

Florian Park - school

Patrick & Lorna

Mon 5/9/2022 8:50 AM

To: Legislative Officer <LegislativeOfficer@strathcona.ca>; Scott Olson <Scott.Olson@strathcona.ca>

Cc: Katie Berghofer <Katie.Berghofer@strathcona.ca>

My feedback for council is this:

I have been aware of Florian park zoning for a school for about two decades. We had hoped our boys would be able to attend. One has finished college and one is in college now. There is no argument for not knowing, especially after the recent education and signage even posted directly on the fences around the area. I do not see any safety issues with the pond as this has been beside a well used bike/ walking trail and playground for many years. There are already kids playing in the fields and playground unsupervised for many years and has not been a safety concern. This is a bus route, major traffic corridor and location for soccer games so there is already traffic that a school would not change much. Walking distance to a school would be a benefit for the community. I am in favour of having this development proceed.

Patrick Snoek

Reject Proposed Rezoning Bylaw 17-2022

Save a Child's Life

Craig A. McKnight

30+ Years Industrial Risk Assessment Facilitator

10+ Years Observing Drainage Pond Next to Florian Park

Drainage Ponds Can Kill

City launches internal safety review of drainage pond after teen's death

 cbc.ca/news/canada/edmonton/city-internal-review-drowning-death-teen-edmonton-1.4220242

CBC News • Posted: Jul 25, 2017 8:28 AM MT | Last Updated: July 25, 2017

The City of Edmonton has launched an internal review of safety measures at a north end drainage pond after a teenage girl died after jumping in the water to rescue a dog.



Khristyna Maksymova died after she was pulled from a pond around 2:45 p.m. Saturday afternoon in the Chrystallina Nera neighbourhood. (Courtesy of Kateryna Usova)

- N.E. Edmonton
- Teen Drowned in 2017
- Trying to Rescue Dog
- 14 Years Old
- Strong Swimmer
- Caught in Mud

“For children ages 1–14, drowning is the second leading cause of unintentional injury death after motor vehicle crashes.”

<https://www.cdc.gov/drowning/facts/index.html>

Drowning Probability Greatly Increased



(Image Courtesy of Treasurer Centre Nord School Board)

- Risk
 - Drowning
- Exposure
 - Today: Local Children in Surrounding Neighborhoods
 - Proposed: Local Children + 300-700 Students Right Next to Pond

Drowning Probability Greatly Increased



Exposure Illustrated

- 100 Local Children
- 400 Proposed Students

Save a Child's Life

City launches internal safety review of drainage pond after teen's death

[cbc.ca/news/canada/edmonton/city-internal-review-drowning-death-teen-edmonton-1.4220242](https://www.cbc.ca/news/canada/edmonton/city-internal-review-drowning-death-teen-edmonton-1.4220242)

CBC News • Posted: Jul 25, 2017 8:28 AM MT | Last Updated: July 25, 2017

The City of Edmonton has launched an internal review of safety measures at a north end drainage pond after a teenage girl died after jumping in the water to rescue a dog.



Khristyna Maksymova died after she was pulled from a pond around 2:45 p.m. Saturday afternoon in the Chrystallina Nera neighbourhood. (Courtesy of Kateryna Usova)

Reject Proposed Rezoning Bylaw 17-2022

(Reject any Bylaw Concentrating Students Next to a Drowning Hazard)

As of May 17th, 2022 this drowning concern has been shared with:

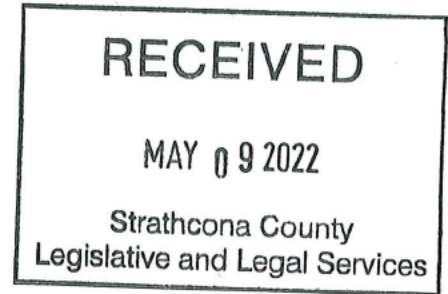
- Centre-Nord School Council
 - Chair, Treasurer, Safety Officer, and Others
- Strathcona County
 - Local Councillor, Mayor, and Council (This Meeting)
 - Associate Commissioner, Infrastructure & Planning
- Province of Alberta
 - Both Sherwood Park MLA's
 - Education Minister and Capital Planning Manager
 - Infrastructure Minister and Project Area Manager
 - Premiere of Alberta
- Lifesaving Society, Alberta and NWT
 - CEO
- Injury Prevention Centre (University of Alberta)

(For more information email:

)

VIA EMAIL and HAND DELIVERED

Dennis & Tara Beishuizen



May 9, 2022

Legislative and Legal Services
2001 Sherwood Drive
Sherwood Park, AB.
T8A 3W7

Attn: Director

RE: Notice of Public Hearing Bylaw 17-2022

With reference to your letter dated May 2, 2022, please accept this as a formal request to register Dennis Beishuizen to speak at the public hearing which is scheduled for 7:00 PM on May 17, 2022.

We would like to formally raise our opposition to the proposed amendments to Land Use Bylaw 6-2015 for the purpose of rezoning Florian Park to Public Services based on the following concerns:

- (1) Foxboro Drive, a single lane road, and Regency Drive are not long or wide enough to accommodate the morning drop off and afternoon pick-ups of students without causing significant traffic back-ups in Foxboro. The proposed new kindergarten through Grade 12 school, *Ecole Claudette et Denis Tardif*, is similar to *Strathcona Christian Academy Elementary* (Hereinafter referred to as "SCA") in that it draws students from throughout the region due to its specialized programming. These types of schools are different from local neighbourhood schools, such as Heritage Hills Elementary, in their demographics, traffic patterns and needs. Parents/guardians are more likely to drop off/pick up their students than rely upon bussing, and the high school students are more likely to drive themselves.

The impact at SCA is that during school days, the lineup of idling parked cars extends along Range Road 231 for approximately 250 meters all the way to the intersection of Wye Road and Cloverbar Road and worsens in the winter. This nuance was not factored into zoning for SCA Elementary during its design/location choice and residents have been living with the consequences of inadequate planning on the County's part.

We are concerned that this error will be replicated and compounded, as Foxboro Drive is a single lane road and does not have the space to be redesigned to accommodate traffic the way Range Road 231 was finally modified 10+ years after the school was built. The proposed rezoning of the north-east portion of Florian Park for a school will result in traffic back up and increased carbon emissions in the neighbourhood.

- (2) Exiting westbound from Foxboro Cove, Foxboro Terrace, Foxboro Way, Foxboro Grove, Foxboro Link to Foxboro Drive during the morning school rush hour is difficult today as residents are currently impacted with heavy traffic at this time.

The difficulty in turning west during the morning school rush hour is significantly worse in the winter as cars exiting onto Cloverbar Road have difficulty getting traction on the slippery residential winter roads. The cue to turn out of Foxboro onto Cloverbar Road regularly extends well past Foxboro Terrace blocking these residents from accessing Foxboro Drive.

Increased traffic from a new 400+ student school in Foxboro will further compound and exacerbate this problem. This will create unsafe driving conditions and will likely result in increased traffic accidents. Even with the addition of traffic circles and/or 4-way stop signs at the intersections on Foxboro Drive, residents of Foxboro Cove, Foxboro Terrace, Foxboro Way, Foxboro Grove, Foxboro Link will become bottlenecked and experience dangerous merging situations.

- (3) Foxboro Cove and Foxboro Terrace have accessible walkways that connect directly to Florian Park. With the proposed rezoning in the north-east corner of Florian Park, there is a very high likelihood that parents of students will use Foxboro Cove and/or Foxboro Terrace as an alternative drop off/pick up point to avoid the congestion of Regency Drive.

This will cause significant harm to the residents of Foxboro Cove and Foxboro Terrace through traffic back-ups and increased carbon emissions from idling cars. It also increases the likelihood of pedestrian accidents involving local Foxboro children and students of the proposed school. A formal request was made to Stacy L. Fedechko and Kevin Cole via eMail to add a no stopping / no drop off sign on the pathway to avoid Foxboro Cove being used as a shortcut (attached). The request for same was denied by Stacy L. Fedechenko on October 15, 2021 for Foxboro Cove.

We would like to formally enter our eMail correspondence to the record of this public hearing in anticipation of significant traffic chaos on Foxboro Cove if the school is built. Once drop offs start on Foxboro Cove and Foxboro Terrace, they will not end.

A vote to rezone Florian Park is a vote to harm the residents of Foxboro. A vote to rezone the park will create traffic safety issues for the residents and students. Thank you for your consideration in opposing the rezoning of Florian Park.

Yours truly,

Dennis Beishuizen. Tara Beishuizen

Dennis & Tara Beishuizen

Shaw Webmail

**Re: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs
- CC 452589**

From : Dennis Beishuizen Thu, May 05, 2022 10:05 PM
Subject : Re: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589 📎 21 attachments
To : Stacy Fedechko <Stacy.Fedechko@strathcona.ca>
Cc : Katie Berghofer <Katie.Berghofer@strathcona.ca>, Jana Jedlic <Jana.Jedlic@strathcona.ca>, Linette Capcara <Linette.Capcara@strathcona.ca>, Ryan Anders <Ryan.Anders@strathcona.ca>, rod frank <Rod.Frank@strathcona.ca>, Strathcona Sherwoodpark <Strathcona.Sherwoodpark@assembly.ab.ca>, Kevin Cole <Kevin.Cole@strathcona.ca>

Hi Stacy,

I received the Notice of Public Hearing (Bylaw 17-2022) today via regular mail with the purpose of amending the land use of Florian Park.

I would like to re-open my request to add a no-drop off / no-stopping sign on the pathway in Foxboro Cove leading to Florian Park. I have significant concerns that Foxboro Cove will be used as a drop off point for the proposed new school.

