

7909 – 51 Avenue Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

February 3, 2017

Our Reference: 14189

**City of St. Albert**  
Planning and Development  
Second Floor, 5 St. Anne Street  
St. Albert, AB T8N 3Z9

Attention:

Dear Sir or Madam:

**Reference: Erin Ridge North ASP and LUB Amendment Public Open House Report**

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The Public Open House for the Erin Ridge North ASP and LUB Amendment was held on January 19, 2017 from 7:00 to 9:00 pm at the Best Western Inn (460 St. Albert Trail), St. Albert. Representatives from Landrex and ISL Engineering and Land Services staffed the event.

Included in this public open house report are copies of the following open house materials:

- Appendix A** – Landowner Notification Package
- Appendix B** – Open House Advertisement
- Appendix C** – Open House Display Boards
- Appendix D** – Comment Forms and Sign-ins

14 people attended and 3 comment forms were completed and returned at the open house.

2 phone calls and 2 emails were also received. The feedback received from the respondents is included in this report. One of the phone call respondents provided a letter documenting their support for the Erin Ridge North ASP and LUB Amendment.

## Feedback Summary

### Open House Notification Feedback

The feedback below was submitted to the project team after the notification package was distributed to adjacent landowners. The notification package included details on the ASP and LUB amendments and invited landowners to attend the Open House to learn more about the project.

- Supportive of the project.
- I enjoyed our phone conversation regarding the above noted subject. Sorry I won't be able to attend this meeting, following are my comments.
  - I like the idea of keeping Coal Mind Road open as well as extending Ebony Way.
  - The area around the new school on Erin Ridge Drive and the Citadel [Village] is becoming very congested and by having these roads open it should alleviate some of the congestion for existing Erin Ridge North.
  - Also, by relocating the church this should increase the property tax revenue for this property.
  - I've lived at [addressed removed], since Nov 1991 (25 years); so I have good knowledge of the area. I am also a member of the "Traffic Calming" Committee for Erin Ridge.
- I love the Urban District proposal! I believe an area like this would make our neighbourhood incredibly desirable and truly unique. We need somewhere that is actually walkable, not just more big box stores with giant parking lots that look identical to every other city...but instead a place where families can walk from their homes to have a meal, where they can run into neighbors and window shop on the way home. This encourages not only more customers for businesses but also a healthier life style and more of a community feel. Walkability is a priority for many people now when looking for a house and so many studies have been done showing the benefits of a walkable community. To be able to provide a neighbourhood with an area that is not only pleasant to walk through and pedestrian focused but also creates a 'vibe' (for lack of a better word) will bring a new energy to Erin Ridge and our neighbourhood will be a unique mix that offers all the comforts of the suburbs while still offering a vibrant meeting place residents can enjoy it together. This is exactly what our neighbourhood needs. I very much hope the project goes forward as proposed!!

### Public Open House Feedback

The feedback below was submitted to the project team in response to the information presented at the Open House and includes Project Team responses where appropriate.

#### Comments Received

Comments Received	Project Team Response, if appropriate
I like the commercial development. This is progress and progress is good.	
Will the existing portion of Coal Mind Road that is open house remain open?	Yes
What is the timing of development?	2017 for the single family lots and park, and 2018 for the mixed-use development.
Close Ebony Way at Coal Mind Road to prevent short-cutting.	Ebony Way is designated a collector roadway and was always intended to extend/connect to Everitt Drive, which is

<p>Connection of Ebony Way to Everitt Drive North – I do not support a direct connection of Ebony Way to Everitt Drive North for the following reasons:</p> <ol style="list-style-type: none"> <li> Ebony Way and Coal Mine Road can continue to provide almost exclusive access to Erin Ridge Residents to access St. Albert Trail and thereby diminish the likely increase in vehicle use attributed to short-cuts by non-Erin Ridge Residents.</li> <li> St. Albert Transit and Fire have alternative routes to access the North Erin Ridge Commercial / Residential Development without compromising service standards.</li> <li> A direct connection will become more attractive to non-Erin Ridge Residents wishing to access either the commercial district associated with this development and/or Boudreau Road. This will be particularly true for residents of the newly established Jensen's Lake development who will lack any connection except for St. Albert Trail to any points south for a significant period of time. St. Albert as a commuter community has seen the perils of commuter users seeking alternative-less stressful-faster links with their destinations; it is a common heard complaint in St. Albert. The challenge of commuting via St. Albert Trail will only worsen with the development and settlement of the communities associated with Erin Ridge North and Jensen's Lake. Erin Ridge and particularly those on Ebony Way and Erin Ridge Drive should not be sacrificed for the convenience of others that do not necessarily require the access.</li> <li> Access to the proposed mixed commercial/multi-residential development district can be accommodated with an access off Coal Mine Road at the south west corner. Similarly the commercial area could be accessed at the north east corner adjacent to the Honda dealership and at the same point where access to the residential development on the east edge is built without a direct link to the intersection of Ebony Way and Coal Mine Road.</li> </ol>	<p>illustrated in the ASP. There is no change to the transportation network from the previously approved ASP. Ebony Way provides Erin Ridge resident's access to Erin Ridge North similar to Everitt Drive.</p> <p>To mitigate the impacts of potential shortcutting traffic the City of St Albert takes a proactive approach to traffic calming and will be continuously monitoring the area. The City's Traffic Calming methods are well defined in their "Neighbourhood Traffic Calming Process and Guidelines". The Guidelines are available on the City's website.</p> <p>As part of the Transportation Master Plan Implementation Plan, the City will be improving operational efficiencies on St. Albert Trail by applying new signalization technology. This will improve the efficiency of the current signal timing through better coordination and real time signal adaptation to changing traffic conditions and will encourage vehicles to utilize St. Albert Trail rather than short cutting through neighbourhoods.</p>
<p>Right in – Right out access to the "King of Kings" area of this development is not acceptable. The panels/sketches presented at the Open House provided a scale that implied conflicts with north bound traffic turning right onto Everitt Drive North would be minimal, yet a first examination of the site suggests otherwise. My contention is that traffic leaving the commercial district and turning right onto St. Albert Trail will escalate the risk of collision with north bound traffic wanting to access Everitt Drive North. My recommendation is to remove the Right in-right out access.</p>	<p>The right in right out access spacing is 200m and the all direction access spacing is minimum 400m. This is consistent with the Transportation Association of Canada standards</p>

