
SMART GROWTH SESSIONS
CITY OF ST. ALBERT

St. Albert, Alberta
March 19, 2009

1 MS. SANDERS: So thank you for sitting so
2 attentively for an hour to hear about the concept
3 that the City of St. Albert is considering for
4 Smart Growth. And I just want to acknowledge that
5 you sat and listened for an hour. And what the
6 intention is for the next hour is to shift gears a
7 little bit for you folks to ask questions of
8 clarification on the concept. There might be some
9 items where Carol or Deborah are going say that's a
10 detail thing and there's going to be more
11 information coming in a month. So we want to make
12 sure the concept is understood today so that you
13 can ask them questions to test if you're
14 understanding it correctly, right. So we're
15 putting that responsibility in your hands in terms
16 of answering these questions.

17 The other thing that we're wanting to find out
18 is also to get a sense of what in that concept that
19 you just heard about is comfortable with you or
20 uncomfortable with you, right. Because that helps
21 you folks as stakeholders in the community to be
22 clear about what you're comfortable and
23 uncomfortable about. But it's obviously helpful to
24 folks like Carol and Deborah that are working on
25 this on behalf of council to know also out in the
26 community what's making folks comfortable or
27 uncomfortable.

1 So while this conversation happens though,
2 we're going to record the thoughts essentially in
3 three ways. And one of them is for those folk that
4 are willing or comfortable, please record your
5 remarks on this page and you can leave it with
6 Deborah and Tanya and Carol or myself before you
7 leave.

8 The other thing that is happening is Amanda
9 over here, who we haven't introduced yet, is a
10 court reporter. So she records the conversation as
11 we go to just to make sure that these guys catch
12 everything. So I just want to acknowledge that at
13 this point that's what Amanda is doing, okay, so
14 everyone is clear on that.

15 And the third thing when we're doing the Q and
16 A as the questions come up and some of the
17 comments, I'm going to record some of the points on
18 the paper on the back wall. So I'm just going to
19 be roaming a little bit. And if I'm ever recording
20 something that you're not comfortable with, I'm
21 also asking you for you to please let me know,
22 okay.

23 Now, just before we dive into the Q and A,
24 what I would like to do for about five minutes is
25 invite you at your tables to have a conversation
26 about the questions. Okay. Now, I've also noticed
27 in the introductions that pretty much at each table

1 by in large though not entirely you're kind of
2 sitting with the folks that I think you already
3 know. So you're welcome to stay where you are. If
4 you would like to have a little bit of diversity,
5 then I invite you for five minutes to sit at a
6 table with folks or another interest that maybe you
7 don't know quite as much about. But I leave that
8 in your hands. Okay. So for five minutes just
9 explore what opportunities you see and the things
10 you're wondering about for five minutes. And then
11 we'll break back up into a large group.

12 UNKNOWN SPEAKER: Can I make an observation? I
13 noticed you say what do you like, there's not a
14 question that says what don't you like.

15 MS. SANDERS: What are you wondering about.

16 UNKNOWN SPEAKER: Okay. I just thought you
17 might like to know if there was anything people
18 didn't like.

19 MS. SANDERS: Yes. There's room in there
20 for that. What are the possibilities as well. It
21 might not be exactly what you like, but what are
22 the possibilities for St. Albert. You can make a
23 choice to be negative, that's fine.

24 UNKNOWN SPEAKER: I don't think it's negative.
25 I'm not saying I am. If you want perspectives,
26 then I would assume you want to hear that.

27 MS. SANDERS: Absolutely. That's the scope

1 of the third question.

2 UNKNOWN SPEAKER: I don't see it as
3 negativity. I see it as a reaction to the
4 presentation.

5 MS. SANDERS: That's welcome, absolutely.
6 Okay.

7 (DISCUSSION OFF THE RECORD)

8 MS. SANDERS: I just want to make sure that
9 you folks have the opportunity to get what you need
10 from Carol and Deborah today. And I understand
11 that you're having some good conversations, but I
12 also want to say that we're going to wrap up by 4.
13 But after 4 o'clock, they are going to stick
14 around, so if there are some lingering
15 conversations that need to happen that they're
16 going to be handy for you.

17 So with that are there any burning questions
18 or comments that anyone would like to make? And
19 I'm going to ask you folks as well -- I don't know
20 all your names, but if you wouldn't mind just
21 giving us your name before you make your question
22 or comment please.

23 MALCOLM PARKER: Malcolm Parker, and I chair
24 SAEDAC. And I guess when I watched the whole
25 presentation, I know there was some comments made
26 relative to industrial development or
27 non-residential development. One of the City's

1 highest priorities is promoting economic growth,
2 and I didn't see a lot of information come out in
3 your presentation that related to industrial
4 development. So what's...

5 MS. BERGUM: So your question is where is
6 it?

7 MALCOLM PARKER: Well, first of all this pretty
8 well applies to the annexed lands?

9 MS. BERGUM: Yes.

10 MALCOLM PARKER: Okay. And one of the things
11 SAEDAC has been pushing forward is that we need to
12 have a chunk of land dedicated to industrial
13 development. So how does that fit in to what you
14 presented? I didn't see a lot of that.

15 MS. BERGUM: Sure. The Form-based Business
16 Park district, that would be the industrial area.
17 We aren't assigning land uses or specifying that
18 this exact parcel will be this kind of land use.
19 We would see that coming forward as part of the
20 Area Structure Plans. But so that district would
21 allow for all that type of development for sure.

22 And then in terms of in the TODs, there would
23 be opportunities as well not so much for industrial
24 type development but more like say office or
25 research and development, that type of really light
26 industry could be allowed in the TODs as well. So
27 in those areas, those types of uses would be

1 permitted and encouraged. And so we haven't
2 specified this land is going to be for this and
3 this is going to be for that.

