



## OPEN HOUSE TRANSCRIPT



- Public Presentation -

Area Structure Plan, Municipal Development Plan, and  
Land Use Byland Amendment Application

Speakers:

David Schoor, Dan Zeggelaar, Sean Novak,  
and Alexandra Morrison

With ISL Engineering and Land Services Ltd.

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Taken at The Best Western Plus Inn, 460 St. Albert  
Trail, St. Albert, Alberta, T8N 5J9 on the 11th day of  
September, 2019.

1 (Presentation Commenced at 5:30 P.M.)

2 DAVID SCHOOR: Good evening, folks.  
3 Thanks for coming to this meeting and thanks  
4 for coming to the presentation. Just before  
5 getting started, I'd like to acknowledge that  
6 we're in Treaty Six territory, the homeland of  
7 the Métis people of Alberta as well. We  
8 acknowledge all, recognize those who are  
9 unrecognized, and who have cared for and  
10 continue to steward the land.

11 So my name is David Schoor, I'm a land  
12 use planner --

13 AUDIENCE MEMBER: Thank you. They  
14 always do that.

15 DAVID SCHOOR: I'm land use planner  
16 with ISL Engineering, and I'll be your host  
17 tonight. I'm joined by Sean from ISL, Dan,  
18 also, Alexandra.

19 ALEXANDRA MORRISON: So we're going to be  
20 doing a presentation first, and then we're  
21 going to do some question and answer  
22 afterwards.

23 DAVID SCHOOR: Yes. Yes. And you've  
24 met Jennifer on the way in. So those are the  
25 folks from ISL. We're representing Landrex,  
26 who is proudly a St. Albert landowner and  
27 developer. They're represented today by Sophie

1 and Stephanie. I'd like to welcome Counsellor  
2 Ray Watkins. Thanks for coming, Ray.

3 AUDIENCE MEMBER: And sorry, one more.

4 COUNCILLOR MACKAY: Third councillor here.

5 DAVID SCHOOR: Oh, I'm sorry.

6 COUNCILLOR MACKAY: Ken MacKay.

7 DAVID SCHOOR: Councillor MacKay.

8 COUNCILLOR MACKAY: Headed for the  
9 cookies.

10 DAVID SCHOOR: Didn't want to draw  
11 attention to that.

12 COUNCILLOR MACKAY: No problem.

13 DAVID SCHOOR: And we're also joined  
14 by numerous City staff who are here as well.  
15 And that's a long list, but certainly not  
16 complete. We're joined by a court reporter  
17 named Mary. She is recording all of the  
18 conversations today which is a requirement of  
19 City of St. Albert public consultation  
20 processes.

21 So I'll take care of some administrative  
22 items first. I hope you've all signed in at  
23 the front. We like to keep track of how many  
24 folks are here tonight. Also if we can contact  
25 you through email to keep you up to date, we'll  
26 do that as well.

27 We hope you've taken a feedback sheet

1 because we'd like to get your comments about  
2 this session and any questions that you may  
3 have. Also, hope you've had a chance to review  
4 the display boards around the room.

5 This meeting started at 4 o'clock. Most  
6 of the conversation has been around traffic;  
7 very little has been around land use. In fact  
8 what we heard about land use was, I'm not so  
9 concerned if you do residential on this site;  
10 I'm not concerned if you do mixed-use, which is  
11 commercial and residential; or if you're doing  
12 just commercial, just don't push the traffic  
13 into the neighbourhood. That's largely what  
14 we've heard. But you're here, and if you have  
15 different opinions, we're interested to hear  
16 that.

17 So also, there is a washroom over there.  
18 For some strange reason, it has a shower in it.  
19 I don't know why that is, but there's a  
20 washroom there and there's a couple outside as  
21 well. And if you could, if you could put your  
22 cellphones to mute.

23 So our agenda for this evening is  
24 organized into three parts. The first part is  
25 this 15 minute -- 10 to 15 minute presentation,  
26 then we'll meet with you after a question and  
27 answer period. We'll take question and answers

1 between 5:45 and 6:15. We'll meet one-on-one  
2 after if you've got questions, and then we have  
3 to exit the room at 7 o'clock. But if you want  
4 follow-ups after this meeting, that's always a  
5 possibility.

6 So the purpose for tonight's meeting is  
7 to provide you with information about a  
8 proposed amendment to the City's Municipal  
9 Development Plan, the Erin Ridge North Area  
10 Structure Plan, and the City's Land Use Bylaw.

11 Now, for those who aren't familiar with  
12 an MDP or an ASP or an LUB, this slide  
13 describes them. This is the Alberta planning  
14 framework which controls how municipalities  
15 grow or administer themselves. It places great  
16 importance on regional planning,  
17 inter-municipal planning, subdivision, and  
18 development.

19 We draw the inverted pyramid to  
20 demonstrate that the most important things of  
21 this hierarchy are at the top, and they're the  
22 most broad-based, while the more specific  
23 planning activities are at the bottom of the  
24 pyramid. At the top are acts like the  
25 *Municipal Government Act*, which describes the  
26 responsibilities of the municipality and how  
27 Council will govern itself going forward.

1           The next four lines of that pyramid  
2 represent documents that are approved by a  
3 municipal council, and the bottom level is the  
4 subdivision and development process.

5           So we're not dealing with the top level  
6 or the second level or the bottom level, it's  
7 these middle -- it's these three right here:  
8 An MDP; an ASP; and an LUB. And a bit of a  
9 definition is provided on the side.

10           Now the Municipal Development Plan, or  
11 MDP, is a long-range municipal strategy, and it  
12 helps Council govern itself and make decisions.  
13 The Municipal Development Plan must include a  
14 land use concept, and that land use concept is  
15 shown on that board right behind Dan's  
16 shoulder. It also contains transportation and  
17 servicing information and a set of policies.

18           An Area Structure Plan is the next level  
19 down on that hierarchy, and it describes how a  
20 neighbourhood is planned, and it must also have  
21 a neighbourhood land use concept. It also  
22 describes transportation and services,  
23 describes population within that neighbourhood.

24           And then the Land Use Bylaw is a  
25 document that controls how buildings and land  
26 are used and development in that neighbourhood.

27           So from time to time, those three

1 documents have to be changed for a variety of  
2 technical or marketing reasons, and those  
3 changes are called amendments. So Landrex and  
4 ISL are preparing an amendment to the MDP, the  
5 ASP, and the Land Use Bylaw.

