

# ADDITIONAL PUBLIC INPUT

## Jacqueline Pelechytik

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**Subject:** RE: Public Hearing on Bylaw 18/2020

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**From:** Kim Davidson <[REDACTED]>  
**Sent:** May 13, 2020 10:03 AM  
**To:** Hearings <[Hearings@stalbert.ca](mailto:Hearings@stalbert.ca)>  
**Subject:** Public Hearing on Bylaw 18/2020

**Notice:** This email originated from outside of the organization.

Dear Mayor Heron and City of St. Albert Council,

My name is Kim Davidson and I have had the pleasure of calling St. Albert my home for the last 14 years. I would like to take this opportunity to voice my concern and opposition to proposals being put forth by developers that would result in changes to the landscape of well-established neighbourhoods within St. Albert. Notably bylaw 18/2020 and the mixed-use area C of the Midtown development which is yet to be approved. The area in which the proposed site is to be built is approximately 60 meters from existing homes in the Heritage Lakes West area. This type of structure is generally found in newly developed lands or downtown areas that do not share their property and sky lines with their well-established neighbours.

I would like to state that it seems as though Mayor Heron at least shares these concerns. In the September 14, 2019 issue of the St Albert Gazette Mayor Heron remarked *"I do think a highrise in a downtown is a bit more appropriate than in other residential areas, but it's a good conversation to have with the community and whether they're ready for it."* I would argue by the pushback from residents (and some businesses) of Erin Ridge, Oakmont, and Heritage Lakes, regarding the Midtown South Riel complex and the proposed unit(s) at the Red Barn site, that the community is not supportive of such changes. Later in the same article Mayor Heron noted *"It would surprise me that there would be (market demand) because those towers are expensive to build. I question that."* Add that sentiment to the current market downturn brought on by both the Covid-19 pandemic coupled with the crash of the oil market, and the overwhelming number of new builds nearing completion in St. Albert and I too wonder who exactly is going to be buying these? While many residents have cited encroaching shadows, privacy concerns, increased train noise and constant changes to the area structure plan – and I share those concerns – my worry is, *is* council setting a precedent where developers are permitted to completely restructure the landscape of mature neighbourhoods? Lastly I would like to quote Mayor Heron's statement in the St. Albert Gazette from March 3, 2020 where it was noted that *"... once an area structure plan has been started, we shouldn't be changing it"* so it should be of no surprise to anyone that residents are opposing the construction of such large structures in their backyards, especially considering when many of them bought their homes it was slated for little more than a church and some townhouses.

I would urge council to strongly consider the concerns of these long-standing St. Albert residents, as it would appear few others have.

Thank you for your time,  
Kim Davidson  
59 Hawthorne Cres.

## Jacqueline Pelechytik

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**To:** Hearings  
**Subject:** RE: Bylaw 18/2020

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**From:** Joe Desnoyers <[REDACTED]>  
**Sent:** May 11, 2020 4:55 PM  
**To:** Hearings <[Hearings@stalbert.ca](mailto:Hearings@stalbert.ca)>  
**Subject:** Bylaw 18/2020

**Notice:** This email originated from outside of the organization.

To the city of St. Albert council:

I live at 81 Hawthorne Crescent. We bought this property because there were trees, sunshine and privacy behind our west-facing backyard. The proposed MT area C3 development would eliminate two of the three reasons that made this house desirable. There would be no more evening sun shining into our home and yard, and no more sunsets to enjoy. Instead, we would be subjected to the view of a huge apartment block; we would lose our privacy because of tenants looking into our windows, our deck and our backyard. If we try to sell our house with this monstrosity behind us, I stand sure that we would lose money on it, because no one would buy a \$400,000 to \$500,000 house with these neighbours. There are four adults in this household, and we all strongly object to any building higher than three stories in MT area C3.

Joe Desnoyers