4 MALCOLM PARKER: Has there been any
5 consideration as to how many acres would be
6 available?

7 MS. BERGUM: No. We haven't got that far
8 in terms of assigning land. We know that council
9 and SAEDAC's request in terms of 800 acres and
10 things like that. We've kept that in mind.

11 MALCOLM PARKER: It's a little bit more than
12 that but anyway ...

13 MS. BERGUM: And so partly too because of
14 the higher densities, there's opportunities for
15 more of that development to go up as opposed to
16 spreading out, so you can kind of get more that
17 way. In terms of we know that the area especially
18 along Carrot Creek to the west, we kind of had on
19 the map a little dotted area around that because we
20 know that's kind of a special study area they are
21 looking at. So we're aware of that, but those
22 types of uses, that type of activity, is permitted
23 through those different districts.

24 LYNDA MOFFAT: Okay. I guess my question is
25 along the same lines. Lynda Moffat, Chamber of
26 Commerce. Because historically developers always
27 prefer to develop their land into residential use.

1 It gives them more return on their dollar, and
2 that's the struggle we've had in our community
3 forever is to try to force development of
4 non-residential lands. Now, this seems to be -- if
5 I was viewing this from a residential perspective
6 only, I really like most of what you have here.
7 And for a community that would be a veteran
8 community and a residential-focused community, I
9 think it's great. For a community that's an
10 independent city and we have to sustain ourselves,
11 I just don't see that this provides enough teeth or
12 enough -- I won't to say guidelines because you
13 don't like that -- enforcement of the fact that
14 it's a priority for us as a community to allocate
15 this much of our land to non-residential use.

16 And because it seems like in every use you've
17 got here, residential is allowed. And so what is
18 going to -- that's why in St. Albert we saw all
19 these neighbourhoods where there's not even a
20 convenience store because the people rise up and
21 say we don't want that next to where we live. And
22 so I just can't see that there's going to be
23 anything in here that's going to counteract that.
24 If the City of St. Albert had not forced South Riel
25 to become non-residential, zoned for
26 non-residential use -- eventually that did get
27 modified to being a mixed use, but at least it

1 didn't get modified to what that developer had
2 tried for many, many years to have it just put back
3 into all residential. So we ended up with mixed
4 use out of a zoning that was non-residential to
5 start with. So at least that was something that we
6 were able to gain out of it is that we do see some
7 non-residential development. But in this I can't
8 see where we would ever reach our goal of increasing
9 the non-residential sector in this.

10 MS. BERGUM: Part of it too is there's some
11 other studies going on right now, the land
12 absorption study and other things in terms of those
13 special study areas as we call them that were the
14 lands that council was looking at for industrial.
15 So we also need to wait and see what the results of
16 those are as well before we started posing things.
17 And as I said, the districts do allow for that and
18 encourage like the form-based -- or the business
19 park, there is no residential in there.

20 And in terms of the others, we are requiring a
21 mix of uses in terms of the TOD and even the
22 Neighbourhood Activity Centre that creates more
23 opportunities as well as along a lot of the
24 arterial. So there's opportunities throughout.
25 There is the district that focuses on industrial
26 uses. But we're also waiting for some this other
27 work that is done that further defines how much

1 land is needed and where that would be most
2 appropriate.

3 MS. IRVING: And this isn't replacing the
4 Municipal Development Plan. This is implementing
5 the Municipal Development plan. So when you look
6 at the municipal plan land use map and it shows
7 special study areas possibly for industrial
8 business park and it shows your corridor for mainly
9 commercial, you'll have the Large Format Commercial
10 district as an example along St. Albert Road just
11 like you would have regular corridor commercial.
12 So you would still have your areas that are -- and
13 also in the industrial areas like the special study
14 areas if those are the business parks, there
15 wouldn't be residential in those areas. So it's
16 really protecting the commercial areas as
17 commercial, the industrial areas as industrial and
18 then have a mix of uses along certain corridors all
19 throughout the areas that would typically be
20 residential.

21 So if anything, we're actually augmenting the
22 business opportunities by allowing them in areas
23 that you wouldn't normally see it under our current
24 zoning because right now our current zoning likes
25 to separate uses. What we're doing is saying
26 you're going to have your business areas here, but
27 on the transit routes in between those business

1 areas, you're also going to have a mix of uses. So
2 we actually see it as providing more opportunities
3 and not less of them.

4 LYNDA MOFFAT: Say for instance every time
5 you had a business park or anything to do with the
6 business zoned or whatever you call it now, you
7 show an office building. So right now because of
8 where we're located and the prospect of having the
9 upgraders build and the Court of Alberta, we're
10 perfectly geographically located to attract
11 businesses that may be in the service industry who
12 would maybe have a yard full of heavy equipment.
13 It's not dirty industry, but it's not an office
14 building.

15 MS. BERGUM: No. There is the allowance
16 for the general industrial buildings. And those
17 are permitted in the Form-based Business Park
18 areas. What we were also trying to encourage other
19 types of businesses to go in there in terms of more
20 people intense businesses. Partly it's really hard
21 to find really good illustrative pictures of
22 industrial areas in showing some of the things we
23 wanted to incorporate, so that's part of it in
24 terms of the limitations of why there was no
25 pictures like that.

26 MS. SANDERS: I want to make sure we get a
27 variety of questions from a variety of people. I

1 know David just had his hand up. I just want to
2 check if there's other folks that are wanting to
3 ask a question as well. So David and I'm going to
4 pop over to you folks.

5 DAVID (UNKNOWN): Well, just a comment and a
6 question and then a comment I guess. The comment
7 is I think what Smart Growth is about is less about
8 the quantity of land allocated and more about the
9 quality of development, quality of residential
10 development and quality of mixed use development
11 and quality of commercial industrial development.
12 From the perspective of an organization like ours
13 which is concerned about the heart of the base of
14 small, medium industries what I'm looking for is
15 small, middle enterprises is will there be more or
16 less opportunities for small businesses and medium
17 sized businesses to grow and develop within St.
18 Albert?