As noted in my previous eMails, your department failed to appropriately plan for the heavy traffic associated with Strathcona Christian Academy Elementary school's design causing traffic to back up daily all the way to Wye Road. Based on your department's history, I am very worried that error will be replicated in our neighbourhood and ask that you reconsider my request. Once drop-offs start on Foxboro Cove, they will not end.

As indicated in the May 2, 2022 Notice of Public hearing letter, anything previously submitted to the municipality is not considered a public hearing submission. Accordingly, I will be including this eMail chain as part of my submission for it to be officially entered into the record in anticipation of chaotic traffic on Foxboro Drive (a single lane road) and Foxboro Cove.

Dennis Beishuizen

From:

To: "Stacy Fedechko" <Stacy.Fedechko@strathcona.ca>

Cc: "Katie Berghofer" <Katie.Berghofer@strathcona.ca>, "Jana Jedlic" <Jana.Jedlic@strathcona.ca>, "Linette Capcara" <Linette.Capcara@strathcona.ca>, "Ryan Anders" <Ryan.Anders@strathcona.ca>, "rod frank" <Rod.Frank@strathcona.ca>, "Strathcona Sherwoodpark" <Strathcona.Sherwoodpark@assembly.ab.ca>, "Kevin Cole" <Kevin.Cole@strathcona.ca>

Sent: Friday, October 15, 2021 1:41:25 PM

Subject: RE: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

Thank you Stacy for your eMail. I truly appreciate you taking the time to respond.

I trust that your department will do everything it can, through proper professional planning/engineering, to ensure the peaceful and quiet enjoyment of my home (Foxboro Cove) and Foxboro neighbourhood with a minimal negative impact to traffic during peak rush hour drop off/pick ups, sport events and other times the school and/or amenities are in use. I trust that the concerns I have raised are now on the record/file and will be taken into consideration with the construction of Ecole Claudette et Denis Tardif. I trust that this new school will not cause the same negative traffic impacts similar to Strathcona Christian Academy Elementary (SCA). I trust that you have updated your permitting/evaluation process since authorizing the transportation plan/permit for SCA; a school which shares the same demographic by drawing students from surrounding areas (not the local community).

Dennis Beishuizen

From: "Stacy Fedechko" <Stacy.Fedechko@strathcona.ca>

To:

Cc: "Katie Berghofer" <Katie.Berghofer@strathcona.ca>, "Jana Jedlic" <Jana.Jedlic@strathcona.ca>, "Linette Capcara" <Linette.Capcara@strathcona.ca>, "Ryan Anders" <Ryan.Anders@strathcona.ca>, "rod frank" <Rod.Frank@strathcona.ca>, "Strathcona Sherwoodpark" <Strathcona.Sherwoodpark@assembly.ab.ca>, "Kevin Cole" <Kevin.Cole@strathcona.ca>

Sent: Friday, October 15, 2021 12:42:59 PM

Subject: RE: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

Mr. Beishuizen,

As part of the development process the County works with the school board to determine estimated drop-off and bussing numbers. These numbers are always unique to each school build. These estimates are utilized by the consulting engineers to help determine traffic patterns and any possible improvements that may be required to accommodate the specific development and provide the most efficient and safe transportation system.

In response to your questions, please see my response below in bold :

(1) Will the traffic study be part of the public consultation process or does the public consultation process just opine on the building design and, as you indicated, "associated amenities" (like perhaps adding a new recreation centre / climbing wall as part of or adjacent to the school for example)? There is already a playground and two soccer fields constructed on site ... I cannot imagine what other "amenities" appropriate with the construction of a school would imply apart from other buildings/structures? Does it mean basketball/handball court?

The specific traffic study is not part of the school boards consultation. The purpose of the public consultation is to provide a forum for the school board to listen and learn from residents of the surrounding community and discuss items like building siting and amenities. Amenities can include recreation facilities like ball diamonds, soccer fields, playgrounds, etc.

(2) You mentioned a minimal impact to the neighbourhood. What does that mean? Does it mean that the number of cars entering the neighbourhood will not increase significantly because of bussing; does it mean that residents should only have to wait an extra amount

~~me to exit my cul-de-sac~~ of time to exit my cul-de-sac (Foxboro Cove) safely every morning; does it mean that speeding cars through the cul-de-sac are only anticipated hit a small amount of residents; does it mean that only 50% of driveways will get blocked every morning when parents use the cul-de-sac as a shortcut; does it mean construction debris will only damage a certain number of vehicles/tires? I am just not sure what you mean when you say minimal as it is really vague. Is there some form of measurable standard that will be used? Measurement = Accountability. Vague terms like "minimal" lead to future traffic congestion problems.

Minimal impact = minimal congestion. As with any new development there will inevitably be more traffic. Through the experience and expertise of our transportation engineers, the County's role is to work with the applicant to help minimize this impact and to help traffic flow as efficiently and safely as possible.

(3) Can you reconsider my original request for a no-stopping sign to avoid speeding cars using the cul-de-sac as a drop off point. Perhaps just at the entrance to the path on Foxboro Cove to Florian Park which would avoid the original concerns raised by Claudene? I anticipate this issue will only worsen over time with a new major school. This request I made was the catalyst for all these eMails and I feel that if such a simple/pro-active request like this was not taken seriously by the Transportation/Infrastructure/Engineering Department, what assurances do I have, as a resident, that once a major project like a school is built, there we will only be "minimal" impacts. I would like to pre-emptively avoid my cul-de-sac being used as a drop off location and curb speeding by parents dropping off their children for soccer. I anticipate it will cause a "significant" impact on Foxboro Cove and Foxboro Drive. To be more specific, for a school of 400+ students, I would anticipate over 50+ new cars a day using Foxboro Cove alone as a short cut. While I am not an expert in the field of transportation or traffic flow, I do anticipate drivers will chose the quickest, shortest path to get to their location. I would like Foxboro Cove on the radar as a street that will be impacted as we have one of the few pathways connecting directly to this park.

As was indicated to you by the TPE team in the emails below, the Foxboro Cove cul-de-sac has limited available parking with no parking permitted around the perimeter or on the center island. While the addition of "No Stopping" signs may support reduced traffic within the cul-de-sac for drop off and pick up, the "No Stopping" signs would also prevent loading and unloading for all residents, deliveries, taxis, ride shares, etc. Similar to the two new schools in Davidson Creek and Heritage Hills, once the school has finalized the site plans and operational reviews, the County will be in a position to address the community traffic safety concerns and implement traffic calming, pedestrian safety, and safe neighbourhood transportation operations.

Sincerely,

Stacy L. Fedechko, RPP, MCIP

Associate Commissioner, Infrastructure & Planning
Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8409



From: Dennis Beishuizen
Sent: October 14, 2021 5:06 PM
To: Stacy Fedechko <Stacy.Fedechko@strathcona.ca>
Cc: Katie Berghofer <Katie.Berghofer@strathcona.ca>; Jana Jedlic <Jana.Jedlic@strathcona.ca>; Linette Capcara <Linette.Capcara@strathcona.ca>; Ryan Anders <Ryan.Anders@strathcona.ca>; Rod Frank <Rod.Frank@strathcona.ca>; Strathcona Sherwoodpark <Strathcona.Sherwoodpark@assembly.ab.ca>; Kevin Cole <Kevin.Cole@strathcona.ca>
Subject: Re: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

CAUTION: This email originated from outside the organization.

Hi Stacy,

Further to my last eMail, I would also like to point out that the new proposed francophone school is very different from both the Heritage Hills Elementary and Davidson Creek Elementary schools. Unlike Heritage Hills Elementary and Davidson Creek Elementary that draw its students from the neighbourhood, this school will not. The new Kindergarten through Grade 12 High School draws its students from across the region which means a much greater volume of traffic compared to Heritage Hills and Davidson Creek Elementary schools. There are not 400+ francophone students living in Foxboro/The Ridge. The school district represents the greater north/central francophone education region. If you use Heritage Hills/Davidson Creek elementary schools as the model for traffic, you will likely fail. I would argue that the new francophone school is very similar to SCA with a higher proportion of parents that drop off their children, or students that drive on their own, vs using the available bussing. While you mentioned SCA is an anomaly, the demographic is the same as will be the traffic patterns. I implore you to consider the unique difference with this proposed school and account for traffic as you would building an SCA equivalent today nestled in a quiet community with a single lane entry point (not on a major roadway). Please keep my neighbourhood safely flowing.

Dennis Beishuizen

From:

To: "Stacy Fedechko" <Stacy.Fedechko@strathcona.ca>

Cc: "Katie Berghofer" <Katie.Berghofer@strathcona.ca>, "Jana Jedlic"

<Jana.Jedlic@strathcona.ca>, "Linette Capcara" <Linette.Capcara@strathcona.ca>, "Ryan Anders"

<Ryan.Anders@strathcona.ca>, "rod frank" <Rod.Frank@strathcona.ca>, "Strathcona

Sherwoodpark" <Strathcona.Sherwoodpark@assembly.ab.ca>, "Kevin Cole"

<Kevin.Cole@strathcona.ca>

Sent: Thursday, October 14, 2021 2:33:58 PM

Subject: Re: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

Hi Stacy,

Thank you for your eMail, I really appreciate the additional context and you taking the time to respond. As a resident, my most significant concern remains with my ability to get in and out of my cul-de-sac during peak

(1) Will the traffic study be part of the public consultation process or does the public consultation process just opine on the building design and, as you indicated, "associated amenities" (like perhaps adding a new recreation centre / climbing wall as part of or adjacent to the school for example)? There is already a playground and two soccer fields constructed on site ... I cannot imagine what other "amenities" appropriate with the construction of a school would imply apart from other buildings/structures? Does it mean basketball/handball court?

