

- Public Presentation -

Proposed South Riel Area Structure Plan Amendment

Speaker:

Ryan Eidick,

Manager of Planning with Invistec Consulting

Taken at The Enjoy Centre, 101 Riel Drive, St. Albert,
Alberta, T8N 3X4 on the 13th day of February, A.D. 2018.

1 (PRESENTATION COMMENCED AT 7:00 P.M.)

2 MR. EIDICK: Sweet, okay. Good evening
3 everyone. This is a really good turnout. I'm
4 scared that we didn't bring enough cookies for
5 everyone.

6 So, anyways, welcome to the public
7 meeting to talk about the South Riel Area
8 Structure Plan. I think we've talked to a lot
9 of you already at the boards, so hopefully,
10 this kind of supplements some of that
11 information. If not, feel free to answer -- or
12 ask any questions. We'll be here for a little
13 while after.

14 So My name is Ryan Eidick, I'm the
15 manager of planning with Invistec Consulting.
16 We represent the owners of the land, which is
17 Averton Homes. And they've owned the land --
18 they've been invested in the land since --
19 since about 2012, and so much so, that they
20 actually -- their office is located in the
21 Enjoy Centre here, right across the street from
22 the developments there.

23 So we also have representatives from the
24 City and other representatives from Invistec.
25 So I didn't actually put a slide in here for
26 the City people. So we have Jessi Fry with the
27 City, and Kristina Peters with the City as

1 well. This lovely lady next to me, I can't
2 remember your name, I'm sorry.

3 COURT REPORTER: Mary.

4 MR. EIDICK: Mary. She is a court
5 reporter, she's making sure that I -- that she
6 documents everything that I'm saying and you're
7 saying. So, yeah. Even the Umms and the Soss.

8 So I'll just start. Quick agenda, just
9 so you know how long I'm going to be talking at
10 you for. Basically, a lot of the information
11 I'm going to be talking about is a lot of the
12 same information that we talked at the boards,
13 just maybe a little bit more in-depth.

14 So first thing, introductions. The
15 project team from Invistec, we also have Kaylyn
16 Stark; she's a planner. She would have been
17 on -- her name and information would have been
18 on all the letters that you would have received
19 in the mail. Petrea Chamney, she's our project
20 director, so she's managing the entire project.
21 And then Rob Dollevoet at the back, he's our
22 vice president, and he oversees all the
23 engineering aspects. So direct all your
24 planning questions to Kaylyn and I, all your
25 engineering questions to Petrea and Rob.

26 Representative from Averton, we only
27 have one here actually today, but it's David

1 Chiu, he's a senior project manager standing in
2 the back there. So anything related to their
3 developments or other stuff, you can talk to
4 him.

5 So quick housekeeping. We have
6 refreshments there. I don't know if it's going
7 to be enough, but please take all the cookies,
8 'cause otherwise I have to eat them in the car
9 on the ride home. In terms of procedure, I
10 think everyone saw the board. This is the
11 third board there when you walked in. But this
12 is -- the Area Structure Plan amendment process
13 is an 11-step process. We're only on step 3,
14 So we're fairly early on. What we're trying to
15 do, or what we're trying to accomplish at this
16 stage is trying to gather as much feedback as
17 possible. Then we refine our plan, refine our
18 policies, put everything in, and then submit to
19 the City. Once submitted to the City, there'll
20 be another couple opportunities for the public
21 to get involved. So everything in orange on
22 the left-hand there, those are the public
23 engagement opportunities.

24 Now, these are the minimum requirements;
25 there might also be other opportunities as
26 well. So don't feel like this is your only
27 opportunity to participate, because there'll be

1 lot's of other opportunities.

2 And then feedback. So we don't only
3 want your questions and concerns; we want your
4 feedback. So at the front of table, or at the
5 front of house there on the table, there's
6 feedback forms that we'd appreciate if everyone
7 filled out. So there's information on both the
8 format of the open house, the presentation and
9 that type of thing, as well as information
10 specific to, I don't want to see this here, or
11 I like this about the plan. So we're trying to
12 get as much information about both the
13 engagement as well as the plan itself, so that
14 next time we come and engage you, it's a little
15 bit more appropriate, if -- if we miss the mark
16 this time.

17 In addition, you don't have to fill out
18 those forms while we're standing, hovering over
19 you and watching you write it. You can also
20 take them. Our business cards are on the front
21 table as well. I only have three business
22 cards up there, so I'll put my information on
23 here afterwards, if you want to take that down.
24 But Kaylyn and Petrea and Rob have their cards
25 up there as well. So you can feel free to
26 email any of us with any burning questions if
27 you wake up in a cold sweat in the middle of

1 the night. So before we get into the stuff
2 that you're actually excited about, I want to
3 talk a little bit about the process and the
4 project history.

5 So the Municipal Development Plan for
6 St. Albert was approved back in 2007. It's
7 that pretty picture on the right. And we're
8 located just on the southern portion, right
9 there. So in the same year that the MDP was
10 approved, this Area Structure Plan was
11 originally approved. So the commercial and
12 industrial lands, they're -- they've developed
13 first, or they've started to develop first. I
14 noticed there's people digging out, there are
15 cranes going, but so far, nothing has really
16 happened in this plan area.

