

# What You Said

53 & 81 Salisbury Avenue Reserve Designation Removal



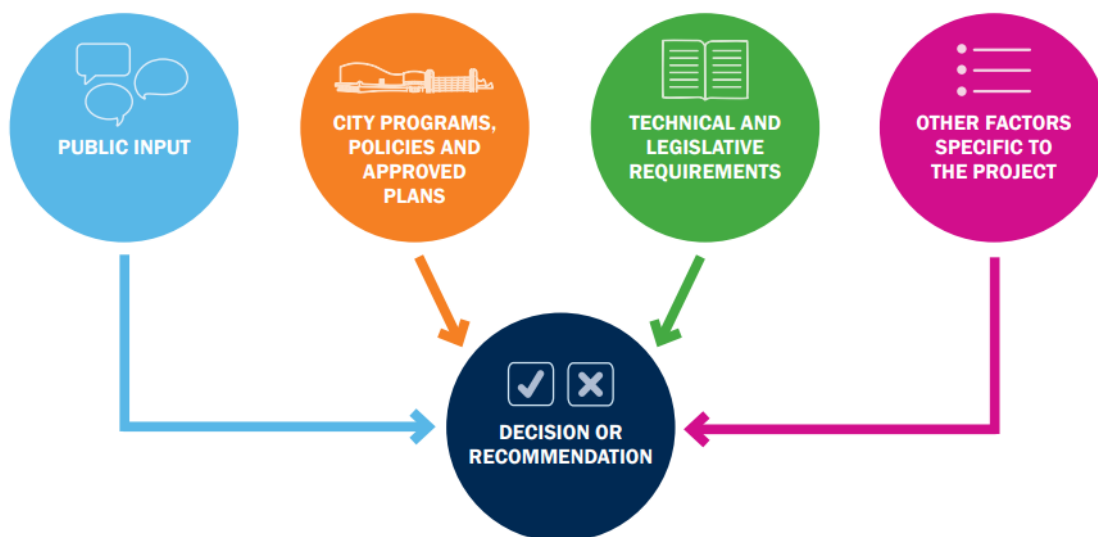
## RESERVE DESIGNATION REMOVAL

Thank you to everyone who was involved in reviewing or providing input into the 53 and 81 Salisbury Avenue Reserve Designation Removal.

As of April 16, 2021 when circulation closed, there were a total of 198 visitors to the project page. Some residents chose to engage with us via email, phone, and website contributions. Thank you for your feedback.

This report is intended to provide an anonymous record of emails, letters, and website comments made by participants during public engagement. It is not statistically valid, and interpretation is discretionary. This information is one of many influence factors in helping Council make decisions.

### Cultivate the Conversation HOW WE MAKE DECISIONS



## PUBLIC COMMENTS

I understand there has been a notice sent to many sturgeon residents regarding the updating of the water reservoir. While I did not receive this notice, this sounds like a wonderful and necessary project.

I also recognize that there is some concern from residents of my neighbourhood that we will permanently lose valuable park space currently used for skating, soccer, etc.

When I tried to find information online, this was the only information that I could find on my own. <https://stalbert.ca/dev/purchasing/tenders/sturgeon-heights-reservoir-and-pump-station-replacement-anddecommissioning/>

It sounds like there are specific requirements outlined in the RFP which include useful park space. Would you be able to provide me with the successful proposal so that I can see the future plans for the space?

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On the page you sent me, it seems that you are the contact for stage 1 which is to submit feedback on the location of the new station, however I cannot seem to find any information on our choices of location or how it would impact our park usage. Can you please share this information so that I can provide my input to you.

I am also curious about how this information will be used to inform council, who will be voting on this subject, and what date is slated for this vote. What are councils options? Is there an opportunity for public input at this meeting?

I am not an expert in this process and appreciate your support as I navigate through this important matter.

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We live just down the road from Salisbury Park. We have just recently heard that there are plans to delist the park area and build a new water reservoir. The park is one of the reasons we bought in this area. We use it several times a week, and notice that many others do as well. There is even a group of people who meet often there to exercise their dogs. We've noticed that people walk there with their children and that the hockey rink area is often full of people playing.

It is our understanding that there used to be more amenities in the area: a tennis court for instance. Taking our recreation areas that are used for community building/strengthening and personal exercise is an unconscionable abuse of power.

At a time in history when we have just learned how important it is to have safe, low risk of transmission areas to go to, how can you be supportive of this?

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Will residents have a chance to approve any plans before they are done? I believe we deserve this.

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I'm still uncertain whether the residents in the area have any say over what happens with the park property. I realize that something has to change in that a new structure has to be built, but as taxpayers who utilize the park frequently, we deserve to not have the park size/functionality reduced.

How will the plans be made public? Will we residents be informed directly?

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As a resident of Salisbury Ave it is very concerning that the city plans to remove the park designation of Salisbury Park. Also of concern is what will happen to one of the only large green spaces in Sturgeon Heights once construction has begun, because either way part of the park will be lost to the new construction. I also have concerns about the length of the project (as they always go over the stated timeline) essentially it seems the park will not be useable to residents through 2022. I do not agree with the city taking away the park designation before showing residents what the plans for the old reservoir location will be.

