

**Agenda Item: 10.3****Bylaw 43-2020**

Text Amendment to Hillshire Area Structure Plan Bylaw 43-2016 (Ward 6)

**Date:** September 8, 2020**Time:** 7:00 p.m.

Speaker number	Name (please print)	Verbal or Written Submission	In favour (✓) Opposed (X) (optional)
1.	S. Kurylo	Verbal/Written	X
2.	L. Broks	Verbal/Written	✓
3.	B. Salvalaggio	Verbal	✓
4.	J. Stephenson	Verbal	X
5.	E. Stephenson	Verbal	X
6.			
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**From:** [Steve Kurylo](#)  
**To:** [Scott Olson](#)  
**Subject:** RE: Proposed Amendment to the Hillshire ASP  
**Date:** July-15-20 2:42:36 PM  
**Attachments:** [image008.png](#)  
[image009.png](#)  
[image010.png](#)

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**CAUTION:** This email originated from outside the organization.

Good afternoon Scott:

Thank you and your offices for informing us of the intended change to the Hillshire ASP as it relates to the service road and its removal as an option for interim access and egress.

We have given this matter considerable thought and based on our usage, that of visiting guests, and safety, we have determined the following:

1. The proposed change is substantive.
2. No supporting evidence to require the change is presented.
3. The current drawing indicates no access what so ever to our property although some form of right in / right out was mentioned.
4. We have never been asked to give our written support to remove this option.
5. Upon exiting our property, we would only be provided a right turn. To go west bound we would travel to the Nottingham intersection and attempt a U turn to proceed west. Not only is this not legal, it is dangerous as we need to cross 3 lanes of traffic in a short distance.
6. We haul water on an 18 foot bumper pull trailer, and have a 24 ft. powered boat which we use regularly pulled by our 1 ton GMC Diesel. These are heavy units and cannot accelerate to highway speed quickly causing disruption to traffic flow.
7. The alternative to a west bound U turn would be to enter the Esso service station lot and make a U turn there and re-enter Wye road. Not only is this not an acceptable alternative, its simply not possible while pulling a trailer.
8. A possible alternative to the above would be to continue east bound to Clover Bar Road, then turn left then drive through the Soby parking lot and enter Wye road at the Tim Hortons intersection. That is not acceptable.
- 9.
10. A service road as access and egress to our property by those unfamiliar with our home is clearly visible and common. Describing how to turn west bound by going through a parking lot to make a U turn is foreign, confusing and potentially dangerous especially in winter.

Based on the above comments we do not consent to the proposed change to the ASP. We are however open to discussions regarding alternatives and would appreciate being involved in finding an acceptable solution.

Best regards

Steve and Joan Kurylo

**Steve Kurylo | President / CEO**  
Magnum Mortgage and Realty Corp. [MMRC.ca](http://MMRC.ca)

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**From:** Scott Olson [mailto:Scott.Olson@strathcona.ca]  
**Sent:** Friday, July 3, 2020 2:33 PM  
**To:** Steve Kurylo  
**Cc:** Linette Capcara <Linette.Capcara@strathcona.ca>; Kevin Cole <Kevin.Cole@strathcona.ca>  
**Subject:** Proposed Amendment to the Hillshire ASP

Good Afternoon Mr. Kurylo,

I understand that you spoke with Linette Capcara regarding a proposed amendment to the Hillshire Area Structure Plan. Attached is an information letter containing specifics on the proposal and an opportunity for you to provide input. A hardcopy of the attached letter will also be sent via Canada Post to the address indicated on the letter. As noted in the letter, any comments or concerns you may have on the proposal can be sent to me. Also, if you have any questions on the amendment process please do not hesitate to contact me directly.

