
From: Amy Desaulniers EDEX <Amy.Desaulniers@eips.ca>
Sent: July 19, 2019 12:35 PM
To: Kevin Glebe <Kevin.Glebe@strathcona.ca>
Cc: Mark Liguori SUPT <Mark.Liguori@eips.ca>; Brent Dragon CEN <Brent.Dragon@eips.ca>
Subject: Letter re Indication of non-support for the Ardrossan East Area structure Plan (ASP)

Good afternoon Mr. Glebe,

On behalf of Elk Island Public Schools Superintendent, Mark Liguori, please find attached a letter regarding concerns Elk Island Public Schools has relating to the proposed Ardrossan East Area Structure Plan.

The original will follow under separate cover via Canada Post.

If you require anything further please do not hesitate to contact me.

Kind Regards,



Amy Desaulniers
Secretary III | Education Executive
Elk Island Public Schools (EIPS)
P 780.417.8269
www.eips.ca | Twitter: [@eips](https://twitter.com/eips) |
Facebook: [elkislandpublicschools](https://www.facebook.com/elkislandpublicschools)

---This communication, including any attachments, is intended for the recipient(s) to whom it is addressed, and may contain confidential, personal, and/or privileged information. If you are not one of the intended recipients of this communication, please contact the sender immediately and do not

copy, distribute, or take action relying on it. Please delete or destroy this message, including any attachments. Thank you.



July 18, 2019

Kevin Glebe,
Associate Commissioner,
Infrastructure Planning Services Division,
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

Indication of non-support for the Ardrossan East Area Structure Plan (ASP).

Dear Mr. Glebe:

On March 21, 2019; a letter outlining Elk Islands Public School's (EIPS) concerns about the proposed Ardrossan East Area Structure Plan was submitted to Scott Olson, Co-ordinator of Current Planning at Strathcona County. Enclosed, the March 21st letter identifies several concerns and request clarification from the administration. EIPS has not received a response to our initial letter however, on July 9, 2019; Elk Island Public Schools received a notice of public hearing for Ardrossan East ASP. EIPS considers its concerns unanswered and is therefore unable to support bylaw 24-2019.

Elk Island Public Schools (EIPS) is concerned about our ability to meet our educational requirements and our commitment to providing high-quality students-centred education that builds strong, healthy communities as a result of the undersized school site. The following information outlines the Division's concerns and rationale for identifying non-support for the proposed school site as written within the current ASP.

The proposed school site does have positive characteristics that will support the Division, Strathcona County and the broader community in meeting the vision outlined in the ASP. The central location and integration of the school site as part of the open space network will increase opportunities for active modes of transportation. The school site has adequate frontage along two collector roadways to ensure safe and efficient access for various modes of transportation including walking, biking, personal vehicles and yellow buses.

Despite these positive characteristics, EIPS has identified several challenges with the proposed school site. Identified in the Ardrossan East ASP Preliminary Servicing Report, three wetlands are located in part or in whole on the proposed school site. The school site is also located at the western base of a ten-metre local high point. EIPS submits a three-year capital plan to Alberta Education annually for funding considerations. Submissions identified in year one of the capital plan must include a site readiness checklist. The checklist considers geotechnical components, servicing availability, the suitability of the topography and other environmental limitations. The combination of the wetlands and the high point, if not mitigated appropriately, may cause challenges or limitations for a school jurisdiction to utilize the school site as intended. Should the site be deemed unsuitable for school construction due to elevated construction costs or other site limitations, the result would be detrimental to the vision outlined in the ASP.

