

Ardrossan Commercial Public Meeting Summary and Public Feedback

A public meeting was held on June 6, 2019 with the purpose to inform and gather feedback from the public regarding a proposed amendment to the Ardrossan ASP and discuss the potential zoning district which would enable commercial development on a portion of Lot B, Plan 1107KS and Block C, Plan 2377NY. The meeting was held at the Ardrossan Hall within the Ardrossan Recreation Centre from 6:00 p.m. to 8:00 p.m. Letter notice was provided to all landowners within the Hamlet of Ardrossan. Advertisements for the meeting were also placed in the May 21, 2019 and May 28, 2019 issues of the Sherwood Park News.

41 members of the public formally signed into the public meeting. The following are written comments received from the public up to June 25, 2019.

Written submissions with an indication of support:

1. We have a young family and really love living in Ardrossan. If there is future commercial development, I would want it to be family oriented. I would want either a family restaurant or grocery store; I do not want a gas station or liquor store. The area that is currently being proposed for commercial, I would prefer to keep that area for future development for recreational facilities, either library or pool. But if this area does develop commercially I just hope that it is reasonable for the area and a good fit for the community. My kids would love a McDonalds but I would want a No Frills grocery store or a small family restaurant.
2. I fully support developing this commercial space. The community is growing and residents need more amenities like this. This would be a great extension to the existing recreation centre, spray park and trail system. Having more amenities within walking distance is a great idea. Ardrossan is a hidden gem and adding some commercial would greatly increase the quality of life for the residents.
3. I am in favor of this proposal.
4. Best thing for this hamlet!! Only makes sense!! Needed long ago!! Food, alcohol, etc.!!
5. We have lived in Ardrossan for 1.5 years. We are in agreement that more commercial development needs to be built here. We would like to have somewhere you can get groceries, with a café. Whatever is built here must be appealing to the eye and easily accessible by foot path. We do not want anything open 24 hrs. The comment of not having anything open into the night with the lack of police in this community was bang on. We do not need any religious centres or another gas station.
6. I am all in for expansion within reason of the appropriate type of business allowed. Groceries or a type of business that all residents can utilize.
7. I think the development is a great idea. I believe with all the growth we need commercial. I'd love to see food services, alcohol, gas, etc. If we're not wanting commercial then an expansion of the recreation centre would be great as well.
8. I am in favor of this development.
9. I am writing to you in support of the proposed commercial development for Ardrossan. My wife and I have lived the County of Strathcona for 45 years and 30 years have been in the hamlet of Ardrossan. Our two children attended Ardrossan

school and presently have 3 grandkids attending the same school. Over the course of the past 30 years we have witnessed many changes to the hamlet. It went for a sleepy old community to a vibrant bustling community. We have seen new homes being built all around us, state of the art rec centre, a new spray park and a new school. You can walk and bike on the trail system and meet families along the way enjoying Ardrossan. I sit on my deck and hear the kids playing on the street or just walking down the trail. Unfortunately there is one thing that Ardrossan is missing that is a quality commercial site that one can utilize and not have to drive to Sherwood Park for food or fuel for your car or every day essentials. I believe that the proposed site would be the best choice for a strip mall, it's close to the rec centre, spray park and borders on RR222. This site is also a fair distance from the schools to it would be harder for students to access during school hours. Ardrossan is the second largest hamlet in Strathcona County and we need some commercial options

10. I would prefer "No" discretionary uses "Nor" gas bar, office, religious assembly or vet services. I would like a grocery store not a convenience store.
11. We would like to see some commercial development in the area, as going forward we believe in order to encourage people to want to move to the area, having services is critical. The present services that are in Ardrossan are very unattractive and expired and I believe they should be condemned.
12. I am in favour of making land available for business opportunities. The proposed area is favourable for small business. I would personally like to see a restaurant/pub with a patio.

It would be a gathering place for the community and within walking/biking distance. The businesses by the school are outdated and need replacing with new buildings. The open property in between has been for sale for some time so obviously there is an issue. The proposed property allows a business the opportunity to provide service/amenities to the Ardrossan residence. The community is not looking for a big change but we need a start.

13. We live in Ardrossan and we were unable to attend the meeting. We are in support of commercial use land in Ardrossan and feel there is a need for amenities to support the communities growth and to attract families to the community. We would like to see a gas station/car wash, small restaurant/lounge with a patio and a convenience store.
14. I would just like to show my support for the amendment to the ASP to allow the county to create a mixed use commercial site on the institutional land that is owned by the county.

I don't know if the current owner of the land that is currently zoned mixed use had to pay to go through a process to have it zoned as such but it seems that they are holding the community for ransom. It is entirely reasonable for the county to create an opportunity for commercial zoning in the community.

