
SMART GROWTH SESSIONS
CITY OF ST. ALBERT

St. Albert, Alberta
April 7, 2009

1 MS. SANDERS: Thank you. I just want to
2 acknowledge that you had a whole bunch of
3 information fired at you, and so I invite you right
4 now -- when you signed in, there was a sheet of
5 paper with three groups of questions on it. And my
6 invitation to you right now is just to connect with
7 three or four people in your vicinity and just talk
8 through those questions. And we'll do that for
9 about five minutes or ten minutes, not long, and
10 then we'll reconvene right back like this.

11 And I will moderate questions from the floor
12 to Carol. So then you can seek more clarification
13 on what you just had thrown at you, okay. So
14 connect with three or four people in your vicinity
15 and just chat about the questions that are on the
16 page.

17 Does anybody need a pen or paper?

18 UNKNOWN SPEAKER: Just before we start, is it
19 possible to ask some questions of Carol? Because
20 if we're connecting with each other but we all have
21 the same unanswered questions, we're going to pool
22 ten minutes of just confusion.

23 MS. SANDERS: What I want to do is just give
24 everyone a chance to let the information that Carol
25 just gave us to digest and land. I'll give you
26 five or ten minutes and then we'll be back with
27 Carol.

1 (DISCUSSION OFF THE RECORD)

2 MS. SANDERS: I can hear the volume has
3 dropped which is often an indication that the
4 conversati on you're having has reached a point
5 where maybe you're ready to move on. Do people
6 need more time to talk in groups, or would you like
7 to go big? Okay.

8 So I just want to point out a couple of things
9 before we get into things. We have the room
10 microphoned because it's being recorded, the
11 conversati on. So I just want to make it perfectly
12 clear that everyone knows what is about to happen
13 is being recorded both from an audio perspective --
14 is the video recording happening as well? No. So
15 despite the fact the video is there, it's only an
16 audio recording.

17 We also have Amanda here who is a court
18 recorder, so she's also recording by text. Okay.
19 Now, that's not something that we can see and feel
20 while we're doing this. So while we're doing our
21 questi on and answer stuff, I'm going to record a
22 few things on the side just so we can keep track of
23 what's happened over the course of time we have
24 tonight. But I just wanted to make sure you know
25 it's being recorded, so that that's perfectly
26 clear, okay. And if I by any chance write
27 something up here that is inaccurate, then I also

1 need you to tell me that.

2 So process-wise what's going to happen is Jim
3 has a microphone. So it's going to rotate.
4 Because this is a small group, it's silly to have
5 somebody come up and stand at the microphone. So
6 please just stay where you are. Jim has the
7 microphone. I will identify -- or Jim and I will
8 identify who is going to get the microphone, but I
9 would just like to make sure that we give everybody
10 a chance that would like to ask a question or make
11 a comment have that chance. So I won't be going to
12 somebody three times when there are other people
13 with their hand waiving that they'd like to say
14 something just to be fair to folks.

15 So we're going to do this until about 20 after
16 8. And then we'll just do a little bit of a
17 wrap-up and then we'll go back into the back room
18 there and you can have a look at the displays and
19 then have some one-on-one questions. Don't feel
20 you have to ask a question at the microphone in a
21 recorded setting, okay.

22 So would anyone like to make a comment or ask
23 a question with that? Okay. And when you do,
24 would you mind -- just because I don't know who
25 everybody is because I'm an out-of-towner, would
26 you mind telling us what your name is?

27 MS. BERGUM: And actually your address too,

1 please.

2 NICK STEELE: Not at all. I live on

3 Lancaster in Lacombe Park. My question --

4 MS. SANDERS: And your name?

5 NICK STEELE: Sorry. It's Nick Steele. And

6 my first question -- I'll spread them out -- is I'm

7 curious about the retail areas. And from the

8 picture that you show, it's a lot of street level

9 retail, smaller boutique-type operations. And from

10 travelling, I've seen here of what you're taking

11 pictures of and know what they're like and how they

12 are for shopping. I'm a little confused where

13 those retail areas are existing on your diagrams

14 there. And how would they be implemented in light

15 of your monster store operation that you're also

16 included? I think that's my first question.

17 MS. BERGUM: Sure. We wanted to provide

18 some opportunities. And my personal bias too is

19 not a big fan of big boxes, but that's what's out

20 there. A lot of that retail would be permeated

21 buildings not in the middle of neighbourhoods but

22 along those community connector streets, the wide

23 ones, and possibly along in those Neighbourhood

24 Activity Centres. Those would be where we would be

25 kind of trying to focus that as well as in the

26 TODs.

27 Some of the things we've been kind of

1 researching is a lot of times those streets work
2 best if they're a limited size. About 1,000 feet
3 works really well for a small retail store. And I
4 think because we have all that other competition,
5 what is there now, it's going to be a challenge to
6 have too much of that. So we really want to try to
7 focus that in a few areas so we can really make
8 areas work well. So it could be spread amongst the
9 neighbourhoods. It could be along those main
10 connector corridors along the parkways is where a
11 lot of that smaller street front type activity
12 would be.

13 MS. SANDERS: Would it be helpful, Nick, if
14 Carol pulled up a slide? I'm thinking the map one.

15 MS. BERGUM: Can I borrow your presentation
16 so I can just pick the number out, and then my
17 friend at the back can type in the number and we'll
18 get a map there. If we look at Slide Number 63 if
19 we could? If you type 63 and return, it will get
20 you there. It's something new I learned. It's
21 very cool. There we go. Thank you.

22 So really primarily we would be encouraging
23 along the blue. The blue ones and the green ones
24 is primarily where it would be and in the TODs, the
25 flowers. That type of activity would be encouraged
26 there. Is that getting what you needed, Nick?

27 NICK STEELE: I just think it's too far

1 apart. Just continuing with this idea, most of the
2 world cities have incorporated these sorts of
3 ideas. I'm speaking mostly of European cities, in
4 particular Countisbury which is in England which
5 Prince Charles had designed.

6 The success of the town itself was the idea
7 that walkability is key and that the car, although
8 necessary, is a very, very small aspect of the
9 town. The streets themselves are made
10 inconveniently narrow to restrict the amount of
11 cars moving around to make it almost inconvenient
12 to drive. And the idea was that you walked
13 everywhere, the more you walk, the more public --
14 the more you feel like you belong to the town and
15 the safer the town becomes because people don't rob
16 each other when they know their neighbours and
17 their neighbours know them.

18 The retail areas have to be within an 80
19 (indiscernible) parcel usually so that you have to
20 be able to walk within and that's about as far as
21 anybody would ever want to walk. And everything
22 you ever want would be in that area. That looks
23 farther.

24 MS. BERGUM: It's actually not. Is there a
25 pointer thing on here? The top button? Let's see
26 if I can do this.

27 Probably about that size area would be a

1 neighbourhood. So if you had your Neighbourhood
2 Activity Centre and your retail in here, everything
3 in that neighbourhood would be about 400 metres.

4 NICK STEELE: That would include like the
5 library, health facilities, swimming pools, all
6 those sorts of things? Because that's the way it
7 has to work.

8 MS. BERGUM: Ideally that would work if we
9 had really high densities like New York which is
10 more like 1,000 dwelling units per hectare. We
11 don't have those kind of densities or the money to
12 support that many. So there may be a swimming pool
13 in one. Maybe there's a skating rink in another
14 one, but it's still fairly close distance to ride
15 your bike there. And it would probably be spread
16 around more like that.

17 MS. SANDERS: Thank you, Nick. Just behind
18 Nick, the gentleman. And again just a reminder if
19 you can introduce yourself.

