

**Written Submissions
Provided at the time of
Public Hearing on
Bylaw 14/2019, Bylaw 15/2019 and Bylaw 16/2019**

April 23, 2019

From: [REDACTED]
Sent: April 23, 2019 12:49 PM
To: Kuechler Sandra [REDACTED]
Subject: South Riel

This is the article on Facebook, contains quotes of my letter to council in it.

https://www.stalberttoday.ca/local-news/mixed-opinions-on-south-riel-changes-1387328?utm_source=dlvr.it&utm_medium=facebook

Sent from my iPhone

We understand that this is subject to the "Freedom of information act" and acknowledge that it might be made public.

Anne Marie Corky ,63 Hawthorne Crescent and Sandra Kuechler, 65 Hawthorne Crescent-St. Albert, Alberta

Mike Corcoran

From: Mike Corcoran [REDACTED]
Sent: April 12, 2019 2:56 PM
To: 'hearings@stalbert.ca'
Subject: Written submission for April 23, 2019 Council Meeting
Attachments: City Council letter in regards to South Riel Bylaw proposals.docx

Legislative Officer:

Please include my letter in the Meeting Agenda package for April 23, 2019.

Thank you,

Annemarie Corcoran

Annemarie Corcoran
63 Hawthorne Crescent
St. Albert, AB. T8N6N7

Legislative Officer
City of St. Albert
5 St. Anne Street
St. Albert, AB. T8N3Z9

April 12, 2019

Dear City Council:

This letter is in regards to the proposed changes to the South Riel Area Structure Plan concerning the following Bylaws that are to be considered at the April 23, 2019 Public Hearing:

Bylaw 17/2019, Bylaw 14/2019, Bylaw 15/2019 and Bylaw 16/2019

I will be unable to attend the hearing on April 23, 2019 so therefore I am submitting this letter to voice my concerns regarding these proposed changes.

Our family has been living at 63 Hawthorne Crescent for 22 years. The saga of South Riel has been going on since at least 2008. When we first moved here, the South Riel parcel of land was zoned Industrial. Over the years, there have been numerous zoning changes and proposed plans. In the area directly behind my home, originally there was supposed to be a park, then changed to 2-Story townhouses, then in April 2014, we were told at a Public meeting at the Enjoy Centre that 4-Story townhouses were proposed with around 600 units. In September 2015, the new proposal put forth was for 6-Story buildings. At that point, I voiced my concerns to Council via a letter. After each public Meeting, I spoke with the consulting team for Averton, City planners and filled out comment sheets voicing my concerns. On April 30, 2018, my neighbor, Sandra Kuechler and I met with Ken Liu, president of Invisitec Consulting Ltd. as well as Ryan Eidick, manager of operations to discuss the proposed plans. They assured us that the buildings that were going to be built were 4-6 Story beautifully designed high-end condos that would complement the area. With every change in plans, I've been told that they want to please the neighbours in the surrounding neighbourhoods, they want to hear our concerns and assured us that the buildings will complement the area and be unobtrusive. Now, as per the April 3, 2019 article in the Gazette and research from my fellow neighbours, I have learned that there are three buildings proposed for this area, a 12-Story, 8-Story and 6-Story. I believe the 12-Story is designated for low income rental units. Every time the plans get worse and worse. You must understand my frustration as I feel I have been continually misled throughout the years.

Our home backs onto the CN Rail Line. These proposed buildings will dramatically affect our quality of life. As per the placement of the buildings proposed, I will most likely be looking at a 12-story building from my back yard! This will negatively affect our family due to severe lack of privacy as these units will look directly down upon our yard, there will be decreased sunlight from the buildings blocking the sun, increased noise and with rental vs. home ownership, I foresee a lack of care when the property is not owned by the resident. This proposed development will definitely bring down our home's property

value. We are currently paying \$4618.00 in taxes per year for this intrusion on our lives. This type of development is a drastic change to the type of housing currently in St. Albert. The majority of buildings are 2-story residential homes. It is just not fair that our neighbourhood is going to be subjected to these monstrous buildings directly behind our homes. We moved to St. Albert for it's wonderful quaint community and great quality of life. We chose Hawthorne Crescent because of it's excellent location, it's close proximity to nature and it's a quiet neighbourhood away from the busy part of St. Albert. We are loyal, tax-paying St. Albertans for 22 years. We have raised our children here. We have supported our community through participation, volunteering in many capacities and supporting local businesses. We love living in this city and on Hawthorne Crescent and if you really care about your citizens, I hope you sincerely consider our concerns and oppose these bylaw proposals and changes to the South Riel Area Structure plan.