6 Now, the City's amendment process is  
7 shown here on this slide, and it goes through  
8 each of these steps. Now, we're currently in  
9 the second step. So we have a long way to go  
10 before a decision is made, which means that you  
11 have plenty of opportunity to provide comment  
12 or ask questions.

13 The first step was ISL and Landrex met  
14 with the City administration to discuss this  
15 specific amendment, and we're here right now at  
16 this public consultation session. We intend  
17 next week to submit an application, the actual  
18 application, but we can only do so after we've  
19 recorded your comments and considered them and  
20 addressed those concerns where we can in the  
21 application. City staff is here, Councillors  
22 are here to hear your concerns. So they'll be  
23 checking back on us. There's an accountability  
24 throughout the process.

25 So after we submit the application, City  
26 staff consider and review the proposals, and  
27 they will eventually write a recommendation

1 report. That recommendation report will then  
2 go to Council for first, second, and third  
3 readings, and that's the final step.

4 So of the site that is the subject of  
5 this -- of these amendments is shown here, and  
6 it's at the northeast corner of St. Albert  
7 Trail and Coal Mine Road. We provided three  
8 advertisements in the St. Albert Gazette about  
9 this site. There were a few people that came  
10 back to us and said they were confused and  
11 weren't sure where the site was. We're sorry  
12 to create any confusion or inconvenience for  
13 you. The fourth advertisement that was in the  
14 St. Albert Gazette on Saturday, it contained a  
15 coloured map to show where the site is. But to  
16 be more specific, it's right here.

17 The lands consist of 5.18 hectares.  
18 It's currently undeveloped and it was formerly  
19 developed with the Lutheran Church site. The  
20 land surrounding the site, as you probably know  
21 more than we do, it's developing out as the  
22 Erin Ridge North neighbourhood. We have a wood  
23 lot on the northeast, a residential site coming  
24 in on the east, and commercial development  
25 along the north and to the east.

26 So this is the City's Municipal  
27 Development Plan, and this plan currently

1 designates the site for commercial and  
2 residential use. Our amendment proposes to  
3 only allow commercial development on the site.

4 This is a map showing a portion of the  
5 Erin Ridge North neighbourhood from the Area  
6 Structure Plan. This -- the original plan was  
7 approved in 2011. At that time, this site was  
8 intended for institutional uses. It contained  
9 Lutheran Church lands. And the intent at that  
10 time was to allow religious or some kind of  
11 academic campus. It was subsequently changed  
12 to have commercial and residential on the site,  
13 and then it was changed in 2014/2015 to allow  
14 mixed-use. Mixed-use is commercial typically  
15 on the main floor, with residential above.

16 Since that time, Landrex -- or at that  
17 time, Landrex had a developer that was  
18 interested in developing mixed uses on the  
19 site. The economy has changed since that time,  
20 and there isn't a market for that commercial  
21 side -- or sorry, that residential side. But  
22 Landrex believes that there is a market for the  
23 commercial side, and that's why we're coming  
24 forward with an application to change the Area  
25 Structure Plan to have this entire site zoned  
26 for -- zoned and designated not for commercial  
27 and residential use, but just for residential

1 use.

2 AUDIENCE MEMBERS: Commercial.

3 DAVID SCHOOR: Sorry. Wow, you --  
4 wow. Thank you. That's great. Thanks for  
5 listening.

6 Here's the land use bylaw. This is the  
7 land use bylaw as it exists today, and the site  
8 is currently zoned direct control mixed-use, or  
9 DCMU, and that allows the  
10 commercial/residential mix. The intent of this  
11 site was to have a grocery store along the west  
12 side, residential and commercial along the  
13 south, and office buildings in the north and  
14 northeast with a parkade underground and a park  
15 within the centre portion of the site.

16 But what -- since that didn't pan out,  
17 we're looking at changing the site to  
18 commercial corridor. And that commercial  
19 corridor would match the commercial corridor to  
20 the north and to the west and to the north. So  
21 we're proposing a commercial corridor  
22 designation that is in line with the adjacent  
23 zoning to the north and to the west, and is  
24 largely intended to match what the Municipal  
25 Development Plan intended, to have a commercial  
26 corridor all the way along, or mostly along the  
27 St. Albert Trail.

1           So if this application or these  
2           amendments were approved, what it would do is  
3           it would change the zoning to commercial, and  
4           it would remove the proposed 120 residential  
5           dwellings from the site. It would add  
6           commercial development to serve the  
7           neighbourhood, and you would see a commercial  
8           use that is consistent with the adjacent  
9           development to the north and to the west.

10           So with that, that's the end of the  
11           presentation -- formal presentation. I'll look  
12           forward to your questions. Alexandra will  
13           moderate. What we typically do is we open the  
14           floor. We'll take five questions. Alexandra  
15           will summarize them, or verbatim, and we'll  
16           direct the questions to a member of the team  
17           who will then respond, whether it's land use,  
18           servicing, or transportation.

19           So with that, I'll say that we'll take  
20           questions for about half-an-hour, longer if  
21           necessary. Just keep in mind that we have to  
22           exit the room at 7 o'clock. So, Alexandra, do  
23           you want to direct traffic?

24   (Questions by audience members)

25           ALEXANDRA MORRISON:           Yeah. I just realized  
26           my marker is permanent, so I'm just going to  
27           grab a sheet of paper really quickly.

1 All right. Anyone have questions?

2 Q Yeah.

3 ALEXANDRA MORRISON: Here we go. First  
4 one.

5 Q What changes to the Coal Mine Road is going to  
6 be [sic]?

7 ALEXANDRA MORRISON: Coal Mine Road. Any  
8 others?

9 Q What's the -- so -- what would the process --  
10 or what's the timeframe like if this would all  
11 be approved? When would construction start and  
12 when would the site be finished?

13 ALEXANDRA MORRISON: So the timeline.  
14 Specifically of construction?

15 Q Yeah, when -- I guess when would the site be  
16 fully finished?

17 ALEXANDRA MORRISON: Any other questions  
18 come to mind at the moment?

19 Q What allowance is there for public walkability?

20 ALEXANDRA MORRISON: Walkability. And you  
21 said allowances for walkability?

22 Q Yeah.

23 ALEXANDRA MORRISON: So can you speak to  
24 that a little bit more?

25 Q Well, St. Albert is trying to improve the  
26 walkability along the Trail. Like, it's all  
27 well and good to have these developments, and

1 they talk about livability, but often times the  
2 liveability is limited to the use of a vehicle.