17 So the residential lands -- the
18 residential lands, they changed hands a few
19 times. And since 2007 -- like I mentioned,
20 around 2012, Averton purchased the lands, and
21 since then, they've gone through a few
22 iterations. But the market really changed over
23 that time, as well the Edmonton Metropolitan
24 Region. The board formally known as the
25 Capital Region Board, they -- they had a --
26 they updated the their growth plan, which
27 increased the density requirements for every

1 surrounding neighbourhood in Edmonton,
2 including Edmonton itself. So it actually
3 raised the minimum density requirements to 40
4 dwelling units per net residential hectare, and
5 I think it was 30 before, Kristina? Or yeah,
6 okay. It's up from 30, yeah.

7 MS. PETER: And it did have St. Albert,
8 not just Edmonton, so ...

9 MR. EIDICK: Yes. Yeah, it impacts
10 every municipality in the Capital -- or in the
11 Edmonton Metropolitan Region, now it's called.
12 So that kind of shifted the original
13 development concept from a lesser dense product
14 to now they're required to build a little bit
15 more dense. Okay.

16 So the meet -- so the previous Area
17 Structure Plan contemplated about 54 hectares
18 of commercial and industrial land, and most of
19 that was around the periphery, and about ten
20 hectares of residential land, all located in
21 the 40 acres I was talking about today. In
22 total, it was approved for about 700 -- or I
23 shouldn't say about. It was approved for 792
24 dwelling units. And there was three main
25 categories of residential land. So there was
26 the medium density, that's everything in
27 yellowy-orange up here, The dark orange brown,

1 that's your high density, and then everything
2 in the striped orange and red, that's mixed
3 use.

4 So generally, in these areas, the medium
5 density was everything -- was semi detached
6 townhouses and apartment buildings. So
7 duplexes, townhouses, row houses, apartment
8 buildings. Everything in the high density, was
9 either 4 to 6 storey apartment buildings, or
10 really high dense -- density stacked
11 townhouses, or those types of products, I
12 think. And the mixed use, that contemplated
13 everything from stand-alone residential,
14 stand-alone commercial, or a mix, vertically.
15 So in the same building you'd have commercial
16 and residential. And in total, there was about
17 three hectares of park space. So the major
18 park here, and then there were smaller parks
19 located here.

20 Now, the proposed Area Structure Plan.
21 We're still contemplating the same amount of
22 commercial industrial land, so that hasn't
23 changed. What we did change, though, was the
24 road layout. So most of you pointed that out
25 when we were talking at the boards. But the
26 road layout is a lot smoother now than it was
27 previously. And the reason for that is because

1 well, the engineers can speak a little bit more
2 about that, but it was inefficient, the
3 previous road layout. And that might have
4 contributed to the lands not getting developed.
5 So this road layout is a lot more efficient and
6 allows for a lot more flexibility in what types
7 of products can be developed. And overall,
8 it's just -- better, if you ask me. But a
9 result of that reshaping of the roadway
10 network, was that the residential lands
11 actually increased. So it increased from about
12 10 hectares to about 12 hectares now, but we're
13 keeping the same number of dwelling units. So
14 we're proposing a maximum of 800 dwelling
15 units. And if you remember previously, we were
16 at 792 dwelling units. So we're just rounding
17 up because it seems a little bit fairer. But
18 essentially, even though the residential -- the
19 size of the residential lands is increased, the
20 number of units will remain same.

21 Now, we also reduced the number of
22 categories of residential lands into two. So
23 only medium density and mixed use. Now, medium
24 density, we've expanded that -- we're proposing
25 that definition from everything from single
26 family houses up to, like, four storey
27 apartment buildings. Everything in the mixed

1 use area would be everything --- everything
2 that medium density has, So everything from
3 single family up to six storey apartment
4 buildings, and also some compatible uses,
5 things like small-scale retail offices,
6 restaurants, cafes, that type of thing.

7 So there's four road connections that go
8 from the neighbourhood onto Riel and LeClair.
9 Three of them are unchanged, and then one we
10 moved a little bit further north. So we moved
11 it further north to line it up with the exit
12 from the Enjoy Centre. And if you have any
13 questions about that, I'm not the guy to answer
14 the reason why, but we can ask -- answer that
15 afterwards.

16 Now the park spaces, they've also been
17 reallocated. So rather than having one
18 singular park space and then just the
19 neighbourhood parks kind of dispersed
20 throughout, the idea -- Averton's idea was to
21 create networks of greenways that you can walk
22 on and a dedicated path, off street, from one
23 side of the neighbourhood to the other.

24 So in the north part, that's where we
25 have -- we have it going from Levasseur all the
26 way to the major park, and then across the
27 street into the Enjoy Centre.

1 And then on the south side, the idea is
2 to bring everyone in from this intersection.
3 There will be a park space on the intersection,
4 dragging everyone into a larger more urban park
5 space. So this could be more plaza like or
6 heartscaped [sic], more compatible with a
7 higher density urban type product.