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I wanted to write a quick email about the Sturgeon Heights project. I have gathered further information about the process and some of my concerns have been somewhat answered.

What I do not understand is how there is so little known about the amount of land that is to be used, and what I am assuming is therefore the size of the reservoir and pump house. I imagine that the demands and usage must be determined in advance so that the bidding companies will have an idea of what they plan to do. Which begs the question, why has the location of this structure not been decided? In communication I understand that removing of the entire designation allows for any and all of the land to be used to allow for planning design, but this, unfortunately, does not give residents confidence that the city knows what exactly they are doing. And how confident can we be that any amenities that are lost due to the construction of this structure will be replaced in a timely manner and of superior quality?

A longer term resident remembers tennis courts that were once on the current reservoir that have not been replaced. Unfortunately when we see the entire land going into the hands of the city we are concerned that we will lose the park that is so widely used, and the heartbeat of our community. A thorough, well developed, and transparent plan in place before the designation is removed is essential for the community to have confidence that this park will be a better feature of our community post construction. I understand that construction does not want to be delayed, however due diligence is necessary. This project has been public since as early as May 2018 when the gazette spoke about this more than \$20 million project, and therefore much time has passed to determine what needs to be done to ensure that the water system in St. Albert is adequate and up to date. There has also been enough time to plan and allow residents the courtesy of a solid plan so that we can make informed decisions about real estate, construction disruption, life disruption, etc.

As one of the original communities of St. Albert, we purchased our home next to the park with the understanding that our community was established. We did not anticipate having to deal with years of construction in our backyard. Not only that, but the amount of time we spend in the park will be greatly, greatly impacted due to this

construction project. The impact of the construction alone is not negligible, it will be sizable. We use the park daily, and have seen an increase in use over this last year likely due to Covid.

Having spaces like this drives community, it drives health, it drives what is important, and the disruption of that is going to impact more than the 100m radius of residents. I would encourage council and the city planners to present a plan where the Sturgeon Heights residents can feel like our concerns are important, that our park is important, that health and wellness and outdoor space to play, live, and build community is important. If the only place this reservoir can go is in Salisbury Park then a plan in place prior to designation removal does not seem like too much of an ask, especially considering the ask of the residents of our community.

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Three-ish questions:

- 1) What does the change in reserve area mean for the protected park space within this park or the City as a whole?
  - 2) At what stage will a location for the pump station be decided? How are key park users being engaged (e.g. direct contact with sports groups or dog folks)?
  - 3) Will the station change the current functions/amenities in the park? If so how?
- Would the new land designation leave the two plots open for other development in the future? Or would it remain protected for recreational / park use?
- I'll keep an eye out for future engagement.
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Can you please clarify as there is a lot of buzz and concern around our community regarding this Reservoir project. Long story short, as far as important amenities to our community such as the soccer fields, ice rink, ball diamond, & dog park/club, how will these items be disturbed and if so, will they be replaced once this project is completed? Aside from the real estate value (I see grey hairs popping out just thinking about what this would do..), this park adds a lot of value to the community cohesion. Please advise as I am sure this isn't the first email you've received in the past 24 hours...Thanks and I appreciate your response.

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Thanks for the quick response. It does put a lot of people on edge about the idea as this affects the entire cultural stability of the small community that seems to be growing with new families and friends. That being said, I appreciate your response and understanding (as the understanding should go both ways). I definitely would like to be kept in the loop regarding the progress of the design through City Development if possible.

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Questions re: the new Reserve Designation in Sturgeon Heights.

1. New location options are 53 and 81 Salisbury avenue. Who will decide which location the new reserve will be placed on? Does the community have any input?
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2. How will you choose the new location? Is there a certain criteria, if so, do we as home owners have the opportunity to view this criteria?
  3. There will be 8 homes affected if the new reserve is placed on 53, and only 5 homes affected if built on 81. Will this be a consideration for the outcome?
  4. There is a larger piece of land/ bush between the park and homes backing onto 81, whereas homes backing on to 53 have gates that open up to the park. Will this be a consideration for the outcome?
  5. Will the reserve be the same size if placed on 53 and/ or 81? Currently 53 is a larger piece of land.
  6. What is the size of the new reserve? Same as previous?
  7. How close will the new reserve be built to the existing houses backing on to the park?
  8. Instead of picking either 53 and/ or 81, can the new reserve be built in the middle of the park?
  9. What is going to be done for safety for the neighborhood kids? Rebuilding the reserve is not ideal, the park is constantly being used by families in and around sturgeon heights. Kids play in the park, and families come with their dogs to enjoy the off leash dog park. The soccer field is constantly being used in the summer, families utilize the baseball diamond, and in the winter months the hockey rink is being used.
  10. Trucks coming in and out of the new reserve, noise level, will the city build larger fences along the park?
  11. Will the skating rink be moved to the old location if 53 is chosen?
  12. Due to the move, will there still be an off leash dog park?
  13. Homes that are backing onto the park, this was one of the incentives to buy and move to sturgeon Heights. As a home owner, we were never informed that this could be a possibility. We are very worried that our house will decrease in value. Will there be compensation to the home owners backing on to the park?
  14. Will our house tax decrease, as the park is now considered less desirable?
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I recently received the information package about the reserve designation removal.

