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**ST. ALBERT INN, 156 ST AND ST. ALBERT TRAIL**  
**PUBLIC OPEN HOUSE**

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St. Albert, Alberta  
February 15, 2017

1 (Open house commenced at 6:58 p.m.)

2 MR. BATTJES: All right, guys. My name is  
3 Ben Battjes. I am the project manager or  
4 development manager overseeing 23 Bellrose Drive.  
5 So this public open house and public meeting, I  
6 guess, forms the public engagement portion of our  
7 development permit application for 23 Bellrose  
8 Drive. So I just wanted to -- today will be a  
9 little bit of discussions, some questions. We've  
10 got comment cards in the back if you want to  
11 write -- you know, if you think of something  
12 afterwards or -- my email and phone number's on the  
13 sheet as well. I actually tore my Achilles tendon,  
14 so I'm going to be hobbling around here a little  
15 bit.

16 So anyways, yeah, the  
17 presentation will be five, ten minutes. We'll just  
18 run through a little bit of the history of the  
19 site, what we've done to date, and kind of what our  
20 vision is moving forward. So we bought the site  
21 from Standard General. I'm sure most of you know,  
22 this was the Standard General headquarters and lay  
23 down yard construction use for the longest time.  
24 So we purchased the site from them, renovated the  
25 building, and it's currently fully tenanted to

1 local St. Albert businesses.

2 So part of what we'll be  
3 discussing today is the corner portion of this site  
4 and the back six-and-a-half acres roughly. So our  
5 intention with the corner is to subdivide service  
6 and rezone from Direct Control to Commercial  
7 Corridor. And that's simply just to fit with the  
8 neighbouring uses. You can see just over here,  
9 even on the screen here, where London Drugs was.  
10 So that just gives us the flexibility to be able to  
11 move forward with development on that corner when  
12 the time comes and we have a deal to move forward  
13 with. So that's part of what today will be about.

14 And then the other piece is  
15 obviously the remainder of the site, the  
16 six-and-a-half acres. So let's jump right in. So  
17 this site's really unique. It's really a legacy  
18 site in St. Albert. Again, Standard General had  
19 this site as their lay down construction yard.  
20 It's currently zoned for that use, so that use has  
21 been grandfathered in. So that's what we're  
22 dealing with today in terms of -- in terms of that  
23 back six-and-a-half acres. But when you look at it  
24 from a development perspective, you run into a few  
25 challenges.

1                               It's not your, you know,  
2                   square, rectangle site that you can kind of throw a  
3                   building on and away you go. So you run into  
4                   some -- you know, when you're looking at doing a  
5                   site plan or a layout for any use, whether it's,  
6                   you know, industrial, commercial, or residential,  
7                   you're dealing with a multisided site. So you've  
8                   got seven or eight different sides there. It's set  
9                   back. It's away from the main drag that is  
10                  Bellrose Drive that sees all those vehicles per  
11                  day. So right off the bat, you know, we're left  
12                  with, you know, fewer options because you're not  
13                  going to be able to lease anything back there an  
14                  terms of office -- you know, a potential office  
15                  user or retail user.

16                           The other thing is the apron  
17                  there. So the access egress to the site is rather  
18                  poor. We've just got the one access there. So  
19                  when you look at high traffic uses like residential  
20                  or commercial, like what's across the street, you  
21                  can kind of rule those out because, you know,  
22                  people coming and going from that access is just  
23                  not as feasible as having multiple access points.  
24                  And from a fire code perspective, too, there's some  
25                  emergency access points that need to be in place

1           when you have -- you know, let's say you develop a  
2           multi-storey building back there, you have  
3           600 residents back there, all those sorts of things  
4           factor into, you know, what the highest and best  
5           use might be for this particular development.

6                       The other thing, which is kind  
7           of an attribute, I guess, is just the screens, the  
8           screening of the trees. So we want to do our best  
9           to maintain the integrity of the mature trees that  
10          are existing there. So you've got 20-, 30-foot  
11          screens. I know some of the residents may --  
12          they'll be able to comment on that better, but we  
13          wanted -- and I think their deciduous trees, so we  
14          want to keep those trees as best we can. We don't  
15          want to disturb that.