Sincerely,

**Scott Olson, RPP, MCIP**  
Coordinator, Current Planning  
Land Development Planning  
Strathcona County  
Planning and Development Services  
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Sherwood Park, AB T8A 3W7

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Prepared September 3, 2020

**Re: Proposed Presentation to Strathcona County Council on Sept 8, 2020,  
in Support of Proposed Bylaw 43 – 2020 – Hillshire ASP Text Amendment**

Good Evening Mayor Rod Frank, County Councilors, County Administration and Members of the Public,

My name is Leo Broks of Sherwood Park, Alberta. I work for Al-Terra Engineering, a firm which is providing engineering for both Wye Road Upgrading and Hillshire Development. I'm pleased to say we've been able to foster a collaborative working relationship between The County and Hillshire Developments to achieve significant cost savings for both parties and to have Hillshire fund concurrent construction of their intersection and turn lanes so there won't be future disruption on Wye Road. We have also worked collaboratively with the Kurylo family in the planning of Hillshire and provision of services to their remnant estate, and to a lesser extent with the Stephensen family, so we (Al-Terra and Hillshire) don't want to see them unduly inconvenienced. I am here to speak in favour of the proposed amendment to the Hillshire Area Structure Plan, since it will alleviate the service road access which I believe has various undesirable consequences for everyone concerned, as outlined below.

The upgrading and widening of Wye Road to six lanes was included in Strathcona County's Transportation Master Plan of 2012, well before planning of Hillshire began, to accommodate the projected increase in traffic due to ongoing development of **all areas** which use this transportation corridor.

The timing of the upgrade was not stipulated in the Transportation Master Plan but has been progressing from west to east over the last number of years. The timing for upgrading Wye Rd from Estates Drive to Clover Bar Road was influenced by the timing of Hillshire Development; since there are economies in concurrent construction of the two projects, but it is important to remember that upgrading of this section of Wye Road is not specifically for Hillshire, but for **overall traffic** increases. The concurrent planning of the two projects, and concurrent construction led to thoughts by some that it was Hillshire's responsibility to provide alternate

access for the two residents who are losing all directional access onto Wye Road, but if Hillshire was not being developed, this discussion would not likely be occurring. It is not unusual for private residents to lose their most direct access when adjacent major roads are upgraded.

The Hillshire plan provides for internal subdivision road connections to the two land parcels west of Hillshire Intersection, but these connections will not occur until future stages of Hillshire development. Until then, the Kurylo parcel and the Stephensen parcel require some form of access to Wye Road. The all directional access they currently have will be closed since it will no longer be safe with the road widened to six lanes, but a right-in, right-out access directly to Wye Road will be retained.

There had been discussions some time ago regarding all directional access for these residents by way of the service road connecting to Hillshire Boulevard. On closer examination of this concept, several concerns became evident, as can be seen on Figure 1.

## **1. Safety**

- 1.1. A motorist about to enter Hillshire Boulevard from the service road could perceive that a fairly fast moving vehicle on Wye Road eastbound was in a thru lane and continuing thru the intersection, whereas it might actually be in the deceleration lane and coming into Hillshire, possibly resulting in a collision.
- 1.2. Also, the service road would not have lighting, and the poor visibility during darkness could lead to mishaps, particularly since this road would be close to the storm pond.

## **2. Snowfall Inconvenience**

The service road would not have a high priority for snow clearing, resulting in inconvenience for the residents.

## **3. Closure** for up to six months during construction of Hillshire Stage 1, expected in 2021

## **4. Disruption to Hillshire Entrance Features--**The service road access onto Hillshire Boulevard would cut right thru the proposed entrance feature and landscaping for the Hillshire Development, resulting in a very unattractive entrance during the prime marketing period.

**Routing the service road thru the commercial site**, as suggested in Administration's presentation, and shown on **Figure 1**, would sterilize this site for an indeterminate period of time, and would be a winding, unlit road, even more inconvenient and hazardous than the straight service road.

**The alternate proposal** is to extend the deceleration lane on Wye Road so that the two residents have a protected lane on which to enter Wye Road safely. This provides a well lit roadway to travel on, and one that will have top priority for snow clearing. Hillshire Developments (Salvi) is paying for the extension of the deceleration lane in the amount of about \$80,000.00, and it is currently under construction. This will be a right-in, right-out access only. **Figure 1** indicates the route that can be taken thru Hillshire, when Stage 1 is completed, for the residents to go westbound. A possible U-Turn on Hillshire Blvd had been briefly considered, but discounted due to possible collisions as indicated on Figure 1.

**Figure 2** shows the route that can be taken thru Nottingham, for the residents to go westbound, until Stage 1 is completed.

