

June 15, 2020

To Whom It May Concern:

RE: Letter in Support of Riverbank Landing (June 22nd Hearing)

Dear Sir/Madam,

I am writing this letter on behalf of Protostatix Engineering Consultants in support of the proposed Riverbank Landing development, which is slated for a hearing on June 22, 2020.

As a medium-sized firm founded and established in Edmonton, Alberta, with an over three-decade history of providing structural engineering services in the Edmonton area, we have been privileged to count Boudreau Developments Ltd. as one of our clients.

With their roots in the St. Albert area and past developments in the area, we have no doubt that Boudreau Developments is fully committed to creating high quality, mixed-use developments that help to build and enrich communities. While some developers do the 'bare minimum' of what is required with no vision for the long-term outlook of the areas they are building in, we have found that Boudreau Developments has *consistently* gone above and beyond to ensure that their developments meet the highest standards.

We feel that the proposed Riverbank Landing development will be another example of this attitude towards community-building. This development, which shall be a marriage of residential, commercial and mixed-use spaces will contribute vastly to the economy of St. Albert, while at the same time providing over 175 new construction jobs at a time when our economy sorely needs them. Slated to contribute \$200M to the local GDP and with a capital budget of \$450M, the Riverbank Landing development has the potential to transform the area for the better while balancing the needs of all parties involved.

Given the challenging times that we are currently experiencing, this development is well-timed to give back to the local economy, providing jobs and income when they are needed the most.

We strongly urge you to consider approving the proposed development and whole heartedly support Boudreau Communities in their latest endeavour.

Thank you for your time in considering this letter, should you have any comments or questions regarding the above, you may contact the undersigned at your earliest convenience.

Regards,



C.A. (Dino) Loutas, P.Eng
Partner

From: Thomas Ashcroft
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 10, 2020 2:02:31 PM

External Email: Use caution with links and attachments.

This email is intended to express my support for the Riverbank Landing project in St Albert; we need this development and I believe St Albert as a community would benefit greatly from the many positive attributes provided by the project. Please support progress and a new vision for St Albert.

Thomas Ashcroft,SIOR
Principal
AVISON YOUNG
Industrial Team
2100, 10111 - 104 Avenue
Edmonton AB T5J 0J4
Cell 780.990.5364

From: Mike Begert
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 3, 2020 9:55:37 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

External Email: Use caution with links and attachments.

To whom it may concern,

Please be advised that as a resident of St. Albert and surrounding area for over 25 years I wanted to take this opportunity to tell you that I believe this project would be amazing for the city. It looks wonderful architecturally, has an abundance of natural space, compliments the existing development and would provide people of all ages the opportunity to live, work and play within the community.

This project is exactly what the city needs. Turning a difficult to develop property into the jewel of the city – mission accomplished. As a loyal resident, I encourage you to please vote to approve this new proposed development.

Regards,
Mike Begert

Mike Begert
Principal
Mikeb@wowlighting.com

T 780-468-2759 Ext 326 | **C** 780-887-6450 |
www.wowlighting.com
10975 – 124 Street
Edmonton, Alberta T5M 0H9



From: James Bonifacio
To: [Hearings](#)
Subject: St. Albert - Riverbank Landing
Date: June 16, 2020 10:49:47 AM

External Email: Use caution with links and attachments.

To Whom It May Concern,

Coming from the construction industry I have had the privilege of working with Boudreau on their Botanica projects in St. Albert over the past few years. What they have accomplished there in short time has completely changed that area of St. Albert for the better. It attracts new interest and new types of people to the city, whether it be by word of mouth, marketing strategies, or simply driving by.

I worked for a small local business in the area for over 5 years and I believe these new developments are really pushing St. Albert forward while at the same time, and very importantly, keeping that sense of community and civic pride intact. Not to mention the boost to the local economy, and financial impact these developments represent to the city. In troubling times such as these I think that's a very important aspect of this decision.

I couldn't recommend anyone better to be leading the charge on this rezoning and development proposal for St. Albert's continued growth and success.

Regards,

James Bonifacio
Estimator – Pre Construction
Giusti North Construction Ltd.

P: 780.220.5284
#2 10537 169 St NW
Edmonton, Alberta, T5P 4Y7



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From: [Keith Bradson](#)
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 8, 2020 10:50:29 AM

External Email: Use caution with links and attachments.

To Members of Council

I would like to express my full support for the Riverbank Landing Project

I am a retired former Controller for one of the Genstar Companies who were a major contributor to the growth, community and people of St Albert. In addition, I was Vice president of N.A. Properties Ltd., an affiliate of North West Trust who provided the financing for Landrex Corporation for their initial phases of development off Bellerose Drive. This financing was coordinated by and through myself.

I am now an investor in the Botanica development as well as the Red barn and now the new Riverbank Landing Project. The Botanica development has been a great success for the community and now this same Builder/Developer has these magnificent plans to create a new opportunity of lifestyle and community for existing and new residents of St. Albert. The success and integrity of Botanica can now be shifted to Rivebank Landing, which is a very unique mixed use development that will not only create significant tax stream for The City of St. Albert but also much needed and varied lifestyle opportunities. It is perfectly located in the core of the City and the Developer has an unblemished record of performance and quality.

Please approve this project.

Sincerely

Keith R. Bradley



From: Mary Bloos
To: [Hearings](#)
Subject: Riverbank Landing June 22 hearing
Date: June 14, 2020 5:57:34 PM

External Email: Use caution with links and attachments.

Riverbank landing project

My wife and I live in Botanica condos and have since December 2017. We moved within St Albert to downsize.

We are both in favour of this development.

I have had invitations through social media to sign a petition against this development. The petition consists of a simple copy cut and paste for opposition to the development. The reasons seem to be sight lines, shadows, and traffic.

The sight lines we experience within the city are always changing due to growth, vegetation included.

Any shadows caused by these skinny high rises would be of short duration and have a little effect on lifestyle. We have all chosen to live within a city where change and growth or constant.

Traffic within the city of St Albert seems to always be an issue whenever there are public meetings. This will continue to be an issue since in St Albert there are only three major arteries going south and one leaving the city heading north. I don't expect much change until 127th St is extended North into St Albert.

I live on the first floor phase 1 in the condos and there are 15 suites on the floor occupied by retirees entirely. One suite is only occupied two or three weeks of the year. Over 1/3 of the homes in our floor have one vehicle and none of my neighbours use the roads during rush hour. Most of us leave the building after 9:30 in the morning or not at all. In general I think the Botanica condos have less than 1/3 working couples dwelling here. By far the majority are retired and go away for the winter or for extended holidays. I don't believe we add any excessive traffic to the roads in St Albert. I would expect the new towers to be filled with young professionals and older retired folks and not for about seven years. This should provide sufficient time to address the additional traffic.

Prior to this development the Oakmont area had no restaurants, no grocery stores, no bank, no wine outlets, no hairdressing salons, no Medical Centre, no retail of any description and no schools. The main thing you find an Oakmont are single family homes which means you will always need a car to get a simple coffee or a loaf of bread. Not so in this development.

I have attached a sketch of the Oakmont area showing the foot print required to produce the roughly 600 homes that are being provided by this development. One of the large areas offset by Botanica phase 1 and phase 2 and the other large area offset by the two skinny towers. The third smaller area shows the 100 rental units proposed. This little corner of St Albert has got

to be one of the most sought after gems in the capital region. You as a council have an opportunity to showcase the city. If approved and built to a high standards I'm sure this development will be the front page or the back page feature of any future flyers promoting St Albert as a place to live in the capital region.

Thank you for your consideration.

Mel & Donnalee Brough
suite 102 200 Bellerose Dr.



From: Greg Burghardt
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 16, 2020 11:52:50 AM

External Email: Use caution with links and attachments.

Hello

I write to you today in support of the Riverbank Landing project.

I understand that this project will be very similar to the Botanica project, and would be done by the same developer as the Botanica project, which I think is fantastic... they obviously know what they're doing.

