

Sajid Sifat

From: [REDACTED]
Sent: Monday, August 31, 2020 11:01 PM
To: Sajid Sifat
Cc: Adryan Slaght
Subject: RE: RR260 ASP & MDP Amendment Comments

External Email: Use caution with links and attachments.

Mr. Safit....my apologies for the tardy reply. Subsequent to my participation in the May 6th ZOOM meeting Open House, I have read/perused the material set out by the Planning Department and would offer the following comments. They include:

1. **Former Landfills** – the Tetra Tech Phase I Environmental Site Assessment report provided significant insight into the care and custody of the former landfill and gas sites. It is critically important that any condition of acceptance to the Range Road Area Structure and Municipal Development plans adopt the monitoring recommendations outlined in the Tetra Tech Elysian Fields Closure Plan. The monitoring reports and action taken should be accessible to outside/public scrutiny in the interests of transparency and accountability.
2. **Stormwater Management Ponds** – the configuration of the ponds should include consideration for water based wildlife use, e.g., incorporation of irregular shorelines and nesting islands not contiguous with adjacent lands. Such improvements will expand the attractiveness of the ponds to residents and adjacent landowners for the wildlife attracted to the water features.
3. **Sidewalks – Trails and Connectivity :**
 - a. I am in favor of the planned connectivity improvements proposed with the partial closure of range road 260. Conversion of range road 260 lands to a linear park connecting open spaces, school site and ponds are positive changes to the existing ASP. Eventual connection to the Red Willow Park West Master Plan is important and should be a priority to develop during the early phases of the community development.
 - b. The planned Future Use Map should identify Trails and Walkways similar to the existing map. The various documents accompanying the Rohit request to amend the ASP and MDP provide conflicting pictures as to the location and standard of trail/walkway development.
 - c. Consideration should be made for trail development around the perimeter of the southern most Storm Water Management Facility. During my many walks around St Albert, especially during the COVID pandemic, it has become quite evident about the value of a trail system that affords unhindered access around these natural features expand the utility of the trail, SWMF lands and adjoining parks.
4. **Road Design** – the planned location of traffic circles to accommodate and moderate traffic flow are positive elements in the design of Range Road 260.

In closing, I favor the direction and intent of the amendments being advanced by Rohit Land St. Albert West Ltd. Feel free to contact me on any of the issues I have addressed. Thank you.

Ken Crutchfield
[REDACTED]

From: [REDACTED]
Sent: August 5, 2020 5:19 PM
To: 'Sajid Sifat' <ssifat@stalbert.ca>

Cc: 'Adryan Slaght' <aslaght@stalbert.ca>

Subject: RE: RR260 ASP & MDP Amendment Comments

Sajid...many thanks for getting back to me. I intend to submit written comments and will get them back to you before the 31st.....ken

"Humankind is challenged, as it has never been challenged before to prove its maturity and mastery – not of nature, but of itself"
Rachel Carson - 1962

From: Sajid Sifat <ssifat@stalbert.ca>

Sent: August 5, 2020 4:45 PM

To: [REDACTED]

Cc: Adryan Slaght <aslaght@stalbert.ca>

Subject: RR260 ASP & MDP Amendment Comments

Hello Ken,

Thank you so much for reaching out with the voicemail and noting your comments.

We will be issuing a revised mailed out letter stating the changes to include my full email address and we have also extended the comment period to an additional 10 days, deadline being August 31, 2020.

I would really appreciate if you could provide your comments in writing and email it to me, as you now have my email address.

I have noted the comment with respect to the missing label for the 'park/school' site on the Figure 4 legend in the proposed ASP. The text of the planning report talks about the provision of a park and school site being situated central to the ASP with an area of 4.05 Ha, and the school/park designation is shown on the MR map (Figure 5) and all the other maps. I will note this as a comment to the applicant that needs to be corrected but for now I assume it was a mistake on Figure 4.

I will also note the comment to request a rationale for the location of the park located at the southern portion of the ASP area adjacent to Ray Gibbon, and get back to you when I receive a response.

Thank you,

Sajid Sifat, MCIP, RPP

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