

Eric Schultz

From: JON FEENSTRA [REDACTED]
Sent: Wednesday, January 01, 2020 2:45 PM
To: Eric Schultz
Subject: South Riel Area - Feedback

Notice: This email originated from outside of the organization.

Hello,

I received your letter dated December 23 regarding the schedule A amendment. Below are the comments I sent to Invistec regarding the sub and wind studies. I never received any type of response from them, so I am sending you a copy as well for your records.

Like most of the homeowners beside the rail line, I am 100% opposed to any development that has buildings higher then 3-4 stories (i.e over 10-12 meters in height). This will have nothing but negative impacts on the existing neighbourhoods and is completely unacceptable.

Regards,
Jon Feenstra
[REDACTED]

From: "JON FEENSTRA" [REDACTED]
To: "kaylyn stark" [REDACTED]
Sent: Sunday, November 24, 2019 10:37:58 AM
Subject: Midtown District - Feedback

Hi,

As a homeowner in the area, I received your letter date November 19, 2019 regarding the Midtown District development and the results of the sun shadow and wind impact statement.


I attended some of the previous information sessions, and as expected, few, if any, of the comments and concerns provided by the current land owners have been addressed or taken into consideration. So the Sun Shadow study shows that only 1 out of 12 simulations will impact the Heritage Lakes neighbourhood. So what is the acceptance criteria, i.e. how many simulations would you require that impact the neighbourhood before you would stop the proposed construction of highrise buildings? 50%? 100%? As a homeowner, ANY impact is detrimental to me, so even 1 out of 12 is unacceptable. Why should I be impacted in anyway and how is that considered acceptable, while the developer and the City take profit from it? What is the developer and/or the City of St. Albert going to do to compensate me for this impact? Lower my taxes? I doubt it.

You are planning on building what amounts to the tallest building(s) in St.Albert. So along with the Sun Shadow and Wind Impact studies, are you also planning to do a Privacy Study? What about this impact on the current homeowners - the ability of residents in the upper floors of your development being able to look into the back yards and properties of the nearby homes? How do you address this impact?

Furthermore, since these proposed building(s) will be significantly taller then anything else in St. Albert, is the City of St. Albert Fire Department capable of handling emergencies in buildings of this size? Do they have the proper equipment and training? And if they don't, who is expected to pay for this new equipment and training? As a taxpayer, I don't think my money should be used for this - it should be the responsibility of the developer to assume all these costs.

All the current residences in the entire area, i.e. all of Heritage Lakes and most of Grandin, are single family homes and condo/townhouse developments that are no taller than 3 stories. While the new development beside the Hole Center is 7 stories, this property is considerably lower (i.e. +/- 100' elevation difference) from the Heritage Lakes neighbourhood, so there is no impact - we can barely see the roof. But this is not the case of the Midtown property beside the rail line. Why does anyone from the developer or the City believe that 10-15 story building structures is OK? You are destroying one of the things that makes the Heritage Lakes area what it is and ultimately will lessen the value of our properties. If the size of the property is not capable of meeting the required density requirements through the use of low (i.e. 1-4 story) structures, then it should have been sold as light industrial, just like most everything else is on that side of the rail line.

Regards,
Jon Feenstra



Eric Schultz

From: Joe Desnoyers [REDACTED]
Sent: Sunday, January 05, 2020 10:18 AM
To: Eric Schultz
Subject: Redistricting E.1.232

Notice: This email originated from outside of the organization.

Sir,

We live at [REDACTED]; there are four adults living in the same house. We received a letter with the subject line "Proposed Land Use Bylaw, Schedule A Amendment », and we have strong objections to the proposed erection of any building higher than three floors in the South Riel area. Please take this under consideration when planning. Thank you.

Joe Desnoyers
[REDACTED]

Eric Schultz

From: Mike Corcoran [REDACTED]
Sent: Wednesday, January 08, 2020 10:15 AM
To: Eric Schultz
Subject: Proposed Land Use Bylaw 9/2005, Schedule A Amendment

Notice: This email originated from outside of the organization.

