

Addressing Public Concerns:

Prior to submission, the applicant held an open House on September 10, 2019 to introduce the project concept to the public. During this meeting the public raised concerns regarding: increases in traffic; privacy; shadow coverage; and a lack of sensitivity to the surrounding neighbourhood.

The application was received by planning staff on December 2, 2019, and circulation for comments was sent to City departments, external agencies, and members of the public on December 12, 2019. Of the 123 responses received by administration by January 22, the most prevalent comments are listed below. The percentages provided are the calculation of the number of responses received which included each of the identified concerns. Many of the responses received from the public contained multiple concerns:

The proposed concept will exacerbate traffic and congestion issues	73.2%
The size and scale of the development proposal is too large for the area	44.7%
The development will cast excessive shadows on surrounding properties	25.2%
The proposed concept will retract from the “small town feel”	25.2%
The development will have environmental effects of the river and banks	22.8%
Cost of living and property values will be negatively affected	20.3%
Construction, and tradesmen parking will be a nuisance	17.9%
The proposed concept would remove views of the river for residents	15.4%
Safety concerns; access for emergency vehicles and pedestrian safety	11.4%

Based upon the concerns raised by the public, Administration has deemed that the application addresses the following public concerns by:

- Mitigation measures for traffic/congestion by increasing capacity of the road network;
- Mitigating concerns of shadow cast by moving a tower structure to the center of the site to reduce the width of shadows cast over neighbouring residences;
- Reducing the height of Building 3, a seniors oriented apartment, by 2 storeys;
- Lengthening the public roadway entering the development to create more queuing space;
- Providing a phasing plan for both construction and trades parking.

During circulation, responses were received from both Alberta Health Services and St Albert Public Schools. Alberta Health Services were positive about the condensed nature of the proposal, and how it could contribute to a healthy community. St Albert Public Schools had some concerns on how the increased traffic may affect the efficiency of school bus transportation. The application's proposed upgrades to the intersections of both Evergreen Drive and Boudreau Road with Bellerose Drive are expected to improve the level of service at these locations.

Enclosed are the total 134 responses received by staff, as well as the letters from external agencies. These responses span from the referral notice sent December 12, 2019 to the end of February, 2020.