3 ALEXANDRA MORRISON: Okay. Any other  
4 questions? Yes. You first.

5 Q Where does the LRT fit in?

6 ALEXANDRA MORRISON: LRT. And then this  
7 fellow at the back.

8 Q Do you have any tenants for this site yet, or  
9 we're just sort of --

10 ALEXANDRA MORRISON: Tenants -- sorry, I  
11 missed the end of that question.

12 Q Just wondering if there's anybody in mind for  
13 the site, or whether or not it's just going to  
14 be kind of general commercial.

15 ALEXANDRA MORRISON: And I saw another  
16 hand. Yes.

17 Q In regards to the question on how long for  
18 completion, if it's going to take several  
19 years, where are the construction workers going  
20 to park?

21 ALEXANDRA MORRISON: Okay. So, like, other  
22 considerations. All right. So --

23 DAVID SCHOOR: Is that our first  
24 five --

25 ALEXANDRA MORRISON: One more? A couple  
26 more? All right.

27 Q Just that there's estate homes right behind

1           that space that are selling for over a million  
2           dollars, so we need to get -- if that's going  
3           into consideration for the value of those  
4           homes.

5           ALEXANDRA MORRISON:           Okay.

6           Q     And also, I guess, privacy of those homes, too.

7           ALEXANDRA MORRISON:           Okay.  And I saw  
8           another hand.  Yes.

9           Q     Just given the fact that there's going to be an  
10           amendment about the mixed residential, will  
11           they consider doing an amendment about, or  
12           looking at the road for the transportation in  
13           that area as well?

14           ALEXANDRA MORRISON:           Okay.

15           Q     And access to the site.

16           ALEXANDRA MORRISON:           And access.  All  
17           right.  So I will take questions again if  
18           you -- if anything comes to mind after we go  
19           through all of these.

20                         So first one, Coal Mine Road.

21           SEAN NOVAK:                         Sorry, I didn't hear  
22           the full -- I know Coal Mine Road.  What was  
23           that questions specifically?

24           Q     Is it going to be closed?

25           A     SEAN NOVAK:                         You're referring to  
26           this section from here to here; is that right?

27           Q     That's right.  The rest of it has been closed.

1 A Yeah. No, there's no proposal for road  
2 closures for Coal Mine there.

3 Q Why not?

4 A It's been requested at the Area Structure Plan  
5 stage by Council to keep that road open to  
6 facilitate traffic movement from Erin Ridge  
7 Drive through that development, so another  
8 access to St. Albert Trail.

9 Q You didn't consider that before?

10 A That was all discussed at the last Area  
11 Structure Plan four years ago. There was four  
12 different options that were looked at at that  
13 time.

14 Q I live right at the corner of the intersection  
15 at Coal Mine and St. Albert Trail.

16 A Here?

17 Q No, further in.

18 A Oh, okay.

19 Q The point.

20 A Yeah.

21 Q And Coal Mine Road is noisy. A lot of traffic  
22 stopping and starting. Why did -- why did they  
23 take out 90 percent of it and leave 10 percent  
24 of it?

25 A Again, I think it was to do with alleviating  
26 traffic on Erin Ridge Drive.

27 ALEXANDRA MORRISON: All right. So next

1 question. Timeline, construction, when is  
2 completion going to happen, workers, things  
3 like that, other considerations.

4 SEAN NOVAK: That's -- sorry, I  
5 just want to address -- was that yourself?

6 Q Yeah, mine. So obviously there's a process.  
7 Maybe it's going to be a year for the final  
8 approval to go through if this does change, but  
9 do they plan on shovels in the ground right  
10 away, is it a -- would the site be completed in  
11 2022, 2023? Is it a one unit -- is one store  
12 going in there, is there multiple buildings,  
13 like, another three or four more restaurants?  
14 Like, what's ...

15 A SEAN NOVAK: Those are great  
16 questions. It's tough to tell at this stage,  
17 because the land hasn't been sold, we're just  
18 redistricting it at this point. So we don't  
19 know the amenities or what will necessarily go  
20 along those lines at this point or what the  
21 scheduling looks like. Typically, you know,  
22 people or a purchaser will purchase that land  
23 and then have their own development plans  
24 afterwards.

25 A DAVID SCHOOR: So to answer that  
26 question, we need to be in the development  
27 permit subdivision stage where you're actually

1 getting a development permit application, site  
2 plan, and then with that approval, then all  
3 those schedules start to unfold. But we're  
4 only dealing with these three stages here, so  
5 we can't -- we can't answer that question at  
6 this time.

7 Q But in that last part, the subdivision  
8 development, does the public have an  
9 opportunity to input?

10 A DAVID SCHOOR: Well, on the  
11 development permit, appeals can be made to the  
12 subdivision and Development Appeal Board, so  
13 there's always that approach.

14 Now, does the subdivision and  
15 Development Appeal Board have to hear a  
16 permitted use? That's up to them to decide if  
17 it's a jurisdiction of theirs to hear. If it's  
18 a discretionary use, there's definitely  
19 jurisdiction to hear it. So there is a process  
20 that can always be followed at development  
21 permit stage.

22 ALEXANDRA MORRISON: All right.  
23 Walkability along the Trail.

24 A SEAN NOVAK: Yeah, go back to that  
25 figure.

26 Q Can you speak up a bit?

27 A So there is -- if we're talking about

1 walkability along St. Albert Trail, there  
2 already is a sidewalk along this development  
3 here. There isn't in this area currently. I  
4 believe City of St. Albert has actually put out  
5 a request for proposals for upgrading on  
6 St. Albert Trail recently, this area here as  
7 well, up here. And I don't know what will be  
8 proposed as part of that project, but I know  
9 they were looking at upgrades to St. Albert  
10 Trail in that area.

11 Q So that would be part of the municipal reserve  
12 then?

13 A No, there's --

14 Q Along the road right-of-way?

15 A There's -- that's road right-of-way right now,  
16 so there's no municipal reserve there. That  
17 whole thing is dedicated as road. So there is,  
18 you know, ditches on that side and potential  
19 capabilities for sidewalk, but I don't know  
20 when that is occurring, or if that is  
21 occurring.