<p>Mixed Development lacks friendliness to use by pedestrians/community – much was made by Landrex and other developers when the ASP for this site was first brought forward to Council. Tales of woe were described about the changing market place for commercial development. Much was made of the need to reframe the thinking about commercial development and better accommodating pedestrian traffic. From my perusal of the two scenarios presented at the open house I find both scenarios fall short of making the proposed development attractive to pedestrian/community use as it still leans heavily on a vehicle centric user community. This is evident in the placement of walkways and buildings. Rather than exploiting the use of sun exposure that would enhance pedestrian use, I see wind tunnels, north facing entrances and potential patio locations that are likely to have minimal sun and much wind. Further, use of multi-level vegetative landscaping would enhance the sites attractiveness. I find the landscaping associated with the commercial development along the east side of St. Albert Trail from Boudreau Road to Erin Ridge Road is a good example of multi-level landscaping, but not necessarily attractive to pedestrian use of the adjacent commercial facilities.</p>	<p>The urban design concepts for the mixed use development that were provided at that open house were presented to illustrate the development potential of the site, as per the regulations of the Direct Control Land Use District.</p> <p>A final mixed use development concept will be presented to the City at the time of development permit, which may be one to two years from now.</p> <p>In advance of the development permit submission these concerns/comments will be forwarded to the architect for consideration.</p>
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## Comment Form Summary

### **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 – x1

- No comments received.

Agree with Conditions – x2

- Would like to see Coal Mine Road kept open and upgraded from St. Albert Trail to Ebony Way.
- Don't connect Ebony Way across Coal Mind Road. This will cause more traffic through Erin Ridge as a short cut.

Do Not Agree – x0

- No comments received.

Don't Know / Doesn't Affect Me – x0

- No comments received.

2. Do you have any additional comments?

- Would really like to see Neil M. Ross Road connected from St. Albert Trail to the existing Coal Mind Road.
- Please repair Coal Mind Road Park quickly.

## **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?	3		
Was the location of this meeting convenient? If not, comment below.	2	1	
Was the time of this meeting acceptable? If not, comment below.	3		

- Moving the meeting out of the neighbourhood may have affected attendance. More people attended at Kings Church.
  - Project Team Response: The venues within Erin Ridge North were either closed or unavailable to book on numerous evenings within the time frame needed to meet project deliverables. Given the limited venue availability opportunities, the Best Western was the most appropriate location.

In which neighbourhood do you reside?

- Braeside – work in The County – access to St. Albert Trail is critical!
- Erin Ridge
- Erin Ridge – Ebony Way



**Appendix A**  
Landowner Notification Package



December 23, 2016

Dear Landowner:

**RE: Proposed Erin Ridge North Area Structure Plan and Land Use Bylaw Amendments  
Public Open House – January 19, 2017**

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Landrex Inc. and ISL Engineering and Land Services Ltd. (ISL) invite you to attend a Public Open House to discuss a proposed amendment to the Erin Ridge North Area Structure Plan (ASP) and the City of St. Albert's Land Use Bylaw (LUB).

The ASP applies to the lands located east of St. Albert Trail and north of Coal Mine Road. The ASP amendment proposes to redesignate a site from its current Institutional and Institutional/Medium Density Residential, Stormwater Management and Public Park future land use to Mixed – Use Residential and Commercial, Low Density Residential and Public Park.

The LUB amendment proposes to redistrict the same site from the current Urban Reserve (UR) Land Use District and Public Park (P) Land Use District to Direct Control Mixed Use (DCMU) Land Use District, Low Density Residential (R1) Land Use District and Public Park (P) Land Use District.

These amendments do not propose the closure of Coal Mine Road.

The attached maps illustrate the proposed amendment to the ASP and the LUB.

The purpose of the Open House is to present residents with information about the ASP and LUB amendments, and provide you with an opportunity to give input to the proposed changes. Project representatives will be in attendance to answer your questions and provide further information about the proposed ASP and LUB amendments.

Your feedback will be recorded and shared with the City of St. Albert to determine if any adjustments should be made to the proposed amendments.

The Open House will be held on **Thursday, January 19, 2017** from 7:00pm – 9:00pm at:

Best Western Inn  
460 St. Albert Trail, St. Albert

The Open House is a drop-in format and no RSVP is required.

For your reference, on October 29, 2014 we hosted a Public Meeting at the King of Kings Lutheran Church and presented our previous proposal. That proposal identified the subject site for commercial, residential, public park and stormwater management uses, and recommended the closure of Coal Mine Road.

If you require further information, please contact David Schoor of ISL Engineering and Land Services by phone at (780) 438-9000 or email at [dschoor@islengineering.com](mailto:dschoor@islengineering.com)

Regards,

David Schoor, RPP, MCIP, Senior Planner  
ISL Engineering and Land Services Ltd.  
On behalf of Landrex Inc.



**Appendix B**  
Open House Advertisement





# **PUBLIC OPEN HOUSE**

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

You are invited to attend a Public Open House regarding proposed amendments to the Erin Ridge North Area Structure Plan (ASP) and the Land Use Bylaw (LUB). The ASP applies to the lands located east of St. Albert Trail and north of Coal Mine Road.

The ASP amendment proposes to redesignate a site from its current Institutional and Institutional/Medium Density Residential, Stormwater Management and Public Park future land use to Mixed – Use Residential and Commercial, Low Density Residential and Public Park.

The LUB amendment proposes to redistrict the same site from the current Urban Reserve (UR) Land Use District and Public Park (P) Land Use District to Direct Control Mixed Use (DCMU) Land Use District, Low Density Residential (R1) Land Use District and Public Park (P) Land Use District.

