

Public Hearing Written Submissions and Speakers List

PUBLIC HEARING - Bylaw 31-2019 and Bylaw 32-2019 will be presented and heard concurrently

Agenda Items:

11.1 Bylaw 31-2019 Ardrossan Area Structure Plan (Ward 5)

11.2 Bylaw 32-2019 map and text amendments to Land Use Bylaw 6-2015 (Ward 5)

Date: October 29, 2019

Time: 7:00 p.m.

Speaker number	Name (please print)	Verbal or Written Submission	In favour (✓) Opposed (X) (optional)
1.	Bonnie & Darrell Taylor	Written	✓
2.	Bernice Friesen	Written	x
3.	Coventry Homes – Robin Nasserdeen	Written	✓
4.	Megan Mohr	Written	✓
5.	Richard and Marilyn Duma	Written	✓
6.	Andrew Usenik	Verbal	✓
7.	Jay MacMillan	Verbal	✓
8.	Gary Hilsen	Verbal	X
9.			
10.			
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20.			

Collection and use of personal information

Personal information is being collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used for purposes of managing and administering the public hearing and to schedule you as a speaker. If you have any questions regarding the collection and use of your personal information, please contact the Legislative Officer at 780-464-8014.

To Strathcona County Council.

I am writing to you in support of the proposed commercial development for Ardrossan.

My wife and I have lived in the county of Strathcona for 45 years and 30 years have been in the hamlet of Ardrossan. Our two children attended Ardrossan school and presently have 3 grand kids attending those same school.

Over the course of the past 30 years we have witnessed many changes to the hamlet. It went from a sleepy old community to a vibrant bustling community. We have seen new homes being built all around us, state of the art rec centre, a new spray park and a new school

You can walk and bike on the trail system and meet families all along the way enjoying Ardrossan. I sit on my deck and hear the kids playing on the street or just walking down the trail.

Unfortunately there is one thing that Ardrossan is missing and that is a quality commercial site that one can utilize and not have to drive for every day essentials.

I believe that the proposed site would be the best choice for a strip mall as it is close to the rec centre, spray park and borders on RR222. This site is also a fair distance from the schools so it would be harder for students to access during school hours.

Ardrossan is the second largest hamlet in Strathcona County and we need some commercial options.

We believe that the proposed commercial site would benefit the residents of Ardrossan and the surrounding community. With a smaller commercial site it would give small business the opportunity to be successful in the area. Ardrossan can not wait 20 more years to have some kind of commercial business.

Regards;

Bonnie and Darrell Taylor

Ardrossan Alberta

Proposed Bylaw 31-2019 and Bylaw 32-2019
Proposed amendment to the Ardrossan Area Structure Plan
East of Range Road 222 and South of 3rd Avenue

October 28, 2019

Not in favour of the proposed Bylaw 31-2019 and Bylaw 32-2019 to change the 2.2 Acres from Institutional to Commercial in Ardrossan.

I currently do not support these proposed Bylaws because of the manner in which this issue was brought to council by Councillor Paul Smith.

I am one of three owners of the 19.71 Acre property in the Hamlet slated for future retail commercial. The current ASP allocates a significant portion of our property for future commercial, but the current Hamlet boundary population is at a low level that cannot support the minimum population requirements for most retail commercial businesses. The proposed Hamlet expansion will have a significant impact on the viability of retail commercial in the Hamlet. New information was provided to us last fall that enabled us to offer the option of subdividing the property. Potential buyers that do not need the entire 19.71 acre property can purchase the roughly 4.5 acres slated for commercial south of the creek at a great price to kick start retail commercial subject to subdivision approval. We are also open to splitting the north side land to separate the commercial from the multi family if more suitable.

Councillor Paul Smith nor any representative from Strathcona County contacted us as landowners to discuss the concerns regarding the lack of commercial prior to the proposal to rezone Institutional land to Commercial being brought to council. Councillor Paul Smith made numerous negative remarks during the two initial public meetings referring to us as landowners as being “uncooperative”, “uninterested in participating in the growth of Ardrossan”, “not for sale” and “landowner not interested in selling” despite him not having had any contact with us or making any attempt to get in touch!

We arranged for a face to face meeting with Paul Smith once we became aware of the concerns and what had happened at these council meetings. We spent close to an hour with Councillor Paul Smith to ensure he was fully informed that the property is actively on the market, roadblocks faced with planning and development in the past when attempting to subdivide, the challenges in getting retail commercial due to low population and every avenue being used to get retail commercial to the Hamlet. After our face to face meeting, Councillor Paul Smith once again made a false and misleading statement that our property “is not for sale” in a public council meeting. This behavior appears to violate the Councillor Code of Conduct. It is troubling that there is currently no process for a resident and member of the public to bring forward a complaint when they feel a councillor has violated the Councillor Code of Conduct.