19 It seems to me that the possibilities opening
20 up the door to live/work development, live/work
21 sorts of arrangements where you can either live
22 above and work on the main floor of mixed use
23 development mixed either vertically or horizontally
24 really adds to the opportunities for business that
25 stay within the community or move directly from the
26 basement to a work/live arrangement or to an office
27 building or a mixed use building. So I think what

1 this is doing is in my mind this is changing the
2 character of St. Albert a lot in a positive way.

3 You know, my comment on this as well from the
4 point of view as a parent, the kids, the
5 20-somethings are looking -- what kind of a place
6 are they looking to live in? They're looking to
7 live in a really vital interesting place. Do our
8 neighbourhoods that we're designing now -- and I'm
9 responsible for quite a few in my day job. Do they
10 provide that kind of vitality that's going to keep
11 our kids here? I'm not sure. I'm not sure at all.
12 Can they become a more vital and diverse place? Do
13 we want to? Do we want to become a more vital
14 and diverse place? I think we do for that reason
15 and for many other reasons.

16 The other comment -- I think I forgot what my
17 question was. But the other comment I was going to
18 make was that we are leading in terms of the Smart
19 Growth guidelines as a community. It's interesting
20 the City of Edmonton has just come out with urban
21 design, new neighbourhood design guidelines. So
22 the pirates to the south are using guidelines when
23 they walk the plank I guess. We're just ahead of
24 them. And they've got a few resources. I know
25 that there's one particular community in Alberta
26 with a population of 4,000 that is going down this
27 road, so this is -- although it's new, it's an

1 opportunity to do something very, very different.

2 The final point that really is of interest I
3 think here is that we've been sort of contradictory
4 as a community. We want to have our transit system
5 busses full all day every day, but we want to have
6 low density suburbs which do not support transit.
7 We can't have it both ways. We have to make a
8 choice one way or the other. And if we're going to
9 continue to have low density suburbs, we can't
10 expect -- we can expect to continue to subsidize
11 our transit systems to a high percentage for a long
12 time. This is definitely a step in the right
13 direction in providing that transit support.

14 Sorry. I forgot my question. But the
15 question I had really related to will there be
16 opportunities for small and medium enterprises,
17 small, medium businesses in the live/work and the
18 TOD and some of the other districts? And I think
19 the answer is yes?

20 MS. BERGUM: Yes, absolutely. There will
21 be a lot more opportunity for that.

22 MS. SANDERS: I think you answered your own
23 question, didn't you?

24 Rob. There's two folks here and then we'll
25 come back over here.

26 ROB LELACHEUR: I'm curious on the -- first
27 I'll say that I'd love to live there, absolutely.

1 I think it's a great utopia to grab every aspect of
2 all these things. It's beautiful. From a regional
3 perspective, a competitive factor, maybe you could
4 address the cost both from the City's basis as well
5 as the developer? From the City you mentioned that
6 the maintenance cost would be -- I don't know if
7 you made more or much more. So I'm curious about
8 is the density offset or the density revenue offset
9 by the maintenance increase? So that's on the
10 City's side.

11 And then on the developer's side, just for a
12 simple example if today's developer pays \$50 to
13 develop something and sells it for 150, how do you
14 feel that will translate through Smart Growth?
15 Because you said the cost would be more at the
16 front end.

17 MS. BERGUM: I can't 100 percent answer
18 that. That's something we're still looking at
19 trying to get more specific numbers, but we have
20 looked at some things. For instance, with public
21 works because our community connectors they're
22 still four lanes of travel but there's two parking
23 lanes, so they now have six lanes they have to plow
24 instead of four. There will be some alleys that
25 they need to plow. It's usually snow removal is
26 really where a lot of the issues are coming from.
27 Alleys -- or lanes. I'm sorry. We're calling them

1 lanes.

2 You need to plow those and remove the snow as
3 opposed to storing it there. So that incurred some
4 additional costs. There may be different ways that
5 they need to look at in terms of the utilities
6 under the road in terms of how they do maintenance
7 or changes or installation or things like that may
8 have an impact. We've actually got some studies
9 going on now looking at those kind of standards to
10 try and look into that.

11 Generally from some of the information we've
12 looked at, there is a considerable offset in terms
13 of the additional revenue that can be generated
14 that can offset some of those costs on a per unit
15 basis sort of thing. So it's looking for positive,
16 but we just haven't had a chance yet to really
17 finalize checking some of those numbers in more
18 detail.

19 ROB LELACHEUR: How about on the developer's
20 front? Because again from -- this is so unique to
21 not only the region but to Canada, developer -- and
22 they have property in the annexation area, but they
23 may have property elsewhere too. Is the property
24 elsewhere going to become the low hanging truth
25 because it's the most easy to enter into and most
26 -- or least cost proficient on the front end? How
27 is that going to look competitively?

1 MS. BERGUM: That will certainly be an
2 issue because it will be different. And like I
3 said, there's a real learning curve. And part of
4 going through the testing workshop that we're
5 having later in April, we want to be able to work
6 through that with some of them, and that will help
7 us get more of a sense from the developer's
8 perspective. Obviously as I mentioned at the
9 start, it will take a bit more work, but in the
10 longer run as they want to change things,
11 re-districtings are going to be minimized or
12 completely eliminated which is a huge step and a
13 huge cost for them. So as things in the market
14 changes, they can shift with a bit more flexibility
15 in their plan, so that can help.

16 There's also opportunities for much higher,
17 densities, different types of housing and buildings
18 that they can build in an area that can offset some
19 of those things. So per dwelling unit basis for
20 instance, the costs of infrastructure will be less.
21 Some of other costs will probably be less per
22 dwelling unit. So there are some positives, but
23 yeah, there are definitely some challenges in terms
24 of the market and what they're doing in terms of
25 the communities.