I like the project because it fits with changes that I think St Albert, and society needs ... good looking buildings that have a higher density so less urban sprawl (and we're not using agricultural land), and a strong addition to the tax base with little extra area to maintain etc. I'm not concerned about traffic issues, and the commercial aspect really makes the development feel like a wholistic community.

Thx

Greg Burghardt

June 16, 2020

St. Albert City Council
City of St. Albert
5 St. Anne Street
St. Albert, Alberta T8N3Z9

Dear Council:

Boreal Services Group is a small Edmonton based safety and engineering company. The Riverbank Landing project would mean we can continue to support our employees and continue to support our volunteer projects in our community. We have employed St. Albert residents in the past and would look to do so in the future, given the right circumstances.

I would encourage City Council to strongly consider the Riverbank Landing proposal.

Sincerely,



Dean C. Chan, P.Eng.
Senior Engineer
Boreal Services Group Inc.
780-554-3076

From: Dave Clayton
To: [Hearings](#)
Subject: Fwd: Oakmont developement
Date: June 16, 2020 12:31:07 AM

External Email: Use caution with links and attachments.

Begin forwarded message:

From: Dave Clayton <[REDACTED]>
Subject: Oakmont developement
Date: May 22, 2020 at 10:45:22 AM MDT
To: Mayor Cathy Heron <mayorheron@stalbert.ca>

I write in support of this project as an effective way to provide a desirable increase in the residential tax base with minimal demands for new infrastructure. I want to address 3 issues raised in opposition: traffic, river valley and shadows.

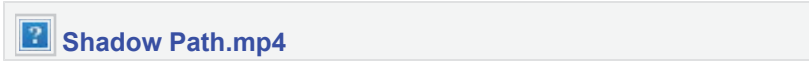
As to the traffic. We have lived here, in Lacombe Park, since 1976 and traffic flow and density in our neighbourhood has changed as the city has grown, bus routes have changed and Ray Gibbon was opened. We have adjusted. Changes to improve traffic flow, just as has happened at the Trail/Giroux intersection, could be made at Giroux/Bellerose.

As to the river valley. There never has been access to the valley at the site of this development so no change there. How will this development affect the valley? I am not sure. Do we have data to show how Ray Gibbon affected the river and Big Lake area? I know there were environmental objections raised against that project. A pedestrian bridge from Botanica to the baseball diamond might be considered.

On the matter of the shadow cast by the buildings and their affect on quality of life for residents of the area. I used a photographers app to give a visual representation of the path of the sun and shadow at 4 times in the year. It shows the length and path of the shadow cast by a 100m building and how quickly that shadow moves. I believe it shows that the effects on quality of life have been overstated. Any residence will only be in shadow for a matter of minutes, if at all, on any given day.

Regards,

Dave Clayton



--

Dave

David Cochrane
167-25015 Township Road 544A
Sturgeon County, Alberta
T8T 0B9

June 15, 2020

St. Albert City Council
5 St. Anne Street
St. Albert, Alberta
T8N 3Z9

Subject: Letter in Support of Riverbank Landing

Riverbank Landing is an incredible opportunity that the City of St. Albert and particularly City Council decision makers can and should easily support.

From an economic perspective, Riverbank Landing will provide much needed construction jobs at a time when this need cannot be overstated. Once complete several permanent employment opportunities will be created, many in new businesses. Further, Riverbank Landing is going to generate hundreds of millions of dollars in economic activity and upon completion millions of dollars in property and businesses taxes. In addition to this development becoming the envy of similar sized cities in Alberta, Riverbank Landing is sure to be the envy of numerous larger cities throughout Canada.

Riverbank Landing not only has the potential to be the most prominent landmark in St. Albert but to be St. Albert's jewel, St. Albert's beacon to residents, future residents, businesses and head offices. Proof that St. Albert continues to progress so as to maintain its designation as a world-class city, a cosmopolitan destination.

A vote for Riverbank Landing is a vote in support of future impressive developments. It is a signal to developers that they need to propose visionary developments that attract families and business to St. Albert. Riverbank Landing will be the inspiration to prospective exciting developments.

It is reasonable to anticipate that a City with an enviable, well placed, and well-conceived riverbank development that so positively augments St. Albert's skyline will receive the support of City Council.

Riverbank Landing is the new standard that residents of St. Albert already expect.

Sincerely,

David Cochrane

From: [sdesousa](#)
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 15, 2020 1:56:30 PM

External Email: Use caution with links and attachments.

To whom it may concern,

Our family of [REDACTED] has called Erin Ridge our home for the past 18 years. It is our opinion that the developments proposed as part of Riverbank Landing are not only a good idea, but exactly the kind of development that St. Albert needs more of. A development like Riverbank will provide quality living spaces, commercial opportunities and amenities that are much needed and would service the entire city. While we understand some of the concerns of our fellow community members, we also feel like the developers have already proven to understand the needs of the community and at the same time create a space that maintains the look and more importantly the feel of the surrounding community. As a family who uses the Shops At Boudreau almost daily, we all look forward to being able to have even more opportunity to support local dining, shopping and entertainment options walking distance from our home. Anyone who has ever eaten at Buco, purchased a bottle of wine at Hicks, or used Mercato for a quick coffee or supper for the family can tell you that the Shops are already a vibrant, important part of the neighborhood and the city. The developers have gone to great lengths to listen to and inform the community and based on that information, it seems obvious that Riverbank Landing will only serve to expand on an already exciting, beautiful part of our city.

We came to St. Albert because we loved the environment and feel of the community. Many of the current concerns were voiced prior to the Shops being developed and as we expected, the space has proved to be a modern meeting place and hub of activity for people from all across St. Albert. At almost any time of day we can visit the Shops to find shoppers, diners and most importantly families using and enjoying the entire complex. It is a shining example of exactly what we love about the city and neighborhood we are proud to call home, and in our opinion Riverbank Landing would only serve to provide even more to be proud of.

This project should be viewed as a way to grow and improve our already wonderful city. It would provide a much needed boost to our commercial tax base. It would provide employment for all ages of our local workforce. It would provide a way for St. Albert to move forward at a time when we have never needed it more and we have confidence that council are smart enough and confident enough to use this as an opportunity to once again prove that St. Albert is an ideal place to live, work and raise a family. We support the development at Riverbank Landing.

Shane, Christie, Emily, Aaron and Elizabeth Desousa
Proud residents of:
8 Elbow Place
St. Albert, Alberta

From: [Dennis & Bonnie](#)
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 17, 2020 10:01:34 AM

External Email: Use caution with links and attachments.

We are active retired seniors living in Jensen Lakes St. Albert and have lived in this fine city for 45 years. We loved the small town atmosphere when we moved here in the seventies. What a great place to raise our 5 kids! And now some of them have chosen to raise their families here.

But St. Albert must move with the times and this development is a fine example of what a wonderful city we could continue to be. We know a number of people who would consider moving into this complex if it comes to be...including ourselves. It is not only an asset to have this complex in our city it is necessary to continue to show that St. Albert is on the cutting edge of future community growth.

Thanks for the opportunity to express our views on this platform.

Sincerely

Dennis and Bonnie Dittmer

From: Michael
To: [Hearings](#)
Subject: Riverbank Landing June 22nd Hearing
Date: June 16, 2020 9:43:58 AM
Importance: High

External Email: Use caution with links and attachments.

To Whom it May Concern,

I would like to take this opportunity to show my support for Riverbank Landing Development with Boudreau Developments.

I have personally worked on and built Botanica Phase 1 & Phase 2 over the last 5 years. I was also a partner in a local St. Albert Business operating out of Campbell Business park for 9 years. I love St. Albert, I love the community and I think this development has the potential to be the hub for St. Albert supporting new local business, restaurants and density.

With an ongoing recession and Covid Crisis we have a Developer willing to invest \$450M into the St. Albert Community creating hundreds of jobs and millions in new property tax.

With a close relationship with the developer I can attest to their core values striving to deliver a world class facility. They are committed to unprecedented quality, family centered retail, and professional services. We are proud to be part of this development and we sincerely hope yourself and Council consider and approve this application for rezoning.

