

City of St. Albert

NE St. Albert Area Structure Plan

As Amended DATE
BYLAW xx/yyyy

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NE ST. ALBERT AREA STRUCTURE PLAN AMENDMENTS

AMENDMENT NUMBER	BYLAW NUMBER	1 ST READING	2 ND READING	3 RD READING

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1.0 INTRODUCTION

1.1 Site Location

The NE St. Albert Area Structure Plan (ASP) shall apply to the area shown on Figure 1. The area is located in the northeast quadrant of St. Albert and is bounded by:

- Eastern City limits (future 127 Street) to the east;
- St. Albert Trail / Highway 2 to the west;
- Northern City limits (Township Road 544 / future 127 Street) to the north;
- Erin Ridge North neighbourhood to the west; and
- Erin Ridge and Oakmont neighbourhoods to the south.

The Plan Area includes approximately 299.38 hectares \pm (739.78 acres \pm) of land.

1.2 Name of Area Plan

The proposed name of this ASP is NE St. Albert to reflect the geographic area that the plan encompasses.

1.3 List of Consultants

Invistec Consulting Ltd was the prime consultant who provided the planning and engineering services for this ASP. The following sub-consultants provided supporting reports for the ASP application:

- Historical Resources Clearance
TreeTime Services Inc.
3464 78 Avenue NW
Edmonton, Alberta T6B 2X9
- Natural Area Assessment
Basin Environment Ltd.
115 Nottingham Road
Sherwood Park, Alberta T8A 5M3
- Phase 1 Environmental Site Assessment
Basin Environment Ltd.
115 Nottingham Road
Sherwood Park, Alberta T8A 5M3
- Traffic Impact Assessment
Cima Canada Inc.
17187 – 114 Avenue NW, #100
Edmonton, Alberta T5S 2N5

1.4 Purpose

This plan establishes the conceptual land use concept, transportation, and servicing patterns for NE St. Albert consisting of the annexation lands east of St. Albert Trail / Highway 2, and the remanent quarter-section in northeast St. Albert. This plan aligns with higher statutory plans, including the Municipal Development Plan (MDP) Flourish, the Edmonton Metropolitan Region Growth Plan, and any requirements of the annexation agreement between the City of St. Albert and Sturgeon County. This plan will implement the policies within MDP Flourish, which designates this Plan Area as neighbourhoods, employment areas, and major open spaces.

Servicing standards, population analysis, and other details supporting this Area Structure Plan (ASP) are referenced in:

- The NE St. Albert Area Structure Plan Technical Report, dated December 2021.

1.5 Vision

NE St. Albert will set a new standard for neighbourhood design by incorporating a greater mix of non-residential land uses to help achieve a complete community in northeast St. Albert. The Plan Area will provide residents the ability to live, shop, and work in the same neighbourhood, and is supported by a variety of housing choices, protects significant natural areas, and provides different employment opportunities for all residents.

1.6 Objectives

NE St. Albert is intended to achieve the following objectives:

- Develop a complete community with employment opportunities, neighbourhood services, and integrated park and open spaces;
- Provide a range of housing forms to cater to current and future residents of St. Albert;
- Supplement existing transportation networks with an integrated transportation system supporting a variety of modes; and
- Preserve and protect the Sturgeon River.

1.7 History

NE St. Albert consists primarily of lands that were annexed from Sturgeon County (the County), as well as the remaining quarter section within the City of St. Albert's (the City) pre-annexation boundary in the northeast.

On June 15, 2017, the City of St. Albert (the City) submitted its Notice of Intent to Annex to the Alberta Municipal Government Board and the County, which was followed by an Annexation Agreement on September 22, 2020. The City obtained jurisdiction over the annexation area on January 1, 2022. The City updated their Municipal Development Plan (MDP) to include these lands in 2022, with the updated document adopted by Council on November 8, 2022.

1.8 Timeframe of the Plan

NE St. Albert is anticipated to be developed over the next 25 years, with initial development likely occurring in the northwest portion of the Plan Area. Development will likely progress in a south to north, and west to east pattern, subject to market demand and servicing capabilities. However, development could occur in the eastern portion of the Plan Area as well.

1.9 Property Ownership Patterns

At the time the NE St. Albert ASP was prepared, the land within the ASP boundary was owned by a number of corporations and private landowners including Landrex Hunter Ridge Inc., Four Corners Projects Inc., Richwood Developments Ltd., Green Acres St. Albert Inc., Habib's Poultry Farm Ltd., and the Christ Community Church, St. Albert, Alberta. The Town of Morinville owns a lot designated as a public utility lot for a pump station, while Sturgeon County owns a lot designated as public open space. Figure 7 provides legal descriptions of the parcels of land within the Plan Area.

2.0 EDMONTON METROPOLITAN REGION BOARD

The Edmonton Metropolitan Region Board (EMRB) is a regional growth management board mandated by the Province of Alberta to implement the Region's 30-year Growth Plan. The EMRB is made up of more than 13 diverse municipalities, one of which is the City of St. Albert.

2.1 Referral to EMRB

The Regional Evaluation Framework (REF) provides a criteria to determine when statutory plans and amendments are reviewed by the EMRB. Under Ministerial Order No.: 088-20, "a municipality must refer to the Board any proposed new statutory plan. As the proposed ASP would be a new statutory plan adopted, a referral must be conducted.

The EMRGP regulates how the Plan Area should develop, such as providing contiguous urban settlement patterns, employment areas, commercial centres, urban level of service, and access to transit services. As these lands are to be located in the City, the NE St. Albert ASP will also be required to meet the minimum greenfield residential density of 40 du/nrha as identified in Schedule 6.

NE St. Albert's residential development is expected to develop at 40.0 du/nrha, providing a variety of housing forms, and residential development at varying density. This equates to approximately 8,673 people living in the Plan Area. NE St. Albert also identifies future employment lands in its land use concept. While the EMRGP does not specify an employment target, non-residential land uses are located throughout the Plan Area in order to support different types of employment opportunities.

The NE St. Albert ASP received approved by the EMRB in accordance with the EMRGP on XX XX, 202X.

3.0 STATUTORY PLAN COMPLIANCE

3.1 Intermunicipal Development Plan

The Intermunicipal Development Plan (IDP) for Sturgeon County and the City of St. Albert laid out the land uses, growth direction, transportation network, and servicing scheme that were prepared through coordinated efforts of both municipalities. Since the adoption of the EMRGP, both Sturgeon County and the City of St. Albert have repealed the IDP in 2010 and 2020 respectively.

3.2 Municipal Development Plan

The City of St. Albert adopted its Municipal Development Plan (MDP) called Flourish on April 28, 2021, which was later updated to incorporate the annexation lands on November 8, 2022. The MDP is a city-wide plan for growth and change to oversee the City's growth to 100,000 people and 13,000 new jobs. It guides more detailed statutory plans, such as area structure plans, and Land Use Bylaw regulations. The MDP is guided by nine goals:

- Green Environment,
- Robust Economy,
- Housing Options,
- Mobility Choices,
- Cultural Richness,
- Resilient Infrastructure,
- Community Well-being,
- Great Places, and
- Sustainable Growth.

The NE St. Albert ASP aims to meet these goals through its retention of natural features, locating employment lands, providing a variety of housing options, implementing the City's Complete Streets Guidelines, providing spaces for community gathering and an interconnected parks and open space network, and providing community services throughout the neighbourhood. The MDP's land use concept identifies the Plan Area as Employment Areas, Neighbourhoods, Trails Corridor Areas, Major Open Spaces, and identified two Mixed-Use Nodes and one Mixed-Use Employment Area. NE St. Albert aims to align with the MDP's land use concept.

3.3 Existing Area Structure Plan

There is no existing area structure plan for the Plan Area. The NE St. Albert ASP would set the high-level planning for the Plan Area, with further refinement completed through subsequent Neighbourhood Plans.

3.4 Adjacent Area Structure Plans

The Erin Ridge North ASP (City of St. Albert Bylaw 7/2019), Erin Ridge ASP (City of St. Albert Bylaw 8/96), Oakmont ASP (City of St. Albert Bylaw 12/97), and Sturgeon Valley South ASP (Sturgeon County Bylaw 1555/21) are adjacent to the southern and eastern boundary of the NE St. Albert ASP.

The Erin Ridge North ASP straddles the western boundary of NE St. Albert, with commercial and residential uses located along the Plan Area's boundary. NE St. Albert will appropriately transition and connect these land uses to integrate these neighbourhoods together. Multiple roadway connections from Erin Ridge North continue into NE St. Albert, which will be extended into the neighbourhood. This includes Neil Ross Road, which is a Crosstown Roadway connecting the City of St. Albert with Sturgeon County.

The Erin Ridge ASP straddles the southwestern boundary of NE St. Albert, with residential (low density and medium density residential) and park land uses adjacent to the Plan Area. Coal Mine Road also straddles the proposed ASP boundary, providing a separation between the existing and future development.