26 MS. SANDERS: A question from Stanley and
27 then Sherrill and then Gilles.

1 STANLEY HAROUN: I'll stand up. Thanks very
2 much for the beautiful presentation. As you know,
3 we heard from you before two and half years ago at
4 the very beginning of the project. I have a couple
5 of points to make and perhaps a question to ask.
6 One would be we can't really totally rely on the
7 housing society to fulfill the need for housing
8 choices at portability. The reason why because
9 we're limited to applying for funding from the
10 province. We're limited to what the City can do
11 which, you know, we're hoping they can do more.

12 And that would take us to the number that the
13 super board basically imposed on city council that
14 we need 300 units per year for the next five years.
15 How are we going to achieve that? You know, the
16 best we can achieve would be maybe 50 units a year,
17 maybe 100 if we push it. But how are we going to
18 meet that need? When you have costs involved that
19 many of the developers tell me that it's prohibited
20 to do business here. So how can we solve that
21 equation?

22 MS. BERGUM: Well, through the regulations,
23 there's really just so much we can do. But through
24 these districts and these opportunities, there is
25 the opportunity in more areas to be providing a
26 variety of housing types, increasing the densities,
27 all those sorts of things, as they serve to help

1 reduce the cost per unit of building housing and
2 things like that, it gives them more opportunity.
3 There's opportunity related to the transportation
4 issues especially the TOD in terms of requiring
5 less parking than in a traditional neighbourhood,
6 and those things can contribute to improving
7 affordability. As well transit would be improved.
8 So that side of the affordability question would be
9 addressed as well. So there's more opportunities
10 for them and more opportunities to provide more
11 choices.

12 STANLEY HAROUN: Can we still make money and
13 build affordable housing?

14 MS. BERGUM: More affordable housing than
15 they could I would think so for sure.

16 STANLEY HAROUN: That's the kind feedback you
17 have from the developers?

18 MS. BERGUM: Yes. They were here
19 yesterday. We had developers and landowners here
20 with us yesterday and went through the same
21 presentation.

22 STANLEY HAROUN: Thanks.

23 MS. IRVING: I was just going to add that
24 in the TOD we will be allowing higher heights than
25 what we've typically seen. And what we've heard is
26 that under, what was it, 10 stories 12 stories,
27 it's very difficult for you to provide multiple

1 family housing at an affordable rate. So in those
2 TOD areas with the higher heights, we're hoping
3 that that will spur some opportunity to actually be
4 able to provide a more affordable -- at least some
5 affordable opportunities within a building by
6 cutting down some of the costs.

7 MS. SANDERS: Sharri I I ?

8 SHARRILL JOHNSON: My name is Sherri I I Johnson.

9 I work with the Population Health Group in Edmonton
10 with Alberta Health Services, and my work looks at
11 the impact of environments on the health
12 population. Just a comment that our work around
13 what are healthy environments, what are healthy
14 neighbourhoods, what are healthy promoting
15 communities aligns very closely with the type of
16 work you're presenting here on Smart Growth. And
17 our findings, and there's a strong and growing body
18 of evidence to support this, is that health
19 promoting neighbourhoods are mixed use. They're
20 dense enough to support mixed use. They tend to
21 have multi options for living arrangements.

22 And in these types of discussions we heard
23 about the costs of developers. We heard about the
24 costs to the cities. I'd like to also add that
25 there are costs to the health sector as well. And
26 there are certain types of communities as I said,
27 the mixed use, walkable communities, that actually

1 there is an evidence base to show they have an
2 impact on the prevention of chronic disease and
3 prevention of injury. I'd just like to introduce
4 that as well that there is quite an alignment there
5 with what we're finding as well.

6 MS. SANDERS: Gilles?

7 GILLES PRETONTAIRE: I guess my burning question
8 was, you know, we talk a lot about the new
9 annexation lands and planning along those lands.
10 But there's huge needs as well when we kind of look
11 at what existing things are in there, so infill for
12 example. A lot of our discussion at our table had
13 to do with the Grandin Mall redevelopment downtown.
14 For our downtown to become revitalized, it needs to
15 be more than two stories. So how does this fit
16 into the rest of the city? Because, you know, we
17 should be looking at 10, 12-storey buildings in the
18 downtown core, you know, not two.

19 MS. BERGUM: Absolutely. Our direction
20 from council was to look at the annexed lands, and
21 we wanted to start by looking at these principles
22 because they are very different because it's a very
23 different approach to how we do development in the
24 city. And so we keep it as just the annexed lands.
25 Some of those sorts of concepts in terms of infill
26 is work that's ongoing. Right now we're looking at
27 infill work for multi-family housing. We have in

1 place infill guidelines for single family, but a
2 project that's hopefully in the fall we will be
3 completing infill guidelines for multi-family. And
4 we're looking at that.

5 The challenge is that we were finding through
6 some of that work most of our current
7 neighbourhoods are the curve linear street system.
8 To really do any adaptation and rehab of areas like
9 that is incredibly difficult and incredibly costly
10 because of the street system and how it works to
11 turn that around and make that more connected.
12 Very few communities are addressing that yet. But
13 those that are starting to, what it's entailing is
14 realigning streets, buying up and tearing down
15 houses, putting new streets through, more
16 pedestrian throughways, but it's very challenging.

17 Also to really be increasing densities and
18 things like that in those neighbourhoods, to really
19 give an impact in terms of being able to support
20 more frequent transit and things like that is so
21 far it's seeming like it's almost impossible.
22 Because if you do put something like Grandin Mall
23 development, if you plunk that down in Aikensdale,
24 it's not necessarily taking up a huge amount of
25 space, but it's not going to make a big difference
26 to the overall density of the neighbourhood and the
27 location and how you work all that extra -- there

1 will be extra traffic, extra people through those
2 street systems. It's much more challenging. So we
3 recognize that some of these principle and things
4 like that would be very useful to use in other
5 areas. But that's a bigger challenge that we will
6 have to deal with next.

