Phase 3 Engagement Summary Report

St. Albert's New Municipal Development Plan - *Flourish*

PHASE 3 EVENT SUMMARY

Phase 3 Direct Engagement Summary

Event/Activity	Date and Time	Location	Participants (approximate)
Pop-up #1	July 12, 2019	Grosvenor Pool, Woodlands Water Play Park	30
Pop-up #2 St. Albert Farmers' Market	July 13, 2019 10 AM to 3 PM	Booth #286 on St. Thomas Street	70
Pop-up #3 St. Albert Farmers' Market	July 20, 2019	Booth #286 on St. Thomas Street	50
Pop-up #4	July 23, 2019 1 PM to 3 PM	St. Albert Centre 375 St. Albert Trail	5
Pop-up #5	July 23, 2019 4 PM to 7 PM	Servus Place 400 Campbell Road	40
Pop-up #6 Rock'n August	August 10, 2019 10 AM to 3 PM	Lions Park Tache Street	140
Pop-up #7	August 16, 2019 1 PM to 3 PM	St. Albert Centre 375 St. Albert Trail	15
Pop-up #8 Seniors Lunch	September 18, 2019 10:20 AM to 12 PM	Servus Place 400 Campbell Road	15
Pop-up #9	September 18, 2019 1 PM to 3 PM	St. Albert Centre 375 St. Albert Trail	15
Internal Open House #1	October 3, 2019 1:30 PM to 3:30 PM	Servus Place 400 Campbell Road	55
Internal Jack Kraft Fall Refresher	October 9, 2019 7 AM to 9 AM	Jack Kraft Facility 7 Chevigny Street	100
Internal Open House #2	October 9, 2019 10:30 AM to 12:30 PM	St. Albert Place Progress Hall	75
		Approximate Total:	610

Engagement Process and What we Asked

Level of engagement: Inform and Involve

Phase 3 consisted of pop-up events situated at key community gathering places and events throughout summer and fall 2019. Each pop-up included three display boards to provide information about the updated goals that were refined in Phase 2 and five topic areas. The engagement activity prompted participants to use post-its to share ideas on how to achieve the MDP goals across the topic areas.

Topic Areas:

- Places to Work
- Mixed-Use Places
- Infrastructure
- Places for Nature

- Places to Live

A citizens' bulletin was also provided to participants with information about the project process, schedule, goals, and topics. A business card with a link to the project website was distributed to participants to access additional information about the project.

Emerging Themes

The following includes emerging themes from feedback gathered on the policy topic areas during Phase 3.

Places to Work

- Businesses should be accessible by transit, walking, or biking
- More commercial businesses are needed to reduce resident taxes
- Encourage and explore ways to attract more restaurants, cafes, nightlife, and professional and local businesses
- Increase supply of employment land ready for development

Mixed-Use Places

- Maintaining a similar character with the surrounding area, and implementing height restrictions should be considered
- Walkable areas that are accessible for people walking, biking and with limited mobility (e.g. walkers) is important
- Having amenities, such as restaurants and grocery stores, in local neighbourhoods would be desirable
- Need more mixed-use areas throughout St. Albert
- Prioritize development of multi-use urban places to make Downtown more vibrant – more places to eat and socialize outdoors

Infrastructure

- Trails and pathways for walking and biking are well supported
- Need to improve traffic flow and signal light synchronization
- Concerns about impacts to congestion with residential development, such as future multi-family development
- More efficient and frequent bus services, introduce smaller collector buses, and ensure St. Albert and Edmonton transit is integrated
- Parking availability is important so local businesses can be supported
- Additional recreation facilities, such as another pool, is desired
- Accessibility and sidewalk connections are important
- Reduce GHG emissions through large scale solar farms, water re-use, net-zero buildings

Places for Nature

- Protect mature trees and limit the removal during new and infill development
- New development (i.e. buildings) should not be allowed near the river

- Protect and maintain wildlife habitat
- Need to find a good balance to protect and maintain natural areas while supporting development
- Make sure parks and trails are located and designed for maximum community benefit

