

Public Open House

Hearing
on Wednesday, May 6, 2020



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RANGE ROAD 260
AREA STRUCTURE PLAN
AMENDMENT

ALL PARTIES APPEARING BY VIRTUAL TECHNOLOGY

St. Albert, Alberta
May 6, 2020

<p>Page 2</p> <p>1 BLAYDON DIBBEN: Okay. Well, it's a few minutes after 2 4:30, so I think just to stay on time, we'll get 3 started here. So thank you, Lenore. 4 First thing I'm going to do is start the 5 recording. 6 Okay. So as -- thank you all for -- for 7 joining us. This is our first ever attempt at this 8 digital open house. I think -- I think it's okay 9 to start now. We have most people in here. And if 10 people join late and want to see the beginning of 11 the meeting, they can -- we will be posting this 12 online on both the City website and the Select 13 Engineering website for a period of two weeks. 14 My name is Blaydon Dibben. I'm a planner 15 with Select Engineering Consultants. We're 16 representing the land owner Rohit Developments on 17 this application. 18 Also on the call here is -- and in 19 attendance are Alex Swonek. He's the engineer for 20 this project with Select Engineering. 21 UNIDENTIFIED SPEAKER: Blaydon, can I interrupt for just 22 a second? 23 BLAYDON DIBBEN: Yeah. 24 UNIDENTIFIED SPEAKER: Can you go back to the main 25 screen just so people can attach -- those that have</p>	<p>Page 4</p> <p>1 Who else? 2 Amanda Wilde, who is with Parks. 3 Jason Casault, who's with engineering. 4 Dean Schick, transportation manager. 5 And Adryan Slaght, who's the director of 6 planning. 7 I may have butchered some of the -- some of 8 the titles there but hopefully not too much. 9 Okay. I'm going to share the -- share the 10 slide again. 11 So this is an online open house to present 12 the proposed amendment to the Elysian 13 neighbourhood, which is within the Range Road 260 14 Area Structure Plan. This online presentation 15 replaces the original open house that was planned 16 to take place at the St. Albert Inn in March. That 17 one was cancelled due to restrictions on public 18 gathering due to COVID-19. So this is replacing 19 it. 20 We'll give a short presentation on the 21 changes being proposed to the neighbourhood plan, 22 and then following that, we will take questions and 23 answers. 24 This video will also be available on the 25 websites -- both the City website, Select</p>
<p>Page 3</p> <p>1 video streaming, they can attach a face to the 2 name? 3 BLAYDON DIBBEN: Okay. Oh, my -- like, my face? 4 UNIDENTIFIED SPEAKER: Just so we can see everybody. 5 BLAYDON DIBBEN: Oh, see everybody. Oh, I see. Okay. 6 So stop sharing. 7 UNIDENTIFIED SPEAKER: You're sharing. 8 BLAYDON DIBBEN: So if you can see faces along the top 9 there, Eveliene is -- is transcribing this 10 presentation. So she -- in accordance with City of 11 St. Albert requirements, a transcript of the 12 presentation and question and answer will be typed 13 out and provided to the City as a record. 14 From Rohit, we have Russell Dauk, who's the 15 vice president there. 16 Jim Killoh and Luciano Salvador. 17 And then we have a number of people from the 18 City in attendance who will be able to answer 19 questions and correct me if -- if -- if -- if they 20 need to. 21 So Lenore Mitchell, senior planner. 22 Sajid Sifat, who is the project planner on 23 this. 24 Kristina Peter, who is the manager of 25 planning.</p>	<p>Page 5</p> <p>1 Engineering website -- for a period of two weeks, 2 ending May 20th. Any comments can be submitted to 3 the e-mail address BDibben@SelectEng.ca, which is 4 listed on that -- those two websites. We'll 5 provide all the comments. We'll collect them all 6 and provide them and review them with the City 7 along with the application. 8 Following the recorded presentation, we will 9 do the question and answer period. So if you have 10 a question, there's a button at the bottom -- 11 should be at the bottom left of your screen that 12 says "Raise your hand." So press that button, and 13 then we will be able to see if you have a question. 14 But we'll hold questions to the end of the 15 presentation just so that the recording isn't too 16 long, I guess. And then -- and then we'll do a 17 separate recording for the questions and answers. 18 Okay. So the first slide here, this shows 19 the general planning process within the city of 20 St. Albert and within the province of Alberta. 21 So the blue pyramid -- pyramid on the right 22 shows the different levels of policy and regulation 23 starting with the MGA, the Municipal Government 24 Act, which defines the rights and regulations that 25 affect land owners and municipalities within the</p>