(2) You mentioned a minimal impact to the neighbourhood. What does that mean? Does it mean that the number of cars entering the neighbourhood will not increase significantly because of bussing; does it mean that residents should only have to wait an extra amount of time to exit my cul-de-sac (Foxboro Cove) safely every morning; does it mean that speeding cars through the cul-de-sac are only anticipated hit a small amount of residents; does it mean that only 50% of driveways will get blocked every morning when parents use the cul-de-sac as a shortcut; does it mean construction debris will only damage a certain number of vehicles/tires? I am just not sure what you mean when you say minimal as it is really vague. Is there some form of measurable standard that will be used? Measurement = Accountability. Vague terms like "minimal" lead to future traffic congestion problems.

(3) Can you reconsider my original request for a no-stopping sign to avoid speeding cars using the cul-de-sac as a drop off point. Perhaps just at the entrance to the path on Foxboro Cove to Florian Park which would avoid the original concerns raised by Claudene? I anticipate this issue will only worsen over time with a new major school. This request I made was the catalyst for all these eMails and I feel that if such a simple/pro-active request like this was not taken seriously by the Transportation/Infrastructure/Engineering Department, what assurances do I have, as a resident, that once a major project like a school is built, there we will only be "minimal" impacts. I would like to pre-emptively avoid my cul-de-sac being used as a drop off location and curb speeding by parents dropping off their children for soccer. I anticipate it will cause a "significant" impact on Foxboro Cove and Foxboro Drive. To be more specific, for a school of 400+ students, I would anticipate over 50+ new cars a day using Foxboro Cove alone as a short cut. While I am not an expert in the field of transportation or traffic flow, I do anticipate drivers will chose the quickest, shortest path to get to their location. I would like Foxboro Cove on the radar as a street that will be impacted as we have one of the few pathways connecting directly to this park.

Thank you for your time and consideration. Please plan this development as if you lived in the area and this were your home.

Dennis Beishuizen

From: "Stacy Fedechko" <Stacy.Fedechko@strathcona.ca>

To:

Cc: "Katie Berghofer" <Katie.Berghofer@strathcona.ca>, "Jana Jedlic"

<Jana.Jedlic@strathcona.ca>, "Linette Capcara" <Linette.Capcara@strathcona.ca>, "Ryan Anders"

<Ryan.Anders@strathcona.ca>, "rod frank" <Rod.Frank@strathcona.ca>, "Strathcona

Sherwoodpark" <Strathcona.Sherwoodpark@assembly.ab.ca>, "Kevin Cole"

<Kevin.Cole@strathcona.ca>

Sent: Thursday, October 14, 2021 12:47:57 PM

Subject: FW: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

Mr. Beishuizen,

Thank you for your email providing your comments and feedback with respect to the future Florian Park school site. While I believe our team has provided you with the background, I just wanted to follow-up directly and close the loop on your inquiry.

As you indicated in your email below, while you were aware that the Florian Park site was designated as a potential school site when you constructed your home in 2005/200, what perhaps we didn't make clear is that when these lands were designated as a future school site in the early 1990's, in order to ensure that future traffic volumes and vehicular access to the area could be adequately accommodated, a traffic study was completed at that time which analyzed the impact of development (including two schools on this site) on the proposed road network. This study assessed projected traffic volumes on the collector roads and requirements in the terms of road standards, as well as the required number and location of collector access from the study area to the arterial road network. This traffic study was taken into consideration by the Council of the day when they approved the future school sites at this location.

With that being said, as the area has been developed out for quite some time, and as it has been many years since the last transportation study, as part of a development application for the school the County requires the applicant to submit an updated Traffic Impact Analysis. This analysis will be completed by a third party engineering consultant and will provide more detailed information including but not limited to bussing, parent drop-off, parking, access requirements, etc. Once submitted, our traffic engineers and planners review the analysis and work with the applicant to ensure the area functions safely and as efficiently as possible. As with any new development, there will be some impacts to the neighbourhood however it's our role to help ensure impacts are as minimal as possible and ensure the traffic flows safely and as efficiently as possible.

I appreciate your comments on the Strathcona Christian Academy (SCA) site and agree that there have been transportation/parking challenges tied to this site. This rural/urban school is a bit of an anomaly in our municipality as it is located on the edge of our Urban Service Area and poses its own unique challenges when it comes to school site design. As the SCA site is not a typical urban school site, I would like to highlight recent school builds that are comparable to the situation you will likely experience at Florian Park.

Both Davidson Creek Elementary (opened in 2018) as well as Heritage Hills Elementary (opened in 2020) were both constructed well after the communities surrounding them had built-out. Through the public consultation process, residents of these communities expressed similar concerns that you are expressing today. By requiring submission of updated transportation studies, along with working closely with the school boards and their consultants, our transportation engineering and planning teams were able to help facilitate these two significant school builds and successfully deliver a safe and efficient transportation system.

With respect to the public consultation process, this consultation is not to revisit whether or not a school should be constructed on this site. As indicated above, after undertaking the necessary due-diligence through reviews of planning and engineering studies, previous County Council approved this location in the early 90's. The pending consultation is a requirement of the County through the development permit process and is intended for the school board to review and discuss with the community the site itself as well as the building and associated amenities. Elk Island Public School Board had a very good turnout and received valuable feedback at both the Davidson Creek and Heritage Hills Elementary events. We anticipate Conseil Scolaire Centre-Nord School Board to receive a

D & T Beishuizen Submission for Bylaw 17-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 8)
great deal of interest from the Ridge/Foxboro communities with this new build as well.

Thank you again for taking the time to provide you comments and concerns. Should you wish to discuss further, please contact me directly at your earliest convenience.

Sincerely,

Stacy L. Fedechko, RPP, MCIP

Associate Commissioner, Infrastructure & Planning
Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8409

stacy.fedechko@strathcona.ca
www.strathcona.ca



Find us on:   

From: Dennis Beishuizen

Sent: October 8, 2021 4:37 PM

To: Kevin Cole <Kevin.Cole@strathcona.ca>

Cc: Katie Berghofer <Katie.Berghofer@strathcona.ca>; Support - OEO <Support-OEO@strathcona.ca>; Jana Jedlic <Jana.Jedlic@strathcona.ca>; Linette Capcara <Linette.Capcara@strathcona.ca>; Ryan Anders <Ryan.Anders@strathcona.ca>; Claudene Boreen <Claudene.Boreen@strathcona.ca>; Rose Dacyk <Rose.Dacyk@strathcona.ca>; Rod Frank <Rod.Frank@strathcona.ca>; rfrank <rfrank@rfrank.ca>; Strathcona Sherwoodpark <Strathcona.Sherwoodpark@assembly.ab.ca>

Subject: Re: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

CAUTION: This email originated from outside the organization.

Kevin,

Thank you for responding, I really appreciate you taking the time to eMail.

To be clear, I am not confused about the zoning of Florian Park. It has been designated as a potential school site from the day we built our home in 2005/2006.

Where I am deeply concerned is with your department's ability to plan/design an appropriate flow of traffic through this area to accommodate a 400+ student school. Claudene's eMail that you design for the "minimum", not the "appropriate" amount of parking/etc. was shocking. I can see evidence of that at my one children's school; Strathcona Christian Academy - Elementary. I have attached a picture from this afternoon's pick up where cars are backup up all the way to Wye Road. This is a regular occurrence that I would like to avoid with the future school development in my neighbourhood. If you or your team has not already done so, try to enter the queue for pick up at Strathcona Christian Academy on any school day. This may make you reconsider your designs for parking and traffic flow. While I am sure Strathcona Christian Academy meets your definition of the minimum amount of parking, cars are lined up for 30+ minutes trying to get in line to pick up their children. This is a school with full access to bussing. Please try testing a pick up during any school day, you may find the real world experience of your traffic decisions may change your future design approaches for the better.

May 17, 2022 Public Hearing

Despite your indication about public consultation, our current Mayor (Rod Frank) and current MLA (Nate Glubish) participated in a photo opportunity on full display in the Sherwood Park News where it was proclaimed this was the site of the new school ... despite any due diligence. As you indicated, there is no development permit for the school at this time. I anticipate the rest of the public consultation is merely a formality to support their decision in this rubber stamping exercise. That being said, if traffic backs up in our community due to lack of planning on the part of your department, I believe I would be within my rights to file a complaint with APEGA for the engineer(s) that signed off on a traffic plan. You were very kind in sharing a number of links with me, please let me share one with you: (<https://www.apega.ca/enforcement/complaints>).

Below are my concerns that I would like on the record and addressed. I believe they are within your mandate and authority:

-I anticipate significant drop off traffic in the mornings on my street (Foxboro Cove) which will be used as a shortcut to the new school. Note: Claudene declined to add a no-stopping sign at this time per the eMail string below.

-I anticipate increased difficulty for residents to turn west on Foxboro Drive during the morning rush. Question: Does every intersection require a stop sign (4 way stop)? This would allow residents to turn west.

Essentially, all that I am asking is that you plan for this properly for traffic flow and parking for this school that will be built. With a one lane entry point to this neighbourhood (Foxboro Drive), this may not be the most appropriate location for a school of this size, but I will leave that to you and your team of professional engineers to sign off on.

@Rod Frank: I continue to await your response as to why you have decided to place a 400+ student school in this location prior to any due diligence?

@Katie Berghofer: Could you investigate if the "minimum" parking space requirement (dated 2015) continues to remain appropriate today. The number of spaces does not seem adequate when you include the staff that work in that school daily / parent volunteers / student parking, etc. Also, are there any requirements for an "adequate" drop off/pick up runway? I did not see that in the information provided by Kevin. That is one of the route causes of the significant traffic back ups at Strathcona Christian Academy Elementary.