The Oakmont ASP also straddles the southwestern boundary of NE St. Albert, with residential (low density and medium density residential) land uses and a public utility lot adjacent to the Plan Area. The MDP and the NE St. Albert ASP has identified the lands adjacent to the Oakmont as Major Open Spaces, while the MDP has identified the land as a Major Open Space. This is due to the number of Natural Areas (Municipal Reserve and Environmental Reserve) found in this area.

The Sturgeon Valley South ASP also straddles the eastern boundary of NE St. Albert, with residential (maximum 35 du/nrha) and existing open space land uses and a public utility lot adjacent to the Plan Area. The NE St. Albert ASP has identified the lands adjacent to the Sturgeon Valley South ASP for Employment, Neighbourhoods, and Major Open Spaces, which is generally consistent with the City's recently updated MDP. While most of these land uses are compatible with the Sturgeon Valley South ASP, the proposed ASP's land uses are also buffered by the future 127 Street, a major Boulevard Roadway.

4.0 MUNICIPAL DOCUMENTS

4.1 Land Use Bylaw

Land Use Bylaw, Bylaw 9/2005 as amended, establishes regulations and standards for the use and development of land and buildings in the City. The lands within the Plan Area are currently districted UR - Urban Reserve, IF - Institutional Facilities, and P - Public Park. Redistricting applications would be required to support urban development.

4.2 Transportation Master Plan

The City's 2015 Transportation Master Plan is a comprehensive planning document that will help the City prepare for growth and change over the next 27 years. The Plan was prepared around the City's Five Pillars of Sustainability: social, economic, built environment, natural environment, and culture. The intent of the Plan is to identify priorities and goals that will lay the foundation for the development of a multi-modal transportation system for all users of the City.

The Plan recommends the integration of land use planning through the City's Municipal Development Plan update process, having land uses that support multi-modal integration and densification to support transit growth ambitions. This is supported through the identification of Neighbourhood Roadways as the highest priority to residents, which could be improved through traffic calming, and the implementation of complete streets policies.

The Plan identified a Council directive that determined new neighbourhood designs should consider multiple access points within neighbourhoods and have a curvilinear design. The NE St. Albert ASP builds upon the existing connections from adjacent neighbourhoods to the south, specifically Erin Ridge and Erin Ridge North, and extend the Boulevard, Crosstown, Neighbourhood, and Local Roadways into the Plan Area. NE St. Albert also builds upon the planned future roadways identified in Figure 3 on the extension of future 127 Street and Neil Ross Road.

4.3 Utilities Master Plan

The 2014 Utilities Master Plan describes the City's utilities system, analyzing existing and planned improvements based on the anticipated growth requirements. The Plan reviewed utilities within the City of St. Albert's pre-annexation municipal boundary at the time of its preparation, which only included SE-21-54-25-W4M and Plan 0620929; Block 1; Lot 1 within the Plan Area. These lands are intended to be serviced by the Northern Reservoir for water, the Erin Ridge and/or Erin Ridge North Lift Stations for sanitary, and with a proposed stormwater management facility that drains into the Erin Ridge neighbourhood to the south for stormwater.

While the Utilities Master Plan only includes a portion of the NE St. Albert ASP, an Engineering Design Brief was prepared by Invistec Consulting Ltd. in May 2023 to provide high level servicing concepts for the Plan Area.

4.4 Recreation Master Plan

The 2012 Recreation Master Plan provides the strategic direction as to how to sustain and enhance recreation in the City. The intent of the Plan is to accurately depict the present and future needs for recreation infrastructure and programs in the City, and how to address future needs.

NE St. Albert contributes to the City's recreation infrastructure through the addition of programmed and passive recreational open spaces, interconnected trails, and the preservation of Natural Areas. These lands are provided through Reserve Dedications, such as Environmental Reserve and Municipal Reserve. While Municipal Reserve and Environmental Reserve are identified within the NE St. Albert ASP, it is expected that these areas are to be further refined at the Neighbourhood Plan. The following is a breakdown on how Municipal Reserve and Environmental are contributed within the NE St. Albert ASP:

- School Sites - 8.50 ha
- Park Sites - 12.40 ha
- Natural Areas (MR) - 8.73 ha
- Natural Areas (ER) - 3.04 ha

4.5 Transit Long-Term Department Plan 2013-2027

The 2013 Transit Long-Term Department Plan 2013-2027 is a strategic policy intended to provide a framework for the development of future transit services for the City over the course of the next 15 years. The NE St. Albert ASP provides employment and commercial opportunities that are appropriately located to support future transit services in the City. This is complimented by Mixed-use Nodes and a Mixed-Use Employment Area located throughout NE St. Albert. These areas are supported by higher density residential areas to off-set peak times helping to make transit more efficient, affordable, and convenient for all residents.

4.6 Economic Development Master Plan

The 2004 Economic Development Master Plan is intended to provide a vision and direction for the City's current and future economic development, with the goal to increase its non-residential tax assessment, and doubling the City's local employment. The Plan features have key objectives: retain and nurture expansion of existing local businesses and new local business start-ups; attract new businesses in targeted sectors; maintain the appropriate, cost effective services that support expansion and attraction of desired business/industry; ensure that the City of St. Albert policies, taxes and operations are competitive and support targeted non-residential expansion and attraction; and strengthen the image of St. Albert by effectively communicating St. Albert's merits as a preferred location to work, shop, visit and live. The NE St. Albert ASP supports the economic development of the City by incorporating a higher mix of non-residential land uses in the

land use concept including employment lands, commercial lands, and mixed-use lands. This supports the City's direction to further increase its non-residential tax base, and its annexation agreement with Sturgeon County.

4.7 Environmental Master Plan

The 2014 Environmental Master Plan provides the overall direction for the City's environmental performance and provides the framework for setting environmental objectives and targets. The Plan is guided by 9 goals:

- Manage air quality;
- Reduce energy consumption and greenhouse gas emissions;
- Promote sustainable neighbourhoods and transportation choices;
- Preserve and manage trees, parks and natural areas;
- Reduce solid waste generation;
- Protect and improve the Sturgeon River Watershed; improve water quality of the Sturgeon River;
- Reduce water consumption; and
- Foster community environmental stewardship.

The NE St. Albert ASP proposes a mix of land uses including higher density land uses (medium density residential, high density residential, mixed-use) within walking distances or in proximity to future transit services. These uses are supplemented by parks and open spaces, and Natural Areas (both Environmental Reserve and Municipal Reserve) located throughout the Plan Area. The Sturgeon River is protected through the requirement for additional studies for the land adjacent to it to ensure its environmental significance is properly protected and enhanced if development were to occur nearby. This is further supported by the City's Municipal Development Plan designating the land adjacent to the Sturgeon River as a Major Open Space area.

4.8 Municipal Engineering Standards

The 2021 Municipal Engineering Standards were last updated in 2021, replacing the former 2015 Municipal Engineering Standards, and provides details on specifications and requirements for the design, materials, and construction of all road construction, land development, underground utilities, landscaping, and development adjacent to railway lines. Development within NE St. Albert will be designed and constructed in accordance with the current standards at the time of development.

4.9 Natural Area Assessment – 2015 Update

The 2015 Natural Area Assessment updated the previous report to reflect natural area changes over the last 7 to 15 years. The Assessment had an overall study area that included the entire Plan Area and looked to determine retention and future loss. No

environmental sensitives and land use planning considerations were identified in the Assessment, as such the NE St. Albert ASP utilized the Natural Area Assessment prepared by Basin Environmental Ltd. to identify the Natural Areas to be retained.

4.10 Social Master Plan

The 2013 Social Master Plan aims to ensure the best quality of life for all residents, while contributing to the social well-being of all residents in the City. The Plan is guided by five key values: sense of community and connectedness, diversity and inclusion, social responsibility and engagement, healthy lifestyle and well-being, and capacity building. NE St. Albert aims to create a variety of different spaces to foster community including park and open spaces, mixed-use nodes, and preserved Natural Areas for residents to explore, play, and relax within. The NE St. Albert ASP contains a mix of residential land uses, including low density, medium density, mixed-use, and supportive housing. Diversity in housing types and households will provide additional affordability, while also attracting all ages and lifestyles of families and individuals to the community. The mixture of demographics will create a healthy neighbourhood with the ability to age in place.

5.0 PUBLIC CONSULTATION SUMMARY

5.1 Landowner Notification Summary

In order to support public engagement as part of the preparation of the NE St. Albert ASP, a Public Consultation Plan was prepared and submitted to the City for review and approval on the proposed consultation methods. The Plan identified key methods to support the pre-engagement, such as notification letters and a public meeting. Due to the COVID-19 Pandemic, a virtual public meeting was proposed in order to follow current Alberta Health Services health and safety requirements, and to ensure the health and safety of Invistec and administration. The Virtual Public Meeting was held on September 14, 2021, from 6:30 – 8:30pm on the Zoom platform.