16                      So that's another thing. So  
17          at the end of the day, you know, you're dealing  
18          with uses that don't require, you know, a lot of  
19          traffic, don't require exposure to be on the main  
20          drag. And so we really thought, okay,  
21          self-storage. Let's look at this in the more  
22          detail to see how that would fit on the site.  
23          We've got, obviously, some boards here and some  
24          construction examples. If you guys haven't had a  
25          chance to look, you can come up after.

1                                So a few characteristics of  
2                                stores just in general, you know, it's low noise,  
3                                low traffic. I actually called six different  
4                                facilities in St. Albert, Edmonton, spoke with  
5                                their managers to just say, "Hey, how many visits  
6                                per hour do you guys see in general at your  
7                                facility?" And they said, "Oh, we see between  
8                                three and five visits per hour in general." Okay.  
9                                well, that's -- you know, that's a pretty low  
10                                traffic use. So, you know, low traffic, low noise,  
11                                those kind of go in tandem.

12                                It's clean and secure, so  
13                                those are -- those are two, really, you know,  
14                                pluses. You know, we decontaminated the site. So,  
15                                you know, even if you look -- I've got some  
16                                construction examples later on, but you can just  
17                                kind of see how it's, you know, low profile  
18                                buildings and drive ups, and really that's  
19                                basically it. So that -- you know, that's the  
20                                other piece. It's a one -- it's a one-story  
21                                facility. You're not dealing with, you know, a 10-  
22                                or 15-storey condo building, you know, that you  
23                                might situate back here. So it's low profile and,  
24                                you know, if I was a residence back here, you can  
25                                probably say goodbye to privacy when you're

1           considering, you know, multi-storey buildings, you  
2           know, lining the perimeter of this piece of land.

3                       So those are all things we  
4           considered. And then the main one is usage of the  
5           entire parcel. So we really wanted to look at, you  
6           know, site plan that could not just use one or two  
7           acres, but the whole thing. We want to take care  
8           and deal with the whole thing. And then, you know,  
9           permanent jobs, tax revenue, those are both things  
10          to be considered. You know, it's -- storage in  
11          this location would be a locally owned business.  
12          So those are things that we can take into  
13          consideration.

14                      So here's a site plan. It's  
15          kind of hard to see on there. I guess there's a  
16          great version of it right here. You can come take  
17          a look later. We've got the residential. So the  
18          buildings to the east, we're using a six meter set  
19          back, so that's a significant set back just because  
20          it's adjacent to the residential use. And that  
21          changes as obviously we're -- we're building on the  
22          other side. So I think it's three-and-a-half meter  
23          set back.

24                      So the other thing we looked  
25          at, just in general, was storage in St. Albert and

1           Edmonton and how -- you know, how that storage is  
2           situated in relation to other uses, other land use  
3           districts. So it's interesting -- this is Daytona  
4           Storage, so this is just by The Enjoy Centre there.  
5           There's a Mixed Use Residential project that's  
6           just -- that's going to be happening to the south.  
7           And I don't know all the details on it, I just know  
8           there's going to be multi-family there.

9                               And then there's Commercial  
10          and Industrial on the other side, so you can kind  
11          of see how storage is that transition or perhaps  
12          that buffer use between those different asset  
13          classes. And same with St. Albert South Storage,  
14          so on Campbell business park. You've got the  
15          Industrial and Commercial on one side with the  
16          storage in the middle and then a Residential on the  
17          other side.

18                            This is one in Edmonton,  
19          actually. I think it's King's Storage. So, you  
20          know, we've kind of got a mixed, you know, variety  
21          here. Residential on both sides, Commercial, and  
22          then Institutional, we've got the Islamic Academy  
23          just north of that. And then they're actually  
24          building a multi-family -- a multi-storey  
25          development just on that corner there, so that can



1           also be users of the storage facility as well.

2                               So, you know, we really  
3           thought, okay. You know, this is interesting  
4           because, you know, the pattern here is that, you  
5           know, we can get storage as perhaps a buffer use.  
6           So part of our research included a feasibility  
7           study with a group out of the Lower Mainland. They  
8           do consults for developers and municipalities to  
9           kind of look through the viability of storage in  
10          any given municipality or any given -- any given  
11          location. And then I pulled this right out of the  
12          report. You know, they said (as read):

13                       It's our opinion that the market  
14                       conditions are conducive to the  
15                       construction of self-storage  
16                       facility at this location.