<p>1 province.</p> <p>2 Then following that is the Edmonton</p> <p>3 Metropolitan Region Board, which provides guiding</p> <p>4 policies and the growth plan that guide planning</p> <p>5 within the Edmonton metropolitan region.</p> <p>6 Following that is the municipal development</p> <p>7 plan. The City is currently working on a new</p> <p>8 municipal development plan, which is intended to</p> <p>9 guide growth of the city to project 100,000 people</p> <p>10 and an additional 15,000 jobs.</p> <p>11 So the green box on the slide here must</p> <p>12 comply with all of those plans above, the statutory</p> <p>13 plans above. So we're working on the Area</p> <p>14 Structure Plan, an amendment to it. The original</p> <p>15 Area Structure Plan was approved back in 2015.</p> <p>16 Since that time, Rohit has acquired the east</p> <p>17 half of the lands where Elysian Fields was</p> <p>18 approved. And there are several changes being</p> <p>19 proposed, which we will discuss in the upcoming</p> <p>20 slides.</p> <p>21 An amendment to the ASP can take -- we've</p> <p>22 got six to nine months there. Probably longer than</p> <p>23 that. More -- more like six to -- six months to a</p> <p>24 year. And it depends on the complexity. So prior</p> <p>25 to submitting the technical part for the City to</p>	<p>Page 6</p>	<p>1 ASP is approved, we would be allowed to provide --</p> <p>2 get approvals for redistricting and subdivision</p> <p>3 applications along with engineering design and --</p> <p>4 and move forward to construction.</p> <p>5 So as I said, Rohit is the -- the owners of</p> <p>6 the land. They're the developers. Rohit has a</p> <p>7 vision of this community that will build upon their</p> <p>8 extensive experience and creativity in both housing</p> <p>9 and land development throughout the region. They</p> <p>10 successfully look at ways for people to buy houses</p> <p>11 that fit their specific lifestyles. Rohit plans to</p> <p>12 work with the City on -- on some potential changes</p> <p>13 to the land use bylaw that would allow for a</p> <p>14 variety of housing choices. Rohit develops</p> <p>15 different types of housing product throughout the</p> <p>16 Edmonton region and pride themselves on being</p> <p>17 innovative trendsetters for housing with efficient</p> <p>18 land -- efficient use of space and attention to</p> <p>19 architectural design.</p> <p>20 From a neighbourhood perspective, my client</p> <p>21 Rohit has planned a community that focuses on</p> <p>22 walking, biking, and active transportation. The</p> <p>23 trails and greenways provide safe and efficient</p> <p>24 ways to travel and enjoy the neighbourhood while</p> <p>25 connecting to various sizes and types of park</p>
<p>1 review, we must hold an open house. So that's --</p> <p>2 that's where we are today at the top of that -- at</p> <p>3 the top of that graph. Once we've held this open</p> <p>4 house and provide you an opportunity to comment,</p> <p>5 we'll be submitting our application, which includes</p> <p>6 a number of technical records. Lots of work goes</p> <p>7 into these area structure plans, more than just</p> <p>8 preparing the concept plan. So it has to be</p> <p>9 supported by traffic impact assessment, servicing</p> <p>10 design brief such as storm, water, and sanitary,</p> <p>11 environmental site assessments, geotechnical</p> <p>12 studies, as well as a fiscal impact assessment,</p> <p>13 which is required by the City.</p> <p>14 Once all that information is -- is complete</p> <p>15 and put together, we will be submitting it to the</p> <p>16 City for review, and the City circulates that</p> <p>17 around to agencies and departments for comment.</p> <p>18 Once all comments have been addressed and</p> <p>19 everybody's happy, we can proceed to council for a</p> <p>20 public hearing and a decision.</p> <p>21 So this public hearing is another</p> <p>22 opportunity for the public to speak if you wish to</p> <p>23 tell council how excited you are for this plan to</p> <p>24 be approved and for it to start construction.</p> <p>25 The ASP would then be allowed to -- once the</p>	<p>Page 7</p>	<p>1 spaces for recreation along with a future school</p> <p>2 site planned for the neighbourhood.</p> <p>3 The biggest opportunity for recreation would</p> <p>4 be at the recently designated Community Amenities</p> <p>5 Campus. Council's approved the location of the --</p> <p>6 at the north end of Elysian Fields, and this could</p> <p>7 be a catalyst to attract investment and commercial</p> <p>8 services for the area such as retail, restaurants,</p> <p>9 personal service shops, and accommodations. All of</p> <p>10 this will help to establish a complete community</p> <p>11 for residents and the general public.</p> <p>12 The amendment area is located in west</p> <p>13 St. Albert next to Ray Gibbon Drive and the</p> <p>14 north -- switch slides here.</p> <p>15 So this is the context plan. You can see</p> <p>16 Elysian Fields, the outline in blue, that's next to</p> <p>17 Ray Gibbon Drive that runs along the east,</p> <p>18 Villeneuve Road on the north, and then the</p> <p>19 extension of Giroux Road would be on the south.</p> <p>20 The current -- the current boundary of the City is</p> <p>21 in green here, and you can see the crosshatch in</p> <p>22 green to the north and to the west. So that is the</p> <p>23 planned annexation lands, which would expand the</p> <p>24 City boundaries.</p> <p>25 So you can see that, today, Elysian Fields</p>

