

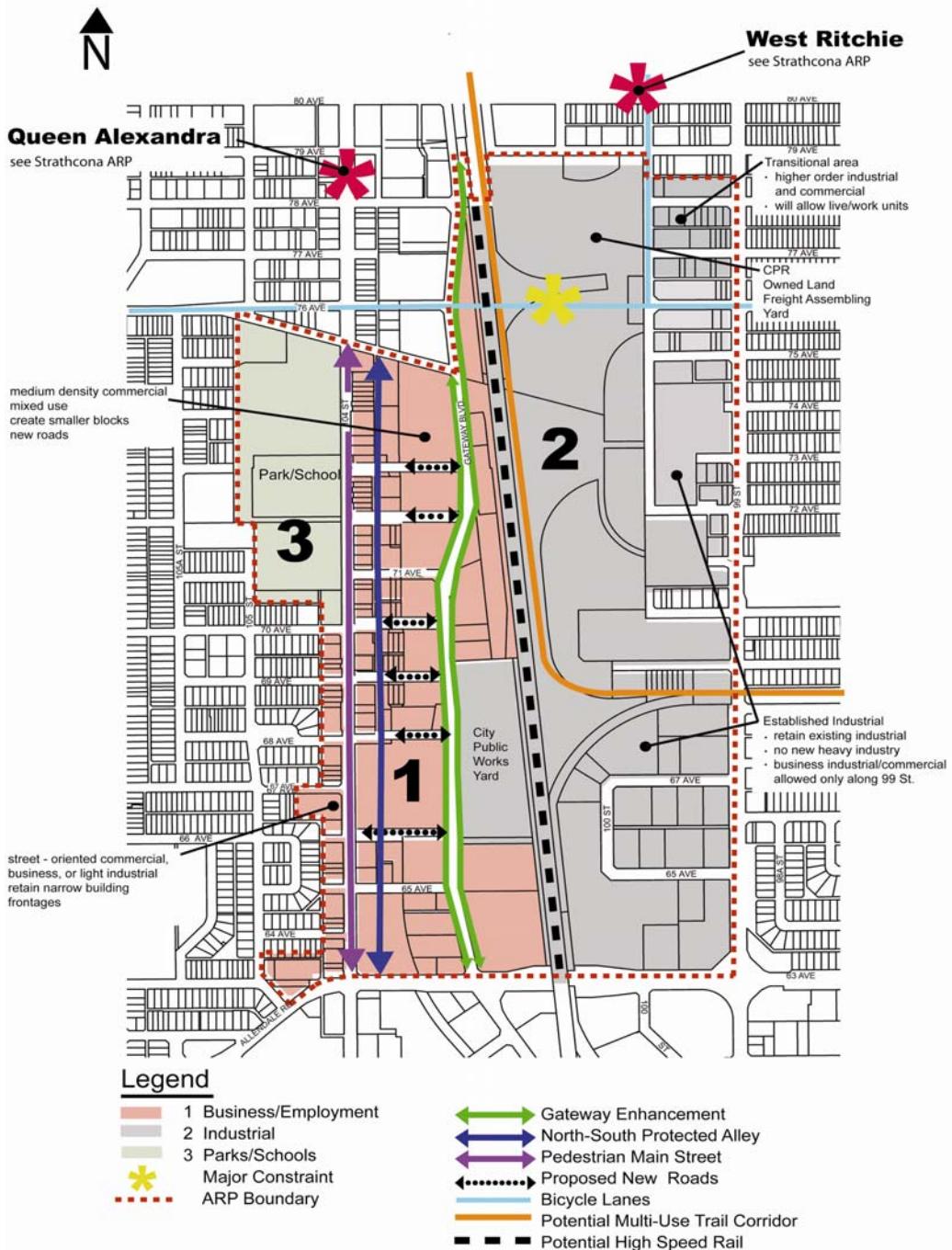
Strathcona Junction Project Advisory Committee Meeting #5 Summary