Regards,

Michael M. DoBush, CST, GSC
Senior Vice President
Giusti North Construction Ltd.

P: 780.952.8819
#2 10537 169 St NW
Edmonton, Alberta, T5P 4Y7



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From: [REDACTED]
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 7, 2020 7:12:48 PM

External Email: Use caution with links and attachments.

After looking at all of the information currently available on this project I would like to say that I support it's development. Creating density without using up so much of our farmable land is the way we are going to have to proceed. This will create some traffic discomforts and shadows but having traveled to Europe extensively these walking communities are very vibrant and a plus for any city.

Ed

From: [Linda Forsythe](#)
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 15, 2020 4:29:39 PM

External Email: Use caution with links and attachments.

We are writing to express positive approval at the council hearing scheduled for June 22nd regarding the Riverbank Landing development proposal. As residents of Botanica condominiums we feel this is a positive undertaking that will benefit not only residents in this area but for residents of St. Albert as a whole. The vision of the urban development will provide both housing and commercial entities that will bring a vibrant urban area to the City. We are hopeful this project will be given the green light to proceed.

Linda and Jon Forsythe
Sent from my iPad

From: [Diane Fournier](#)
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 7, 2020 9:33:44 AM

External Email: Use caution with links and attachments.

I live in Oakmount very close to the Shops at Beaudreau. It is a wonderful addition to our community and not a lot of amenities in St Albert are walkable. Need a vehicle to do the market etc. So bottom line this new development will provide business opportunities, residential options and community for St. Albert. I support this development. Do not let the voices of a few people who are concerned about the sun etc sway progress.

Diane Fournier
17 - 50 Oakridge Dr. South

From: [Chris Fry](#)
To: [Hearings](#)
Cc: [Jocelyn Zunti](#)
Subject: Riverbank Landing Support
Date: June 17, 2020 9:06:45 AM

External Email: Use caution with links and attachments.

To whom it may concern,

I have been involved with the Botanica Phase 1 and Phase 2 projects as project superintendent working alongside with Boudreau Developments for the past 3.5 years. I have been very fortunate to be involved with some of the preliminary design and conceptual brainstorming that has gone into the Riverbank Landing project. As a builder I'm fortunate to experience a project from conceptual design thru to project handover.

Working with Boudreau Developments these past years it has been very evident that the attention to detail with both the Botanica and Riverbank Landing projects has been impeccable. Not only from an architectural design sense but more importantly how the building will integrate with the community. In referring to the word community, Boudreau Developments has kept this at the forefront of their vision for Riverbank Landing. To me it's been an amazing experience to witness the sense of community that the Botanica projects has created, and the vision for Riverbank Landing is no different.

I think this project is a great step into the future with St. Alberts growth. While I can understand that change is hard for some to accept, it needs to be noted that Boudreau Developments has a great vision that incorporates the desires of a better community for the residents of St. Albert.

Regards,
Chris Fry

Chris Fry GSC | Chandos
Superintendent | 9604 - 20 Ave NW Edmonton AB T6N 1G1
C: 780.721.1594 | See Things Differently at chandos.com

From: Alex Gavinchuk
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 16, 2020 12:25:43 PM

External Email: Use caution with links and attachments.

Hello,

I understand that the next reading on Riverbank Landing is this week and instead of just commenting on FB, I figure it would do better to send you an Email.

I feel for the residents of the area, no one wants a 26 story tower going up in their back yards, especially ones that will block out the sun. But the reality is, when you buy a house backing onto a lot like the old holes site, you have to know that something is going to happen with that site one day.

While there are currently traffic issues, there is a lot that can be done to fix those issues, like widening the intersection and even putting an access off from Boudreau between Mercato & Botanica if they were serious about easing the Bellrose/Boudreau intersection.

But now is the time to make the hard choices for the future, do we need high density living, yes, does it need to be so tall, probably not, will this stick out and take away from the view of the river valley? You betcha! But we WILL get over it.

While it's going to suck for some folks, This development will be good for the city, The city will benefit from it, and because of this I support it.

Alex Gavinchuk
71 Lambert Crescent
St. Albert, Alberta
T8N M13

From: bobgillard@shaw.ca
To: [Hearings](#)
Subject: Riverbank Landing - Let's Approve
Date: June 2, 2020 7:27:10 AM

External Email: Use caution with links and attachments.

St. Albert City Council

Generally, but particularly in this current economic climate, we should be supportive of reasonable development in our city. We need employment, tax revenue, housing options and growth.

Some will just oppose change and development. Some will raise valid concerns.

Boudreau Communities is looking to develop a mixed-use project called Riverbank Landing on the property adjacent to its current project The Botanica.

I understand that after consulting with the community Boudreau Communities has revised its plans to address in part some of the issues that have been raised such as traffic and sightlines.

The Botanica and the Shops at Boudreau are first-rate projects and have been well received by the market and by the majority of the community.

Boudreau Communities has demonstrated it is a responsible developer and has delivered a quality product that is in demand.

I think Riverbank Landing is a great project that will benefit the city of St. Albert as a whole. I urge council to approve it.


Bob Gillard
St. Albert

From: [Hearings](#)
To: [Brenda McGaw](#)
Subject: FW: River bank landing June 22 hearing
Date: June 16, 2020 4:56:40 PM

Tamara Dallimore
Legislative Officer
Legal & Legislative Services
5 St. Anne Street
St. Albert, AB T8N 3Z9
P: 780-459-1632
E: tdallimore@stalbert.ca

The City of St. Albert ›
5 St. Anne Street, St. Albert, AB, T8N 3Z9

-----Original Message-----

From: Verrill Handfield < >
Sent: June 16, 2020 4:41 PM
To: Hearings <Hearings@stalbert.ca>
Subject: River bank landing June 22 hearing

External Email: Use caution with links and attachments.

I would like to voice my opinion that the River Bank Landing development is a very good thing for Saint Albert. I support it wholeheartedly. It's definitely an area I could see myself moving to. Everything with in walking distance in a picturesque setting.

Sent from my iPhone

From: [Brian Hennessey](#)
To: [Hearings](#)
Subject: Riverbank Landing Approval
Date: June 13, 2020 7:30:57 AM

External Email: Use caution with links and attachments.

Good morning,

While out this morning I noticed a sign at the Botanica area calling for approval of a new development called "Riverbank Landing". In my opinion this development is exactly what the beautiful and vibrant town of St. Albert needs. Somewhere family's can go to enjoy the beautiful views, shop, exercise and relax. I look forward to seeing this new development take shape in the next couple years.

Thank you,

Brian Hennessey

41 Newgate Way

From: [Donna Hill](#)
To: [Hearings](#)
Cc: info@riverbanklanding.ca
Subject: Riverbank Landing Letter of Support
Date: June 12, 2020 1:18:12 PM

External Email: Use caution with links and attachments.

To Whom It May Concern,

Botanica is my third condo living experience in St. Albert, so I am not expressing these thoughts from a lack of experience. My three year exposure with Boudreau Developments staff has been the best housing experience of my close to 8 decades on this planet.

Over the years, St. Albert has benefited from many creative and successful development opportunities. In my opinion, Riverbank Landing embraces a development standard that sets the bar at a higher level from what the city should expect from developers.

Is it visionary, yes, is it creative, yes, does it pose challenges from infrastructure and development framework, of course. From the accomplishments I have observed so far this new opportunity is a very bright light this city needs to get its collective head around.

Yours truly,
D. Hill

From: [Bill Hole](#)
To: [Hearings](#)
Subject: Riverbank Landing June 22nd Hearing
Date: June 17, 2020 7:55:15 AM

External Email: Use caution with links and attachments.

I am writing in support of the Riverbank Landing Development. I have lived and worked in St. Albert, all my life.

This is a premium development which compliments the location and today's modern, urban lifestyle. This development is well planned and will be a great asset to our city.

Boudreau has proven itself to be a top-quality developer, as evidenced by Botanica. Their development has attracted strong, unique independent businesses and restaurants, which add to the lifestyle options for all St. Albertans, businesses that would not likely have opened in St Albert, without such a unique and beautiful development.