Dear Mr. Schultz,

This letter is in response to the letter you sent in regards to the redistricting of the South Riel Development. The proposed redistricting map shows that the land behind my house and all of Hawthorne Crescent will be redistricted to Mixed Use Area C which will include apartment style buildings 25-35 meters high which equates to 8-12 story buildings. I am writing to you to express my objections to the height and style of these buildings. These type of buildings will radically affect our quality of life. As per 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 the severe lack of privacy as these units (with balconies facing our homes) will look directly down into our yard. After review of the shadow study, our entire home will be in shadow most of the day from approximately mid-November to mid-February. Concerns regarding this will be lack of sunshine, snow/ice on driveway won't melt as fast due to lack of sun. As it stands now, the snow in my backyard takes a long time to melt, therefore, this will increase the amount of time to clear the snow and further delay enjoyment of back yard. We will also be subjected to excessive noise and lights from the buildings. This proposed development will bring down our property values as well. The majority of buildings in St. Albert are 2-story residential homes. It's not fair that our neighbourhood is going to be subjected to these monstrous buildings directly behind our homes. We are not opposed to development, however, the height and style of these proposed buildings will definitely affect our lives. We have been loyal, tax-paying St. Albertans for 23 years. Please respect the long-term residents of this city and object to this proposed development.

Thank you,

Annemarie Corcoran
[REDACTED]

Eric Schultz

From: Birch Nero [REDACTED]
Sent: Thursday, January 09, 2020 7:40 AM
To: Eric Schultz
Cc: stuart emery; Roy Wesley
Subject: [REDACTED]

Notice: This email originated from outside of the organization.

Hello Eric. We purchased our townhouse [REDACTED] many years ago and, once the leaves have fallen, enjoy the view of Big Lake to the West from our living room. Yes, we knew that the vacant land to the West, on the other side of the tracks, would eventually be developed. However, St. Albert is well known as a low-rise, family home community. We never envisioned a 4-6 story apartment complex near us, or blocking our afternoon view and sunshine/sunset from our backyard deck.

An apartment development would ultimately impact our enjoyment of our home, and our property value. Please relay our concerns.

Birch and Margaret Nero

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Eric Schultz

From: Carrie Richmond [REDACTED]
Sent: Thursday, January 09, 2020 11:12 AM
To: Eric Schultz
Subject: Redistricting E1.232

Notice: This email originated from outside of the organization.

Hi Eric,

I've debated if it is worth my time to send an email regarding the proposed changes to South Riel Area Structure Plan. Up until this time the city as well the developer have not listened to anything those of us living in the affected area have said.

When the developer first had an open house they, very convincingly, said that the tallest building would only be 6 stories at most. They said that the buildings closest to the train tracks would be only 2 stories and with the sloping ground they would be grow to 6 stories closer to Reil Drive so they would all have approximately the same roof height. They sound very sincere in their concern for the people living on the other side of the tracks. They have completely changed their plan, placing multiple 8 story buildings backing onto the track with plans of building up to 12 story buildings near Reil Drive. Obviously their desires to make the most money at the expense of us won out.

I have lived in my house since the area was developed almost 25 years ago. I have always known there would be buildings there and had looked forward to it. My family looked forward to being able to walk to restaurants, grocery stores and shops. With the current plan we no longer look forward to this.

I received the shadow impact and am extremely disappointed that the city and developer think it is acceptable. According to the study, my house is going to be in the shade every day when we get home from school and work from around the beginning on November until the end of January. In a city that has limited sunlight in the winter I find it appalling that city council is okay with doing this to it's people. It will be interesting to see if anyone is diagnosed with Seasonal Affective Disorder. I'm sure if anyone on city council or anyone from the developer lived in the affected area these buildings would not be nearly as tall.

