

ERIN RIDGE NORTH – BARE LAND CONDOMINIUM PROJECT.

PRESENTATION BY BOB RUSSELL – AUGUST 12<sup>TH</sup>, 2019

I AM APPEARING ON BEHALF OF MR. WALTER KIRIAK OF 22 ELISE COURT.

I SERVED FOR SIX YEARS ON THE EDMONTON METRO PLANNING COMMISSION AND ATTENDED SEVERERAL PLANNING COURSES OFFERED BY THE COMMISSION AND ALSO CHAIRED PLANNING MEETINGS FOR RURAL MUNICIPALITIES AND IN 2007 I ATTENDED A COURSE OF PLANNING AND ZONING ORGANIZED BY THE EDMONTON REAL ESTATE BOARD AND THE CITY OF EDMONTON PLANNING DEPARTMENT. I TOPPED THE MARKS IN MY CLASS OF SOME 30 PEOPLE FROM PLANNING DEPARTMENTS, REALTORES AND DEVELOPERS AND RECEIVED AN HONOURS CERTIFICATE.

I BEGIN TODAY BY DEALING WITH THE PROCESS THAT HAS BROUGHT THIS MATTER BEFORE THIS COMMITTEE.

ON THURSDAY JULY FOURTH I RECEIVED A PHONE CALL FROM PROFESSIONAL ENGINEER AND PLANNING CONSULTANT HARRY ZUZAK OF SHERWOOD PARK WHO IS A FRIEND OF MR. KIRIAK OF 22 ELISE COURT, A RETIRED SURVEYOR WHO HAS WORKED WITH MR. ZUZAK. I HAVE ALSO WORKED WITH MR. SUZAK IN TWO OTHER MUNICIPALITIES ON PLANNING ISSUES AND KNOWN HIM FOR OVER 30 YEARS. MR. ZUZAK WAS TOO BUSY TO ASSIST MR. KIRIAK SO REFERRED HIM TO ME.

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JUST FOR THE RECORD, I AM CHARGING MR. KIRIAK MY MINIMUM TWO HOUR CONSULTING FEE AND PROVIDING PRO BONO SERVICE TO HIM AND OTHER RESIDENTS FOR THE OTHER HOURS WHICH NOW EXCEED 14.

I MET THE FOLLOWING FRIDAY MORNING WITH WALTER AND PAULENE KIRIAK AND RECEIVED A VERY SOLID BRIEFING ON THE ISSUES CONCERNING THEM.....THE DEVELOPMENT OF A BARE LAND CONDOMINIUM PROJECT ON THE LAND IMMEDIATELY NORTH OF ELISE AND EDENBURGH COURTS COMMONLY KNOWN AND DEVELOPED AS CUL DE SACS. THE PLAN WAS TO PROVIDE ACCESS THROUGH THE BULBS OF THESE STREET ENDS FOR REMOVAL OF TOP SOIL, CONSTRUCTION AND EVENTUALLY ACCESS FOR THE ENTIRE PROJECT USING THESE TWO STREETS TO CONNECT WITH EVERITT DRIVE.

A NOTICE DATED JUNE 25<sup>TH</sup> WAS SENT TO RESIDENTS ADVISING THEM OF THE NEW PROPOSAL BY THE DEVELOPER AND INVITING RESIDENTS TO SUBMIT THEIR COMMENTS PRIOR TO JULY 25<sup>TH</sup> AND THAT THESE COMMENTS WOULD BE TAKEN INTO ACCOUNT WHEN THE SUBDIVISION AUTHORITY MADE ITS DECISION.

MANY RESIDENTS DID NOT RECEIVE THIS NOTICE UNTIL AFTER THE JULY 1<sup>ST</sup> WEEK END AND BECAUSE OF THE 5 DAY RESTRICTION REQUIRED TO APPEAR BEFORE COUNCIL NO ONE COULD SPEAK TO CONCIL ON THIS MATTER ON THE FINAL JULY COUNCIL MEETING ON JULY 8<sup>TH</sup>.

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THE PUBLIC PERCEPTION WAS THAT THE DEVELOPER AND PLANNING DEPARTMENT HAS CONSPIRED TO PUSH THIS PROJECT THROUGH BEFORE ANY RESIDENT HAD AN OPPORTUNITY TO SPEAK TO COUNCIL.