20 RON PARSON: My name is Ron Parson
21 (phonetic). I live in Lacombe Park. I'm just
22 disappointed we're not using the microphone.

23 My question is just -- and we spoke about it a
24 little bit in our group here. And I apologize if
25 I'm sort of stealing some of your thunder here.
26 But I'm just wondering how this whole notion will
27 sort of fit in and kind of reconcile with the rest

1 of the town. So we discussed in our group about
2 how some of the different portions of St. Albert
3 had some of these sort of little retail areas. And
4 I know as I walk my dog around Larose Drive,
5 there's a little sort of strip mall area that
6 looked like at one time it had some retail that is
7 gone, and I think people are probably just driving
8 to Safeway here and the big box outlets. So how do
9 you try and reconcile sort of the notion that come
10 with this reality in which we're living?

11 MS. BERGUM: Absolutely. Actually that was
12 where we started to look in terms of getting that
13 idea in the Neighbourhood Activity Centre was our
14 existing neighbourhoods. Because many of them like
15 Akinsdale, Lacombe Park, Grandin do have these kind
16 of areas where they are little strip mall areas.
17 They have higher density residential. They have
18 their schools, parks, kind of in that area.

19 Unfortunately the design is not perhaps as
20 strong as we would like. We do have to face the
21 reality that we do already have an awful lot of
22 retail and big box in the city. And that's going
23 to attract people. Vancouver for instance is the
24 one that has really successful little local shops,
25 but they basically said no big boxes in the city
26 and have stuck to that. So people have no choice
27 but to go to these places. We unfortunately can't

1 do that.

2 That's why we looked at the Neighbourhood
3 Activity Centre as not necessarily having to have
4 retail. It may not be feasible in all
5 neighbourhoods. Much as we might like it, it may
6 not be feasible. So you need to have a mix of uses
7 that could include retail, but it could include a
8 school. It could include a community facility. It
9 could include other stations that would encourage
10 people to gather there as well. It could include
11 some work places, some live/work type activities.
12 But we clearly wanted especially to have a civic
13 space as a public space that would give people a
14 focal point at least. Maybe it's just a little
15 cafe that might work there. So we have to kind of
16 look at realities of what we've got.

17 MS. SANDERS: Okay. Next door there was a
18 question.

19 MARGARET PLAIN: Hi. Margaret. I live in
20 Bellevue Crescent which actually happens to be
21 close to four schools and neighbourhood shopping
22 and so on and so forth. But my question relates to
23 the costs that you cited for the construction of
24 higher density but nothing associated with the
25 increase cost for things like libraries, social
26 services, fire, new equipment, more busses,
27 recreation centres and so on which is another part

1 of the cost the municipality has to manage.

2 MS. BERGUM: Absolutely. We are actually
3 right now looking at -- we're doing some research
4 on the physical impact and a lot of those different
5 issues. Part of it when we're looking at more of
6 the Smart Growth development, we're able to get
7 much higher densities in these areas which in turn
8 kind of balances in terms of increased tax revenue.
9 And there's more people closer by. And so you can
10 serve more people with perhaps fewer facilities
11 just because there's more people in that area.

12 Plus there's the tax revenue side of things.
13 So we're just kind of looking at that right now to
14 see where all the actual costs implications. A lot
15 of communities are finding it is more cost
16 effective in the general stuff we've been looking
17 at so far. But I can't give you specifics right
18 now, but it's coming.

19 MS. SANDERS: This gentleman here.

20 BRUCE RANDALL: Bruce Randall on Springfield.
21 My question is a lot of examples we're looking at
22 green, green space. We're in a northern
23 hemisphere. The walkability the last three months
24 has been really treacherous. How does this deal
25 with that issue being a northern winter city?

26 MS. BERGUM: Absolutely. We did try to
27 include as many winter pictures as we could. And

1 snow removal was a big issue. We spent probably --
2 because we've taken quite longer than we
3 anticipated from the time we did the initial survey
4 to get to this stage was because we spent probably
5 six months sitting down with our public works and
6 engineering departments to work out the street
7 corridors. And you can imagine transportation
8 engineers when you start talking on-street parking,
9 pedestrian, they kind of freak out. So it took us
10 a little talking, a little working.

11 The public works people are very concerned
12 about snow removal. So we actually did some
13 adaptations in terms of our original proposed
14 street corridors to look at that. We ensured there
15 was boulevards on all the streets to accommodate
16 snow storage and issues like that. Part of it is
17 -- we looked also at a number of winter cities that
18 have incorporated a lot of these things.
19 Minneapolis for instance has done a lot of work,
20 and they get way more snow than us. We looked at
21 Ottawa, Toronto, Montreal. They've been doing some
22 really interesting things.

23 And it could be a different way of having to
24 do things. For instance, snow removal was just a
25 big issue. So I've learned a lot about snow
26 removal. But there may be for instance people say
27 there's parked cars on both sides, and we can't get

1 a snow plow there on the road. You can buy
2 narrower snow plowers. Or there are actually snow
3 melting machines that you can get. There are other
4 programs that people use for encouraging snow
5 removal of sidewalks, all that sort of thing.

6 So really, you know, in a lot of those cases
7 and many of those cities we looked at like Boston,
8 some of the northern European cities are very
9 walkable. People have outdoor markets at
10 Christmastime in the middle of the snow. And this
11 last few months has been more treacherous than
12 normal, but people just learn to live with winter.
13 So a lot of those things we have been taking into
14 account and are asking in regulations that people
15 look at some of those winter issues.

16 Another thing too is like higher buildings,
17 another little thing we incorporated is as your
18 buildings get a little higher, they need to have a
19 little bit of a step back on a higher floor. And
20 that serves a couple of purposes. It prevents you
21 getting that real canyon like feel on the street.
22 By having just that little step back, it gives you
23 a sense of a lower building and a more pedestrian
24 scale. But they also serve as swirl chambers so
25 you don't get like the Winnipeg thing with the
26 massive cold winds blowing down the street. It
27 actually helps to circulate the air and prevents

1 you from getting those sorts of things. So we've
2 looked at a few things like that as well.

3 MS. SANDERS: Next door to Bruce there,
4 there's a question.

5 MALCOLM PARKER: Malcolm Parker, Lacombe Park.
6 Have you people given any thought as to what you
7 would do to attract some of the commercial
8 development to these communities? If you think
9 about the downtown area right now, which is exactly
10 thriving, a lot of specialty stores, coffee shops,
11 whatever have come in and I'm not sure that they
12 have a long life to them. And if I look at the
13 plan you've presented, I know it's in the annexed
14 lands, which is a start, it's going to be somewhat
15 limited in terms of the market area that we have to
16 work with. So what's going to be the incentive for
17 these types of businesses coming in the community?

18 MS. BERGUM: Well, that's Bruce's job. He
19 works for economic development.

20 But one of the things is it allows the higher
21 densities because it's going to be the people.
22 Part of our challenge with downtown for instance
23 there's only 3, 400 people downtown. If you look
24 at actual densities for that area, it is less than
25 15 building hectare which is really low for
26 supporting businesses. Really to support a small
27 supermarket for instance you need 45 dwelling units

1 a hectare within 400 meters of that supermarket.
2 So those are the kind of densities you really need
3 to support some things like that.

4 I think it's 17 or 18 to support a convenient
5 store, 17 or 18 dwelling units a hectare. So we're
6 allowing for increased densities. We will be kind
7 of focusing so you can't just put necessary retail
8 absolutely anywhere anymore. There's going to be
9 certain areas just where it can go. It will be
10 encouraged in smaller areas. And so it's through
11 those ways that we're starting to try and do that.