Dennis Beishuizen



From: "Kevin Cole" <Kevin.Cole@strathcona.ca>

To:

Cc: "Katie Berghofer" <Katie.Berghofer@strathcona.ca>, "Support" <Support-OEO@strathcona.ca>, "Jana Jedlic" <Jana.Jedlic@strathcona.ca>, "Linette Capcara" <Linette.Capcara@strathcona.ca>, "Ryan Anders" <Ryan.Anders@strathcona.ca>, "Claudene Boreen" <Claudene.Boreen@strathcona.ca>, "Rose Dacyk" <Rose.Dacyk@strathcona.ca>

Sent: Friday, October 8, 2021 11:33:56 AM

Subject: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

Hello Mr. Beishuizen,

Much of the information below was obtained through our Planning and Development Services (PDS) department as many of your questions are pertaining to land-use planning issues.

When land is subdivided and developed for new communities, the Developer is required to dedicate a portion of the development area for reserve land. Reserve land under the Municipal Government Act may be used for municipal, community, or school reserves. For reserve sites to

be considered for future schools, there are several criteria that are looked at such as parcel size and dimensions and frontage onto a flanking roadway. In the case of Florian Park, the northern portion of the site was identified as a school site in the Foxboro Area Structure Plan (ASP) approved by County Council in 1990. The southern portion of the site was also identified as a school site in The Ridge ASP, which was approved by County Council in 1991. There is signage on the site indicating the potential of a future school. Included below is a link to information on the school site planning process as well as the Area Structure Plan site.

[School Sites](#)

[Area Structure Plans](#)

Recently, the Conseil Scolaire Centre-Nord School Board identified a need for a school site in the Sherwood Park area to accommodate population growth. The Florian Park site has been identified as their preferred option. The next step in the development process will involve carrying out investigations to determine the feasibility of the site for the intended school development. This may involve a variety of different types of assessments and studies including, but not limited to utility serviceability, soil suitability, accessibility, etc. Assuming positive results, the School Board (and/or the body developing the school site, which could be external to the School Board) would proceed through the necessary steps from a provincial perspective and begin working towards formal applications to the PDS department. The site review process and subsequent design process are anticipated to involve community engagement to obtain input from the local community into the school and site design.

At this time, we have not received a development permit submission for a school, which would include detailed plans, information on the size and exact location within the site and information on any changes to public spaces or facilities such as roadways that may be required to accommodate the school. Through the development process with the County, the applicant will also be required to work through the legislative process including any required land-use bylaw amendment(s) and/or subdivision, review and issuance of any required permits.

With respect to parking spaces, Strathcona County specifies minimum requirements in our Land Use Bylaw. However, applicants are not restricted to this and can provide additional spaces on their property provided the development complies with the regulations in the Land Use Bylaw. There are numerous regulations that pertain to parking and access in the bylaw, which can be accessed here: [Part 4: Parking and Loading Standards \(strathcona.ca\)](http://strathcona.ca/part-4-parking-and-loading-standards)

The following excerpt from Table 4.4 specifies the minimum parking space requirements for schools:

Institutional Uses

Use	Minimum Parking Space Requirement
Cemetery	10 per hectare
Education, private	
Education, public	
(a) Elementary or Junior High School	(a) 2.0 per classroom or 1.0 per 10 students, whichever is greater
(b) Senior High School	(b) 5.0 per classroom or 1.0 per 5 students, whichever is greater

Much of the information you are requesting in questions 2 and 3 will need to be submitted to the County as part of the development permit process.

If you would like more information on the planning process, please feel free to reach out to Jana Jedlic, Manager Permitting, Inspections, and Customer Service Jana.Jedlic@strathcona.ca.

Kevin Cole

Director, Transportation Planning and Engineering



Strathcona County

2001 Sherwood Drive

Sherwood Park, AB T8A 3W7

Phone: 780-400-3881

Kevin.cole@strathcona.ca

www.strathcona.ca

From: Dennis Beishuizen

Sent: October 4, 2021 6:00 PM

To: Claudene Boreen <Claudene.Boreen@strathcona.ca>

Cc: Katie Berghofer <Katie.Berghofer@strathcona.ca>; Support - OEO <Support-OEO@strathcona.ca>; Kevin Cole <Kevin.Cole@strathcona.ca>; Ryan Anders

<Ryan.Anders@strathcona.ca>; Strathcona Sherwoodpark

<Strathcona.Sherwoodpark@assembly.ab.ca>; rfrank@rfrank.ca; Rod Frank

<Rod.Frank@strathcona.ca>

Subject: Re: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

CAUTION: This email originated from outside the organization.

Hi Claudene,

Thank you for your eMail and I appreciate you taking the time to respond. Some follow up questions:

- (1) With reference to the "minimum levels of parking", what is the minimum amount of spaces required for a 400+ student K- 12 school? I point to my child's school, Strathcona Christian Academy Elementary, that despite having access to bus services, encounters significant traffic backlogs on Cloverbar Road daily for pick up. I would like to avoid that in my neighbourhood. Please don't knowingly recreate this problem by setting an unrealistic "minimum".
- (2) How many vehicles do you anticipate will park on the adjoining streets to the school and my street (Foxboro Cove) when the minimum amount of spaces are filled at the school? Both for regular school days and when the gymnasium is used for evening / weekend sporting/tournament events.
- (3) What % of students at Ecole Claudette Denis are currently utilizing bussing? Parents on our street have children that attend New Horizon's school and paint a very different picture than you did in the eMail about congestion / bussing. I am curious to know the study that you referenced, please send me a copy if it is available. This is a school drawing from a wide area outside of the region/hamlet and has many parent drop offs daily. Foxboro Drive is a one lane road and anticipate this will lead to significant congestion in the morning.

Where I am deeply concerned with your statement about "minimum level of parking" is the past failures associated with the Wye Road bus station and the Public Library. Was your department responsible for determining the "minimum level of parking" for the Wye Road bus station (the 2 level parkade that forced parking on the adjacent streets and subsequent construction of additional parking further away)? Was your department also responsible to determining the minimum levels of parking for the public library when it determined that indoor / paid parking at a public library was the most appropriate? My point with your statement about "minimum levels" is that if your department was responsible for those decisions at Wye Road bus station/Public Library, I anticipate a similar failure of parking / traffic flow in my neighbourhood. Will there be independent surveys completed by experts to avoid past mistakes? This has a direct impact on my home and matters to me as a resident.

While you indicate it may take up to 3+ years for consultation/construction, the newspaper article prominently showed the pictures of our current Mayor Rod Frank and current MLA Nate Glubish at Florian Park ("the new school grounds"). Nate's office has advised they just provide the funding for the school and abscond any responsibility for the selection of the location. The school board has indicated that "Strathcona County is responsible for the initial determination of the suitability of sites for future schools". It appears the county has determined the location prior to any due diligence being completed. I understand that at the time of the pictures below / newspaper articles, there had not been a formal application for a school at this location. Does the County make a decision first and substantiate it after the fact?

<https://www.sherwoodparknews.com/news/local-news/francophone-school-board->



Société des parents de l'École Claudette et Denis Tardif

August 31 · 🌐

The Alberta government made the official announcement this morning at the new Claudette-and-Denis-Tardif school grounds. The school year is starting off well!



Conseil scolaire Centre-Nord

August 31 · 🌐

An exciting morning celebrating the construction of the new
Claudette-and-Denis-Tardif school with the province!

To be very forthright, I am deeply concerned about parking in my neighbourhood, traffic flow and your department's drive towards the minimum standard.

I look forward to your responses. I am certain I will have many more questions (both for @Rod Frank and @ Nate Glubish). I am trying to determine who or what department is ultimately responsible for making the decision (and is accountable for) placing a school in Florian Park. Every level of government / school board seems to point to one another and deflect any responsibility/accountability. I would expect more from an accountable government and have CCd Mayor Frank and MLA Glubish to this eMail for clarification.

Dennis Beishuizen

From: "Claudene Boreen" <Claudene.Boreen@strathcona.ca>
May 1, 2022 Public Meeting

To:

Cc: "Katie Berghofer" <Katie.Berghofer@strathcona.ca>, "Support" <Support-OEO@strathcona.ca>, "Kevin Cole" <Kevin.Cole@strathcona.ca>, "Ryan Anders" <Ryan.Anders@strathcona.ca>, "Claudene Boreen" <Claudene.Boreen@strathcona.ca>

Sent: Monday, October 4, 2021 4:09:43 PM

Subject: ADDITIONAL INFORMATION: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

Hello Mr. Beishuizen,

When the School development is initiated, the School Board will be required to evaluate and identify the traffic impacts of the new school. They will be required to meet minimum on-site parking, pick-up, and drop-off accommodations. Similar to the Davidson Creek and Heritage Hills schools, the adjoining cul-de-sacs with the park space have experienced some traffic due to students being dropped off and picked up, however, the majority of students are managed on the school site through the parking lot and bussing infrastructure.

The current French school at the New Horizon's school site just off Strathcona Drive is predominantly accessed by bussing, with very little parent drop-offs. As a charter school, they have worked closely with the surrounding community to balance traffic operations, safety, and quality of life for neighbours. The public engagement is a multi-step process with mailouts to every household, information signs, website, surveys, and presentations to Council to ensure all residents have the opportunity to contribute at each phase of the project. External impacts on surrounding intersections and areas are assessed and evaluated by external and internal professionals in planning and engineering through multiple means, including future modeling based upon the planned school traffic that is anticipated to be generated with buses, personal vehicle, and pedestrians. It is expected the design and evaluation process will take several years. It is impossible to say how soon the school could be constructed, but we would expect three (3) or more years.