These amendments do not propose the closure of Coal Mine Road.

The purpose of the Open House is to present information about the ASP and LUB amendments, and provide you with an opportunity to view project displays. Project representatives will be in attendance to answer your questions and provide further information about the proposed ASP and LUB amendments.

Your feedback will be recorded and shared with the City of St. Albert to determine if any adjustments should be made to the proposed ASP and LUB amendments.

## **PUBLIC OPEN HOUSE**

**Thursday, January 19, 2017**

**7:00 pm - 9:00 pm**

(drop-in format)

**Best Western Inn**

**460 St. Albert Trail, St. Albert**

**For more information please contact:**

**David Schoor, MCP, RPP**

**ISL Engineering and Land Services**

**(780) 438-9000**

**[dschoor@islengineering.com](mailto:dschoor@islengineering.com)**



## **Appendix C**

### Open House Display Boards





# Welcome

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

Public Open House  
January 19, 2017

# Open House Purpose

- Present the recently proposed Erin Ridge North Area Structure Plan (ASP) and Land Use Bylaw (LUB) amendments
- To provide an opportunity to view project information, discuss with project representatives, and provide your comments

## How your comments will be considered

Your feedback will be recorded and shared with the City of St. Albert to determine if any adjustments should be made to the proposed ASP and LUB amendment.

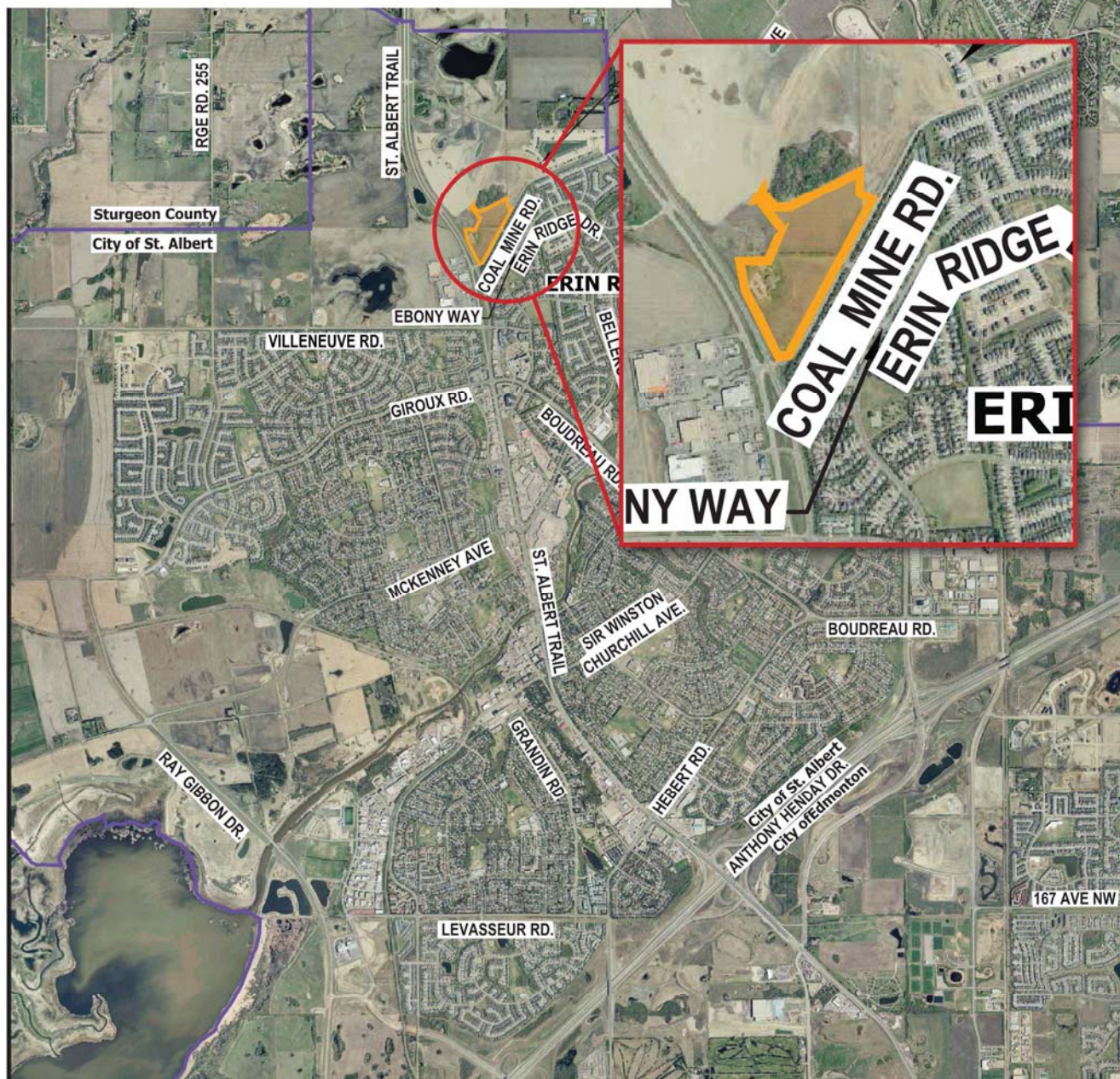
### **To be provided to the City:**

- Comment Forms
- Open House materials
- Open House summary



# Site Location

The 9.46 ha area affected by the proposed amendments is located within the southwest portion of the Erin Ridge North neighbourhood



## LEGEND

- MUNICIPAL BOUNDARY
- ASP BOUNDARY - GROSS AREA (9.46 ha) / (23.38 acre)

CONCEPT ONLY.  
SUBJECT TO  
DETAILED DESIGN.