8 Now, just to compare the two, well, I
9 mean, it's right there. So you -- you can read
10 through that, I -- I think I already kind of
11 summarized that. But the idea for the medium
12 density -- I'll just talk a little bit more
13 about the residential component. So the medium
14 density product, it's intended blended. So I
15 mentioned it held everything from a single
16 family -- or it will allow everything from
17 single families up to four-storey walk-ups.

18 So this is a picture from Greisbach in
19 Edmonton, and it actually has a blended-type
20 zone where they have everything from single
21 families, townhouses, and duplexes all along
22 the same street. And that -- although that
23 might not be exactly the way it looks, it's the
24 idea that we're going for, is that on one
25 block, you could have single families across
26 from townhouses, across from semi-detached,
27 that type of thing. Whatever ends dictating --

1 or whatever the market ends up dictating, that
2 will be allowed in the -- the medium density
3 areas. There will be a height cap though, of
4 probably four stories. So it'll -- it won't
5 be, like, a mix of -- or it won't be very
6 segregated, like, your high density in one area
7 and then your low density in another.

8 Now, the mixed use area, this will be a
9 little bit more -- were talking about vertical
10 integration. So commercial on the main floor,
11 residential above. There'd also be allowed to
12 have stand-alone residential, stand-alone
13 commercial, but they'll be at higher densities,
14 and the commercial stuff will not be your
15 typical strip-malls and that type of thing.
16 It'll be more to serve the daily needs of
17 residents in the area, and hopefully yourselves
18 as well on the east side, and not to compete
19 with all the commercial areas surrounding it.

20 So just to quickly summarize. So the
21 existing Area Structure Plan was outdated,
22 that's why we're doing this one more time. The
23 proposed amendments, we feel, are improving
24 efficiency. We've increased the residential
25 land total, however, the density has actually
26 decreased a little bit because the same number
27 of units are being proposed. And the density

1 is more spread out through the plan area.

2 If you remember the old -- the old plan
3 had the two high density nodes along the east
4 side, that's no longer the case. So our idea
5 is to spread the density a little bit more
6 evenly through the neighbourhood, and
7 concentrate it away from that -- from that rail
8 line along the east side. And the same --
9 we're proposing exactly the same amount of park
10 space, just realigning it a little bit and
11 reallocating it. And then, finally, we
12 believe, anyways, this all contributes to
13 having more choice for residents at various
14 life stages.

15 So for example, the idea that Averton
16 has, is that someone can live their entire life
17 in -- in midtown. So someone like me, I'm 30,
18 I want to live in a little bit more of an urban
19 product. I could purchase a property in the
20 southern part of the lands. When my knees go,
21 then I can buy a ground-oriented unit in the
22 northern part. And then when my brain and my
23 knees go, then I can move into a care -- a
24 seniors' care facility that could be located
25 anywhere in the neighbourhood, not just in the
26 high density parts.

27 So I know that was kind of fast and

1 rough, but if there's any questions, we're
2 going to stick around as long as you need to
3 answer any questions. If you have anything
4 burning and want to yell it out, go ahead. But
5 otherwise, I'll just kind of hover around and
6 you can ask any questions you like.

7 AUDIENCE MEMBER: I've got a question.
8 What's the parking going to be like in the
9 residential and also in the two storey
10 commercial?

11 MR. EIDICK: That's a great question.
12 We're not quite there yet. So parking is a
13 zoning bylaw issue. So the City is going
14 through a new zoning bylaw amendment process.
15 So I'm not sure what that's going to look like
16 once it's approved. Now, are you talking about
17 specifically where the parking is going to be
18 located, or how it's going to be?

19 AUDIENCE MEMBER: No, will there be a
20 sufficient amount of parking for each home to
21 have a minimum of one vehicle?

22 MR. EIDICK: Oh yes, for sure. So I
23 mean, the idea is -- the minimum -- the
24 minimums are set by the zoning bylaw. And
25 currently, it depends on the unit type, but
26 there is --

27 AUDIENCE MEMBER: When you go into Greisbach

1 there is no street parking.

2 MR. EIDICK: Right. Yeah. Street --
3 street parking, absolutely --

4 AUDIENCE MEMBER: That's the example that you
5 gave, right? There's zero street parking.

6 MR. EIDICK: Yes.

7 AUDIENCE MEMBER: And if you do happen to
8 have a vehicle that's fortunate enough to be
9 able to park on the street on one side and on
10 the other --

11 MR. EIDICK: Yeah.

12 AUDIENCE MEMBER: -- it's super tight for an
13 ambulance to go by in the middle of winter.

14 MR. EIDICK: Right. Okay.

15 AUDIENCE MEMBER: So as long as that's ...

16 MR. EIDICK: Yeah. So there -- there
17 are engineering standards that'll dictate --
18 and the engineering standards in St. Albert are
19 different than they are in Edmonton. So the
20 road right-of-ways are wider, and parking
21 requirements are a little bit different on
22 streets. So we will try -- I mean, the
23 engineering standards will dictate where
24 parking goes on the street. On site, the
25 zoning bylaw will dictate that. So we're a
26 little bit above where -- where those decisions
27 are made.