17                               So they look at everything  
18          from, you know, household spending, they look at,  
19          you know, retail sales per capita, multi-family  
20          developments, what that growth trend looks like,  
21          you know, population growth, all sorts of things  
22          are factored in. You know, with the largest -- one  
23          of the large groups of self-storage users is  
24          multi-family, so there's a lot of that happening in  
25          St. Albert. So they were like, you know, this is a

1 great place to have this. You know, you'll knock  
2 it out of the park.

3 So, you know, what do some of  
4 the users look like? What's the scope of this?  
5 Pharmacy reps, car clubs, the military uses it. My  
6 brother's actually in the reserves. They have  
7 these storage -- they have partnerships with  
8 various storage facilities throughout Edmonton to  
9 use storage facilities when they deploy troops.  
10 Students, lawyers, medical professionals. Lawyers,  
11 like I said, you know, to store files and whatnot.  
12 Hobbyists, police forces, municipalities and  
13 government. So the scope is quite wide, and it  
14 generally reflects the residents and who's, you  
15 know, around the site.

16 MR. HOULE: Or even (inaudible) I bet you.

17 MR. BATTJES: Perhaps, yeah. So some of the  
18 definitions. These are currently being reviewed  
19 by -- by planning and counsel. So I'll just kind  
20 of go through the different definitions just  
21 really, really briefly. So indoor storage, this is  
22 sort of the latest generation of storage where  
23 you've got lockers accessed internally. So people,  
24 you know, pull up to a loading dock, and then they  
25 unload their stuff. And these are typically

1 multi-storey facilities. Mini-storage, getting --  
2 it's pretty self-explanatory. You just kind of  
3 drive up, you know, unload your stuff, store it.  
4 And then outdoor storage, so your boat and RV.

5 So in terms of this project,  
6 we would like to have or obtain approval for all  
7 these uses. More or less the indoor storage, we  
8 would see that as a use perhaps in 10 or 15 years  
9 should the demand arise that we could look at  
10 building, you know, a multi-storey facility to  
11 accommodate the increase in demand. But so for  
12 today, you know, the mini outdoor is kind of what  
13 the site plan contemplates.

14 I pulled this right out of the  
15 Municipal Development Plan and the ASP. So  
16 Municipal Development Plan and ASP, if you don't  
17 know, they're documents that just help  
18 municipalities basically determine what uses should  
19 be allowed in certain areas. You know, so you  
20 can't build a nuclear reactor next to a Residence,  
21 all this sort of stuff.

22 So the pink there represents  
23 Commercial Corridor. So, you know, those are  
24 all -- that's all your shopping mall, retail use,  
25 stuff like that. You can see our site right there.

1 I just outlined it in blue. So what we're  
2 proposing to do is service and subdivide the back  
3 corner off and then redistrict that as an  
4 Industrial use. So we're going to maintain the  
5 Direct Control district and have indoor, mini, and  
6 outdoor approved under that Direct Control -- under  
7 that Direct Control land use. So if you have any  
8 specific questions about that, I can kind of run  
9 through that with you. It's a little bit  
10 complicated. But we're going to keep -- and then  
11 also on the corner there, you can see that -- we're  
12 not going to amend the ASP to -- it'll say, yes,  
13 Commercial.

14 So a few construction  
15 examples, so I was actually in Las Vegas last April  
16 at the International Self-Storage Conference. So  
17 every year they hold this things, and it's a big,  
18 you know, hurrah, hurrah, and everybody's there  
19 presenting all their stuff, and you can do a whole  
20 course pack. Anyways, this was one of the pictures  
21 they had in the presentation just to show -- it's  
22 actually to show how they included -- how they  
23 built the self-storage on a grade. So you've got  
24 the two levels there. They were able to, kind of,  
25 accommodate the different grading on the site. But

1 I thought it was a good example just to show, you  
2 know, the neutral colour tone of the building and,  
3 you know, how, you know, clean and tidy the use is.  
4 You can see they've got a few parking stalls out  
5 front.