Date/Time:	Monday, May 10, 2010 / 1:30 p.m.	
Place:	EFCL Office - 7103 – 105 St. NW, Edmonton, AB	
Next Meeting:	TBA	
Attendees:	Diane Dunn Erik Backstrom Georgina Lawrence Henry Maisonneuve Micheal S. Guirguis Rob McDonald Shirley Lowe Susan Holdsworth Wilf Brooks	Old Strathcona Integrated Service Team City of Edmonton Allendale Community League Old Strathcona Foundation Queen Alexandra Community League Strathcona Community League Old Strathcona Business Association City of Edmonton United Cycle
Absentees:	Berni Fuchs Dan Lewis Don McFarlane Jack Menduk Jim Dallin John Clarke Larry Dahl Rick Poznikoff	Ritchie Community League AB Plywood Ltd. CESSCO NAIT JDL Realty & Development Ltd SEBA Russel Metals CPR
Distribution:	Committee - ALL	

- Copies of the draft documents were distributed by e-mail to the Advisory Committee prior to the meeting and hard copies were available in the meeting as well. The documents were: Strathcona Junction ARP (Version 10), Strathcona ARP amendments (Version 4b), and the accompanying Direct Development Control Provisions (DC1) for the Business/Employment Area and for West Ritchie. There were also colour printouts of the two Future Land Use Maps contained in these minutes.
- Introductions: Rob McDonald replacing Joanne Booth as Strathcona Community League representative and Micheal Guirguis replacing Diane Millar as Queen Alexandra Community League representative.
- Review of work since last Advisory Committee meeting in November 2009: Sue explained how boundaries between the proposed Strathcona Junction ARP and the Strathcona ARP have changed. The lands on the west side of the freight yard north of University Ave are now within a proposed amendment to the Strathcona ARP. Sue explained that this made sense as it reflects the historic boundary of Strathcona, and as it is close to the activity node at Whyte and 104 Street. Someone also pointed out that this area is also within the Strathcona BRZ boundary.

- It was noted that as long as good policies pertained to this area, that it could be addressed in either plan.
- Sue then reviewed the amended Development Concept for Strathcona Junction. (Attached below.) A key feature is the introduction of the east-west roadways. Henry asked why they are there and Sue answered that it is mainly to promote walkability and increase connectivity.

From the draft Strathcona Junction ARP (Version 10): Map 4 Future Land Use Concept