A notification letter was prepared and mailed out by Invistec Consulting Ltd. to landowners located within and 100m adjacent to the Plan Area, in both the City of St. Albert and Sturgeon County. In total, approximately 683 letters were mailed out. Landowner information for those within the annexation boundary were obtained from Alberta Land Title records. Further, the public meeting was advertised twice in the St. Albert Gazette on September 1, 2021, and September 8, 2021.

5.2 Virtual Public Meeting Summary

A response summary was prepared following the Virtual Public Meeting and provided to the City. Over the course of the event, approximately 116 people were in attendance, including representatives from Invistec, Landrex Hunter Ridge, and City administration. The event began with a formal introduction of the project team followed by a presentation from Invistec that discussed the proposed ASP in more detail. Once the presentation concluded, the question and discussion portion of the event began. Participants were guided through the various functions of the Zoom platform and were encouraged to submit their question using two methods: typing the question in the in-meeting chat or using the raise hand function. The chat questions and comments were read in order by Invistec, and those participants with "raised hands" expressed themselves verbally. Verbal and written questions were addressed in an alternating order to ensure that all participants were addressed.

Four key themes arose from the public meeting:

- **Land Use:** Participants showed a general interest in understanding what the proposed land uses would look like on the ground, such the nature of the housing form in low and medium density residential areas. A specific comment received was in regard to seeing the commercial corridor along St. Albert Trail being extended along the northwest edge of the ASP boundary. One concern raised was regarding the medium density use attracting petty crime such as breaking and entering and theft from vehicles.

- **Traffic:** The Plan Area brought forward interest in the anticipated levels of traffic generated in the area. Future traffic generated by schools, residential, and commercial areas were discussed at a high level, as well as any potential neighbourhood shortcutting that may take place. In addition, the desire to realign Neil Ross Road was voiced by one of the landowners within the plan area. Since land ownership within the ASP area is fragmented, it is difficult to establish concrete timelines for neighbourhood and road development. Participants were informed that a Traffic Impact Assessment was in the process of being prepared to ensure all proposed and existing roads will meet future demand and be able to support an increased traffic capacity, which was submitted in support of the NE St. Albert ASP.
- **Environment:** The majority of the discussion prior to the public meeting was around River Lot 37, which is identified as Major Open Spaces in NE St. Albert, specifically around the preservation of the Sturgeon River, connections to the Red Willow Trail, and for wildlife to safely move. This area was described in the feedback received as a place that should support activities such as cycling, walking, and hiking and span from Edgewater Terrace North to trails within River Lot 37. However, due to the River Lot 37 being privately owned, public access may not be guaranteed.
- **Timeline and Process:** Participants asked general questions about the timeline of the development completion within the ASP area, such as the phasing plan for the area, and road completion timelines. Due to the fragmented land ownership in the plan area, there are no concrete timelines established with the development outside of Neighbourhood Plan One.

As a result of the public meeting, two major takeaways were: the alignment of Neil Ross Road, and the preservation of River Lot 37.

5.2.1 Neil Ross Road

Following the public meeting, Invistec met with the landowner who was concerned with the alignment of Neil Ross Road through their lands. This was followed by a meeting with the City's Transportation department. At the time of the public meeting, the City's Municipal Development Plan had identified a different alignment for Neil Ross Road that connected to Range Road 253, rather than to Coal Mine Road. The latter alignment was identified from the most recent functional designs for Neil Ross Road prepared by Associated Engineering Alberta Ltd. on behalf of the City and Sturgeon County and included in the recent update to the City's Municipal Development Plan and other statutory documents and bylaws. The NE St. Albert ASP is required to align with higher statutory documents and was designed based on the information provided by the City.

5.2.2 River Lot 37

River Lot 37 was raised by a number of participants who hoped to see the area be connected to the Red Willow Trail network. This area was identified as Major Open Spaces within the NE St. Albert ASP due to the lack of field assessment conducted. However, the City's recent update to the Municipal Development Plan supported the feedback received by identifying the lands as part of the Major Open Spaces area, supporting the recreational intent voiced at the public meeting. As these lands are privately owned, further discussion with City Administration will be required during the preparation of the local Neighbourhood Plan.

6.0 SITE ANALYSIS

6.1 Natural Features (Wetlands, Waterbodies, and Forested Areas)

Basin Environmental Ltd. prepared a Natural Area Assessment in January 2021. The assessment identified vegetation and wetlands found throughout the Plan Area conducted through a desktop assessment. Figure 9 depicts the identified natural areas (vegetation and wetlands) within the Plan Area.

Six databases were used to identify potential environmental sensitivities and/or areas of operational constraints:

- Fisheries and Wildlife Management Information System (FWMIS),
- Alberta Conservation Information Management System (ACIMS),
- Agricultural Regions of Alberta Soil Inventory Database (AGRASID),
- Landscape Analysis Tool (LAT),
- GeoDiscover: Alberta Merged Wetland Inventory Mapping Tool, and
- Government of Alberta, Alberta Flood Maps.

A total of 11 natural area communities were identified throughout the Plan Area, with 9 recommended to be retained. Although natural area communities were generally around existing dwellings in the Plan Area or along road rights-of-way. A review of the Alberta Conservation Information Management System (ACIMS) determined that no records of special status plants were located within the Plan Area. The assessment provided recommendations for each natural area community, including whether they should be retained in full or partially, the recommended designation, and setback recommendations. These recommendations are integrated into land use concept, with further refinement with field assessments to be completed during the preparation of Neighbourhood Plans to verify these findings.

6.2 Sturgeon River Designated Flood Line

The Plan Area, except for St. Albert Settlement; River Lot 37, are located above the Designated Flood Line for the Sturgeon River. St. Albert Settlement; River Lot 37 is located adjacent to the Sturgeon River, with some of the lot located within the Designated Flood Line. Development below the designated floor line is greatly limited as outlined in the Land Use Bylaw.

6.3 Utility Infrastructure

A Phase 1 Environmental Site Assessment (ESA), based on the Canadian Standards Association (CSA) outlined in document Z768-01, Phase 1 Environmental Site Assessment (reaffirmed 2006), was completed in November 2020 for the Plan Area. 8 pipelines are found within the Plan Area, 7 high pressure pipelines and 1 low pressure

pipeline, including operational, removed, and abandoned pipelines. The high-pressure pipelines are primarily natural gas, with the exception of one being crude oil, while the low-pressure pipeline is registered to Atco Gas North. A review of the information provided by the Alberta Energy Regulator (AER) has indicated that there are 7 abandoned wells found within the Plan Area, and 8 are located within 200.0 m of the Plan Area. When Neighbourhood Plans are prepared for lands containing wells, additional studies will need to be included, such as an ESA, and well reclamation certificates may be required to be obtained. Future development will adhere to the policies and setback requirements established by the AER and the City of St. Albert.

6.3.1 ESAs

As part of the Phase I ESA prepared by Basin Environmental Ltd., a desktop assessment was completed for the entire Plan Area. A gas pipeline and a Telus fibre optic line were identified within Plan 0520323, Block 1, Lot 1; Plan 0625326, Block 1, Lot 2; and NW-21-54-25-W4M, however the assessment determined that no concerns were identified for these lands. In-field study would be required to be conducted at the Neighbourhood Plan stage.

The Phase I ESA indicated that well sites producing crude oil and those drilled prior to 1996 should have well drilling reports, reclamation documents, and any other applicable reports reviewed for those identified as high-moderate risk during the Phase 1 ESAs conducted for the Neighbourhood Plan. If these well sites pose a high risk for environmental concerns, a Phase 2 ESA should be completed. Figure 9 depicts the location of site features within the Plan Area.