Places to Live

- More options for seniors' housing and affordable housing in all forms
- Ensure St. Albert maintains a small town feel and character
- Mixed feedback on support for infill, look to other cities as to how they do infill

Verbatim Feedback

Places to Work

Downtown

- We need more businesses downtown
- We need more businesses and people downtown
- Perron Street revitalization – would love to see a bar or a bit of a nightlife. When people are going out at night in St. Albert they're going to bars/restaurants elsewhere in the City. It's a shame there isn't more of that downtown

Accessibility

- Make sure there is access to transit
- City needs more places to walk or bike to like coffee shops

Taxes

- More commercial businesses to reduce taxes
- Taxes are so high!
- Need more businesses to help reduce tax rates (✓ - 2)
- Bring more jobs into the community to help the tax base – too expensive to pay while you're retired
- Explore tax breaks for new companies/employers

Attracting Businesses

- More businesses
- More employment within St. Albert
- We need more jobs here – have an educated population
- Encourage more office work
- Focus on local businesses to keep a close community feeling as we grow (✓ - 1)
- Year round farmers markets e.g. indoors in winter to bring $ and tourism (✓ - 2)
- Need to be transparent about the marketing approach for the businesses the City is trying to attract (✓ - 2)
- Can't compete with surrounding region….why bother trying to attract more businesses?

- Partnerships with community organizations as broader bucket
- Need more industrial lands…for employers like the AGLC
- Prioritize employment close to the highway and Ray Gibbon
- Ensure/foster a steady stream of shovel ready industrial lots are available for development

Other

- Great city – lots of pizza restaurants
- Green spaces in commercial and business areas to accommodate active lifestyles where people work
- Solar PV for large industrial/commercial facilities
- Need to consider what keeps young people in the city. Nothing really for them….better transit? Post secondary
- Keep/move commercial/industrial away from key natural areas re: Sturgeon River
- Incentives for educational institutes to open in St. Albert
- Have the capability to grow economically (employment/business) but also remain efficient (transit, green spaces, roads)

Mixed-Use Places

Amenities

- Love size, amenities, closeness to major city w/o big city problems
- More restaurants
- Would love a small grocery store in Kingswood. I have to drive through lots of intersections and neighbourhoods just to pick up a jug of milk
- Mixed use facilities! Great walking paths to go along with it
- Like mixed use like Bellerose
- Need to have more areas with multiple uses (housing/retail) (× - 2)
- Walnut Creek, CA is a good example of mixed use/vibrant downtown
- Important to maintain walkability!!! (✓ - 6)
- Partnerships with community organizations important
- St. Albert Place needs a place to eat in the building. If we don't have to leave the building we get to be more productive
- Outdoor skating surface in urban area with cafes, restaurants. A place to encourage outdoor activities/socializing in the winter
- Encourage residents to go downtown after work hours to make it more vibrant and support businesses in the area, more activities, bring in more businesses
- Downtown needs to be more artsy after hours – need live music, permanent stage, festivals, beer garden
- This plan needs to focus heavily on policies that will help our next generation and improve the city for young people – they are the ones who will actually be inheriting the results

Character

- Have to maintain small town feel (✓ - 1)
- Make sure to maintain uniqueness (small town feel) and sense of community (✓ - 2)

- Take European cities, people live about their grocery store, bakery, retail store, everything is easily available
- The built form can foster/influences social interactions and a sense of community

Redevelopment

- Keep buildings below 3 storeys
- No tall 28 storey buildings – ruins the small town feel
- Building heights /form need to fit St. Albert context – not another Edmonton (✓ - 2)
- Lower rise buildings in downtown (4 storey) (✓ - 4)
- We need more intensification like the Grandin Mall site
- Need proper restrictions on development. Should have local shopping in all neighbourhoods within reasonable walking distance and accessible on foot, by bike, and for walkers/strollers
- Need more sites like Botanica – there was so much opposition from public initially...look how well it is doing
- Dynamic and adaptable spaces
- Priority on multi-use spaces before single-use spaces
- Better use of Grandin mall space
- Strategically use infill to renew housing and commercial sites to slow down the rate that we build new neighbourhoods and remove wildlife habitat
- High density

