

ADDITIONAL PUBLIC INPUT
(Received through Public Hearings Mail
Box)

Previously Distributed

From: Angela Miller
Sent: May-01-17 3:16 PM
To: Hearings
Subject: Bylaw 9/2017/Bylaw 19/2017 - Erin Ridge North Structure Plan

Dear Council,

I would like to support the amendments that would allow the Urban District to go ahead as it has been marketed, as a 'unique people oriented development with a distinct sense of place'. Our neighbourhood is in desperate need of a truly walkable area (not just big box stores and huge parking lots). A place that is pedestrian focused and creates a sense of community not only increases both the physical and emotional health of a community, but will raise land value, as walkability is quickly becoming a very large attraction for home buyers. This is an opportunity to make the Erin Ridge neighbourhood truly unique and desirable.

I would also encourage Council to ensure that the pedestrian friendly/community building aspect of this development continue to be a focus as the process progresses and spaces are leased.

Thank you all for your time and the work you do for our city,
Angela Miller
56 Erin Ridge Drive

Previously Distributed

From: Randy Anomasiri
Sent: May-09-17 8:01 AM
To: Hearings
Subject: city council bylaw concern

To City Council,

I am not in agreement with the changes to the land use Erin Ridge North Structure Plan Bylaw 9/2017, Bylaw 18/2017 and bylaw 19/2017. I am a home owner on Ebony Way. I am uncomfortable and upset about these changes. I believe it will increase heavy traffic flow and be a risk to traffic and pedestrian safety due to the changes to the Institutional/Medium development, Mixed-Use Commercial with Residential, the changes to the proposed bylaw by adding "hotel" as a Discretionary use and etc. The fact that Coal Mine Road remains open and the extension to Ebony Way Street combined with the increase of traffic flow due to a possible hotel, commercial and increase to residential will be a safety risk. The biking/walking path will create a dangerous intersection to pedestrians as it will be directly across a Traffic T section that also has a blind corner from Coal Mine Road for the traffic flow turning right on to Ebony Way. The Coal mine Road should be redesigned or closed to create a safer area for pedestrians.

I do not want to live on a street with heavy traffic flow and safety concerns.

I am Not in Agreement with these Land Bylaw Changes, Crystal Anomasiri

Previously Disputed

From: CRUTCHFIELD
Sent: May-09-17 12:09 PM
To: Hearings
Cc: CouncilAll; Mayor of St. Albert; Wes Brodhead; Cathy Heron; Sheena Hughes; Cam MacKay; Tim Osborne; Robert Russell; Robin Beukens
Subject: Public Hearing - Bylaw 9/2017
Attachments: Ebony Way RDAabout002.pdf

Mayor Crouse and Councillors.....with reference to proposed Bylaw 9/2017, I am most concerned with the transportation issues that will arise with the amendment being proposed. In particular, I am concerned with the potential impact that connecting Everitt Drive North with Erin Ridge Drive via Ebony way will have to traffic flow and volume to residents accessing Erin Ridge Drive via Coal Mine Road and Ebony Way. Traffic flow and volumes on Erin Ridge Drive have previously been a subject of much discussion and debate at Council. Council responded by creating a public advisory committee to work with residents and administration on a traffic calming study. To my knowledge the committee has not met since the fall of 2016 and no decisions have as yet been made to address resident concerns despite the imminent opening of a new school along Erin Ridge Drive. In my opinion, the direct connection between Everitt Drive North and Erin Ridge Drive via Ebony way will only accentuate resident concerns with traffic flow and volumes. Compounding issues with traffic flow and volume is the continued development of Erin Ridge North and Jensen's Lake. Residents residing in these areas will continue to seek alternative traffic options even with completion of proposed longer term changes/improvements to the transportation grid, i.e., Ray Fowler Drive, St. Albert Trail, Neil Ross Drive.

I have previously addressed Council on this matter as well as communicating with Administration. In the past I have recommended against the Ebony Way connection. However, I also recognize the need not to isolate the proposed development lands and their potential for residential and commercial development. To that end, I have made suggestions to Administration that would permit the access to the planned residential and commercial lands without requiring a direct connection to Coal Mine Road and existing Ebony Way. Despite my concerns and feedback being recognized in Council's Agenda Report, Administration has offered no tangible alternative for dealing with likely traffic flow and volume issues on Ebony Way. If Council continues to accept Administration's recommendation to proceed as outlined in the proposed Bylaw 9 then I would recommend Council seriously consider directing Administration to ensure a Round About is utilized at the intersection of Ebony Way and Coal Mine Road to moderate traffic flow. I believe the Round About will have the effect of moderating traffic flow, volume and noise associated with stopping at an intersection. The attached figure illustrates the intersection I am recommending for this option.

I look forward to addressing Council on May 15th.