<p>Page 10</p> <p>1 is close to the edge of the City. But should those 2 annexation lands go through, eventually after 3 development, Elysian would become more of an 4 internal neighbourhood, servicing -- and I would 5 speculate that part of the reason council approved 6 this location is it will service a large area 7 around it for the rec. centre and Community 8 Amenities Campus. You can see where Servus Place 9 is across on the east side of the City.</p> <p>10 So this next slide talks about some of the 11 key changes that we are proposing with the 12 amendment to the Range Road 260 Area Structure 13 Plan.</p> <p>14 I just want to be clear on this that our -- 15 my client's lands are east of Range Road 260. So 16 Range Road 260 currently runs down the middle of 17 the plan area. So we haven't made any -- we're not 18 proposing any changes to Avenir and the lands to 19 the west, including Carrot Creek or anything along 20 there. So the amendment area is specific to the 21 Elysian Fields neighbourhood.</p> <p>22 So the first important change is the 23 replacement of industrial lands in the north area 24 with the Community Amenities Campus. In March this 25 year, council approved the location for the future</p>	<p>Page 12</p> <p>1 driveways planned for running onto the roads 2 adjacent to the school site.</p> <p>3 The school is also well connected by the 4 trail system. So you can see in green -- in red 5 here, there's a trail that would run along the 6 school across -- there's a greenway that would go 7 down into the -- the storm pond, and then also a 8 greenway along Range Road 260.</p> <p>9 So one of the -- one of the other major 10 changes to the plan is we're proposing to close a 11 portion of Range Road 260. So the middle area here 12 is shown in green. That's the existing roadway. 13 But we found with the traffic generation and -- and 14 everything, it -- it was more important to have a 15 good -- good connectivity throughout the 16 neighbourhood for people to walk and bike. And -- 17 and also having a straight road going through this 18 neighbourhood is -- invites speeding and -- and 19 isn't all that attractive. So definitely a major 20 part of this plan is removing that straight road 21 and -- and breaking it up with a bit with some -- 22 some linear parks going through there, which would 23 connect all the way from the Community Amenities 24 Campus down to this storm pond down and then down 25 to Giroux Road as well as up to Villeneuve Road.</p>
<p>Page 11</p> <p>1 rec. centre and Community Amenities Campus in the 2 north part of Elysian Fields. This site provides 3 good access opportunities from Villeneuve Road and 4 proximity to Ray Gibbon Drive and Future Fowler 5 Way. There's a neighbourhood commercial land use 6 planned on the collector road into the neighbour -- 7 neighbourhood, which would be a good complementary 8 use to the Community Amenities Campus.</p> <p>9 The City is working with Rohit on a 10 servicing plan to design the extension of services 11 out west eventually, which would -- which would 12 help unlock not only just the lands in Elysian but 13 lands to the north and lands to the south such as 14 future Lakeview Business District.</p> <p>15 A school site is also planned for this 16 neighbourhood. The previous school site was over 17 on the east next to Ray Gibbon Drive. So with this 18 proposed plan, we're moving it more central to the 19 neighbourhood with good access off of the collector 20 roads. It would have collector roads on two sides. 21 The -- you can see that with the addition of 22 lanes -- so the land use bylaw has been updated to 23 allow for lane product. This reduces the -- the 24 opportunity for -- for driveways running onto the 25 school site. And in this case, there are no</p>	<p>Page 13</p> <p>1 There's also a new storm pond planned in the 2 south of the neighbourhood. So this wasn't in the 3 original plan. This allows for staging of 4 development if -- if staging were to happen off -- 5 off the south here after Giroux Road. Then the 6 storm service could -- could go through this storm 7 pond.</p> <p>8 It also creates a great amenities space for 9 the south area. So if you look at the previous 10 plan, there was a -- there was a park space but 11 no -- no other storm ponds or anything. And it's 12 also connected along the trail system. And then 13 another feature is you would be able to drive -- as 14 you drive into the neighbourhood, go -- this round 15 about, you can see right into that storm pond. So 16 it's a beautiful view as you enter the 17 neighbourhood to head to your house.</p> <p>18 So the next slide goes into a bit more 19 detail just showing -- zooming in on the approved 20 plan on the left versus the proposed plan on the 21 right.</p> <p>22 You can see on the -- on the left, there is 23 a -- there was a plan for a sports -- sports 24 facility, sports centre, which was named Sport City 25 at the time. So, unfortunately, this -- this</p>


<p>Page 14</p> <p>1 vision wasn't able to -- to move forward, and I</p> <p>2 think due to funding and -- and -- and therefore</p> <p>3 it's -- it's been -- those lands have been sold and</p> <p>4 acquired by Rohit. So the sport theme has</p> <p>5 definitely carried through here with the -- with</p> <p>6 the approval of the communities amenities campus</p> <p>7 and -- and all the recreation space. There's a</p> <p>8 good variety of recreation opportunities through</p> <p>9 the neighbourhood, especially with the school park</p> <p>10 site in the middle and other park sites throughout.</p> <p>11 The new plan for Elysian Fields increases</p> <p>12 the amount of residential land from 23 hectares to</p> <p>13 40 hectares and the number of homes from 720 to</p> <p>14 about 1,470. So this results in a total population</p> <p>15 increase from 1,600 people to about 3,700 people</p> <p>16 within the Elysian Fields plan area.