**Figure 3** shows the route that can be taken by the residents if they are returning home from the east.

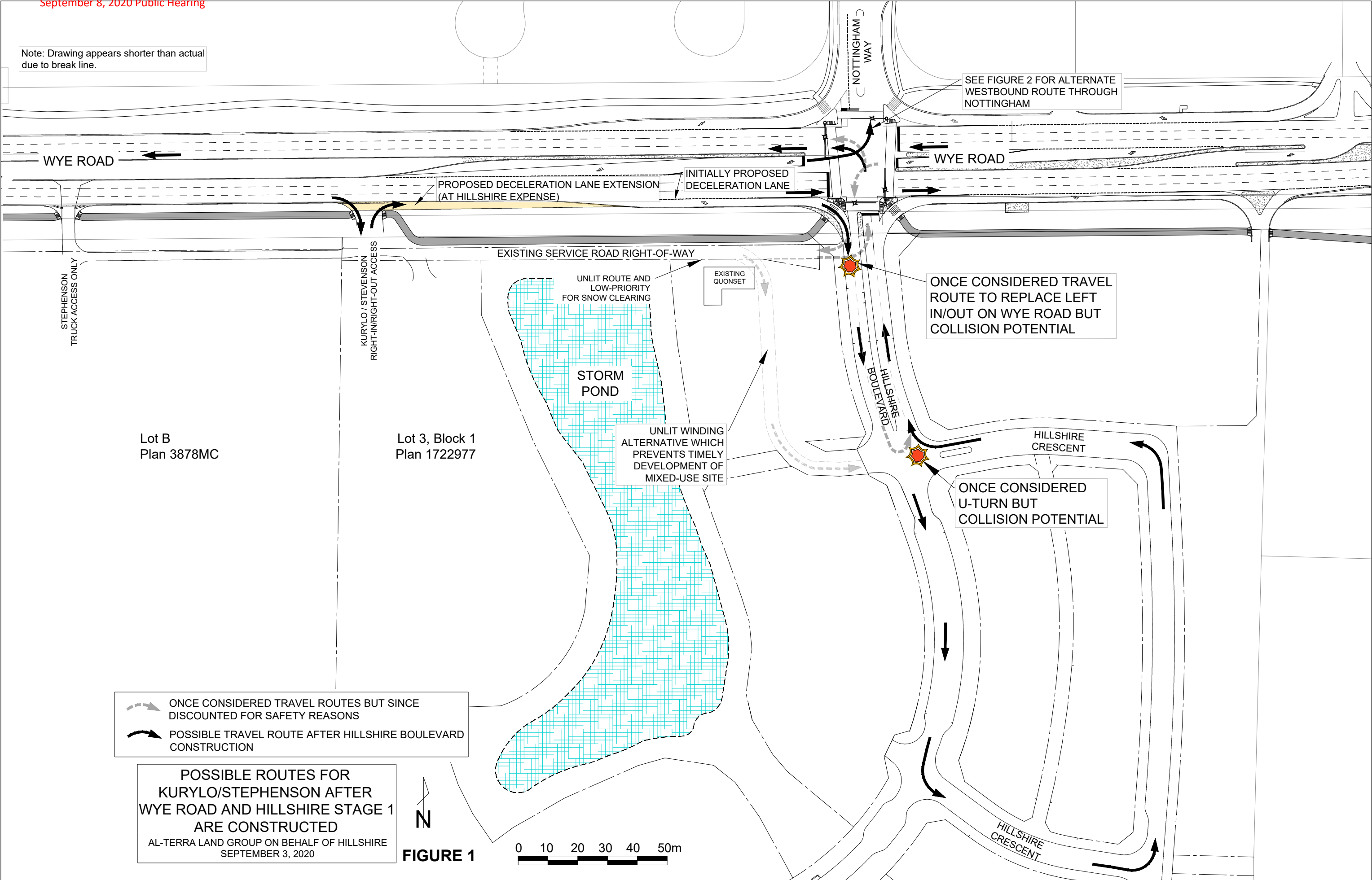
These routes will be a minor inconvenience for the two residents, until their south access thru Hillshire occurs, but a safer alternative than the service road.

That concludes the formal part of my presentation, but I am available to answer any questions The Mayor or Councilors may have. Mr. Bruno Salvalaggio, of Hillshire Developments is also present, and registered to speak, but has elected to simply answer questions the Mayor and Council may have of him.

Thank you, Mayor Frank and Council for the opportunity to present today.