6.3.2 Pipeline R/W

LICENSEE	LICENSE NUMBER (SEGMENT)	CONTENTS	STATUS
1256372 Alberta Ltd.	25657 (1)	Natural Gas	Abandoned (1)
Richard J. Churchill Limited	20992 (1)	Natural Gas	Discontinued (1)
Gibson Energy ULC	1960 (1)	Crude Oil	Removed (1)
Maga Energy Ltd.	35389 (2)	Natural Gas	Operating (2)
Maga Energy Ltd.	16634 (8)	Natural Gas	Abandoned (8)
Tidewater Midstream and Infrastructure Ltd.	57896 (3, 5, 6)	Natural Gas	Removed (3 and 5) Abandoned (6)
Tidewater Midstream and Infrastructure Ltd.	599 (1, 2)	Natural Gas	Operating (1, 2)

6.3.3 Abandoned Wells

LICENSEE / LICENSE NUMBER	WELL IDENTIFICATION	ABANDONED DATE	STATUS
Westhill Resources Limited / 0109629	10-15-054-25W4	October 3, 1999	Abandoned
Olson-Donnelly Petroleum Ltd. / 0002214	05-22-054-25W4	November 15, 1950	RecExempt
Olson-Donnelly Petroleum Ltd. / 0002360*	03-22-054-25W4	December 16, 1950	RecExempt
Richard J. Churchill Limited / 0002064*	06-22-054-25W4	September 22, 1950	Issued
Westhill Resources Limited / 0063926*	06-22-054-25W4	May 20 ,1977	Issued
Imperial Oil Resources Limited / 00021681*	13-15-054-25W4	October 21, 1950	RecExempt
Maga Energy Ltd. / 0240276	5-21-054-25W4	February 13, 2003	Amended
Sulpetro Limited / 0010241	5-21-054-25W4	December 1, 1955	RecExempt
Calpine Canada Resources Company / 0000752	16-21-054-25W4	November 7, 1949	RecExempt
Canadian Natural Resources Limited / 0001693	16-21-054-25W4	August 20, 1996	RecCertified
Imperial Oil Resources Limited / J0002385P	05-22-054-25W4	December 2, 1950	RecExempt

Imperial Oil Resources Limited / 0002168K*	13-22-054-25W4	October 21, 1950	RecExempt
Sulpetro Limited / 0002029*	13-22-054-25W4	October 13, 1950	RecExempt
Maga Energy Ltd. / 0342136*	04-27-054-25W4	November 7, 2005	Issued
Imperial Oil Resources Limited / 0002168Q*	04-28-054-25W4	October 21, 1950	RecExempt

* Indicates the well is located within 200.0 m of the Plan Area.

6.4 Railway

No railways are located within or around the Plan Area.

6.5 Topography and Drainage

The Plan Area is divided into two predominate drainage areas, with a natural high ridge running diagonally across NE-21-54-25-W4M and SE-21-54-25-W4M. The northwest area slopes west towards Highway 2 (St. Albert Trail), with ground elevations ranging between 684 metres to 690 metres. The southeast area slopes east towards the Sturgeon River, with ground elevations ranging between 652 metres to 690 metres.

6.6 Soil Condition

A Geotechnical Investigation was completed for only the western quarter section, providing limited information on the Plan Area's soil condition. However, the Land Suitability Rating System (LSRS) as employed by the Government of Alberta was used to inform a general understanding of soil conditions. It is expected that Geotechnical Investigations will be completed for each subsequent Neighbourhood Plan. Generally, the Plan Area consists of eluviated black chemozemic soils, similar to what is found in the existing Erin Ridge North and Erin Ridge neighbourhoods. This means surficial topsoil, followed by two layers of native clay, and transitioned into clay till below greater depths. While the eastern portion of the Plan Area south of Bellerose Drive has similar soil conditions, this area is more constrained due to topography and drainage as these lands are part of the floodplain boundary.

6.7 Brownfield Sites

The entire Plan Area consists of undeveloped lands, and no brownfield sites

6.8 Confined Feeding Operations

A review by the Natural Resources Conservation Board confirmed that there are not, nor had been, any confined feeding operation within or around the Plan Area. Any new

confined feeding operations would be required to propose mitigation efforts to be approved by the Natural Resources Conservation Board.

6.9 Agricultural Impact Assessment

An Agricultural Impact Assessment was prepared by Invistec Consulting Ltd. in December 2021. The assessment identified that the soils within the Plan Area had slight to severe limitations for agricultural suitability due to temperature, drainage, and slope limitations. The assessment reiterated that these lands have been identified for development under the City's Municipal Development Plan and would be able to mitigate impacts on adjacent agricultural lands with the future 127 Street that bounds the Plan Area from existing agricultural lands in Sturgeon County.

6.10 Historic Resources

A Historical Resources Overview for the Plan Area was completed by TreeTime Services Inc. (now known as Ember Archaeology) in November 2020. No known historical sites were identified in the Plan Area, however, several moderate and high potential archaeological sites were identified.

Within Plan 0520323, Block 1, Lot 1; Plan 0625326, Block 1, Lot 2; and NW-21-54-25-W4M, one moderate and four high potential sites were identified, resulting in the need for a Historical Resources Act Approval. A Historical Resources Act Approval was granted by the Government of Alberta on December 8, 2020 for these lands.

While much of the Plan Area has been disturbed by agricultural purposes, the Plan Area has high potential for deeply buried precontact sites, shallow precontact sites, and early historic period occupations, including Metis occupations prior to the Dominion Land Survey. As such, the remainder of the Plan Area will be required to obtain Historical Resources Act Approvals prior to development, which may include competing a Historical Resources Impact Assessment.

Historical resources are broken out into three categories: archaeological resources, historic period occupation, and historic structures.

6.10.1 Archaeological Resources

Three areas are identified of having high potential for archaeological resources: vegetated areas on or near drainages, the agricultural fields, and the Sturgeon River floodplain.

Testing should be completed in well-established treed areas have limited agricultural activities to identify intact sites that can inform areas that have been distributed by agricultural activities.

Agricultural fields have high potential due to the number of pre-contact sites located in similar contexts within 5 kilometres of the Plan Area. Targeted pedestrian surveys across the fields is recommended to provide a representative sample of sites.

The Sturgeon River floodplain is where deep deposits are expected to be found, such as archaeological sites or quaternary fossils. Deep trenching testing is recommended to investigate if any buried resources are found.

6.10.2 Historic Period Occupation

Early historic period occupation, including Metis occupation, has a high potential in the Plan Area, specifically within Section 15, which includes River Lots 36 and 37, an historic Dominion Township Survey trail, potentially undisturbed vegetated areas on the flood plain, as well as three recorded historic structures. Currently, there are two recorded structures at the north end of the River Lot area, however, typically Metis River lots had structures located closer to the water.

6.10.3 Historic Structures

Sections 21 and 22 have a high potential for historic resources due to 3 historic buildings identified 300 metres east of the boundary. Additional structure as may be located within vegetated areas. This area provides historic significance due to the homestead of an active member in the growing of St. Albert being located here. The homestead has since been relocated to the Musee Heritage Museum. Pedestrian surveys are recommended within agricultural fields, with shovel testing completed within treed areas around the drainages, and semi-systematic testing in the historic farmyards.

Any existing structures or well-defined occupation from the 1880's and 90's will warrant an Historical Resources Impact Assessment, and potentially Historical Resources Impact Mitigation.

7.0 GENERAL POLICIES

7.1 Green Environment

NE St. Albert's parks and open spaces network consist of the natural features located within the Plan Area, including the natural areas, wetlands, stormwater management facilities, school sites, and park sites. This network is interconnected with adjacent natural features, including the Sturgeon River, existing parks and open spaces, and trails corridors. The green environment supports the region ecological sustainability, wildlife habitats, and opportunities for residents to passively recreate.

7.1.1 Policies

- a) Natural areas shall be protected and conserved through the dedication of Environmental Reserve or Municipal Reserve where possible.
- b) Public access to Natural Areas shall be provided wherever possible.
- c) Wetlands identified for removal shall obtain required Water Act approvals, pursuant to the Alberta Wetland Policy.

- d) Appropriate buffering shall be provided to ensure the continued viability of natural areas, and the Sturgeon River.
- e) Pedestrian connectivity between Natural Areas and other open spaces, such as parks and stormwater management facilities shall be provided.
- f) Natural Areas shall incorporate opportunities for recreation and education, as appropriate.
- g) Low Impact Development (LID) features, such as bioswales and constructed wetlands, shall be incorporated to support the retention of Natural Areas.
- h) Existing wooded areas should be incorporated into parks, and other public open spaces where possible.
- i) Remediation of contaminated sites shall be completed in accordance with Environmental Site Assessments to a suitable level prior to redistricting, subdivision, or development, as appropriate.

7.2 Robust Economy

NE St. Albert's northcentral portion is planned for employment lands, intended for high quality business industrial uses, and light and medium industrial uses. Employment lands will serve the region with local employment opportunities, while also contributing to the City's economic diversity.

7.2.1 Policies

- a) Employment opportunities shall be provided through employment areas, commercial mixed-use areas, and mixed-use nodes.
- b) Employment Areas should prioritize uses related to the City's focus sectors and include complementary uses to the focus sectors.
- c) Ensure Employment Areas contain parcels of varying sizes to accommodate a diversity of businesses.
- d) Employment Areas shall support Indigenous economic development and tourism opportunities through partnerships and incentives.
- e) Supportive retail and service uses should be located near Employment Areas to serve business and their employees.

7.3 Cultural Richness

NE St. Albert extends from the Sturgeon River to Township Road 544, which covers a wide range of rich history and significant gathering places. It is vital to bridge the rich culture of the past with future cultural opportunities to support a stronger quality of life for all residents.

7.3.1 Policies

- a) Foster opportunities to incorporate and promote Indigenous culture, such as place names and interpretive elements, into the landscape, especially along the Sturgeon River.
- b) Provide opportunities for community facilities in Mixed Use Nodes, to be well connected and highly visible.
- c) Incorporate art in public spaces and Major Open Spaces, where possible.
- d) Foster nodes to develop with complimentary land uses in order to support a complete community.