Proposed Bylaw 31-2019 and Bylaw 32-2019
Proposed amendment to the Ardrossan Area Structure Plan
East of Range Road 222 and South of 3rd Avenue

As a resident of Strathcona County, I have an expectation that any Councillor should complete a basic level of due diligence prior to bringing issues to council, to provide accurate information when doing so and that if they are offering information or opinions that are not their own that the source of the information be clearly disclosed for council and the public. Due to the circumstances surrounding these Bylaws I do not support approval at this time. I encourage council to look into the way it has been brought forward, statements made in public meetings and the lack of transparency that surrounds this issue before approving these Bylaws.

Sincerely,

Bernice Friesen



P 780.453.5100 F 780.453.5113
17615 - 111 Avenue
Edmonton, Alberta T5S 0A1
coventry-homes.com

October 28, 2019

RE: Bylaw 31-2019

Dear Members of Strathcona Council:

By way of introduction, my name is Robin Nasserdeen, Director of Sales and Partner at Coventry Homes, a large volume builder servicing Edmonton and surrounding areas. I am reaching out to the County of Strathcona, by way of this letter, to express our support for the adoption of the commercial parcel located beside the Ardrossan Recreation Centre (Bylaw 31-2019).

Coventry Homes has been an active member in the Strathcona community for close to 20 years. In that time, we have built several hundred homes, employed thousands of people and helped create the residential landscape in the community. We truly feel that we are not just a business that happens to work in the county; more so, members of a diverse and vibrant community. From our perspective, this type of community has been achieved, in large part, to the strategic and consistent residential growth and the associated services and business that surely follow.

Over the past 2 years, we have had an active building presence, specifically in Ardrossan; consequently, we feel this provides us with a very unique perspective on the matter. Not only can we comment on how beneficial these commercial lands will be from a resident's aspect; more so, we have heard from several dozen new home buyers, with the consistent theme being that there needs to be more commercial access and the lands next to the recreation Centre would be ideally used as a community commercial hub.

By and large, the largest pain point we have heard from residence (or potential residence) is the lack of accessible commercial lands. The proximity of the subject lands makes this ideal commercial application. Being located next to the highway provides the vital access that, in our opinion, only makes sense for this commercial application. In addition to its close proximity to the Ardrossan Recreation Centre, which is a major community draw, this commercial application will create a natural ease and benefit that residences are looking for in their daily shopping. Essentially, they will be using and enjoying the nearby amenities and can now take advantage of the commercial shops without the unnecessary delays or distractions that would be caused by uprooting and driving to a different location. We have the critical mass in the area that suggests the highest and best use for this land is the proposed commercial application.

We all have many options when it comes to addressing our housing and family needs, but essentially, we all look for safe, vibrant communities that provide us with the best work life balance. The benefit for creating a commercial parcel at this location, is

undoubtedly a benefit for all residences in a positive way. As residents and business owners we whole heartedly support the proposed commercial lands application.

Thank you in advance for taking the time to review our submission.

Sincerely,
Coventry Homes Inc.



Robin Nasserdeen
Director of Sales, Partner Coventry Homes Inc.

From: [Megan Mohr](#)
To: [Legislative Officer](#)
Subject: Bylaw 31-2019
Date: October 28, 2019 11:03:44 PM

To Whom It May Concern,

Unfortunately I am unavailable to make it to the hearing tomorrow evening but would like to state my views on the bylaw hearing.

As a resident of Ardrossan my family & I feel it would be of great value to us as well as our community to approve the proposed Area Structure Plan amendment to Ardrossan creating 2.5 acres of commercial parcel at the SW corner of the intersection of RR222 & 3rd Avenue (directly east of the new Spray Park & Playground).

As a local community member and a Realtor working within the community this space in my opinion is the perfect space to utilize as commercial use. The number 1 question we as Realtors receive from clients considering moving to Ardrossan is "when will there be commercial available in Ardrossan?"

With the tremendous growth we have seen in Ardrossan over the past 3-5 years our community is in great need of new services to keep up with our growing community. The addition of commercial amenities in this specific location is a very logical choice for our community, leaving this as recreational space so close to the highway does not fit with the family value and needs of our community at all.