7 GILLES PRETONTAIRE: When area goes through
8 redevelopment, are they going to be going through
9 Smart Growth guidelines like this kind of concept?

10 MS. BERGUM: They could be. At the moment,
11 we have just limited it to the annexed lands. But
12 it's certainly something that's open to be applied.

13 MS. IRVING: So we're looking at the medium
14 density infill guidelines as Carol said in the
15 fall, and around the same time it's my
16 understanding that the downtown area redevelopment
17 plan will start being opened up and we'll start
18 looking at things. Now, whether or not a specific
19 tool will be used, we have to really work with all
20 the stakeholders to see whether or not they feel
21 that this would work in the downtown.

22 So when that's open, we're going to be taking
23 all kinds of ideas and we'll start working on, you
24 know, maybe something like this is the best way to
25 go. But until we start engaging with the different
26 stakeholders downtown, we're not going to make any
27 assumptions about that.

1 MS. BERGUM: And another area too is the
2 whole notion of the LRT coming up St. Albert Trail.
3 That in and of itself is going to require a really
4 in-depth look at how development is occurring and
5 needs to change along that trail to really support
6 transit. And for instance, maybe those TOD
7 concepts would work at certain areas along there.

8 GILLES PRETONTAIRE: I wasn't aware of St. Albert
9 Trail. Why not Ray Gibbon? You've got a green
10 fill area.

11 MS. BERGUM: The LRT?

12 GILLES PRETONTAIRE: Yes.

13 MS. BERGUM: In the Transportation Master
14 Plan, they looked at different alternatives and
15 working with Edmonton and the region on that, so
16 that's engineering.

17 GILLES PRETONTAIRE: I realize you probably
18 wouldn't be able to answer my question.

19 MS. SANDERS: Louise had a question here
20 too.

21 LOUISE STEWART: Where have we seen a model
22 like this work in excess of 25 years which is about
23 the typical life span of a neighbourhood before it
24 needs refill?

25 MS. BERGUM: In terms of converting it?

26 LOUISE STEWART: Is there a model out there you
27 guys are kind of looking at going, yeah, these guys

1 kind of got it right? Have we seen one that's
2 lived through it's natural lifespan?

3 MS. BERGUM: Yes, we have. There's a
4 number of cities that we looked at in terms of the
5 Smart Growth concept. Some such as Minneapolis,
6 Boston, Portland. Winnipeg is doing some
7 interesting things. So is Toronto and Ottawa.
8 Portland is one that probably about 30 years ago
9 their council made a decision to do things very
10 different for their city, and they're really seeing
11 the results now. They established like a light
12 rail transit that goes way out to a lot of the
13 commuter communities. One of their communities,
14 it's about a 40-minute train ride.

15 They have 40 percent ridership in terms of the
16 transit there. And I actually was able to go visit
17 that, and it's a beautiful community. And they've
18 got a huge mix of -- a number of the pictures were
19 from that place. They also put a lot of effort in
20 terms of their downtown development. The Pearl
21 District which is just north of downtown is an
22 incredibly vibrant area, and construction continues
23 to boom there.

24 And in fact they've had so many people moving
25 in there in terms of residential, they have
26 business, they have all sorts of things going on
27 there that they are actually looking at building a

1 new school in an inner city neighbourhood which is
2 something that has not happened in most cities for
3 a very long time because of the demand of families
4 living in this area. And they have a lot of public
5 spaces built in. It's a very walkable city. So
6 that's a really good example over a long term where
7 those sorts of approaches have worked.

8 LOUISE STEWART: It's probably a bit warmer or
9 a city than --

10 MS. BERGUM: It is, absolutely.

11 MS. IRVING: But there's quite of bit of
12 work being done in Minneapolis, but you
13 specifically asked 25 years and how it's all been
14 regenerated. Portland really was at the forefront
15 in the 70s. So that's probably the best example,
16 but this is being instituted in a number of winter
17 cities. Anchorage, parts of Ottawa, Winnipeg.

18 MS. BERGUM: Boston has done a lot of
19 interesting things. They have a parkway street
20 just like the one we're proposing.

21 LOUISE: I'm sure that happens when you
22 so much mud.

23 My other hat not just on the library board is
24 as a developer, and I do retail leasing. I'm going
25 to suggest to you that St. Albert already has an
26 obstacle when it comes to being competitive for
27 retail leasing perspectives. When you start adding

1 architectural controls and you focus on design and
2 restricting sizes in their ceiling heights, all
3 those other items, you're going to have happen what
4 he suggested is we become the hardest nut to crack
5 yet again and we are the last place they open. And
6 I don't think that does our businesses or residents
7 any favours, so I ask that you take into
8 consideration businesses really want to drive their
9 own growth, their own design. They use business
10 models that are proven with way more examples than
11 you have cities to show that the neighbourhoods
12 work.

13 It's a hard to thing to convince them that
14 they're wrong and we're right that yes, you can
15 live with a smaller model, lower ceiling and less
16 identity on your exteriors. So just a comment.
17 And I find that a very hard nut to crack.

18 I like the fact that you're building amenities
19 and transit into your businesses. The only thing
20 that's missing here is my husband has a business we
21 have not relocated here because we can't reverse
22 the train. We cannot bring Edmonton commuters to
23 St. Albert. Until we solve that problem, you can't
24 hope to bring a lot of those major businesses that
25 rely on more than St. Albert for their employee
26 base. That I like.

27 Where are you going to put the parking for

1 your street businesses? How many parking stalls do
2 you envision? Look at the picture behind you. How
3 many would each of those store fronts have
4 available?

5 MS. BERGUM: The parking requirements are
6 actually very similar to what we've got now. They
7 would be either behind. On-street parking is also
8 being allowed to be counted as parking towards your
9 business. We are proving a number of parking
10 alternatives as well. They may be able to use
11 parking in a common lot nearby. And so there's a
12 number of alternatives that we're using as well.

