



# Strathcona Junction Planning Study

## Advisory Committee Meeting Summary

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Date/Time: Thursday, January 10, 2008 / 1:30 p.m.  
Place: EFCL Office - 7103 – 105 St. NW, Edmonton, AB  
Next Meeting: TBA  
Attendees: Don McFarlane                      CESSCO  
Larry Dahl                                      Russel Metals  
Jim Dallin                                        JDL Realty & Development Ltd  
Jack Menduk                                    NAIT  
Wilf Brooks                                     United Cycle  
Georgina Lawrence                         Allendale Community League  
Julie McGuire                                 City of Edmonton  
Sue Holdsworth                                City of Edmonton

Absentees: Dan Lewis                        AB Plywood Ltd.  
Rick Poznikoff                                CPR  
Grant Pearsell                                Hazeldean Community League  
Shirley Lowe                                 Old Strathcona Business Association  
Henry Maisonneuve                         Old Strathcona Foundation  
Diane Dunn                                    Old Strathcona Integrated Service Team  
Dianne Millar                                 Queen Alexandra Community League  
Joanne Booth                                 Strathcona Community League  
Gary Zingle                                  Ritchie Community League  
John Clarke                                    SEBA

Distribution: Committee - ALL

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- Introductions were made, as there were different committee members present at this second meeting.
- Julie and Sue reminded those present to fill out the release form. Two committee members present signed these then.
- Sue reviewed the project steps to date – explaining that about 17 stakeholder interviews have taken place as well as four focus groups at Strathcona High. Julie reviewed the issues and ideas that have come out of the interviews and Sue summarized the issues and ideas that the students from the high school identified.
- Julie explained that one of the possible serious constraints to redevelopment within the study area is related to the potential for catastrophic risk related to the

operations on the CP yard. (She met with Dr Uwe Turner who is an expert. He says that the freight cars on CP lands contain some highly toxic materials that could pose a health risk to surrounding residents should an accident occur.) There was some lively discussion about the validity of Dr Turner's assessment. It was agreed that we need to take a closer look at this particular issue.

- Julie also explained that another constraint to redevelopment is the need to upgrade water infrastructure in the study area. EPCOR Water has done some analysis of the area and has identified many deficiencies. According to EPCOR Water, commercial uses and high density residential uses have similar water requirements – requiring the most upgrades.
  - Jim Dallin raised the issue of property values and how they relate to the economics of a redevelopment project. He explained that for the single detached property owners within West Ritchie to move, they need to get a certain amount of revenue from the sale of their properties, and this then dictates the cost of the land per acre. He then explained that this cost per acre is only recoverable when high density residential uses are then developed. Jim also mentioned that the RA7 zoned walk-up apartments have caveats on their properties limiting height to 3 stories. (In fact, the limitation on height for the RA7 zoned properties in West Ritchie comes from the Medium Density Residential Overlay which applies to this area.)
  - Wilf Brooks requested that Julie and Sue ask EPCOR Water about their plans for replacing the water lines along Gateway Blvd and Calgary Trail. He wondered if this would increase the capacity of the area.
  - Jim disclosed that he has hired ISL Consulting to start a rezoning process to rezone his land at the NE corner of 79 Avenue and 101 Street to allow a high density residential development.
- Sue informed the committee about the discussion surrounding the residential redevelopment located on the site immediately west of the Iron Horse, called Strathcona Fusion. It is a 4 storey apartment building with commercial uses on the ground floor. She explained that there have been some concerted efforts to preserve the Station View of the historic Strathcona train station from 81 Avenue. She thought that the committee should be aware of this project and the discussion around it. (Since the meeting, as of Jan 15, 2008, the effort to preserve the station view has ended due to disagreement over allowing any additional height to the building.)
- Sue reviewed the proposed workshop design and shared the promotional materials.
  - Georgina suggested that we explain that there could be different policies that apply to the different geographic areas within the study area.
  - Jack Menduk shared NAIT's plans to abandon its Souch campus in approximately 20 years.

- Wilf shared his view that there are 4 or 5 big parcels of land along Gateway Blvd (including NAIT's land, the block north of the Home Depot) that are subject to redevelopment and that will drive change for the whole area.
- Jack said that he would want to know what the City's vision for the study area is upfront, at the beginning of the workshops. There is an opportunity to clearly express the City's policies, directions, and desires for the area at the beginning of the workshops.
- Other discussion touched on the need for family oriented and affordable housing in the area.
  - Julie mentioned that communities are concerned about how the type of housing in a community may attract a certain type of people who may or may not become involved long-term with the community. For example, bachelor apartments may attract university students who come and go from a community and don't get involved on a long-term basis.
  - Georgina said that she would like to see housing that would accommodate people that would contribute to the vitality of the community leagues.
- Wilf suggested that Edmonton Police representatives be invited to the workshops as they would be able to provide input regarding safety issues in the study area.
- The meeting adjourned at 3:30 pm.

Attachment: agenda for meeting