</p> <p>17 You can see that lane product has been</p> <p>18 introduced into the plan, which is a result of the</p> <p>19 update to the land use bylaw. So some of these --</p> <p>20 some of these are showing lanes running onto</p> <p>21 collector roads, which de-emphasises the garages</p> <p>22 and also provides for more efficient lotting,</p> <p>23 housing.</p> <p>24 As discussed earlier, Rohit develops</p> <p>25 different types of housing product throughout the</p>	<p>Page 16</p> <p>1 recommendation to reduce that 300 setback down. So</p> <p>2 a closure plan is being submitted to the City</p> <p>3 and -- and to the province, which we're hoping will</p> <p>4 receive approval by the end of the year. This</p> <p>5 would reduce -- we'd also be trying to reduce the</p> <p>6 setback down to 50 metres, which is what's</p> <p>7 reflected in the new plan. So you could build</p> <p>8 residential uses right up to 50 metres from that</p> <p>9 landfill all in accordance with the studies that</p> <p>10 have been done there showing that there's --</p> <p>11 there's -- that's appropriate for the land use.</p> <p>12 The -- the Pit 2, which is -- which is shown</p> <p>13 here as a storm pond, so it would be proposed, just</p> <p>14 as the preapproved plan, as a storm pond and</p> <p>15 another amenity space for -- for people to walk</p> <p>16 through and -- and -- and view as well as taking on</p> <p>17 the -- the storm water.</p> <p>18 So this -- I think the main point of this</p> <p>19 slide here is we just want to show that, you know,</p> <p>20 perhaps the industrial and the commercial spaces</p> <p>21 that were shown within the -- within this</p> <p>22 residential neighbourhood were more a product of</p> <p>23 that 300 metre setback without knowing more</p> <p>24 information. And -- and, really, to have</p> <p>25 residential in this area would be very</p>
<p>Page 15</p> <p>1 Edmonton region and are currently working with the</p> <p>2 City on implementing new housing forms in</p> <p>3 St. Albert. So this is -- this reflects that</p> <p>4 ability to -- to make different types of housing</p> <p>5 forms throughout the neighbourhood, either front</p> <p>6 attached with garage or -- or rear -- rear detached</p> <p>7 garage or rear attached garages. There's a number</p> <p>8 of different housing products that can be looked</p> <p>9 at.</p> <p>10 Finally, I just wanted to talk a little bit</p> <p>11 about the north area. So there was a -- a former</p> <p>12 landfill -- two former landfills identified as</p> <p>13 Pit 1 and Pit 2. Pit 1 and Pit 2 were -- ceased</p> <p>14 operations back in 1996 in the -- you can see in</p> <p>15 the approved ASP, there's a 300 metre setback shown</p> <p>16 around this. That's -- that coincides with the --</p> <p>17 the -- the boundaries of industrial land and</p> <p>18 commercial uses. So that 300 metre setback</p> <p>19 restricts the -- the ability to build food</p> <p>20 establishments, residential, hospitals, those uses,</p> <p>21 and that's legislated in the MGA.</p> <p>22 So Rohit's done a number of studies and --</p> <p>23 and monitoring over the past couple of years, since</p> <p>24 2018. And through that, there's a recommendation</p> <p>25 of -- through those studies, there's a</p>	<p>Page 17</p> <p>1 complementary to the Community Amenities Campus</p> <p>2 that is planned for this area and would -- and</p> <p>3 would be a better fit than what -- than the</p> <p>4 industrial lands. So this Community Amenities</p> <p>5 Campus could be a catalyst for additional</p> <p>6 industrial or commercial investment to the north as</p> <p>7 well as to the south in -- in this area in</p> <p>8 St. Albert.</p> <p>9 So that's it for the -- for the formal</p> <p>10 presentation. I just want to thank you for</p> <p>11 attending. We'll now take questions from</p> <p>12 participants. So I'm just going to put this -- I</p> <p>13 can bring up the slides again, but I'll stop</p> <p>14 sharing at this point just so I can see everybody's</p> <p>15 faces and -- and names.</p> <p>16 So I see there are -- there are a few</p> <p>17 attendees that joined after we started the</p> <p>18 presentation. So I just want to let you know that</p> <p>19 you are all muted. But if you -- if you have a</p> <p>20 question -- I see Ken has a question, so we'll get</p> <p>21 to that -- you can put up your hand. There's a</p> <p>22 button at the bottom that says put up your hand,</p> <p>23 and that -- that lets us know that you have a</p> <p>24 question to ask.</p> <p>25 And, again, if you -- if you joined late,</p>

<p style="text-align: right;">Page 18</p> <p>1 this will -- this is all being recorded and will be 2 put onto the website.</p> <p>3 So first we'll take the -- I'll unmute Ken 4 here.</p> <p>5 Hi, Ken. Can you...</p> <p>6 KEN CRUTCHFIELD: Yeah, I can hear you. Thank you very 7 much.</p> <p>8 BLAYDON DIBBEN: Great.</p> <p>9 KEN CRUTCHFIELD: I've got a quick question. There is a 10 requirement for environmental reserves, municipal 11 reserves, school reserves -- municipal and school 12 reserves, and I'm just wondering how, does that 13 offered plan for the Community Amenities Campus 14 influence that reserve total? Is that figured in 15 as part of the 30 percent maximum? Or -- or not?