7.4 Urban Design

Urban design is an important element when developing high quality spaces for current and future residents. It is about making spaces functional for all users, while also attractive. NE St. Albert consists of a differing land uses that need balance with one another to create a cohesive, vibrant, and well-designed experience.

7.4.1 Policies

- a) All streets and sidewalks shall contribute to the neighbourhood's transportation network and provide connections to transit facilities, Major Open Spaces, Mixed Use Nodes, commercial areas, adjacent neighbourhoods, and other key areas.
- b) Ensure appropriate transitions and/or mitigation measures are incorporated between higher density uses and lower density residential development.
- c) Encourage active building entrance features to be oriented towards major public roadways.
- d) Wayfinding signage should be located at Mixed Use Nodes and within Major Open Spaces to support safety and clear navigation.
- e) Support opportunities for community gatherings for temporary or seasonal usage within public and/or private spaces.
- f) Promote the incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the design of public and private sites.

8.0 SUSTAINABLE GROWTH & LAND USE CONCEPT

8.1 Land Use Policies

The Future Land Use Map for NE St. Albert is shown on Figure 2. NE St. Albert is envisioned to be a complete community that provides opportunities to live, shop, work, and recreate within the same area. Connected by major transportation routes, and direct access to the Sturgeon River, the area will serve not just residents of St. Albert, but also the region.

The majority of the Plan Area consist of lands recently annexed by the City's desire for more employment lands. NE St. Albert supports the City's desires by providing employment opportunities and goods and service throughout the neighbourhood in most of the policy areas. These areas are also typically located along major transportation routes, amplifying their visibility and accessibility to both local and regional consumers.

NE St. Albert will also consist of neighbourhoods and open spaces, becoming home to residents of all ages and incomes to provide opportunities existing residents to age in place, and attract new residents. Neighbourhood areas are anchored by mixed use nodes and park and open spaces, providing day to day amenities nearby.

8.1.1 Major Development Patterns

Multiple land uses are proposed for NE St. Albert including: Neighbourhoods, Major Open Spaces, Employment, a Mixed-use Employment Node, and two Mixed-use Nodes. The ASP is bounded and bisected by four major transportation corridors: Highway 2 (St. Albert Trail) to the west, Township Road 544 (the future 127 Street) to the north and east, and Bellerose Drive to the south, and bisected by Neil Ross Road. These transportation corridors provide both constraints and opportunities, while ultimately informing the location of land uses.

Neighbourhoods are the dominate land use in NE St. Albert, consisting of residential (low, and medium density residential), commercial, parks and open spaces, and institutional land uses. The net residential density is 40.5 dwelling units per net residential hectare.

8.2 Major Open Spaces

The Major Open Spaces in NE St. Albert includes trails, school sites, park sites, natural areas, and stormwater management facilities. The Municipal Government Act and the Municipal Development Plan specify that 10% of the developable lands be dedicated as Municipal Reserve, which can be used for development of a school, parks, natural areas, and those trails that are not associated with public utility lots. Each Neighbourhood Plan of the Plan Area will provide 10% of developable lands as Municipal Reserve. For Neighbourhood Plans with large amounts of non-residential development, cash-in-lieu of land dedication or land exchanges may be considered at the discretion of the Subdivision Authority.

The proposed Major Open Spaces is shown in Figure 8, while the park and open spaces system is depicted on the Future Land Use Map in Figure 2. It is anticipated that park and open spaces will be further refined during the preparation of Neighbourhood Plans, from the sizing of school and park sites, location of neighbourhood parks, confirmation of boundaries for natural areas during in-field assessments, and identification of cash-in-lieu as required.

Parks shall be designed to maximize frontage onto public streets for better access and visibility. Increased visibility will create safer public spaces with natural surveillance from adjacent pedestrian and vehicular traffic.

8.2.1 Policies

- a) Major open spaces shall comply with the Recreation and Parks Master Plan.
- b) Environmental Reserve shall be dedicated as land in accordance with the Municipal Government Act and shall be further refined through the Neighbourhood Plan.
- c) Municipal Reserve shall be dedicated as land, cash-in-lieu of land, or a combination, in accordance with the Municipal Government Act. Cash-in-lieu of land dedication or land exchange may only be considered in non-residential lands at the discretion of the Subdivision Authority.
- d) Natural Areas shall be confirmed at the Neighbourhood Plan stage through an environmental assessment and may require an amendment to this plan.
- e) Major Open Spaces shall be further refined through the Neighbourhood Plan to identify park type classifications, size, and block configuration.
- f) Residential areas shall be within 400 metres or 5-minute walking distance to an open space or park.
- g) School sites shall be located along a Neighbourhood or Connector roadway.
- h) School sites shall be appropriately designed and located to be accessible by public transit and accommodate school buses.
- i) Major open spaces should connect and integrate with existing trail networks.
- j) Encourage the use of active transportation within major open spaces.
- k) Encourage the incorporation of native trees and planting in major open spaces, where practical.
- l) Encourage opportunities for recreation and education with natural areas.

- m) Encourage opportunities for urban agriculture and community garden plots within public and private lands, where feasible.
- n) A minimum setback of 50.0 metres from top of bank for structures shall be provided for the preservation and protection of the Sturgeon River. Opportunities for the development of trails should be explored in collaboration with the Government of Alberta.
- o) Municipal reserve dedication will not be accepted for lands prone to flooding, or lands identified as public utility lots.

8.2.2 River Lot 37

Due to the proximity to the Sturgeon River and its floodplain, St. Albert Settlement; River Lot 37 will require additional technical information including in-field assessments for a Natural Area Assessment, Geotechnical Investigation, and any other information required by the City to confirm the opportunities of this area at the Neighbourhood Plan stage.

8.2.3 Policies

- a) Encourage the development of River Lot 37 for recreational purposes.
- b) Encourage the conservation of natural features located within River Lot 37.
- c) Limit public accesses to River Lot 37 where public safety or ecological integrity concerns may arise.

8.3 Mixed-use Nodes

Mixed-use Nodes are intended to be accommodate the development of residential, commercial and office, civic, and/or institutional uses either horizontally or vertically integrated. Two Mixed-use Nodes are located within NE St. Albert, one along Neil Ross Road, and one along Coal Mine Road, to provide a variety of services and amenities centrally to all residents in the Plan Area. Mixed-use Nodes are intended to incorporate medium density residential housing in order to promote a vibrant and walkable focal point where residents can live, work, and access services in a single location.

Mitigation measures may be required to address noise, light, and odour issues created by the commercial uses, to ensure that the adjacent residents are not impacted. The building design should be created to be compatible with the residential uses.

8.3.1 Policies

- a) Mixed-use Nodes shall be developed as high-quality pedestrian-friendly, and aesthetically pleasing developments.
- b) Mixed-use Nodes shall achieve a minimum overall density of 50-60 units per net residential hectare.
- c) Mixed-use Nodes shall allow for a mix of residential, commercial and office, civic, and/or institutional uses either horizontally or vertically integrated.

- d) Mixed-use Nodes shall be located along major roadways, such as Neighbourhoods, Connectors, and/or Crosstowns, and be accessible by a variety of modes of transport.
- e) Development with residential uses should be street-oriented to create a pedestrian-oriented streetscape and an engaging public realm.
- f) Encourage multi-modal transportation connections between Mixed-use Nodes and Neighbourhoods.
- g) Locate public spaces, such as plazas, nearby to higher residential density developments and commercial uses to support high pedestrian activity.
- h) Mitigation measures may be required to appropriate transition between Mixed-use Employment Areas and Neighbourhoods.

8.4 Neighbourhoods

The majority of NE St. Albert is designated for Neighbourhoods, which may consist of low density residential (single detached houses, semi-detached houses, and townhouses), and medium density residential (compatible apartment buildings), mixed-use development, supportive housing, park and open spaces, school sites, and opportunities for neighbourhood commercial.

8.4.1 Policies

- a) Neighbourhood densities shall meet the Edmonton Metropolitan Region's Growth Plan of 40 dwelling units per net residential hectare.
- b) Encourage a variety of housing choices to meet the needs of a diverse population in all stages of life.
- c) Medium density residential development should be located along Crosstown, Connector, or Neighbourhood roadways.
- d) Encourage affordable housing and aging-in-place opportunities.
- e) Medium-density residential lands should be included in early phases of development in proximity to existing or planned transit stops.
- f) Appropriate transitions and buffers shall be incorporated between medium-density residential land uses and low-density residential land uses, such as housing typologies, landscaping, and roadways.
- g) Multi-unit residential development shall provide common private spaces.
- h) Encourage ground floor commercial in medium density residential developments, where possible.
- i) Encourage commercial developments within Neighbourhoods to support walkability, provide additional amenities, and serve the immediate population.