Decisions will be made in accordance with the guiding principles of this ASP. EIPS recognizes and values the volume of work dedicated to developing this ASP. Considerable forethought was placed on developing the land use framework. The ASP and servicing report make assumptions regarding the type of education facility to be constructed. The ASP outlines that the development will generate a public, long-term stable population, of approximately 572 elementary students and 201 senior high students. The pace of development, housing price and community appeal will impact the peak number of students generated. The responsibility of identifying the size, grade configuration and capacity of a school remains with the school jurisdictions. EIPS seeks to meet the educational needs of students within the community that they reside. A challenge of the Ardrossan East ASP is that the proposed school site is located in phase two of the development. Conversations with Strata Developments indicate that the school site will take approximately 10 years to be serviced and available for school construction. As a result, families who move into the plan area and choose to receive educational programming from EIPS will have to be transported to schools outside their local community, likely to Ardrossan Elementary or Ardrossan Junior Senior High. The combined total capacity of Ardrossan Elementary and Ardrossan Junior Senior High for the 2019-20 school year will be 1,691 student spaces. Current enrolment projections for the two schools indicate a gradual increase from a current combined enrolment of 1,387 students to 1,638 students by the year 2030-31. The capacity of the two schools will not be able to accommodate the combined kindergarten to grade 12 enrolment growth from the proposed ASP. Based on the best information available to the Division at this time, EIPS anticipates requiring additional Elementary and Junior High space within the Ardrossan area.

EIPS works with Alberta Education and Alberta Infrastructure to develop schools in accordance with the guidelines they establish. The current practice of school construction is to develop a core building with the ability to expand through the use of modular classrooms. Typically, the core school is one or two levels, with modular classrooms being a single storey. The core model allows school facilities to expand and contract to follow population trends of the community; an important tool in accommodating peak enrolment pressures as a neighbourhood develops. As the neighbourhood matures, excess space in the form of modular classrooms can be relocated to serve other growth pressures. Ardrossan Elementary opened to students in September 2017. The school was constructed with a core capacity of 400 student spaces and an ability to accommodate an additional 300 students in modular classrooms. Expansion of Ardrossan Elementary is limited by water closet capacity and other permanent instructional spaces. Additional modular classrooms would require intensive modification to the core building. Ardrossan Junior Senior High is scheduled to have six modular classrooms demolished this summer. New modular classrooms can be added to meet enrolment pressures for a period of time. However sufficient capacity would still be required to accommodate the long-term stable student population anticipated to be generated by the Ardrossan East ASP.

Purpose-built elementary and junior high programming space within the Ardrossan East ASP would enable the Division to accommodate students locally. Schools are an important focal point in any community. The proposed site is 3.35 hectares in size, approximately equal in size to the Davidson Creek Elementary site. The Davidson Creek site is adequate for elementary programming. The proposed Ardrossan East site is undersized to meet the needs of a combined elementary and junior school. EIPS anticipates challenges in accommodating the necessary sports fields, playground, building footprint and associated parking on the identified site.

Our Division also recognizes the need to develop compact, dense and livable communities. As a result, EIPS values the opportunity to work with Strathcona County to develop a mutually beneficial framework for identifying future school sites. Several opportunities exist to utilize land in new ways. Through collaboration,

Strathcona County and EIPS can effectively establish when appropriate opportunities exist to use open space adjacent to school sites for educational purposes. By establishing shared principles, school site allocation in greenfield developments can become an efficient part of a land use framework thus reducing the number of instances where allocated school sites are declared surplus due to excess capacity in adjacent schools, site limitations or excessive construction costs. As partners, we can provide clear consistent messaging to developers and community members. The size and location of school sites should be established at the ASP level. Developers acquire land in accordance with the land use framework outlined in the ASP. As a result adjustments to the volume and location of green space becomes more difficult as lower-level plans are created.

As Strathcona County plans to double in population over the next 40 years, EIPS will experience a similar enrolment increase. Within Strathcona County, there are several growth areas. Most notably, Cambrian Crossing and Bremner. According to information shared with EIPS, these two communities are anticipated to begin construction within the next three to five years. The most recent plan documents for Cambrian Crossing anticipates 2,383 public students and a buildout by 2037. Bremner anticipates 15,351 public students and a buildout by 2060. As these communities begin to develop, students will be designated to existing schools within urban Sherwood Park until local schools are constructed in these new-growth communities. Access to high-quality school sites will assist the Division in advocating for school construction within the growth areas of Strathcona County; ultimately benefiting the community as a whole.

I look forward to your response, and a chance to collaborate with Strathcona County in identifying and reserving school sites that will meet the needs of county residents for years to come.

