

## RIVERBANK LANDING PUBLIC INFORMATION MEETING SEPTEMBER 10, 2019 COMMENTS

Fully support project
Re-traffic – unsure if offsite (at home) work force has been taken into consideration. It is the future
Do not build especially more condos
For a duration of the construction our property value will go down and if we are forced to sell who is going to cover the costs & losses?
Need more space for community
Will submit written submissions
Would like copies of traffic impact study & sun/shade (tower height) impact study
More info/remarks to follow
1. I am opposed to the 2 the 2 towers proposed – I live adjacent to this property and will be totally affected by the large tower. Our property devalued and loss of privacy and shading- will we be compensated for these losses?
Why 25 & 28 stories- just greed & profit.
It has no place in the St. Albert River valley
I am in part of the silent majority, who mostly in favor of this idea
Have you ever thought of building another bridge
We have major concerns around construction noise, invasion of privacy in our backyard, our daylight on our street that all of our neighborhood children play on every night spring, summer & fall. We built our dream home in our dream location with a quiet street for our children. You are stealing this from our family.
No hi-rises. Area can not handle additional traffic
I would like to see both the current & previous traffic studies for this area! I have zero faith in your study nor do I think you care. This is about making money.
We bought our property in 1997 with an investigation and commitment from Landrex and the City of St. Albert that the view we invested in would never be impeded as all that was allowed was 2 story single family dwellings. This commitment has already failed to be abided by. We bought for the view, we built to maximize the view. We did not buy in to the current development & definitely do not support this. New development of any form if apartment high rise further impeding our view, many people view, sun & significant increase in traffic. The major concern us the high rise & the lack of commitment to never impede our districts view. The other major concern is changing our districts within Oakmont & Erin Ridge to a high density, over-populated area with St. Albert where the residents that built and moved here for a residential single family, 2 storey max homes surrounding. If I wanted to live around a “town square” we would have moved downtown. Lots more issues with parking, roads, intension of taxes, child safety while bussing and so much more, My family and I are NOT in favour of this development.
Building too high/not higher than Botanica
Traffic Problems
Noise Level
Traffic is horrendous now and your so called study is B.S.
Traffic problem needs to be fixed before more units added. Like Botanica shops but too tall. Please Village concept is very positive BUT no high towers we are not a huge city! Keep it small and intimate like old European style. Please compromise. This is our neighborhood and home. Also worried about “river”- how can adding more development affect our poor old river. “Environmental Reserve” along the river is now at risk “no more trail wanted”
Oppose size of development & height of structures & overall time of disruption

<p>What are you going to do about traffic?</p> <p>Where are the construction workers going to park for the next 5-7 years. They are in our neighborhoods, in front of parks, traffic cannot get through, friends &amp; family cannot find parking in front of our homes. We do not need 25-28 story apts- this is St. Albert, not Edmonton.</p>
<p>This stinks of agenda 2030</p>
<p>Even with the plans for the double left turning lanes and the extension for the left turning lane in that area there will be around 650 new cars to contribute to the already existing traffic. 200 of those cars will probably contribute to the 'Rush Hour' traffic. It goes without saying that would not be beneficial for the residents of Erin Ridge, Oakmont and even Sturgeon County.</p>
<p>There will be too much traffic, all trying to turn onto Boudreau from Bellerose</p>
<p>Serious traffic congestion issues already</p> <p>Concern for emergency vehicles to get in and out of Erinridge &amp; Oakmont</p> <p>Noise of pile driving additional construction</p> <p>Mud &amp; debris on roads all the time due to construction!</p>
<p>Please consider changing the traffic scenarios. Possibly create round-abouts, loops or other creative ways to manage the traffic from Erin Ridge, Oakmont, existing Botanica &amp; new development.</p> <p>Consider taking out center grass meridian to improve traffic flow in and out.</p>
<p>Concerned about traffic.</p> <p>Concerned about view</p> <p>Concerned about value (or de-value of property)</p> <p>Am very concerned about the high rise apt</p>
<p>I am opposed to the amendment from R1 to DCMU &amp; from DC to DCMU as this precludes the City from controlling this type of development. Building a 25 &amp; 28 storey high-rise does not conform to the intention of the original ASP which current homeowners have relied upon to base their purchases.</p>