- j) Opportunities for neighbourhood commercial should be encouraged in Neighbourhoods to serve the immediate population and provide additional amenities to residents.
- k) Civic and community services shall be developed based on assessed requirements.
- l) Park and open spaces located within Neighbourhoods shall be centrally located and accessibly by multiple modes of transportation.
- m) Institutional uses may be located within Neighbourhoods, including institutional, civic, and urban services, as needed.
- n) Institutional uses shall incorporate appropriate mitigation measures and transitions to adjacent residential uses.

8.5 Employment Areas

NE St. Albert's northcentral portions are planned as Employment Areas that are intended to accommodate high quality business industrial uses, and light and medium industrial uses, as well as complimentary commercial, services, and institutional uses. Employment lands will serve the regional with local employment opportunities, while also contributing to the City's economic diversity.

8.5.1 Policies

- a) Employment Areas shall primarily accommodate business industrial, light industrial, and medium industrial uses.
- b) Complimentary and supportive commercial and institutional uses may be located within Employment Areas.
- c) Complimentary and supportive uses should be located nearby Trail Corridor Areas and/or Neighbourhoods to provide appropriate transitions.
- d) Development visible from Boulevard, Crosstown, Connector, or Neighbourhood roadways should be designed to be attractive, street-oriented, and utilize high-quality materials.
- e) Higher intensity uses and services shall be located along Crosstown, Connector, and/or Neighbourhood roadways to maximize visibility and convenient access.
- f) Lower intensity uses shall be located along Local roadways.
- g) Employment Areas shall be accessible by multiple modes of transportation.
- h) Neighbourhood Plans should encourage agri-business, innovative, and sustainable business employment uses.

- i) Development within Employment Areas that are in proximity to environmentally significant features shall incorporate best practices to minimize potential impacts on the environmental feature and wildlife.

8.6 Mixed-use Employment Area

A Mixed-use Employment Area is located in the northwestern portion of the Plan Area and is intended to accommodate business industrial, retail, office uses, civic, institutional, and recreational uses. The Mixed-Use Employment Area is located along Neighbourhood roadways to provide easy public access.

Mitigation measures may be required to address noise, light, and odour issues created by the non-residential uses, to ensure that the adjacent residents are not impacted. The building design should be created to be compatible with the residential uses.

8.6.1 Policies

- a) Mixed-use Employment Nodes shall be developed as high-quality pedestrian-friendly, and aesthetically pleasing developments.
- b) Mixed-use Nodes shall allow for a mix of business industrial, commercial and office, civic, institutional, and/or recreational uses.
- c) Mixed-use Employment Nodes shall be located along major roadways, such as Neighbourhoods, Connectors, and/or Crosstowns, and be accessible by a variety of modes of transportation.
- d) Mitigation measures may be required to appropriate transition between Mixed-use Employment Areas and Neighbourhoods.

8.7 Development Statistics

The Development Statistics for the Plan Area are shown in 8.10.1, while the Student Population Projection are shown in 8.10.2.

8.7.1 Development Statistics

	AREA (HA)	% OF GROSS DEVELOPABLE AREA	UNITS	POPULATION	POPULATION & JOBS / GROSS HECTARE
Gross Area	297.54				
Non-Developable Area					
Major Open Spaces - Environmental Reserve (ER)	6.27				
Major Open Spaces - Conservation Reserve (CR)	0.00				
Subtotal Non-Developable Area	6.27				
Net Developable Area (NDA)	291.27	100.00%			
Other Uses					

PART 8 | SUSTAINABLE GROWTH & LAND USE CONCEPT

SCHEDULE "A" TO BYLAW 33/2009

Public Utility Lots	5.32	1.83%			
Roadways					
<ul style="list-style-type: none"> Boulevards Crosstown Connector Neighbourhood 	58.25	20.00%			
Major Open Spaces – Municipal Reserve					
<ul style="list-style-type: none"> School Sites including High School(s) City Parks Community Parks 	56.54	19.50%			
Stormwater Management Facility	24.61	8.45%			
Subtotal Other Uses	144.73	49.69%			
Employment					
Employment Areas	45.56	15.64%			
Mixed-Use Employment Areas	5.31	1.83%			
Subtotal Employment	50.87	17.46%			
Neighbourhood					
Neighbourhoods	89.64	30.77%	3,585	8,784	
Mixed-Use Areas	6.04	2.07%	242	425	
Subtotal Neighbourhoods	95.68	32.85%			
Trail Corridor					
Trail Corridor Areas	0.00	0.00%			
Subtotal Trail Corridor Areas	0.00	0.00%			

8.7.2 Development Statistics Notes:

- May not add up to 100% due to rounding.
- Overall, 40.0 dwelling units per net residential hectare. This meets the requirement of 40 dwelling units per net residential hectare of the Edmonton Metropolitan Growth Plan 2016 and MDP policies 13.1.3 and 14.6.8. MDP policy 7.1.3 encourages intensification through innovative and emerging housing types that are compatible with existing and planned Neighbourhoods, which is being addressed with 46% of the units as medium density and mixed-use units.
- The residential density figures used in 8.10.1 are:
 - 30 du/ha for low density residential;

- 40 du/ha for medium density residential (townhousing and apartments); and
- 120 du/ha for mixed-use commercial with residential based on an estimated 70:30 residential non-residential split
- Expected population per residential unit based on St. Albert's 2018 Census is:
 - 2.90 persons per low density residential dwelling unit;
 - 2.23 persons per medium density residential dwelling unit; and
 - 1.76 persons per mixed-use commercial with residential dwelling unit.
- Supportive Housing is not included in the dwelling unit count, because the units do not have full kitchens. Population statistics include supportive housing.

8.7.3 Student Population Projection

AGE	GRADES	% OF 2018 CITY OF ST. ALBERT CENSUS AGE COMPOSITION POPULATION 62,842	STUDENT GENERATION NE ST. ALBERT POPULATION 8,784
5-9	K-4	6.5%	571
10-14	5-9	6.9%	606
15-19	10-12	6.6%	580
Total Student Population			1,757

The anticipated number of students in the NE St. Albert neighbourhood at full build-out is around 1,757 students between the ages of 5 to 19 years. This is based on the City of St. Albert 2018 Census Age Composition population of 62,842, the anticipated population of 8,784 for NE St. Albert, and the percentage of each age/grade category. At the time of development, the most current Census for St. Albert, and consultation with school boards will be considered to better anticipate student population. In order to accommodate the student population project, it is anticipated that a minimum of 2 schools will be required to accommodate the student population, with the possibility of a high school, subject to the development of school sites in adjacent areas within the City and needs of the school boards. While NE St. Albert covers a large area, the majority of the land is designated for non-Neighbourhood land uses (Other Uses and Employment Areas).

9.0 TRANSPORTATION

The transportation network for NE St. Albert is depicted in Figure 3 and intends to implement the City's Transportation Master Plan. This map consists of a series of coloured roadways and trails that define the expected future transportation patterns for the Plan Area. The transportation network consists of boulevard, crosstown, connector, neighbourhood, and local roadways.

9.1.1 Policies

- a) The transportation network shall be designed in accordance with the City's Municipal Engineering Standards and Complete Street Guidelines and Implementation Strategy.
- b) The transportation network shall be designed to be highly interconnected with small block sizes to support walkability and transit use.
- c) The transportation network shall be designed as multi-modal streets that are safe, attractive, and accessible for all users.
- d) Each Neighbourhood Plan shall provide an active multi-modal transportation network.
- e) Traffic calming measures should be encouraged to promote safety, walkability, and accessibility for all users.
- f) An integrated system of boulevard, crosstown, connector, neighbourhood, and local roadways shall be established for vehicular and pedestrian movement.
- g) Front driveways shall not be permitted across from school sites.
- h) Front driveways shall not be permitted along Boulevard, Crosstown, or Connector roadways.

9.2 Boulevard

St. Albert Trail (Highway 2) is a Boulevard Roadway adjacent to the west boundary, while Township Road 544 (future 127 Street) is a Boulevard Roadway adjacent to the north and east boundary.

The roadways with all directional access onto St. Albert Trail include Neil Ross Road, and the south future Neighbourhood Roadway that bisects the Commercial land use. The north future Neighbourhood Roadway is expected to only have right-in and right-out access onto St. Albert Trail.

The roadways with all directional access onto Township Road 544 (future 127 Street) include Neil Ross Road, Bellerose Drive, and a future Neighbourhood Roadway. The

western future Neighbourhood Roadway is expected to only have right-in and right-out access onto Township Road 544 (future 127 Street).

9.3 Crosstown

Neil Ross Road is a Crosstown Roadway that bisects the Plan Area and connects to Old Coalmine Road in Sturgeon County. Neil Ross Road will be accessed from three future Neighbourhood Roadways. Bellerose Drive is a Crosstown Roadway that extends into the Sturgeon Valley in Sturgeon County.