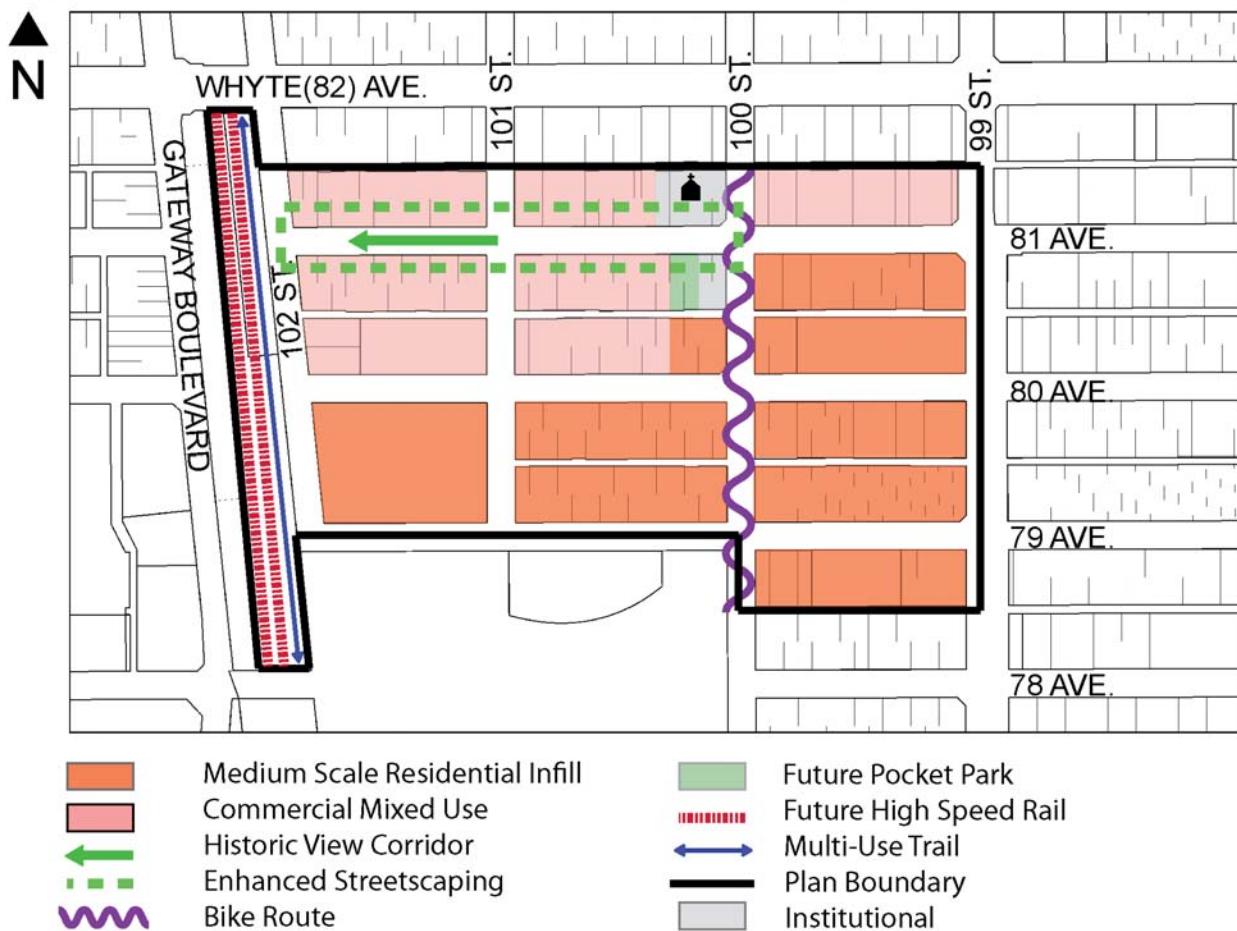


- After Sue explained that Area 1 on the map is now a designated Business/Employment Area with limited residential opportunities (only Live Work Units), an animated discussion ensued about this scaled back residential component. There were some strong opinions expressed about the need to allow apartment housing above commercial ground floor developments. Henry said that a mix of uses that includes housing is necessary to achieve the pedestrian activity that is desired – that this would add diversity and promote walkability. Georgina said that she felt that the whole planning exercise was wasted if more housing wasn't allowed. Shirley suggested that apartments could be allowed above stores just as housing is allowed in the General Business Zone (CB2). It was unanimous that the Advisory Committee would like to see more housing allowed in this area of the plan.
- Sue reviewed the various zoning tools that could be used to implement the policies in the plan and explained that a Direct Development Control Provision (DC1) was the best option. She explained that it is a custom zone that has its own list of allowable uses and specific development and design regulations. She reviewed the draft DC1, highlighting the purpose (to establish the pedestrian orientation and urban format of the area), the large range of allowable uses (commercial, industrial, and entertainment/recreation), and some key development and design regulations relating to built form.
- Micheal raised concern over the possibility of large format retail being allowed. Sue explained that the size of commercial development is limited by the new block size and certain design and development regulations such as the proposed requirement that any larger scale retail developments be designed to have multiple storefronts with separate entrances on the main façade. Sue suggested that there is a balance to be found in creating requirements that will set a high standard for urban form, while not negatively impacting the redevelopability of the area. She encouraged everyone to read the clauses in the DC1 very carefully as it is a key part of the plan.
- Rob asked why hotels should have special consideration regarding height. He felt that they should be subject to the same height limit as all other development. Micheal said that he thought that a 4 storey height limit didn't offer enough development potential. There was general consensus that a 6 storey height limit is appropriate.
- From height, discussion flowed to noise concerns as they relate to wood frame versus concrete construction. It was noted that buildings higher than 4 storeys require concrete construction which would be quieter for occupants. Shirley said that construction should include mitigation for noise.
- Related to noise generated from road traffic, concern was raised about the speed of vehicles along Gateway and 104 Street.