12 MS. SANDERS: Okay. We had a question in
13 front of Malcolm. Thank you, Jim.

14 RICHARD PLAIN: Richard. The first question I
15 have deals with the following: The Council that
16 initiated your examination to Smart Growth was the
17 Council prior to the existing one, right?

18 MS. BERGUM: Yes.

19 RICHARD PLAIN: So this Council really hasn't
20 bought into this in terms of what would be done.
21 It's going to look at what its predecessor has set
22 forward, right?

23 MS. BERGUM: Well, they have seen the
24 presentation, and we've given them the information.
25 And we basically went to them and said this is
26 where we're going. We're going to proceed with the
27 public consultation. And they said yes, go for it.

1 And then we will come to them with regulations
2 itself later this month.

3 RICHARD PLAIN: What I was wondering you were
4 talking about regulations. It's a great deal of
5 work and effort, and I congratulate you by the way.
6 Focusing on design because the City is certainly in
7 need. There's a number of areas with new focus on
8 design, on urban design. But you were into the
9 regulatory aspects. You still have a major issue
10 which is whether anyone or in part would buy into
11 so called Smart Growth. If you don't buy into
12 Smart Growth, then a lot of what you've done in
13 part is gone.

14 So I guess sort of like a, you know, MDP
15 subdivision approval. You're in the bylaw more
16 designing regulations when it's not clear that
17 you've got the approval from this Council to go
18 ahead with respect into the next phase. So that's
19 what I just wanted to get that part cleared up
20 where we're at because the next side of it would be
21 if this is significantly changed or significant
22 modifications and if it's only half smart or a
23 quarter smart or whatever, then you're back with a
24 whole regulatory re-design, right?

25 MS. BERGUM: And just to get to the
26 Council, it was the previous Council that approved
27 the changes to the MDP that gave direction as to

1 using Smart Growth principles to guide development
2 in the new area. But this Council, both the last
3 two years, each year they set their priorities as a
4 Council. And they have reiterated both years that
5 this Smart Growth approach is a priority for them.

6 RICHARD PLAIN: Okay. But no one has approved
7 it yet?

8 MS. BERGUM: Nobody has seen the
9 regulations to approve yet.

10 RICHARD PLAIN: Or the principle. Sorry. I
11 don't want to spend a lot of time on it. It was
12 kind of important that someone has bought into the
13 Smart Growth when the question is are you being
14 presented to us, should we have Smart Growth? You
15 see, you're in the regulatory side of it. And
16 that's one of the things that you might certainly
17 have good reason to go -- be that far ahead, but
18 for those of us in the general public that are
19 looking at this for the first time, our question is
20 well, do we buy into Smart Growth per se? We're
21 sort of being asked to relate to that. Do we like
22 it? Or other general questions. That's where
23 we're at.

24 And so when we go to a hearing or a public
25 hearing that's going to be on regulation when
26 really we want to have a hearing on whether or not
27 we should go into Smart Growth.

1 MS. BERGUM: Okay. What we chose to do was
2 because we had the direction from the MDP and the
3 direction from Council on the concepts, we felt it
4 went hand in hand. It's one thing to talk about
5 these principles and these concepts, but it's not
6 going to be very meaningful if you don't get down
7 to how in the world is it going to be done. And a
8 lot of communities are saying they have a lot of
9 kind of motherhood statements, this is a wonderful
10 thing, we're going to have buildings, we're going
11 to have all this. But nobody ever really says
12 anything concrete as to how to do it. And we
13 wanted to go to them and say yes, this is a
14 concept, but this would be how you do it.

15 MS. SANDERS: So your effort right now is
16 about revealing how the rubber hits the road?

17 MS. BERGUM: Yes.

18 MS. SANDERS: Okay. That's the test. We'll
19 see politically what happens.

20 I think you have another question, or can
21 we --

22 RICHARD PLAIN: Yeah, I did, but I don't
23 want --

24 MS. SANDERS: Would you mind giving someone
25 else a chance and we'll come back.

26 RICHARD PLAINS: By all means.

27 PAUL RADCHENKO: Thank you. Paul Radchenko,

1 and I live in North Ridge. I've got a couple
2 questions. And, I mean, having the rubber hit the
3 road, there's a lot of examples out there of Smart
4 Growth. We see on the website. They've gone
5 through it all. So if these guys really want to
6 find out more about this, we're just playing
7 catch-up.

8 You mentioned that we've got a five, ten year
9 build-out for these annexed lands. Did I hear that
10 correctly? Ten years?

11 MS. BERGUM: Okay. What I said was
12 building will take a number of years before we
13 start building. When we annexed the land, we
14 looked at about 2028, 2029. But given our current
15 situation, it might be a little later.

16 PAUL RADCHENKO: So my question relates to that
17 and really having the rubber hitting the road here.
18 Can we look at other areas like the downtown and
19 maybe St. Albert Drive? We see places on St.
20 Albert Drive that haven't been developed. Can you
21 incorporate Slide 68 for St. Albert Drive? Or
22 looking at Slide 63, the urban village that's
23 designed south west of the fire hall. Can we start
24 working there or while we wait for the annexed
25 land?

26 MS. BERGUM: That's a good question. Our
27 direction was to look at the annexed land. And

1 because it was such a different concept, we kind of
2 liked the idea of starting there. There's a
3 downtown revitalization project that's going on, a
4 separate project. St. Albert Trail, as we move
5 forward, that's kind of on the list to look at. If
6 we're going to be incorporating LRT or BRT along
7 that, there's going to have to be a fair bit of
8 work done along there.

9 And even like the urban village concept,
10 partly why we looked at locating a TOD there is
11 because there's synergy between those two. And so
12 we were kind of looking ahead to some of those
13 other projects we might work on. So for instance,
14 the TODs where we located them, they're about a
15 mile apart which works well for that sort of thing.
16 But we also looked at St. Albert Trail to where the
17 exchange stop is at the mall as well as the one on
18 the south side. Those are each about a mile apart.
19 That type of concept could continue into those
20 areas.

21 While right now Smart Growth is just for the
22 annexed areas, those concepts and those principles
23 are certainly applicable to some of the other
24 projects that are either underway or to come in the
25 future.

26 UNKNOWN SPEAKER: I think that might address
27 some of the concerns, you know, that he raised here

1 too plus the other downtown. Seven, ten years may
2 turn into 18 years with those annexed lands. This
3 is all good stuff, but we'd like to sort of see
4 something being built, and then we can buy in and
5 apply it to annexed lands.

6 MS. BERGUM: Currently the downtown project
7 is going on right now through the Mayor's office.
8 We also we have another project for multi-family
9 in-fill development guidelines which are kind of on
10 hold because this project has taken a bit more of
11 our time. So we will be re-looking at that in the
12 fall to finish up on that. So there are other
13 projects that are looking at those sorts of issues
14 in the existing lands. It's just timing,
15 resources. And they're on the list. They're
16 coming.

17 MS. SANDERS: Right here, also a question.

18 WAYNE McCUTCHEN: Hi. Wayne, Grandin Woods
19 Estates. Just a concern getting back to snow
20 clearing and on-street parking. And I guess the
21 concern I would have with on-street parking and
22 having residential housing facing street parking is
23 the safety of kids playing in the front yards and
24 running out between parked cars. Just wondering if
25 that's been something you thought about or
26 addressed?

27 MS. BERGUM: Absolutely. Actually with

1 that sort of thing, the -- I'll show you something.
2 I'm glad you asked that because I wanted to show
3 this. It's really cool. We had a presentation by
4 a fellow the other day, but it just kind of gives
5 you an idea of traffic flow along the grid system
6 if I can get through to this. Because really with
7 the modified grid system, it tends to disperse
8 traffic, so there's a lot less traffic on each
9 road. With parking on both sides, that's actually
10 -- they looked at a number of different things on
11 streets that tend to give you the illusion the
12 street is narrower and will slow you down, and
13 parked cars on either side is one of the best ways
14 of actually slowing traffic down.

