

From: [REDACTED]
Sent: Saturday, June 20, 2020 11:19 PM
To: Eric Schultz <eschultz@stalbert.ca>
Cc: [REDACTED]
Subject: Kingswood Stage 27 subdivision

I am the owner of [REDACTED], and the rezoning area backs to my house. I do not object to the rezoning, because a park for everyone to enjoy is better than a farmer's field full of weeds. However I do have the following comments/concerns:

1. There are these beautiful trees planted along the fence, and they accent the landscape. I hope the city will keep those trees there as they have been there for a while, and removing them will be a shame.
2. Security and privacy concerns: What kind of features will be in the park? Playground? Soccer field? Will there be some distance between these features and the houses along Kingsmeade, so to provide some privacy to the home owners?
3. Is there going to be a parking lot for the park? If so, where is this parking lot be? I hope it will be farther away from the residences, for privacy and security reasons.

From: Eric Schultz
Sent: Monday, June 29, 2020 3:04 PM
To: [REDACTED]
Subject: Re: Kingswood Stage 27 subdivision

Hello [REDACTED]

At this time, the design of the park is not known. The application that was circulated to you is a Planning department process that changes the land use designation of the park site (outlined in yellow on the attached aerial view) to allow for the City to develop a park.

Recreation and Parks will be providing several means (online survey, a design charrette, etc) for the public to provide input and raise concerns regarding the actual design of the park, starting sometime in August and continuing into the fall.

I will include your concerns with my report, but as Planning does not deal with park design, I would recommend engaging with Recreation and Parks when they open up the public consultation component. However, I can tell you that the trees along the north border of the park will NOT be removed, as they are protected by an agreement between Canterra Developments and the City of St. Albert.

From: [REDACTED]
Sent: Saturday, June 27, 2020 12:15 PM
To: Eric Schultz <eschultz@stalbert.ca>
Subject: Proposed Subdivision Kingswood Stage 27

Mr. Schultz,

I live at [REDACTED]. We bought this property because there were trees, sunshine and privacy behind our west-facing backyard. The proposed 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 subdivision Kingswood stage 27.

[REDACTED]

From: Eric Schultz
Sent: Monday, June 29, 2020 11:34 AM
To: [REDACTED]
Subject: Re: Proposed Subdivision Kingswood Stage 27

Hello [REDACTED]

The Kingswood Stage 27 is proposing to create a public park in the area defined in yellow on the attached aerial view. There will be no residential development in this area at all.

There will be some kinds of recreational amenities in this park, such as a playground, but the exact design of the park is not known at this time. Recreation and Parks will be asking public input later this year.

I hope this allays your concerns. Please email me if you have further questions.

From: [REDACTED]

Sent: Sunday, June 28, 2020 10:10 AM

To: Eric Schultz <eschultz@stalbert.ca>

Cc: [REDACTED]

Subject: Proposed Land Use Bylaw - Kingswood Stage 27. File E.1.238 Redistricting - residents [REDACTED]

Hi Eric

I am in receipt of the Kingswood Stage 27 Proposed land use Bylaw amendment. In review of the documents it is difficult to provide comments and or concerns as many items are not detailed on the amendment. A public hearing will be made available on November 2nd and I assume at that time a clear proposal will be put in place. At my initial review my questions would be as follows.

- Garbage receptacles be put in place? and where? and how far away from my property.
- Pathways? My concerns would be park goers and or public being or migrating at the back of my property, The Current properties(my adjacent neighbours included have yards that are in close proximity and would have reduced privacy if provisions are not made.
- Added trees? Landscaping or will this be a "put to grade and seed only" type park.
- As the remaining site will be left as natural space the wildlife such as Coyotes will still be present. What mitigation will the city put in place for the safety of patrons attending the park.
- Existing storm and Sanitary man holes and access pits are present.. what mitigation will the city put in place to provide user safety.
- If a playground is installed how far will it be away from current residents in Kingsmead. Keeping in mind noise bylaws and privacy.

I am at this time in favor of this park but further guidelines would need to be provided for proper review.

Regards

[REDACTED]

From: Eric Schultz

Sent: Monday, June 29, 2020 11:46 AM

To: [REDACTED]

Subject: Re: Proposed Land Use Bylaw - Kingswood Stage 27. File E.1.238 Redistricting - residents [REDACTED]

Hello [REDACTED]

At this time, the design of the park is not known. The application that was circulated to you is a Planning department process that changes the land use designation of the park site (outlined in yellow on the attached aerial view) to allow for the City to develop a park.

Recreation and Parks will be providing several means (online survey, a design charrette, etc) for the public to provide input and raise concerns regarding the actual design of the park, starting sometime in August and continuing into the fall.

I will include your concerns with my report, but as Planning does not deal with park design, I would recommend engaging with Recreation and Parks when they open up the public consultation component.