St. Albert is a great city. Riverbank Landing will help make it world class.

Bill Hole
300 Orchard Court
St. Albert, Alberta
T8N 7P8
780-499-8893

Jacqueline Pelechytik

To: Hearings
Subject: RE: Riverbank Landing

From: Veronica Kadylo [REDACTED]
Sent: June 17, 2020 11:51 AM
To: Hearings <Hearings@stalbert.ca>
Subject: Riverbank Landing

External Email: Use caution with links and attachments.

Sent from Windows Mail

To city council,
My name is Veronica Kadylo and I fully support the proposed new development at Riverbank Landing.

I am sure that if my long time friend Lois Hole were alive she would support it too. You may call me at 780-476-4677 anytime for further comment.

Thanks

Veronica Kadylo

From: [Morris Kadylo](#)
To: [Hearings](#)
Subject: Riverbank Landing
Date: June 17, 2020 11:12:44 AM
Importance: High

External Email: Use caution with links and attachments.

To City Council,

We have been residents of St. Albert and Surgeon County for the last 9 years.

I started Ukrainian Dancing at Paul Kane in 1976 with Lawrence Kenakin.

My mother Veronica and Lois Hole knew each other for decades, and worked together assisting my parents to win "Communities in Bloom", 3 times.

She completely supports the proposed Riverbank Landing Project, and has visited the existing Phases numerous times.

I support the proposed development, and hope to be living in one of the new high rises as I retire in the next few years!

It would be nice to move back to St. Albert from Sturgeon County.

Please call should you require any additional information at 780.220.5683.

Regards,

Morris Kadylo, P.Eng, GSC

#200, 340 Circle Drive, St. Albert, AB, T8N 7L5
C: 780.220.5683 P: 780.459.4777 ext. 208 F: 780.458.4798
www.mkgrouppofcompanies.ca

From: [Kristel Kautz](#)
To: [Hearings](#)
Subject: Riverbank Landing Project
Date: May 28, 2020 4:26:46 PM

External Email: Use caution with links and attachments.

To Whom it May Concern,

As a resident of St. Albert, I would like to express my support for the proposed Riverbank Landing Project. Riverbank Landing will provide an exciting opportunity for businesses as it is a mixed-use development site. While providing jobs and helping boost the economy of St. Albert, Riverbank Landing supports the natural beauty of St. Albert. This project boasts a site available to the public to enjoy with walking trails in our beautiful river valley. Along with boutique shops and restaurants this will be a sought after community for all to enjoy all while protecting our wildlife.

Kristel Kautz
1207, 30 Nevada Place
St. Albert, AB
T8N 4K7

From: Ken King
To: [Hearings](#)
Subject: Support for Riverbank Landing development proposal
Date: June 8, 2020 2:36:25 PM

External Email: Use caution with links and attachments.

To Members of Council, City of St. Albert:

I wish to provide my unqualified support for the subject proposal which I understand will be on your meeting agenda for second reading later this month.

My wife and I are lifetime residents of Edmonton, both currently retired empty-nesters at the stage of discussing downsizing in the not-too-distant future and possibly relocating to St. Albert where we have visited frequently in our leisure time over the years to enjoy the smaller-city vibe generally and more specifically to follow the development of neighboring Botanica and Shops at Boudreau, the type of community where we would like to live eventually.

Following is a brief summary of the advantages of Riverbank Landing to us and to the City of St. Albert as I see them.

ADVANTAGES TO US

I know the individuals developing Botanica and also proposing to develop Riverbank Landing. Botanica is clearly in a class of it's own and is testimony that these individuals have the abilities to successfully complete Riverbank Landing as proposed and I know that they have access to adequate financial resources to be able to do so.

Riverbank Landing has the perfect mix of residential and commercial and is ideally situated in the heart of St. Albert. Generous allowances provided for green spaces for the enjoyment of residents and also the public are made possible by the developer building the economically optimum number of residences "up" rather than "out". Finally, the developer appears to have adequately addressed parking and other traffic issues.

ADVANTAGES TO CITY OF ST. ALBERT

You better than I are able to quantify the evident significant monetary advantages of Riverbank Landing being built in the inner-city of St. Albert resulting from increased economic activity and property tax base.

In conclusion, I urge you to look favorably upon the Riverbank Landing development proposal at your upcoming meeting.

Respectfully submitted,

Ken King
78 St. George's Crescent NW
Edmonton, AB T5N 3M7
C-780-264-9310

Thank you for providing the opportunity to comment on the proposed "Riverbank Landing" project.

As a longtime resident of St Albert (25+ years), I have recently moved into the Botanica Condominiums and I strongly support the proposed development. As the world is rapidly changing the Riverbank Landing's proposed personal services and dwellings combination is what is desperately needed for St Albert moving away from the moniker of bedroom community of Edmonton to a preferred city. As more people work from home, now estimated that 40 % of workers will be working from home, a development that provides groceries, medical services, restaurants, personal services, etc. all within a short walk from a residence in the same complex is very appealing and needed! THIS IS THE FUTURE. I have met new residents moving in from all over Alberta and Western Canada. Slave Lake, Grande Prairie, Calgary, Saskatoon and Williams Lake all moving into the Botanicas. I asked why the Botanica's the answer was the City of St Albert's reputation, the parks, Red Willow paths, rec centers and the views in a condominium setting. Stores and restaurants in the complex area was another big reason people were moving into or back to St Albert.

I see traffic flow is a concern but as a resident at Botanica you do not see many vehicles leave between 6:30 AM – 8:30 AM. The traffic congestion for an hour or two in the morning is primarily people taking children to school from Erin Ridge and Oakmont or leaving to drive into the City of Edmonton for work but not from the Botanica's. I am sure your traffic engineers can make changes at the corner of Bellerose Drive and Boudreau Road to alleviate some of this traffic pinch points.

I want more green spaces, more policing, more fire and medical responders, streets free of snow/debris and potholes filled. As the population of St Albert grows how will you control exorbitant property tax increases to maintain the current status quo of services? The Riverbank Landing project, as per media reports, will bring in almost \$1.8 million in tax revenue annually and that is direct revenue and does not includes ancillary revenues through small business operations. This project will benefit **ALL** St Albert taxpayers by reducing the tax burden.

This is nearly a \$500 million project, what a great way to kick start the economy due to the epidemic for St Albert. Yes, I am agreeing to 5 years on construction and all the noise and traffic in our complex, but I lived in Orchard Court before moving into the Botanica's and endured 5 years of constant construction. Real estate are promoting moving into Orchard Court as the shops of Boudreau is walking distance to restaurants and shops.

Thank you,

Ed Kohel

Botanica Resident

587-986-6930

St. Albert City Council

I am writing to express my **strong support** for Riverbank Landing. This vibrant, mixed-use development is exactly the type of responsible community creation the city requires as it evolves to meet the needs of the future. We need employment, tax revenue, housing options, amenities and growth.

Botanica and the Shops at Boudreau are first-rate projects that have been well received by the market and by the majority of the community.

Boudreau Communities has a proven record of accomplishment, creating homes where people want to live. They have also demonstrated strong community support choosing local trades when possible and assisting local charities.

Families from all over St. Albert will enjoy the creation of the plaza, outdoor areas, and access to the river valley.

I am currently nearing retirement and after looking at the Botanica project I am considering looking at purchasing a condominium in the proposed Riverbank Landing development.

I think Riverbank Landing is a great, once in a lifetime project that will benefit the city of St. Albert as a whole. I urge council to approve it.

Sincerely,

Robert Lamoureux
1719 Rutherford Point SW
Edmonton, AB

From: [Kevin Mattai](#)
To: [Hearings](#)
Subject: Riverbank Landing Project
Date: June 16, 2020 12:10:22 PM
Attachments: [image961252.png](#)
[image196394.png](#)

External Email: Use caution with links and attachments.

Hi,

For those involved with the potential re-zoning for an additional phase of development to commence on the Riverbank Landing area. Please consider this email as a petition to continue with the re-zoning to proceed with commercial / residential development. I live in Sturgeon County not far from St. Albert and go through the city everyday and utilize the city for all day to day shopping.