Your suggestion to install no stopping signs at the trail head is a potential improvement that will be assessed with other improvements once the school is closer to a reality. We will also keep the concerns you have raised as comments for the consultation process.

Thank you for getting back to us.

Claudene Boreen

Assistant to the Director

Strathcona County

Transportation Planning and Engineering



Sherwood Park, AB T8A 3W7

Phone: 780-464-8277

claudene.boreen@strathcona.ca

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YouTube: www.youtube.com/user/StrathconaCounty

From: Dennis Beishuizen

Date: Tuesday, September 28, 2021 at 11:53 AM

To: Claudene Boreen <Claudene.Boreen@strathcona.ca>

Cc: Support - OEO <Support-OEO@strathcona.ca>, Katie Berghofer

<Katie.Berghofer@strathcona.ca>, Kevin Cole <Kevin.Cole@strathcona.ca>, Ryan Anders

<Ryan.Anders@strathcona.ca>

Subject: Re: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

Hi Claudene,

Thank you for your prompt response. You raise some valid points about unintended consequences of no-stopping signs in the locations I proposed. I'm not an expert in traffic flow and rely on professionals like you, your director and your department to be **accountable** for keeping the neighbourhood safe and traffic flowing. In that regard, I would ask for your ideas on how to avoid cars speeding through our neighbourhood to make a drop off at the park. I anticipate, and I am deeply concerned that this problem will significantly magnify with a school in Florian Park. While you declined to add the signs as proposed, what are some of your solutions, as the Transportation / Planning and Engineering Department? As a resident, I am concerned that one of our children will get hit by a car taking a shortcut to make a drop off. For example, would a no-stopping sign directly on the pathway work? Would this avoid all of the concerns you raised or is there a better solution in your professional opinion?

D & T Beishuizen Submission for Bylaw 17-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 8)
With reference to the new school could you add this to your file / record for consideration when reviewing their application:
May 17, 2022 Public Hearing

-There are at least 3 possible entry points through Foxboro/Regency to get to the proposed new school and the shortest route uses Foxboro Drive (refer to the attached diagram)

-Could I ask that your department visit Foxboro Drive during the morning rush hour to review the current volume of traffic without a school and consider what impact a 400+ staff/student school would have on this one lane road. It becomes progressively more difficult to turn left (west) from Foxboro Cove/Link; Foxboro Grove/Way; Foxboro Terrace/Way during the morning rush. This is the current situation without a school in place.

-If cars exit the neighbourhood through Regency (onto Wye Road), will there be a further bottleneck with cars trying to exit from Strathcona Christian Academy (secondary). My children attend this school and trying to exit the school (turning west) bottlenecks currently without a new 400+ student school in the area. Does the Strathcona Christian Academy exit onto Wye Road need to be expanded with a new school?

Please also let me know how the public consultation process works (where it is formally announced, when it is anticipated to be announced).

Thank you again for your time and consideration in keeping the neighbour safe and flowing.

Dennis Beishuizen

From: "Claudene Boreen" <Claudene.Boreen@strathcona.ca>
To:
Cc: "Support - OEO" <Support-OEO@strathcona.ca>, "Katie Berghofer" <Katie.Berghofer@strathcona.ca>, "Kevin Cole" <Kevin.Cole@strathcona.ca>, "Ryan Anders" <Ryan.Anders@strathcona.ca>, "Claudene Boreen" <Claudene.Boreen@strathcona.ca>
Sent: Tuesday, September 28, 2021 9:52:52 AM
Subject: TPE - 2021-09-16 - Request for no-stopping signs - CC 452589

Good morning Mr. Beishuizen,

Your inquiry to Councillor Berghofer regarding parking within Foxboro Cove has been forwarded to Transportation Planning and Engineering to provide the following information.

The Florian Park area has been monitored for several years, since the soccer programs started. Minor alterations to traffic laws, including parking, have been implemented and were found to be beneficial for safety and long term operations. The Foxboro Cove cul-de-sac has limited available parking with no parking permitted around the perimeter or on the center island. While the addition of "No Stopping" signs may support reduced traffic within the cul-de-sac for soccer drop off and pick up, the unintended consequences may outweigh the benefits. The "No Stopping" signs would prevent loading and unloading for all residents, deliveries, taxis, ride shares, and so forth. As a result "No Stopping" signs are not recommended at this time.

The recent announcement of the school site selection will require a significant amount of effort, including evaluation and consideration for traffic impacts and concerns by the school. In addition, similar to the two new schools recently developed in Davidson Creek and Heritage Hills, Strathcona County conducted detailed public engagement and addressed additional neighbourhood traffic concerns and considerations above and beyond the minimum requirements for new developments. Once the school has finalized the site plans and operational reviews, Transportation Planning and Engineering will start a similar public engagement process to capture and address community traffic safety concerns and be better positioned to implement traffic calming, pedestrian safety, and safe neighbourhood transportation operations as the school is constructed.

Should you have additional questions or concerns, please contact Ryan Anders, Manager, Planning, Engineering and Safety at 780-232-2538 or ryan.anders@strathcona.ca.

Claudene Boreen

Assistant to the Director

Strathcona County

Transportation Planning and Engineering

2001 Sherwood Drive

Sherwood Park, AB T8A 3W7

Phone: 780-464-8277

claudene.boreen@strathcona.ca

www.strathcona.ca



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Councillor/resident inquiry:

Could I get your assistance in having a "no-stopping" sign added to our current "no-parking" signs on Foxboro Cove. Foxboro Cove has a pathway that leads directly onto Florian Park and our road is used as a drop off point for many parents using the soccer fields. Cars often speed through the neighbourhood to drop off their kids as Foxboro Cove is the closest access point to the fields. The cars often block driveways and their speed poses a danger to the 20+ young children that live in the culture-de-sac. I have attached a diagram to show the area of concern.

With the proposed new school, I am deeply concerned that Foxboro Cove becomes a drop off/pick up point. For the protection of our children and to avoid being blocked by cars dropping off/picking up kids, could you have no-stopping signs added to all of the current no-parking signs.

Let me know if you could make this happen in our neighbourhood. I know the decision to place the school in Florian Park is outside of your mandate and there has been no consultation with you, but wondering if you could assist us with a no-stopping sign for the safety of our children. Thanks :)

This communication is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

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VIA EMAIL

Dennis & Tara Beishuizen

May 13, 2022

Legislative and Legal Services
2001 Sherwood Drive
Sherwood Park, AB.
T8A 3W7

Attn: Director

RE: Notice of Public Hearing Bylaw 17-2022

With reference to our letter dated May 9, 2022, we would like to add additional information to the record to further our objection to the proposed rezoning.

Attached is a visual view of the key concern areas with the proposed re-zoning request including a comparison to a similar type of school: Strathcona Christian Academy Elementary.

Yours truly,

Dennis Beishuizen. Tara Beishuizen

Dennis & Tara Beishuizen

Figure 1: Traffic back up caused by poor zoning choices from Strathcona County

An equivalent type of school to *Ecole Claudette et Denis Tardif* is *Strathcona Christian Academy Elementary*. The daily line up of cars picking up students extends between a minimum of 250 meters to over 400+ meters daily during school days.