1 AUDIENCE MEMBER: But even if you go into
2 Sterling, they must have had a mistake there,
3 so --

4 MR. EIDICK: Okay.

5 AUDIENCE MEMBER: -- because Sterling is
6 really bad.

7 MR. EIDICK: Okay.

8 AUDIENCE MEMBER: What about the landscaping?
9 What should be there for landscaping? What
10 about trees, or more grass, like ...

11 MR. EIDICK: Yeah. So again, that --
12 that's a zoning bylaw question. So the zoning
13 bylaw determines all the requirements for
14 landscaping. I can tell you there will be
15 landscaping though.

16 AUDIENCE MEMBER: I don't know if this is a
17 bylaw question, but is this housing going to be
18 Home Owners Association, or condo fees?

19 MR. EIDICK: That's a good question.
20 I -- I actually can't answer that at this
21 point. Until development starts and the market
22 kind of determines what exactly it will be, I
23 can't answer that question. Yeah.

24 AUDIENCE MEMBER: Sorry, where do we go to --
25 does Averton have a plan that we can go and
26 look at?

27 MR. EIDICK: An overall plan for the

1 neighbourhood?

2 AUDIENCE MEMBER: Like, you know, like, what
3 they're thinking it's going to look like.

4 MR. EIDICK: I mean, we can give you
5 examples, but I -- we haven't designed the
6 entire neighbourhood yet, no. So this is kind
7 of step one. We get this approved, then we go
8 down to the subdivision and the detail level.

9 So right now, I mean, you can -- like I
10 mentioned to you before, you can go and check
11 out Averton's other projects that they've done.

12 AUDIENCE MEMBER: Right.

13 MR. EIDICK: You can get an idea of what
14 they build. But in this neighbourhood
15 specifically, I'm not -- I -- we can't. It's
16 hard to say at this point.

17 AUDIENCE MEMBER: So what are your -- what
18 are your timelines? What are you thinking?

19 MR. EIDICK: Well, it all -- well,
20 our -- we're planning on getting everything
21 submitted and accepted by the City, probably by
22 the end of the month for this stage. And then
23 it's about a six-month process. Zoning takes
24 another couple months, unless you line it up.
25 But, I mean, until development occurs, you're
26 probably looking at about a year.

27 AUDIENCE MEMBER: Okay. From this --

1 MR. EIDICK: From now, yeah. Well,
2 yeah, from the spring.

3 AUDIENCE MEMBER: You're going to start some
4 form of construction.

5 MR. EIDICK: Some form of construction.
6 I mean, you've -- you guys live nearby. Some
7 form of construction has already happened.

8 AUDIENCE MEMBER: Yeah.

9 MR. EIDICK: They've started dragging
10 the dirt around, and that's step one, right?
11 So then they finish -- then they do the final
12 grades, and then they start putting in their
13 pipes and stuff. So it's all -- yeah. It -- I
14 mean, you're probably -- you're probably a year
15 or two away from seeing houses go up.

16 AUDIENCE MEMBER: And it's -- how long is the
17 span of building? Did I hear seven years?

18 MR. EIDICK: Pardon me?

19 AUDIENCE MEMBER: How long is this whole
20 project --

21 MR. EIDICK: Until it's built out?

22 AUDIENCE MEMBER: You know, from the south
23 end to Levasseur Road.

24 MR. EIDICK: Oh, I mean, that's a great
25 question too. And I mean, I -- it depends.
26 Like, if oil spikes in the next couple years
27 and people are buying houses like crazy, it

1 could be done in --it could be done in a couple
2 years. If the market's slow like it has been
3 in the last couple years and people aren't
4 buying homes, then it's a little bit more
5 difficult to say. Yeah, but I mean -- yeah. I
6 can't really say how fast it will develop. It
7 really depends on how fast it absorbs.

8 AUDIENCE MEMBER: Are you starting in the
9 south first? Or can you tell me what your
10 intent is?

11 MR. EIDICK: I think it's -- I -- I
12 don't know what the intent is, to be honest,
13 where phase one will go, but I think the intent
14 is to start on both sides.

15 AUDIENCE MEMBER: Oh.

16 MR. EIDICK: Yeah.

17 AUDIENCE MEMBER: So commercial or housing
18 can start anytime?

19 MR. EIDICK: You bet. You bet.

20 AUDIENCE MEMBER: What is their -- what is
21 your major commercial people coming in? Do you
22 have any that's a big name coming in there?

23 MR. EIDICK: I have no idea. That's
24 beyond what I know, yeah. So we only represent
25 Averton Homes, this parcel. I -- we haven't
26 made any decisions on what's going in here, but
27 this stuff is already developing, but I don't

1 know what's going in there, so ...

2 AUDIENCE MEMBER: So are these level entry
3 homes [sic], or are they -- what kind of
4 prices?

5 MR. EIDICK: So the idea is to have
6 everything. It will have everything from entry
7 level all the way to, like, your second or
8 third home, yeah. If you remember what I said
9 previously, like, on this slide, it's -- the
10 idea is that you can live in the entire -- in
11 the neighbourhood no matter what stage of life
12 you're in.

13 AUDIENCE MEMBER: Is that building that you
14 showed as an example for a commercial, is that
15 considered a three-level?