6 Again, just another photo.  
7 You've got some multi-family in the background  
8 there. This is actually in Washington, so this  
9 is -- this is another storage facility. It  
10 accommodates probably, more or less, vehicles just  
11 because of the height of the doors. This is the  
12 picture here. I'm just going to grab a drink here.

13 Yeah, so I guess -- I guess in  
14 summary, you know, we're really looking to start a  
15 locally owned and operated businesses, something  
16 that would generate property taxes for the City.  
17 You know, it would make use of that really  
18 challenging, awkward piece of land, you know, with  
19 a view to minimize that construction use. Yeah, so  
20 that's -- that concludes the presentation, and if  
21 there are any questions, fire away.

22 MR. CAMPBELL (RESIDENT): On the right-hand side of your  
23 picture over there, the blue line doesn't coincide  
24 with the fence line. But are you satisfied with  
25 the survey and are you satisfied that the existing

1 fence line is the property line?

2 MR. BATTJES: That's something we're looking  
3 into. So we haven't had a surveyor go out and  
4 actually plot where each -- you know, where each  
5 fence line fits. I just -- this is just for more I  
6 illustration purposes --

7 MR. CAMPBELL (RESIDENT): Okay.

8 MR. BATTJES: -- to determine that. So  
9 would -- did you have a follow-up question to that?  
10 I'm just wondering, was -- is this --

11 MR. CAMPBELL (RESIDENT): Well, because you were talking  
12 about the trees --

13 MR. BATTJES: Right.

14 MR. CAMPBELL (RESIDENT): -- and the fence line is the  
15 property line and the --

16 MR. BATTJES: Right.

17 MR. CAMPBELL (RESIDENT): -- trees are on our property  
18 now, in my mind.

19 MR. BATTJES: Right. Okay. Sure. Okay.

20 MR. CAMPBELL (RESIDENT): So...

21 MR. BATTJES: Yeah. Yeah, so I wasn't --  
22 you know, it's -- just looking at this as it is, I  
23 mean, we would hire a surveyor to come out and say,  
24 Okay. Yeah, this tree's on this line. You know,  
25 this tree's here. We did -- we've done that for

1           the corner just to plot exactly where everything  
2           is, but that would be -- that's sort of the next  
3           step. We're just in the initial planning stages.  
4           That's it.

5       MR. CAMPBELL (RESIDENT): Other question I had --

6       MR. BATTJES:                        Yep.

7       MR. CAMPBELL (RESIDENT): -- is from the top -- top  
8           right-hand side there.

9       MR. BATTJES:                        Here?

10      MR. CAMPBELL (RESIDENT): Yeah, right up in the that  
11          corner --

12      MR. BATTJES:                        Yeah.

13      MR. CAMPBELL (RESIDENT): -- section where my house is.

14      MR. BATTJES:                        Okay.

15      MR. CAMPBELL (RESIDENT): But your -- basically there's  
16          a hill there, so there's draining that goes down,  
17          and I believe some of the water from our property  
18          is draining onto the standard General property  
19          there.

20      MR. BATTJES:                        Okay.

21      MR. CAMPBELL (RESIDENT): But are you planning to do  
22          anything at all about changing the grade or  
23          anything like that that would affect that drainage?

24      MR. BATTJES:                        That's -- so part of -- part  
25          of what would address that would be a topographical

1 report. So once we get approval for this, we're  
2 going to work through how the building -- you know,  
3 working with this site plan and how the buildings  
4 basically interface with the grade change on the  
5 site. So that's -- the whole site basically slopes  
6 this way, in essence, so that would be something we  
7 would consider. This is the first time I've been  
8 made aware that -- I mean, I guess, you know --

9 MR. CAMPBELL (RESIDENT): There's hills.

10 MR. BATTJES: Yeah. You live there, so I  
11 mean --

12 MR. CAMPBELL (RESIDENT): So there -- you know, it does  
13 drain from --

14 MR. BATTJES: Sure, yeah.

15 MR. CAMPBELL (RESIDENT): -- the upper lots --

16 MR. BATTJES: Yeah.

17 MR. CAMPBELL (RESIDENT): -- to the lower lots.

18 MR. BATTJES: Yeah.

19 MR. CAMPBELL (RESIDENT): But I do believe, just the way  
20 the contours are -- because our lots are built  
21 up --