13 LOUISE STEWART: I ask them to consider that
14 seriously. And ask that if you've already set out
15 400s metres is the maximum anyone would walk for
16 reasonable parking access if you're looking at
17 trying to do such as what California and other
18 cities have done where they built common parkades,
19 it doesn't work if you're going to build them two
20 miles because you only have one-quarter mile
21 district that will survive. The rest will turn
22 over and be in dismal state in very short order.

23 MS. BERGUM: Absolutely. The distance for
24 parking is probably at least half. I can't quite
25 remember the number. A lot smaller.

26 LOUISE STEWART: You say it. You've got the
27 stats. Don't ignore it when you go to develop

1 these communities. And then you're asking someone
2 to pay for that. How are you going to take that
3 cost back? How are the businesses going to
4 contribute?

5 My next one is a comment. When you're looking
6 at creating neighbourhoods in a residential sense,
7 you will find that solid fences do more to separate
8 neighbours than front garages. These do not rule
9 out the fact that just getting rid of a double
10 garage is not going to make neighbours neighbourly.
11 And when I look at all of your examples here, not
12 one of them has a double garage attached to the
13 house which is still a realistic expectation for
14 many people. If you don't, you end up with parking
15 in the streets, and there's a problems there too.
16 So again consider your fences as least as much the
17 problem as your front garages.

18 And again much was mentioned here, don't lose
19 the fact that you must have common activity toward
20 downtown if you are to remain a vital city
21 throughout. I'm done.

22 UNKNOWN SPEAKER: Carol, I'd just like to add
23 something to what Louise mentioned. I always find
24 that it's helpful if you've gone to other
25 communities and seen a sufficient story, somebody
26 that's already tried it, and built it into your
27 presentation. I don't know how easy that would be

1 to do or how much information you have that would
2 allow you to do that. But it certainly would have
3 helped me a lot if you could have talked about
4 Portland in some detail. Because all of a sudden
5 what's happening here, I mean, society is going to
6 have to make a behaviour change when we get into
7 this kind of thing. I mean, we're not used to what
8 you presented. And whether you call it education
9 or it just evolves over time, I don't know.

10 But if you could go back to Portland as the
11 example and say this is what they had, this is what
12 they've got now, and by the way everybody has
13 bought into it and you have been able to get
14 industrial development and all those kind of
15 things, it would strengthen your case. And I think
16 it would help answer a lot of questions. So I
17 think that's a good point you started on. If
18 there's any way you can do that, I would suggest it
19 to you.

20 MS. BERGUM: Yes. That actually came up
21 yesterday too in terms of what cities have we
22 looked at. And so when we release the regulations,
23 we're going to look at maybe providing some
24 information on some of the cities we looked at and
25 what's worked and what hasn't in some places. And
26 we're hoping to have a website that provides a lot
27 of this information going up within the next week.

1 It will evolve and change over the next time. So
2 it probably won't be all there at once, but that is
3 certainly something we could incorporate some
4 information or at least links to some other places
5 where it worked to give people a bit of a broader
6 perspective at least as a starting point.

7 UNKNOWN SPEAKER: The other comment I've got too
8 is, you know, the City has got a lot of different
9 studies and reports going on now. Is there some
10 point where you guys get together and exchange
11 information so we get one plan and we know where
12 the hell we're going? We've got a marketing
13 strategy thing that just got thrown before us, the
14 downtown one. I sat on the subcommittee of
15 tourism. We put together a master plan a couple
16 years ago. Somebody has got to bring this stuff
17 together and make it one plan so we know where
18 we're going. I don't know whether you've done that
19 when you did your work here or not, but again that
20 has to happen.

21 MS. BERGUM: And I think that's where the
22 Municipal Development Plan is our overall plan.
23 And a lot of this work is coming out of that, so in
24 some ways we have that overall plan. But like you
25 say, it's a matter of bringing them together. In
26 terms of this work, we have a number of studies
27 that are going on in the annexed areas that we

1 we're working hand in hand with. They're looking
2 at the joint servicing. They're looking at access
3 guidelines along St. Albert Trail North. We have
4 an alignment study in terms of that arterial that
5 ran along the north end. We have Area Structure
6 Plan work being initiated for some of the lands up
7 there. So all of those, we've been working hand in
8 hand with them so that we can come up with a single
9 kind of answer at the end.

10 MS. IRVING: I mean, we were part of a
11 number of the studies that you were talking about,
12 and those that we didn't directly work on, we have
13 read such as the tourism study. And I think that
14 the Smart Growth regulations really helps us become
15 a destination, and it really speaks to a lot of the
16 things that were in a lot of those studies. So
17 hopefully we can go back and read through them and
18 try to incorporate some of the recommendations into
19 the regulations themselves and really make our city
20 a destination.

21 UNKNOWN SPEAKER: That's the point is
22 integrating them. You know, you've got Roger
23 Brooks coming back in here and we're going to spend
24 a ton of money with him to go over the next step.
25 And, you know, is he aware of what you're doing?
26 He should be. This morning I was at the downtown
27 committee meeting, and again some things came out

1 of that. Somebody has got to bring it together.

2 MS. SANDERS: You're talking about an awful
3 lot of integration and connection of all the --

4 UNKNOWN SPEAKER: You know, if you look at each
5 one independently in a way they're almost duplicate
6 and duplicating and we're saying the same thing
7 over and over again. And that's not planning.
8 Let's get ahead and start doing stuff, and that
9 means bringing everything together, all these
10 different reports, studies, whatever you want to
11 call them and have one master plan. I know the MDP
12 is the one that's sort of the over arching
13 document, but let's understand what it is and let's
14 move forward.

15 MS. SANDERS: Okay. We're getting close to
16 4 o'clock. I know that Linda and Rob are wanting
17 to jump in, but I want to check if there's anyone
18 else in the room that hasn't had a chance to say
19 anything.