Infrastructure

Drainage

- Need to look at drainage solutions with more development
- Infills cause drainage run-off

Biking and Walking

- Improve bike lanes
- Issues with cyclists not following rules
- Cyclist infrastructure takes up a lot of space for # of people who use it
- Sidewalks only on one side
- Like mixed use trails vs bike lanes (✓ - 3)
- Love city trails + more trees, love the trees (✓ - 4)
- Readily available walking paths for biking and walking (✓ - 1)
- Bike lane from Edmonton to St. Albert (✗ - 2)
- More sidewalks in area for pedestrian access
- Bike path connecting St. Albert to Edmonton
- Improvements to pedestrian safety (✓ - 1)
- St. Albert needs to be more walkable….it is not
- Safe crosswalks – use common sense design
- Improved pedestrian safety

- Sidewalk from Starling area in Edmonton to Big Lake along Ray Gibbon Drive

Traffic

- Concerned about increased residential development on traffic
- Very concerned about traffic now and with future multi-family development (e.g. Apartment towers)
- Ray gibbon drive should be a freeway standard. Think big and more future oriented.
- Shouldn't have shut down Coal Mine Rd – too much traffic on Bellerose
- More arterial roads –more roundabouts
- Double Ray Gibbons – but don't waste $ on storm drains – put moratorium on any growth past this. Don't double until province pays its share
- More efficient traffic movement – Agreed! (✓ - 2)
- Traffic lights aren't synched for improved traffic flow (Deer Ridge to Servus Place)
- Need traffic signal timings fixed ASAP – we take our business outside of the City because it's quicker to get to shops in Edmonton than St. Albert. For example, can get to the Walmart in Edmonton far more quickly than battling our way up to Northridge. This is a huge problem, would rather shop local
- No more roundabouts – they slow down traffic
- St. Albert Trail has too many traffic lights (✓ - 2)
- Future plans should not include a by-pass, we need traffic moving through the city
- Traffic calming needs prior assessment, pilot projects eg. Safety bump-outs health and safety implications
- Mckenny / Mission Ave – more left – need more lights – too much traffic volume

Transit

- Make driving awkward to encourage transit
- Express bus to key areas in Edmonton and Airport (✓ - 1)
- Safety for children -> safe places
- More efficient bus service
- Look at smaller collector routes (✓ - 1)
- Integrate St. Albert with Edmonton transit (✓ - 3)
- Autonomous vehicles and transit – look to future tech innovation
- LRT to Edmonton (✓ - 5)
- More robust and integrated transit
- Need a regional transit strategy (✓ - 1)
- Smaller feeder busses to collect passengers and take to terminals (adjust size of busses based on timing) (✓ - 1)
- Bike lane to new bus station and secure, covered bike parking
- Park n ride – last KM – bike infrastructure – integration (✓ - 1)
- Better more reliable bus schedules as well as busses that go past 7:00 in the evening
- Better transportation – St. Albert Transit caters to morning commuters but couldn't necessarily get you home from Edmonton if you are a university student, work later or are out for dinner/nightlife (✓ - 2)
- Transit/busses are important
- Build to support frequent public transit and ability to walk to where you need to go
- Employment Lands need transit service

- Transit at all times of day not just for commuters
- Transit service supports job growth
- Transit to Spruce Grove, Sherwood Park early am, late pm. For kids going to university and people with jobs outside St. Albert
- Policies to reduce our footprint on the environment e.g. junior/high school students use city transit instead of yellow school bus
- Alternative transportation options for younger generations, e-bikes, e-scooters, revenue generation for COSA as well
- STAT needs to be developed to serve high school students

Parking

- Narrow streets cause parking availability and sightline issues
- On-street parking restrictions in Riel is forcing business owners to go elsewhere, parking should be unregulated
- Not enough parking around hospital
- Need to ensure there are places to park in the Downtown area (× - 1)