I think the development would be quite beneficial to the area and of course help with our economy, as I know there are a lot of trades looking for work these days. It will be projects like this that are needed to help can keep some local companies in business.

My name is Kevin Mattai and I live at 26322 Twp Rd 552, Sturgeon County, AB, T8R 2E2.

Thanks,

Kevin Mattai, P.Eng.

Senior Project Manager, Electrical
Electrical | Edmonton
D: 780.801.6172 | M: 780.902.0392

[Watch our client testimonial video](#)



[Arrowonline.ca](#) | [Englobe.ca](#)

From: [Brent McDonald](#)
To: [Hearings](#)
Subject: bylaw 11/2020,12/2020,13/2020
Date: June 11, 2020 1:21:50 PM

External Email: Use caution with links and attachments.

I support all the changes to the bylaw. I would ask that orchard court road be opened to access this area as it would alleviate a lot of the traffic issues on Bellerose dr. and provide walking access to all the shops at Boudreau for the residents of Oakmont south.

Thank you b. mcdonald

From: Betty McNish
To: [Hearings](#); [Legislative](#)
Subject: Riverbank Landing June 22, 2020
Date: June 16, 2020 8:39:53 AM

External Email: Use caution with links and attachments.

To whom it may concern:

I would like to express my support for the proposed Riverbank Landing Development in St. Albert.

My company has worked with Boudreau Developments in the past and I found them approachable, professional and honest.

With Botanica Phase 1 and 2 Boudreau Developments created a residential development that is thoughtful and beautiful.

A community for all ages and incomes. For people and families starting out and for those who are downsizing and thinking about their personal footprint.

I encourage Council to consider Boudreau Developments application for re-zoning.

Betty McNish

McNish Steel Ltd.

10636 205 St.

Edmonton, AB T5S 1Z1

P: 780.447.3337 | F: 780-447-3379

betty.mcnish@mcnishsteel.com



From: [Percival Mirochnick](#)
To: [Hearings](#)
Subject: Riverbank Landing June 22 Hearing
Date: June 8, 2020 1:45:59 PM

External Email: Use caution with links and attachments.

As a Botanica homeowner, we are pleased to provide our support to the proposed Riverbank Landing development.

It is clear the developer (Boudreau Communities) continues to be receptive to St. Albertans' feedback and suggestions about ways to move this exciting development forward while respecting the concerns of homeowners in adjacent communities. Great cities are built by visionaries and St. Albertans should embrace the unique opportunity Riverbank Landing presents to enhance the quality of life that makes St. Albert one of the best places to live in all of Canada.

Riverbank Landing will feature all of the amenities that support a walkable urban village: diverse housing, natural recreation areas, boutique shops and restaurants, and health and professional services.

This proposed development will enhance the healthy lifestyle choices that blend well with the amenities and services we enjoy as a Botanica homeowner.

We heartily endorse Riverbank Landing as a forward looking, innovative, modern lifestyle urban village for the future benefit for all of St. Albertans.

Percy and Simonne Mirochnick

[REDACTED]

Sent from [Mail](#) for Windows 10

June 17, 2020

City of St. Albert
5 St. Anne Street
St. Albert, AB T8N 3Z9

Attention: Mayor Cathy Heron and City Councillors

RE: Riverbank Landing Development

The St. Albert and District Chamber of Commerce is a strong supporter of opportunities to facilitate change and growth while creating a fertile environment for businesses, partnerships and residents. The proposed Riverbank Landing Development project represents a significant step in what St. Albert should become. It is progressive, innovative and visionary and it provides opportunities that are prevalent in many urban areas as seen globally.

The Chamber acknowledges the two areas of concern: the flow of potential traffic in the area and the height of the proposed towers. We strongly encourage Council to approve the project and give direction to administration to work with the developer to address these concerns in a way that allows the project to proceed to the benefit of all.

As our population ages, and as we look at attracting and retaining younger residents, the future of St. Albert depends on a vision to include more mixed-use areas where residential, commercial and other uses come together to create distinct places. The Riverbank Landing Development plan will appeal to both young and old.

This is one of the largest investment commitments we have seen in St. Albert to date which would not only bring a significant positive economic impact to our community but would send a strong message that St. Albert is open to business and investment.

Yours sincerely,



Margaret Mrazek, QC
2020 Chair, St. Albert and District Chamber of Commerce

cc: Riverbank Landing Development

To: St. Albert Council

I would enjoy and also support the many benefits that Riverbank Landing will bring to St. Albert. This will provide an exceptional area in St. Albert as it will accentuate the beauty of St. Albert's river and provide a truly stunning area in the capital region.

It will increase the tax base and help St. Albert achieve some of its density goals.

The benefit of the wildlife corridors can facilitate natural ecological functioning, which in turn may increase niche diversity.

It's also needed for the older population so that they remain living in St. Albert in this quality of condo development rather than relocating to Edmonton as they transition to condo living.

Thank you,
Brian Nilsson

From: [Orest Lewczyk](#)
To: [Hearings](#)
Subject: Fwd: Riverbank Landing Support
Date: June 17, 2020 11:12:39 AM

External Email: Use caution with links and attachments.

<!--[if !vml]--> <!--[endif]-->

Attn: City of St. Albert

Please accept this e-mail as support for the above mentioned project.

If you have any questions, do not hesitate to call me.

Yours truly

Orest Lewczyk

Canbian Inc.

17314-106 Ave

Edmonton, AB T5S-1H9

P: 780-489-1756

F: 780-486-0067

C: 780-242-5484

On Jun 16, 2020, at 1:23 PM, Morris Kadylo
<[REDACTED]> wrote:

Hello everyone,

As you know we successfully completed Phase 1 & 2 of Botanica in St. Albert with CHANDOS.

Our client Boudreau Developments are planning some very exciting new developments for the Project Site.

Please see below, and if you agree with us that this is a good thing for St. Albert, please send in a personal confirming email that you support the project prior to June 17, 2020.

Thank-you for helping out.

Regards,

Morris Kadylo, P.Eng, GSC

<image003.jpg>

#200, 340 Circle Drive, St. Albert, AB, T8N 7L5
C: 780.220.5683 P: 780.459.4777 ext. 208 F: 780.458.4798
[REDACTED]

<image009.jpg>

<image010.jpg>

<image011.jpg>

<image012.jpg>

<image013.jpg>

From: Robert Brosseau [REDACTED] >

Sent: June 10, 2020 10:11 PM

To: Morris Kadylo [REDACTED] >

Subject: Riverbank Landing Support

Jacqueline Pelechytik

To: Hearings
Subject: RE: Riverbank Landing June 22 Hearing

-----Original Message-----

From: Ali Ohadi [REDACTED]
Sent: June 17, 2020 11:50 AM
To: Hearings <Hearings@stalbert.ca>
Subject: Riverbank Landing June 22 Hearing

External Email: Use caution with links and attachments.

Dear Sir/Madam,

As part of community I am really excited to see such an amazing project coming to the city. This project will create a dynamic environment, generate new business and more modern spaces to our city. I am supporting this development and hopefully it starts soon.

Best Regards
Ali Ohadi

From: Brent Poirier
To: [Hearings](#)
Subject: Riverbank Landing June 22nd Hearing
Date: June 16, 2020 1:21:20 PM

External Email: Use caution with links and attachments.

To Whom it May Concern,

I would like to take this opportunity to show our support for Riverbank Landing Development with Boudreau Developments.

We have been an active resident, contractor and engaged member of the community of City of St. Albert for the past decade. From our experience, St. Albert has proven to be a community leader with its rich heritage, arts and natural environment. With the sustainable growth of St. Albert, we think this development reflects the values and aspirations of the community.

We can attest to the developers core values striving to deliver a world class facility, focused on St. Alberts community vision. We are hopeful yourself and Council will consider and approve this application for rezoning.