16 MR. EIDICK: That's four storeys.

17 AUDIENCE MEMBER: That's a four-storey home?

18 MR. EIDICK: Yeah. You can't see the
19 fourth storey because it's cut off. But that's
20 a four-storey building.

21 AUDIENCE MEMBER: That's not good.

22 MR. EIDICK: That's not good. So four
23 storeys is what's currently approved there,
24 already. We're not even changing that, so ...
25 yeah.

26 AUDIENCE MEMBER: I thought you had said
27 earlier that you -- there was anywhere from two

1 to six storeys?

2 MR. EIDICK: That's right, yeah. So in
3 the mixed use area, this will be a little more
4 dense.

5 AUDIENCE MEMBER: Yeah, okay.

6 MR. EIDICK: That's the intent anyways.
7 So there could be six-storey buildings in
8 there. But again, it will be market drip.

9 AUDIENCE MEMBER: When will you know that?

10 MR. EIDICK: Well, we have to get
11 through this first.

12 AUDIENCE MEMBER: Can we come in and talk to
13 you about that?

14 MR. EIDICK: I mean, take my business
15 card, you can call me, like, weekly if you want
16 and I'll give you updates.

17 AUDIENCE MEMBER: Next year? Like, when will
18 you guys have a plan that's -- what's going
19 behind there, four-storey, six-storey, when
20 will you actually know that, roughly?

21 MR. EIDICK: Well, it depends on
22 where -- it depends on where the first phase
23 goes, but you're probably a year or two away
24 from knowing that too. So it depends on where
25 construction -- it depends on where development
26 starts. If it starts down here, you'll know
27 right away. If it starts up here, then you'll

1 know a little bit later. 'Cause you're more
2 concerned about this part, I'm guessing, right?

3 AUDIENCE MEMBER: Correct. Correct.

4 AUDIENCE MEMBER: Is it -- am I right to
5 assume that as each building goes up, that
6 they'll be -- people will be notified that are
7 affected by the building around --

8 MR. EIDICK: That's a good question. So
9 at zoning time, you'll be notified.

10 AUDIENCE MEMBER: Yeah.

11 MR. EIDICK: And at zoning it'll --
12 it'll list out the types of uses. I'm not
13 exactly -- it'll -- it'll send you the land use
14 that's proposed. So you'll know, kind of, a
15 range of what's going in there. In terms of
16 what's actually being proposed, you'd have to
17 call the City once they approve the plan.

18 MS. PETER: So this is the first stage
19 in the process that -- there are quite a few
20 steps that still need to occur. This plan
21 that's being proposed by the developers, this
22 is the first time City staff have really seen
23 it. They've been working on it. They've had
24 questions for us and we provided some feedback.
25 But what will happen is, this is the initial
26 plan to say, We're looking at this type of
27 housing product, this type of commercial

1 product, how it all fits together. Are these
2 the right park parcels? We've got people from
3 Parks that are looking at it to see if this is
4 how we like the layout.

5 Then, it'll be up to council. It will
6 have to go to council for approval to get this
7 plan approved. Subsequent from that, the
8 developer, from what I can gather, is wanting
9 that approval from council prior to looking at
10 zoning, and rezoning it to look at, should it
11 be -- is this where the apartments are going?
12 Is this where the single family houses are
13 going? And yes, you'd be able to find again at
14 that point.

15 MR. EIDICK: Yeah.

16 MS. PETER: Even with the zoning
17 though, there's some times we don't know
18 exactly what may or may not go in there because
19 you're allowed to go, say, to the six-storey
20 building; the developer may only choose to do a
21 two-storey building, but they have the ability
22 to go up to six.

23 So that's when we -- that happens with
24 another stage afterwards called development,
25 and that's when they come in with actual plans
26 of the building. And there's a little less
27 public input at that stage, because it's

1 already through these other two processes that
2 have to be approved by council.

3 AUDIENCE MEMBER: Right.

4 MS. PETER: So that's how -- that's --
5 that's the general process.

6 AUDIENCE MEMBER: Yeah, and I realize that
7 it's a bit premature to talk this way.

8 MS. PETER: No, it's --

9 MR. EIDICK: Well, it's good to hear the
10 ideas, if nothing else.

11 AUDIENCE MEMBER: Is there -- is there any
12 reason to maybe shed some light on the process
13 that -- that was in place to decide where the
14 mixed density housing went as opposed to single
15 family? Like, I'm curious why you put mixed
16 density housing where it is. What led to that?

17 MR. EIDICK: I mean, that's a good
18 question. So I mean, maybe, David, if -- I'm
19 not sure what decision was made. We were -- we
20 just didn't change it from what was done
21 originally. So the south side was already kind
22 of the location for most of the density.

23 I think, if I could just speak freely
24 here, David, it's because of the location in
25 close proximity to the commercial. So they
26 wanted to create kind of an urban feel in this
27 area that's close to all the commercial areas.

1 So if you have your higher density residential
2 products, they're closer to all the services
3 they need. So you don't want to put all the
4 lower density stuff there, adjacent to squawk
5 boxes at -- at a drivethrough, that type of
6 thing. But I -- I wasn't involved in making
7 those decisions, so I'm not 100 percent sure.