</p> <p>16 BLAYDON DIBBEN: As part of the -- so the 10 percent 17 land is -- is taken for the MR to the south. And 18 then also they're using that -- that portion. But 19 you're -- you're actually asking about the 20 30 percent maximum you can use for public lands, is 21 that right, in the neighbourhood?</p> <p>22 KEN CRUTCHFIELD: Correct. Yeah.</p> <p>23 BLAYDON DIBBEN: You know, I --</p> <p>24 RUSS DAUK: It's Russell Dauk here from Rohit. 25 Just commenting that because that aspect for</p>	<p style="text-align: right;">Page 20</p> <p>1 BLAYDON DIBBEN: The -- the actual type of school has 2 not been discussed at this point.</p> <p>3 COUNCILLOR HANSEN: Okay. What's the size of it, then, 4 I guess would be my question?</p> <p>5 BLAYDON DIBBEN: 4 hectare site.</p> <p>6 COUNCILLOR HANSEN: 4 hectare? Can you speak in acres?</p> <p>7 BLAYDON DIBBEN: About 10 acres would be 4 hectares, I 8 believe.</p> <p>9 COUNCILLOR HANSEN: So I think that would be -- could be 10 a high school. Okay. Could be elementary too.</p> <p>11 And then just in terms of -- because I get 12 asked this question a little bit about the site, 13 and I'm trying to understand the answer. In terms 14 of the Landfill Number 1, reducing the 300 metre 15 setback to 50 metres, that's okay as far as the 16 provincial legislation goes, and that's because of 17 the type of material that's in there?</p> <p>18 BLAYDON DIBBEN: Well, they -- they are -- we've been -- 19 working on a closure plan, and Tetra Tech is the 20 consultant on that.</p> <p>21 And, I don't know, Russ, do you want to -- 22 do you want to expand on --</p> <p>23 RUSS DAUK: Sure.</p> <p>24 BLAYDON DIBBEN: -- the work that's been done there? 25 RUSS DAUK: I can comment on that.</p>
<p style="text-align: right;">Page 19</p> <p>1 the recreation lands is envisioned as a donation, 2 it would not cause -- it's a willing donation that 3 would not cause any implications on that other 4 30 percent. So the municipal reserve on the 5 balance of the land is still owing. The provision 6 related to the percentage of road is still 7 appropriate.</p> <p>8 So because that's done as a willing offer 9 that's being made to the municipality, it would not 10 limit any other provisions of the municipality as 11 under the MGA.</p> <p>12 KEN CRUTCHFIELD: Okay. Thank you very much.</p> <p>13 BLAYDON DIBBEN: Okay. Councillor Hansen, you have a 14 question? Trying to unmute you here, but...</p> <p>15 COUNCILLOR HANSEN: How about now?</p> <p>16 BLAYDON DIBBEN: Yeah.</p> <p>17 COUNCILLOR HANSEN: I actually unmuted me.</p> <p>18 BLAYDON DIBBEN: Okay. Perfect.</p> <p>19 COUNCILLOR HANSEN: I don't even know if I'm supposed to 20 be asking questions, Blaydon, but I have two. Just 21 clarifications.</p> <p>22 In terms of the school site, is it -- is the 23 thought that the size of that school site would be 24 high school or elementary? Or has that even been 25 discussed?</p>	<p style="text-align: right;">Page 21</p> <p>1 So I don't know if people want to see me if 2 the presentation goes down or not, but you can see 3 my smiling face.</p> <p>4 So with regards to the landfill, you're 5 right. There is a provincial guideline that's set 6 in the Municipal Government Act provisions that are 7 basically -- set a standard 300 metre setback. 8 Because there's an understanding that not all 9 landfills are created equal, so they just put an 10 arbitrary number in the landfill. Then once you 11 basically look at what a landfill contains and what 12 is the risk associated with that landfill when 13 properly closed, and, you know, things like -- such 14 as gas venting or anything like that, they can 15 basically adjust the setback based on science.</p> <p>16 So this is a case where the arbitrary 17 300 metres is then reviewed by specific analysis, a 18 couple year process of monitoring wells, gas 19 monitoring, and everything that's been done that 20 way with a consultant that's been under the 21 guidance of other consultants reviewed to exactly 22 do the process.</p> <p>23 And once they demonstrate in this case that 24 the landfill is really substantially inert sort of 25 material, construction waste, and that sort of</p>

<p style="text-align: right;">Page 22</p> <p>1 thing, basically they found that the setback</p> <p>2 requirement from it does not need to be the</p> <p>3 300 metres. It's significantly reduced down.</p> <p>4 And this has been the case for many of these</p> <p>5 old landfills around. There's some in St. Albert</p> <p>6 that have had reduced setbacks before in other</p> <p>7 parts of the community, and there's other ones,</p> <p>8 whether it be Edmonton or Calgary or other</p> <p>9 communities that have these.</p> <p>10 And it's a fairly normal process to</p> <p>11 basically go from an arbitrary number to a</p> <p>12 scientifically proven number that is suitable for</p> <p>13 setback.</p> <p>14 COUNCILLOR HANSEN: That's a great answer, so I</p> <p>15 appreciate that, and I'll mute myself now.</p> <p>16 BLAYDON DIBBEN: Okay. Mr. Bromley, you have a</p> <p>17 question?</p> <p>18 DAVID BROMLEY: Yeah. Thank you.</p> <p>19 What I've been wondering about is -- is a</p> <p>20 couple things. First of all, it's phasing. How</p> <p>21 are you going to be phasing development? I know</p> <p>22 that our involvement with Avenir at the south end</p> <p>23 at Giroux Road, the -- the -- certainly from the</p> <p>24 standpoint of the -- the sewage side, it came in</p> <p>25 along the rail right-of-way and then into the</p>	<p style="text-align: right;">Page 24</p> <p>1 So we're essentially working right now to</p> <p>2 identify opportunities to expedite the development</p> <p>3 capability of the north end of the land as well,</p> <p>4 thus creating sort of a greater opportunity for</p> <p>5 development to advance forward than was previously</p> <p>6 envisioned by the plan.