15 But this just kind of shows you that if you
16 have a neighbourhood and you're -- it wouldn't
17 actually look like this. This just kind of
18 illustrates that you start at point zero and all
19 the cars along that street and in the little
20 offshoot streets have to go from here all the way
21 around here to come out of their neighbourhood. So
22 if everybody drives out that neighbourhood, you get
23 500 cars going out on that one shoot.

24 So it kind of changes as you go along. If you
25 join that street, people start at the top and
26 travel here or they have options to get out. So
27 that kind of lowers it a little bit on each side

1 here. But we still have 500 going out there. If
2 you add another, adding some extra ones, it spreads
3 the traffic out even a bit more. If you go to a
4 grid system what happens is you have an awful lot
5 more options for intersections of where people can
6 go. So it lowers it down from 125 cars travelling
7 on that street to 42. Add some more streets, it
8 lowers it down even more.

9 So what happens is in your curvilinear
10 streets, which is similar to a lot of what we have
11 with that big circular street, something like this,
12 your average traffic count past your house is about
13 250 cars. 125 cars for this. You add an extra
14 one, it's about 75 cars going past your house on
15 the street if you go to the grid system because
16 people have more options, and you're dispersing
17 your traffic throughout.

18 And the other thing is this road has to be
19 bigger, and there's a lot more traffic going along
20 it. They tend to go faster. This one there's a
21 lot more options in terms of where people can go.
22 It averages 21 cars going past your house in a day.
23 You add some more streets, it's down to an average
24 of 15 cars. So if your kid is going to be hit by a
25 car, what are the chances at some place like this
26 versus some place like that.

27 UNKNOWN SPEAKER: Carol, how many units are

1 in that box?

2 MS. BERGUM: That would be a typical
3 neighbourhood. Our neighbourhoods are around 5,000
4 people.

5 UNKNOWN SPEAKER: That's a huge area. That's
6 not a local street.

7 MS. BERGUM: Most of those could be all
8 local streets. This would actually be more of a
9 collector street because they would have them all
10 around the outside. You could get away with your
11 lower -- you have much less traffic going along
12 them. I'm glad you brought that up. I was really
13 hoping I could show you that. I thought it really
14 illustrated the point.

15 MS. SANDERS: I just want to check if there
16 was someone who would like to ask a question or
17 make a comment that hasn't had a chance yet.
18 There's a gentleman at the back. And then we'll
19 let some other folks have a turn.

20 COLLIN KRYWIAK: My name is Collin. I live in
21 North Ridge. And I'm just wondering the new
22 neighbourhood in the annexed land, how much more
23 dense would they be than say North Ridge in terms
24 of number of houses?

25 MS. BERGUM: Per hectare size, probably
26 about twice. From 10 to 20 over all in the basic
27 residential neighbourhoods. It could go higher.

1 That's kind of a minimal we're encouraging.

2 COLLIN STEEFES: Hi. I'm Collin. I'm from
3 Berrymore Drive. I have a question in terms of the
4 research. And by the way, I'd like to really
5 applaud St. Albert for this. I think it's great
6 initiative. I'm curious in your research if you've
7 looked at any areas where it's been employed and
8 what impact to the existing areas were in terms of
9 their prosperity either in market valuation in
10 homes or even commercial development within those
11 neighbourhoods. Did they continue to prosper
12 through diversity and choices of living styles, or
13 was there a drop-off in the communities?

14 MS. BERGUM: Okay. I'm just trying to
15 think of an example. That's where we're kind of a
16 little different because we're going in quite
17 different. We're much more a suburban community.
18 A lot of the Smart Growth stuff tends to be in
19 areas that are more inner city areas. However, one
20 example is probably where they kind of had a mix of
21 different things -- no.

22 Okay. I got it. It took me a minute.
23 Portland is really probably a city -- and I know
24 it's not a winter city, but it's being doing it the
25 longest. And they are often held up as a real
26 example of this type of an approach. And so what
27 they have found is they have incorporated a lot of

1 these Smart Growth initiatives within the city and
2 within surrounding communities as well. And as a
3 result that has spread in a positive way to other
4 areas within that city for sure. And it's not even
5 just within the city, but it's within the region.

6 Probably one of best examples of
7 transit-oriented development is a suburb outside of
8 there. It's about 40 minutes on the train to get
9 there. And it's been developed, and it has a whole
10 mix of everything from single family homes and all
11 the way to apartments. Their property values have
12 gone actually very high. They have attracted -- I
13 think Intel has developed a building nearby where
14 people can go work.

15 They have a grocery store. They have all
16 kinds of housing in terms of affordability rates
17 very low to very high. They have one of the
18 highest transit ridership rates in the country in
19 terms of because they can just go down to the train
20 station, hop on, 40 minutes they're in Portland.
21 And so that one has proved very successful with a
22 real variety of housing types and choices within
23 it. And that's been kind of a spinoff because of
24 some of the stuff with Portland as well.

25 COLLIN STEEFES: The notion then would be in
26 this situation, you build this first in the annexed
27 areas and then activity to the other community will

1 grow from the success of that area? Is that the
2 notion then?

3 MS. BERGUM: Yes, it would balance out and
4 just add to what we already have in St. Albert that
5 people like to so much and building on that. In
6 terms of actual activity, there's more of a
7 challenge given our current infrastructure and that
8 of the existing neighbourhoods. So that's a bit
9 more of a challenge we will have to look at in the
10 future.

11 MS. SANDERS: So, Jim, there were a couple
12 of folks at the front that had another question,
13 but again, I just want to confirm if there's a new
14 person. There is.

15 JILL CUNNINGHAM: Thank you. I'm Jill
16 Cunningham. I live in Heritage Lakes. I don't
17 know how much -- I've read so many different things
18 recently. I'm not sure if they're related to Smart
19 Growth but more agricultural land. I presume that
20 would be mostly in annexed areas. And how does
21 that fit into here? And also with movement towards
22 more community gardening and things like that, I
23 suppose that would be in civic spaces?

24 MS. BERGUM: Absolutely. Things like that
25 we really are looking at -- because we annexed that
26 land for urban development purposes, we have an
27 Inter-municipal Development Plan with Sturgeon

1 County, and it incorporates a lot more land --
2 like, some of the stuff I showed you that has some
3 country residential and things.

4 But part of that plan is to preserve the
5 agricultural land as long as possible until it's
6 needed for urban development. And so that's part
7 of that plan, but also the Capital Region Board
8 overlooks the whole region. They're looking at
9 things from a regional basis to identify which land
10 is kind of earmarked for urban development, which
11 is earmarked to be preserved as agricultural land,
12 and things like that. So it's kind of a boarder
13 regional scale look at trying to balance those uses
14 in the whole region.

15 MS. SANDERS: Two other folks.

16 DARLYNNE BOKENFOHR: Hi. I'm Darlyne, and we're
17 Sturgeon County residents. And I'm impressed. I
18 would certainly retire in a place like that. And
19 my question is right now is a lot of our friends
20 that reside further north, we all come down to St.
21 Albert to shop because we prefer to stay out of the
22 city. And I think we're a big part, an integral
23 part of this. So my concern is, you know, are we
24 going to have to work our way into those little
25 communities before we sort of retire and move into
26 it? Or are you going to accommodate our shopping?
27 I know you don't like boxed stores, but, you know.