22 Q Okay. So it isn't part of the development  
23 per se?

24 A No.

25 ALEXANDRA MORRISON: All right. LRT. Who  
26 was that question?

27 Q I raised that as well. In the long range plans

1           there was some scoping done about if and when,  
2           maybe never, but you know, that there would be  
3           sufficient right-of-way and a safeguard of an  
4           LRT route that would follow the corridor or the  
5           Trail. I'm just wondering if this is figured  
6           in any plans, because St. Albert seems to have  
7           a bad habit of building multiple accesses off  
8           the Trail, which just compounds the traffic  
9           problems, and it will create some issues for  
10          LRT. But just wondered is [sic], in your  
11          scoping here, does the LRT -- potential  
12          alignment -- I thought they had kind of  
13          safeguarded or tentatively identified a route  
14          to follow one side or the other.

15         A     I think they did. Is it on this side of the  
16                roadway, the eastside of the roadway?

17         A     DAN ZEGGELAAR:         I believe it's on the east  
18                side, but I don't have it in front of me --

19         A     SEAN NOVAK:            I do know this side of the  
20                roadway does have additional area compared to  
21                the west side of the road, so there may be  
22                potential on the east side. I don't know for  
23                sure.

24         Q     Okay.

25         Q     But you're not giving up any road right-of-way?

26         A     No.

27                ALEXANDRA MORRISON:         All right. Are there

1 any potential tenants in mind?

2 A None at this time.

3 ALEXANDRA MORRISON: There we go. Property  
4 value, there's an estate home; correct? Who  
5 was that -- that question?

6 Q Just because the houses behind there, the lots  
7 are really big. And there are all estate  
8 homes, and so we're trying to sell in that area  
9 right now. So our biggest question from our  
10 clients is What's happening across the way?  
11 They want to know before they'll make a  
12 commitment on the land because the property  
13 taxes are extremely high in that area, so  
14 that's a big concern for our clients right now.

15 A SEAN NOVAK: So other than  
16 responding with, you know, the commercial --  
17 proposed commercial corridor zoning, there's  
18 not much else we can say in terms of the  
19 specific end uses at this stage. It really  
20 depends on who's purchasing the lands --

21 Q Can you speak up, please. A lot of people  
22 can't --

23 A Sorry. So other than commercial -- and the  
24 commercial corridor is being proposed for these  
25 lands, so other than that, we can't really say  
26 who the end user will be at this stage.

27 Is that better?

1 ALEXANDRA MORRISON: All right. And then  
2 the big one, transportation and access.

3 A SEAN NOVAK: In terms of the site  
4 access, I think that was one the questions?

5 Q Yeah.

6 A That's typically figured out at a development  
7 permit stage submission. So tough to determine  
8 where exactly the access points are going to be  
9 here. You know, I would suggest that  
10 commercial generally requires, or likes, the  
11 more access the better. So I would anticipate  
12 probably a right-in/right-out being proposed  
13 off St. Albert Trail, if I was to hazard a  
14 guess. And there's potential for access off  
15 Coal Mine Road and Ebony Way.

16 But at this stage, it's difficult to say  
17 exactly where the access points are without a  
18 development permit application.

19 ALEXANDRA MORRISON: All right. Have all  
20 of your burning questions been asked? Yes, one  
21 more.

22 Q Final question. Could you just update me,  
23 what, if any height restrictions are there with  
24 the commercial zoning?

25 SEAN NOVAK: Good question.

26 ALEXANDRA MORRISON: All right. Are there  
27 any others before we go to answers again?

1           LENORE MITCHELL:           I can answer that if  
2           you can't. 15 metres is the height in corridor  
3           commercial.

4           ALEXANDRA MORRISON:        Any other questions?  
5           Need to clarify any of the answers?

6        Q     Just a comment. The commercial corridor is  
7           similar to north and west. There's a lot of  
8           big-box store type things there. My  
9           understanding of the earlier proposal was that  
10          it was going to be more of a neighbourhood  
11          concept with restaurants, coffee shops,  
12          possibly a library.

13                   This just sounds like a big development  
14           that's going to bring a lot of traffic. That's  
15           my concern.

16          ALEXANDRA MORRISON:        The traffic and the --  
17        Q     The traffic and noise factors.

18          ALEXANDRA MORRISON:        Okay. Do you want a  
19          response to that, or was that just a comment?

20        Q     Just a comment, I guess. The commercial  
21          corridor, is it big-box stores? Is that what  
22          Landrex is looking at putting in?

23        A     SEAN NOVAK:            At this stage, we  
24          don't know. That is a permitted use.

25        Q     That's a permitted use?

26        A     Yeah, along with other uses into the commercial  
27          corridor.

1 Q That would not have been permitted under the  
2 previous, would it?

3 A DAVID SCHOOR: A -- general retail  
4 stores have that type of uses defined [sic].  
5 St. Albert's Land Use Bylaw divides it into  
6 square footages below a certain area and above  
7 a certain area. So the DCMU wouldn't allow  
8 what you would call a big-box store. With that  
9 DCMU, there was an intent to put a grocery  
10 store in there, there was an attempt to put  
11 office space in there. So qualifying it as a  
12 neighbourhood, maybe. It was qualified as an  
13 urban village, it was a mixed-use development,  
14 a neighbourhood hub.

15 So I mean, you could put different names  
16 to it, but it's still a land -- commercial land  
17 uses that could be considered. With the  
18 commercial corridor, there's a full range of  
19 land uses that are provided within there; one  
20 could be the big-box. There are -- there are  
21 restaurants along the corridor and smaller  
22 uses.

23 So the corridor commercial is, Lenore, I  
24 think it's the broadest commercial land use?  
25 LENORE MITCHELL: Yeah, that's correct.  
26 Basically, the purpose of it is to provide an  
27 area along major arterial for the sale of the

1           widest variety of goods and services to the  
2           community and the surrounding region. So  
3           that's what St. Albert Trail -- that is the  
4           only place you can put corridor commercial  
5           also, is long the Trail.

6           ALEXANDRA MORRISON:           And one last question.

7           Q    I guess I feel a little bit like Columbo here.  
8           Just to recap what you're asking us, you're  
9           going to change this to commercial. You can't  
10          tell us what you're going to put in there. You  
11          can't tell us for sure where the access points  
12          are going to be. What was -- what you had  
13          before was a walkable community. That would  
14          not be such a bad thing, looking down on those  
15          really expensive homes. Now it's going to all  
16          be changed. It's a crap-shoot, basically. You  
17          don't know what's going in there. The people  
18          who bought their homes must be fearful of  
19          what's going to happen there.

