with the SMMF and the closure of Coal Mine Road.

I am absolutely "not" in agreement with the R4 zoning to a high density structure for this area. Currently Ebony Way is a steady, to sometimes a constant flow, of traffic. Increased density will have a negative affect with traffic flow due to an increase of residents perhaps using Ebony Way to Erin Ridge Dr for destinations to parts of St. Albert and Edmonton to the North thereby avoiding St. Albert Trails congestion. To support this, I personally know of Erin Ridge residents that live on Eastgate, who will drive and bypass Everitt to take Ebony Way as they find Everitt too inconvenient. Further, street parking on Ebony today is already a problem and that will only deteriorate with higher density.

I understand the reasoning for Landrex wanting to have a higher density zoning is strictly for business purpose and financial gain. Unfortunately this would not be in the local residents favour and I do not support this decision. In the highest of definitions, a "Way" is suppose to be a short travel as a connector in a subdivision. This is how I interpreted Ebony Way's evolution when we moved into our home in 1994. A drive (as in Everitt Dr) is meant to carry a higher volume of traffic and this is where the higher density construction is occurring and should remain there. Perhaps the future Lo/High Rise R4 construction should be scheduled for the Jensen Lake area.

What I am also in favour of is the option to close a portion of Ebony Way as discussed last night in one of your slides. I support the idea of the Red Willow Trail to extend across Ebony Way to the Park (SWWF) and Commercial Corridor area. It would in essence be the old Coal Mine Rd turn into a pedestrian trail which is in line with St. Albert's reputation of connecting trails and parks.

Regards.

Dean Junkin  
3 Ebony Way,  
St. Albert, Alberta T8N 5X4  
(780) 460-2640

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Tuesday, November 04, 2014 11:33 AM  
**To:** Jim Shaesgreen (jim@landrex.com)  
**Cc:** Sean Novak; 'stephanie@landrex.com'; Mark Knibbs; Marcel Huculak  
**Subject:** Community Responses: Lutheran Lands Open House Oct 29, 2014

Community Responses: Lutheran Lands Open House Oct 29, 2014

1<sup>st</sup> of 5 Responses

**David Schoor, MCP, RPP, MCIP | *Senior Planner***  
**ISL Engineering and Land Services Ltd.**

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**From:** timkel1@telus.net [mailto:timkel1@telus.net]  
**Sent:** November-01-14 3:05 PM  
**To:** David Schoor  
**Subject:** Erin Ridge North Area Structure Plan and Land Use Bylaw amendment

My wife and I recently attended the public open house session for the a/m proposed development, held at the Lutheran Church on October 29th, 2014. We listened to the proposal and reviewed the provided charts. Based on what we saw and heard, we have formed an opinion on how we think the development should proceed. I will break down our opinions into several points:

1) We would like to see Ebony Way closed to through traffic completely at Coal Mine Road, making it a dead end street. We have lived on Ebony Way for 2 years and in the short time we have lived there, we have noticed a significant increase in both the volume of traffic using our street as well as its use by large commercial and construction vehicles. When we purchased our home on Ebony Way, we were unaware of the plan to close Coal Mine Road, east of Ebony Way. Since that portion of the road was closed there has been a significant increase in the through traffic using Ebony Way. Not only has the traffic increased, the speed at which it travels has also increased. Both personal and commercial vehicles are now using Coal Mine Road to access Ebony Way to avoid the traffic on St Albert Trail. There are many times during both the day and evening, when it is difficult if not dangerous for us to back out of our driveway, without risking a possible collision with the traffic coming from Coal Mine Road onto Ebony Way. In addition, the use of our street by heavy equipment and delivery vehicles, literally shakes our house. We have already been told by a local real estate agent that the volume of traffic on Ebony Way has adversely affected our property value and will make the home more challenging to sell in the future. Increasing the volume of traffic on Ebony Way will only further reduce the value of our home.

In addition, if Ebony Way is made a connector road over to Everitt Drive North, it only stands to reason that the volume and speed of the traffic on Ebony Way will increase. The proposal to extend the walking trail toward St Albert Trail, is a good idea and we support it, however extending the trail and then having it cross a major road will unnecessarily place the people who use this trail at risk. Add to this the construction of the new elementary school and you will be creating a dangerous mix of increased speed, increased volume and small children potentially walking to school, that could result in the injury or death of a child or other pedestrian.