I WAS ABLE TO CONTACT CITY MANAGER KEVIN SCOBLE AND I THANK HIM ON BEHALF OF THE RESIDENTS HERE TODAY FOR ARRANGING THIS OPPORTUNITY TO ADDRESS COUNCIL WITH THEIR CONCERNS.

THE PLANNING DEPARTMENT CLAIMS THAT THEY DID NOT HAVE TO NOTIFY THE RESIDENTS WHICH IS AN ARGUABLE POINT BECAUSE OF THE CHANGES MADE IN THE DEVELOPMENT WHICH IMPACTED ON THE THREE SUBJECT STREETS BUT HAVING INVITED RESIDENTS TO MAKE SUBMISSIONS, THE COUNCIL HAS AN OBLIGATION TO ENSURE THAT THEIR SUBMISSIONS ARE CONSIDERED.

I MENTIONED THAT PROPER NOTIFICATION MAY NOT HAVE BEEN CARRIED OUT BECAUSE THE CITY ONLY NOTIFIED RESIDENTS WITHIN THE 100 METER DISTANCE WHICH WOULD BE DISSALLOWED BY A COURT. THIS CONDO DEVELOPMENT EFFECTED EVERYONE ON THE STREET.

MR. SCOBLE IN HIS RESPONSE TO ME WHICH I SENT TO THE RESIDENTS THAT CONTACTED ME AS WELL AS THE GAZATTE STATED:

“IN REFERENCE TO THE ACCESS POINTS OFF OF ELISE AND EDINBURGH I WOULD LIKE A REVIEW OF THESE ACCESS POINTS AND NEW ALTERNATIVE ACCESS POINTS BOTH FOR CONSTRUCTION AND PERMANENT ACCESS TO BE COMPLETED PRIOR TO THE SUBDIVISION APPROVAL:

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WE THEREFORE HAVE TWO EXPECTATIONS.

1. THAT PLANNING HAS INVITED PRESENTATIONS FROM THE RESIDENTS THAT WILL BE CONSIDERED AND,
2. A MEMO FROM THE CITY MANAGER REQUESTING A REVIEW OF THE ACCESS POINTS AND ALTERNATIVES.

MR. SCOBLE ALSO INVITED RESIDENTS TO APPEAR ON AUGUST 12 AND REMINDED THEM OF THE MINIMUM FIVE DAY NOTICE.

WE ALSO HAVE THE 4 PAGE DOCUMENT WRITTEN BY JEAN EHLERS WHO CAREFULLY RECORDED THE PLANNING PROCESS AND SHE ADVISES THE RESIDENTS.... QUOTE..."ADMINISTRATION IS REVIEWING THE APPLICATION AND FURTHER CONSIDERING STAKEHOLDERS INPUT"

THE GAZETTE WAS KIND ENOUGH TO PRINT MY PHONE NUMBER IN MY LETTER TO THE EDITOR PRINTED LAST WEEK AND I DID RECEIVE A NUMBER OF CALLS. I ALSO ATTENDED TWO MEETING ON ELISE AND MET OTHERS FROM BOTH STREETS.

COUNCIL WILL BE SURPRISED TO KNOW THAT MANY PEOPLE DID NOT RECEIVE THE NOTICE FROM THE PLANNING DEPARTMENT AND MANY MORE DID NOT RECEIVE THE VERY WELL WRITTEN FOUR PAGE BRIEF BY JEAN EHLERS.

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THE RESIDENTS WHO WILL BE SPEAKING WILL ALL HAVE SOME DETAILED AND INTERESTING COMMENTS BUT I WOULD LIKE TO TAKE A FEW MINUTES TO DEAL WITH SOME PLANNING AND POLICY DETAILS.

1. THE NEIL ROSS ARTERIAL ROADWAY. PLANNING TAKES THE POSITION THAT THIS ARTERIAL IS TO HAVE LIMITED ACCESS BUT I NOTED IN INSPECTING THE COSCO PROPERTY THAT THERE IS A 19 METER ACCESS/EXIT OPENING TO THEIR GAS BAR AND ANOTHER ENTRANCE/EXIT TO THE STORE ON NEIL ROSS ROAD AS WELL AS OTHE ACCESS POINTS ON THE SOUTH SIDE OF THE PROPERTY.