20 And your name again?

21 KELLY ARSERSTET: Kelly Arserstet with the St.
22 Albert Public Library Board. Guess what my
23 question is going to be?

24 MS. BERGUM: Where is the library going?

25 KELLY ARSERSTET: That's right, where is the
26 library going? But wait, let me explain.
27 Currently the library in its downtown location from

1 1983, it's 25,000 square feet on two floors. It
2 was designed to serve a population of up to 50,000
3 people, which population was exceeded some ten
4 years ago now. We're looking to expand the choices
5 potentially an additional branch of our library.
6 We are looking to have a footprint of 25,000 square
7 feet preferably on one story would be optimal, and
8 that will be designed to serve a population of
9 approximately up to 100,000 in our city. At least
10 one of the top three choices that we're looking at
11 for location for branch is in the areas you're
12 discussing here today.

13 I can also tell you that the library currently
14 supports over a quarter million in-person visits per
15 year, most of which are facilitated by people
16 driving to the library and needing to park. So
17 with all that in mind, where in your plan does the
18 library go? And also what kind of population
19 density are we talking about for St. Albert at,
20 say, full build out of the annexed lands?

21 MS. BERGUM: We're probably -- I'll start
22 with the easy one, the population. Currently when
23 we did the annexed lands, we were looking at
24 development that was similar to what we have now.
25 And we're looking at a maximum population of about
26 105,000 people. Currently with the densities and
27 some of the work they're doing, we're probably

1 Looking at more of a total population of 125,000 or
2 130,000, around that area. That may change a
3 little bit because when we did those initial
4 assumptions, it was pretty much all land for
5 residential development. There was no allocations
6 for industrial at that time. With the demands and
7 the changes related to that, that could change a
8 bit.

9 In terms of the library location, it could go
10 probably something like a TOD would make the most
11 sense because that's where the highest density is.
12 There's the best access by transit. There would
13 still be opportunities for parking in that area.
14 We just have to be realistic about that.

15 KELLY ARSERSTET: What does that mean?

16 MS. BERGUM: In terms of parking?

17 KELLY ARSERSTET: Being realistic about the
18 opportunities.

19 MS. BERGUM: For parking. This is Alberta.
20 We are a car-oriented place. That's not going to
21 change. And like you say, most people come to the
22 library by car. We're never going to eliminate the
23 car. Let's say you make five trips by car a day,
24 maybe that reduces to three trips a day. There's
25 still going to be a need for that, and people are
26 still going to make that choice. So we can't just
27 make a community where cars don't exist. So that

1 has to be really built into what we do.

2 So even in the TODs, there's going to need to
3 be opportunities for parking. Most likely ideally
4 in the long run we would want to see that as
5 structured parking. In terms of the library in
6 terms of looking for a space like that that's
7 larger all on one floor, that would absolutely
8 work.

9 What might be another opportunity, we would
10 prefer not to see single story buildings in a TOD
11 for instance, but what you could do is maybe
12 there's an opportunity that there's a multi-storey
13 building. The library is on the main floor. Maybe
14 above that is government offices. It could be
15 residential. It could be other opportunities as
16 well. Maybe it's a senior's complex, and they
17 could get to the library very easily. So there
18 would be more opportunities like that that could
19 create some more synergies for the library.

20 KELLY ARSERSTET: Well, as it's being recorded
21 by a court reporter, I'll go on record and say that
22 having our library facility optimally on one story
23 does not preclude other businesses or
24 establishments on other stories of the same
25 building. So you are talking our language.

26 Did you get all that?

27 MS. BERGUM: And even there's opportunities

1 I like if you have a really big building in terms of
2 the liner building concept that I mentioned. You
3 could even do that with a big -- how do I show you
4 this? I can't draw in here. But --

5 MS. SANDERS: Do you want to draw?

6 MS. BERGUM: Yes, that would work. Not
7 that my drawing is very good. Ask Tanya. She has
8 to translate scribbles.

9 If you think of the large building that might
10 be a single storey, and maybe it goes for a full
11 block, that is kind of a large long length. But
12 what can happen is perhaps here you might have some
13 smaller buildings, smaller little spaces that are
14 in here. Maybe this is a little coffee shop.
15 Maybe these are little businesses. But the library
16 for instance is here, but it goes all that way in
17 behind here. Maybe there's another door over here.
18 So there's opportunities for things like that that
19 you could combine with other businesses like that
20 and still get the kind of footprint you're looking
21 for. So there's different things. There's a lot
22 of opportunities like that that could be done.

23 KELLY ARSERSTET: But in terms of fitting in
24 with the concept that you outlined here today, the
25 TOD seems to be the place for larger civil
26 buildings?

27 MS. BERGUM: For something that big. The

1 Neighbourhood Activity Centre might be something
2 for -- like the smaller branch libraries in
3 Edmonton are a bit smaller, some of them. And that
4 would fit better in a situation like that most
5 likely.

6 MS. SANDERS: So I had made a commitment to
7 have us out of here by 4. I know there's a couple
8 people with more questions, so what I'm going to
9 ask is for just a couple of minutes really quick
10 from folks what you see as an opportunity and what
11 you see as a flag. And we'll jot those down.
12 We're going to let people go, and then we can
13 continue with the folks that want to continue.
14 Okay?

15 Anyone want to offer up a flag, an
16 opportunity?

17 LOUISE STEWART: Well, I think the opportunity
18 that was there is if it's done right -- and pardon
19 my skepticism. I'm still struggling with the fact
20 that you guys don't have a model strong enough to
21 build it on. But if it's done right, we have to
22 find and make the opportunity to attract businesses
23 to this community because this model -- and no
24 model is sustainable in this town without a
25 business base. And so please don't leave that as
26 your secondary when you're planning these
27 communities and these regulations. So the

1 opportunity to build a business base here to
2 diversity our community.