From: [REDACTED]
Sent: Saturday, July 04, 2020 6:18 PM
To: Eric Schultz <eschultz@stalbert.ca>
Subject: Proposed Land Use Bylaw Amendment, and proposed Kingswood Stage 27 Subdivision

Hi Eric,

I hope all is well with you.

Regarding the redistricting for Kingswood Stage 27, could you confirm that the proposed plan for the large central greenspace (Plan 852 1925, Block E) is to facilitate the creation of a new community park/school and NOT residential? We owned [REDACTED] in Kingsmeade Crescent, which is backing onto the large greenspace in question, and we plan to build our home in a year. We chose St. Albert because of its family oriented environment. I believe that the Kingswood Area would fully benefit from having its own park/school. And, with its proximity to the Servus Union Rec Centre, the location will be ideal for park/school. I would be in full agreement to redistrict the portion of the large central greenspace for a park/school and NOT residential. That area has enough houses, but lacks parks and school.

Also, if a school is to be built, is it elementary school (K-6)? Junior High School (grade 7-9)? or high school (10-12)?

Thank you,
[REDACTED]

From: Eric Schultz
Sent: Monday, July 06, 2020 10:24 AM
To: [REDACTED]
Subject: Re: Proposed Land Use Bylaw Amendment, and proposed Kingswood Stage 27 Subdivision

Hello [REDACTED]

I have attached two maps. The B&W map is a page from the Area Structure Plan for Kingwood that shows the Future Land Uses proposed for the Kingswood neighbourhood. The color map shows where the proposed subdivision (park) will be (YELLOW). On the color map, the BLUE shaded area is designated as future park (which could include a school) and the PURPLE shaded areas are designated as future low density residential (which would likely consist mostly of single detached houses). The ORANGE line is approximately where Kingswood Blvd would be extended to complete a ring road thru the neighbourhood.

At this time, the owner of these undeveloped lands has not indicated what [REDACTED] plans are for the rest of the greenspace, nor the timing of any future development. The lands have been sitting undeveloped for some time now. The City has worked with the owner over the last few years to release the lands in the proposed subdivision, so that Kingswood could have a community park.

The City's Recreation and Parks department will be holding public engagement sessions to determine the actual design of the park, starting in August and then into the fall. Watch the City website for more

information; I believe that nearby residents/owners will also be contacted by mail to inform them of the opportunities for engagement.

If there's anything else I can help answer, please let me know.

From: [REDACTED]
Sent: Monday, July 06, 2020 1:30 PM
To: Eric Schultz <eschultz@stalbert.ca>
Subject: Re: Proposed Land Use Bylaw Amendment, and proposed Kingswood Stage 27 Subdivision

Hi Eric,
Thank you for the quick response. Based on the information that you have provided, although I agree with the idea of a school, I don't quite agree with the plan. Considering the value of our property, we don't necessarily want to be overlooking a building and a parking lot. I hope the City will reconsider its proposed design.

Regards,
[REDACTED]

From: Eric Schultz
Sent: Monday, July 06, 2020 1:46 PM
To: [REDACTED]
Subject: Re: Proposed Land Use Bylaw Amendment, and proposed Kingswood Stage 27 Subdivision

Hi [REDACTED]

I want to make sure I've been clear. The only thing being proposed by this application is to enable the creation of the community park, in the space marked by YELLOW on the color map I sent you. The design of the park is not known at this time, which includes whether there are any buildings or a parking lot.

The other colored areas on the map are just showing what CAN be built on those lands, but as of right now, there are no plans for the rest of the green space at all and it will remain that way until the owner decides to do something. At that point, [REDACTED] would have to apply to the City and you would get a notification similar to this one, explaining what he is proposing.

If you object to having any park located in the marked area, then please reply and provide any reason(s), and I'll include your comment with the application. If you want this park but have concerns about what will be IN the park, then I would recommend engaging with Recreation and Parks when they begin their consultation process.

Eric

From: [REDACTED]
Sent: Monday, July 13, 2020 2:47 PM
To: Eric Schultz <eschultz@stalbert.ca>
Subject: Kingswood Stage 27

External Email: Use caution with links and attachments.

Regarding the letter send out dated June 11, we as homeowners in the area are very much in favour of this plan. When will we hear more about next steps after public hearing in November?

Sent from my iPad

From: Eric Schultz
Sent: Friday, July 17, 2020 2:12 PM
To: [REDACTED]
Subject: Re: Kingswood Stage 27

Hello

The Recreation and Parks department will be holding community engagement sessions of some sort (due to COVID, there may not be a public open house, but there likely will be some kind of online meeting), starting sometime in later August. These will be where you can hear about the possibilities and offer your input on what you'd like to see in the park. Watch the City website for information about Kingswood, and you should also receive a notice in your mail, informing you of when and how to engage with Parks.