9.4 Connector

The only existing roadway in the Plan Area is Range Road 253, which is a paved rural roadway with ditches on both sides. It is expected that a portion of Range Road 253 would be closed within the Plan Area, with the remainder identified as a future Connector Roadway. Due to its location, the Plan Area is expected to provide good road connectivity within the Plan Area, to the rest of the City, and to areas in Sturgeon County.

9.5 Neighbourhood

The Neighbourhood Roadways aim to facilitate the efficient movement of people and goods through the Plan Area, providing direct connections to neighbourhood amenities, and to Boulevard, Crosstown, and Connector Roadways. This includes Major Open Spaces, Mixed-use Nodes, Mixed-use Employment Nodes, Trail Corridor Areas, Employment Areas, and medium density areas within Neighbourhoods. The majority of the Neighbourhood Roadways extend from existing roadways from the Erin Ridge and Erin Ridge North neighbourhoods, specifically Element Drive North, Edison Drive North, and Eastview Street North.

9.6 Local

Local Roadways will support connectivity within the Plan Area and to other neighbourhoods. Local Roadways and Laneways will be further detailed within Neighbourhood Plans. All-weather turnaround on roadways may be required should roadways not be completed in a development season.

9.7 Active Modes

Active mode accommodation is considered and standardized within the Complete Streets roadway cross sections. Pedestrian crossings along Crosstown and Neighbourhood Roadways will be at designated intersections. Off-street active mode accommodations are proposed through Municipal Reserve, stormwater management facilities, and Natural Areas with the intention to provide connections throughout the neighbourhood, to the City's Red Willow Trail, and to the Sturgeon River. Active modes are a sustainable means of transportation and efforts should be made to encourage these modes of mobility.

Active mode connections in residential areas should be promoted through the provision of mid-block connections. Connections to existing neighbourhoods (Erin Ridge North, Erin

Ridge, and Oakmont) shall be provided by connecting to existing trails, walkways, and roadways.

9.7.1 Policies

- a) The active modes network shall be provided to support walkability and connectivity to Mixed-use Nodes and adjacent neighbourhoods.
- b) Multi-use trails shall be further refined in the Neighbourhood Plan, and be included in all Major Open Spaces.
- c) Multi-use trails should be included in the Special Study Area, where feasible.
- d) Explore opportunities to collaborate with the Government of Alberta to connect to existing trail connections within the Red Willow Park Trail System.

10.0 TRANSIT

10.1 Transit Servicing

It is anticipated that the transit system will follow the Crosstown Roadway network (Neil Ross Road / Bellerose Drive) and Neighbourhood Roadway network. Transit stops are typically proposed along Crosstown and Neighbourhood Roadways, in consultation with the City's Transit Department. The target for transit stops is to be within 400 metres walking distance from all residential dwellings. Transit route planning and development should occur at the earliest stages of the neighbourhood development with the expectation that services will be introduced as per Transit Services Policy C-TS-01, as amended.

10.1.1 Policies

- a) Residential land uses shall be located within walking distance (~400 m) of a future transit route.
- b) Transit stops should be located at Mixed-use Nodes and Mixed-use Employment Nodes.

10.2 Transit Development

Transit route planning will be further refined at the Neighbourhood Plan stage, with transit development expected to occur at the earliest stages of the neighbourhood development with the expectation that services will be introduced as per Transit Services Policy C-TS-01, as amended.

11.0 UTILITIES

11.1 Water

Water supply will be provided to NE St. Albert through existing watermain connections on Element Drive North, Edison Drive North, Eastview Street North, and Eastgate Way North, and future watermain connections on Bellerose Drive, Coal Mine Road, and a future Neighbourhood Roadway in Erin Ridge North Stage 20.

Coordination with the City of St. Albert will be required for lands that require connections to the future 500mm distribution main feeding the eastern portion of NE St. Albert. These projects are part of the City's NE Reservoir, fill line, and transmission main projects.

Pipe sizing will be determined at the time of subdivision to ensure an adequate level of service is provided. Watermains of the appropriate sizes will be required to be carried through the development and connections will extend to the edge of the ASP boundary or acceptable termination points as determined by the City. The required water servicing for the Plan Area is as per Figure 4.

11.1.1 Policies

- a) A Hydraulic Network Analysis shall be required with each subsequent Neighbourhood Plan.

11.2 Wastewater Collection System

The wastewater collection system proposed uses a network of on-site gravity mains draining south into the sanitary sewer trunk running through the Erin Ridge North and Erin Ridge neighbourhoods. The wastewater collection system connects to the existing sanitary trunk located at Element Drive North, Eastview Street North, and Coal Mine Road from where the system is planned to convey flows to the expanded regional wastewater commission (ACRWC), and the Sturgeon Lift Station.

The NE sanitary lift station and forcemain project, which is currently being completed by the City of St. Albert, will be required to be completed prior to subdivision of lands in NE St. Albert. Lands in the NW corner of NE St. Albert will require the completion of the ultimate lift station in the Erin Ridge North neighbourhood in addition to the NE sanitary lift station.

Wastewater collection system components of the appropriate size and depth with adequate capacity will be required to be carried through the development and extend to the edge of the ASP boundary or acceptable termination points, as determined by the City and as depicted in Figure 5.

11.2.1 Policies

- b) An Engineering Design Brief shall be required with each subsequent Neighbourhood Plan.

11.3 Stormwater Management

The stormwater management system is divided into two watersheds: the northwestern watershed connects to a stormwater management facility in the Erin Ridge North neighbourhood that ultimately discharges into the Sturgeon River outfall trunk, while the southeastern watershed connects into a storm outfall trunk. There are six stormwater management facilities within NE St. Albert, two in the northwestern watershed and four in the southeastern watershed.

Stormwater pond sizes are approximations and may change in size during the preparation of the Neighbourhood Plans. Stormwater Management for the Plan Area is as per Figure 6. Consultation with Administration will be required should a stormwater management facility change in size.

The collection system components of the appropriate size and depth with adequate capacity will be required to be carried through the development and extend to the edge of the ASP boundary or acceptable termination points, as determined by the City.

The Carrot Creek storage requirements outlined in the Carrot Creek Regional Drainage Master Plan (Nov. 4, 2022) by Stantec are subject to additional design. A stormwater management facility has been incorporated within NW-21-54-25-W4 to address the storage requirements within NE St. Albert.

11.3.1 Policies

- a) An Engineering Design Brief shall be required with each subsequent Neighbourhood Plan.
- b) The storage of the Carrot Creek shall be addressed to the satisfaction of the City's Engineering Services prior to subdivision or development, as appropriate.
- c) Low-impact development techniques and naturalized stormwater management facilities should be incorporated into the neighbourhood, where feasible.

11.4 Shallow Utilities

Power, gas, and communication franchise systems will service the Plan Area through agreements established with the developers by the provider. Shallow utilities may be located within a public utility lot (PUL), or through a utility right-of-way agreement.

11.4.1 Policies

- a) Shallow utilities shall be extended into the neighbourhood, as required.
- b) Any existing overhead services shall be relocated and placed underground at the time of development.

11.5 Off-Site Levies

The Plan Area is subject to Off-Site Levies. Off-Site Levies will be calculated, assessed, and collected at the time of subdivision or upon execution of a Development Agreement, in accordance with the rate that is applicable at that time. In addition to Off-Site Levies, additional costs may need to be borne by the developers to facilitate the near-term plan of infrastructure capacity improvements.

Should a developer choose to oversize without a request from the City, the oversizing will be at the cost of the developer, and cost will not be recoverable. In addition, the City will take ownership of such oversized infrastructure, and will determine how the capacity will be used. Interim solutions are not eligible for reimbursement through the Off-Site Levy program.

12.0 SIMULTANEOUS ASPs

There are no simultaneous ASPs for NE St. Albert.

13.0 IMPLEMENTATION

13.1 Implementation Hierarchy

The policies, texts, and figures within the NE St. Albert ASP follow and adhere to the City's planning framework, including the Municipal Government Act, the EMR's Growth Plan, Flourish – St. Albert's Municipal Development Plan, and all other applicable City bylaws, policies, and procedures.

The policies, texts, and figures within the NE St. Albert ASP may be amended from time to time to respond to broader or more specific issues affecting the Plan Area. Any amendments to the ASP shall be made in accordance with the Municipal Government Act, the EMR's Growth Plan, Flourish – St. Albert's Municipal Development Plan, and all other applicable City bylaws, policies, and procedures.