3 MS. SANDERS: Thank you, Louise.
4 Kelly?

5 KELLY ARSERSTET: Well, as a flag I guess I'm
6 always concerned about if there's been enough
7 thought to our climate. 90 percent of the pictures
8 you show show lovely tree lined streets in fall,
9 summer or spring which we experience as everyone
10 knows for limited periods in our year. So you
11 mention that there are in roads being made in other
12 winter cities, but I'm curious to know how far -- I
13 don't want to ask questions, but I'm curious to
14 know how far they've gotten and how you intend to
15 address the idea that we're addicted to our cars
16 for a reason in this city.

17 MS. SANDERS: Thanks, Kelly. Any other
18 quick comments? A flag or an opportunity?
19 Yes, Malcolm.

20 MALCOLM PARKER: I don't know whether it's a
21 flag. One of the things I keep hearing about I
22 think you started your presentation this way is
23 we're a small community, unique, and we want to be
24 cozy. That was a comment I heard Sharon make the
25 other day. So on the one side you've got that. On
26 the other side now we're wanting to get past that
27 and go. Which way is it going to be? That's

1 certainly something we have to address.

2 GILLES PRETONTAIRE: I've just got another flag.
3 It kind of goes to that comment I had before. The
4 opportunities with the TODs in the new area may
5 make it so much easier to create a new downtown
6 core somewhere else that will use our downtown
7 core. Does that makes sense? So that's a huge --
8 that's why I brought up the question. I think it's
9 a huge challenge.

10 MS. SANDERS: Anyone else? SharriII?

11 SHARRILL JOHNSON: I think there's an opportunity
12 to increase transportation options and including
13 active transportation. Even though we are a car
14 culture, not to lose sight of the fact that there
15 are people that don't drive. Kids under 16 aren't
16 able to drive. A lot of seniors aren't able to
17 drive. People with mobility impairment sometime
18 cannot drive. So increasing transportation.

19 MS. SANDERS: Thank you.

20 Louise again.

21 LOUISE STEWART: Something to having gone to
22 other bigger cities that have gone vertical taking
23 into account the design of the city as it relates
24 to wind. You get pollution buildup, stink from the
25 busses. They're all nice. Busses are great. We
26 want them here. Please when you're laying it out,
27 take advantage of the existing winds. Do not

1 create wind traps. That will do two things. When
2 you get into Winnipeg, you don't walk the streets
3 because you can't stand up right or you get no wind
4 at all and you end up with very stagnant air.

5 One other flag talking about walkability. For
6 the love of all things, please do not use paving
7 stones. No one wants to look at their feet when
8 the gum builds up. You do not spend the money at
9 your feet. Spend it on three dimensional. Put in
10 the art. Put it in the sculptures. Put in trees.
11 But please, God, do not use paving stones. Women
12 in heels cannot walk in them anyways. Walkability
13 is not in paving stones.

14 MS. SANDERS: Anyone who hasn't thrown a
15 comment out yet?

16 LYNDA MOFFAT: Opportunity for higher density
17 more affordable housing. I was glad to see that
18 there was in most of your categories the
19 opportunity for that.

20 MS. SANDERS: Your name again?

21 LYNDA MOFFAT: Linda.

22 MS. SANDERS: Rob, last one.

23 ROB LELACHEUR: I'd like you to build very
24 strong models of the ROI on the increased startup
25 cost versus the long-term payoff. Because if you
26 can't convince them that that model, like I say, we
27 will be the last place built. And that's my

1 concern in this regional competitive environment
2 that if we're the only ones -- without a doubt,
3 beautiful and all. But when you force a guy to
4 sorry, you have to build sidewalks, you have to put
5 some nice trees, you have to do this, you have to do
6 that, he's going to say, Thanks, I'm going to go
7 build my place in Leduc.

8 MS. SANDERS: Did you see an opportunity?

9 ROB LELACHEUR: Absolutely. If you can prove
10 the model and show them that -- like without a
11 doubt, there is more upfront. You know, you take
12 some of Roger Brooks' presentation where you hold
13 the line at the beginning and the payoff on the
14 back end you'll make 45 bucks a square foot on
15 retail when everyone else is making 28. If you can
16 prove that model and really show them, than I think
17 it's got a lot of merit. But without it no one is
18 going to want to be the first one to say, I'll give
19 it a whirl.

20 MS. SANDERS: Thank you. Are you still
21 itching to say something?

22 LYNDA MOFFAT: Yes, I am. The thing that
23 still remains in my mind is that there's so much
24 that I didn't understand because this is very new.
25 And it keeps drawing me back to the criticisms of
26 Smart Growth, and you had six of them. And you
27 very quickly dismissed each of those, but I think

1 there's probably valid reasons why each of those
2 was there, and that's what I have kind of a craving
3 to understand more about is exactly what were those
4 criticisms and what were they based on? Because
5 until I can get a better understanding of those, I
6 can't get a better understanding of this. So
7 that's what I feel is missing is a really good
8 in-depth listen to what other people are saying in
9 criticism of this whole concept. And I think
10 without that, you can't really make an intelligent,
11 informed opinion on this until you've heard the
12 other side. So that was my last comment.

13 MS. SANDERS: Thank you. Just before we
14 leave, what I'm wondering is in a month's time is
15 another of set of information in terms of the
16 details and the regulations that Carol talked
17 about. And a month ahead of that right now was
18 time with the intention of getting the concept out
19 there so it can kind of sit with you and so you can
20 say, Okay, what is this thing? Has that been
21 useful for you today? So it was of value? Okay.
22 We don't want to waste anyone's time.

23 So with that though I do want to thank
24 everyone for your time because it's hard to sit and
25 be at that for an hour and digest so much. So
26 thank you very much. Have a good day.

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PROCEEDINGS ADJOURNED AT 4:06 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 7th day of April, 2009.

Amanda Forestier, CSR(A)
Court Reporter

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