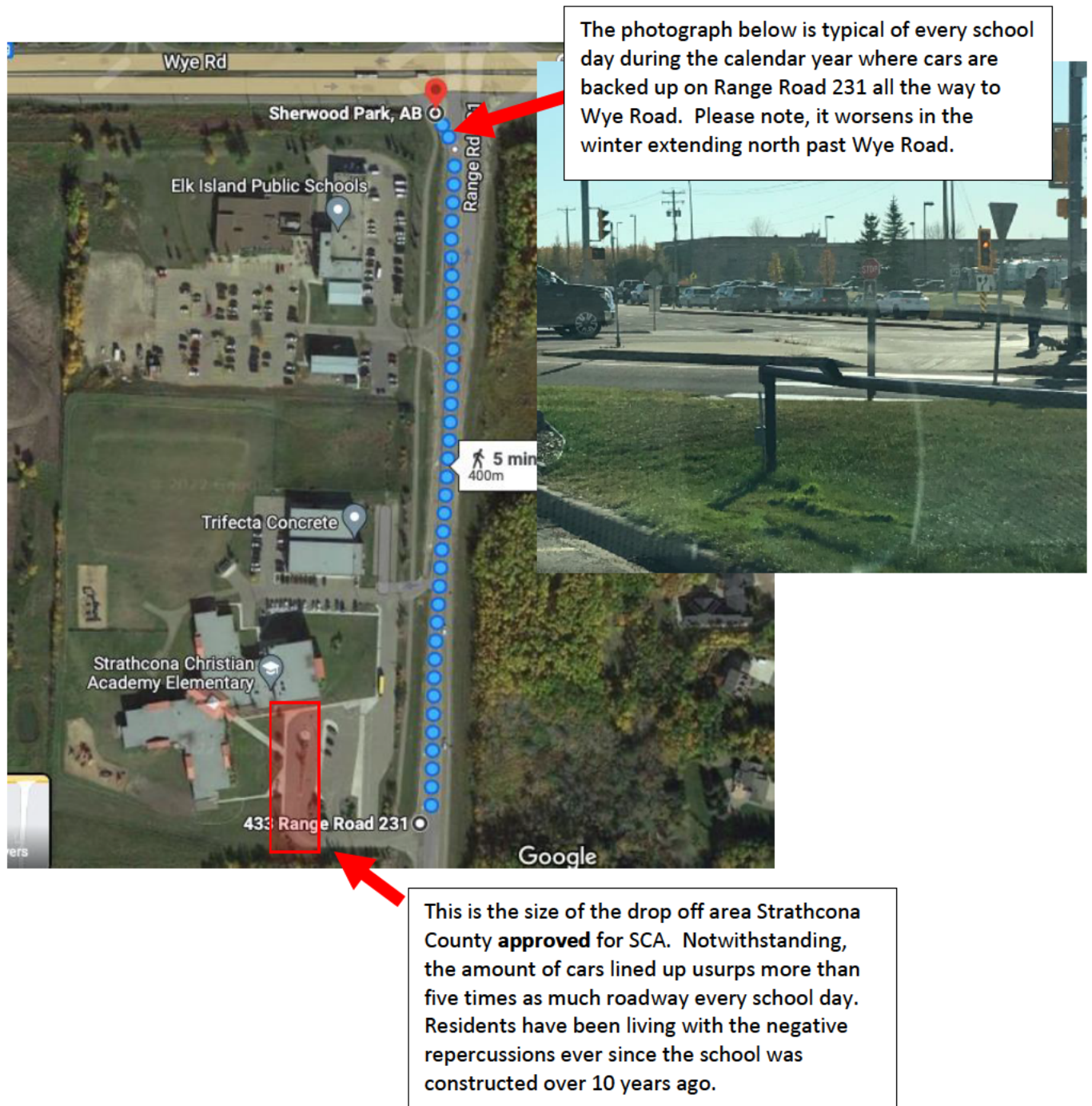


Figure 2: Proposed Rezoning location

The picture below shows the proposed rezoning change to move the location of the school closer to the north east portion of park. The result is a much shorter runway to access the school and will cause gridlock.

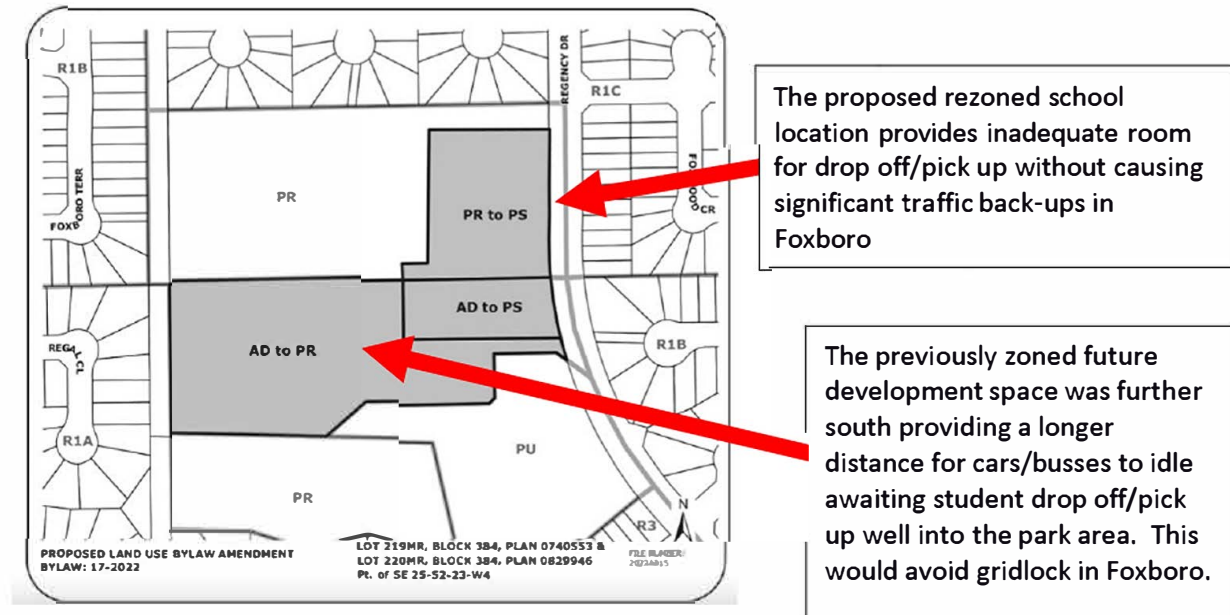


Figure 3: The impact of the change to zoning

The primary concern is that the traffic patterns of an identical type of school (SCA) will replicate in Foxboro. However, the roadway in Foxboro is significantly shorter and will back up onto Foxboro Drive (a single lane road).



Our request is to maintain the current zoning of Florian Park and decline the request to rezone PR to PS.

Bylaw 17-2022 Submission

Luke Saunders

Wed 5/11/2022 11:06 PM

To: Legislative Officer <LegislativeOfficer@strathcona.ca>

TO WHOM IT MAY CONCERN:

I am a resident in the neighbourhood close to Florian park I have some items and concerns that I would like to be noted should the submission for rezoning be approved.

If the rezoning is approved and a school built this would result in higher traffic flow from school student and staff drop off /pick up along with other school events like sports etc. This increase in traffic will likely create hazards increasing danger / inconvenience to residents as I have outlined below. It would be prudent to think about how this increase in hazard could be mitigated.

1. The crosswalk coming across Regency Drive right by the playground will have a lot more cars crossing, flashing lights activated by a button could help notify motorists of pedestrians
2. The intersection of Regency DR And Foxboro DR in the winter is very slippery often with cars sliding right through or around the corner, I believe that there are a lot of near misses that don't become incidents because of the lower volume at the moment, people can slide into the other lane and recover, might not be so lucky with extra traffic volume. There will likely be significant increase in vehicle and pedestrian use of this intersection, pedestrian management and maybe reclassifying the priority of that intersection for snow and ice management may help.
3. There would be an increase in traffic volume making it harder to turn Left out of Foxglove Court onto Regency Drive in the morning also turning Left out of Foxtail Way. If vehicles are parked right to the corner on Regency DR / Foxglove Court / Foxtail way it can be quite difficult to see cars travelling North & South on Regency DR when pulling out.
4. The existing bus' stop on NE & NW corners of Foxtail way / Foxglove Court & Regency DR. Children going to and from the bus cross Regency DR east in the morning and east in the afternoon. Appropriate safe pedestrian crossing at this intersection is important primarily for the children entering and exiting the bus. The slight angle change on Regency creates a blind spot for drivers increasing risk because of the increase in school traffic (There will be a lot going on at the intersection!)
5. A drop off loop in and out of the school site would alleviate congestion on Regency DR
6. Parking in the surrounding cul-de-sacs and streets is limited now and extra volume for normal day to day and special events should be considered so the residential streets are not choked off leaving residents with limited spots to park. Appropriate parking on the school site should be considered to reduce the day to day impact to residents
7. By the look of the proposed rezoning and existing school footprints in the area, Fire Engine Playground may need to be removed. Fire engine playground is a great playground that can amuse a wide age range of children and the fire engine theme has significance to the park itself (Florian). If the playground does need to be removed it would be nice to leave it for as long as safely possible during construction and consider the fire engine theme in a new playground.

Thanks

Luke Saunders

2022A015 Bvlaw17-2022: Florian Park rezoning no, from Steen & Cindy Madsen

Steen Madsen

Sat 5/14/2022 8:02 AM

To: Legislative Officer <LegislativeOfficer@strathcona.ca>

Steen & Cindy Madsen

May 13th, 2022

Written email submission to legislativeofficer@strathcona.ca

Strathcona County, Director, Legislative and Legal Services

Notice of Public Hearing, BYLAW 17-2022 amendment Land Use Bylaw 6-2015 rezoning a portion of Florian Park to PS from PR for the purpose of future school site.

File: 2022A015

First off, and most importantly, we strongly object and do not want to have Florian Park rezoned from public recreation to public services PR to PS, AD to PR, or from AD to PS. Nor do we want a new structure, future-school, to be built in this park area, (Florian Park.)

Please allow this to stand as our formal written submission to the Director, Legislative and Legal Services on this matter; we are against both the rezoning, and any future-school, to be built in Florian Park, or changing the Ridge (1991) and Foxboro (1990) Area Structure Plans to accommodate a rezoning for a future-school build.

The reasons for this objection to rezoning and future-school site at Florian Park are as follows:

1. Privacy issues for existing homeowners that are at or near Florian Park:

As original home owners in Foxboro since 2005, we back onto Florian Park and our entire view will be looking out towards your proposed future-school building and parking lot area. This creates a privacy concern as our kitchen table, kitchen, living room, deck and entire back yard will face this new building. This future-school may be built within, literally, feet of our back yard property line. What is the future-school steering committee doing to ensure privacy for home owners?

2. Open Parkland and open green spaces preservation:

Florian Park, and the parkland on this proposed rezoning is something that our community, specifically Foxboro and the Ridge cherish dearly. It is an open park space that is used and enjoyed as an open space for all outdoor activities and gatherings. COVID has taught all of us that without open park spaces, getting through this pandemic would have been exceptionally hard. Open spaces in Sherwood Park in general are needed to be left as Open Spaces and Parkland. Stop building on these open spaces, period. What do you think the open spaces and parks within Sherwood Park will look like in 20 years? There will be no open wide park spaces if you continue to rezone and build very large buildings on them.

Example, Heritage Hills Elementary School. This is a brand new school built in a former open space park with a soccer pitch, baseball field, hockey rink, and just open usable space to allow the direct community surrounding this space to “breathe” away from urbanization. You positioned the Heritage Hills School building literally 30 feet from resident family homes that backed onto Heritage Hills open space and park area. These family’s homes backyard now look directly onto a 2 story brick wall for a view - this is a massive tragedy for homeowners. No homeowner would ever, (ever) want to have a 2 story brick building built 30 feet behind their family home. This is what you are now proposing to do with this rezoning and future-school build in Florian Park. Your map indicates that the school will be built, like Heritage Hills Elementary, as close to property lines as possible. Why? At the very least move the building as far as possible from property lines? This will destroy the whole community design element of open spaces within urban area development and long term planning for the future. It is my request to regard open spaces, green spaces, parkland and parkland as though they are needing to be preserved at the same level as National Parks and Provincial Parks - open green spaces are needed in our Sherwood Park community.