- 1- it is absurd to think that you will be moving it into the park somewhere and taking away parkland when there's room beside the current one!
- 2- prior to covid the fields are packed every night and day. Sports, dogs playing, kids playing. Not all dogs can go off leash that's why the rink is so important to keep.
- 3- is the new reservoir bigger or smaller??? Because there is plenty of room beside the current one, use the parking lot and even if you need to use the grass beside it DO IT!
- 4- move the weather station - THAT IS NEVER CORRECT!- and use that grass and the parking lot.
- 5- I have heard that that reservoir also services north Edmonton- if this is true, build the new one out by the new bus station or casino. It may cost a bit more but would be in a more isolated location and not disturb public parkland.

- 6- when the old one is removed The back road should be moved to the other side by the school so that that area can be re-graded so the yards backing onto that newly redone and horribly graded current road stop flooding every spring. Current grading is higher than all of our lots - so high that if my gate opened outwards it wouldn't open.
- 7- tennis courts should be placed back where they used to be when the old one is torn down.

To remove parks to rebuild this is ridiculous. Plus it will look horrible.

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Our family has concern about one of the new purposed locations to be placed on LOT R1, block 9 (plan 5215MC) this is not supportive to our very nice open green field, neighbourhood, home resale value and our kids well being. I would like to express my deep interest if it was to be located too Lot R2, Block 9 (Plan 5215MC). This will provide all the kids in the neighbourhood to enjoy what we have left and not be restricted with minimal playing area. Neighbourhood of Sturgeon Heights! Thank you kindly, pls feel free to reach out if you have any questions or concerns.

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- Please keep the hockey rink in some capacity as the rink is heavily used by the families in the area.
  - Please try and keep the footprint of the new building small, so as much park space as possible can be maintained.
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Park space in the Sturgeon area is limited. In the restoration I would like to see more trees and benches etc Keep the new as close to the old site as possible. Soccer fields should be maintained and maybe in conjunction with the school board make all inclusive fields. A survey should be taken of how many people use this site . It should be done starting this spring. I am not aware of a community centre for our area. In the last four years the makeup of the population has changed dramatically. Many families have moved in. We should concentrate on livable changes. I am supportive to the need for the plan, but it should be done with an overall concept. Even if it means amore expense, the plan should be able to support the needs of the community for another 50 years. Think of beauty, eye pleasing, tranquility when planning. Thank you very much for responding to my concerns. Hope this is useful input for you. Good luck. sorry that I disconnected, I was trying to convince someone in the city admin to look at some ideas for street lighting.

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Thank you for responding to my voice mail and allowing me to clarify and add to my concerns as to the proposed reservoir and pump station in Sturgeon.

Neither of the proposed sites are ideal. They involve safety concerns as well as the disruption of a highly used park and sports facility and possibility of an industrial



complex in the sight lines of the surrounding residents. There are numerous questions as to the placement as well as the size and height of both the reservoir and the pumping station.

Construction near the intersection of the Salisbury and Sycamore Avenues should not occur. This is an extremely busy corner with students attending Leo Nickerson, Vital Grandin, Paul Kane, and Lorne Akins using it as an access route to their schools. Leo Nickerson, in particular, offers a variety of programs so parents from all parts of St. Albert drive their children to and from this school and park along the Avenues and in the parking lot on the Salisbury side of the park. The area is a designated School Zone and is busy throughout the day and especially during early dismissal and special school events. Use of the parking lot provides extra safety for children accessing cars. While there have been numerous near accidents at the corner, a fatality did occur when a student was hit by a turning school bus.

As for the sports facilities, the full soccer field that is part of the 53 Salisbury Site is by far the busiest and should be preserved. It is used on a daily basis from spring through fall. In the summer it is used for soccer and volleyball camps as well as league play, tournaments and weekend games. The smaller soccer fields and the baseball diamond are used for spring league play. The skating rink receives limited recreational use with mainly young people gathering in small numbers [weather permitting] to skate or play shinny. It seems the rink is no longer used by organized teams for games or practices.

The best placement for the new pumping station would be directly behind the current station. Access and power are already in place which would facilitate construction. Homes near the site are facing away and so there would be limited impact on the residents view. The reservoir could in turn be constructed behind the new pumping station and if it can be built underground it would have no permanent impact on the existing sports facilities and play areas. Since the Salisbury/Sycamore corner is not a safe option, placement on the 81 Salisbury Site would be the second choice.

First practise. April 21.





- It would be ideal if the underground infrastructure was all flat. It's less desirable to have the topography change to being more sloped to try and cover up the underground tanks.
- A design like the pump house in Kingswood (by Sir Winston Churchill Avenue & Sturgeon Road), that's not too intrusive would be ideal. It would be great to keep it two storeys or under.
- It's not ideal to generate any more traffic at the corner of Salisbury & Sycamore. It's already very busy. Parents are usually always parked within the designated parking area and on the street for drop offs and pickups. Because of the schools in the area, it's very busy place.
- The best place to put the new reservoir would be right beside the old one, leaving most of 53 Salisbury Avenue alone. This way the new reservoir could use the same access road as the old reservoir used, and a new access point won't have to be put in onto Salisbury.
- Placing the new reservoir as close as possible to the old one could also help with costs, so it won't be as difficult to tie in with existing piping.
- In generally, I think the soccer field is busier than the rink. The existing soccer field is the flattest part of the site, and should be preserved as is.
- It's best if the houses facing Salisbury don't have to see the new surface building up close, which is why a placement as close to the existing reservoir as possible

is preferred. This would allow the very busy corner of Salisbury Park to be preserved.