Regards,

Mark Liguori, M. Ed
Superintendent
Elk Island Public Schools

Scott Olson, RPP, MCIP
Coordinator, Current Planning
Land Development Planning
Strathcona County
Planning and Development Services
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

Subject: 4410-2018P001, Ardrossan East ASP

Attention Scott Olson:

Elk Island Public Schools values the opportunity to provide feedback to our municipal partners. After reviewing the Ardrossan East ASP EIPS has the following comments and questions regarding the proposed school site.

There are two marshes (W12 and W08) located on the proposed school site and a high point has been identified to the northeast of the site. EIPS has concerns that the marshes and slope of the high point will create challenges for the division in advocating for provincial investment of a future school. The capital planning process request school jurisdictions provide biophysical and geotechnical information for school sites as part of the site readiness checklist. EIPS would like to know what steps will be taken to ensure that the school site is suitable for future development of a school?

EIPS anticipates Ardrossan Elementary will reach capacity within the next 5 years and maintain a stable enrolment beyond 2029. Ardrossan Junior Senior is anticipated to reach capacity in the next 10 years. Enrolment pressure and the placement of the school site in phase two of the development suggest a need for Elementary and Junior High programming within the plan area. The proposed school site is 3.35 hectares. EIPS anticipates challenges in accommodating the necessary sports fields, playground, building footprint and associated parking on the identified site.

Based on conversations with Strat Developments, EIPS is open to the proposed school site and the adjacent park's ability to accommodate outdoor physical education especially for junior high students. As EIPS recognizes the need for creative solutions. However, further conversations will be required between Strathcona County, the applicant and EIPS to ensure the ASP accommodates the proposed solution now and in the future.

If you have any questions or concerns please contact me.

Regards,
Brent Dragon
Planner
Education Executive
Elk Island Public Schools
683 Wye Road,
Sherwood Park, AB 8B 1N2
Brent.Dragon@eips.ca | 780.417.8137



ARDROSSAN

Ardrossan East ASP Public Hearing

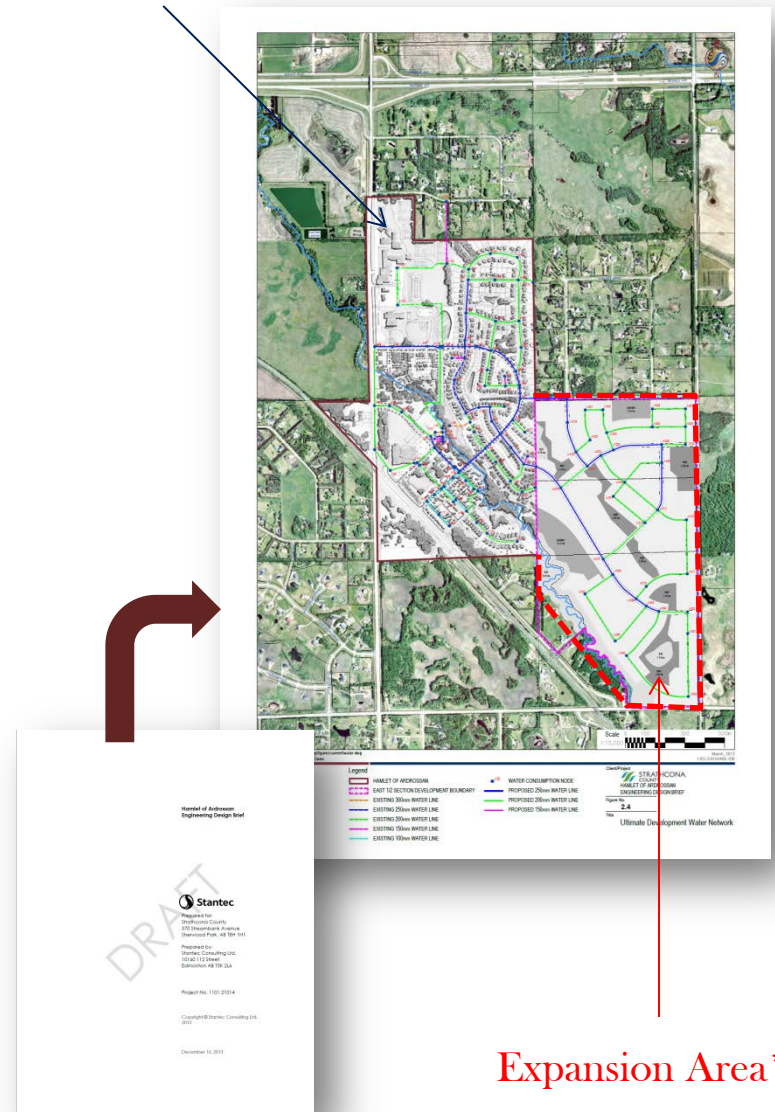
PREPARED BY: Ardrossan East Ltd.