Question: why is this future-school insisting on building within Sherwood Park? Would it not be more feasible to look at land in the surrounding areas that are already for sale to purchase and build a new school so as to not infringe on Sherwood Park open parkland and green spaces?

3. Wetlands preservation in Florian Park:

In the corner of Florian Park is the Wetland area. Current use of the Florian Park allows for (natural) ducks and birds to flourish using this small pond/wetland area. The paths and walk-about in that area are located with good distance to keep the pond accessible to birds, ducks, and lots of Canadian geese. The little kids play area also is near that Wetland area. At first, when they designed that play area, we thought it may be too close to the Wetland area – I was a part of that steering committee originally. We discussed the fact that most small children will use the facility with parental supervision and that the actual number of people in that specific area would be limited at any given time and day. And it is limited. My backyard looks over towards the park and it is well used but never over populated to the point of affecting wildlife in the Wetland area. However, if you build a school where the map indicates you will have an increase of use in this area by an exact population increase as the school intends, (400 students.) These students, though monitored, will not have parents to observe their children. Having a kid’s park play area is vastly different in use than having a full school population right beside a Wetland preserve area. Have you completed any Wetland preserve study showing any effects to this Wetland area from the increased use and population that this future-school will bring? Have you considered or completed a proper Environmental Assessment; how the Wetlands will be affected? As a long-term homeowner (17 years) in this area I am deeply concerned over the environmental effects that this future-school site will bring environmental harm to this Wetland & natural area within Florian Park. This has the potential to affect the migration patterns of many species of birds, ducks, and geese in this specific Wetland area within Florian Park.

4. Traffic congestion, traffic flow, and safety concerns for increased roadway usage at peak times:

The proposed future-school location in Florian Park will also bring increased traffic congestion at the morning bell and closing bell schedules, peak-times. The Foxboro and the Ridge area are already heavy traffic volumes presently. As original owners since 2005 in Foxboro, both of our children have grown up and have gone to school within Sherwood Park. We utilized the buses for their school transportation. It is very busy with children and cars on our streets. It has always felt congested as is. At times this traffic in the mornings and after school has felt hectic and not safe for children. We have had two specific close calls with traffic rushing home from work where each of our children were nearly hit. And I mean that, on two occasions I had to grab my children by their coats and pull them back out of a racing vehicle, both times this vehicle came to a screeching halt past our walking location at an appropriate intersection – we would have been hit. I am very concerned for the increased traffic flow that a new school will bring. This school plans on busing in children from outlying areas, or they claim that no increase in traffic will occur as they will use buses. A school with a capacity of 400 new children in an already congested traffic area will most definitely have increased traffic flow as new families utilize this school. Have any of you on this future-school steering committee spent any time monitoring our area in the morning, around 0800AM for example. Leaving the Foxboro area is very time consuming with already high traffic. It is presently always backed up with massive flows of traffic that makes leaving and coming home to our cul-de-sac very hard, very time consuming, and stressful with how much foot traffic and car traffic already exists at peak times. Have

you completed a proper Traffic Impact Assessment for this proposed development in the immediate area and surrounding transportation system of Sherwood Park?

Quoting from Alberta Transportation Traffic Impact Assessment Guidelines, (Revised February 2021):

Any development needs to have adequate infrastructure to support it, whether utilities or transportation. As a result, every proposed development requires an assessment of the adequacy of the site (e.g., compatibility with highway and municipal plans, access location(s), geometry, capacity, traffic control, etc.) and any necessary improvements to safely accommodate the proposed development.

Comprehensive Report: used for larger development with significant traffic impacts or at complex locations where the recommended improvements require a detailed analysis.

Typically, a subdivision, pre-development plan or development that potentially generates high traffic volume requires a comprehensive TIA. This includes but is not limited to area structure plans, neighbourhood structure plans, change of zoning resulting in an increase of traffic, increase in density from previous TIA, special land use scenarios, etc.

I have two personal examples of schools in suburban areas within Sherwood Park that have massive traffic congestion problems

- Heritage Hills Elementary School, Each day for drop off, that school location was very traffic congested; leaving us as parents and children feeling hectic for drop off and pick up. It was our right as parents to drop off our children and not utilize busing. So too will be the option for parents of the future-school site at Florian Park. The entire neighbourhood is affected as parents scramble to find a drop off point or turn around point even with the flow of traffic being directed to the drop off lanes. People still used Heritage community residential cul-de-sacs and residential parking areas for student drop and pick up points and increased traffic congestion during peak times immensely. Many non-main roads in this area are used by parents turning around in cul-de-sacs and streets.
- New Horizons School, This is the same school site refurbished and approved to re-open after renovations, only to have the French School move in with new buildings & development plans on the same existing school site. This original school site had already existed and the neighbourhood could see it. However, when the new French school built the new buildings and moved into the same site, the traffic at peak hours was very congested because there was indeed an increase of students. Many times cars and buses alike were backed up preventing the local residents from leaving their driveways. Again, I invite any of the steering committee for the future-school proposed at Florian Park to visit this school site at peak hours to traffic congestion first hand. This will happen to the Florian Park area with a new future-school site build – more traffic on roadways that have a tough time with current traffic capacity.
- Every day, it was a struggle at student drop off and pick up with many cars using and turning within the community's cul-de-sac's and roads.

Cul-de-sac, and roadway traffic congestion for existing residents, the people that actually live in the Florian Park area homes:

Furthermore, traffic congestion will be a concern and a problem for existing residents in Foxboro and the Ridge area as parents will utilize our streets and cul-de-sacs for drop off points other than the designated drop off zones like my examples above. In particular, the Foxboro Cove cul-de-sac has a park access point pathway at the end of the cul-de-sac. We will see parents use this roadway for a back-drop-off point. We have seen this with the two soccer fields above utilizing the two fields for community soccer. Our cul-de-sac is used as a drop off point by vehicles. This makes, again, traffic congestion an issue just getting into and out of our driveways.

Foxboro Cove does have "no parking" signs designating the circle at the cul-de-sac as such, however, people still park there, which concerns all neighbours as it will block emergency vehicles, and other vehicles, such as garbage trucks, fire trucks and ambulance access. It is a small cul-de-sac turnaround area. Again, the Traffic Impact Assessment is needed and I would also suggest asking for input and opinions in our cul-de-sac on this situation of traffic congestion as another major resident concern with a proposed future-school in Florian Park.

5. Demographics:

Is there an actual need from our surrounding neighbourhood and Sherwood Park for a French Only specific school within Sherwood Park, or would an outlying area suit this better if this school will be attracting students from Edmonton and surrounding area? Has there been a demographic study, for example, the Census that we all just completed online for Sherwood Park, which clearly indicates an actual need for such a proposed future-school at this specific location and area? I understand section 23 of the Canadian Charter of Rights and Freedoms and section 10 of the School Act that the Francophone minority in Alberta have the rights to education in the French language. However, why is Florian Park being focused on as a francophone future-school site here? Especially when I have heard that it will attract Edmonton and Area francophone students needing to be bused in to Sherwood Park if this location is won by this future-school. Would an Edmonton or area site not be a better fit from a demographic location and infrastructure fitment?

6. Summary-in-brief:

We adamantly oppose rezoning or having any future-school being built in Florian Park – you will destroy this beautiful open space and parkland area. Strathcona County will continue to destroy open spaces, green “breathing” spaces, and parkland by continuing to build future-school sites on parkland areas within Sherwood Park. Imagine what Central Park in New York would look like if that wasn’t a protected open-space-park area – it wouldn’t exist as an open park space nowadays, it would have buildings all over it. In summary, we love Sherwood Park and we especially love our home and area here in Foxboro and Florian Park; (cherish Florian Park is a much better word here.) This is not about a specific homeowner value or loss of home value issue; we actually believe that homeowners value that back onto the park may increase if a future-school is built for the right family moving in. This is about keeping a beautiful park open without buildings; keeping it an open park space. It is about not feeling stressed out about increased traffic flow and congestion. It is about not looking out our backyard and seeing a 2 story brick wall building 30 feet away from our property line like the Heritage Hills Elementary School situation. At the end-of-day, if this future-school site is developed, my ask is to move it away from property lines and put lot's of year-round trees, junipers, between the future-school site building and the resident's property lines; keep the existing paths, just more trees to block views of the "2 story brick wall building potential." We are all for education, protection of francophone rights, and indeed developing a beautiful community here in Sherwood Park, but why do property owners that back onto parkland have to live in fear of a building being built 30 feet away from their backyard property line?

Thank you and we appreciate the opportunity to voice our concerns, and we appreciate your time on this matter. We look forward to future discussions and steering thoughts on this specifically.

Regards,
Steen & Cindy Madsen.

Fwd: Notice of public hearing bylaw 17-2022

Sun 5/15/2022 5:19 PM

To: Legislative Officer <LegislativeOfficer@strathcona.ca>

Subject: Notice of public hearing bylaw 17-2022

ATTN : Strathcona County Council
Strathcona County Mayor

RE: Amend Land Use By-law 6-2015 by Rezoning a Portion of
Florian Park

I respectfully submit the following dissent on your above
proposal .

Florian Park is a Recreational and Agricultural zoned area beautifully created and entwined with the near adjacent storm drainage ponds, abundance of green space and Highland Wetlands. The adjacent paths between The Ridge , Foxboro and The Highland Wetlands have created a most unique and healthy eco system enjoyed by both wildlife and residents. It boasts an almost "wilderness" feel with tons of birds, geese, ducks, rabbits, coyotes and even a moose called the area home for several months this past winter.

