

January 22, 2020

City of St. Albert
Attn: Suzanne Bennett, Planner
5 St. Anne Street
St. Albert, AB
T8N 3Z9

E-mail: sbennett@stalbert.ca

Dear Ms. Bennett:

**RE: Proposed Oakmont ASP Amendment and Land Use Bylaw Amendment
230 & 250 Bellerose Drive and 300 Orchard Court
Lot 5, Block 1, Plan 1224934 & Lot 1B, Block 1, Plan 1224934
and Lot 2A, Block 1, Plan 1021490
City of St. Albert File# B.15.7 and E.1.226**

This application proposes amendments to the Oakmont Area Structure Plan (ASP) to create a "Mixed Use" designation for the Riverbank Landing development. The Land Use Bylaw amendment intends to change Direct Control (DC) District to Direct Control Mixed Use (DCMU) District. The Riverbank Landing development plans to provide approximately 500 dwelling units through four buildings ranging from 3 to 26 storeys including commercial use on the lowest floors. Two additional buildings in the area will be solely commercial.

A Phase I Environmental Site Assessment (ESA) was completed November 2019 for the abovementioned lands (Shelby Engineering, File 3-21,924). Three above ground storage tanks for gasoline and diesel were identified on the site visit. There were no obvious signs of soil staining at the time of the site visit. This area is expected to be closely monitored during site grading. If any signs of soil staining or odours are detectable it is expected that the work discontinue immediately until the area can be assessed by a qualified professional. One of the three houses on the lands was built in the 1950s. The building should be assessed for hazards such as asbestos prior to demolition to apply any needed safety measures. In addition, any private sewage disposal systems and water wells on the lands are expected to be properly decommissioned.

A Slope Stability and Building Setback Assessment (Shelby Engineering, File No. 1-21737-01, November 2019) was completed for the lands. The report recommends development and building setbacks for several areas along the bank as well as recommendations for surface water management.

Riverbank Landing is designed with components of Healthy Communities by Design including neighbourhood design, housing, natural environments and transportation networks. Limited

information was provided on food systems, but incorporating this component could be as easy as planning community gardens, public orchards or food forests into the landscaping for the area.

Healthy Neighbourhood Design

- A variety of housing options are planned to appeal to people in all stages of life and diverse incomes, including dwellings available for rent or ownership.
- A mixed land use model is proposed and help create neighbourhood designs that are complete, compact and connected. These neighbourhoods allow residents to access the services they need close to where they live.
- The mixed use area will pedestrian-oriented. Pedestrian friendly developments encourage people to engage in active transportation. Consideration should also be provided on how to encourage other modes of active transportation to this area/ within the area (i.e. secure bicycle storage infrastructure).

Healthy Housing

- A greater variety of housing options will be provided within the ASP to address a range of income levels, life stages and demographics. Diverse housing encourages social inclusion and a sense of community belonging.
- High rises can sometimes create social isolation, so it is important to think of ways people can connect in large residential buildings. A Neighbourhood Activity Centre is mentioned in the ASP which may attempt to serve this purpose.
- Seniors housing is planned for one of the buildings.
- Affordable options will be available.

Healthy Natural Environments

- Outdoor areas will enact Winter Design Principles in an effort to make the area attractive and accessible in the winter months.
- The development is planned along the riverbank and will integrate walking trails into the natural areas of the environment.
- Natural environments have been found to lower overall stress levels, increase physical activity and provide social connections with neighbours.

Healthy Transportation Networks

- There was limited information presented on how Riverbank Landing will connect nearby residents to this new development. Providing access points for active modes of transportation through existing neighbourhoods into Riverbank Landing will help with social connections as well as potentially increased economic benefits to the commercial businesses. For example, it appears that Orchard Court dead-ends adjacent to Riverbank Landing. Would it be possible to create a linkage between neighbourhoods in this area for non-vehicular use? Opportunities to support active modes of transportation and reduce reliance on vehicle use will enhance the pedestrian-oriented nature of the space and contribute to a sense of safety.
- Commercial spaces in the development provide a sense of safety and security for residents walking in the area as options to warm-up or get help if needed.
- Multi-modal transportation networks will improve accessibility for all residents and increase the uptake of active living.

AHS Environmental Public Health supports developments for compact mixed use neighbourhoods as it encourages an active lifestyle, supports social connections and connects people to the environment. In turn, health outcomes are generally more positive.

Please follow the recommendations from the engineering reports and decommission the private sewage disposal systems and any water wells that may be on site.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink that reads "Koreen Anderson". The script is cursive and fluid.

Koreen Anderson, B.Sc., CPHI(C)
Public Health Inspector / Executive Officer