</p> <p>7 DAVID BROMLEY: Okay. What I'm wondering again, though,</p> <p>8 is that -- are -- are you looking at coming into</p> <p>9 the southwest corner, or are you -- because I know</p> <p>10 it's a very deep excavation if you try to go up</p> <p>11 Range Road 260 and into that --</p> <p>12 RUSS DAUK: Yeah.</p> <p>13 DAVID BROMLEY: -- the lands on the very south side of</p> <p>14 Giroux Road, which were at one another point the</p> <p>15 industrial lands or the employment lands. I'm not</p> <p>16 sure what's happened to that since, but the idea</p> <p>17 was to try to service those as well. Is that</p> <p>18 the -- still the intent?</p> <p>19 RUSS DAUK: Yeah, the off-site sanitary sewer, it's</p> <p>20 still in the intent to construct essentially as</p> <p>21 planned before so that it has the greatest</p> <p>22 servicing capacity for the larger benefit of the</p> <p>23 development of St. Albert.</p> <p>24 BLAYDON DIBBEN: Okay. Thank you.</p> <p>25 Mr. Crutchfield, it looks like -- do you</p>
<p style="text-align: right;">Page 23</p> <p>1 southwest corner and then it would service up</p> <p>2 through the Carrot Creek. So I'm wondering what --</p> <p>3 how have you managed to do the -- the -- the</p> <p>4 phasing from your end?</p> <p>5 BLAYDON DIBBEN: I do have -- Alex is on this call.</p> <p>6 He's our engineer. So he could talk about the</p> <p>7 phasing of the servicing and what's planned there.</p> <p>8 RUSS DAUK: And it's Russ here from Rohit. I can also</p> <p>9 touch on the phasing.</p> <p>10 The staging in development has always been</p> <p>11 looked at sort of like a south to north width, as</p> <p>12 you talked about, where the sanitary sewer comes in</p> <p>13 from the south. So that is the logical sort of</p> <p>14 starting point that way and then working the way</p> <p>15 north.</p> <p>16 With the discussions with the Municipality</p> <p>17 about the recreation facility, what we've looked at</p> <p>18 is working with the Municipality to come up with an</p> <p>19 engineering package and a staging package that</p> <p>20 would essentially allow development to start in the</p> <p>21 south as traditionally thought but would also</p> <p>22 facilitate services going up Range Road 260 to</p> <p>23 allow development to start in the north area as</p> <p>24 well so that the recreation facility could come on</p> <p>25 at a more timely manner.</p>	<p style="text-align: right;">Page 25</p> <p>1 have another question?</p> <p>2 KEN CRUTCHFIELD: Yeah, it -- it's concerning that storm</p> <p>3 water management facility, the pond where I believe</p> <p>4 it's Pit 2. So the intent is to locate that --</p> <p>5 that pond right over the former landfill site. So</p> <p>6 it would involve excavation of all of the material</p> <p>7 out of there?</p> <p>8 BLAYDON DIBBEN: The --</p> <p>9 RUSS DAUK: Russ here from Rohit.</p> <p>10 From our understanding, the material has all</p> <p>11 been removed from -- from that location previously,</p> <p>12 and that's what the reports show us. We're further</p> <p>13 verifying that with testing the spring to ensure</p> <p>14 that that's been the case.</p> <p>15 Then when you look at the storm pond, the</p> <p>16 excavation there is actually substantially deeper</p> <p>17 than the bottom of a pond would be. So you're</p> <p>18 actually bringing in clay to fill the bottom of</p> <p>19 this pond area to create sort of the base of the</p> <p>20 pond at the pond lining. So the base of the pond,</p> <p>21 of the water, would actually be, from initial</p> <p>22 estimates, about 5 metres higher than the base of</p> <p>23 the current excavation. So it essentially creates</p> <p>24 a clay cap and separation between what is a cleaned</p> <p>25 up and -- and no longer used landfill and then to</p>

<p>1 the storm pond.</p> <p>2 So -- and that's all got to be proven out</p> <p>3 with the final environmental studies here as well.</p> <p>4 KEN CRUTCHFIELD: Yeah, it -- just to follow up a point</p> <p>5 on that, I appreciate that the capping would go on.</p> <p>6 A problem with some of these storm water management</p> <p>7 facilities is that they're rather shallow and,</p> <p>8 therefore, not as attractive for some -- some</p> <p>9 wildlife use. I'm think here of diving ducks. So</p> <p>10 I'm just wondering about the willingness of Rohit</p> <p>11 to consider maybe keeping that a little deeper.</p> <p>12 Still having the clay cap but a little deeper, that</p> <p>13 it would be attractive to more than just dabbling</p> <p>14 ducks and shore birds.</p> <p>15 RUSS DAUK: Yeah. And with -- with regard to design --</p> <p>16 the ultimate design of the pits, a big</p> <p>17 consideration of that is the City of St. Albert has</p> <p>18 its design considerations and design requirement</p> <p>19 and environmental requirements as well. So a lot</p> <p>20 of that detailed design is something that gets</p> <p>21 coordinated with the municipality as we move</p> <p>22 forward. So --</p> <p>23 KEN CRUTCHFIELD: Okay.