Accessibility

- More accessibility for people with handicaps – sidewalks –snow clearing – clearly mowed – housing
- Universal access to all spaces

Recreation Facilities

- More rec facilities (✓ - 5)
- Plan Rec centres with transit and universal accessibility in mind (✓ - 2)
- Partner AHC w/schools and rec facilities in or attached or within walking distance to schools. Make health and activity easy for our busy families
- More soccer facilities and leagues in St. Albert for adults/seniors
- Competition size swimming pool needed
- Proportional growth – invest in smart and clean initiatives (✓ - 2)
- Fountain park, pool – needs upgrades (✓ - 2)
- Need more hockey facilities in city (× - 1)
- Adapt Grosvenor Pool to be a year round facility – add a (retractable) roof
- More spray parks
- City could use another pool – have difficulty getting into swimming lessons
- Recreation centers get refurbished
- Relocate craft space in City Hall instead of adding new building (expand library) (✓ - 2)
- Library needs to be expanded or have a second location (✓ - 1)

Other

- Spend tax dollars on infrastructure not city staff
- Make money from development not from cash cows photo radar (✓ - 2)
- Concerns about the photo radar in St. Albert. The locations should be more visible

- Greater options for road connections
- “People first” approach to all planning and service delivery
- Innovative and sustainable approaches to all infrastructure
- Do construction at night on major roads and get it done as fast as possible
- Support green road accreditation for city roads

Places for Nature

Wildlife

- More places for animals – protect the animals
- More trees, more gardens, wildlife protection, more animals

Trees and Green Space

- Limit tree removal – keep mature trees – how many trees were cut down to create St. Albert?
- More trees and places for animals to live
- Need to keep the mature trees
- Plant more native trees and species in boulevards and along trails to reduce maintenance
- Protect mature trees during infill development (✓ - 2)
- Keep green areas green
- City to be nice and green and in good health
- Maintain tree lined streets (✓ - 3)
- Stop cutting down all the tree areas (✓ - 3)
- Think about adding a green-belt around the city so there will always be green space (✓ - 4)
- Boulevard trees that were planted years ago was a visionary move. Need to continue with the plantings and protect street trees
- No littering. Want clean parks and healthy forests
- Tree preservation – balance safety/infrastructure projects, need to consider all factors. Policy needs to be flexible re. tree preservation to minimize costs
- Construction standards to support tree root growth
- Protect and keep forest stands
- Ensuring room for trees to grow for 80 years
- Always make room for natural spaces

River

- Should focus on cleaning the river to try and get sturgeon back (✓ - 2)
- Keep buildings away from the river (✓ - 3)
- Animal friendly spaces / Keep buildings away from the river (✓ - 4)
- Management of river valley so changing weather patters don’t preclude use
- So few spaces, protect them
- Remove commercial business along Sturgeon River in Riel – make this more livable/active space

Character

- Look at the Prince Rupert neighbourhood in Edmonton – lots of community gardens – and they have pride and recognition of nice gardens
- A draw to the city is the character/layout of the city and the festivals/shows and paths in nature
- A lot of people moved to St. Albert for the nature. We need to maintain it and stop cutting it down (✓ - 2)
- Love that the City is green and artistic

Development

- Preserve agricultural lands as long as possible
- Less development to protect natural areas (✓ - 1)
- Maintain good balance between development and nature (✓ - 4)
- What is “green development” vs. environmentally conscious?
- Optimize at risk contaminated sites /former gas station sites
- Allow residents input to how green spaces are utilized in neighbourhood designs
- Create opportunities for residents to provide real input into neighbourhood design and ASP and stop endlessly changing them after approved
- Create infill in areas, designate certain areas
- Infrastructure that considers the natural environment e.g. storm ponds should be required to be naturalized wetlands
- Allow for use and greater availability for tiny homes to lower environmental impacts due to housing