20                    It just seems like we're being asked to  
21          approve something, and you can't even tell us  
22          what it is. I don't know.

23          A    SEAN NOVAK:            They're still within the  
24          zoning bylaw. There's still permitted uses  
25          within that zoning bylaw or zoning -- sorry --

26          A    LENORE MITCHELL:            Yeah, so I think  
27          something to think about is we get shown pretty

1 pictures of what's going to go in, exactly, but  
2 that doesn't happen. And I think it's  
3 important you look at the district to know what  
4 is on the list, because we don't ever know the  
5 future until it's there.

6 So it's more important to understand  
7 what can go in the district. It's huge, the  
8 list, but so is the DCMU; it had quite the list  
9 too. So you, yourselves, would have to look at  
10 the list and go, Oh, those are the types of  
11 things that could go in next door. That would  
12 be the smarter way to look at it.

13 Q Well, when I first moved in, I had 17 acres of  
14 parkland around me. And things changed  
15 severely. So what I expect the City to do is  
16 to be a good steward on my behalf, because your  
17 largest tax base comes from your residential.  
18 So instead of putting, you know, like these  
19 developments like Landrex first, at least put  
20 them even with us.

21 A That's something you would write in your  
22 comment card. And the other part that Council  
23 also is looking for, is a tax base. So it  
24 isn't so much onto the residents building on  
25 their nonresidential tax base. So it will be a  
26 balancing act, right? So those are some points  
27 to think about.

1 Q I would just say as a comment, if you do want  
2 to go commercial, which I think is not a bad  
3 thing, to take away the multifamily sites, I  
4 would just like to see if it could stay on a  
5 green side space, like, some more green space,  
6 or like someone else had commented, some  
7 walkability within that commercial space.

8 That's the only thing as a comment, for  
9 people who are spending that kind of money to  
10 purchase a home and spending \$14,000 a year in  
11 taxes, I think would appreciate that more than  
12 looking at the back of a commercial space. I  
13 think that's what this committee is trying to  
14 get to.

15 A LENORE MITCHELL: I think it's important to  
16 record, however, at this stage, we have no  
17 control over that -- what is being developed.  
18 It's just putting the district in place to  
19 enable development in the future. So you do  
20 not know what -- we don't know how it will be  
21 developed till they make their application with  
22 their designs. You will not know that at this  
23 stage.

24 Q In all fairness, the way it is now, you could  
25 have the back side of a Safeway on Ebony Road?

26 A DAVID SCHOOR: Theoretically, yes.

27 Q And with the change, you could have the back

1 side of a Lowes.

2 A DAVID SCHOOR: Theoretically, yes.

3 Q We don't know, right?

4 A DAVID SCHOOR: That's right. So I  
5 think, to put a fine point on what Lenore was  
6 saying, and maybe to your -- to your comment,  
7 is that we're asking three questions: The  
8 first one is, do you support the change in the  
9 Municipal Development Plan from commercial and  
10 residential to commercial, that's the first  
11 question; second question is, do you support  
12 the change of the Area Structure Plan from  
13 commercial -- from mixed-use, which is  
14 commercial and residential, to just commercial;  
15 the third question is, do you support the  
16 change from DCMU, mixed-use, to corridor  
17 commercial?

18 So those are the three questions we can  
19 address at this stage. We're putting those out  
20 in front of you. The questions about how the  
21 site is going to develop in the future is  
22 theoretically shown in the zoning bylaw, and is  
23 really only confirmed at the time of the  
24 development permit application, and we're not  
25 coming forward with a development permit  
26 application, because we don't have a developer.

27 Q I can't see why you'd expect people to agree to

1           it if that's the case. Like, you can ask those  
2           three questions, but I can see it only making  
3           it worse for the existing homeowners that are  
4           there. The change can only make it worse.

5           Q     Last time it was zoned commercial, one of the  
6           uses was a ten-storey hotel.

7           ALEXANDRA MORRISON:            Pardon, I didn't hear  
8           that? What was --

9           Q     Was there not a hotel proposed for that site at  
10          one time?

11          Q     Yeah, when it was commercial last time.

12          Q     Because I was under the assumption it was a  
13          hotel five years ago.

14          A     DAVID SCHOOR:            When the DCMU was  
15          approved by Council, there was a height limit  
16          on that, and I believe it was six storeys.

17          Q     25 metres.

18          A     Yeah. So one of the list of uses was a hotel.

19          Q     I think -- I think the question here for me,  
20          given the comments I've been hearing, is you're  
21          going for the zoning. You're meeting all the  
22          technical boxes. But at the point that the  
23          site is going to be developed, I guess I have a  
24          question, like, where does the public have an  
25          opportunity to understand what the development  
26          is, and in turn, do they deal with  
27          administration, or do they deal through Council

1 with regards to setting out things, like maybe  
2 that portion right adjacent to Ebony Way, is  
3 that in fact, there is a bit of a sound barrier  
4 or a green belt that's put in there that  
5 minimizes the impact on the residential areas  
6 adjacent to it. And that's what I'm wanting to  
7 know, is when I can effectively input -- when  
8 the developer comes forward and have my  
9 comments, the community's comments,  
10 incorporated into the development permit  
11 approval?