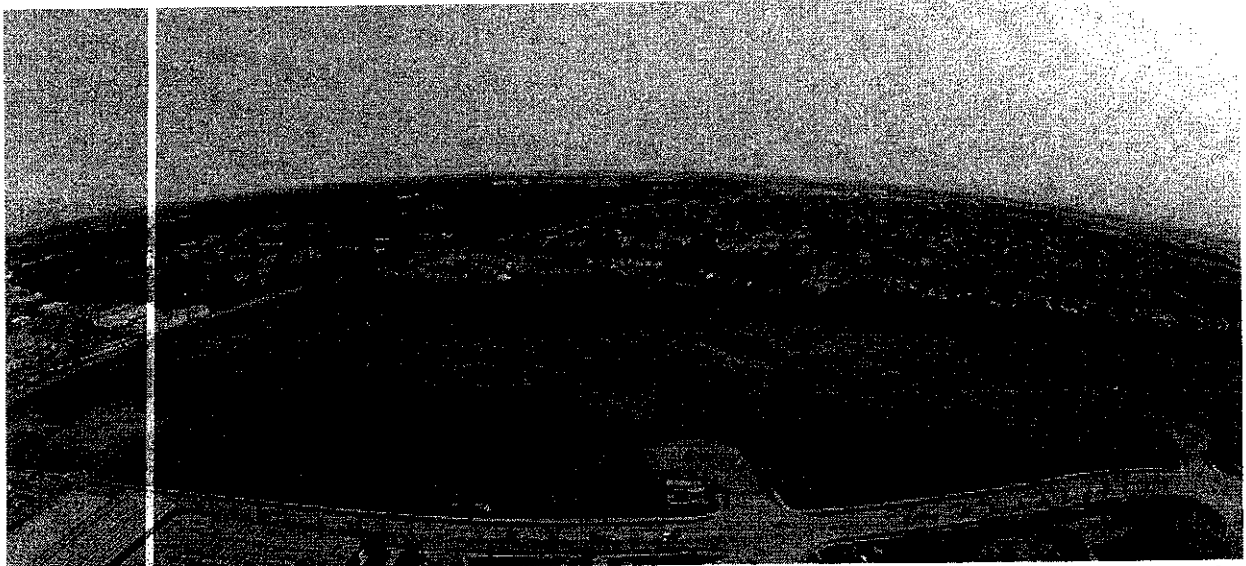
Sincerely,

Annemarie Corcoran

Mixed opinions on South Riel changes

Proposed changes to a South Riel development have residents worried the company spearheading this shift is trying to cram as many people into one space as possible.

about 3 hours ago by: Jeff Labine



An aerial view of the lands in South Riel that may soon be developed, depending on the outcome of the April 23 council meeting. SUPPLIED IMAGE

Proposed changes to a South Riel development have residents worried the company spearheading this shift is trying to cram as many people into one space as possible.

Earlier this month, Averton requested city council consider allowing changes to what the company is calling its Midtown development. The project is looking to develop 800 residential units, seniors housing and commercial properties and achieve a density of more than 80 units per hectare. The development would be the first of its kind in St. Albert.

A public hearing fell after press time April 23 to allow the public to provide feedback before council moved forward with their decision to either support or reject the proposed changes.

Averton president Paul Lanni told the *Gazette* earlier this month the Midtown development should diversify St. Albert's housing options, creating a mixed-use community of residential units, seniors housing and commercial properties. With a proposed density of more than 80 units per hectare, the development would be at

least twice as dense as what's required by the Edmonton Metropolitan Region Board.