The addition of commercial services in this location will have tremendous benefits to Ardrossan as a town and for the members of our community but will also benefit home owners in terms of house prices as well as a larger number of people who are willing to purchase in our community which in the past would not have been due to a lack of commercial services available to them.

Ardrossan needs this location to be approved to continue to grow and service our great community!

Thank you,
Megan Mohr
7802356891

Megan Mohr
Hodges & Mohr Realty Group
Re/max Elite
780.235.6891 (Cell)
780.570.4100 (Ofc)

From: [mrduma](#)
To: [Legislative Officer](#)
Subject: Bylaw 31-2019
Date: October 29, 2019 10:49:55 AM
Importance: High

I am not able to attend this evening but wanted to show my support for this bylaw

I have been a Strathcona Resident and farmer for over 30 years

The parcel in question makes the most sense to be commercial with its close proximity to such a busy road

Having a commercial development beside the recreation facility makes sense. Hosting tournaments and events it would be nice to have supportive services in close proximity. We raised our sons playing hockey in Ardrossan and now with our grandchildren we hope to continue to utilizing the facilities and look forward to seeing support services in the area.

We see this rezoning as a no brainer

Yours truly

Richard and Marilyn Duma

Sent from my Samsung Galaxy smartphone.

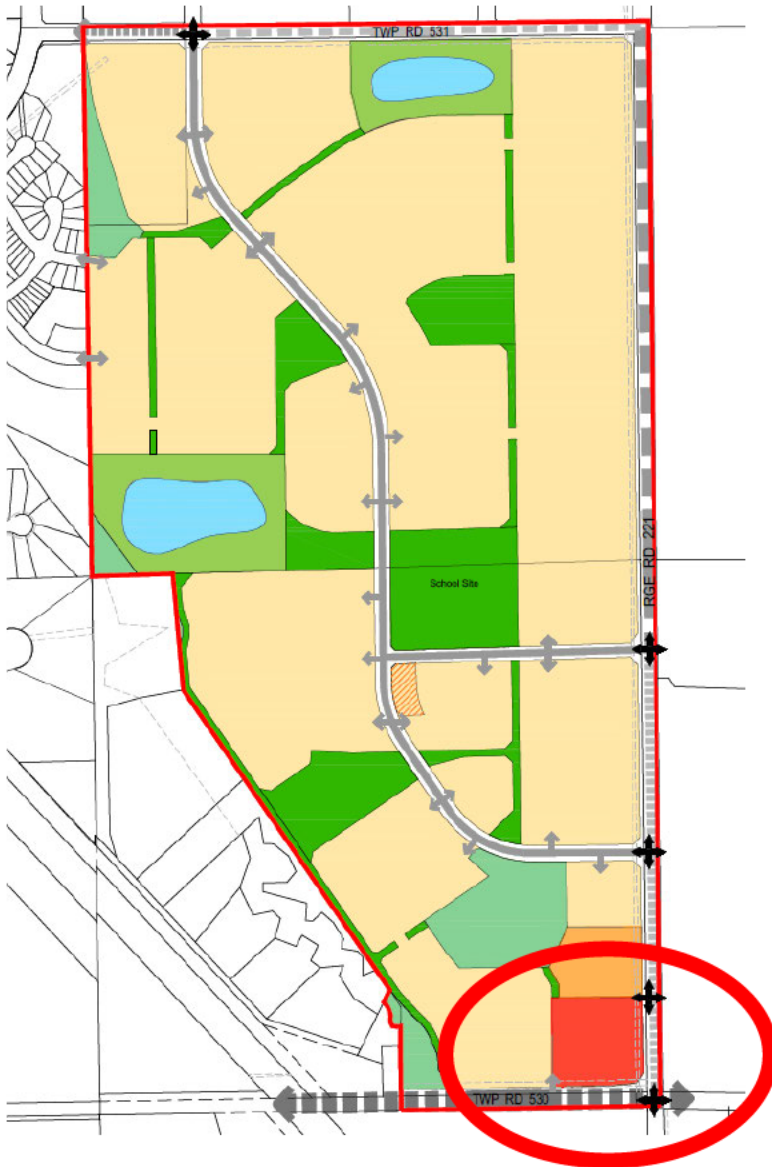


ARDROSSAN

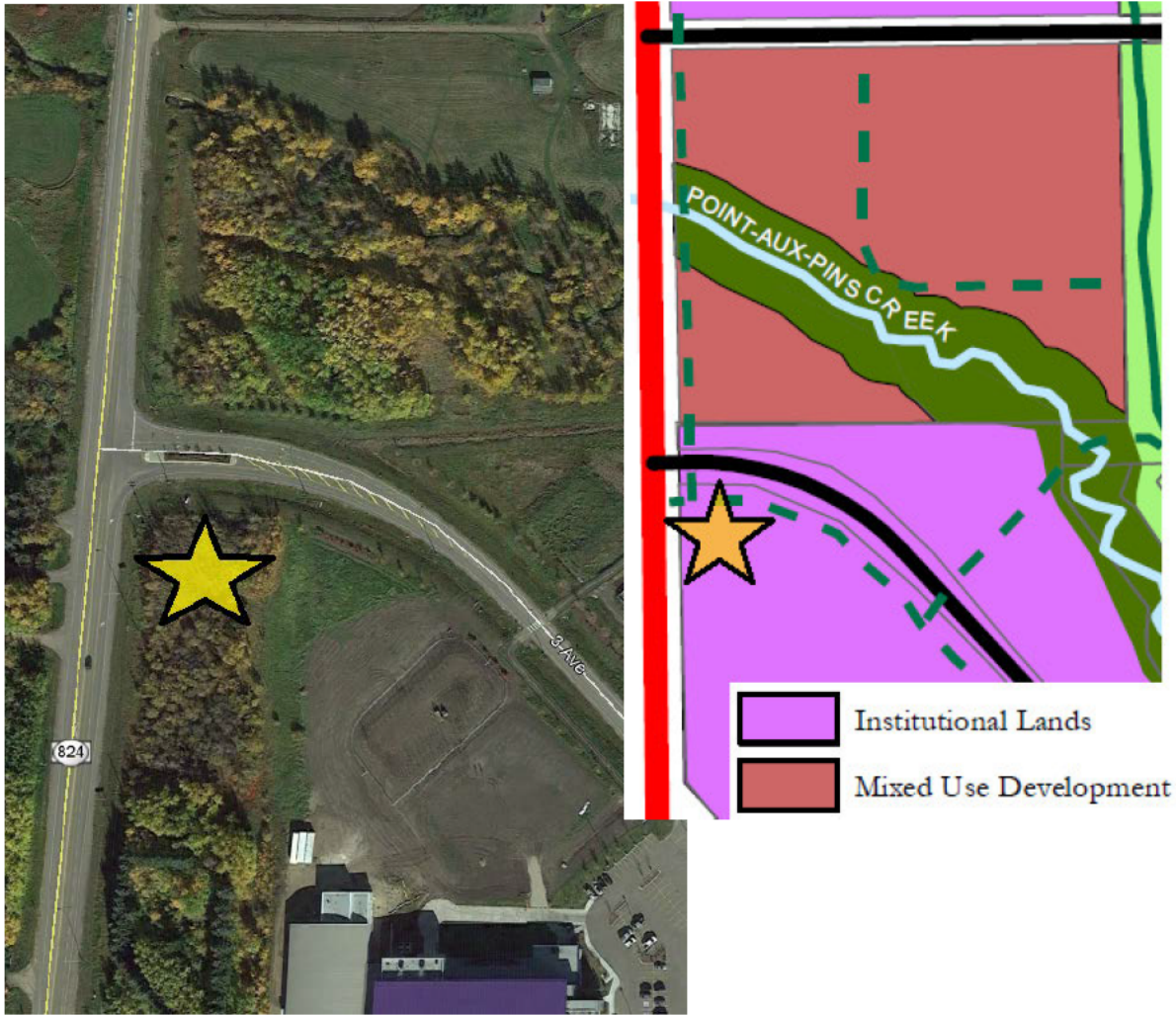
Bylaw #41-2017
Ardrossan – Area Structure Plan
Amendment
Ardrossan Land Corp.

An aerial photograph of a commercial development site. In the center-right, there is a large industrial-style building with a blue roof and a grey roof section. To its right is a large, mostly empty parking lot. To the left of the building is a large, irregularly shaped area of dark, cleared land, possibly a future parking lot or development site. Further left, there is a smaller, rectangular, light-colored structure, possibly a pool or a small building. The site is surrounded by dense green trees and a road runs along the bottom and left sides. A semi-transparent blue rectangle is overlaid on the bottom half of the image, containing the text "OTHER COMMERCIAL OPTIONS" in white, bold, sans-serif capital letters.