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My name is \_\_\_\_\_, I am a homeowner and resident in the Sturgeon Heights neighborhood, within proximity of Salisbury Park, and the existing Sturgeon Heights Reservoir. I received a notification of the above noted project to build a new reservoir and reclaim the existing facility.

I fully understand and support the need for the City of St. Albert to maintain, upgrade and if necessary replace existing infrastructure to meet the demands of a growing city and a changing regulatory regime. While it is critical that we continually upgrade our public infrastructure, I certainly hope that the City and project team are considering the impact that removing a large portion of Salisbury Park (either Lot R1 or Lot R2) will have on the adjacent residents.

Salisbury park is a beloved green space, widely used by residents, non-residents, near-by schools, athletic leagues and passers by alike. Rain or shine, blizzard or windstorm - the park is used on a daily basis. During busy times (spring and summer), there are often so many people utilizing the park space that car parking spills onto the streets! This is often the case in winter when the well used rink is beaming with activity.

From personal experience, I have relied on this space throughout the Covid-19 pandemic to maintain my mental health. The ability to step out my door and be surrounded by nothing but grass and openness has been a mainstay in my family's life over the past year - something that we hope to maintain as we move out of the pandemic. While I certainly can not speak to the opinions of other residents, the smiles and general sense of ease I see on their faces while occupying the space is self evident.

I want to be clear, I do not object to the project. I simply want to emphasize the importance that a functional greenspace or park is to the mental well being of all residents in the Sturgeon Heights area. With this in mind, I feel it is important that a functional, accessible space be maintained throughout construction. A space where people can continue to congregate, blow off steam and generally congregate is critical within communities. I would ask that the City and project team explore all options to minimize the impact of construction as much as practicable.

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I've been a long-time resident of this neighbourhood, since 1997. The park has been frequently used by my family, including the off leash dog park.

The park area around 53 Salisbury is very heavily used in the summertime. Volleyball camps, soccer camps, baseball, and the dog park create a very busy area. The parking area at 53 Salisbury Avenue is used every weekday by the parents at Leo

Nickerson School to drop off and pick up their kids, which is so much safer than if they were parked on the street.

The new reservoir should not go at the 53 end of the park! Living across the street I am able to witness how much that area is used by the residents! It would be terrible to lose such an important part of Salisbury Park!

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As a resident in Sturgeon Heights I was greatly concerned when I heard about what is being planned with Salisbury Park. I would like to note that I am not aggressively against the idea of moving the reservoir to another location in the park, but I, like I believe most people at this point, wish there were more details given as to what is going on with this project. And I do have a few questions/comments that outline my concerns.

1. I think my biggest question and concern is the removal of the park designation from Salisbury Park before any plans have been submitted or put forth to the city and the residents of Sturgeon. In talking with other residents, it feels as though the city is moving forward on something that they don't even have a plan for and we as the residents of this neighborhood are expected to go along with the idea without having any information as to what the new building(s) will look like and how they will have an impact on our park. So I guess my question is, how can residents be expected to approve the removal of the park designation with no information of how it will impact the neighborhood?
2. In looking at the aerial view of Salisbury Park, it appears that the reservoir could fit inside either section (53 Salisbury and 81 Salisbury) completely. This then begs the question of why does the removal of the park designation need to be applied to both sections of the park? This action makes it seem as though the city has no idea as to what they are doing with the park and just want to do a blanket removal so they can then do whatever they want. Again, forcing us to make a decision without any information.
3. To potentially solve the previous question, could the city divide these sections into smaller areas and then only remove the park designation of those areas affected?
4. Another concern I have with removing the entire park designation, is what will happen to the rest of the park when the construction is over? Will the park designation be put back?

I do have more questions, but they are more about the construction project itself and not the removal of the park designation. Like I stated earlier in the email, I am not entirely opposed to the rebuilding of the reservoir, I know that people need water etc. I would simply wish that the city would provide more information to the residents that this project is affecting before a decision is made. Otherwise we are simply watching our beloved and well used park be turned upside down and we have no say in the matter because we just don't know. Thank you for your time

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This letter is in regards to a letter I received dated March 26, 2021 relating to the Sturgeon Heights water reservoir and pump station. This letter advised concerns be addressed to Ms. Barb Dupuis of the Planning & Development department.

I want to acknowledge the comment in the letter that the 'City recognizes that Salisbury Park is highly used by a variety of users and is adjacent to homes and Vital Grandin school'. I must say this is an understatement though. Salisbury Park is the ONLY Park directly in the Sturgeon Heights neighbourhood. There are two other very small playgrounds; however, these are blocked by homes that back directly onto the greenspace and are not truly accessible to other surrounding homes.