12 A That's a good question, Ken. I think we've got  
13 a couple of takers. I think Lenore and  
14 Councillor Watkins want to have a run on that.  
15 COUNCILLOR WATKINS: Let me hop on part of  
16 that. Through the Land Use Bylaw, you can ask  
17 for certain setbacks, you can ask for  
18 landscaping requirements in yards, and those  
19 may be the types of things that you put on your  
20 comment card today, like, you want, you know, a  
21 buffer on this side, or you want a berm. And  
22 then it's between the planning department and  
23 everybody else and City Council who's going to  
24 make a vote and decide whether they agree with  
25 that or not. You put in that comment right now  
26 that you want a three metre setback on that  
27 side that's landscaped with trees, so many

1 trees per every square metre of land. Or put a  
2 berm in there or something like that. Or you  
3 can have screening on the building. You can  
4 ask for architectural control on the building  
5 and things like that. But these are all things  
6 that are -- questions that are asked that could  
7 be put in the zoning that are going to have to  
8 be, you know, put on as a comment, and they're  
9 going to have to be vetted by the developer and  
10 the planning department, and eventually voted  
11 on by Council, I think, unless Lenore wants to  
12 add to that. Because it is DCMU which is --  
13 LENORE MITCHELL: That one, but if they  
14 switch it to a corridor commercial they have  
15 to --  
16 COUNCILLOR WATKINS: Oh, corridor  
17 commercial.  
18 LENORE MITCHELL: Yeah. So corridor  
19 commercial has set rules. So from the  
20 residential point, a 6.5 metre setback is a  
21 requirement from residential. Typically,  
22 though, when -- when it's a permitted use, it  
23 is a right, and you have the right to develop  
24 the land as per the Land Use Bylaw. There is  
25 no negotiating on it, because that is what  
26 someone has been given permission to do, and  
27 that's why we have districts. They have the

1 rights in them.

2 So I -- there -- quite honestly, Ken,  
3 there is no other opportunity, because at a  
4 development permit, if the use is permitted and  
5 they meet the regulations, they can develop the  
6 site.

7 Q Good to know.

8 DAVID SCHOOR: A resident does have  
9 the opportunity to appeal. Now, whether they  
10 have grounds through the SDAP to support it is  
11 a whole other --

12 LENORE MITCHELL: You have to have  
13 grounds, yes. But -- and quite honestly, the  
14 corridor commercial is one of the most  
15 simplest [sic] zones we have. There's not a  
16 lot of rules to it.

17 Q However, if it was mixed residential, there  
18 would be more sensitivity as to what goes on in  
19 that area, I would think, in terms of being  
20 built.

21 DAVID SCHOOR: The DCMU is more  
22 detailed. It's -- it has for architectural  
23 design [sic]. But I would suggest that the  
24 planning department and development officers  
25 have a keen eye, and they're -- they will try  
26 to get as much out of the development as they  
27 can.

1 ALEXANDRA MORRISON: All right. So thank  
2 you all for coming today. If you don't have a  
3 comment card, there are some at the front. I  
4 would recommend you taking one and filling one  
5 out in your own words. If you have any other  
6 further [sic] questions, you can send it to  
7 info@islengineering.com. I will receive that.  
8 If you can get the comment cards back to me by  
9 Monday the 16th, that would be the best thing  
10 ever. Please do that.

11 Do we have any other final -- final  
12 hoorahs?

13 Q I have just have one.

14 ALEXANDRA MORRISON: Sure.

15 Q So Landrex actually said that your developer  
16 for your mixed-use, they backed out or  
17 whatever. Did you ever check on another  
18 developer that would be willing to do a  
19 mixed-use development in that area?

20 LANDREX REPRESENTATIVE: We did spend a number  
21 of years going out to the market and meeting  
22 with developers everywhere, from Vancouver to  
23 here. And unfortunately, our economy in the  
24 last few years really hasn't supported it,  
25 which is where we encountered some  
26 difficulties.

27 Q Okay. So then -- so then you want us to agree

1 to change it to corridor or whatever,  
2 commercial, so that anything can go in there?

3 A DAVID SCHOOR: Agreement would be  
4 great, but this meeting is intended to solicit  
5 your comments and concerns. So --

6 Q That's what I mean. So you can put anything in  
7 there once it's zoned as corridor commercial?

8 A SEAN NOVAK: Within the zoning  
9 regulations.

10 LANDREX REPRESENTATIVE: We could put a  
11 permitted use in there.

12 LENORE MITCHELL: I have a list if you  
13 want to have a glance at what can go in there.  
14 It's two pages, but --

15 Q You said that's the most expansive?

16 LENORE MITCHELL: Yes.

17 Q Can I just say one more thing?

18 ALEXANDRA MORRISON: Sure.

19 Q I was hoping that our city and our councillors  
20 and our planning department had a vision, sort  
21 of, for the city, and not just start selling  
22 off stuff to get tax dollars. Like, I really  
23 hoped with that -- the original drawings that  
24 they had for that property, that they were  
25 starting to have some vision for the way they  
26 wanted the city to be developed. And now, it's  
27 like the developers just have to keep coming

1 back to the trough and they're going to get  
2 whatever they want.

3 COUNCILLOR WATKINS: I guess I beg to  
4 differ with that in some ways, because  
5 everybody has the right to make an application  
6 on their land, to change it to whatever they  
7 want anyway. You can make an application to  
8 change your land, and they're making an  
9 application in the process. Nobody's caved to  
10 anything or agreed to anything yet. I'm here  
11 to listen, just like you are. So -- and I  
12 think the other councillors are here to listen  
13 too. I don't think anybody has made up their  
14 mind on this, and I don't think we've caved to  
15 anybody or done anything yet. I think what  
16 we're doing is we're here to listen and to hear  
17 what the developer has to say.

18 And, like, anybody has -- like I say,  
19 anybody has the right to make an application to  
20 change their property to anything. I live in  
21 Regency. I could make an application to change  
22 my single family lot to a multifamily site.  
23 Will it get approved? Probably not, but I can  
24 make the application. And that's where we're  
25 at here. And if you look at the chart that's  
26 behind Councillor Joly, it says all the things  
27 they have to do before we get to the end, and

1 we're only at the consultation. So that's the  
2 step we're at. They haven't even submitted a  
3 formal application yet. They're just bringing  
4 things.

5 So I haven't made a decision one way or  
6 the other on this yet. I'll tell you that  
7 right off the bat. And I haven't caved into  
8 anybody one way or the other. I'm here to  
9 listen; I'm here to find out. And if you want  
10 my personal opinion on what I think about it, I  
11 could probably tell you that too, but I think  
12 I'll reserve that for a little bit later until  
13 I hear more information.

14 ALEXANDRA MORRISON: And part of that is  
15 the comment form.

16 COUNCILLOR WATKINS: Yeah, that's right.  
17 That's why we're here.

18 ALEXANDRA MORRISON: Don't forget your  
19 comment form.

20 COUNCILLOR WATKINS: So that's why we're  
21 here. We're here to see -- I'm here to listen  
22 to what your concerns are, and to hear what  
23 this gentleman's concerns are, and hopefully  
24 write some down on the comment sheet. And if  
25 there's some way we can try to address it and  
26 make everybody happy, then it's a win-win for  
27 everybody.