I'm also concerned about the density of the buildings. Why does city council feel the need to have a density higher significantly higher than anywhere in the greater Edmonton area. If the density was decreased to values similar to elsewhere in the area, I'm sure there would be no need to have the buildings so tall.

With these large buildings backing onto our houses, I would think that our houses will decrease in value. Is city council planning on reducing our taxes? I've been told if I find I cannot handle these 8 - 12 story buildings in my backyard we can move. We've been updating our house with plans of living in it in our retirement so this was definitely not in our plans for retirement. Is the city willing to guarantee our houses will not lose their value and if they do they will compensate us if we chose to move within a certain amount of time?

In your December 23, 2019 letter, you state that if we don't comment by January 10, 2020 you will consider we have no objections, comments or concerns, I believe anyone choosing not to comment in this time frame is more likely resigned to the fact that city council will do whatever it wants with little regards to those living in the affected area so why waste their time.

I don't believe anything will come of this letter as city council seldom listens to the people affected by their decisions and they continue to do what they want.

Regards,
Carrie Richmond



Eric Schultz

From: ROY WESLEY [REDACTED]
Sent: Thursday, January 09, 2020 7:04 PM
To: Eric Schultz
Cc: Birch Nero; stuart emery; Laure Krec; richard.iwaniuk; Carol Scherban; Desiree Palechek; Cherene McMaster; gaylynnewesley
Subject: new residential construction... E.1.232... South Riel construction plan...

Notice: This email originated from outside of the organization.

Hello Eric, due to the new construction area that will be happening over the next period of time, especially with the R3 area, located directly behind the train trestle, as well as the other construction further to the south, i know that the go ahead has been given from St. Albert for construction of possibly a 4-6 story apartment complex behind our townhouses, as per conversation. It definitely raises a few concerns if that is what will be constructed. Concerns like privacy; if such a unit is built the windows facing us will be able to look right into the back yard. Increased population density, possibly bringing in the type of people that would create a crime increase such as break-ins, petty theft etc. I also remember you had mentioned that there was no sunlight feasibility study on our exact location while there was one completed further to the south. An apartment complex would certainly be a great detriment in those regards. There is also the issue of increased traffic congestion in our area, leading to more accidents. Such a complex would stand out like a sore thumb and look "out of place" so to speak, since the whole area where we all live are all basically town-homes and townhouses, which could lead to a decrease in property value for home-owners. That being said, building more townhouse type units may actually prove to be of a benefit in the long-term for said property values and attracting the right type of family oriented working class people that would be of benefit to a community and creating growth and opportunities for all involved.

I look forward to a reply and thank you in advance to forwarding my concerns to city council.

King Regards

Roy Wesley

Eric Schultz

From: G W [REDACTED]
Sent: Thursday, January 09, 2020 8:00 PM
To: Eric Schultz
Cc: Lenore Mitchell; roywes
Subject: Registered Owners [REDACTED] R & G Wesley
Importance: High

Notice: This email originated from outside of the organization.

Gaylynne Wesley
[REDACTED]

Eric Schultz, BA Planning
Planner

Dear Mr. Schultz,

My husband Roy and I have lived here in Heritage Lanes Two going on 14 years. We have concerns about the South Riel Development that will be moving forward in the coming months. It is my understanding that apartment buildings and or townhomes up to 18 meters are to be built in R3. I have concerns that this new construction will have a negative impact on our quality of living in our home, which we have enjoyed all these years. We will lose our sun sets and afternoon sun as these buildings will block any view we now have. I am also concerned about the increase of crime due to the increase of such a dense population, and the traffic congestion that comes along with such projects, as well as our privacy to enjoy our backyard and balcony decks.

We are very concerned that the new constructions being developed in South Riel will have a negative impact on our property value. Over the years, we have noticed the loss of wildlife in our surroundings, we used to be able to enjoy Deer, Fox and Moose which in my opinion will decline even more. Thank you so very much for being open to review our concerns and relay them to The City of St. Albert Councillors as well as the developers of South Riel.

Sincerely,
Gaylynne Wesley