

Public Concerns and Comments

| Public Concern/Comment | Addressed |
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| Building height – People were concerned with the range of heights proposed in Area C (4 to 12 storeys). Residents expressed that the maximum height should be five (5) storeys. | Not Addressed |
| Building placement – Residents were concerned with the placement of the tall buildings on the site. They did not want several 12 storey buildings along the CN rail line. | Addressed by the City. Added the following text to the ASP “The building massing and form of development in this area must be configured so as to mitigate impacts on the adjacent Heritage Lakes residential neighbourhood.” |
| Density – Invistec had communicated that the current ASP must meet a density of 81 dwelling units per hectare and the density could not be lowered because the Edmonton Metropolitan Region Board (EMRB) will not approve any decreased density. City Administration note that it is unknown if the EMRB would support or deny a decrease in density as no REF application in the Region has been made to the EMRB to decrease density that still exceeds the EMRB minimum. | Not Addressed |
| Parking – Residents were concerned that there will not be enough parking on the site. | Addressed by the City. Minimal changes were made to residential use parking requirements. |
| Housing forms – Two participants expressed that they were happy to see the City of St. Albert considering mixed-uses and different housing forms. | Not applicable |