The proposed option to restrict Ebony Way to bus throughfare only is, in our opinion impractical. We have lived and worked in various cities for our entire lives and based on that experience, I would describe traffic like water, it will look for the easiest and quickest way to move. If Ebony Way offers any type of through access, drivers will take advantage of it, whether it is permitted or not. Enforcement after the fact will not solve the problem. In our opinion, it is much better to prevent the problem in the first place.

For those reasons, we would like to see both Ebony Way and Coal Mine Road closed to traffic. Our preference does not include the portion of Coal Mine Road coming from St Albert Trail that allows access to the church or the commercial development along St Albert Trail.

2) We would like the portion of land on the corner of Ebony Way and Coal Mine road, that has been proposed to be re-zoned to R4, changed to R1. This area is predominantly a single family residence area, with the exception of the low rise condominium development located 2 blocks east of Ebony Way on Erin Ridge Drive. We do not want or need to have a large commercial apartment style building towering above our neighbourhood. According to the engineering firm representatives who spoke at the meeting on October 29th, an R4 zoning could allow a building of up to 25 metres in height to be built on the site. In our opinion, a building of this size and scale would not only be out of place with the overall character of the area, it would also adversely effect the value of the homes located near it. I cannot imagine anyone who lives in a detached residence neighbourhood would welcome a 5-7 storey building looming over their property.

We recognize the fact that according to the engineering firm, there are currently no plans to build such a building on the site, but we feel it is better to deal with this now, as opposed to fighting the zoning request at a later date, when a developer may have invested more time and money in their development plans. We also feel that it is easier to get a favorable decision now, than to ask our city council to change its mind in the future.

For those reasons we would like to see the portion of land located on the west side of Coal Mine road at Ebony Way, that is being proposed to be zoned R4 changed to R1.

Finally, we would like to express our opinion about some of the comments made by people who do not live in the directly effected area. These people have failed to recognize that any increased traffic on Ebony Way will flow onto Erin Ridge Drive, as drivers will continue to use Erin Ridge Drive as an alternative to St Albert trail. Keeping Ebony Way open to traffic will only increase the volume and speed of traffic in Erin Ridge, making an already dangerous traffic situation worse instead of better. The main issue regarding traffic in this area, is St Albert Trail. There are various ways, such as computer controlled traffic lights, or smart intersections etc. that can be used to alleviate traffic on St Albert Trail. Ignoring or failing to address the issues on St Albert Trail simply forces traffic off of St Albert Trail and into residential areas, that were never designed for nor intended to handle this increased traffic volume.

We would appreciate a written acknowledgement of our comments, so that we are sure our opinions have been considered.

Thank you  
Tim and Kelly MacIntyre  
11 Ebony Way St Albert



## Comment Form

Erin Ridge North Area Structure Plan (ASP) and Land Use Bylaw Amendment  
Public Open House  
October 29, 2014

Thank you for attending this open house. Your feedback about this project and open house is important to us. Please take a few minutes to respond to the following questions.

### Part 1: About the proposed Area Structure Plan and Land Use Bylaw Amendment

#### 1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:

- ☐ Agree (please explain below) ☒ Do Not Agree (please explain below)  
☐ Agree with Conditions (please explain below) ☐ Don't Know / Doesn't Affect Me

I would prefer to see existing Ebonyway closed at Coal Mine Road, and have the sound barrier wall extended across leaving pedestrian access only.

#### 2. Do you have any additional comments?

Since the closure of Coal Mine Rd. East, Ebonyway and Erin Ridge Drive has had an extreme increase in traffic, including large commercial vehicles (Gravel trucks etc) Using this route as an alternative to St. Albert Rd and Boudreau Rd. These roads were intended as residential access routes, and cannot stand up to being used as arterial roads.

### Part 2: About the Open House

To help us prepare for future events please answer a few questions about your experience today.

	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?	/		
Was the location of this meeting convenient? If not, comment below.	/		
Was the time of this meeting acceptable? If not, comment below.	/		

In which neighbourhood do you reside?

Erin Ridge.

Stephen Jacob  
27 Ebonyway.

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Please complete and return this comment form to the reception desk prior to leaving or e-mail your comments to [dschoor@islengineering.com](mailto:dschoor@islengineering.com) prior to November 5, 2014.

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Tuesday, November 04, 2014 11:34 AM  
**To:** Jim Shaesgreen (jim@landrex.com)  
**Cc:** 'stephanie@landrex.com'; Sean Novak; Marcel Huculak; Mark Knibbs  
**Subject:** FW: Erin Ridge - Area Structure Plan

Community Responses: Lutheran Lands Open House Oct 29, 2014 3rd of 5 Responses

David Schoor | Senior Planner  
ISL Engineering and Land Services Ltd.