Recreation and Parks

- Plants and playgrounds
- Best part of St. Albert is parks and family friendly environment
- Love Red Willow Park
- Make sure parks and community spaces/family spaces are considered and available (✓ - 2)
- Taxes are high here but the services are good and enjoy the parks
- Need more outdoor events/things to do in the winter
- Maximizing general uses of land, MR, etc.
- Fenced off-leash area designated for small dogs. See example of Spruce Grove dog park
- Natural playground – risky play playground
- Nature themed spray pad or park using rocks/manufactures and raw material
- How to get park amenities into new neighbourhoods sooner – would be a good idea to require condo sites to provide at least some outdoor amenity space – would help to bridge the gap
- River slides attraction
- Parks need good frontage. Most of Ironwood Park concealed as rear yards of homes back on to it. Attwood park is similar. A wider access point is good, but multiple frontages better yet so that people can park on different streets and access the park, not take up all the parking on one residential street
- It’s a challenge to fit sports fields on the MR lots that we get. Don’t accept MR lots that don’t contribute to the needs of our users
- Is it realistic to have parks within 400m of residents? Sometimes there’s a substantial barrier between the resident’s home and the park. Should ensure easy access and not just distance

- Sledding/skiing feature at 7 hills
- Neighbourhood level gathering spaces
- Residents place huge value on our parks

Paths

- Continue the precedent of lots of walkable paths and trails
- Maintain and enhance trails – Red Willow Park is a great feature for city (✓ - 3)
- More 'fitness stops' along trails
- Add trails/accessibility routes through ravines that we didn't have access to. As we grow outward, we may build around new ravines. They are such a treasure to have
- Maintain, preserve and grow our lovely green spaces and walking paths

Green Technology and Innovation

- LED street lights don't need to be on during the day – too many
- Greatest heat loss in new areas and apartments
- Weed control to protect natural areas
- City needs bigger environment department e.g. wildlife, biologists
- Dark Sky compliant lighting (✓ - 3)
- The City should be using green energy – for street lighting, and use solar/wind in new neighbourhoods
- Recycling for glass to be reinstated. Use different bin to avoid contamination
- Considerations for large scale/utility scale solar farms
- Create new habits
- Water reuse consideration for non-potable use
- Implement low impact development principles
- EV buses/feet/EV charging and net zero buildings
- Why do we need new buildings to advance sustainability. Have a lot of vacancy and buildings we can adapt and reuse
- Autonomous vehicles, net zero housing
- Include various stakeholders in developing strategies to protect ecological features, ecosystems, traditional land use – indigenous community
- Creative incentives for alternative energy sources such as district heating
- Find/develop markets for recycled materials
- Green development standards – need to flush out the definition…not a well known term
- Internal recycling needs improvement, green purchasing policy for sustainable supplies, reduce single use items

Places to Live

Age friendly

- Ensure housing is age friendly
- Seniors housing and support services to help transition into homes (✓- 2)
- Dorms for seniors with advocacy groups located in the buildings

- Smaller options for single family homes
- Diverse housing, sustainability, seniors, single income, low income
- Need to improve housing affordability and diversity for young people. Not enough options to keep them in town. Low density neighbourhoods don't offer any amenities
- Support mixed use development
- More affordable duplexes for seniors, downsizing

Low income/ affordable housing

- Multi family is revenue generator, not affordable housing
- Low income housing in all forms (✓ - 1, × - 2)
- Facilitate affordable non-market housing (both rental and ownership (× - 2)
- More options for low income housing
- Affordable housing
- More houses for poor
- Tiny homes…yes please!
- Affordable single family dwellings. Bungalows
- Transit access to these areas
- Could we get some transitional housing to support going through difficult times to get back on their feet. There is a need for this
- Absolutely need some entry level housing for purchase that the average person can afford before they're 35
- Provide more opportunities for young adults to live in the community
- Transitional housing in more areas incorporated into zoning

Taxes

- Stratification tax rate e.g. multi-family units, lower taxes like Sherwood Park
- In multi-family only get 2/3 of City services but pay same taxes as single family