(Beaverbrook Communities & Strata Development Corp)

DATE: July 23, 2019

HISTORY

- Strathcona County refreshed the Ardrossan Area Structure Plan in 2014
- County funded major sanitary & water expansions between 2014-2017
- **Expansion built capacity to allow for residential development of over 6000 residents**



HISTORY

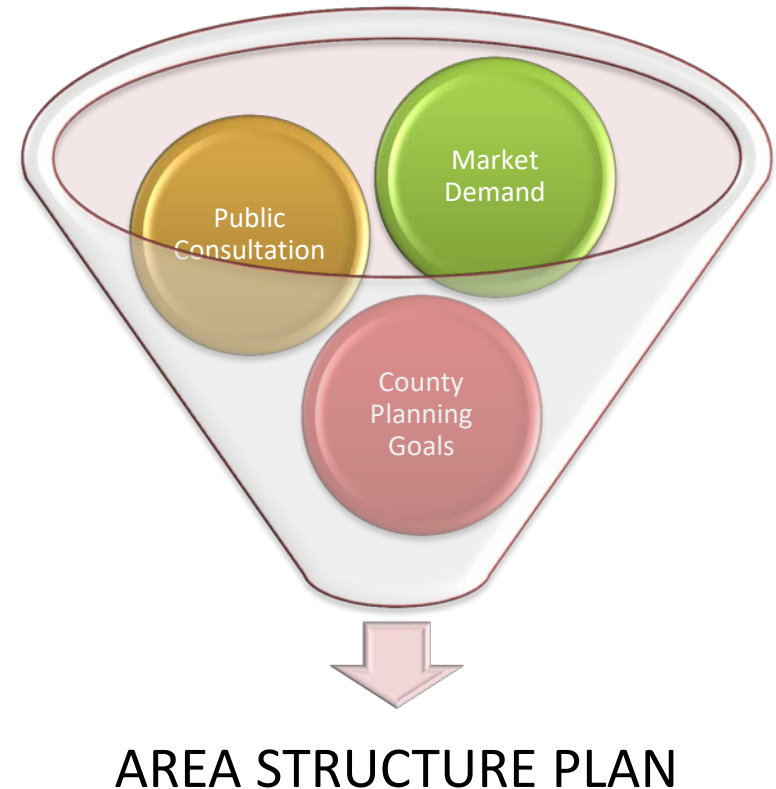
Over the past 5 years our plan...

- Was a collaboration with administration that balances the goals of the EMRB Growth Plan and MDP.
- Creates an exciting and unique community for current & future residents of Strathcona County.
- Maximizes the return on existing County infrastructure and provides a growth option at a low additional capital investment from the County