The Salisbury Park, on any given day, is utilized by:

- a. Children going to Vital Grandin and Leo Nickerson. Parents of the children attending Leo Nickerson park in the parking lot to the south end of the park to drop their children off and pick them up.
- b. The park is used daily (winter and summer) by a multitude of people walking their dogs, walking with their children, riding their bikes.
- c. In the winter, dozens of people use our outdoor rinks (both the boarded rink and the open surface rink).
- d. In the nicer weather months, soccer clubs with participants of all ages, use the two large soccer fields and three small soccer fields. There is one group of senior men who have played every Sunday for the last 20 years on the small field beside the rink.
- e. Pick-up sports of all types are played, kites flown.
- f. Last year the girls' volleyball teams had all their practices on this field setting up 4 nets 4 times a week.
- g. The baseball diamond is used for baseball and cricket.

There is no justification for taking the only large park away from the residents of Sturgeon Heights.

I want to add a couple more thoughts regarding your letter:

- a. The letter says this is the main St. Albert reservoir and works in tandem with two other structures in the City. I took a look at the water utility lines as posted by the City and it appears that this Sturgeon Heights reservoir is at the end of the line. Once the water line comes up from Edmonton, the water either flows to the Sturgeon Heights reservoir OR it flows east towards the Oakmont Reservoir which then pumps to the Lacombe Reservoir or up to Morinville. This would lead me to think that this Sturgeon Heights reservoir is adequate in supplying the same water to the same houses and businesses, as our area is not the one growing or expanding. Put a pump station at the Anthony Hendy where the line bisects to increase the flow to Sturgeon Heights and Oakmont and leave our pump station the same size. In fact, placing the Pump Station just off the Hendy will also benefit the plan and water pressure for the future west leg of the pipeline, which will run to Ray Gibbon Drive.

- b. I also took a physical look at the two other reservoirs. The one in Oakmont is on a parcel of land, below an embankment on the edge of the river escarpment that no one has to look at. It is very large and obtrusive to the eye. Again, no one has to look at it. The Lacombe reservoir building is an eyesore that sits directly across the street from the adjacent homes. The large building could have been set further back on the field, it could have been set father to the side but instead it was placed directly across the street from the homes. This causes me concern as to where the new Sturgeon Heights reservoir will be placed, directly across from the homes on the east side of Salisbury Avenue? I have included pictures of both the Lacombe and Oakmont Reservoir buildings.
- c. If the reservoir is built directly across the street from the homes on Salisbury Avenue has any thought or consideration been given to the loss in value of the homes on this stretch of road? The loss of their sight lines to the park and the overall aesthetic view and the reason why these homes were built/purchased in the first place?
- d. Has any thought or consideration been given to the impact this will have on the residents of Sturgeon Heights to lose their park? To lose the few trees in their park?
- e. My other concern is the fact you want to remove the Reserve Designation from both lot 53 and 81. What is the purpose of this? Decide first where you want to place the new pump station and then go through the process of hearings. I am not in support of either designation being removed but I have severe reservations as to the reasoning behind having both removed at this point in time. Is the plan of yours to place something else on the other parcel of land? Removing both designations at this stage means you will not have to have the bylaw review and hearings held again in the future which means you can place whatever utility you want to place there in the future.

I would also like to mention the following. The residents of Sturgeon Heights have been paying the taxes for their land and homes since the 50s and 60s. This is one of the oldest neighbourhoods in St. Albert. The residents are elderly who have lived here since the homes were built, the residents are young families raising their children and the residents are professionals who have chosen this neighbourhood to live in because of the beautiful older homes, because of the tall mature trees, because of the large lots. We are professionals, we work in St. Albert, we work with the Federal Government, we work as Police Officers, Nurses and teachers in the schools, we are local business owners. These residents have been paying the taxes to the City which helped create the City as we know it. The City that has time and again overlooked our neighbourhood in upgrades. We still have overhead power lines running through our backyards (not down back alleys). We just recently had some sidewalks upgraded. Last year we finally received a sidewalk where we can now walk along St. Albert Trail safely, not right beside the busy road. We have not been granted the lovely walking and biking trails that the other neighbourhoods have, we have no ponds, we do not have greenspaces...we have Salisbury Park that you are planning on taking away.



The City of St. Albert has a recent track record of not following surveys completed by residents of St. Albert. The Municipality does not agree with the 59% majority vote when it came to the Road survey; the City is again allowing the prospect of having Condos built along the river even though residents have said they don't want the Condos built. The City has permitted the huge residential developments that are occurring to the North and West of the city and yet road infrastructure to accommodate the increased volume is an afterthought. The City says they are building affordable housing yet the average cost of a house built is over \$400,000 and these homes are not worth that money. This includes the new apartment buildings and townhomes, which are very much over priced.

I came across an article the other day published May 15, 2018 by St. Albert Today titled 'City's Oldest Reservoir Due to be Replaced'. This article discusses the fact our Sturgeon Heights reservoir is leaking and needs replacing, as no further repairs can be done. Kevin Cole, the City's Director of Utilities and Environment for Infrastructure Services claimed the 'city has done a preliminary review of the site and there is enough space to build the new structure next to the old one'. I have been living here for many years and do not recall being asked about this plan, I do not recall notifications being sent out, I do not recall warnings about a leaking reservoir. As Kevin Cole advised, there is plenty of land next to the existing site. Place the new one there, keep it to the existing size and leave site 53 and 81 alone.

Please take some feedback and consideration from the residents of this area.