**Al-Terra Engineering Ltd.**

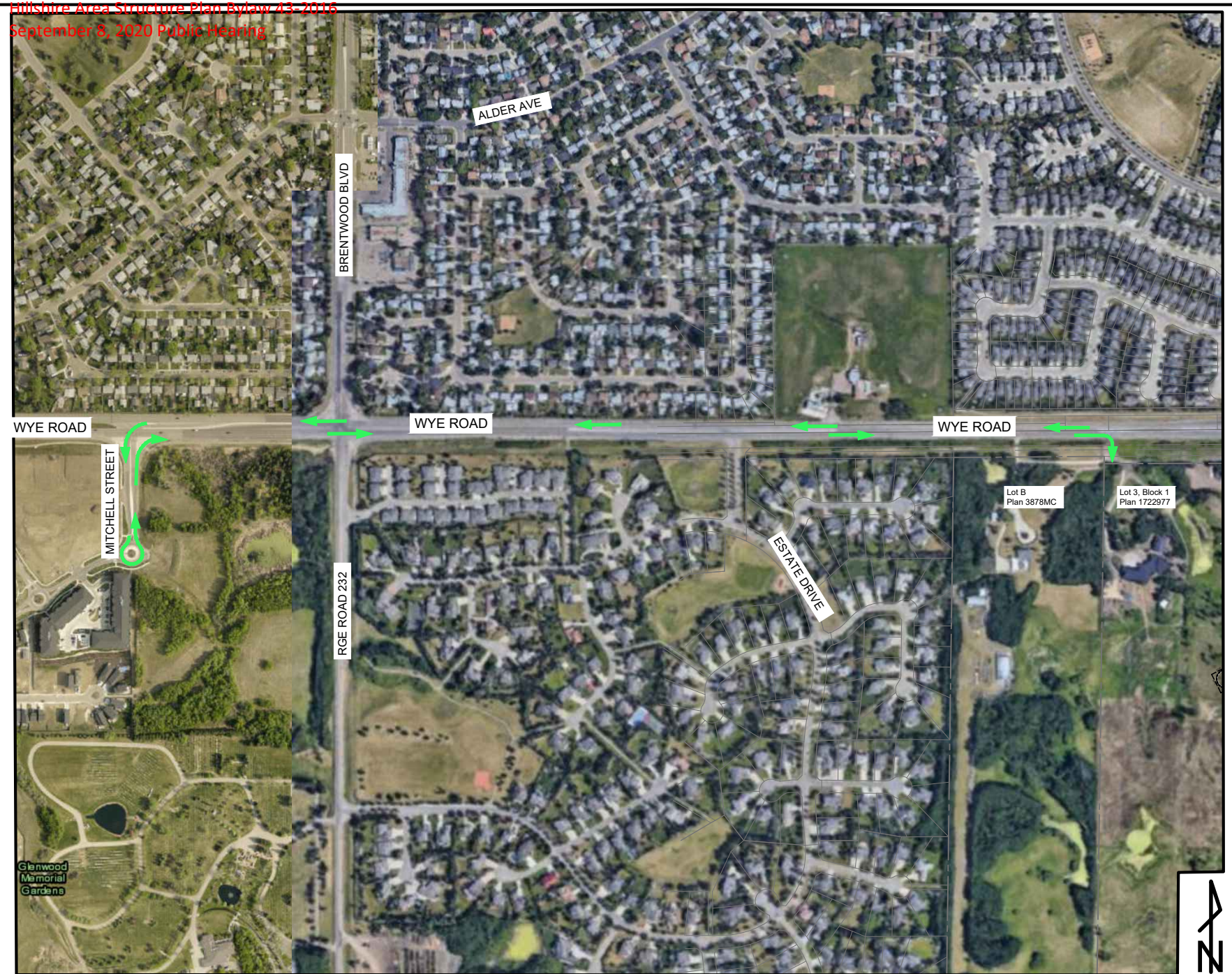
Leo J Broks, P. Eng











→ ACCESS ROUTE OPTIONS TO RETURN HOME FROM EAST

POSSIBLE ROUTES FROM EAST  
FOR KURYLO/STEPHENSON AFTER  
WYE ROAD COMPLETED

AL-TERRA LAND GROUP ON BEHALF OF HILLSHIRE  
SEPTEMBER 3/2020

FIGURE 3