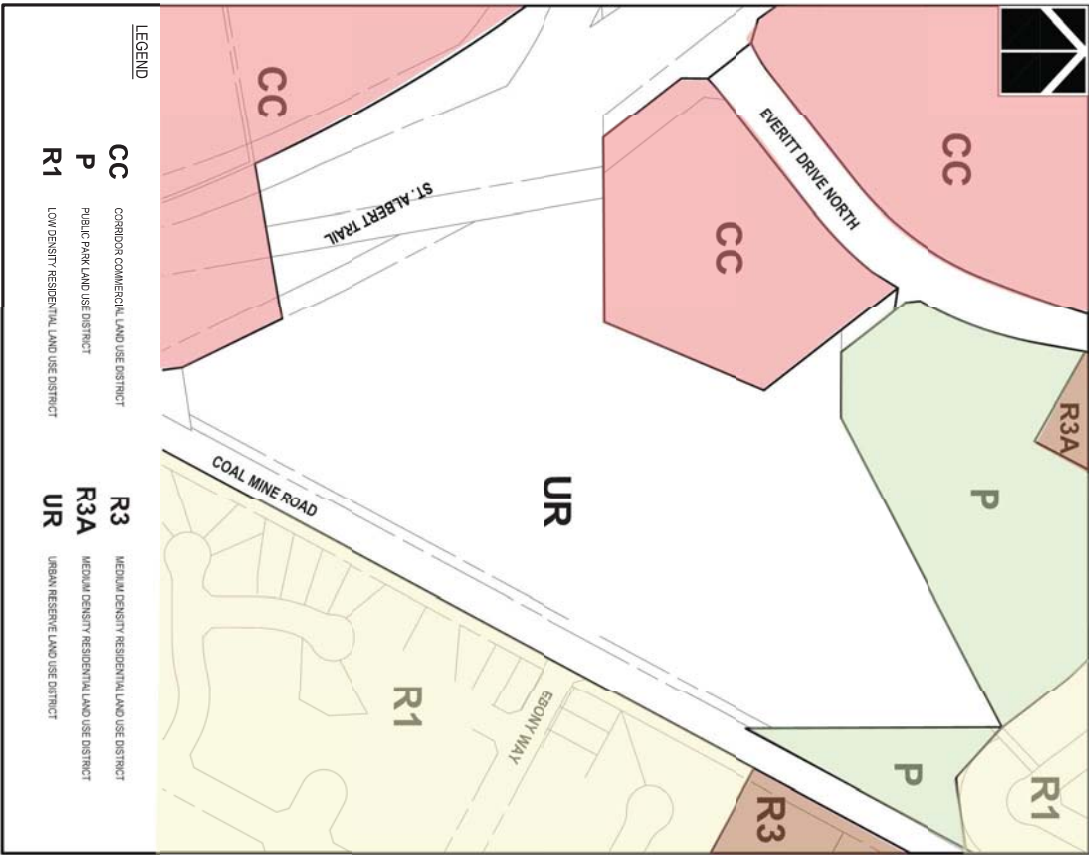




# Existing

The LUB currently designates the site for:

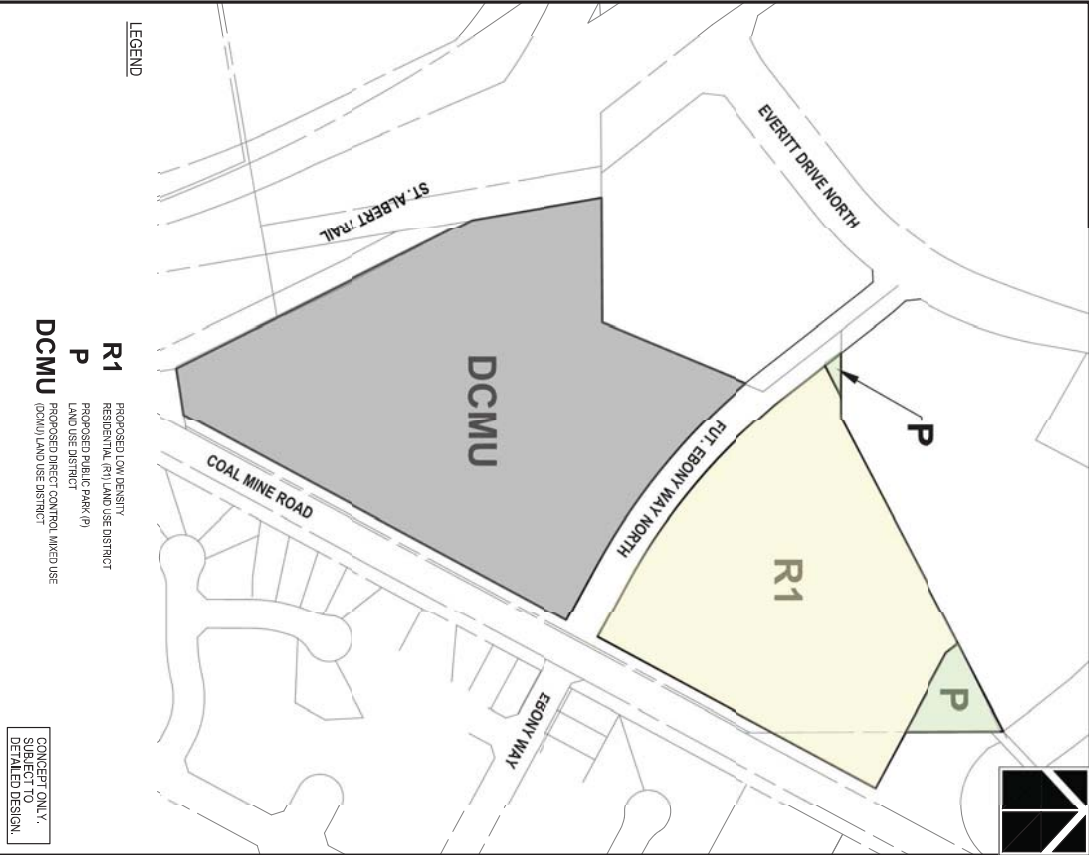
- Urban Reserve (UR) Land Use District
- Public Park (P) Land Use District



# Proposed

The LUB amendment proposes to redesignate the site to:

- Direct Control Mixed Use (DCMU) Land Use District
- Low Density Residential (R1) Land Use District
- Public Park (P) Land Use District





# Transportation

The site will be accessed from Coal Mine Road and the future extension of Ebony Way.