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My concern is not the taxes but the overall thought that the park is being removed and hence my property value will decrease. I followed up with a Real Estate agent and indeed the value of my home will go down.

Again I must point out my home was purchased at a higher value because of the park and unobstructed views. The home was purchased with a park across the road, not undeveloped land thereby not knowing what may be developed. The thought of removing the park is absurd. I realize a park along Sunset will replace the one being taken away but:

1. Those homes were purchased at a lower cost because of the pump station that already existed across the street from them.
2. Their house prices will go up because of the park.
3. My home was purchased at a higher cost but will see a drop in the value.

Is the city prepared to reimburse the home owners on Salisbury for this loss. I don't think so and this is why it is unacceptable to remove our park.

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- My family uses the park very frequently. The off-leash dog area is great for our two large dogs, and that should be preserved.
- There is a strong desire to preserve the rink within Salisbury Park.

- Because Paul Kane is closed off right now, residents in the area will have two parks closed off at the same time for construction. That's really frustrating, and doesn't give a lot of options for outdoor recreation, which is important during this time.

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Just a couple of comments. I would not like to lose the soccer fields and ice rink on R2 (including the ice surface made beside the rink for little children) as these are the only such facilities in the Sturgeon area. The logical location for the new reservoir would be immediately adjacent (to the north) of the present one. This could be done without removing the reserve designation from lot R2 and still retain the soccer fields on lot R1 by minor extensions to the west. It is also logical to keep the new facility as close as possible to the old one to minimize line reconstruction.  
Please have my comments available for consideration

Please consider the following petition that " the new [reservoir] to be placed on Lot R2, Block 9 (Plan 5215MC) as opposed to Lot R1, Block9,(Plan 5215MC)

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My husband two children and I moved to Salisbury Avenue three months ago. We were thrilled with the location of our new house, as it is across from Salisbury Park. We envisioned our two boys learning how to skate on the outdoor rink, playing soccer on the soccer fields, hitting home runs at the baseball diamond, and spending lots of family time together in the park. We spent a little more money than we had planned on our house because of the fabulous location and we have been very proud homeowners and residents of St. Albert since. We have bragged to our friends and family about the beautiful park across the street countless times, because we are so proud.

You can imagine our surprise and disappointment when we found out that the city will be removing the park designation of Salisbury Park and possibly destroying this beautiful park for a reservoir. Not only is the park in danger, our family's dreams are hanging in the balance. Many of our friends and family made comments about St. Albert's reputation for high taxes when we decided to move. We have always defended the city's tax rates with the beautiful park across the street that is lovingly taken care of by the City of St. Albert. Frankly, we will be embarrassed, sad, and angry if the park is destroyed. I implore you to reconsider removing park status from Salisbury Park. Please do not destroy the park and please do not destroy the outdoor rink (our family's favourite part). There must be a better way to address the reservoir that doesn't include destroying a park that so many families love. I still have faith that our new community of St. Albert will do the right thing and not destroy this beautiful park.

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I am a registered owner directly (right across the street) affected by this project.  
I have many many questions.



1. Edmonton supplies water to St.Albert through how many supply lines and if more than one, where do they enter St.Albert?
2. You stated that Sturgeon Height's reservoir is the main one in St.Albert. Are you saying that all water supplied from Edmonton flows to Sturgeon and from there to Lacombe Parks and Oakmont/Morinville reservoirs?
3. What capacity are Oakmont and Lacombe Park reservoirs?
4. What is the status of the future , Southwest and Northern reservoirs/pumphouses?
5. You stated that boths lots 53 & 81 must be released from the reserve for this project. Why both? Since 53 is the only lot ADJACENT to the old reservoir.
6. What is capacity of this new reservoir?
7. Why can't the new reservoir be built on vacant land in the Kingswood/Campbell Park area?
8. Why can't the new reservoir be built on vacant land where the water supply line crosses the Anthony Henday?
9. If the city removes the reserve designation from lots 53 & 81 and uses only one, what are the plans for the remaining lot?
10. In the letter you acknowledge that this project will affect those who use Salisbury Park. Just for your information Salisbury Park is probably the most utilized park in St.Albert. But you are only sending notifications of a public hearing date to property owners in a 100 meter radius of the project. Why not every resident of Sturgeon Heights? The park belongs to eveyone. I have many many more questions about this project and the proceedures the City uses to justify it's decisions. I will be sending more emails.

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Thank you for the opportunity to provide feedback on the above-mentioned project. Accordingly, I would like to share a few comments and insights.

During the administration of our previous mayor, Nolan Crouse, he twice met with concerned citizens of Sturgeon Heights. The initial meeting was at the swimming pool, when approximately 30-40 people attended. The second meeting was at Leo Nickerson when just under 100 attended. Moving forward, Mayor Crouse asked for and received the names of volunteers to serve on a committee to address the issues, a committee in which I would serve as "chair." There were a variety of concerns such as excessive speeding on Salisbury and Sunset, and a traffic bottleneck at the intersection of Hebert and Sunset. In case of the latter, the addition of a "No Parking" sign immediately in front of the corner apartment building at Sunset and Hebert provided an additional lane for right-turning vehicles to turn onto Hebert Road. Other issues were discussed and feedback would ultimately be provided to the 700+ households in Sturgeon Heights, via an information sheet distributed by a young offender.