8 AUDIENCE MEMBER: Oh yeah, no. No. I'm just
9 curious.

10 MR. EIDICK: Sure.

11 AUDIENCE MEMBER: And you had mentioned that
12 right along the train tracks, that's probably
13 not where the --

14 MR. EIDICK: So --

15 AUDIENCE MEMBER: -- the apartments and --

16 MR. EIDICK: So that -- that's one of
17 the things we changed, is that the apartment
18 sites were located directly against the tracks.

19 AUDIENCE MEMBER: Right.

20 MR. EIDICK: What we're saying is, now,
21 the apartment buildings can be located anywhere
22 in here, but what we've heard from everyone
23 today is that you want it further west.

24 AUDIENCE MEMBER: Yes.

25 AUDIENCE MEMBER: Correct.

26 MR. EIDICK: You want it away from the
27 rail lines.

1 AUDIENCE MEMBER: Yeah.

2 MR. EIDICK: Doing the plan this way
3 allows us the flexibility to move it inwards,
4 because we could set polices that, say, can't
5 go against the rail line and that type of
6 thing.

7 AUDIENCE MEMBER: Right. And I think -- and
8 I think when, you know, I think a lot of people
9 are shy when -- in -- during these processes,
10 right?

11 MR. EIDICK: Yeah.

12 AUDIENCE MEMBER: And a little leery. But
13 when you think, you know, of the statements "we
14 can" or "we're able to", sometimes does not
15 translate to "we will".

16 MR. EIDICK: I see.

17 AUDIENCE MEMBER: Right. And so I think I
18 might be speaking for some people here when
19 we're concerned that if it's zoned for this,
20 but you're saying, We're going to try our best
21 to not do this, that doesn't necessarily make
22 us feel good, right?

23 MR. EIDICK: Sure. So what -- what I'm
24 saying is that we haven't made those policy
25 decisions yet.

26 AUDIENCE MEMBER: Okay.

27 MR. EIDICK: So this is the very first

1 stage. We're gathering all the feedback, now
2 we're going to go write the policies, and then
3 there will be another engagement event like
4 this where I'm going to stand up here one more
5 time and be like, This is specifically what
6 we're talking about. This -- this policy says
7 you can't build this far -- close -- this close
8 to the rail line, that type of thing.

9 Commercial areas have to be this kind of
10 architecture, that type of thing. So ...

11 AUDIENCE MEMBER: Okay.

12 MR. EIDICK: This is just gathering
13 information. So I understand everyone's a
14 little bit uncomfortable, or shy, or that type
15 of thing, but this is just gathering input.

16 AUDIENCE MEMBER: Okay.

17 MR. EIDICK: And then we'll make those
18 decisions as we go to the next -- the next
19 phase.

20 AUDIENCE MEMBER: So the next phase, is that
21 when you come up with all these ideas and
22 you --

23 MR. EIDICK: Yeah, we take --

24 AUDIENCE MEMBER: -- and you seek the public,
25 this is before you go to the City with that --

26 MR. EIDICK: Well, we've actually --

27 AUDIENCE MEMBER: -- or is that after it's

1 all happened?

2 MR. EIDICK: Yeah. So I mean, we
3 haven't officially gone to the City. Like
4 Kristina said, we made some -- we've had some
5 discussions. So all of their feedback will be
6 combined with all the feedback we get from you
7 guys. And then that'll -- then we'll start
8 writing out all our policies. And then that'll
9 get submitted to the City, they'll make more
10 comments, then we'll come back to you, you'll
11 make more comments, then we'll refine
12 everything, then we'll have a final draft that
13 hopefully everyone agrees on that we take to
14 council.

15 AUDIENCE MEMBER: So if you come up with the
16 third -- third meeting, you're probably pretty
17 close to where you're going to start.

18 MR. EIDICK: That's the idea, yes.

19 AUDIENCE MEMBER: Can we change anything at
20 that time?

21 MR. EIDICK: Absolutely. So I'll tell
22 you a little bit about that process. So that
23 third -- the third meeting, that's the public
24 hearing, so that's in council chambers. And
25 council has the authority to pretty much do
26 whatever they want in there. So if there's
27 enough public opposition that comes in there

1 and doesn't like something that we're
2 proposing, council can change it right on the
3 fly, or advise administration to tell us to
4 change things. So nothing is final once it
5 gets to any stage of these public engagements.
6 That's the intent of them, anyway.

7 AUDIENCE MEMBER: What stages of this process
8 is information available to the public?

9 MR. EIDICK: So that's -- that was going
10 to be my concluding statement here. So
11 information becomes available in the same way
12 it was here. Once we're ready to host another
13 engagement event, we'll send out notifications.

14 Now, everyone that left an email address
15 or something, we can email you information as
16 it becomes available throughout the process so
17 you don't have to wait for the mail. So if you
18 want, you can either take our business cards
19 and send us an email or call us whenever you
20 have a burning question about where things are
21 at, and we'll tell you, or we'll just email you
22 as we get information ready to go.