</p> <p>24 RUSS DAUK: -- you know, like, so the question is are we</p> <p>25 flexible in our considerations? Yeah, we're</p>	<p>Page 26</p>	<p>1 from my perspective, looks really good. It's a</p> <p>2 good use of the land and consistent with other uses</p> <p>3 in the area.</p> <p>4 Also the integration with the Avenir --</p> <p>5 David Bromley's site -- to the west through the</p> <p>6 road networks and the land uses seems to be</p> <p>7 compatible, so I'm sure City staff and yourselves</p> <p>8 have had some input into that to make sure that it</p> <p>9 works well.</p> <p>10 And then also the housing options with the</p> <p>11 change by council and the land use bylaw to allow</p> <p>12 for the lanes, I think this would be a great, I</p> <p>13 guess, experiment for St. Albert to see how that</p> <p>14 product works in reality in St. Albert. So a bit</p> <p>15 like Terwillegar Towne in the southern part of</p> <p>16 Edmonton when it first happened. So a good</p> <p>17 opportunity there.</p> <p>18 The closing of Range Road -- of the range</p> <p>19 road, it's got some good and bad to it. I have</p> <p>20 been involved in closing Coal Mine Road, and we did</p> <p>21 exactly the same thing where it comes off of</p> <p>22 Highway 2 and then comes to a dead end at a traffic</p> <p>23 circle and then turns into a pedestrian pathway,</p> <p>24 which just works fantastic for the Erin Ridge North</p> <p>25 and the Erin Ridge neighbourhood. It has created</p>
<p>1 flexible in our considerations. But our</p> <p>2 considerations will ultimately be those of the City</p> <p>3 and the Municipality, which is the approving</p> <p>4 authority.</p> <p>5 KEN CRUTCHFIELD: Okay. Understood.</p> <p>6 I have one more question, but I'll hold off</p> <p>7 until somebody else is done. Thank you.</p> <p>8 BLAYDON DIBBEN: Mr. -- yeah, Mr. Bromley, do you have</p> <p>9 another question?</p> <p>10 DAVID BROMLEY: No.</p> <p>11 BLAYDON DIBBEN: No?</p> <p>12 DAVID BROMLEY: No, that's fine. Thanks.</p> <p>13 BLAYDON DIBBEN: Okay. Mr. Holtby? I'll just unmute</p> <p>14 you here. Okay. Well, I'm -- just got a notice</p> <p>15 that you're using a different version of Zoom, so</p> <p>16 hopefully you'll be able to talk here.</p> <p>17 BILL HOLTBY: Yeah, you got -- can you hear me?</p> <p>18 BLAYDON DIBBEN: Yeah.</p> <p>19 BILL HOLTBY: Okay. Great.</p> <p>20 So, first of all, congratulations on the</p> <p>21 virtual open house. This is working very well,</p> <p>22 so... I was skeptical, but it seems to be pretty</p> <p>23 good. I'm not sure how big your audience is, but</p> <p>24 the presentation and the feedback's been good.</p> <p>25 The concept plan that you've got or the ASP,</p>	<p>Page 27</p>	<p>1 some traffic issues, so I would leave that just as</p> <p>2 a comment for your engineering staff and your</p> <p>3 engineers to see if there's any engineering hassles</p> <p>4 that might come up with future use like what has</p> <p>5 occurred in Erin Ridge. And I -- on quick glance,</p> <p>6 I can't see anything. But it'd just be a real</p> <p>7 caution, 'cause that one's been a bit of a pain for</p> <p>8 some people to deal with. I think I created that</p> <p>9 or was a part of it.</p> <p>10 The trail network, also that's been one of</p> <p>11 my major things with area structure plans since</p> <p>12 when I used to work with the City, and with -- that</p> <p>13 range road works really well. The only comment I'd</p> <p>14 have -- and I'll submit this in writing later -- is</p> <p>15 the park area to the southeast, to me, seems --</p> <p>16 I -- I know you're trying to service the</p> <p>17 neighbourhood with some sort of open space for a</p> <p>18 neighbourhood park or tot lot or something. Not</p> <p>19 sure. There -- there isn't a good connection down</p> <p>20 to Giroux, and right now, Giroux has a really good</p> <p>21 multiway that runs all the way to Ray Gibbon Drive.</p> <p>22 And until there's an overpass there, it will</p> <p>23 continue through to this subdivision. So perhaps</p> <p>24 moving that green space to the far southeast corner</p> <p>25 might address that as well as provide opportunities</p>

<p style="text-align: right;">Page 30</p> <p>1 much like the North Ridge neighbourhood.</p> <p>2 And then, last, just a question for you,</p> <p>3 is -- the green hatched area at the top, I wasn't</p> <p>4 around or I wasn't paying attention to what went on</p> <p>5 with that. Can you describe what the purpose of</p> <p>6 that is? I know it's a currently existing open</p> <p>7 space, but what would be the land use designation</p> <p>8 and what's the purpose?</p> <p>9 BLAYDON DIBBEN: Well, it is -- it's shown on here as</p> <p>10 open space, but it is currently part of the Ray</p> <p>11 Gibbon Drive road right-of-way, so it's all road</p> <p>12 right-of-way right now. So it's -- it -- there is</p> <p>13 a storm pond in there.</p> <p>14 BILL HOLTBY: Yeah.</p> <p>15 BLAYDON DIBBEN: And it is -- it's held for, you know,</p> <p>16 future interchange or -- or anything that would be</p> <p>17 required there for the roads.</p> <p>18 BILL HOLTBY: Okay. Fair enough. Good. Seems like an</p> <p>19 awkward shape and size for what was, you know, I</p> <p>20 think currently planned for some of the</p> <p>21 interchanges and stuff. But your engineering staff</p> <p>22 from the City would have a schematic of what that</p> <p>23 should look like, so I'm sure it'd make sense.