1 I'm saying I'd rather shop here. We do support
2 this City.

3 MS. BERGUM: And lot of people do.

4 DARLYNNE BOKENFOHR: I prefer that to Morinville.
5 Not that I don't like Morinville.

6 MS. BERGUM: The way it is in our Municipal
7 Development Plan, they do have a map that shows
8 approximately where certain types of uses would go
9 in the future. And we do have a study going on
10 right now. There's a couple of studies going on,
11 different road things up in area, one of which is
12 along St. Albert Trail north and how that's going
13 to develop and grow. And we're working with the
14 land owners and the developers along there to look
15 at it.

16 So because there's that development along
17 there plus there's more of a demand for big box
18 type of things along there, that area will probably
19 see more of a commercial development clustered in
20 that area. And so it would provide more help to
21 bring people into the community as well, and that
22 would be where the services primarily would be.
23 And then the smaller developments within the
24 neighbourhoods are really meant more to serve the
25 local residents. So there would be kind of a mix
26 of things that were a bit more high intensity that
27 would attract people on a regional basis as opposed

1 to a little coffee shop in the middle of the
2 neighbourhood where people go for their coffee in
3 the morning on Saturdays or something like that.

4 MS. MITCHELL: Maybe add about the TOD might
5 be a benefit (indiscernible).

6 MS. BERGUM: That's Lenore. And she
7 suggested that I mention about the TOD with park
8 and ride. So right along -- Number 63 was that the
9 slide that showed my map again?

10 So if you notice the star with the circle is
11 actually a little west of St. Albert Trail. Every
12 time I do the map, the star is moving closer to St.
13 Albert Trail because that will be a
14 Transit-oriented Development which will be much
15 higher intensity development with a mix of retail
16 and office and that sort of thing. And the park
17 and ride facility for commuter transit would be
18 there. So that one we really see being focused
19 around St. Albert Trail and a lot of development
20 occur around there. That would be bringing people
21 in that are commuting and catching the bus to
22 Edmonton as well as providing services there for
23 people.

24 MS. SANDERS: There's another connection to
25 the question because that's the way to get to
26 Highway 63 seeing as you're on Slide 63. That's
27 the highway to Fort McMurray.

1 There's two gentleman here with a question and
2 then a fellow in the back.

3 BRIAN STEWART: Brian Stewart. You say other
4 communities have done this. Can you tell us what
5 they did? Like, what order they did it? How were
6 they successful in achieving it? And did it change
7 behaviours? Did it actually achieve what it --
8 they have these nice neighbourhoods that everyone
9 drives around anyway. Have they actually changed
10 the behaviour within the city? I assume that's the
11 intention of all this.

12 MS. BERGUM: Again, I come back to
13 Portland just because they've had the longer period
14 in which to do that. And in the 70s their Council
15 said this is what we're going to do. And they
16 really stuck to that over time, and they actually
17 have significantly changed their behaviour because
18 they have much higher ridership levels in transit
19 than any other city in the States. I can't
20 remember the numbers offhand, but it's probably
21 like 20 to 30 percent more than most other places
22 in terms of transit ridership.

23 They are actually maybe not now, but they --
24 because of the demand for that kind of thing, a
25 neighbourhood just north of the downtown district,
26 they are now building streetcar lines. There's one
27 that goes there, but they're actually adding

1 additional streetcar lines that serve the inner
2 areas because there's such demand for it.

3 They also are finding that in this
4 neighbourhood there has been so much development
5 and so many people starting to move there and
6 choosing to live in this downtown neighbourhood
7 that they're actually going to be building a school
8 there because there is such demand because people
9 are raising their families there which is probably
10 the first time in years and years and years that a
11 new school has actually been built in an inner city
12 neighbourhood. So in terms of the types of people
13 that are living in there and in terms of their
14 transportation behaviour, things like that, they
15 have definitely seen a significant change.

16 BRIAN STEWART: So 30 years?

17 MS. BERGUM: Yeah. A long time. It's not
18 going to happen next year unfortunately.

19 MS. SANDERS: So before we go next door for
20 the question, I just want to note that it's 25
21 after 8. And I do not want to be responsible for
22 anybody getting a parking ticket. Does anybody
23 know if they really are diligent? There's several
24 people who have questions, and Carol and company
25 have said they would be here until 9 o'clock. So
26 we don't have an issue at all with keeping on doing
27 the questions, but there's just this issue about

1 the parking. So I just want to make it clear that
2 if anybody is worried about that, then please feel
3 free to deal with it.

4 But otherwise we're just going to keep going
5 with the questions because you guys have questions.
6 There's no point in stopping. So you've got a
7 question here and then we'll go to you, sir, in the
8 back.

9 UNKNOWN SPEAKER: I was wondering how you're
10 going to finance the Smart Growth because, you
11 know, this kind of a project can -- it's very
12 difficult to finance to taxpayers or by adding more
13 work to already tax in terms of time and energy.
14 So what kind of partners are you looking for? Have
15 you sold this idea and the idea where some larger
16 businesses or small businesses who are willing to
17 partake in this? And what kind of partnership do
18 you think you will be able to draw on from the
19 businesses that are in Edmonton or other
20 neighbourhoods?

21 MS. BERGUM: Actually that's a good
22 question. We've got two other studies going on.
23 There's the road ones. Then there's these other
24 ones. The Mayor and General Manager have been
25 working with a lot of land owners along St. Albert
26 Trail looking at what can be done in terms of
27 servicing that area. There is a challenge in terms

1 of providing infrastructure, water, sewer, all that
2 sort of thing. The system that is currently within
3 St. Albert does not have sufficient capacity to
4 service that entire area. So there needs to be
5 some new types of servicing put into the area,
6 which is very costly.

7 Generally the cost of the sort of thing are
8 usually placed on the developer through such things
9 as off-site levies. And they pay those. That
10 money is used to build that sort of thing. But
11 unfortunately because of that lack of capacity, it
12 is really going to be very costly for that to be
13 done. And if we develop in the conventional way
14 that we have, it's actually not affordable to
15 develop anything up there. So they are looking at
16 that through both a study in the off-site levies
17 and what those costs will be as well as options for
18 beginning the servicing. So there's two studies
19 going on.

20 Especially the off-site levies, they are
21 looking at the higher densities in order to make it
22 financially feasible to even begin development so
23 the whole Smart Growth approach for them is
24 beneficial. So they're taking that into account in
25 their study. And that is through that way that a
26 lot of those costs are put in place.

27 MS. SANDERS: A question from the gentleman

1 at the back there.

2 STEWART LOOMIS: Stewart Loomis. I missed most
3 of your presentation. Unfortunately this happens
4 when St. Albert is double booking. I've got
5 several points, and I tried to scan through your
6 Powerpoint presentation. And I have some issues,
7 recent issues, that I don't see addressed in the
8 Powerpoint.

9 One, if St. Albert begins to move finally to
10 some element of Smart Growth, does with that come a
11 commitment to live within now existing boundaries
12 of St. Albert? I heard you ask one question with
13 respect to density. We talked about the annexed
14 lands, the density of what we can.

15 But last week and before Council, developers
16 coming in and saying that we can't really live with
17 the density that's being proposed in the Municipal
18 Development Plan. So the big issue is it's fine to
19 have a plan for increased density, but what resolve
20 is there to maintain that increased density in
21 order to minimize the impacts?

22 Should I go on to my other points?

23 MS. BERGUM: I can quickly respond. There
24 was a slide very early on in the presentation where
25 I pointed out that we do actually have very limited
26 room and we can go outwards in terms of the urban
27 style development. And so we are starting to have

1 to face a growth boundary, not that it's been
2 self-imposed, but that's something we have to look
3 at that we have limited room that we can grow.