23 AUDIENCE MEMBER: So there's no public
24 website where this is?

25 MR. EIDICK: Is there a project website?

26 MS. PETER: There -- no, because the
27 application has not been received.

1 MR. EIDICK: Sorry. Will there be a
2 website?

3 MS. PETER: Normally, we don't have
4 project websites. But we -- we don't until
5 it's getting ready for the open -- for the
6 public hearing, then it's actually put up on
7 the website with all of the information that
8 has now -- which is going to council, because
9 it's been deemed -- "complete" is not the right
10 word, but that's kind of the finalized version
11 from going back and forth with those documents.

12 AUDIENCE MEMBER: So I guess my concern is,
13 when we get to the open house, surprise,
14 everything has been completely changed.

15 MS. PETER: So one of the things that I
16 would really recommend is taking Jessi's card
17 that she's got over there, or my card, we're
18 with the City. If you've got any questions,
19 please contact us. We also do keep the list
20 that Ryan has talked about so that we can send
21 out information. And we'll be giving mail-outs
22 regarding any kind of changes or proposals that
23 were emailed to us.

24 AUDIENCE MEMBER: That's what I was going to
25 ask. When we do the second meeting here, a
26 piece of paper [sic], can you put on there what
27 you're proposing at that council meeting a

1 little ahead of time, to come ask you
2 questions; is that possible?

3 MR. EIDICK: Yeah. So as you -- I mean,
4 so on the mail-out, we can definitely put a
5 little bit more information. So this time --

6 AUDIENCE MEMBER: Yeah, so it's kind of --
7 yeah.

8 MR. EIDICK: -- we just didn't have a
9 lot to show.

10 AUDIENCE MEMBER: Okay.

11 MR. EIDICK: It's more gathering, and we
12 show some initial ideas. But for the next
13 phase, there'll be more information in both
14 mail-out --

15 AUDIENCE MEMBER: Phase two, same thing?

16 MR. EIDICK: Yeah. You bet. Yeah.

17 AUDIENCE MEMBER: One other thing is that I'm
18 so surprised in this day and age that an
19 upscale city like the City of St. Albert is
20 seriously considering putting a residential
21 area right beside a railway track. With all
22 the history and statistics that we're able to
23 easily access, you know, train derailments and
24 so on and so forth, yadda, yadda, yadda.

25 MR. EIDICK: Yeah.

26 AUDIENCE MEMBER: That it would actually get
27 to this point.

1 MR. EIDICK: No, for sure.

2 AUDIENCE MEMBER: Sorry.

3 MR. EIDICK: No, that's okay. And I

4 don't really have an opinion, but I'll just

5 point you to the municipal development plan,

6 which was from 2007. They called it

7 residential.

8 AUDIENCE MEMBER: Yeah, that's ten years ago.

9 MR. EIDICK: Yeah.

10 AUDIENCE MEMBER: Right.

11 MR. EIDICK: Oh yeah, no, for sure.

12 AUDIENCE MEMBER: How many train derailments

13 do you recall having -- happening within

14 Alberta and BC?

15 MR. EIDICK: Yeah.

16 AUDIENCE MEMBER: And even a huge one down in

17 Quebec.

18 MR. EIDICK: Yeah.

19 AUDIENCE MEMBER: In the last five years.

20 MR. EIDICK: No, I mean, I don't

21 disagree with you, for sure. It's -- we're

22 just following what the plan lets us do. So,

23 yeah.

24 AUDIENCE MEMBER: I came to a meeting about a

25 year or two ago, and I asked somebody here if

26 they could raise a fence on your side, I don't

27 know if that's what you're talking about, to be

1 higher than what it is now.

2 MR. EIDICK: Okay.

3 AUDIENCE MEMBER: Is that possible?

4 MR. EIDICK: I have no idea.

5 AUDIENCE MEMBER: That's CN?

6 MR. EIDICK: Yeah, so CN -- exactly.

7 We're kind of bound by what --

8 AUDIENCE MEMBER: You got the connections

9 with them?

10 MR. EIDICK: We have -- we have a

11 connection with them, but I mean --

12 AUDIENCE MEMBER: Because I don't think it's

13 high enough, to be honest with you. I see

14 people, you know, crossing that and animals

15 crossing it.

16 MS. CHAMNEY: Are you talking about the

17 actual physical height of the fence?

18 AUDIENCE MEMBER: Yeah.

19 MS. CHAMNEY: Okay.

20 AUDIENCE MEMBER: Yeah. Because it's going

21 to be kids there, it's going to be -- so an

22 idea, because there'll be a lot of visitors

23 back there, I guarantee it. They'll be wanting

24 to go there, walk there and stuff.

25 MS. CHAMNEY: Again, like I said. The

26 apartments in the neighbourhood was built on

27 this side, were X, and things change and

1 evaluate [sic]. There are new policies in
2 place. I don't know what the fence requirement
3 is. I do know that on some of the developments
4 I've done adjacent to rail lines in the last
5 few years, it's been taller than a -- than a
6 four-foot fence.

7 AUDIENCE MEMBER: Yeah.

8 AUDIENCE MEMBER: Presumably, it's similar to
9 what's along --

10 MS. CHAMNEY: Yeah, it won't be
11 necessarily, like, exactly the same, but yeah,
12 a similar idea.

13 AUDIENCE MEMBER: Maybe they could -- just
14 want it to be higher for every direction, no
15 matter if you put that in just to ask and see
16 if they can.