K. Crutchfield
1 Wakefield Place
St. Albert, AB T8N 3K7

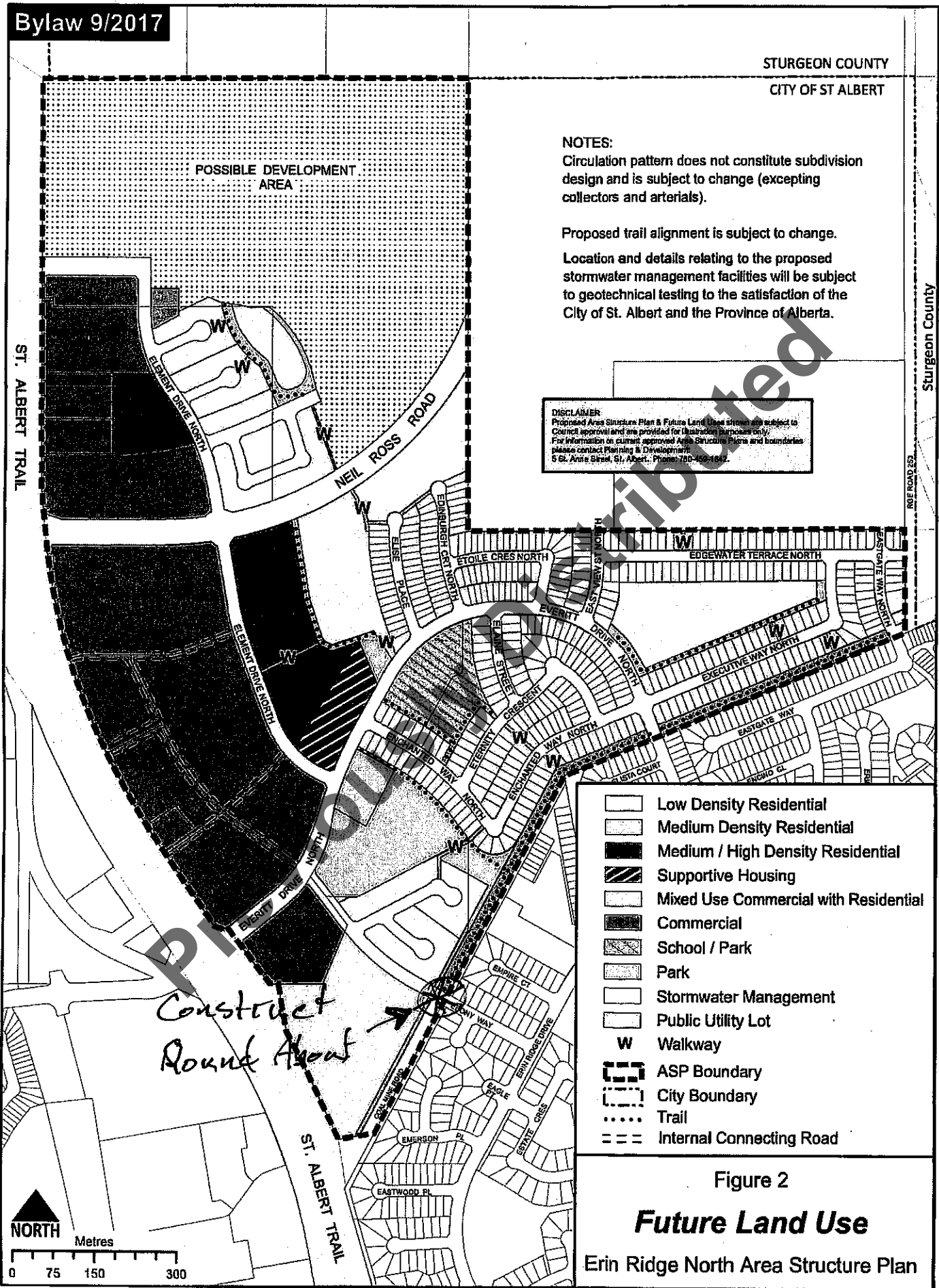
"When nothing goes right.....turn left" - Unknown

NOTES:
Circulation pattern does not constitute subdivision design and is subject to change (excepting collectors and arterials).

Proposed trail alignment is subject to change.

Location and details relating to the proposed stormwater management facilities will be subject to geotechnical testing to the satisfaction of the City of St. Albert and the Province of Alberta.

DISCLAIMER
Proposed Area Structure Plan & Future Land Use Shown are subject to Council approval and are provided for illustration purposes only. For information on current approved Area Structure Plans and boundaries please contact Planning & Development, 5 St. Arnie Street, St. Albert, Phone: 780-469-1611.



- Low Density Residential
- Medium Density Residential
- Medium / High Density Residential
- Supportive Housing
- Mixed Use Commercial with Residential
- Commercial
- School / Park
- Park
- Stormwater Management
- Public Utility Lot
- Walkway
- ASP Boundary
- City Boundary
- Trail
- Internal Connecting Road

Figure 2

Future Land Use

Erin Ridge North Area Structure Plan