By far the greatest concern raised dealt with Paul Kane, Leo Nickerson, and Vital Grandin schools. These schools were built at a time when parents did not normally drop-off and pick-up their children on a daily basis. Hence, our "new" norm of parents

parking on-mass each day was not a consideration in the planning process. The result, no adequate provision for cars at these schools. The committee was aided in these discussions by city employee Colleen Lamble, but it became increasingly clear that, although it was anticipated that a soon to be installed traffic light at the corner of Sir Winston Churchill and Cunningham would provide some assistance near Paul Kane, without substantial expense being incurred there was no easy fix to the issue around both Leo Nickerson or Vital Grandin.

### **For consideration**

At present the parking lot within "Reserve Designation R1," a large lot with ample space for the Leo Nickerson overflow, is within easy walking distance of the school. Presumably, parking used for the reservoir, were it to be located in R1, would have fewer spots, hence, this would aggravate the already heavily taxed area around Leo Nickerson. The present reservoir parking lot is fenced off, hence a similar arrangement in R1 could reduce this option for Leo Nickerson parents to zero.

Moving the main soccer field, perhaps to R2, would also necessitate the expansion of parking near the hockey rink. While this could readily be accomplished, it would also significantly increase the traffic along Salisbury, whereas, presently the traffic exiting the R1 parking is readily dispersed, because the egress point is right at the intersection of Sycamore and Salisbury.

On the plus side, there is the potential for cost-savings, and improved maintenance both "in" and "around" the rink, should the reservoir be located in R2. Not-to-be-forgotten is the fact that this rink once had a heated facility for skaters to change. Although Sturgeon citizens petitioned Mayor Chalifoux to reverse the planned removal of the building, it was removed nevertheless.

So, what about Vital Grandin?

Unlike Leo Nickerson, where school bus traffic is isolated on one side of the school, with passenger vehicles parking either in front of the school, along Sycamore, or in Salisbury Park, all passenger vehicles use limited on-street parking, mainly at either end of the school on Sunset. In the afternoons, this area is heavily used. Perhaps an example is in order.

One winter day at dismissal time, I was driving along Sunset in front of Vital Grandin in the direction of Hebert Road. Pedestrians crossing Sunset at the road between the school and reservoir, necessitated my stopping. Two cars and a school bus, heading towards the school from Hebert Road, also stopped to allow pedestrians to cross. Keep in mind that cars are parked, one behind the other, on both sides of the street, at either end of the school. With the pedestrians having cleared the road, the cars on Sunset proceeded on their way in front of the school, as did the school bus. Unfortunately, the last car in the line of parked vehicles right beside the road between the school and reservoir, extended - perhaps a foot - further onto the only available single lane. This necessitated that the school bus veer slightly left into my

lane, in order to move past this parked car. In so doing, the rear of the bus moved slightly right, sideswiping a parked car and damaging the rear view mirror. Upon reporting this to school officials I would learn that this damaged vehicle belonged to a teacher at the school.

Traffic counts have been taken on Sunset and confirm just "how heavily travelled" this road is used throughout the day; and it should not be forgotten that this has been the main bus route through the Sturgeon subdivision for at least 40+ years.

Hence, this re-design of Salisbury Park presents a golden opportunity to alleviate this situation. The provision of off-street parking, immediately in the vicinity of the area between the present reservoir and Sunset can alleviate on-street parking, providing a safer area for parents to drop-off and pick-up children. In the evening, it can also be used for the parents of sports teams using the newly planned soccer field. This is a great opportunity; hence, it is necessary to get this right!

The ongoing issue of flooding to Sonora properties, which back onto the roadway surrounding the reservoir has been an issue for almost 10 years. I am grateful to Councillor Hansen and Councillor MacKay for their assistance, as well as city staff in attempting to rectify this matter; it is to be hoped that any future plans will further assist to ensure no further negative developments on this matter develop (i.e.: I would prefer that vehicles do not plow through my fence and into my yard at 1.30 a.m., in the dead of winter, as has been the case).

Mature subdivisions such as Sturgeon Heights were designed before the newer subdivisions. You are hard-pressed, for an example, to find signage at any entrance to the mature subdivisions. The construction of this reservoir provides an opportunity to develop an aesthetic "point of pride" for this neighborhood. Hence, I would encourage the design team to take this into consideration.

Thank you very much for your attention to these issues.

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I sure hope the City of St. Albert will use sound financial judgement and not build this pump station on the 81 Salisbury Avenue plot which would result in the demolition of the beloved Salisbury Park rink. Over the past 2-3 years the City has spent tens of thousands of dollars refurbishing this staple of our community, including replacing all the lumber which forms the walls, painting the entire structure, installing all new LED lighting and burying power cables - to just name a few of the recent renovations. To demolish this structure and its necessary underground utilities - and then rebuild it only a 100 meters away - would be a massive waste of tax payer money.

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If this reservoir plan goes through, will the people who own homes that back onto this property be given a lower property tax rate and those who live behind the current reservoir have their taxes increased because our homes will no longer be worth last years value?

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I'm hoping that most of Salisbury Park will be operational during construction. I especially hope the outdoor rink will be useable during construction, as that is my family's favourite park of the park.