-----Original Message-----

From: Randy Anomasiri [mailto:anomasirir@agi.ca]  
Sent: November-02-14 4:59 PM  
To: David Schoor  
Subject: Erin Ridge - Area Structure Plan

Part 1

I agree with the ASP with Conditions

- Full closure of Ebony Way at Coalmine Road and extend walking trail to proposed location of pond. This would make Ebony Way only accessible via Erin Ridge Drive. I am concerned that Coalmine road significantly increases the traffic flow by non residents on Erin Ridge Dr as it becomes a shortcut. The 90 degree corner at Coalmine and Ebony is very unsafe especially in winter conditions and the pedestrian traffic from the new walkway.

I do reside on Ebony Way and feel the traffic flow is already too busy, and feel as homeowners and taxpayers our road is impacted greatly by this ASP.

Thank you  
Randy Anomasiri

Sent from my iPad

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Tuesday, November 04, 2014 11:37 AM  
**To:** Jim Shaesgreen (jim@landrex.com)  
**Cc:** 'stephanie@landrex.com'; Sean Novak; Marcel Huculak; Mark Knibbs  
**Subject:** FW: ASP Erin Ridge North Structure Plan

Community Responses: Lutheran Lands Open House Oct 29, 2014  
Sorry, here's the 4<sup>th</sup> of 5 Responses

**David Schoor, MCP, RPP, MCIP | Senior Planner**  
**ISL Engineering and Land Services Ltd.**

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**From:** Randy & Crystal Anomasiri [mailto:anomas@telus.net]  
**Sent:** November-02-14 5:23 PM  
**To:** David Schoor  
**Subject:** ASP Erin Ridge North Structure Plan

I agree with conditions: I would like to propose Ebony Way closed at the current 90 degree blind corner at Coal Mine Road(currently unsafe). This would change Ebony Way to Ebony Close which would decrease the current and proposed increase of traffic that would and does occur due to Coal Mine Road.

I am in agreement of the closure of Coal Mine Road.

I would also like to propose area R4 or CC be zoned as a Park area which would be used for soccer fields etc as St Albert will be losing the current Erin Ridge soccer site due to new future French Immersion School.

I live in Erin Ridge and I am a homeowner who would be affected by the ASP.

Thank you for your time regarding local residents,

*Crystal Anomasiri*

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Tuesday, November 04, 2014 11:37 AM  
**To:** Jim Shaesgreen (jim@landrex.com)  
**Cc:** 'stephanie@landrex.com'; Sean Novak; Marcel Huculak; Mark Knibbs  
**Subject:** FW: Ebony Way and Coal Mine Road

Community Responses: Lutheran Lands Open House Oct 29, 2014  
Here's the 5<sup>th</sup> of 5 Responses

**David Schoor, MCP, RPP, MCIP | *Senior Planner***  
**ISL Engineering and Land Services Ltd.**  
**From:** Brian Anomasiri [mailto:banomasiri@gmail.com]  
**Sent:** November-04-14 10:27 AM  
**To:** David Schoor  
**Subject:** Ebony Way and Coal Mine Road

I agree with the conditions for the Erin Ridge North Area Structure Plan.  
I live in Erin Ridge and would support Coal Mine Road and Ebony Way closed.

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Wednesday, November 05, 2014 1:44 PM  
**To:** Jim Shaesgreen (jim@landrex.com)  
**Cc:** 'stephanie@landrex.com'; Sean Novak; Marcel Huculak; Mark Knibbs  
**Subject:** More feedback from residents re: the Lutheran Church lands, here's the first of three.

More feedback from residents re: the Lutheran Church lands, here's the first of three.

**David Schoor, MCP, RPP, MCIP | Senior Planner**  
**ISL Engineering and Land Services Ltd.**

**From:** Glen Kirkwood [mailto:kirkwoodag@gmail.com]

**Sent:** November-04-14 5:57 PM

**To:** David Schoor

**Subject:** Re: Erin Ridge North Area Structure Plan

Sorry sent in error before complete, last sentence should read

Concerns over increased vol of traffic on St Albert trail are not comparable. St Albert Trail does not cut through a residential area as does Ebony Way and as such does not have nearly the same impact that the traffic increase is having and will have on this RESIDENTIAL neighborhood.

On Tue, Nov 4, 2014 at 5:50 PM, Glen Kirkwood <[kirkwoodag@gmail.com](mailto:kirkwoodag@gmail.com)> wrote:

Comments regarding the above.