Best regards,

Brent Poirier | Managing Director | Sustainable Developments Group of Companies |
(780) 231-1558

****Can you recognize a HAZARD and STOP an unsafe act****

PLEASE NOTE: This communication, including any attached documentation, is intended only for the person or entity to which it is addressed, and may contain confidential, personal, and/or privileged information. Any unauthorized disclosure, copying, or taking action on the contents is strictly prohibited. If you have received this message in error, please contact us immediately so we may correct our records. Please then delete or destroy the original transmission and any subsequent reply. Thank you.

June 15, 2020

City of St. Albert
5 St Anne St
St. Albert, AB
T8N 3Z9

Dear Mayor and Council,

Further to our letter dated January 19, 2020 (attached) we continue to unequivocally support Boudreau Communities Ltd in their Riverbank Landing project and reiterate our position that continued urban sprawl isn't the answer to St. Albert's growth and fiscal stability.

In order for this community project to be successful, strong leadership will be required from City Council. It takes political courage to implement change; especially when we are all very comfortable with the status quo. A paradigm shift is required from all parties concerned (council, developers and citizens) in order to move away from urban sprawl and towards a more sustainable city environment.

To better prepare this project for success, the City of St. Albert needs to address current traffic concerns by continuing to be proactive in smart traffic systems (technology driven), increase the frequency of buses during peak hours, perhaps a traffic circle on Bellerose Drive (eastern end of Riverbank Landing) and a link to Anthony Henday further East to divert traffic from the eastern end of St. Albert and away from Boudreau and Bellerose Dr. Current lack of traffic movement options shouldn't restrict a community development such as Riverbank Landing. If doing so then you would simply be subscribing to enduring urban sprawl and not community building as planned for in Riverbank Landing.

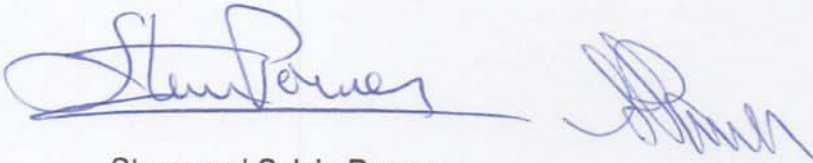
Leadership is making and implementing new direction that may not be popular but is required for a better outcome in the future of our city. Although politics does come into play when decisions are required, in spite of this, the final outcome needs to be properly articulated and then with time the results will be obvious. In this instance, Riverbank Landing is unpopular with some of the current residents in the immediate area, but, with a vision to improve traffic flow (traffic circle, traffic light balancing, new entrance point to Anthony Henday, better/more frequent bus service, etc.), City Council can convince the residents that Riverbank Landing is a better development concept that will serve the citizens of St. Albert well and reduce urban sprawl resulting in a more sustainable future and decrease the City's environmental footprint. Not to mention a significant increase in the property tax revenue from this development.

It would be great to be able to walk out your door and be steps away from a baker, a butcher, a coffee shop or be able to take a nice walk on a connected trail system right out your back door. We believe that we'd all like to be able to walk to something interesting in our communities that brings citizens together and this is what Riverbank Landing is all about. This is the future of communities; a constructive and innovative project that should attract a diverse group of citizens that will come to study, work, play and retire. All the while being much more affordable from a city infrastructure perspective. Simply put, a really nice vibrant community hub.

Your resolve and responsibility to ensure that the city moves forward in a direction that will ensure economic stability, a strong tax base, and environmental stewardship takes strong leadership and the ability to turn vision into reality. Approving this project in this second reading, as proposed, will move St. Albert to more financial resources that will assist in countering budget constraints if we want a secure a stable future for the citizens of St. Albert.

We believe that this project fits with the vision and strategic goals of St. Albert. As such, please consider this letter in support of this very sustainable community development project and take it into consideration during your deliberations on June 22, 2020 with respect to the Public Hearing for Riverside Land Use Bylaw Amendment.

Respectfully,

Two handwritten signatures in blue ink. The signature on the left is 'Steve Power' and the signature on the right is 'Sylvie Power'.

Steve and Sylvie Power

January 19, 2020

City of St. Albert
5 St Anne St
St. Albert, AB
T8N 3Z9

Dear Mayor and Council,

We are writing to you to express our unequivocal support for the Boudreau Communities Ltd proposed development, Riverbank Landing, adjacent to the Botanica condos.

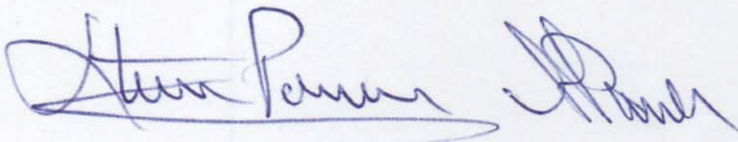
As a purchaser of one of the condos in Botanica Phase II, we were drawn to St. Albert and more specifically to Botanica, as we were looking for a community that encapsulated modern and environmentally sustainable living in a progressive city.

The City of St. Albert is known for its love of the environment where one of the City's Strategic Priorities is "Environmental Stewardship." As such, and in support of Environmental Stewardship, the current urban sprawl practice doesn't fit with St Albert's strategic priorities nor with us. Rather a modern and progressive urban design such as proposed by Boudreau Communities Ltd for Riverbank Landing, is a reflection of this strategic priority. Live, work and play urban design is a much more sustainable development concept that isn't based on an outdated practice of urban sprawl that not only isn't environmentally sustainable it is also a drain on limited city resources. Urban sprawl requires the city to support large residential areas for a small population base instead of a much larger population base in a well-planned out multi-use community that uses a much smaller environmental footprint.

The Riverbank project, as proposed, embodies the live, work and play concept in a park like setting that incorporates the ravine, trees and riverbank into the whole development. This is a much better fit to sustainable living in a modern and progressive city such as St. Albert and the primary reason as to why we purchased a condo in Botanica and why we welcome the concept of Riverbank Landing.

We believe that this project fits with the vision and strategic goals of St. Albert, as such, please consider this letter in support of Boudreau Communities Ltd proposed development of Riverbank Landing.

Respectfully,

Two handwritten signatures in blue ink. The first signature is 'Steve Power' and the second is 'Sylvie Power'.

Steve and Sylvie Power

From: [Paul Radostits](#)
To: [Hearings](#)
Cc: [John Radostits](#)
Subject: Riverbank Landing Project Support
Date: June 8, 2020 1:03:01 PM

External Email: Use caution with links and attachments.

St. Albert City Council

I am writing to express my **strong support** for Riverbank Landing. This vibrant, mixed-use development is exactly the type of responsible community creation the city requires as it evolves to meet the needs of the future. We need employment, tax revenue, housing options, amenities and growth.

Botanica and the Shops at Boudreau are first-rate projects that have been well received by the market and by the majority of the community.

Boudreau Communities has a proven record of accomplishment, creating homes where people want to live. They have also demonstrated strong community support choosing local trades when possible and assisting local charities.

Families from all over St. Albert will enjoy the creation of the plaza, outdoor areas, and access to the river valley.

I think Riverbank Landing is a great, once in a lifetime project that will benefit the city of St. Albert as a whole. I urge council to approve it.

Paul Radostits
12916-102 Avenue
Edmonton

June 2, 2020

St. Albert City Council
5 St. Anne Street
St. Albert, Alberta T8N 3Z9

Dear Mayor Heron and City Councillors,

RE: LETTER OF SUPPORT FOR RIVERBANK LANDING

On behalf of the Board and senior leadership of Chandos, I am writing to express our strong support for the Riverbank Landing development adjacent to the Botanica Condominiums in St. Albert.

We believe that this type of premier, master planned community built around the vibrant lifestyle aspirations of the City of St. Albert will have significant benefit to the local economy and the local workforce. Having the unique opportunity to build such a diverse development within existing urban infrastructure complements the emphasis on livable communities that is essential to the City and it will bring together much-needed housing options for seniors, millennials and families. This will be further supplemented with family-centric retail and professional services, dining options, expansive walking trails and natural spaces.