4 STEWART LOOMIS: I'm not going to develop an
5 argument, but just to point out that other
6 communities in Alberta, Portland and others have
7 moved forward with resolve to live within their
8 existing ground and working and find ways to live
9 within their boundaries and not push out. And will
10 Smart Growth therefore be comprised inward into St.
11 Albert as well as annexed lands once the principles
12 are established?

13 MS. BERGUM: That was a question that we
14 already addressed as well.

15 STEWART LOOMIS: That's what I suspected
16 running late.

17 Secondly with Smart Growth, is this model
18 prepared to challenge the existing standards for
19 urban development? And by that I mean for example,
20 although I can see it's on the Powerpoint on the
21 first page, there's a conventional street there
22 with a hard surface curb boulevard sidewalk and
23 then housing. We're moving into a period of
24 increasing drought stress on the environment. And
25 it makes absolutely no sense as we're seeing right
26 now this last week or so to channel all of our snow
27 melt water and run it into the river. And is Smart

1 Growth going to encompass the option of using
2 street materials along boulevards and not curb and
3 gather and collect storm water and those water
4 system?

5 Particular ly in the context of going in and
6 planting urban trees, then when we have severe
7 drought, we have instruction from the City to go
8 out and water those trees. We're charged for the
9 water. We're charged for the sewer even though it
10 didn't go into the sewer. And just to save the
11 City having to replace those trees, would you
12 please take your water and go out and water. If we
13 had a kind of construction on the streets and the
14 water channel ed into boulevard areas or the green
15 space, the soil reserves would build up and they
16 probably would pass through.

17 MS. SANDERS: So I just want to give Carol a
18 chance to respond briefly. And the protocol for
19 the evening is we're letting everyone take a turn
20 to ask a question. So I'm going to let Carol
21 respond to your second question. But then I want
22 to extend the invite to others that haven't had a
23 chance yet to ask a question to do so and we'll
24 come back for repeats, okay?

25 STEWART LOOMIS: As long as we don't cut it off
26 at 9 o'clock.

27 MS. SANDERS: We're going to let everyone

1 leave at 9 o'clock, and if you would like to stay
2 and continue to ask questions, we'll be here.

3 STEWART LOOMIS: I can hit the other questions
4 very quickly.

5 MS. SANDERS: I would like to let everyone
6 have a turn.

7 MS. BERGUM: I can briefly answer your
8 question, yes.

9 STEWART LOOMIS: You will be --

10 MS. BERGUM: We're leaving it open for
11 those sorts of things to be considered for sure.

12 STEWART LOOMIS: I hope it will be in the
13 context of Charette model that would allow people
14 who are interested in St. Albert to participate in
15 the planning process.

16 MS. BERGUM: That will be further down the
17 line.

18 MS. SANDERS: Thank you very much for your
19 remarks. Okay. There is a new gentleman. Not
20 that you're new, Jim.

21 JIM HERDAK: My name is Jim. And pardon my
22 cold. I sniffle a little bit. That's the reason I
23 haven't asked a question earlier.

24 I was wondering about the value of people who
25 are worried that it isn't going to go ahead but
26 like what we're hearing. But wondering what is the
27 likelihood of local re-elected officials to hang

1 out? What value is it to go in front of Council to
2 speak in support? Because I know opposition is
3 always bold and loud, but support. Can you comment
4 on that?

5 MS. BERGUM: Sure. One can never quite
6 predict which way politicians will go, but that's
7 part our fun and games here. But I agree with you.
8 A lot of times people -- when something is going to
9 affect you negatively, you're much more likely to
10 come out and speak to it. If something is not
11 really going to affect you in a negative way, it's
12 like, Okay, fine, I'm not going to bother. And so
13 partly in the way that we set out our public
14 consultation process is we are looking at kind of a
15 few different approaches that we have done before.
16 That's why we're doing it in a two-part format to
17 start with presenting the concepts and orientation
18 to get some initial feedback and then going into
19 the regulations.

20 We've been doing this presentation to a number
21 of different stakeholders groups to the public as
22 we mentioned. We will be doing a workshop with
23 some people who have the technical expertise that
24 deal with area structural planning development and
25 things like that to sort of look at our
26 regulations. The community survey was a really
27 different approach to really get other people's

1 perceptions and allow people to give more positive
2 feedback.

3 And we actually did find people through that
4 method were far more willing to give you positive
5 information as opposed to negative which is a bit
6 of a change than what we usually get. We're also
7 looking at a survey in May. So we're incorporating
8 a number of different things to really try and
9 assess, get a broad spectrum of people's
10 understanding and what they think about this in
11 different ways than we have before to try and
12 really see if those silent people out there, what
13 they think as well.

14 UNKNOWN SPEAKER: So there's no point in going
15 to City Council if you have an opinion?

16 MS. BERGUM: There's absolutely always a
17 point to give a positive opinion. We like the
18 occasional times when people do that. And we have
19 had so far a pretty positive response. I mean,
20 obviously there's people are guarded and have some
21 questions. But from a development community and
22 from a building community and things like that,
23 have so far showed some real positive responses as
24 well and some indication they're going to talk to
25 Council in that way as well.

26 MS. SANDERS: We have a fresh question over
27 here.

1 MICHELLE MACDONALD: Good evening. My name is
2 Michelle. I'm in the Mission area. And my
3 question is regarding the underground utilities.
4 Where are they going to be located and if there's
5 been any thought given to accessibility and plans
6 of those?

7 MS. BERGUM: Absolutely. That's what took
8 us six months, talking with engineers. In terms of
9 utilities, they will be going in the streets. In
10 terms of maintenance some people say, Oh, goodness,
11 you know, it's going to tie up the streets. But
12 we're looking at the modified grid street system.
13 In talking to public works and engineering they
14 said that's actually not so bad because if there's
15 a problem in this section of the street, you can
16 close off this block, and people have a whole bunch
17 of other options of how they can get in and out of
18 that neighbourhood. So it actually works quite
19 well for us to do that.

20 They are even looking -- they've done some
21 pilot projects in terms of how they put some of the
22 utilities and power, cable, phone I think under the
23 sidewalks, and that's working quite well. It
24 improves the access of getting at those sorts of
25 things. So part of what we're actually doing right
26 now is looking at the standards of how that would
27 work and how maintenance standards would work as

1 well. So far from talking to them, they think that
2 it's very manageable and they can work with that
3 system quite well.

4 MS. SANDERS: Any other questions or
5 comments from someone who has not had an
6 opportunity? Okay. We're going to go back around
7 through for anyone who wants to jump in. I know,
8 Nick, you've been dying to and a few others.

9 What I would like to ask is if you could in
10 your comment or your question identify if there's
11 any flags that are raising for you or opportunities
12 that you see in the possibility that's being
13 presented here tonight. Flags and opportunities.

14 NICK STEELE: Nick again. I'll be honest.
15 I'm very excited about the idea of Smart Growth.
16 My only fear is that if it's a hybrid of what the
17 original plan is for Smart Growth, of the idea of
18 Smart Growth, if it's a hybrid, my fear is it's not
19 going to work. But I don't know. I haven't lived
20 in an environment that is the way you're projecting
21 here.

22 I just know that from various trials that have
23 been done, the areas that we always speak the most
24 fondly about and the areas that we love to go back
25 to are all areas that mimic what you're talking
26 about here. Although it's not a hybrid. Higher
27 density living with wider sidewalks. And I guess

1 the point that I would like to make to some of the
2 other people here, they probably all know it
3 anyway, the more you're around other people, the
4 more you are feeling like you're part of something.
5 The more you care about it. So I really do hope
6 that something like this does happen.