As required by the City of St. Albert, Coal Mind Road will remain open from St. Albert Trail to Ebony Way. The existing trail located east of Ebony Way, will be retained.

Interim connection between Eastgate Way North and Range Road 253.

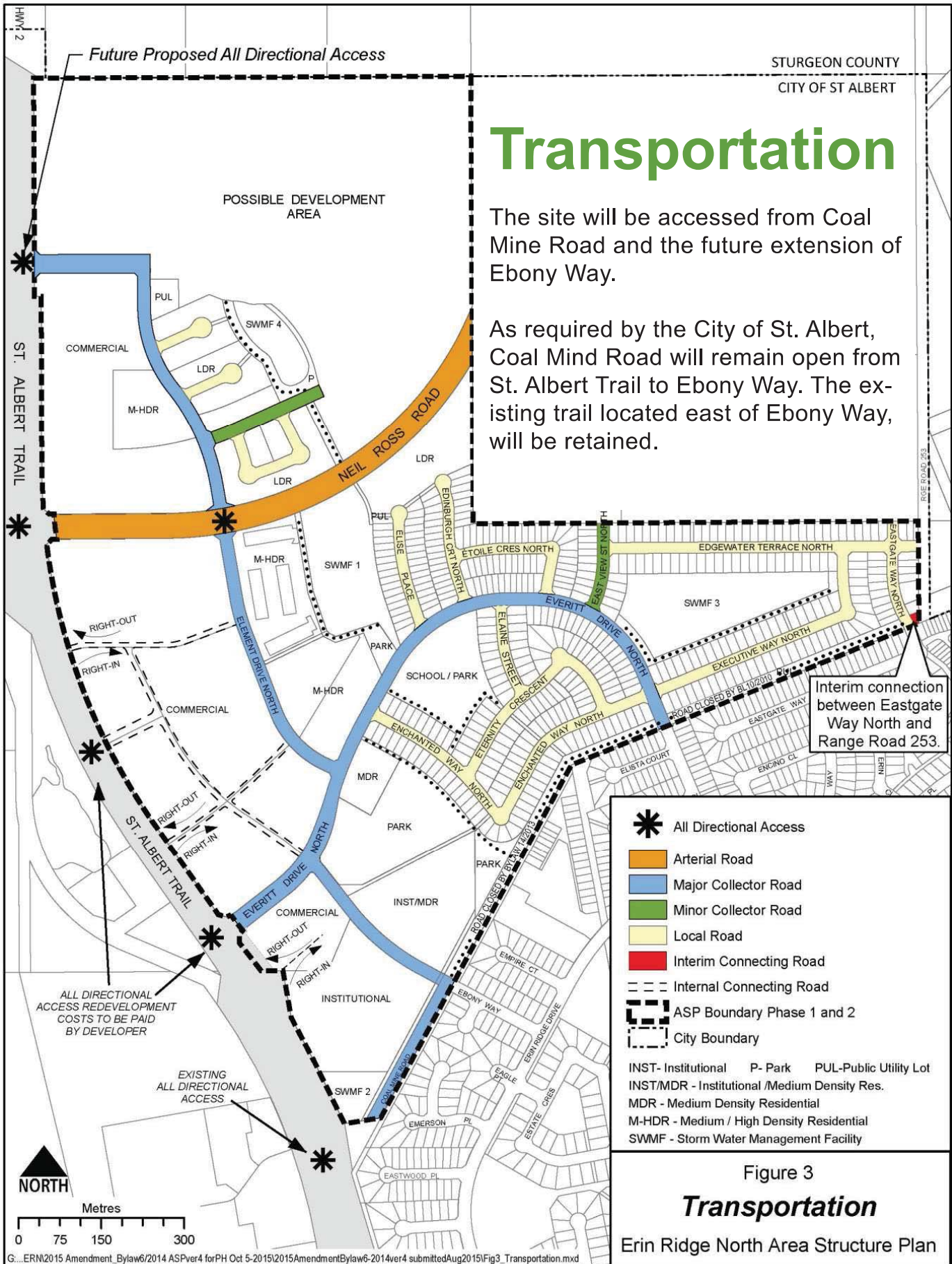


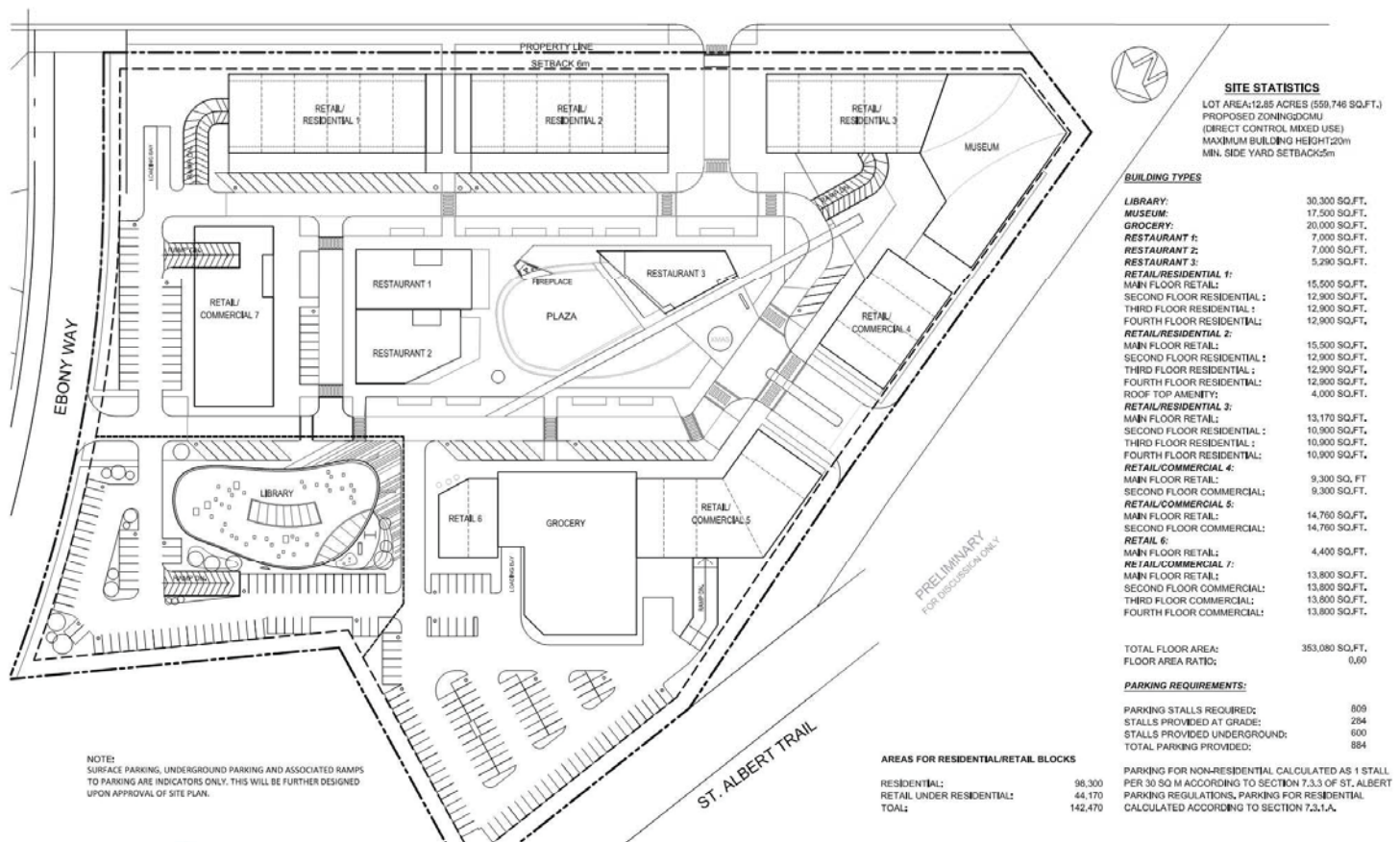
Figure 3  
**Transportation**  
Erin Ridge North Area Structure Plan



# Concept A

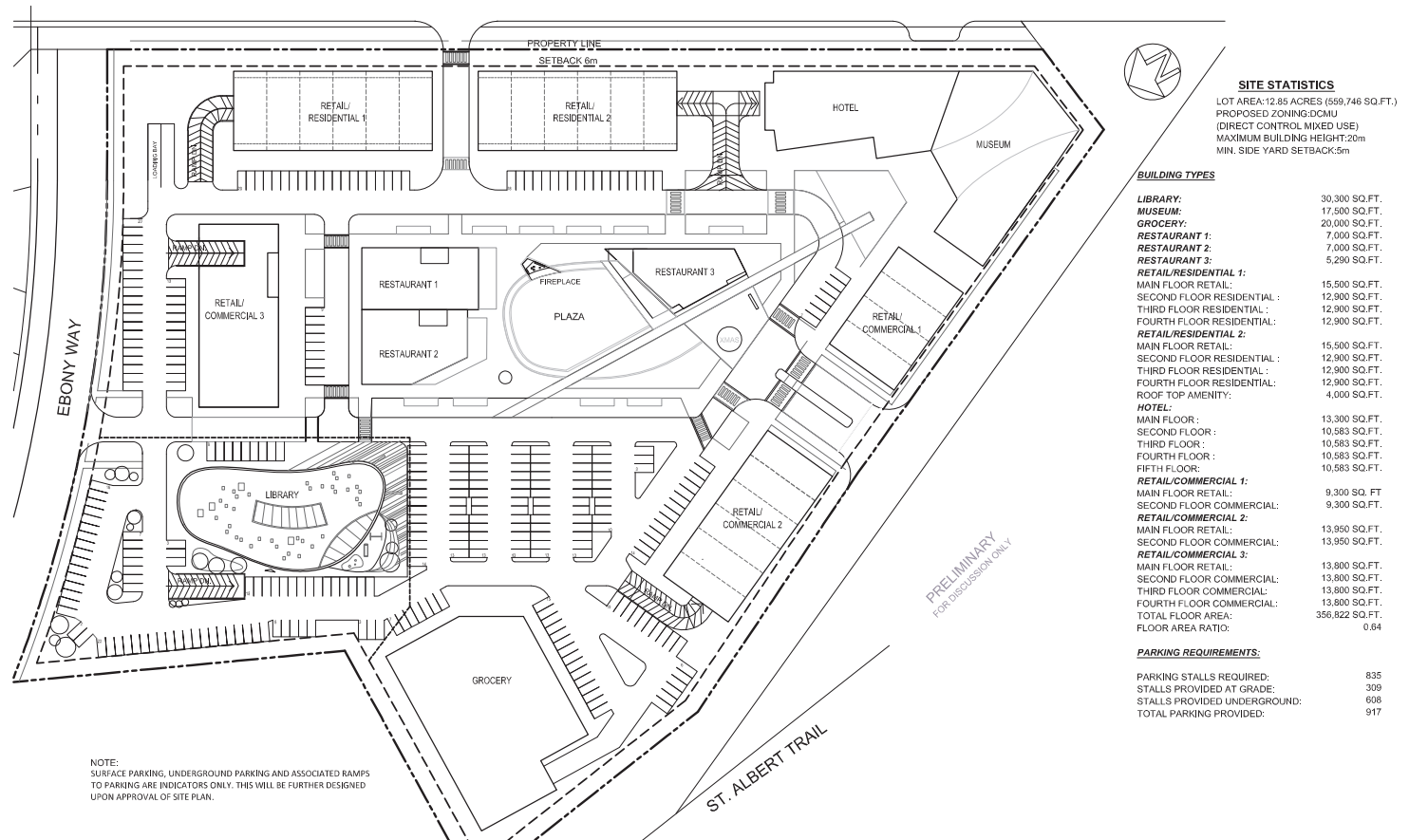
The DCMU site will be developed with a mix of residential and commercial uses. At this time there are two site development concepts. Concept A considers:

- apartment buildings
- retail shops
- professional offices
- a central plaza/park
- underground parking



# Concept B

In addition to the mix of residential and commercial uses identified in Concept A, a hotel is considered for Concept B.