OTHER COMMERCIAL OPTIONS



- Future ~4 Acre commercial site located along Baseline & RR 221 in expanded hamlet
- *All underground services come from existing development to the NW, development is > 15 years away regardless of market.*
- Population of Ardrossan in 15 years will be 3000-4000 people. Large need for commercial services before 'new' commercial parcel is serviceable



- Parcel located along RR 222 and shown as Mixed Use in ASP
- *Currently not zoned.* Mixed Use allows for a variety of zoning options could provide different offerings than what is permitted in the proposed C1 site.



These two potential commercial areas along RR 222 are both needed to support the residential growth in Ardrossan

Can accommodate different businesses based on parcel size and potential zoning



BUSINESS CASE FOR DEVELOPMENT

- *Zoning, subdivision, and servicing land do not guarantee an end user*
- **Numerous businesses (mostly professional services and gas/convenience) have contacted Ardrossan Land Corp looking for an opportunity to expand to Ardrossan, unaware we only do residential development.**

An aerial photograph of a large industrial or commercial site. A prominent building with a bright blue roof is situated on the right side. To its left is a large, dark, irregularly shaped area that appears to be under construction or recently cleared land, with some white structures and equipment visible. Further left is a large, rectangular, light-colored structure, possibly a pool or a large storage tank. The site is surrounded by dense green trees and a paved road runs along the bottom left. A parking lot with several vehicles is visible to the right of the blue-roofed building.

HIGHEST/BEST USE FOR LAND



- Rec Master Plan does not identify a need to use this land for future projects.
- Projects anchored around the recreation center are planned to go directly SE
- Newly expanded hamlet adds 25 Acres of future park space that can be programmed with future recreation needs

An aerial photograph showing a large industrial facility with a prominent blue-roofed building and a grey-roofed extension. To the right is a large asphalt parking lot. To the left of the building is a wooded area with some cleared land and a small rectangular pond. A multi-lane road runs along the left side of the image. The text 'ACQUIRING LAND FOR MUNICIPAL USE' is overlaid in white on a dark blue rectangular background in the lower center of the image.

ACQUIRING LAND FOR MUNICIPAL USE

- **Strathcona County Assessment & Tax Group reviewed the parcel and concluded that a typical development on a 2.2 Acre C1 parcel would produce \$135,000/year in tax revenue.**
- This does not include revenue from sale of the land
- Newly created tax revenue could be used to contribute towards future land purchases
 - IE: Land need is identified 10 years from development**
 - County has generated ~\$1.3M of tax revenue from the site**
 - 1.3M > Market price for service 2.5 Acre parcel > Market price for 2.5 raw land parcel*
- If no land purchase needs are identified in the future, that additional revenue still serves as an assist to the community

An aerial photograph showing a large industrial facility with a prominent blue-roofed building and a grey-roofed extension. To the right is a large asphalt parking lot. To the left is a wooded area with a road curving around it. In the center, there's a cleared area with some construction equipment and a small white structure. The text "INTERFACE WITH ADJACENT PARK" is overlaid in white on a blue rectangular background in the lower center.

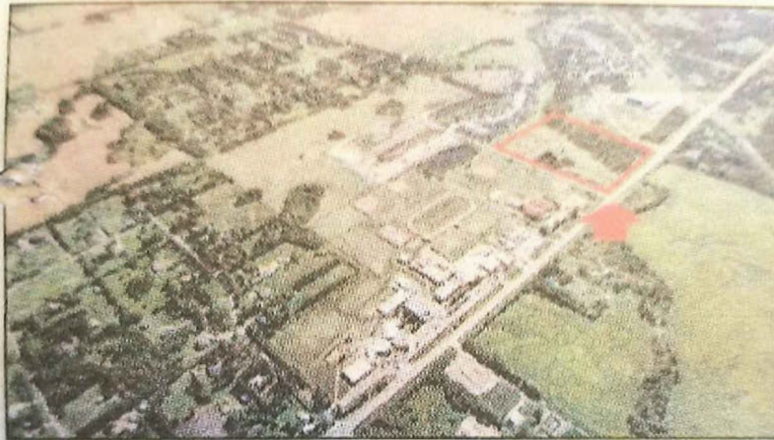
INTERFACE WITH ADJACENT PARK



- Drainage channel & tree planting provide a separation from the usable park space and a potential commercial parcel
- Policy requires design that interfaces with adjacent open space



ARDROSSAN RETAIL COMMERCIAL DEVELOPMENT



This 19.71 acre Multi Use site is ready for development with road exposure on three sides! Land located directly across from the new Spray Park currently under construction. Services are on the property. Need a smaller piece?

Seller willing to subdivide.

MLS E4133833

www.ardrossancommercial.com



BERNICE PRIESEN 780-995-1092