17 MS. CHAMNEY: There's things that, you
18 know, that Ryan said earlier, initial steps,
19 but they're engineering requirements that are
20 coming out from CN and from the City to -- to
21 make sure that the safety is being considered.
22 So like I said, could I tell you what they are
23 today? No.

24 AUDIENCE MEMBER: Another question in your --
25 in the last picture there, you have the power
26 lines --

27 MS. CHAMNEY: Yes.

1 AUDIENCE MEMBER: -- that -- that gray thing,
2 is that your power line?

3 MR. EIDICK: This one right here?

4 AUDIENCE MEMBER: Yeah.

5 MR. EIDICK: Yeah, that's the
6 Alta-Link --

7 AUDIENCE MEMBER: So what are your plans for
8 that area, like --

9 MR. EIDICK: So again, that's --
10 Alta-Link determines that. They -- I mean, we
11 can propose things to them, but at the end of
12 the day, it's their land, and its power lines
13 overhead. So they have requirements or
14 regulations against what can be built. So it
15 won't be development, I'll tell you that.

16 AUDIENCE MEMBER: Yeah.

17 MR. EIDICK: But like, walking trails is
18 kind of the norm for power line right-of-ways,
19 yeah. And then landscaping, you have to --
20 like, they have so many regulations about what
21 you can build, so that -- we're not really in
22 charge of that.

23 AUDIENCE MEMBER: Okay. Awesome.

24 AUDIENCE MEMBER: You mentioned the pipeline
25 back there near the railway.

26 MR. EIDICK: Yeah.

27 AUDIENCE MEMBER: So presumably, there has to

1 be some kind of right-of-way or access that's
2 reserved for any maintenance or activities that
3 need to be done there?

4 MR. EIDICK: I don't know. I think they
5 can access it from either end.

6 MS. CHAMNEY: I think they can access it.
7 They'll be able -- there'll be access points
8 from -- well, it looks -- there might be a
9 little bit more boundary. It will look
10 different until they totally exist. But
11 they'll definitely be able to access from
12 LeClair. And one of the things they require is
13 that the right-of-way stays clear so that they
14 can park, literally, at one end and look out.
15 So there will be some requirement for that.

16 AUDIENCE MEMBER: Fire hydrants, what about
17 fire hydrants?

18 MR. EIDICK: I have no idea. Yeah, I
19 have no idea.

20 AUDIENCE MEMBER: Is there -- is it -- so
21 regulation for how many people, or how many --
22 construction that they have fire hydrants? Is
23 there -- are you involved in that?

24 MR. EIDICK: I mean, do you want to
25 handle that too?

26 AUDIENCE MEMBER: It's going to be pretty
27 busy back there.

1 MR. EIDICK: Oh yeah.

2 MS. CHAMNEY: So there are -- there are
3 engineering requirements for hydrant spacing
4 and where all the stuff is. And then as you
5 come in and do your buildings, there's
6 requirements for sprinklers and all sorts of
7 stuff like that. Whether or not there's
8 anything that, you know, is directly onto CN, I
9 don't know. I highly doubt it. But usually
10 our hydrant coverage covers the entire building
11 to the back. So there would be -- there's
12 water available to the trucks.

13 AUDIENCE MEMBER: At what point does the --
14 the main roadways and service -- services is --
15 does that go in as soon as the ASP is approved,
16 or is that once zoning is complete?

17 MS. PETER: That's after subdivision.

18 AUDIENCE MEMBER: That's after.

19 MS. PETER: So it goes Area Structure
20 Plans, this process, rezoning, and then
21 subdivision.

22 AUDIENCE MEMBER: Okay. And that's when
23 development --

24 MS. PETER: And that's when subdivision
25 and development happen.

26 MR. EIDICK: Okay. And then I just put
27 my information on there because I'm pretty sure

1 I ran out of cards up there. So take a picture
2 of that.

3 AUDIENCE MEMBER: Is your office here, in the
4 building, your office?

5 MR. EIDICK: No Averton's office is in
6 the building. Our office is in downtown
7 Edmonton.

8 AUDIENCE MEMBER: Okay. Not in Denver?

9 MR. EIDICK: Not in Denver, no.

10 AUDIENCE MEMBER: Too bad.

11 MR. EIDICK: No.

12 AUDIENCE MEMBER: That's good?

13 MS. CHAMNEY: Here.

14 MR. EIDICK: In Denver, or here?

15 MS. CHAMNEY: Here.

16 MR. EIDICK: Yeah, you would.

17 So if there's any other burning
18 questions, I'll -- we're sticking around for as
19 long as you guys need. If not, feel free to
20 call, email, whatever. Thanks for coming.
21 Thank you.

22

23 (PROCEEDINGS CONCLUDED AT 7:44 P.M.)

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25

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27

Reporter Certification

I, Mary C. McNeely, Court Reporter,
hereby certify that I attended at the above
proceedings and took faithful shorthand notes,
and the foregoing typewritten sheets are a
complete and accurate transcript of my
shorthand notes to the best of my skill and
ability.

Dated at the City of Edmonton, in the
Province of Alberta, this 20th day of February,
A.D. 2018.



M. C. McNeely, CSR (A)
Court Reporter.