# Conceptual Architectural Renderings

## Central Plaza View



Street View





# What does this mean for the neighborhood?

If approved, the ASP and LUB Amendments will:

1. Provide a new and exciting form of walkable, commercial development in a campus setting along St. Albert Trail
2. Allow the development of retail, office, grocery store, restaurants and apartments to serve the neighbourhood
3. Provide underground parking and allow the possibility of a hotel, library and/or museum
4. Create a meeting place for residents, and increase the amount of amenity space and walking trails
5. Allow a 25 m building height. The current zoning allows a 25 m building height at the discretion of the Development Officer
6. Increase the number of single family residential units
7. Reduce the number of multi-family residential units

# Thank you for attending tonight's open house.

Please complete and return the comment form to the reception desk prior to leaving.

Following the Open House, any concerns raised will be noted and submitted to the City of St. Albert. City administration will review the submission, prepare a report, and the proposed ASP and LUB amendments will eventually be presented to City Council for a decision.



**Appendix D**  
Comment Forms and Sign-ins



## Comment Form

Erin Ridge North Area Structure Plan (ASP) and Land Use Bylaw (LUB) Amendment  
Public Open House  
January 19, 2017

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

Would like to see Coal Mine Road kept open & upgraded from St. Albert Trail to Ebony Way.

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

Would really like to see Neil M. Ross Road connected from St. Albert Trail to the existing Coal Mine Rd.

### 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 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?

BRAESIDE - WORK IN THE COUNTY - ACCESS TO ST. ALBERT TRAIL IS CRITICAL?

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 those 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](mailto:dschoor@islengineering.com) prior to February 2, 2017.

## Comment Form

Erin Ridge North Area Structure Plan (ASP) and Land Use Bylaw (LUB) Amendment  
Public Open House  
January 19, 2017

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.

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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

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

*Please repair <sup>Red</sup> mine Park quickly.*

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### 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 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?

*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.

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## Comment Form

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Public Open House  
January 19, 2017

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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

DON'T CONNECT EBONY WAY ACROSS COAL MINE ROAD  
THIS WILL CAUSE MORE TRAFFIC THROUGH ERIN RIDGE  
AS A SHORT CUT.

#### 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 opportunity to provide your feedback and ideas during the meeting?	✓		
Was the location of this meeting convenient? If not, comment below.		X	
Was the time of this meeting acceptable? If not, comment below.	✓		

MOVING THE MEETING OUT OF THE NEIGHBORHOOD MAY HAVE  
AFFECTED ATTENDANCE. MORE PEOPLE ATTENDED AT KINGSTON CHURCH

In which neighbourhood do you reside? ERIN RIDGE - EBONY WAY

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](mailto:dschoor@islengineering.com) prior to February 2, 2017.

**From:** Angela Miller [REDACTED]  
**Sent:** Friday, January 13, 2017 9:52 PM  
**To:** David Schoor  
**Subject:** Re: Erin Ridge North

Hi David,

Thanks for the quick reply! I love the Urban District proposal! I believe an area like this would make our neighbourhood incredibly desirable and truly unique. We need somewhere that is actually walkable, not just more big box stores with giant parking lots that look identical to every other city...but instead a place where families can walk from their homes to have a meal, where they can run into neighbors and window shop on the way home. This encourages not only more customers for businesses but also a healthier life style and more of a community feel. Walkability is a priority for many people now when looking for a house and so many studies have been done showing the benefits of a walkable community. To be able to provide a neighbourhood with an area that is not only pleasant to walk through and pedestrian focused but also creates a 'vibe'(for lack of a better word) will bring a new energy to Erin Ridge and our neighbourhood will be a unique mix that offers all the comforts of the suburbs while still offering a vibrant meeting place residents can enjoy it together. This is exactly what our neighbourhood needs. I very much hope the project goes forward as proposed!!

Please let me know if there is anything else I can do to support the proposal.

Thank you so much,  
Angela

On Fri, Jan 13, 2017 at 2:21 PM, David Schoor <[dschoor@islengineering.com](mailto:dschoor@islengineering.com)> wrote:

Hi Angela, thank you for the email and your interest in this project.

The proposed amendments we are making would allow the Urban District, as shown in the article, to go forward. The information we will provide at the open house is based on “The Urban District – Marketing Flyer” link.

Do you like the Urban District proposal?

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

**From:** Angela Miller [REDACTED]  
**Sent:** Friday, January 13, 2017 1:21 PM  
**To:** David Schoor <[dschoor@islengineering.com](mailto:dschoor@islengineering.com)>  
**Subject:** Erin Ridge North

Hello Mr. Schoor,

I live in Erin Ridge and saw the notice for a Public Open House about the Erin Ridge North Structure Plan in the paper. I am unable to attend the Open House but I am curious if the proposed amendments will affect the plan for the Urban District ( <https://www.linkedin.com/pulse/newshopping-centredevelopment-lease-urban-district-st-rick-botelho?trk=hp-feed-article-title-share> ). And if it would, what the changes would like like. Any information you can provide would be very appreciated!

Thank you,

Angela Miller

Jan 18, 2017

To: ISL Engineering + Land Services  
7909 - 851 Ave.

Edmonton, Alta. T6E 5L9

att: David Schuur, RRP, MKP. - Senior Planner

Re: Proposed Erin Ridge North Area Structure Plan +  
Land Use Amendments - Public Open House - Jan 19, 2017

I enjoyed our phone conversation regarding the above-noted subject. Sorry I won't be able to attend this meeting, following are my comments - I like the idea of keeping "Coal Mine Road" open as well as extending "Ebony Way".