Density

- High density needs more forethought vs. afterthought
- Look at other cities, like Calgary, does infill
- Infill (✓ - 1)
- Cut infills – too much concrete
- What has changed at the City in terms of adding density for residential development that hasn't been communicated to City
- Locate apartments near transit and services
- Apartment living not ideal for growing families
- Walkable, bikeable street networks are nice
- Mixed use in neighbourhoods
- Stimulate infills – a denser city makes a better use of already existing infill
- Tiny homes = less environmental impacts and smaller footprint
- Mixed housing/single/duplexes/4 plexes/6 plexes

- Higher density, affordable housing options for younger generations
- More density in housing requires park, nature, and play spaces outdoors
- We would love to see more housing renewal in our oldest neighbourhoods. The new duplexes that are going in are great. Need to make it easier for people to renovate and add suites
- Infill/densification in older neighbourhoods
- More infill – development geared to changing demographics
- High density infill
- Keep the height of residential to a minimum – changes the feel of what makes CoSA great – small town
- More infill
- More development in older neighbourhoods to add living quarters – coach homes
- Higher density residential with services close by to encourage walkability

Character

- Keep it as a small town feel
- Better places to live – safe – no injuries – looks nice
- People move to St. Albert for it's certain qualities like trails, parks, market and low density housing feel. This is a desirable characteristic. Let's be cautious
- Protect sightlines/city skyline – no large condo towers on the top of hills (✓ - 2)
- Smaller houses for more efficiency – less heating
- Not too many tall buildings
- No zero lot line zoning for houses
- Walkable community is key
- Improve bicycle paths and connectivity
- Multifamily should consider optimizing imperviousness to support groundwater recharge
- Allow retrofitting in established neighbourhoods to accommodate walkability (ie. Convert house to corner store)
- Tiny homes community
- Gathering places in communities
- Gathering/social spaces within multi-family housing
- Develop neighbourhoods that are people friendly rather than car friendly

Other

- More people + more houses for people
- Ensure new development isn't going to have water in the basements. City needs to protect residents from this
- Need better housing
- Can we set a target to increase net zero buildings
- Allow for LID – Bioswales, pervious pavement
- Retrofitting with Perry designs is a resource to develop an expert lab for north America

General

Public Art

- Like the idea of developers contributing to public art
- Need to discuss public art projects with the public before commissioning the art (✓ - 2)
- Public art needs to have best value for cost (✓ - 2)
- Don't over litter our beautiful scenery with man-made art (e.g huge acorns) only enhance the environment. Nobody does art better than mother nature

Character and Amenities

- Do we even want the City to grow to 100,000 people? I like the City the way it is with its community feel. We keep growing and I'm not sure that it's a positive thing
- St. Albert is pretty – lots of art, flowers, gardens and lakes
- I love St. Albert - it so beautiful
- If I could, I would live in St. Albert
- Colours of new building going up near the Enjoy Centre are ugly – need stronger controls re: appearance and design
- Because there are a lot of nice citizens in the city (✓ - 1)
- Need winter farmers market (winter activities) – increase variety of advertising (Gazette/FB)
- A draw to the city is the farmers market and community friendliness – from Edmonton (✓ - 2)

Schools, Services, and Programs

- Would really love to get a new high school and additional special education funding and programming
- Easy access to services
- Love programs for kids
- School location/placement corner not mid-block

Technology and Innovation

- Concerned about the installation of 5G and its potential EMF radiation and health impacts
- Love the Spruce It Up App – use it regularly and we're impressed with the City's responsiveness. We put in a comment about needing a safe crosswalk and there was one installed within a few months
- City wide WIFI

Accessibility

- Would like to see more elevators and accessibility, accessible design, door upgrades to sliding doors
- Lions Park is good for accessibility

Bylaw

- Would like some guidance on what types of trees and plants should be planted in our yards
- Need more flexibly for garden and secondary suite…I live in a duplex, why can't I have one?
- Like that we can have bees and chickens in St. Albert

- Like the curb side/waste pick up program – way better than Edmonton

Other

- No heavy industrial
- Consider financial impacts of growth
- Everything kind of looks the same in the plan
- Crime map/heat map – use to inform policy/growth