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I saw the article in the Gazette and have heard discussions about the reservoir update and I think you guys poked a hornets nest that could've been avoided. If you would've completed designs first, I am fully confident it would've negated most of these concerns. It's too bad that wasn't thought of. A couple of potential designs and this whole thing would've been smooth sailing.

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I saw the article in the Gazette and it brought me to tears only due to because I wasn't sure what was going to happen to all of the old trees, close to the soccer field. They are not infected and this being a botanical city I'm praying that these trees are going to be protected.

I will follow along with the work as I do understand the need to rebuild. I grew up here, 39 years. I love this city, the old trees make this a beautiful place to walk and the critters thrive when given a home to do so.

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My wife and I bought our first house here in St. Albert in 1976. We have watched this place grow from a small town to the bustling city it is today. The need for for upgrading the present water facility is understandable, however, when we purchased the home, we believed the park would always be there, and not some water reservoir and pump station. Our home is one of the few in St. Albert that has been listed as a *home of historical significance*, the exceptional view, and the immediate access to the park is all part of that significance.

Here are some of our concerns and questions.....

- a) exactly where is this new reservoir and pump station going to be and how will that impact us
- b) how will it impact those that use the park
- c) were there every any other locations considered
- d) what will it look like and would we have a say in it
- e) will it affect our property value and would we be compensated
- f) what is the effect on our property taxes, now and in the future
- g) what is the operating noise we should expect
- h) will water run off affect our properties
- j) what will happen to the current reservoir location
- j) how long will construction take and how will we be impacted
- j) does the City have a cost sharing agreement in place with the City of Edmonton

## **Why are Parks Important**

"Parks provide intrinsic environmental, aesthetic, and recreation benefits to our cities. They are also a source of positive economic benefits. They enhance property values, increase municipal revenue, bring in homebuyers and workers, and attract retirees.

Parks are for community members to congregate safely and providing a safe place for kids to play and parents to bring their little ones. Residents get a safe place for physical activity in addition to elevated property values in the immediate vicinity. For your community to reap the benefits of parks and recreation areas fully, these places must have attractive designs and play areas for everyone.

St. Albert is renown for it's parks and green space that we all enjoy. Our park is not only a dog park, but a recreational park, but it also is host to many sports, rallies, family parties and picnics, social gatherings and events. Even the school uses this property for some of their events.

Parks serve as the heart of their communities. As such, these recreation areas should be a high priority for community planners. The importance of parks and recreation goes beyond adding green space to beautify the community. Residents, kids and the local government all benefit from having a nearby park or play space.

Would the City be open to the idea of having recreational facilities for seniors, i.e. pickle ball, horseshoes, lawn bowling or what have you?

## **Property Taxes**

Homeowners view parks as a desirable amenity . As such property values increase the closer homes are to a recreational area. Higher property values lead to more property taxes, which can further enrich the community. St. Albert is known for it's high property taxes. Those of us who pay even higher prices for our homes because of the Park, deserve to be compensated.

## **About the Future**

Communities grow, so what is the plan for future growth expansion of St, Albert and growing demands for water? When this Pump Station no longer is viable, what then? Dig it out and move it, again and again? Where would it go then? Perhaps in YOUR BACK YARD!

## **Current Population**

A very large part of the population in this subdivision are seniors, many of which do not use computers so they do not have access to all the information available on the St. Albert net., nor do they know to look!! Some of these people are in their 80's and are not so inclined to say to much as they know they will soon be replaced by younger families. The park not only encourages young families to move here, but they will revive the area and bring in higher revenue to the City as they will upgrade the homes and properties they own.

There is a group home, and a special needs person that live on Sonora Drive, and back onto the Park and use it all the time to get out of the house and go for a stroll. We also have people who frequent that Park that are in wheelchairs, use electric scooters and walkers because it is so accessible for them. One gentleman is almost blind but has used the Park for years and knows every nook and cranny, and he uses it daily.

### **So Now What?**

If this projects goes ahead, location is the next concern. The Sonora side (Lot R1) is lined with pathways and tall evergreen trees that will have roots going everywhere. The parking lot is used all the time by teachers and people coming to use the park for sports or leisure, so it is an important concern and it would need to stay. The skating rink side (R2) on the other hand is already a permanent structure and by placing the Reservoir there it would not break up the Park as much. The old Reservoir location could then meld into the R1 lot.

### **Revenue Ideas**

This is a nice space that could be put to greater use by allowing things like food trucks, bouncy castles, special events, group garage sales, etc. All of which would require a permit, which is added revenue to the City.

We urge you, as this project proceeds, to maintain and improve the quality of the park and all the present recreational facilities that we are presently able to enjoy.

Thank you for the opportunity to present some of our concerns.

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## **WHAT'S NEXT**

There will be a second round of public engagement focused on the preliminary design of the new reservoir beginning in late May, 2021.

The information regarding the Reserve Designation removal will be presented to Council on July 5, 2021 at a public hearing. The public can participate in the public hearing. If you would like to register to speak, please email [legislative@stalbert.ca](mailto:legislative@stalbert.ca). If you would prefer to submit a written statement, please email [hearings@stalbert.ca](mailto:hearings@stalbert.ca).

For more information please visit: <https://conversation.stalbert.ca/>