22 MR. BATTJES: Yeah.

23 MR. CAMPBELL (RESIDENT): -- a bit from the grade of  
24 your property.

25 MR. BATTJES: Yeah.



1 MR. CAMPBELL (RESIDENT): And so I'm sure there's some  
2 drainage comes from our lots finds its way down  
3 onto --

4 MR. BATTJES: Yeah.

5 MR. CAMPBELL (RESIDENT): But I don't -- I never looked  
6 to see if it comes out on the pavement --

7 MR. BATTJES: Yeah.

8 MR. CAMPBELL (RESIDENT): -- but I think that's where it  
9 must go.

10 MR. BATTJES: Yeah. So another thing is a  
11 lot -- you know, when you're looking at  
12 developing --

13 MR. CAMPBELL (RESIDENT): And Standard General maybe  
14 wouldn't be too worried if there was some  
15 drainage --

16 MR. BATTJES: Yeah.

17 MR. CAMPBELL (RESIDENT): -- coming onto their property.

18 MR. BATTJES: Yeah.

19 MR. CAMPBELL (RESIDENT): You're not going to want that,  
20 so --

21 MR. BATTJES: Yeah.

22 MR. CAMPBELL (RESIDENT): -- you may have to put some  
23 kind of ditching or --

24 MR. BATTJES: Yeah, perhaps a swale of some  
25 kind.

1 MR. CAMPBELL (RESIDENT): -- something's got to --

2 MR. BATTJES: Yeah, you bet. Yeah,  
3 typically the way it works, you know, when you're  
4 doing something like this is the site has to hold  
5 its own water in terms of drainage. So it kind of  
6 has to -- everything has to be able to say -- like,  
7 that's how they -- you know, in layman's terms  
8 that's how --

9 MR. CAMPBELL (RESIDENT): well, please don't come and  
10 ask me to ensure --

11 MR. BATTJES: Yeah.

12 MR. CAMPBELL (RESIDENT): -- that none of my water goes  
13 on the property, because I'm not going to do that.

14 MR. BATTJES: Yeah. No worries. Yeah.  
15 Okay.

16 MR. CAMPBELL (RESIDENT): One other thing is actually  
17 the pictures you showed us, I didn't notice in any  
18 of those sites that you showed had a single fence  
19 line to residential housing. There was  
20 basically -- most of those seem to be some kind of  
21 buffer to where the housing was. So I didn't  
22 really notice in any of those pictures that  
23 actually had...

24 MR. BATTJES: Like, you're just talking --  
25 well, there's a fence here. But this is -- I don't

1 know that that's -- there could be another fence  
2 lower.

3 MR. CAMPBELL (RESIDENT): well, and that's -- that's not  
4 just a rendering of your --

5 MR. BATTJES: No, this is just --

6 MR. CAMPBELL (RESIDENT): Is that another place?

7 MR. BATTJES: -- an example.

8 MR. CAMPBELL (RESIDENT): Oh, okay.

9 MR. BATTJES: This is just a construction  
10 example of something that --

11 MR. CAMPBELL (RESIDENT): Okay. Just when you looked at  
12 the ones in St. Albert --

13 MR. BATTJES: Yeah.

14 MR. CAMPBELL (RESIDENT): -- and Edmonton there, I  
15 didn't see where there was just a single fence  
16 line --

17 MR. BATTJES: Right.

18 MR. CAMPBELL (RESIDENT): -- to residential properties  
19 from those other storage sites.

20 MS. MITCHELL: That's because the two that he  
21 showed, the Daytona and one in Campbell, they're  
22 actually in an industrial area --

23 MR. CAMPBELL (RESIDENT): Okay.

24 MS. MITCHELL: -- where a road separates them  
25 from residential.

1 MR. CAMPBELL (RESIDENT): Okay.

2 MS. MITCHELL: So that's may be why it wasn't  
3 obvious. But I think, you know, they can certainly  
4 make note about the fence, what is that going to  
5 look like in the future.