15. [REDACTED] is one of the larger builders out in Ardrossan and I believe we are still the only company that has two Show Homes. I can tell you as a resident of Ardrossan and [REDACTED], the number one question I receive is "When is there going to be some commercial space in Ardrossan?" As the current owner of 2 houses, 2 duplexes, and 4 lots I can say that

my wife and I are fully behind the rezoning of this parcel by the Rec Center. Our first choice for something on here would be a gas station with a general store type idea and our second would be a small restaurant where you could grab a beer on Friday night or a sandwich for lunch. With Ardrossan being a family orientated community it would be a must that this establishment allow children, even if it is only until 9pm or something like that. I have asked past clients what they would like to see here and they have similar thoughts, Gas and Food.

16. As a resident of Ardrossan we would like to see new commercial development in the Ardrossan area. It would be nice to see some new convenience store, restaurant, professional services, etc ... in the area. We unfortunately could not make the meeting today, but definitely our vote would be to see some new development for commercial area.
17. This email is to state that [REDACTED] and [REDACTED] of [REDACTED] in Ardrossan fully support the development of the commercial parcel of land. This commercial space would provide convenience, and the ability to get some necessities without having to leave the community. It also provides jobs and allows us to support local business.
18. My name is [REDACTED] and I recently moved into [REDACTED], Ardrossan. I understand that there is a proposal for a small convenience development to be undertaken at SW RR 222 and 3rd Avenue. I would be 100% supportive of this initiative and think that it will enhance and encourage the continued growth of the Community.
19. We would like to extend our support to [REDACTED] on their quest to develop new commercial space in Ardrossan. Being future homeowners in Ardrossan Estates it would be extremely beneficial to us and many families that live in Ardrossan and the many families that are planning to move there. At this time there are no amenities, shopping or restaurants for us to enjoy. Instead of having to travel to Sherwood Park wouldn't it be nice to be able to do all of this in our own community.
20. My wife and I, [REDACTED], fully support the newly planned commercial zoning in Ardrossan ... we feel it would greatly benefit the people in Ardrossan and all surrounding households.
21. My wife and I were unable to make the open house last night and would like to express our support for a Commercial area in Ardrossan. We are even more excited that the proposed location is along the range road 222 and 3rd avenue. We believe that commercial development in this location would complement the recreation center and now business and retail would benefit from the recreation center.
22. I support this commercial proposal from the county which is good for the community and its growth.

Written submissions with an indication of non-support:

23. Not in favor of rezoning park/institutional land for commercial based on the current proposal. Commercial development is a market driven and the low population of the current Hamlet makes it very difficult to meet minimum requirements to get retailers out to Ardrossan. Land available in the area that can be developed. Four plus acre parcel across RR222 that could be rezoned (Amend ASP). Multi-use site is subdividable to accommodate buyer that needs smaller piece of land as well.

24. We have two convenience stores presently. One by the High School – one at the Tempo on Hwy 16 and two gas bars – Tempo and Esso on Hwy 16. I think the proposed approximately two acre site in question should be reserved for future recreational purposes.
25. I am not in favour of this proposal to rezone the Municipal land located next to the Ardrossan Recreation Centre to Commercial zoning so a developer can build a Strip Mall.

There is no need for the County to supply land to a developer when there is Commercial/Retail land right across the road and is presently for sale.

My suspicion is the local developer is pressuring the county representatives to rezone this land in order for them to get a better price.

I do not feel County Residents should be subsidizing developers.

The county owned municipal land in this immediate area is very limited and should be kept for future county expansion. Instead of a Strip Mall the area could be a Family Outdoor Centre to be developed by the County. The Family Outdoor Centre could possibly include a Picnic Area, Skateboard Park, Pickleball Courts, Beach Volleyball and Basketball Courts. The existing outdoor rink could be used for soccer for families to enjoy. Washrooms are presently available in the Rec Centre. Parents could bring their children and enjoy the whole Family Centre.

The article in the Sherwood Park News, February 19, 2019 stated:

‘The land in question is zoned as institutional, meant for schools and parks, so if council desires a store of gas station it would have to be rezoned as commercial. ‘

“A traffic implement assessment would have to be required”

“Russ Pawlyk, Recreation, Parks and Culture director outlined that redesigning the park to accommodate for a corner store would create a lot of unknowns. A new drainage plan would have to be developed and could have an impact of \$50,000 for a new landscaping site design, he noted the lot lines have not been determined. He predicts the gathering space near that corner would disappear from the design, which would impact the site’s ability to be a recreation destination because families congregate there to sit with blankets for the day.”

Do we want a Strip Mall or a Family Outdoor Centre?

I feel the residents would rather have Family Outdoor Centre not a Strip Mall.

26. It is my opinion that the plot of land you suggest for mixed use commercial (NW area adjacent to Rec Center) could be better used for future park expansion.

I would strongly urge council to reconsider buying the land on the south side of Main Street across from the ball diamond of the Catholic School.

This land is way better suited for such purpose and is bigger and would have better vehicular access and more area for parking. Currently, during baseball games especially, cars park on both sides of Main St and force opposing traffic to channel into one lane.