



West End Neighbourhood Concept Plan

WHAT WE HEARD REPORT

PHASE 2

OCTOBER 7, 2020 | PUBLIC OPEN HOUSE

PURPOSE + PROCESS

The West End Neighbourhood Concept Plan (NCP) is a non-statutory plan that builds upon the Edson West Area Structure Plan (ASP). The NCP aims to provide high level information as it relates to land use, servicing, and future development.

On October 7, 2020 Invistec hosted a Public Open House with members of the Town of Edson Planning Department at the Galloway Station Museum. The intent of the event was to solicit feedback on the proposed land use concept from landowners within and adjacent to the Plan Area as well as other interested members of the public. The event saw attendance from seven landowners and two Town of Edson Councillors.

The Public Open House included presentation boards for casual viewing and discussion; a formal presentation that reviewed the project background, the higher statutory Area Structure Plan, current and future phases of the project, the land use concept, and next steps; the presentation and a question and answer segment with landowners and members of Town Council.

Social distancing measures were incorporated into the event due to the ongoing Covid-19 pandemic. Attendees were invited to submit their feedback with a hard copy form or digitally. The paper feedback form was made available during the event, but the participants were encouraged to scan a QR code with their smartphones. The link directed the participants to an online survey where they could leave feedback. Hard copy feedback was the preferred choice from the attendees, and no digital feedback received.



WHAT WE HEARD

The goal of the public Open House was to gather feedback on the Land Use Concept from the landowners within the Plan Area and members of the public interested in the plan.

Participants provided the following feedback during the event:

Land Uses

- There could be potential lack of compatibility between residential, commercial, and industrial land uses in the future.
- Loss of opportunity for a highway commercial frontage (along Highway 16) due to the placement of the stormwater pond.

Servicing Concept

- Loss of property value due to the stormwater pond concept placement, and the desire to relocate it.
- Sentiment that there is no need for a stormwater pond.
- Property on the southeast portion of Plan Area should bear servicing responsibility.
- Alternate servicing concept proposal to place multiple culverts along Highway 16.

Communication

- Residents have no voice in the Town's decision-making process.
- Residents stated they were either unaware or did not recall engagement notifications during the previous ASP process.
- Strong satisfaction with engagement in the current NCP process.



WHAT WE DID

Participant feedback was received and addressed through the following ways:

Land Uses

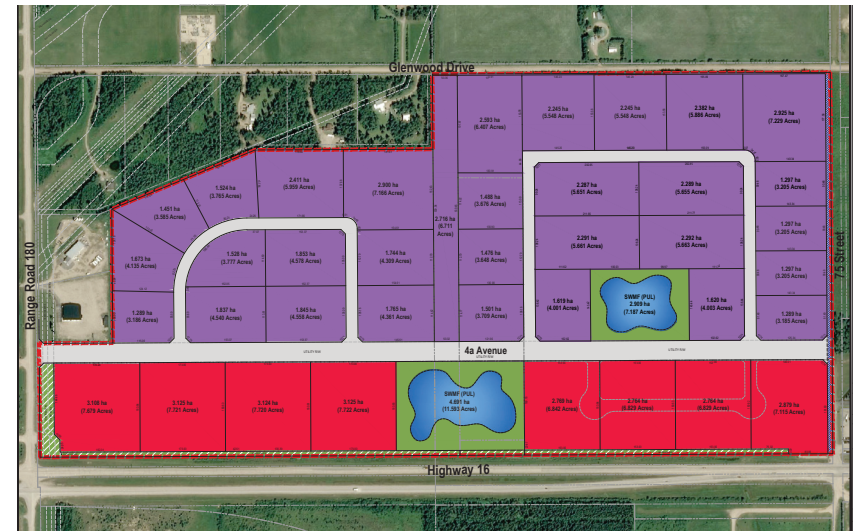
- The revised concept provided all landowners with an opportunity for highway commercial uses.
- To ensure compatibility between residential, commercial, and industrial land uses in the future, landscaping and other buffering Land Use Bylaw implementation measures will be incorporated to protect future design.