The development of Riverbank Landing will provide a clear path to ensuring sustainability and vitality for the City of St. Albert through significant tax revenue and job creation. It will build upon the strong community feel that already exists at Botanica and will continue to enhance it with additional lifestyle options. While Chandos isn't currently looking to relocate its head office outside of Edmonton, this is definitely the type of progressive development that we would entertain moving into, if the need were to arise.

We thank you for this opportunity to voice our support for such an important development; one which will have a tremendous positive impact on the continued growth and livability of the City of St. Albert well into the future.

If you have any questions, I can be reached at (780) 641.0959 or via email at tridl@chandos.com. Thank you for your time and consideration.

Yours truly,

Chandos Construction Ltd.



Tom Redl
Chief Executive Officer

From: Robin Reid
To: [Hearings](#)
Subject: Riverbank Landing Project
Date: June 16, 2020 1:07:08 PM

External Email: Use caution with links and attachments.

To Whom it May Concern,

I am a resident of St Albert (at 1 Andrew Crescent), and would like to share my opinion regarding the proposed Riverbank Landing Project, for your consideration please.

I believe that this would be a welcome addition to the community, as I see many benefits to continued development of our City. The related jobs and security (both from construction, but also from residency) that provides for our residents is a major positive in this economic environment of uncertainty.

I also believe that any previous issues regarding traffic and increased density have been appropriately dealt with by the developer, and I would welcome further mixed-use development of this type.

I appreciate the time you've taken to read this, and look forward to the project moving ahead to the benefit of our current and future generations in St Albert.

Thanks very much.

Robin Reid

From: [Bob Rehm](#)
To: [Hearings](#)
Subject: Riverbank Landing Support
Date: June 2, 2020 9:47:45 PM

External Email: Use caution with links and attachments.

Jun 2/20

City of St. Albert – City Council

Re: Riverbank Landing Support

Dear Sir or Madam,

As as resident of St. Albert, I am in support of the Riverbank Landing project.

My opinion is based on the following pros and cons that I see in the project.

Pros:

- provides new spaces for seniors to live in St. Albert
- reduces use of Prime #1 agricultural land along north edge of St. Albert
- increases population density within the existing city footprint to make better use of existing roadways, public transit and fire department coverage which should reduce everyone's property taxes
- provides an interesting urban village style development with public spaces and walking trails

Cons:

- will increase traffic somewhat along Bellerose Drive but it is a 4 lane arterial road

I believe that this development will work towards reducing urban sprawl in St. Albert and minimize the amount of Prime #1 agricultural land presently being used along the north edge of St. Albert for future developments.

Thank you for this opportunity to express my opinion on this important new development.

Regards,
Robert B. Rehm
56 Deane Crescent
St. Albert, Alberta
T8N 5A1

From: Brett Rusnak
To: [Hearings](#)
Subject: Letter of Support - Riverbank Landing
Date: June 16, 2020 1:45:06 PM

External Email: Use caution with links and attachments.

To whom this may concern,

I am writing in SUPPORT of amendments the Oakmont ASP and Land Use Bylaw to allow for a new mixed use development on the site - Riverbank Landing.

While the proposal seems intensive, the area will require a strong, denser population base to support local business and economy. This site provides the opportunity for alternate housing options in St. Albert and more specifically for this area of town. The proposal complements the adjacent (Botanica Gardens) development and commercial area, with minimal impact to the surrounding environment. The existing adjacent low density communities will understandably feel negatively impacted having enjoyed the wide open agricultural type use previously associated with the site. However, a greater variety of housing options will provide a future diverse population to support amenities and enhance community vibrancy, relying less solely on vehicle trips.

The proposal supports a new mixed use development, creates greater housing diversity, provides options to age in place and utilizes the site in an efficient manner. I am in Support.

Sincerely,
Brett Rusnak
780-364-0899

June 15, 2020

City Council
The City of St. Albert
5 St. Anne Street
St. Albert, Alberta
T8N 3Z9

Attn: Review Committee, Riverbank Landing

RIVERBANK LANDING JUNE 22 HEARING

Dear Mayor Heron, Councillors

I wish to take this opportunity to express my support for Riverbank Landing. We have family in St. Albert and we recently relocated our business here from Edmonton.

Riverbank Landing is a visionary development which embraces all the positive attributes of the City of St. Albert. I think the confidence that Boudreau Developments have shown with Botanica and this future project is the envy of other communities in the greater Edmonton area and it will be a positive step forward for St. Albert.

A dynamic, well designed development such as this will serve the City well, especially after the damages and hardships inflicted on towns and cities by Covid 19. This project will create both short and long-term jobs and a tax base for the City. It will be a gathering place for the all the people of St. Albert and will attract people from other communities to enjoy the surroundings and amenities.

There will always be those that resist change, but greatness always comes from vision and the engine of progress.

Sincerely,

Ingrid Ruth
780-907-6968

Nicole Ruth
#75 16903-68th Street
Edmonton, AB T5Z 0R1
June 16th 2020

To Whom it May Concern

I was lucky enough to call Erin Ridge home for the better part of a decade. During my time in St. Albert I grew to love the city very much, so much so in fact that my intent is to purchase a home in Erin Ridge again soon. The community feel is unmatched, the residents are friendly, the surroundings are beautiful, I could go on. When the Shops at Boudreau opened it became an almost daily visit spot in our household. We would walk down for dinner and drinks and Buco, or for a latte at Good Earth, dinner many nights came from Careit Deli (now Sara's Kitchen). The shops and ambiance only added to the benefits of living in the area.

It is my opinion that they have done a great job with design in the area, while chic and modern it also feels welcoming. The tenants in the shops are trendy, suitable for the area, and a good representation of St. Albert and what life in the city means. Not only do I think the Riverbank Landing project is a positive addition to the area already, it will also serve to enhance St. Alberts economy. Riverbank Landing is the future of St. Albert while staying true to the roots of the city and community and what it means to be a part of it.

Growth and change will always be met with some opposition, that is just the way of life. Nonetheless for those like myself who greet change openly and see only the benefits and what is to be gain from Riverbank Landing it is my hope that this project can move forward and that we can be one step closer to enjoying the finished product.

Sincerely,

Nicole Ruth



14635 – 134 Ave NW
Edmonton, AB T5L 4S9
Ph: 780-479-7266

Attention: hearings@stalbert.ca

RE: Riverbank Landing June 22, 2020 hearing.

On behalf of Rucon Contracting Ltd. we would like to extend our offer of support for the Riverbank Landing project in St. Albert, AB.

We firmly believe that supporting and promoting healthy lifestyles in our community is extremely valuable.

A project such as Riverbank Landing offers families the opportunity to come together where all members are rewarded from the variety of services that Riverbank Landing has to offer.

With the more recent unsettled times we have all been facing today; we feel that a project such as this that will create jobs, support our economy, and provide valuable services to the community is vital.

We wish you nothing but success in you endeavour.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Shipanoff", with a small mark to the right.

Brandie Shipanoff.
General Manager
Rucon Contracting Ltd.
Ph: (780) 394-2920
Email: brandie.rucon@gmail.com

From: [REDACTED]
To: [Hearings](#)
Subject: Fwd: Riverbank Landing Development
Date: May 22, 2020 10:07:31 AM

External Email: Use caution with links and attachments.

Please see the below email in support of the Development at Riverbank Landing.

Regards,
Kathy Silvester

From: "mayorheron" <mayorheron@stalbert.ca>
To: "kathsilvester" [REDACTED]
Sent: Tuesday, January 21, 2020 5:43:31 PM
Subject: RE: Riverbank Landing Development

Hi Kathy,

Thanks for your well thought out email regarding the proposed development in Oakmont. Boudreau Developments has formally submitted an application to the city. The process now involves circulation around our various departments for review. They will evaluate the traffic impact analysis, environmental impact etc. This will then either come to council with support from staff or sent back to the developer for modifications. It is my understanding that the developer will be having another open house on January 29th that you may want to attend.

Once a public hearing is scheduled, tentatively for June 8th, I would ask that if you wish you submit a formal response you can send an email to hearings@stalbert.ca or attend the hearing and speak to council at that time.

I will keep your email in a file for future reference

You bring up a lot of good points and it is nice to receive a letter of support from someone in Botanica.