Has any current Council member ever walked or viewed this special area? It is unfortunate the County does not see the benefit of preserving such a beautiful and rare area particularly when there are other excellent school sites within the Park that can be and are waiting to be developed . Development on these alternative spaces do not disturb the environment to the degree that will be done by destroying a large portion of Florian Park for a school. The school being proposed will not be a "neighbourhood" type school for the residents living in the area but rather a specialized school where the traffic with cars and busses will be excessive as the majority of students will Be bussed and picked up from all over the County and beyond. The majority of The Ridge and Foxboro residents will not be using this school

yet they are forced to give up a large portion of their their local park and recreational area which will change the entire environment. Why is that?

I have spoken to many residents about this proposal and it is unanimous, NO one is in favour and are opposed for the reasons stated. I was also told by most that any opposition was pointless and a waste of time as the County would go through the motions of a hearing but to date, enevitably go ahead with their proposals or changes. They do what they want and always have regardless of what owners and tax payers think.

I note that on many occasions, the Provincial Govt and other jurisdictions have reversed or revised a policy because of dissent and objection from constituents and tax payers. This does not happen with the council of Strathcona County. It is unfortunate this Council and the past one, appears to be hell bent on taking over the few remaining "wilderness" locations driving away the wildlife and green spaces that Sherwood Park was once so well know for.

This proposed land use amendment must be denied in order to maintain the healthy and rich environment of the area and for the well being of our local wildlife and enjoyment of residents.

Regards
Linda Martin

Sent from my iPad

Sent: May 15, 2022 10:07 PM
To: Legislative Officer
Subject: Florian Park

Categories: Public Hearing, May 17 Council, SS To Do

To whom it may concern,

I am writing on behalf of my friends and family that live in the Foxboro, Foxhaven and the Ridge area. We are all concerned and upset at the prospect of ruining our beloved park and wildlife sanctuary. Florian park, which is zoned to be destroyed by a school, is very near and dear to everyone in the area, and even those outside as many people come from all over to utilize it. To build a k-12 school that hardly any children in the area can attend will drive up traffic immensely in the already busy area. The parking is already scarce and most of the students will be coming from different areas, therefore needing transportation causing even more congestion than already. I ask you please to reconsider the location of this school that only benefits a tiny fraction of our population and to think of how damaging the only green space in the area is going to effect the community. Thank you for your time.

Nicole Buchta

Bylaw 17-2022 - Florian Park

Katy

Sun 5/15/2022 10:16 PM

To: Legislative Officer <LegislativeOfficer@strathcona.ca>

CAUTION: This email originated from outside the organization.

To whom it may concern,

I am very against this new school proposal. This park is used by my family and neighbors daily. The walking paths are full of wild life, families and elderly. The fire truck park is one of the most popular parks in Sherwood park, families drive from all over Sherwood park to use this park and the paths. Removing this park is removing an area for everyone and replacing it with a school that very few if any in our neighborhood will be able to utilize. The traffic, congestion and construction that would come along with this school would be very displeasing as regency is already very busy. I also want to mention that it would be taking away most of all our green space in the neighborhood.

This school is not a good fit for the neighborhood.

Katy Milligan

Florian park French school

Ryan Hareuther

Mon 5/16/2022 9:15 AM

To: Legislative Officer <LegislativeOfficer@strathcona.ca>

To Strathcona land and school development.

Please note the intention of this letter is to address the new school planned for Florian park. My family and friends living in this area expressed concern and strongly protest this new development. It poorly considers the benefit and costs to many in this community, and we feel that foxhaven, Foxboro and the ridge are being sacrificed to satisfy the needs of a small subset of individuals within the Sherwood park community. The use of this school will not be utilised by my children or many of my neighbors children, but will still be an extreme cost and inconvenience to us. Schools need to be built, however, building a school within walking of my residence that my children have no ability to attend, does nothing but inconvenience my family and other residence in this location. The park is a green space and play space that my family and I use on a regular basis and the school will overtake this area. Given the nature of the program offered at this school, very few of the children who will attend this school will be from the area and will likely need to be bused in or driven in from all over, leading to Regency drive being a chaotic and a congested mess when it already is very busy. Surely a different perhaps older existing area that has an old school that needs redevelopment could be the location chosen given that all these kids are already being bused to another area. This is a young area with lots of families. If you are going to build a school here, at least allow my children to attend it, instead of excluding them from consideration because their parents aren't francophone. Otherwise build a niche school somewhere else.

Thank you for your consideration,
Ryan Hareuther

From: [Lori Mills](#)
To: [Legislative Officer](#)
Subject: Public hearing submission Bylaw 17-2022
Date: May 16, 2022 10:52:56 AM

Good morning – We are opposed to the proposed change to the land use in this bylaw. The reason is because the Francophone school for the lands under discussion (already publicly announced) is inappropriate for the area. The population attending the school must be from Francophone parents and statistics show there are extremely small numbers in Strathcona County that fit this demographic. Hence the majority of the proposed 400 students will be bussed and/or driven to the school (I presume from Edmonton and area). We live on Ridgmont Way and request that if this goes ahead that traffic for the school be directed to access the school from Clover Bar Road and Foxboro Drive.

As an aside the notice given to us for input on this is poor. There was no information on the Francophone school and less than 4 days for this meeting.

Lori and Roy Mills

Bylaw 17-2022

Jesse kollmann

Mon 5/16/2022 12:00 PM

To: Legislative Officer <LegislativeOfficer@strathcona.ca>

I wanted to voice my concerns over the intended bylaw amendment which would allow the construction of a School Along Regency Drive. As this is the start of the process to construct a school, and once the amendment goes through, we have no control over what type of school gets built.

I wanted to preface my concerns with the fact that I am a County Employee and have a difficult time weighing in on Issues such as this. I have to remove my "County Hat" and put on my "Resident Hat". But my concerns stem from working and living within these areas of the County, and hearing from residents, and seeing first hand, what living near a school is like.

My concerns related to the school is to the impact of the neighboring residents and the adjoining intersections in the area. Currently multiple areas in Sherwood park see significant traffic congestion at Pickup and Drop Off (PUDO) times. A few key locations include:

- Cloverbar Road & Colwill Blvd (FR Haythorne & Bev Facey)
- Granada Blvd & Colwill Blvd (FR Haythorne & Bev Facey)
- Broadmoor Blvd & Strathcona Drive (New Horizons)
- Broadmoor Blvd & Strathcona Drive (westboro)

These locations are of significant concern, as they exhibit major congestion, but are wider roadways, and are located closer to arterial collector roadways for access, yet still impact them.

The issue stems from the amount of PUDO vehicles attending school sites blocking adjoining collector roadways by over capacitating turn bays, and blocking intersections of residential roadways. Other issues include driver behavior; double parking private driveways, utilizing private driveways to PUDO (without permission), driving and parking on boulevards (or partially), illegal turning movements (U-turns), and other safety issues. These issues are further exacerbated by having a private school with people who do not attend school from our community, thus increasing the number of individuals that PUDO students.

This issue could be further exacerbated if this private school expands in the future, similarly to New Horizons School. Projected PUDO students could vastly change should the school expand, such that happened to New Horizons.

I understand that new schools are needed. I have three children

This new school would be no benefit to our family for two main reasons:

- We cannot afford private school fees (and I have heard that this is a private school, could be incorrect)
- We do not meet the requirements to have our Children attend French School, as written in the legislation(not a French speaking household)

May 17, 2022 Public Hearing

Having said all of this, nothing has been provided directly to residents in the community about details pertaining to this school. We are not even sure what to expect, and all of the information I am basing this email could be wrong? I got an addressed letter from the County when my Neighbor built a garage, and one for a development permit from my other neighbor, but for something that changes the way we utilize our neighborhood, affects the use of the greenspace we very much enjoy and utilize nothing has been communicated?

two residents that I have spoken too said that they were told either a low-rise apartment or a school. when they heard there was a school, they felt nervous relief. Surely, we can do a better job communicating impactful change to our residents?

I sincerely hope that Council reviews these concerns and ensure that these issues are addressed before amending the Bylaw.

Thanks

Jesse Kollmann

RE: Bylaw 17-2022

May 16, 2022
Tina Firmaniuk

To whom it may concern,

Regarding the proposed bylaw 17-2022 for the Francophone K-12 School located at Florian Park in Foxboro, I would like adamantly dispute the above proposal. The current use of the greenspace and playground is HEAVILY utilized by all the people in our community. I was part of the playground and tree committee when the park and playground were being designed in 2008/09 and am deeply disturbed at the notion of tearing up all our beautiful greenspace to construct a school that our own community children can't access. Have the environmental impacts of this been taken into consideration? We have a small wooded area and a pond that serves as a home to many different types of wildlife including ducks, pelicans, geese, squirrels etc. Has ripping out all the trees and leveling the playground to put a parking lot and large building to house over 400 students been considered? Not to mention, the traffic and idling cars/busses the pollution is going to create. As residents in Foxboro and the Ridge, it's already a nightmare getting out of these neighborhoods in rush hour morning traffic. Construction of a school, construction of services to feed the school and to be taking out a greenspace that has only been in existence for less than 15 years is absolutely absurd. This is going to destroy the natural habitat we have in place and deter our own community members from utilizing the park. It's going to create unnecessary vehicle pollution and traffic jams in a residential neighborhood.

I understand that the francophone community wish to have their own school, but I have to ask – at what cost to those who live in the Foxboro/Ridge community? Also, has anyone thought of constructing the school at the old **Wye Elementary** school site? It has the space, the services (that only need to be renewed) and the road infrastructure to get in and out, all the makings are there already.

Thank you

Tina Firmaniuk