6 MR. CAMPBELL (RESIDENT): Okay.

7 MS. MITCHELL: So that's a question, yeah.

8 MR. BATTJES: Yeah.

9 MR. CAMPBELL (RESIDENT): Another just concern, I  
10 brought it up here --

11 MR. BATTJES: Yeah.

12 MR. CAMPBELL (RESIDENT): -- before that I would have is  
13 that, you know, Standard General's a commercial  
14 place and people working there are there, but in  
15 your property there's going to be people coming and  
16 going, and so I would like to see a fence there  
17 that would be able to keep people from coming into  
18 my yard from your property rather than the other  
19 way around.

20 MR. BATTJES: Yeah. For sure, yeah.

21 MR. CAMPBELL (RESIDENT): Not that I want to go into  
22 your property, but...

23 MR. BATTJES: Yeah. So I mean, you know,  
24 storage as it is, I mean a facility like this,  
25 anything you're going to build brand new is going

1           to have the highest amount of security. It's going  
2           to have --

3       MR. CAMPBELL (RESIDENT): It's only --

4       MR. BATTJES:                   It's going to factor in all  
5           those sorts of things. You know, that's -- yes.

6       MR. CAMPBELL (RESIDENT): Half of my yard actually is on  
7           to Standard General property, the other half is on  
8           to what used to be Home Hardware.

9       MR. BATTJES:                   Okay.

10      MR. CAMPBELL (RESIDENT): And they put quite a bit of  
11           effort to actually separate their property with two  
12           fences. So there's a fence --

13      MR. BATTJES:                   Okay.

14      MR. CAMPBELL (RESIDENT): -- on their property, and they  
15           left a space of probably six metres or so and then  
16           another fence onto my property.

17      MR. BATTJES:                   Okay.

18      MR. CAMPBELL (RESIDENT): And so there was a space in  
19           that, and they're high fences as well. So that's  
20           maybe not in your plan right now, and maybe some  
21           people don't want a solid fence out in the back of  
22           their yard, a high, solid fence, but the -- they  
23           were sensitive of the point that when they had  
24           their property there that they wanted to have, sort  
25           of, the security.

1 MR. BATTJES: I see, yeah.

2 MR. CAMPBELL (RESIDENT): So there's -- and of course  
3 where they were, they had a lumberyard there, so  
4 they were concerned about not making noise into our  
5 yards --

6 MR. BATTJES: I see.

7 MR. CAMPBELL (RESIDENT): -- and too much lighting, and  
8 so they actually -- the precedent that they've set  
9 is they actually set a little neutral buffer zone  
10 between --

11 MR. BATTJES: No man's land.

12 MR. CAMPBELL (RESIDENT): It's their property, you know.

13 MR. BATTJES: Yeah. I see, yeah.

14 MR. CAMPBELL (RESIDENT): They put -- they put two  
15 fences.

16 MR. BATTJES: Sure. Okay. Yeah, I mean --  
17 you know, that's part of the public consultation is  
18 to get feedback exactly like this. As a residence,  
19 you know -- you know, that's your property day in  
20 and day out. But, yeah. So, I mean, we're talking  
21 into consideration the setbacks. We've got the  
22 residential set back, and we'd make sure that fence  
23 is where it needed to be, basically.

24 Lenore, do you have a  
25 question?

1 MS. MITCHELL: No. It's just Lenore. I'm  
2 with the City. I think the fencing would have to  
3 be looked at, because we are now running into  
4 problems with that double fencing, because it's  
5 creating a no man's land, and homeless people are  
6 now collecting in the area. And so that would -- I  
7 don't know if we would repeat that --

8 MR. CAMPBELL (RESIDENT): Okay.

9 MS. MITCHELL: -- type of situation, but we  
10 would certainly look at what -- what would give you  
11 the comfort. And sometimes people put fences side  
12 by side, but we wouldn't create a no man's land.