Regards,

Mayor Cathy Heron

City of St. Albert, The Botanical Arts City

P: [780-459-1606](tel:780-459-1606) / **T:** www.twitter.com/CathyHeron

City of St. Albert | 5 St. Anne Street | St. Albert, AB | T8N 3Z9

mayorheron@stalbert.ca | www.stalbert.ca

www.facebook.com/cityofstalbert | www.twitter.com/cityofstalbert



From: Kath Silvester [REDACTED]
Sent: January 21, 2020 12:42 PM
To: Mayor Cathy Heron <mayorheron@stalbert.ca>; Wes Brodhead <wbrodhead@stalbert.ca>; Jacquie Hansen <jhansen@stalbert.ca>; Sheena Hughes <shughes@stalbert.ca>; Natalie Joly <njoly@stalbert.ca>; Ken MacKay <kmackay@stalbert.ca>; Suzanne Bennett <SBennett@stalbert.ca>
Cc: Live Botanica <info@livebotanica.ca>; [REDACTED]
Subject: Riverbank Landing Development

Notice: This email originated from outside of the organization.

Hello,

I wanted to send an email in support of the new Development at Riverbank Landing.

After reviewing the plans, hearing discussions on the new development and owning (with my partner) a suite in Botanica I fully support their vision.

The reasons for support are as follows:

- Love the unique boutiques, walk-ability and village square which offers a great sense of community
- Developers have put forward a vision for the future which provides further reason why St. Albert is somewhere folks want to live and raise families
- Good tax revenues
- Strategic use of space and services (transit, green space, amenities, community feel)
- Excellent use of River Views and Valley
- Towers are fantastic, nice to see many people will be able to enjoy river views vs a small few
- Vision for the future and environment, ie: shared space, less single use vehicles
- Economic sense for business owners, having a community surrounding and supporting small business is something I encourage

Thanks for your consideration for this project.

Regards,

Kathy Silvester
619, 200 Bellerose Drive
St Albert

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From: Valerie Spink
To: [Hearings](#)
Subject: Riverbank Landing June 22nd Hearing
Date: June 6, 2020 5:58:53 PM

External Email: Use caution with links and attachments.

Dear Madam Mayor and Council

My husband and I moved into Botanica 3 years ago. We live in a 2 bedroom plus den, 1400 plus square foot condominium and have a double garage. We just received our St. Albert 2020 property tax notice for \$5453.90 for the condo and \$1104 for the garage for a total of \$6557.90. We used to live in a 1500 square foot home with a large yard and a single attached garage on a quiet crescent in the old Lacombe Park area and paid house taxes of approximately \$3000. These dollar figures show that Botanica residents are paying a significant amount of money towards the City's property tax pot.

Lifestyle choices are very much individual ones. The fact that Botanica offered the perfect location with its river views, shops, restaurants, proximity to other important amenities we frequent, made it an even more attractive living site. To date we have not regretted our move to Botanica.

The proposed Riverbank Landing development represents a very logical "next step" to the Botanica development concept/model. This type of development needs to be part of St. Albert's future and offers a choice and lifestyle that, based on our experience in Botanica, has many both personal and community benefits. The opportunity for the City of St. Albert to have a high quality development with many key community benefits and amenities, namely residences for different age groups, shops, restaurants, medical and professional services, a square, walkability and of course beautiful views and most of all a revenue generator in the form of taxes should be considered very seriously.

In council's deliberations on whether this type of development should be part of the City's future development plans, it is our view that this type of development is the future. This future includes enhanced public transport that is facilitated by higher density and lowering/minimizing the human footprint e.g. reducing urban sprawl, lowering per capita GHG emissions and reducing transportation related air pollution. It is also important to note that tax revenue is significantly higher from a development such as Riverbank Landing than it would be for single family homes on land that same size.

St. Albert is in the enviable position to be able to consider a development such as Riverbank Landing because it has already focused on its green spaces and single family home subdivisions. By allowing the Riverbank Landing development, Council is not making an either/or decision. It is showing that it is forward thinking and entitled to wear the mantle of 'one of the best cities in the country'.

Regards,
David and Valerie Spink
#415, 200 Bellerose Drive

St. Albert, AB T8N 7P7
780-458-3362

From: Sue Trenchard
To: [Hearings](#)
Subject: River bank Landing
Date: May 28, 2020 4:31:05 PM

External Email: Use caution with links and attachments.

To council

As a 3 year resident of Botanica I can attest to the quality of workmanship that we enjoy. Boudreau Developments is a very solid company who stands behind their buildings, they do what they say and they say what they will do and they are on hand to right any deficiencies.

The shops at Boudreau truly enhances our way of life and the addition of Riverbank Landing will be an asset to Botanica, Oak Mount and St. Albert as a whole. This prime land will be developed by someone. Who better than Boudreau who enjoy a proven track record with the over 200 condominiums in Botanica.

This project will improve our already great way of life in St. Albert, bring construction jobs in the shorter term and many service and professional jobs in the long term. The nay Sayers may well be the loudest group, however I believe the silent majority is all for this innovative project.

Thank you for your consideration.

Your sincerely

Sue Trenchard

Sent from my iPad



Subject:
Date:



FW: Riverbank Landing Williamson
June 16, 2020 11:25:27 AM

> -----Original Message-----

> From: Brad Williamson

> Sent: June 8, 2020 8:52 PM

> To: Hearings <Hearings@stalbert.ca>

> Subject: Riverbank Landing

>

> External Email: Use caution with links and attachments.

>

> Hi my name is Brad Williamson and I've been a St. Albert resident for about 12 years now. I wish to speak in favour of the project as I believe St. Albert has been absolutely begging for something like this for a very long time! The Botanica is a wonderful example of this...it has sold out so quickly I believe it demonstrates just how much demand there has been for this type of building project. Shops of Boudreau is always busy and a fantastic place to shop, eat and simply walk around. Added to all of this would be the creation of jobs, taxes for the city and simply taking a step closer to making St. Albert one of the prettiest most desirable places to live in Canada. Thankyou

>

> Sent from my iPhone

City of St Albert

hearings@stalbert.ca

Riverbank Landing Project.

From Richard and Lilian Zasada ([REDACTED]

We have many friends and relatives in St Albert and several who live in the Botanica buildings.

That is a wonderful area and great project, and a place we could see calling home.

We are support of this project. For the following reasons

- Increased tax base for City of St. Albert.
- Developer has a proven track record with the Botanica project. Great use of the Hole's property with green space and multiway use trails and walkways.
- Mixed use (commercial and residential) in the inner city is considered desirable.
- Traffic issues have already been addressed by the developer.
- The development creates much needed employment for the young people in St Alberta
- The project does not use up prime agricultural land as we so often see with urban sprawl.

Thanks Rick & Lil Zasada

From: Richard Lof
Sent: June 17, 2020 9:13 AM
To: Hearings <Hearings@stalbert.ca>
Subject: Riverbank Landing

External Email: Use caution with links and attachments.)

I have lived (and worked) in St. Albert for about 50 years, and have loved our home and community in Braeside for the last 40 of these. I have seen much growth and development in our city during this time, as well as read about many plans for further development, some which have come to fruition, and some which have not. The Botanica development is an excellent example of a development that has achieved great success, and is to be admired for its classic architecture, its use of space, and its positive addition to the community.

I wholly support the proposed Riverbank Landing development. High rise buildings that cause concern to many nearby residents living in single-family homes are not really destructive to their way of life. Suburban communities surrounding Vancouver, for example, frequently have high rise

buildings close to and surrounded by single-family homes, making good use of space and providing a diverse and expanding population, supporting local shopping areas, schools, churches, and recreational facilities.

Increasing urban density, even in a smaller city like St. Albert, also protects the valuable farmland surrounding an urban area. St. Albert is bordered by excellent agricultural lands which are ever-increasingly being lost to the expanding city. Providing residence for several hundred people in a development like Riverbank Landing will, in part, reduce this loss of valuable farmland.

Thank you for this opportunity to share my opinion.

Richard Lof