THE GAS BAR ENTRANCE IS TWICE THE WIDTH OF THE ELISE COURT ROADWAY

2. IT SEEMS TO ME THAT SINCE THIS BARE LAND PROPOSAL FRONTS ONTO NEIL ROSS ROAD FOR A DISTANCE OF OVER 300 METERS THAT IT SHOULD BE ALLOWED AT LEAST ONE ENTRANCE/EXIT ONTO NEIL ROSS ROAD.

3. THE LEGAL DESCRIPTION OF A 'CUL DE SAC " IS A STREET THAT IS OPEN AT ONLY ONE END.

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IT WILL BE MANY YEARS BEFORE NEIL ROSS ROAD IS CONNECTED WITH 127 STREET WHICH IS SIX KILOMETERS AWAY AND WILL BE SERVING RESIDENTIAL DEVELOPMENT WHICH WILL ALSO REQUIRE ACCESS . SO WHAT IS THE POINT OF THE ST ALBERT TAXPAYER FOOTING THE BILL FOR THIS EXPENSIVE ARTERIAL IF IT DOES NOT SERVE LOCAL RESIDENTS ALONG ITS ROUTE ? . CERTAINLY THE PEOPLE OF STURGEON COUNTY HAVE NO APPETITE FOR THIS ROADWAY CONNECTION INTO THE COUNTY AND ONE COUNCILLOR TOLD ME IT COULD BE 25 YEARS AWAY..OR MORE.

I ALSO NOTED THAT THESE TWO CUL DE SACS HAVE VERY NARROW ROADWAYS MEASURED AT ONLY 9.5 METERS WHICH IS NARROWER THAN A STANDARD ST. ALBERT ROADWAY MAKING IT IMPOSSIBLE FOR TWO VEHICLES TO PASS IF CARS ARE PARKED OPPOSITE EACH OTHER ON THE STREET.

AND THERE IS VERY LITTLE STREET PARKING BECAUSE THE HOMES ON ELISE FOR EXAMPLE ARE LESS THAN TWO METERS APART, ALL HAVE DOUBLE GARAGES AND DOUBLE DRIVEWAYS LEAVING LITTLE PARKING SPACE.. THERE IS VERY LIMITED PARKING FOR THE PROPOSED BARE LAND CONDO PROJECT AS WELL SO THERE MAY BE OVERFLOW FROM THE CONDO PROJECT ON ELISE AND EDINBURGH.

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MRS. PAULENE KIRIAK AND OTHERS WILL TELL YOU ABOUT WHAT HAPPENS IN WINTER. THEY WILL ALSO TELL YOU ABOUT THE TRAFFIC ISSUES WHERE THEIR STREETS INTERSECT WITH EVERITT ROAD OPPOSITE LOIS HOLE SCHOOL WHICH ALREADY HAS A TRAFFIC CONGESTION AND WHERE SOME MITIGATION HAS BEEN CARRIED OUT.

I MENTIONED THE MEMO WRITTEN BY CITY MANAGER IN WHICH HE STATES THAT HE WOULD LIKE A REVIEW OF THE ACCESS POINTS OFF OF ELISE AND EDINBOURGH AND POSSIBLE ALTERNATIVES. HIS COMMENTS FORM A MOTION THAT I RECOMMEND TO COUNCIL.

MOTION.

THAT ADMINISTRATION CONDUCT A THOROUGH REVIEW OF THE IMPACT OF THE PLANNED UTILIZATION OF ELISE AND EDINBURGH COURTS AS ACCESS POINTS FOR CONSTRUCTION AND SUBSEQUENT UTILIZATION OF THE ENDS OF THE COURTS FOR ACCESS AND EXIT TO THE BARE LAND CONDOS FOLLOWING THE CONSTRUCTION PERIOD AND THAT ADMINISTRATION AND PLANNING RECOMMEND ALTERNATIVE ACCESS EXIT POINTS.

THANK YOU FOR YOUR ATTENTION.

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