Residents Faye and Gerry Hood submitted a letter to the city and to the *Gazette* voicing their concerns about the density. The Hoods argue it would be a "huge departure from the standards."

"Obviously, Averton is wanting to jam in as many residents as possible to increase the value they will receive for the development," they wrote. "That is in their interest but not in the interest of St. Albert residents. The more units in tighter quarters the more money they make. Increasing the current 40 units per hectare is one consideration but to double that amount seems beyond feasible to the point of being ridiculous."

The pair is also worried about the developer's plan to reduce minimum lot depth from 30 metres to around 12 to 15 metres.

The development spreads over approximately 45 acres and includes lands west of the CN railway and Heritage Lakes, south of Levasseur Road, east of Riel Drive and north of LeClair Way.

Averton wants the city to create a specific land use district, Midtown (MT) District, for this development so that it can allow for more flexibility in constructing various housing types, reducing lot sizes and reducing parking regulations.

Averton's plan for parking includes possible underground parking for its townhousing and single and double garages in order to meet the city's standards of two parking stalls per dwelling unit.

The city also needs to pass bylaws to incorporate those changes in the South Riel area structure plan - which would reconfigure roads, redesign the size, shape and/or location of parks and redistribute density at that site - and to amend the land use bylaw.

Fellow resident Annemarie Corcoran also submitted a letter asking council to not support the changes being put forward by Averton. She argued a planned 12-storey building would have a significantly negative impact on her and her family.

"The majority of buildings are two-storey residential homes," Corcoran wrote in her letter. "It is just not fair that our neighbourhood is going to be subjected to these monstrous buildings directly behind our homes. We moved to St. Albert for its wonderful quaint community and great quality of life."

Not everyone was opposed to the development.

Cape Group, which is developing 400 rental units near Averton, originally submitted a letter stating the proposed changes would negatively impact their Bellevue Village development due to the removal of a signalized intersection as Averton plans to move access to the Midtown site further north along Riel Drive.

The company has since told the city and council it has had a change of heart and has retracted the letter of concern, although it still notes a concern about the proposed design of Riel Drive and has asked to be part of the design process.

Paul Lanni, president of Averton, said his company spoke with traffic specialists in the area for the best layout in the area and that's how they arrived at the decision to remove the signalized intersection.

"As far as the signalized crossing, there's nothing in the works for that," he said, referring to the city's own plans. "The traffic studies do not suggest that a signal is necessarily appropriate in that location. Those studies ... reference a more appropriate location for a signal would be further south."

CN Rail also submitted a letter stating it has no issue with the changes but noted a noise caveat will be needed for all residential units within 300 metres of the rail right-of-way.

Averton, along with another builder, first bought the land for this project in 2012 and is now the sole owner. However, the development of Midtown was delayed due to Project 9, St. Albert's sanitary sewer upgrade.

Averton's vision for the land evolved over the years, leading to its request for a series of changes to the proposed project. If the changes are approved, development could start this year.

The proposed changes first came to council April 1, with Invistec Consulting submitting the revisions on behalf of South Riel Developments.

The decision by council on the proposed changes was not available prior to press time.

Topics: each person talks for 5 mins, no topic overlap.

- Mass Population on one side of land-noise from balcony's/littering heavier on that side.
- Block sun - backyard gardens, Privacy, quality of life- enjoyment to sit in the sun.
- Tourism- visually not appealing so close to the Lake, Lois Hole park area, see it from all the walking paths around the lake, surrounding neighborhoods.
- Train blowing horn, will increase when sound reverberates off tall building. (Disclosure to the residents of senior center being built. 10 to 12 storey Tower would be built after that facility.)
- Parking- will all be focused at one end of the piece of land-pollution heavier, concern of extra cars being parked extended time in our neighborhood.
- Traffic does not matter, because the amount of population is the same as before. It is now just lumped into 1 area at the end of the property, instead of being spread out over all the land.