I'm concerend with the possibility of opening up Ebony Way through to Everitt Drive North. I strongly disagree with this possibility.

Over the last year and especially the last 6 months the traffic on Erin Ridge Dr and especially Ebony Way has already increased significantly. Opening up through to Everitt will turn Ebony Way into a route of choice (short cut if you will)

The traffic on Ebony Way (and Erin Ridge Drive) has increased to the level that it is causing people to consider selling their property due to the noise level and safety concerns. I am one of them and find this a shame as we have lived on Ebony Way since 1992 but the area seems to be turning into a major short cut to get to St Albert Trail / WalMart / Costco etc and if opened up this will only iincrease with the planned increased commercial and residential development to what I personally believe will be unacceptable levels.

Concerns over increased vol of traffic on St Albert trail are not comparable. St Albert Trail does not cut through a residential area as does Ebony Way and as such does not have nearly thr smae impact that the traffic increase is having and will have on this

Thank you.

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Wednesday, November 05, 2014 1:47 PM  
**To:** Jim Shaesgreen (jim@landrex.com)  
**Cc:** 'stephanie@landrex.com'; Sean Novak; Marcel Huculak; Mark Knibbs  
**Subject:** More feedback from residents re: the Lutheran Church lands, here's the second of three.

More feedback from residents re: the Lutheran Church lands, here's the second of three.

**David Schoor, MCP, RPP, MCIP | *Senior Planner***  
**ISL Engineering and Land Services Ltd.**

---

**From:** P Speers [mailto:pspeers@shaw.ca]  
**Sent:** November-04-14 10:05 PM  
**To:** David Schoor  
**Subject:** Erin Ridge North Area structure plan and Land Use Bylaw amendment

Follow up to meeting

I do not agree with the proposed amendment

My issues

- The R4 zoning designation for the corner of Ebony and Coal Mine Rd will result in increased street parking, this is a safety issue with already overcrowded road system in Erin Ridge due to hospital and sport field parking requirements
- Coal Mine Rd show not be closed
  - Extending the trail provides a trail that leads to nowhere. The trail extension does not connect up with any other trail or cut through to adjoining neighbourhoods.
  - Closing Coal Mine Road will force traffic out to Erin Ridge Drive, which is a collector and not an arterial road. Increasing the traffic only adds to the traffic along the length of Erin Ridge, which is already difficult to enter onto from side streets
  - Keep Coal Mine Road open to maintain traffic flow out of Erin Ridge and encourage traffic from the residence on Ebony extension to exit out through the new subdivision
- Ebony Road has to be kept open to funnel traffic from the R4 and R1 zones out to St Albert Trail away from Erin Ridge Drive
- Erin Ridge Drive will experience traffic flow increases with the new school, any new housing must ensure that the traffic it generates will not compound the issue by pushing more traffic on to Erin Ridge Drive
- Erin Ridge subdivision has an over-representation of high density housing
  - Oak Mount and other St Albert communities do not have the same number of medium to high density developments within their borders
  - R4 designations are appearing within Erin Ridge in new areas without new arterial road to handle traffic flows in and out of these areas
- People in Erin Ridge are already using foam markers placed on the road to slow down traffic to reduce the risk to their children, increasing traffic flow along Erin Ridge Drive will only result in the risk children are placed in when they play outside

I felt that while we were being told the information, there was a definite lack of material to take with you to review and good luck finding any information regarding this proposal on the City's website. The location was good and the meeting time was good as I live in Erin Ridge Ravines.

Thank you for the opportunity to express my opinions

Peter

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Wednesday, November 05, 2014 1:48 PM  
**To:** Jim Shaesgreen (jim@landrex.com)  
**Cc:** 'stephanie@landrex.com'; Sean Novak; Marcel Huculak; Mark Knibbs  
**Subject:** More feedback from residents re: the Lutheran Church lands, here's the last of the three.

More feedback from residents re: the Lutheran Church lands, here's the last of the three.

David Schoor | Senior Planner  
ISL Engineering and Land Services Ltd.

-----Original Message-----

From: Suru [mailto:suru675@gmail.com]  
Sent: November-05-14 12:34 PM  
To: David Schoor  
Subject: Proposed Erin Ridge North Area Structure Plan

Dear Sir,

I unfortunately missed the open house but from viewing the proposal I am in strong objection to closing the portion of Coal Miner Road in favour for the park and trail system.