1 Q While it's great to be developer friendly, we  
2 all want growth, but it should never come at  
3 the expense of the existing community. Never.

4 COUNCILLOR WATKINS: And I'm not saying  
5 it's coming at the expense of the community;  
6 I'm just saying I'm here to listen.

7 Q Well, it has been.

8 COUNCILLOR WATKINS: You have -- you have a  
9 situation here where you could probably put a  
10 whole bunch of residential units on here, and a  
11 whole bunch of commercial, and generate quite a  
12 bit of traffic. You know, my question would be  
13 what's the maximum number of residential units  
14 and commercial development you could put under  
15 the present zoning, and how many trips would  
16 that generate versus what you're proposing, and  
17 how many trips that could generate.

18 DAVID SCHOOR: Alexandra, can you  
19 write that question down? That's a good one.

20 COUNCILLOR WATKINS: So if you're concerned  
21 about traffic, that's more concerning. If you  
22 can put -- I don't know the number -- but if  
23 you can put 300 residential units on here, plus  
24 commercial, that's going to generate a heck of  
25 a lot more traffic, possibly, than one big-box  
26 store, if that's what it is, or one strip of  
27 commercial.

1 I don't know the answer to that yet. I  
2 haven't been told, so I don't know what  
3 decision I'm going to make.

4 ALEXANDRA MORRISON: All right.

5 DAVID SCHOOR: So this is good. We  
6 can go through another round of questions if  
7 people are --

8 COUNCILLOR WATKINS: But I think that's a  
9 question that I would find germane, is like,  
10 right now, it does have rights, and they could  
11 go in and develop it with residential and  
12 commercial. So what is the maximum development  
13 associated with that, versus the maximum  
14 development that could be allowed under the  
15 corridor commercial, and what trips would be  
16 generated by both of those options?

17 DAVID SCHOOR: We will answer that  
18 question. It's a good one. Ken, do you have  
19 another one?

20 Q I do. I appreciate what Councillor Watkins  
21 brought up there, but I think, if I understood  
22 correctly, I heard you say earlier that the  
23 intent is next week to file an application?

24 A DAVID SCHOOR: Yeah.

25 Q Okay. So that would be an application for an  
26 amendment to MDP, IDP and --

27 A MDP, ASP --

1 Q Area Structure or Land Use Plan.

2 A Yeah.

3 Q Okay. So that's next week. Yeah. One more.

4 LENORE MITCHELL: But to that, you will  
5 then get a letter from Suzanne saying that the  
6 application came in, and you can also write  
7 again saying -- because now you would have had  
8 more time to think about what's been said and  
9 what your thoughts are -- so then you write to  
10 City staff and say -- because if you have  
11 nothing to say tonight, that's fine. Maybe in  
12 a few weeks you will.

13 And then another time you'll get it is  
14 we're going to send -- Legislative Services  
15 will send you a letter and say the public  
16 hearing is on such-and-such a date. Then you  
17 get another opportunity to write or even come  
18 and talk to Council.

19 So there's a few times, so you don't  
20 have to get it all tonight. You can have time  
21 to think about it and put in your comments.

22 Now, there's one place you guys still  
23 have to tell them about that you have to do.

24 DAVID SCHOOR: Sorry, there's one --  
25 there's a little dangly bit. What's that?

26 LENORE MITCHELL: EMRB.

27 DAVID SCHOOR: Can you put EMRB as

1 another question there, because there was one  
2 other piece that was discussed; it was the  
3 City's vision. And the City does have a  
4 long-range vision, and that's encapsulated in  
5 the Municipal Development Plan. The plan,  
6 germane to this application, is everything in  
7 red along St. Albert Trail is intended to be  
8 commercial corridor. There's zoning that  
9 matches that land use concept that says into  
10 the future we'd like St. Albert Trail to have a  
11 commercial corridor. There's economic reasons  
12 for that; there's land use reasons for that.  
13 But the MDP is intended to put the City's foot  
14 forward in terms of a vision, a long-range  
15 vision for the future.

16 KRISTINA PETERS: Yeah, that's exactly  
17 what the whole purpose of a Municipal  
18 Development Plan is, is to provide Council's  
19 vision of what the city is to be as it develops  
20 out. And just as a side from this public  
21 hearing, we are going through that process  
22 again and looking at a new Municipal  
23 Development Plan. We are gathering input, we  
24 have for the last year, and I hope everyone got  
25 to see it. It is going to be entitled  
26 Flourish, and please check it out on our  
27 website. Because that is -- this is the time

1 to talk about what kind of community do you  
2 want? Do you want it to be walkable? Do you  
3 want LRT? Do you want mixed-used nodes? Or do  
4 you want things more separate? What's your  
5 vision for St. Albert?

6 So that's my plug, but that's the vision that  
7 has been established, and it's been established  
8 for quite some time. This map looks very  
9 familiar. It hasn't changed that much over the  
10 last 20 years.

11 ALEXANDRA MORRISON: On that note, on  
12 September 18th, there is another pop-up event.  
13 You can see me again.

14 DAVID SCHOOR: For the MVP.

15 ALEXANDRA MORRISON: For the MVP. Yes,  
16 sorry, for the new St. Albert MVP, Flourish.  
17 September 18th. Put it in your calenders.

18 Q Well, this is more of a comment on my part, and  
19 I appreciate -- and I input it to the Flourish  
20 plan that's underway right now, but I think the  
21 one thing that's become evident here is that --  
22 can appreciate that, you know, once the zoning  
23 is set in place, is that it's almost a  
24 development right, provided your permitted uses  
25 are allowed for, you can go ahead. But I think  
26 what you're hearing is that, you know,  
27 St. Albert is really trying to brand itself as

1 a botanical city, and liveability and  
2 everything else like that. And what's become  
3 more evident to me, is that perhaps with the  
4 land use zones that we've got, is that we need  
5 to incorporate more architectural controls on  
6 those zones, because this is a free-for-all.  
7 And I can appreciate the developer, they've  
8 made the investment, they're wanting to get a  
9 return on their investment, and me thinks that  
10 they've been, you know, trolling for a  
11 perspective builder here. They've got one that  
12 might bite if you get this zoning.