13 MR. CAMPBELL (RESIDENT): Okay.

14 MS. MITCHELL: So I just wanted to make that  
15 clear, because we are running --

16 MR. CAMPBELL (RESIDENT): Yeah.

17 MS. MITCHELL: -- into problems with --

18 MR. CAMPBELL (RESIDENT): Yeah.

19 MS. MITCHELL: -- that situation.

20 MR. CAMPBELL (RESIDENT): Those kind of things. Okay.

21 MS. MITCHELL: Yep.

22 MR. BATTJES: Thanks for that.

23 MS. MITCHELL: And, again, Lenore. So just  
24 on the subdivision, too, because he -- the concept  
25 might be to divide the back half off. So he will

1           have to employ a surveyor to establish -- and  
2           they'll go off their old property surveys to see  
3           and reestablish the pins. So that would be their  
4           starting point for the surveyors to get -- go in  
5           for that. So when they apply for subdivision,  
6           that's -- the surveyors will be involved.

7       MR. BATTJES:                       Yeah.

8       MR. CAMPBELL (RESIDENT): I don't know if it still  
9           holds, but that line of trees there, originally  
10          when -- when the original subdivision was put in  
11          there, there was covenant that residents were not  
12          supposed to cut those trees down. They're Manitoba  
13          Maples, by the way, mostly. But I don't know if  
14          that covenant is still existing or not.

15      MS. POLLITT (RESIDENT): It's still there.

16      MR. POLLITT (RESIDENT): It's still on title, but --

17      MS. MITCHELL:                    It's on your property title?

18          Oh, okay.

19      MR. POLLITT (RESIDENT): But who enforces it?

20      MS. MITCHELL:                    Yeah.

21      MR. CAMPBELL (RESIDENT): But they do -- actually,  
22          again, Standard General, I thought they provided us  
23          quite a lot of privacy compared to the Standard  
24          General and having that line of trees there.

25      MS. POLLITT (RESIDENT): Yeah, those trees are full of



1           holes.

2       MR. CAMPBELL (RESIDENT): Yeah, actually, they're not  
3           going to live that much longer, hey?

4       MS. POLLITT (RESIDENT): No, no. I don't think so.

5       MS. MITCHELL:                   And, I'm sorry, the trees are  
6           on your property?

7       MS. POLLITT (RESIDENT): Yeah.

8       MS. MITCHELL:                   Oh, okay. So...

9       MR. CAMPBELL (RESIDENT): They're on our side of the  
10           fence, anyway. We've never gone and checked the  
11           survey. They're on our side of the fence.

12      MR. POLLITT (RESIDENT): Those trees were the green  
13           belt when it was (inaudible)...

14      MS. MITCHELL:                   Oh, okay.

15      MS. POLLITT (RESIDENT): With security, like, you have  
16           security, are you going to put big lights at the  
17           back which might affect our properties?

18      MR. BATTJES:                   That's a good question. We're  
19           actually going to use -- there's these lights  
20           called Dark Sky lights. So they eliminate the  
21           problem basically for light pollution. They're  
22           specifically designed to prevent light from exactly  
23           that point, from shining everywhere and whatnot.  
24           So that's -- that's probably the product we're  
25           going to use. I don't know if that addresses your

1 question or not.

2 MR. CAMPBELL (RESIDENT): That was the reason, I think,  
3 that Home Hardware put up the high fences also so  
4 that we wouldn't be bothered by --

5 MR. BATTJES: Oh, okay.

6 MR. CAMPBELL (RESIDENT): -- their lighting in their own  
7 yard. It's not Home Hardware anymore, it's --

8 MR. BATTJES: No, it's -- yeah. That's  
9 right. I understand that.

10 MR. CAMPBELL (RESIDENT): But that's where the value  
11 village is now.

12 MR. BATTJES: Right. Yeah.

13 MS. POLLITT (RESIDENT): So if you do plan to store RVs  
14 there, would you put them along the fence or off  
15 the fence line? Those would make a really nice  
16 view.

17 MR. BATTJES: Great question. So the -- if  
18 we do -- so for RVs and boats and whatnot, the  
19 outdoor storage would happen along this line.  
20 Yeah, it wouldn't be along the residential line  
21 there.

22 MS. MITCHELL: Maybe you could bring that  
23 closer, because you have all the parking along  
24 that --

25 MR. BATTJES: Yeah.

1 MS. MITCHELL: -- side there.

2 MR. BATTJES: I mean, you can see how we've  
3 shown parking stalls all the way along here. If  
4 you want to come up after, you can kind of see all  
5 along the side.