The area around the new school on Erin Ridge Drive + the Citadel is becoming very congested + by having these roads open it should alleviate some of the congestion for exiting Erin Ridge North.

- Also by relocating the church this should increase the property tax revenue for this property.

I've lived at 30 Emerson Place, since Nov 1991 (25 years); so have good knowledge of the area.

I am also a member of the "Traffic Calming" Committee for Erin Ridge.

**From:** CRUTCHFIELD [REDACTED]  
[REDACTED] uary 29, 2017 9:33 PM  
**To:** David Schoor <dschoor@islengineering.com>  
**Cc:** 'Dean Schick' <dschick@stalbert.ca>; 'Robin Beukens' <rbeukens@stalbert.ca>  
**Subject:** Erin Ridge North Area Structure Plan and Land Use Bylaw Amendment

TWIMC.....I attended the January 19<sup>th</sup> Open House and continue to have concerns with the following:

1. **Connection of Ebony Way to Everitt Drive North – I do not support a direct connection** of Ebony Way to Everitt Drive North for the following reasons
  - a. Ebony Way and Coal Mine Road can continue to provide almost exclusive access to Erin Ridge Residents to access St. Albert Trail and thereby diminish the likely increase in vehicle use attributed to short-cuts by non-Erin Ridge Residents. .
  - b. St. Albert Transit and Fire have alternative routes to access the North Erin Ridge Commercial / Residential Development without compromising service standards.
  - c. a direct connection will become more attractive to **non-Erin Ridge Residents** wishing to access either the commercial district associated with this development and/or Boudreau Road. This will be particularly true for residents of the newly established Jensen's Lake development who will lack any connection except for St. Albert Trail to any points south for a significant period of time. St. Albert as a commuter community has seen the perils of commuter users seeking alternative-less stressful-faster links with their destinations; it is a common heard complaint in St. Albert. The challenge of commuting via St. Albert Trail will only worsen with the development and settlement of the communities associated with Erin Ridge North and Jensen's Lake. Erin Ridge and particularly those on Ebony Way and Erin Ridge Drive should not be sacrificed for the convenience of others that do not necessarily require the access.
  - d. Access to the proposed mixed commercial/multi-residential development district can be accommodated with an access off Coal Mine Road at the south west corner. Similarly the commercial area could be accessed at the north east corner adjacent to the Honda dealership and at the same point where access to the residential development on the east edge is built without a direct link to the intersection of Ebony Way and Coal Mine Road.
2. **Right in – Right out access to the “King of Kings” area of this development is not acceptable.** The panels/sketches presented at the Open House provided a scale that implied conflicts with north bound traffic turning right onto Everitt Drive North would be minimal, yet a first examination of the site suggests otherwise. My contention is that traffic leaving the commercial district and turning right onto St. Albert Trail will escalate the risk of collision with north bound traffic wanting to access Everitt Drive North. My recommendation is to remove the Right in-right out access.
3. **Mixed Development lacks friendliness to use by pedestrians/community** – much was made by Landrex and other developers when the ASP for this site was first brought forward to Council. Tales of woe were

described about the changing market place for commercial development. Much was made of the need to reframe the thinking about commercial development and better accommodating pedestrian traffic. From my perusal of the two scenarios presented at the open house I find both scenarios fall short of making the proposed development attractive to pedestrian/community use as it still leans heavily on a vehicle centric user community. This is evident in the placement of walkways and buildings. Rather than exploiting the use of sun exposure that would enhance pedestrian use, I see wind tunnels, north facing entrances and potential patio locations that are likely to have minimal sun and much wind. Further, use of multi level vegetative landscaping would enhance the sites attractiveness. I find the landscaping associated with the commercial development along the east side of St. Albert Trail from Boudreau Road to Erin Ridge Road is a good example of multi-level landscaping, but not necessarily attractive to pedestrian use of the adjacent commercial facilities.

Ken Crutchfield  
1 Wakefield Place  
St. Albert, T8N 3K7

***"When nothing goes right.....turn left" - Unknown***



Erin Ridge North ASP and LUB Amendment Public Open House

January 19, 2017 - 7:00 to 9:00pm

Name: Alison  
Mailing Address: 9801 98 Ave City: Morinville  
Postal Code: T8R 1G7 Phone: [REDACTED]  
Email: [REDACTED]

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Erin Ridge North ASP and LUB Amendment Public Open House

January 19, 2017 - 7:00 to 9:00pm

Name: LARRY & CONNIE Sopiwnyk  
Mailing Address: 57 B ERIN Ridge Dr. #41 City: ST. ALBERT  
Postal Code: T8N 6G1 Phone: [REDACTED]  
Email: [REDACTED]

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Erin Ridge North ASP and LUB Amendment Public Open House

January 19, 2017 - 7:00 to 9:00pm

Name: K. Crutchfield  
Mailing Address: 1 Wakefield Place City: St. Albert  
Postal Code: T8N 3K7 Phone: [REDACTED]  
Email: [REDACTED]

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Erin Ridge North ASP and LUB Amendment Public Open House

January 19, 2017 - 7:00 to 9:00pm

Name: Sharon Monk  
Mailing Address: 54 Enchanted Way City: St. Albert  
Postal Code: T8N 7R7 Phone: [REDACTED]  
Email: [REDACTED]

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Erin Ridge North ASP and LUB Amendment Public Open House

January 19, 2017 - 7:00 to 9:00pm

Name: Lorne & Julie Soles  
Mailing Address: 12 Ebony Way City: ST. AB.  
Postal Code: T8N 5X4 Phone: [REDACTED]  
Email: [REDACTED]

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Erin Ridge North ASP and LUB Amendment Public Open House

January 19, 2017 - 7:00 to 9:00pm

Name: Sharon E Dean Junkin

Mailing Address: 3 Denny Way City: St. Albert

Postal Code: T8N 5X4 Phone: [REDACTED]

Email: [REDACTED]

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[REDACTED]

[REDACTED]