I use Coal Miner Road every single day as it is the easiest way of commuting out of the Empire Court onto the major road system. I find that the planning of roads within St Albert to be horrific as they do not tend to actually consider traffic flow through the area.

I request that Coal Miner road remain open.

Regards,

Suru Patel  
7 Empire Court  
St Albert, Ab,  
T8N5X5



**Part 1: About the proposed Area Structure Plan and Land Use Bylaw Amendment**  
**1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:**

- ☐ Agree (please explain below)  
☐ Agree with Conditions (please explain below)  
☒ Do Not Agree (please explain below)  
☐ Don't Know / Doesn't Affect Me
- HIGH DENSITY RESIDENTIAL AREAS ARE ALREADY OVER REPRESENTED IN ERIN RIDGE NEIGHBOURHOOD.
  - CHANGE TO R3 NOT BY WOULD BE AUTOMATIC
  - CHANGE FROM INSTITUTIONAL TO COMMERCIAL WILL CREATE DEMAND FOR ACCESS FOR MORE VEHICLES PARKING MUST BE CONSIDERED INCLUDING AMPLE PARKING FOR THE REMAINING CHURCH AREA.

**2. Do you have any additional comments?**

- KEEP COAL MINE ROAD OPEN TO FEONY DRIVE.
- PROVE MULTIPLE TRAIL ADJACENT TO COALMINE ROAD
- \* \* IMPORTANT: ERIN RIDGE DRIVE HAS BECOME A TRAFFIC CORRIDOR FROM SURREY COUNTY RESIDENTS. MUST CREATE TRAFFIC CIRCLES / OBSTACLES LIKE ROAD NARROWING TO DETERR TRAFFIC VOLUME AND HIGH SPEED VEHICLES DRIVING THROUGH.

**Part 2: About the Open House**

To help us prepare for future events please answer a few questions about your experience today.

	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?		X	
Was the location of this meeting convenient? If not, comment below.	X		
Was the time of this meeting acceptable? If not, comment below.	X		

THE PROPOSED CHANGES WERE NOT IN THE LOCAL PAPER, ONLY THE MEETING/OPEN HOUSE SCHEDULED MEETING DID NOT COVER IDEAS FROM THE PUBLIC ONLY QUESTIONS

In which neighbourhood do you reside? ERIN RIDGE

## Mark Knibbs

---

**From:** David Schoor  
**Sent:** Wednesday, November 05, 2014 3:04 PM  
**To:** Jim Shaesgreen (jim@landrex.com)  
**Cc:** 'stephanie@landrex.com'; Sean Novak; Marcel Huculak; Mark Knibbs  
**Subject:** More feedback from residents re: the Lutheran Church lands, here's the second of two.

More feedback from residents re: the Lutheran Church lands, here's the second of two.

**David Schoor, MCP, RPP, MCIP | *Senior Planner***  
**ISL Engineering and Land Services Ltd.**

---

**From:** William - Rilflo [mailto:william@rilflo.com]  
**Sent:** November-05-14 2:53 PM  
**To:** David Schoor  
**Subject:** Erin Ridge North Structure Plan

Hi

If I had known that coal mine road was to be closed, I would have not bought in the area.

If you look at Erin ridge drive with the 3 way stop traffic is already backing up and there is no school yet. If you close more of coal mine road there will be even more congestion.

You will force everyone to Everitt drive north which already has a lot of traffic going there to Cosco.

If you close any more roads it eliminates other routes forcing everyone towards our 3 way stop or Everitt Drive North. We don't need any more high rises in this area.

Regards William



*Best Regards,*

*William Thomas*

*Business Development / Sales*

*Your leader in Custom Industrial  
Coatings since 1974"*

6803 - 72 Avenue  
Edmonton, Alberta  
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FAX +1 780 435 1550



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BILL & ROSE THAIR 14 EBONY WAY

### Comment Form

Erin Ridge North Area Structure Plan (ASP) and Land Use Bylaw Amendment  
Public Open House  
October 29, 2014

Thank you for attending this open house. Your feedback about this project and open house is important to us. Please take a few minutes to respond to the following questions.