</p> <p>24 BLAYDON DIBBEN: Yeah, it -- it's not part of the</p> <p>25 amendment that we're proposing here. We're just --</p>	<p style="text-align: right;">Page 32</p> <p>1 you go either left or right and then through the</p> <p>2 neighbourhood on this collector road, really good</p> <p>3 opportunity for transit to get through there. And</p> <p>4 you can either go through Avenir or through</p> <p>5 Elysian, depending which -- which way suits you</p> <p>6 best. So hopefully the traffic network works</p> <p>7 really well, and -- and our TIA is finding that,</p> <p>8 so...</p> <p>9 BILL HOLTBY: Yeah. Perfect. Yeah, I think the traffic</p> <p>10 circles, this is a great opportunity for a traffic</p> <p>11 circle. And they function really well in this type</p> <p>12 of environment, so, yeah, from what I can -- you</p> <p>13 know, my little bit of knowledge, it looks pretty</p> <p>14 good.</p> <p>15 BLAYDON DIBBEN: Great. Thank you.</p> <p>16 BILL HOLTBY: Thanks.</p> <p>17 BLAYDON DIBBEN: I believe, Mr. Crutchfield, you had --</p> <p>18 you had another question?</p> <p>19 KEN CRUTCHFIELD: Well, I believe Mr. Holtby brought up</p> <p>20 the other area of concern that I had, and that was</p> <p>21 the trail connection into Giroux. And I think the</p> <p>22 discussion that's taken place and the suggestion</p> <p>23 about possibly moving that green space down to the</p> <p>24 corner, that addresses my concern.</p> <p>25 And I like the idea of traffic circles.</p>
<p style="text-align: right;">Page 31</p> <p>1 because it isn't -- it isn't part of private lands.</p> <p>2 BILL HOLTBY: Yeah.</p> <p>3 BLAYDON DIBBEN: So at that -- this point -- maybe there</p> <p>4 is an opportunity in the future that that road</p> <p>5 would be surplus and -- and could be developed</p> <p>6 or -- or turned into open space, but --</p> <p>7 BILL HOLTBY: Yeah.</p> <p>8 BLAYDON DIBBEN: -- the point is it's not part of that</p> <p>9 amendment.</p> <p>10 BILL HOLTBY: Yeah. Maybe one thing -- and the way</p> <p>11 you've hatched in the portion for Avenir, you might</p> <p>12 want to hatch in what Ray Gibbon -- whatever it is</p> <p>13 that the staff have for what the future purpose of</p> <p>14 that is so that people are aware in advance that</p> <p>15 there might be an interchange, there might be</p> <p>16 something there. So I'll just leave that as a</p> <p>17 suggestion with you guys.</p> <p>18 But good work and look forward to it.</p> <p>19 BLAYDON DIBBEN: Thank you.</p> <p>20 Yeah, and -- and just another comment on</p> <p>21 the -- on the roads with the closure of Range</p> <p>22 Road 260, we do have a TIA underway being</p> <p>23 finalised, and they've found that the traffic has</p> <p>24 worked really well through here. And so there --</p> <p>25 there would be the two -- two opportunities -- if</p>	<p style="text-align: right;">Page 33</p> <p>1 And beyond that, I'm happy.</p> <p>2 BLAYDON DIBBEN: Yeah, I guess just a comment on the</p> <p>3 green space, and we'll definitely take that back</p> <p>4 and discuss, I'm sure, with Rohit and the City.</p> <p>5 But it is a -- yeah, we are trying to -- it --</p> <p>6 it -- it's very accessible at the end of that road</p> <p>7 there. And as you move it down, it's -- you know,</p> <p>8 it uses up a good space where it is and provides</p> <p>9 good viewpoint, I guess, at the end of that road</p> <p>10 and good access to more of the people in the north.</p> <p>11 But, yeah, maybe there is an opportunity to -- for</p> <p>12 it to access down to Giroux through that</p> <p>13 right-of-way as well. So definitely we'll take</p> <p>14 your comments into consideration.</p> <p>15 KEN CRUTCHFIELD: Okay. Thank you, Blaydon. Good</p> <p>16 presentation. Thanks.</p> <p>17 BLAYDON DIBBEN: At -- at this point, I'll just check</p> <p>18 with Mr. Bromley again, 'cause your hand is still</p> <p>19 up, but could just be a --</p> <p>20 Mr. Bromley, did you have another question?</p> <p>21 DAVID BROMLEY: No. I've put it down. Thank you.</p> <p>22 BLAYDON DIBBEN: Well, if -- if there's no more</p> <p>23 questions, does -- does any of the -- do any of the</p> <p>24 panelists have anything they want to say?</p> <p>25 Okay. Well, I think -- I think this</p>

1	concludes our -- our presentation.	Page 34	
2	As I said, it will be put onto the website		
3	for a period of two weeks ending on May 20th. If		
4	you have any more comments or questions, please,		
5	you can e-mail me through that site, and we will		
6	provide those to the City with our application.		
7	Thank you all for attending.		
8			
9	PROCEEDINGS ADJOURNED 5:18 P.M.		
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1	CERTIFICATE OF TRANSCRIPT	Page 35	
2			
3	I, the undersigned, hereby certify that the		
4	foregoing pages are a complete and accurate transcript		
5	of the proceedings taken down by me in shorthand and		
6	transcribed from my shorthand notes to the best of my		
7	skill and ability.		
8	I further certify that this questioning was		
9	conducted in accordance with the Alberta Protocol for		
10	Remote Questioning, Revised 05/05/2020.		
11	Dated at the City of Edmonton, Province of Alberta,		
12	this May 15, 2020.		
13			
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15			
16	Eveliène Symonds, CSR(A)		
17	Court Reporter		
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