Servicing Concept

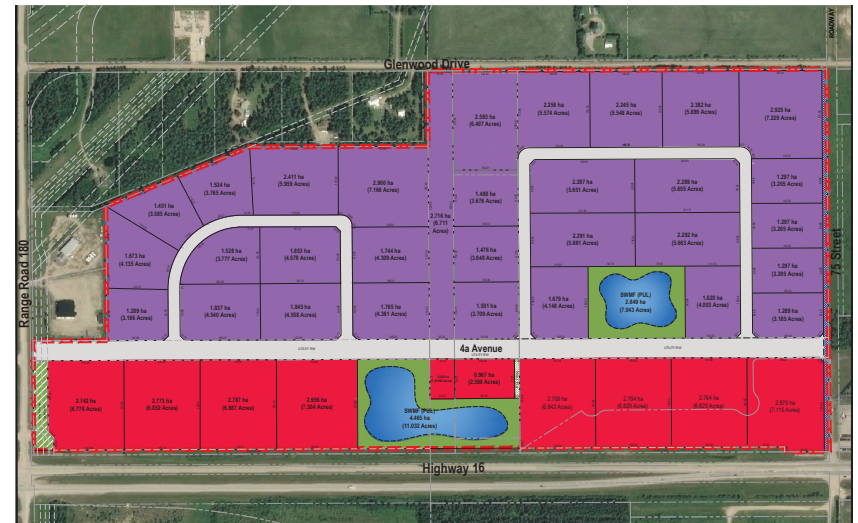
- Multiple options for the stormwater pond were explored, with the latest concept (bottom right) being the most equitable for all landowners.
- Location for the stormwater pond was chosen based on existing topography and cost effectiveness.
- The stormwater pond has been reduced in size to maximise the area of developable land for landowners.
- It is unlikely that placing culverts will be approved by Alberta Transportation as the cost to implement them will be greater than the cost to build ponds. This cost would be born by developers of this plan.

Communication

- Residents' feedback was incorporated into the visioning of the Plan Area, specifically regarding the land use concept and relocation of the stormwater pond.
- Residents will continue to be kept informed about the implications of the proposed plan and the NCP process.



Before: Land Use Concept June, 2020



After: Land Use Concept August, 2020

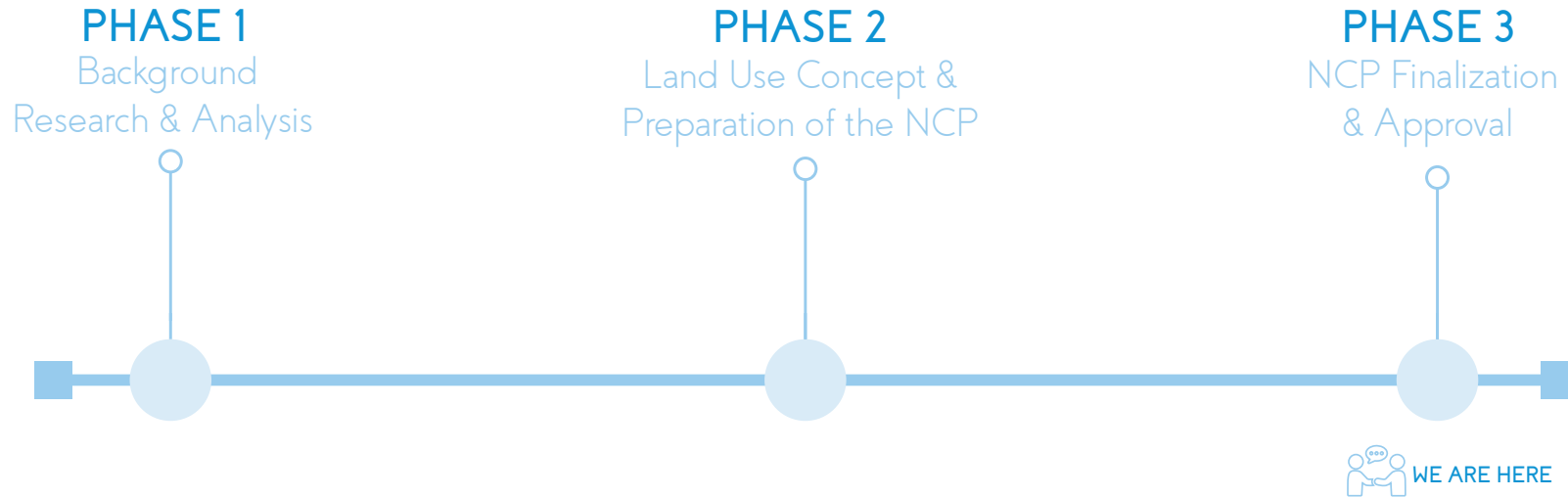
NEXT STEPS

Upon revising and finalizing the NCP document, Invistec will present the plan to Town Council for adoption by resolution. A date for this is still to be determined. Please check the dedicated project web page for further information and updates.

Invistec would like to thank the landowners, Town Councillors, and members of Administration for attending the Open House.

What's Next

- Revise and update the Draft NCP
- Adoption by resolution of Council (date - early 2021)



Note: Dates are still tentative; check the Town's website for latest updates

For comments, questions, or concerns, please contact:

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