7 MS. BERGUM: In terms of it being hybrid,
8 the actual -- the Smart Growth concepts are there.
9 What we're proposing is a hybrid is the actual
10 regulations that do that to create that. And just
11 because it's a hybrid doesn't mean we're doing half
12 Smart Growth. It's just what we have to do to make
13 the regulations work within the legislative
14 framework that we have in order to get Smart
15 Growth.

16 MS. SANDERS: So, Carol, is the hybrid in
17 the implementation not in the principles?

18 MS. BERGUM: Right. The hybrid is in the
19 actual form-based regulations. Some of the
20 form-based regulations in the States are actually a
21 little simpler which would have been nice, but
22 their legislation is different. So in order to get
23 at the same end result with the regulations, we
24 have to kind of jimmy, work with them a little bit
25 and work it a bit so we can still make those
26 regulations work within our legislation and get the
27 same result in our situation. Does that make

1 sense?

2 MS. SANDERS: Jim, let's go to the row
3 behind Nick.

4 ROB PARKS: Rob Parks. And I think I'm
5 not sure if it's really a flag, but it's probably
6 not an opportunity. Just as I'm sitting here
7 listening to the presentation and the people
8 comment, the one thing that's going through my mind
9 and you mentioned it briefly at one point was the
10 whole notion of this regional governance and the
11 Capital Board. And so I sort of have that one,
12 that idea, floating in my head.

13 And then the next side -- well, there might be
14 three sides in there. But the next portion is when
15 I sort of look at taxation levels and attracting
16 people to community and on the other hand it just
17 seems as if there's a bit of competition amongst
18 the municipalities in the area to draw residents to
19 the area and develop it and all of those things.
20 So I guess what I'm trying to sort out is how those
21 two things coincide and how this fits in there with
22 it.

23 Is this a case that it looks like a great
24 idea, but when push comes to shove, people really
25 want to have the larger single family homes that --
26 and I'm not suggesting this doesn't include that.
27 But, you know, we'll just see some more new houses

1 going up by the international airport. How does
2 this all fit in with the Capital Region?

3 MS. BERGUM: Definitely the principles and
4 concepts we're proposing fit in and are in line
5 with the proposals of the Capital Region Board.
6 The terminology may be a little different. But
7 certainly the concepts of increasing density in the
8 area -- increasing density you can really have good
9 regional transit systems, a lot of those sorts of
10 things. Looking at minimizing the use of land,
11 making the most of what you've got. All those
12 sorts of things will definitely fit into that
13 overall plan for sure.

14 And in terms of how it all works in the
15 region, they are kind of working on that. And
16 where the urban growth areas will be in and where
17 you can't grow. So there will some of those things
18 that will influence us. But partly too as a city
19 unto itself, we need to look at really being able
20 to have a real balance of population and things
21 like that. We are becoming quite skewed actually
22 in terms of a really high proportion of our
23 community is in that 50-to-65 age group, much more
24 so than any other community in the region. And
25 what you really need is a balance of people with
26 different ages at different stages of their life in
27 order to give you a balanced community. And so

1 really by doing this, we're trying to balance that
2 out so that we in and of ourselves can be a
3 sustainable community, but also as a full balanced
4 sustainable community, we are better able to
5 contribute to the overall region.

6 MARGARET PLAIN: Hi. My second question is
7 probably a small one in the grand scheme of things.
8 But it relates to church sites, and you indicated
9 that you'd like to incorporate church sites within
10 this new area. One of the problems we typically
11 had is that sites are too small to accommodate a
12 building of reasonable size and parking. So as you
13 read the regulations, will you be able to address
14 that since the land is usually given or made
15 available by the developer for a price that is
16 often too high.

17 MS. BERGUM: Yes, absolutely. In terms of
18 the building types, we have certainly a specialty
19 building type recognizing that there are certain
20 type of buildings like churches, cultural
21 facilities, that may have really specialized needs
22 that don't quite fit the standard parameters. And
23 there's more flexibility with that for what people
24 can do.

25 There are also more opportunities in terms of
26 moving away maybe from the traditional church with
27 a parking lot beside it type development. Probably

1 one of my favorite local examples is the Garneau
2 United Church south of the University. What they
3 originally had was a traditional church with a
4 parking lot beside it. And they said, We need more
5 parking. We don't have enough room. We need
6 something else.

7 And again also too these churches are usually
8 challenged in terms of ongoing operating cost for a
9 building. And what they did and what has happened
10 in a number of other communities is they built a
11 four or five-storey assisted living facility for
12 seniors, and within that facility is their new
13 church facility. And it's got -- part of the
14 building has a church-like front, but it's fairly
15 subtle. There's underground parking that they had
16 been able to incorporate in it. They also have
17 housing that's nearby. A lot of older people can
18 live there and still come to church. They have
19 community rooms built into the facility that are
20 more functional for other groups to come in and
21 use.

22 So there's some innovative ways that these
23 groups can start to look at maybe there's different
24 ways we can do things that are going to benefit us
25 in the long run.

26 MS. SANDERS: Thanks, Margaret. And
27 Richard.

1 RICHARD PLAIN: I guess in terms of the
2 flagging, one thing I would suggest is that you
3 identify, if it's possible, a possible winter city
4 setting in which this could be viewed as being
5 feasible or something that's close to it or even
6 some example if there's some variation even like
7 Mackenzie Town or some portion of that or
8 Terwilliger Town or some other components that we
9 can begin to look at.

10 One of the things I would hope that Council
11 would do perhaps is to consider the possibility of
12 going somewhere and actually have a look at what a
13 Smart Growth application would be in a winter city
14 setting or as close to it as you can. Now, with
15 all due respect to Portland, all due respect to
16 conditional grants the U.S. that brought a lot of
17 municipalities to privately develop their inner
18 cores and they do anything to get their money.
19 We're talking about suburban St. Albert, a very
20 nice, high quality area and moving towards more
21 sensible, practical, higher-density developments.
22 And so this seems to be on one side of the equation
23 to be fairly -- potentially risky so at least at
24 this stage.

25 Mind you, this is the only time I've ever had
26 any exposure, and this may be the case for many of
27 us here. But certainly it would be nice to think

1 that we had some model, practical model, in mind
2 that people could actually in their Council
3 administration talk to the people that run these
4 cities that see the pros and cons that actually
5 look at what the costs are instead of imagining
6 what some of the costs would be or trying to pick
7 them out, working in this sort of general
8 framework.

9 So after this goes through, assuming it does,
10 along with it should go some recommendation. I
11 would suggest that Council and the administration
12 teams actually go down and look at things that are
13 close to this so that when they put this together
14 that we do have workable models.

15 And along with that, another flag would be
16 perhaps take some of the larger developer interests
17 that might be willing to wager the first 100
18 million or so in these developments along with them
19 if they need to go or perhaps they have some
20 suggestions because this is a lot of capital. It's
21 going to be very difficult to put together. This
22 is something that has some attractive possibilities
23 and could be unique. And it could be very
24 attractive to give St. Albert an edge. But we have
25 25 other municipalities in this area. We're all in
26 competition and in the inner core, that's Spruce
27 Grove, Edmonton and St. Albert. So I think we need

1 to have a practical aspect linked in.

2 The last flag is that for various reasons
3 we've lost so much of our community input into
4 planning of St. Albert. We no longer have Municipal
5 Planning Commission, which used to actually deal
6 with the MDP, used to deal with subdivision issues.
7 We're now looking in my view from your presentation
8 where design is going to be very important. And
9 with no opportunity other than here's the developer
10 comes out and tells you about it, here's someone
11 else comes out, and you've got five minutes at the
12 mic. Five minutes at the mic isn't the way we
13 develop and planned the community.