6 So if that's it, thanks for  
7 coming out, guys. If you have any -- sorry, go  
8 ahead.

9 MS. MITCHELL: Sorry, Lenore. Timeframe.  
10 what are we looking at for your timeframe? what  
11 are you thinking here?

12 MR. BATTJES: Yeah, so the process for this,  
13 it has to -- you know, I'm hoping to get the  
14 application in mid -- end of March. And then it  
15 will circulate through council, through planning,  
16 and then I'm hoping -- this might be a little bit  
17 idealistic, but if we can get in front of council,  
18 you know, late summer, August or maybe even  
19 September -- I know there's an election coming up,  
20 so there might be some things to work around there.  
21 But if we can get in front of council to approve  
22 this in August, then we would hope for perhaps a  
23 fall construction and then an open for spring or  
24 mid summer 2018.

25 Obviously things change, you

1 know, different -- different situations arise,  
2 so -- but that's kind of, in my head, that's kind  
3 of the timeframe.

4 MS. MITCHELL: Okay. And so they have the  
5 comment card. You know, you can leave it. I'll  
6 put my business card there in case you have more  
7 questions.

8 MR. BATTJES: Yeah. Or if you guys -- you  
9 know my email's on there. You can fire me an email  
10 if you want to go for coffee, you know, when you  
11 had some ideas for us. That would be great as  
12 well. Yeah, my contacts are all on that -- on that  
13 comment card. So thanks for coming out. I  
14 appreciate it.

15 MR. CAMPBELL (RESIDENT): What is the name of the  
16 company?

17 MR. BATTJES: We're just in the process of  
18 determining that, so...

19 MR. CAMPBELL (RESIDENT): Because that seems to be  
20 anonymous here right now.

21 MR. BATTJES: Yeah. So...

22 MR. CAMPBELL (RESIDENT): But you are a legal entity at  
23 the moment, are you?

24 MR. BATTJES: Yeah.

25 MR. CAMPBELL (RESIDENT): Or just some people who own

1           some property rights?

2       MR. BATTJES:                   Yeah, no. Yeah, so we're --

3       MR. CAMPBELL (RESIDENT):   You're not incorporated?

4       MR. BATTJES:                   We are.

5       MR. CAMPBELL (RESIDENT):   You are?

6       MR. BATTJES:                   Yeah. So we're --

7       MR. CAMPBELL (RESIDENT):   You just don't got a name?

8       MR. BATTJES:                   Yeah. So we're just in the --

9       MR. CAMPBELL (RESIDENT):   So you're a numbered --  
10           numbered company.

11      MR. BATTJES:                   Yeah, so we're just in the  
12           process of determining, basically.

13      MR. HOULE:                    You know, we don't  
14           (inaudible).

15      MR. BATTJES:                   Yeah.

16      MR. HOULE:                    It's a little bit more  
17           comfortable --

18      MR. BATTJES:                   Yeah.

19      MR. HOULE:                    -- than a St. Albert company.

20      MS. POLLITT (RESIDENT):   Any idea how many units you  
21           were thinking of putting in there?

22      MR. BATTJES:                   We are just in the process of  
23           basically refining that. We can get about  
24           100,000 square feet on the site, so the locker mix  
25           will depend on how many five by fives we want or

1 five by tens. Or if someone wants to, you know,  
2 store a vintage car, we might have some larger  
3 units. I know there's a lot of car collectors who  
4 say, you know, I want to store our cars here, so we  
5 need some bigger units for that. So that's --  
6 that's in the process of development at this stage.  
7 All right.

8 MR. CAMPBELL (RESIDENT): Thank you very much.

9 MR. BATTJES: Yeah. Thank you.

10  
11 **PROCEEDINGS CONCLUDED 7:24 P.M.**  
12

13 **CERTIFICATE OF TRANSCRIPT**  
14

15 I, the undersigned, hereby certify that the  
16 foregoing pages are a complete and accurate  
17 transcript of the proceedings taken down by me in  
18 shorthand and transcribed from my shorthand notes  
19 to the best of my skill and ability.

20 Dated at the City of Edmonton, Province of Alberta,  
21 this 28th day of February, 2017.

22  
23 

24 Kaylene Davidsen, CSR(A)

25 Court Reporter