- As Micheal had to leave at 3 pm, he wanted to reiterate before he had to go, that he didn't want a "South Edmonton Common North," that he wanted residential in the mix. He also endorsed the idea of there being residential towers. He said that it was preferable to have high density here, as opposed to being within the adjacent mature neighbourhoods. A comment was made that without a residential component, the area will be more vehicle intensive.
- There was general endorsement for the DC1 approach. Micheal left the meeting.
- Sue shifted the discussion to the amendment of the Strathcona ARP, specifically to West Ritchie. (West Ritchie Future Land Use Concept attached below.)

From the draft Strathcona ARP Amendment (Version 4b): Figure 6 Future Land Use Concept

Figure 6 - West Ritchie Future Land Use Concept



- Sue apologized for the state of the maps in the draft Strathcona amendment document. She explained that the Area Planning Group in her department has a shortage of technical/graphic staff.

- Regarding the Future Land Use Map for W Ritchie, Shirley said that she would like to see the mixed use designation be applied to the block south of 80 Avenue, between 100 and 101 Streets. She said that it has a substantial amount of commercial uses there already and that a theatre group is in the process of setting up in this block. She said that designating it for residential only would kill their project.
- Sue explained that there are policies in the proposed ARP amendment that state that ideally the BCM site (that is slated for a mixed use development on the west side of 102 Street) should be purchased by the province for a wider r-o-w for future high speed rail. However, BCM has development rights and a valid development permit to construct their building there. If the building is constructed, it would block the view of the station from 81 Avenue. The proposed ARP amendment also states that if a development goes ahead there, that it must be designed to preserve the view of the station from 81 Avenue. This language is there now, as construction has not begun and thus, there is a possibility, however remote, that the view of the station may be preserved. However, before the ARP is sent to Council for their consideration, this language may change to reflect reality at that time. The language may be amended to state that should the site ever be redeveloped, that a view of the station should be reintroduced.
- Rob explained that he has had discussions with BCM representatives and that he is working to try to save the station view. He is hoping that there might be some mutually acceptable solution. Henry and Wilf asked if there is potential for a land swap between BCM and the City. Erik mentioned that there are some lots south of Strathcona High School that may be worth considering. However, Diane said that these lands are being eyed as a community garden location. She also said that the high school is very short on field space and could also use it.
- Sue explained that the area that is proposed to be added to the Whyte Avenue Commercial area of the Strathcona ARP (land between 79 and University Avenues, west of Gateway Blvd) would also have the Pedestrian Commercial Shopping Street Overlay applied there. However, the overlay would only apply to the commercial properties, and Sue explained that right now, the plan would support rezonings to CB2, the General Business zone, but that the City would not undertake to rezone the lands as part of the implementation of the ARP. She explained that if the City rezoned the lands to CB2, that the opportunity would be missed to address any potential environmental contamination of the properties. It was explained that the area has medium to high risk of contamination due to the history of rail and heavy industry there.
- Wilf stated that it is very difficult to address all concerns related to contamination. Georgina asked if the City could give tax concessions to help land owners clean up their sites to prepare them for redevelopment. Wilf said that the City should help land owners somehow. Shirley mentioned that there is a Brownfield Redevelopment Grant Program offered by the City but that it isn't successful thus far. Information about this program is on the City of Edmonton website at <http://www.edmonton.ca/environmental/programs/brownfield-redevelopment-grant.aspx>.

- Wilf expressed his desire that the area should be rezoned to DC1 (similar to the proposed DC1 south of University Ave) if it could not be rezoned to CB2. (A DC1 would have clauses dealing with environmental contamination.) Erik said that this was an option worth considering.
- Sue briefly reviewed the next steps. She said that she would soon be initiating the formal Land Development Application (LDA) process that is required for all new plans, plan amendments and rezonings. She also said that there will be an Open House on June 16 for the larger community to provide input on the plans. She also said that she and Erik hope to take the plans to Council in August for their consideration. It was explained that this is optimistic and that a September Council date is more likely. The aim is to get the plans to Council before the election.
- Sue invited everyone to provide her with their comments regarding the proposed drafts distributed. She requested that they pay particular attention to the DC1s. Shirley reminded the group that they would also be able to provide comments at the Open House and at the Council hearing.