14 So Edmonton, God bless its soul, I think has a
15 design team or design process that people have to
16 go for, so at least they don't have an MPC like
17 Calgary. But they do have this design component,
18 and I think if we're moving into this higher level
19 of densification, however it's called, that a
20 recommendation should be made that there's this
21 opportunity to bring in the best of the city from
22 the citizens to work with professional planners in
23 this. Because right now this is all very much
24 going to be left in the hands of bureaucracy and
25 developers and a few politicians. And that's not
26 the way we built the city.

27 MS. SANDERS: Thank you.

1 UNKNOWN SPEAKER: I guess from my perspective, a
2 flag would be just the timeframe that we're looking
3 at here. If we want to be -- show people that this
4 is a good thing, and if I hear correctly everybody
5 pretty much is in favour of this and Council has
6 given the green light. My personal opinion would
7 be let's not wait for the annexed land. Let's look
8 at the redevelopment plan that's ongoing right now
9 in the downtown.

10 Let's look at combining that with the Tourism
11 and Development Plan and make some sense of the
12 existing street corridor. Or if we want to
13 increase the industrial taxes so that taxpayers
14 aren't flipping the bill so much. Let's look at a
15 business park arterial or a collector in Reil or
16 Campbell to increase that taxpayer, make it more
17 attractive for businesses to come in. I think
18 that's important.

19 And you talk about Portland and how
20 organizations and companies have moved there
21 because it makes sense. It's just a nice city. Or
22 look at the civic spaces with the redevelopment
23 plan and the current development plan to put a
24 square or plaza and talk closing down St. Anne. I
25 mean, it has merit. It's an out-there thought, but
26 it has merit. So let's look at that. Or maybe a
27 pocket park.

1 I'm not interested in waiting seven years for
2 the annexed lands because it would be 20 years from
3 doing the same thing I think.

4 MS. BERGUM: Okay.

5 MS. SANDERS: Just stop on your way by,
6 would you, Jim?

7 UNKNOWN SPEAKER: It was just a quick
8 question on clarification. You said about 20 year
9 built-out. Is that based on Smart Growth
10 principles, or is that based on traditional
11 development?

12 MS. BERGUM: That was based on a
13 traditional development. I couldn't give you
14 exactly. In terms of population, we would be
15 probably -- let me think. In terms of dwelling
16 units, it probably gives you a better idea. We're
17 looking at probably 9,000 dwelling units in a
18 conventional approach. Maybe probably about around
19 15,000 in the Smart Growth approach. But I
20 couldn't tell you exactly how much. And also given
21 the market, that is a big impact.

22 STEWART LOOMIS: Just to elaborate on the point
23 made with respect to communication and the
24 community, this is a fairly innovative and
25 challenging model of development in St. Albert.
26 And I'm very concerned about the timeline that's
27 been set out here, for example, with respect to

1 next steps. If I can read here some of the -- by
2 the way, some of the Powerpoints are almost
3 illegible. Is that on the web that we can get
4 these?

5 MS. BERGUM: There's so much animation to
6 really demonstrate a lot of stuff that's going on,
7 so things get layered.

8 STEWART LOOMIS: Pages 3, 11, 13 are just
9 illegible. Can we go on the website and look at
10 these?

11 MS. BERGUM: Currently we are looking at
12 trying to adapt some of this into PDFs. And it
13 will be going on the website maybe the next week or
14 so.

15 STEWART LOOMIS: Okay. Thank you. For
16 example, just jumping on Council regulations
17 received April 20th and then public hearing, these
18 are all confrontational kind of situations. And
19 since we made -- when we're talking about Smart
20 Growth in St. Albert, it also goes to smart living
21 and smart communication. And I threw out the word
22 in my first question. But the Charette model. I'm
23 assuming you're familiar with it as the planning
24 body.

25 And why aren't we using that kind of model in
26 St. Albert as part of introducing this kind of new
27 innovation? We get the bio long before it goes to

1 the final decision makers. We have professionals.
2 We have the citizens. We have the developers. We
3 have the administration experts. We have the
4 politicians through these Charette mechanisms. And
5 reaching a consensus. Then when it goes to
6 decision makers, basically the decision has already
7 been made.

8 And we have lost that entirely in St. Albert
9 through the loss of the Municipal Development
10 Planning Commission. And when the ideas have to
11 come forward positive or negative to Council, it's
12 try to be positive in many, many instances and it's
13 just ignore it. We've got three and a half, four,
14 five minutes to make our point.

15 MS. SANDERS: Excuse me. In the interest of
16 time because I know folks need to go, I'd like to
17 give Carol a chance to respond to your remarks.

18 STEWART LOOMIS: Yeah. I just wonder about the
19 (i ndi scerni bl e).

20 MS. SANDERS: I think you got it.

21 STEWART LOOMIS: It's very important that we
22 try to do this differently and not just the way we
23 have over the past decades. And one way of doing
24 that from what I understand -- it worked in
25 California. It worked in Montana -- is bring the
26 citizens in and try and institute a true Charette
27 model that moved forward to final decision makers

1 and the Council.

2 MS. SANDERS: Thank you. Carol? A couple
3 remarks. And I think we'll close it there because
4 people are itching. So Carol respond and then
5 we'll close off.

6 MS. BERGUM: Sure. This came out of an
7 amendment to the Municipal Development Plan, and it
8 was developed using a lot of those sorts of things.
9 And the principles within the MDP did not change.
10 The vision did not change. So it is still
11 reflective of all those things that were in the MDP
12 that was created through those types of needs with
13 the public.

14 The Charette is certainly a very useful tool
15 in a lot of planning and development projects. It
16 is very time consuming, very resource-intensive,
17 and it is certainly something we'll be looking at
18 as we move forward. It was felt that by doing some
19 of the different public consultations as much as we
20 had been using because we had the community survey
21 as well as doing the two-part theme in giving the
22 concepts out and giving people a chance to look at
23 the regulations, we are doing a number of different
24 things than we have in the past.

25 MS. SANDERS: So I want to let folks go and
26 know that Carol and Lena and Lenore and Jim are
27 going to be around at the back for more

1 conversation should you like it.

2 MS. BERGUM: Maybe about 15 minutes at the
3 most.

4 MS. SANDERS: Just so you have that in your
5 mind.

6 On the 20th the regulations, so all the guts
7 and the details for this, are going to be public.
8 And then just a reminder that Carol had mentioned
9 on the 22nd so the Wednesday in the evening there's
10 an opportunity for you to come and meet with folks
11 with the City to figure out some more that you need
12 to know about the regulation. So you need to know
13 that as well.

14 UNKNOWN SPEAKER: In regards to the regulations,
15 will those be available to public prior to the open
16 house?

17 MS. SANDERS: The regulations will be
18 available to the public on Monday, April 20th, so
19 that's two days prior. And they're not going to
20 Council in any formal way for bylaws or any of that
21 business until, like, months later. Okay.

22 MS. BERGUM: We're just presenting the
23 regulations to council, and they will be referred
24 to out to public.

25 UNKNOWN SPEAKER: Not for reading?

26 MS. SANDERS: No consideration for bylaw.

27 Thank you very, very much for your time.

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PROCEEDINGS ADJOURNED AT 8:57 P.M.

CERTIFICATE OF TRANSCRIPT

I, the undersigned, hereby certify that the foregoing pages are a true and faithful transcript of the proceedings taken down by me in shorthand and transcribed from my shorthand notes to the best of my skill and ability.

Dated at the City of Edmonton, Province of Alberta, this 22nd day of April, 2009.

Amanda Forestier, CSR(A)
Court Reporter

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