13 I can appreciate you can't tell us too  
14 much about what their aspirations might be and  
15 the type of development, but I think what  
16 you're hearing tonight, and from my -- from my  
17 own standpoint is that, you know, I take to  
18 heart the botanic part of St. Albert, and I  
19 want that corridor to be -- to be used. It's  
20 not friendly to mothers with strollers hauling  
21 kids down St. Albert Trail.

22 Things are improving a little bit in  
23 that regard, but the fact of the matter is,  
24 we're trying to promote other modes of  
25 transportation and people moving around. And I  
26 think that's why I'm here tonight, is that I  
27 saw the -- the original argument to switch this

1 from a commercial corridor to the DCMU, and I  
2 can recall Mayor Crouse in particular being  
3 rather exasperated as to, you know, you guys  
4 asked for a commercial corridor, now you're  
5 asking to bring residential development closer  
6 into the St. Albert Trail.

7 So that was his point, is that, you  
8 know, we were trying to create some separation  
9 between residential development and the Trail,  
10 now you want to bring it in. Now we're hearing  
11 a flip. No, we want to go back. So it's the  
12 prerogative of the developer, the landowner, to  
13 do that. And I can appreciate it. But in a --  
14 we're in a bit of a bind here right now, is  
15 that the current Land Use Bylaw and the way  
16 it's set out is that those architectural  
17 controls and that, it's not going to happen  
18 overnight. But it's definitely something that  
19 I know in the MDP I'm going to be pushing.

20 End of comment.

21 ALEXANDRA MORRISON: And on that note,  
22 thank you so much for -- for everybody coming.

23 DAVID SCHOOR: Two more questions.

24 ALEXANDRA MORRISON: Oh, we have two more  
25 questions.

26 DAVID SCHOOR: The first one was  
27 raised, and then EMRB.

1           A       SEAN NOVAK:                    So maximum full  
2                    build-out for residential versus commercial.  
3                    We don't have the numbers off the top of our  
4                    heads here, but that can be addressed in the  
5                    submission to the City, our terms.

6           Q       But is there not, on five hectares of land of  
7                    mixed-use, got to be -- need to be so many  
8                    square footage for homes or residential? Like,  
9                    what's the --

10          A       DAVID SCHOOR:                Well, for the last  
11                    application to go to the DCMU district, it was  
12                    assumed that 120 residential units would have  
13                    been allowed on that site. There was a  
14                    transportation impact assessment done at that  
15                    time to measure the effect of the -- of that  
16                    use on the transportation network, just as we  
17                    have to do with this application.

18                    So the application will assume a certain  
19                    development footprint, and our transportation  
20                    impact assessment has to assess that.

21          Q       So on that note, if you had 120 units on five  
22                    hectares, you'd have to have so much square  
23                    footage of commercial, correct, as well?

24          A       Yes.

25          Q       Do you know that number, roughly?

26          A       That one, I don't know. Do you?

27                    LANDREX REPRESENTATIVE: I think it was

1 300,000.

2 Q Okay. So on commercial corridor, how many  
3 square footage of commercial space could you  
4 have?

5 LENORE MITCHELL: Well, typically on  
6 some of the corridor commercials, they only  
7 develop about 20 to 25 percent of the site.  
8 The rest is parking.

9 Q Okay.

10 DAVID SCHOOR: And landscaping?

11 LENORE MITCHELL: I don't have that one  
12 memorized.

13 ALEXANDRA MORRISON: All right. And EMRB.

14 DAVID SCHOOR: EMRB. Okay. That's a  
15 process related question.

16 SEAN NOVAK: Who asked that  
17 question?

18 LENORE MITCHELL: Over here.

19 DAVID SCHOOR: I think you know the  
20 answer to this one, too.

21 LENORE MITCHELL: I know it. I want you  
22 to tell the people.

23 DAVID SCHOOR: All right. Well, I'll  
24 do my best. You might have to provide colour  
25 commentary.

26 Okay. So we have to go through -- this  
27 is the MDP, ASP, LUB amendment process that's

1 required by the City of St. Albert. The  
2 Edmonton Metropolitan Region Board, which is  
3 the EMRB, is the regional body that reviews  
4 planning applications. Through this process,  
5 whenever -- through an amendment process,  
6 whenever you amend a Municipal Development  
7 Plan, the application has to go to the EMRB for  
8 review. They have to consider it. The EMRB is  
9 represented by the municipalities around  
10 Edmonton, including St. Albert, and they  
11 provide comments on whether they support this  
12 MDP amendment or not. And that process happens  
13 just before -- just after first reading.

14 Do you want to provide any colour to  
15 that one?

16 LENORE MITCHELL: Sort of. So it's the  
17 Area Structure Plan that is triggering this to  
18 go, because they are within the future L -- or  
19 800 metres of the future LRT; that is what is  
20 triggering this one to go to the EMRB. So they  
21 will look at it to see if regionally this  
22 change is a significant change to the region or  
23 not. And it's reviewed and then we get a  
24 comment back before third reading so Council  
25 has that information before they make a  
26 decision.

27 DAVID SCHOOR: So there's other

1 checks and balances on this process.

2 LENORE MITCHELL: Yeah. From a regional  
3 perspective. They aren't really looking at it  
4 from the land use, they want to know what is  
5 the impact like, is there a traffic impact?  
6 How -- if this is a future LRT, is this a plus  
7 or minus to that LRT? Those are the kinds of  
8 checks and whatnot. They don't give us a  
9 checklist if you want the truth, but ...

10 ALEXANDRA MORRISON: All right. Perfect.  
11 You folks are welcome to stick around for a  
12 little while until 7 o'clock. And if you have  
13 any other lingering questions, again,  
14 info@islengineering.com, or one of our  
15 wonderful technical team will be here to answer  
16 any of your questions.

17 DAVID SCHOOR: Thanks for coming out,  
18 everybody.

19 ALEXANDRA MORRISON: Thank you again.

20 DAVID SCHOOR: If you have questions,  
21 we're happy to chat.

22 (Presentation Q&A concluded at 6:30 P.M.)

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Reporter Certification

I, Mary C. McNeely, Court Reporter,  
hereby certify that I attended at the above  
proceedings and took faithful shorthand notes,  
and the foregoing typewritten sheets are a  
complete and accurate transcript of my  
shorthand notes to the best of my skill and  
ability.

Dated at the City of St. Albert, in the  
Province of Alberta, this 15th day of  
September, A.D. 2019.



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M. C. McNeely, CSR (A)  
Court Reporter.