#### Part 1: About the proposed Area Structure Plan and Land Use Bylaw Amendment

1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:

- ☐ Agree (please explain below)  
☐ Agree with Conditions (please explain below)

- ☒ Do Not Agree (please explain below)  
☐ Don't Know / Doesn't Affect Me

IN OUR OPINION THE ACCESS TO THE TRAIL  
WILL NOT IMPROVE YOU NOW WILL HAVE 2 STOPS  
AND A LEFT TURN ONTO THE TRAIL

2. Do you have any additional comments?

1. WE WOULD LIKE TO SEE EBONYWAY CLOSED COMPLETELY  
2. LINEAR PARK AND TRAIL STRAIGHT TO ST. ALB. TRAIL OR  
ROAD ACCESS TO THE CHURCH WITH SIDEWALKS ALONG  
THE TRAIL. THIS WOULD ENCOURAGE PEOPLE TO WALK TO STORES  
RATHER THAN DRIVE.

#### Part 2: About the Open House

To help us prepare for future events please answer a few questions about your experience today.

	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?	✓		
Was the location of this meeting convenient? If not, comment below.	✓		
Was the time of this meeting acceptable? If not, comment below.	✓		

\* WE ALSO CANVASED ALL OF EBONYWAY & 100% OF  
RESIDENTS WOULD PREFER CLOSURE OF EBONYWAY  
In which neighbourhood do you reside?  
ERIN RIDGE

Your comments are being collected for a summary in a report regarding views about the project to the City of St. Albert and the project team which includes ISL Engineering and Land Services and Landrex Inc. Your personal information WILL NOT be released to third parties, other to than listed above. The information is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act.

Please complete and return this comment form to the reception desk prior to leaving or e-mail your comments to dschoor@islengineering.com prior to November 5, 2014.



*Suggested Amendment*

*Lights*



EVERITT DRIVE NORTH

ST. ALBERT TRAIL

COAL MINE ROAD

*Lights*







ENCHANTED WAY NORTH





Existing Linear Park and Trail

*Closed*  
EBONY WAY

ERIN RIDGE DRIVE

**LEGEND**

-  ASP AMENDMENT AREA BOUNDARY
-  COMMERCIAL
-  INSTITUTIONAL
-  MEDIUM / HIGH DENSITY RESIDENTIAL

-  LOW DENSITY RESIDENTIAL
-  PARK
-  STORM WATER MANAGEMENT
-  PUBLIC UTILITY LOT (P.U.L.)

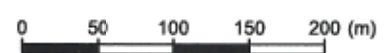
-  PROPOSED LINEAR PARK AND TRAIL

CONCEPT ONLY.  
SUBJECT TO  
DETAILED DESIGN.

Chuck Hunt / Oct. 20, 14 / 2114100014108, Lutheran Church Lands ASP Amendment02, CAD000, Drafting001, Submitter01ASP, Amendment02



# PROPOSED ASP AMENDMENT ERIN RIDGE NORTH



OCTOBER 2014



## Comment Form

Erin Ridge North Area Structure Plan (ASP) and Land Use Bylaw Amendment  
Public Open House  
October 29, 2014

Thank you for attending this open house. Your feedback about this project and open house is important to us. Please take a few minutes to respond to the following questions.

### Part 1: About the proposed Area Structure Plan and Land Use Bylaw Amendment

#### 1. My response to the proposed Area Structure Plan and Land Use Bylaw Amendment is:

- ☐ Agree (please explain below) ☐ Do Not Agree (please explain below)  
☒ Agree with Conditions (please explain below) ☐ Don't Know / Doesn't Affect Me

While the <sup>new</sup> development of the King of Kings land is disappointing in that this land was previously zoned as institutional and park. It is understandable that this is high value. However the proposed traffic routing makes no sense. Closing the small portion of Coal Mine Road as indicated on the map is going to create a one-way into and out of the medium / high density part of the development and increase

#### 2. Do you have any additional comments?

The traffic on Erin Ridge drive even more. It seems to be that a better option is to leave Coal Mine road open to Ebony Way, creating traffic flow in two directions with access to traffic signals and then close the end of Ebony Way - essentially turning it into a cul-de-sac.

### Part 2: About the Open House

To help us prepare for future events please answer a few questions about your experience today.

	Yes	No	N/A
Do you feel that you were given ample opportunity to provide your feedback and ideas during the meeting?			X
Was the location of this meeting convenient? If not, comment below.	✓		
Was the time of this meeting acceptable? If not, comment below.	✓		

In which neighbourhood do you reside?

Erin Ridge

Your comments are being collected for a summary in a report regarding views about the project to the City of St. Albert and the project team which includes ISL Engineering and Land Services and Landrex Inc. Your personal information WILL NOT be released to third parties, other than listed above. The information is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act.

Please complete and return this comment form to the reception desk prior to leaving or e-mail your comments to dschoor@islengineering.com prior to November 5, 2014.