HISTORY

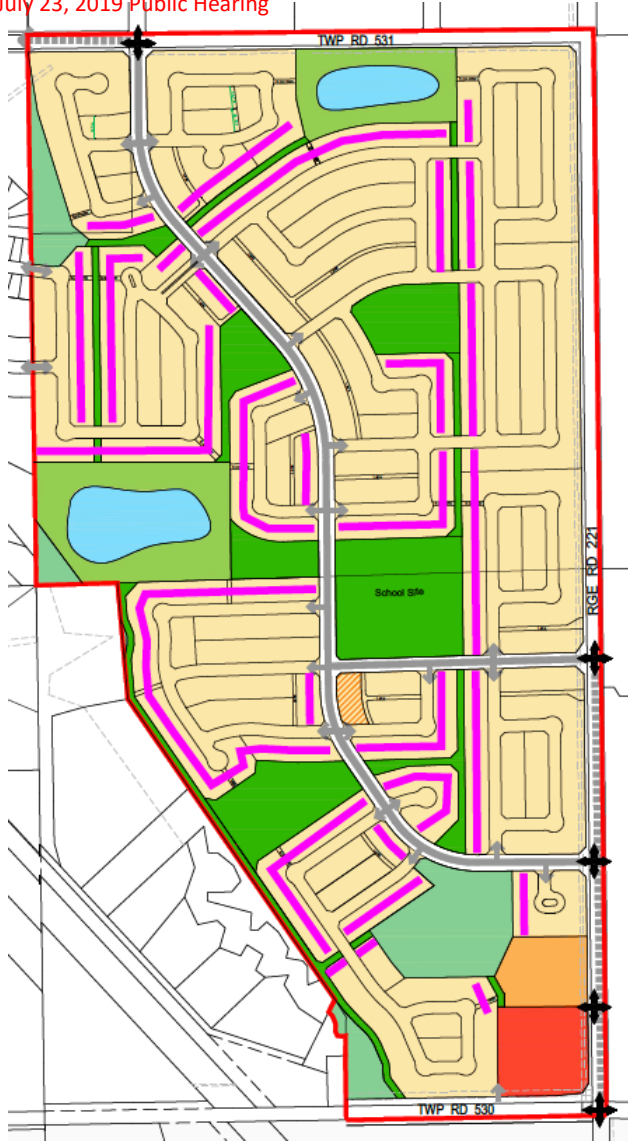
- Over the past 5 years we have addressed a number of issues.
- The ASP is supported by County administration, and, we believe the majority of residents in Ardrossan.
- One issue remains – sidewalk on 1 side in select areas of the development. We have agreed with administration to present this policy to Council for a decision.



POLICY

Consider providing sidewalk on one side of a local road, where the following exist for each lot whose lot line does not abut a sidewalk to **support** the separation of active modes of transportation from vehicular traffic, connecting residents with the natural environment, and reduction of long term maintenance:

- the affected lot's lot line abuts a municipal reserve, environmental reserve or public utility lot containing a multi-use trail;
- the affected lot's lot line is in close proximity (30 meters) to the multi-use trail; and
- the affected lot has direct, unimpeded linear access from the affected lots property line to the multi-use trail.



POSSIBLE SINGLE SIDEWALK LOCATIONS

— Single Sidewalk Permitted

Policy limited to
select areas in the
ASP that fulfill the
required criteria

SINGLE SIDEWALK ADVANTAGES

1. **Contributes To Affordability**

Reduced construction costs are passed on to home buyer through lot prices.

2. **Environmental / Sustainable Design**

Any reduction in hard infrastructure reduces the carbon footprint of a new development.

3. **Improved Streetscape**

Removal of sidewalk allows all homeowners to extend their landscaping from their house all the way to the curb.

4. **Reduced Snow Removal Costs**

Allows snow removal vehicles to plow windrows to one side of the road without covering up a sidewalk.

SINGLE SIDEWALK ADVANTAGES

5. Provides Product Choice

Some homebuyers prefer not to have an adjacent sidewalk that they are required to shovel during winter months.

6. Reduced Municipal Maintenance Costs

Reducing redundant infrastructure saves the County that cost and can concentrate on allocating those funds towards infrastructure with higher community value.

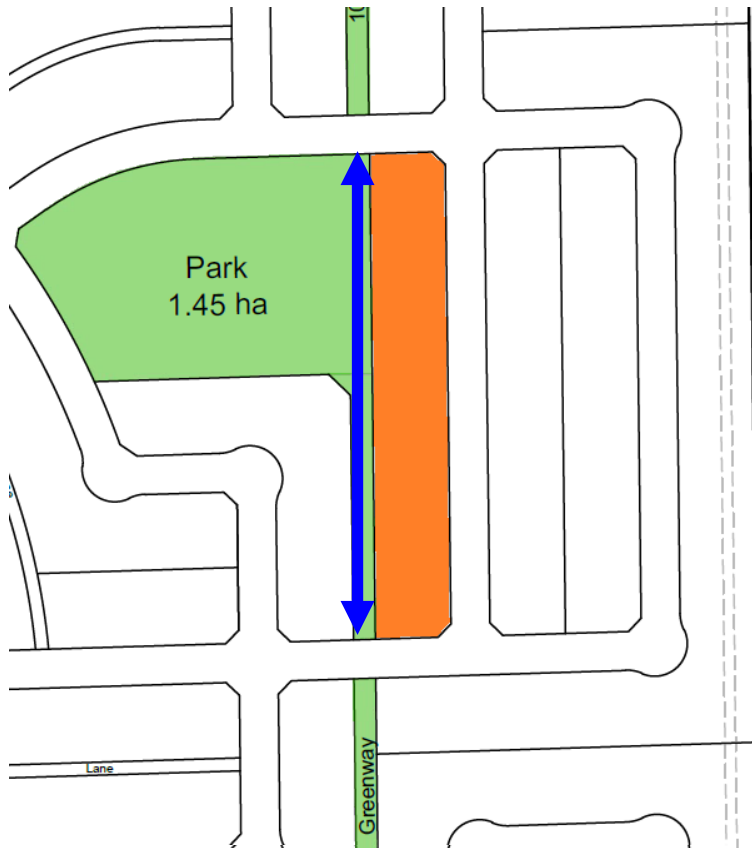
SINGLE SIDEWALK - Example



Policy would allow consideration for single sidewalk on a small portion of lots because the lot must back onto a greenway with an asphalt trail to qualify.

Vast majority of streets would still utilize sidewalk on both sides of the road.

SINGLE SIDEWALK - Example



Block highlighted in orange would be eligible for no sidewalk

- Multi-use trail located directly behind the lot.
- Sidewalk located directly across the local road.
- Front sidewalk would represent a 3rd pedestrian connection. Redundant infrastructure.

SINGLE SIDEWALK - Example



Block highlighted in red would NOT be eligible for no sidewalk

- No access direct access to asphalt trail behind their lot
- Sidewalk in front of their house would be primary pedestrian access to connect to a nearby asphalt trail



Example – Southfort, Fort Saskatchewan



Example – Greenbury, Spruce Grove



Example – One@Keswick, SW Edmonton

SUMMARY

- **We have worked positively with administration to bring forward a thoughtful community to continue to contribute to Strathcona County's growth options.**
- **We have addressed technical concerns and have had generally positive support from the public at open houses.**
- **We respectfully request the County support our request to allow singled sided sidewalks in limited areas of the plan. This is not unique to the region and and we believe this is a responsible evolution on how we build communities.**

From: Audrey Shimonichek < >
Date: July 23, 2019 at 11:19:48 AM MDT
To: "scott.olson@strathcona.ca" <scott.olson@strathcona.ca>
Subject: RE: Ardrossan Expansion

We have several concerns with this proposed development that need to be considered in fairness to the adjacent landowners in High Ridge Place:

- Why is there commercial space and higher density development planned for a space immediately adjacent to an existing established subdivision?
Why are the Residents of High Ridge Place expected now to endure the eye sore, traffic, noise and light pollution created by this designated commercial space rather than the new community residents?
They have the choice of purchasing next to a commercial zone, rather than being imposed on current residents.
- Why is a second commercial zone even being considered, or at the very least, why isn't it placed next to the school site where there already is inevitable high traffic and noise?
- What percentage of housing is being designated for the increasing senior population? Many current acreage residents would appreciate the opportunity of moving to a smaller center like Ardrossan vs Sherwood park.
- When we purchased our properties, we did so with the expectation of enjoying the best of country residential living, that did not include becoming part of the town of
Ardrossan, and certainly there was no expectation of living across the street from the inevitable gas station and liquor store. Will there be restrictions on the use of commercial space?
Is the county or developer going to be installing noise and light barriers along the perimeter for the existing residents? We understood there is supposed to be a buffer zone per the county zoning.
- High Ridge Place should also not be considered part of the Ardrossan walking or bike trails system, nor is the reserve land, roadways, or corridor along the railway track an offroad vehicle park.
What are the county plans for increased enforcement in the area, police, and in particular fire, off road vehicles?

Thank you for your consideration

Audrey Shimonichek & Robert Perron

Ardrossan, AB