13.2 Timing of Development

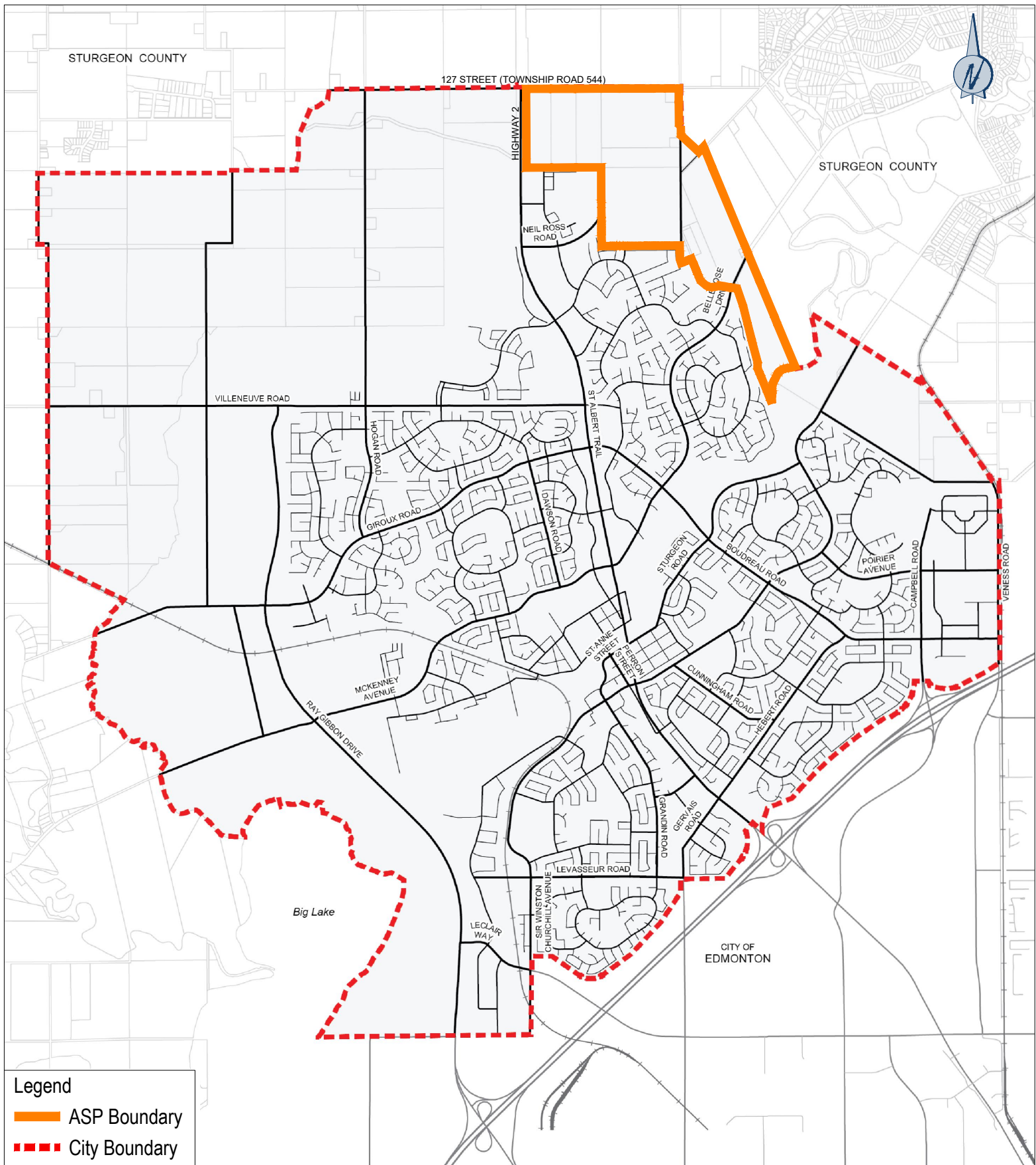
The sequence of development will typically be from south to north, with the first stage likely to occur in the northwest, being a contiguous extension from the Erin Ridge North neighbourhood. Staging must also follow growth management objectives of the City as specified in the MDP, including avoiding "leap-frogging" of development in new areas by encouraging orderly, economical, and contiguous development.

As development is market driven and limited by servicing capacities, the order of development will be reviewed at the subdivision stage. Contiguous and sequential development is important for efficient city services such as police, fire, transit, recreation, and road maintenance. Timing of Neighbourhood Plans, Redistricting, and Subdivision applications are based on response to servicing capacity, agreements, and market needs.

13.3 Neighbourhood Plans

NE St. Albert is intended to be developed as five neighbourhoods, as shown in Figure 10. A Neighbourhood Plan will be required for each approximate quarter section to provide further planning, policy direction, and infrastructure details regarding the development of each Plan Area. Development will occur generally from the south to the north by successive stages that avoid leapfrog development that are in accordance with MDP policies. Redistricting and subdivision are to follow Neighbourhood Plans and align with both the Area Structure Plan and Neighbourhood Plan.

Preparation of Neighbourhood Plans adjacent to Sturgeon County will require collaboration to ensure policies are incorporated to appropriate transition between the City and County. Other regional and provincial stakeholders on land use planning may also be required to be consulted.



NOT TO SCALE

**Figure 1
Location**

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November 2023



Invistec

NE St. Albert Area Structure Plan

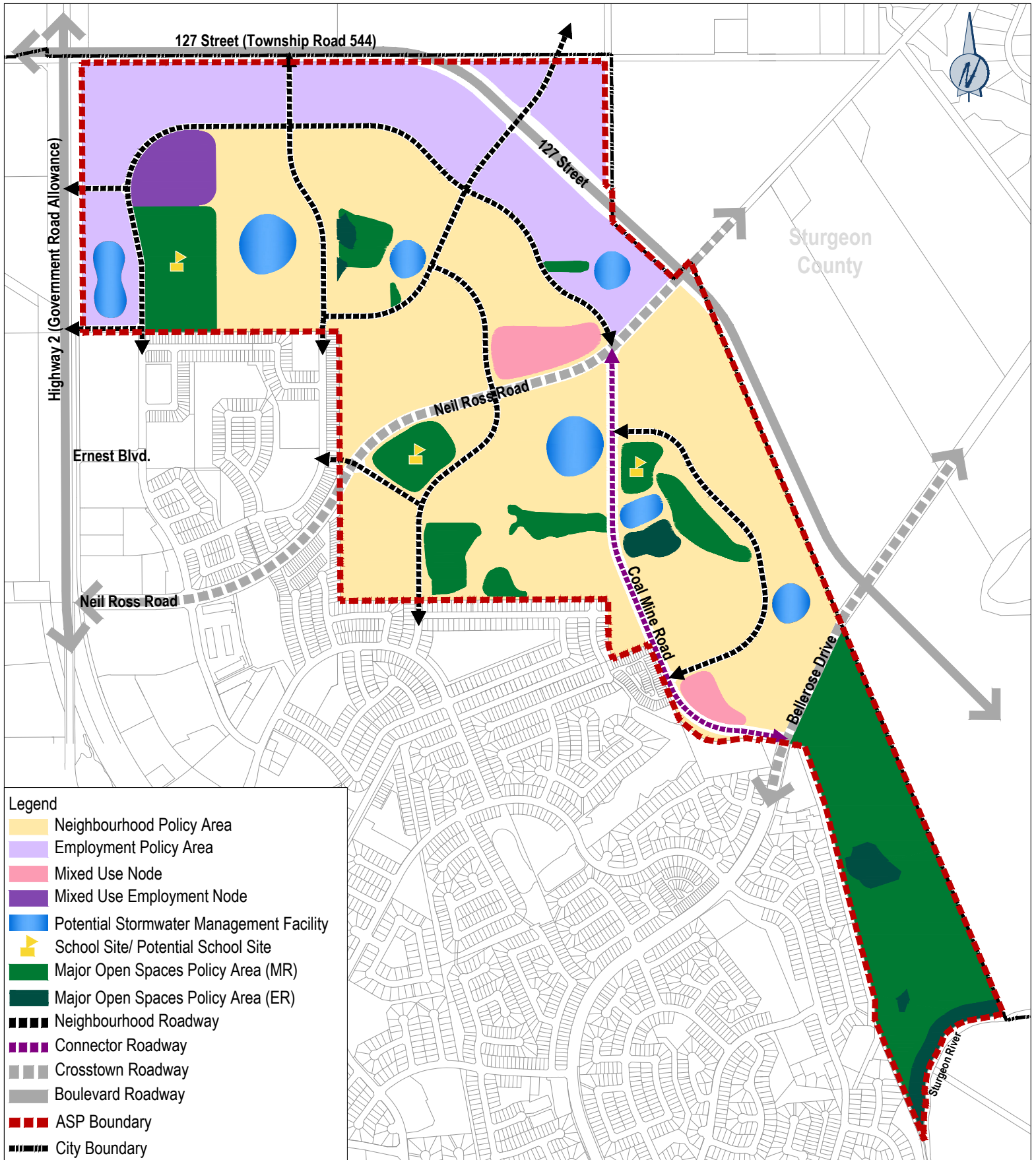


Figure 2
Future Land Use

Landrex Hunter Ridge Inc.

November 2023



Invistec

NE St. Albert Area Structure Plan

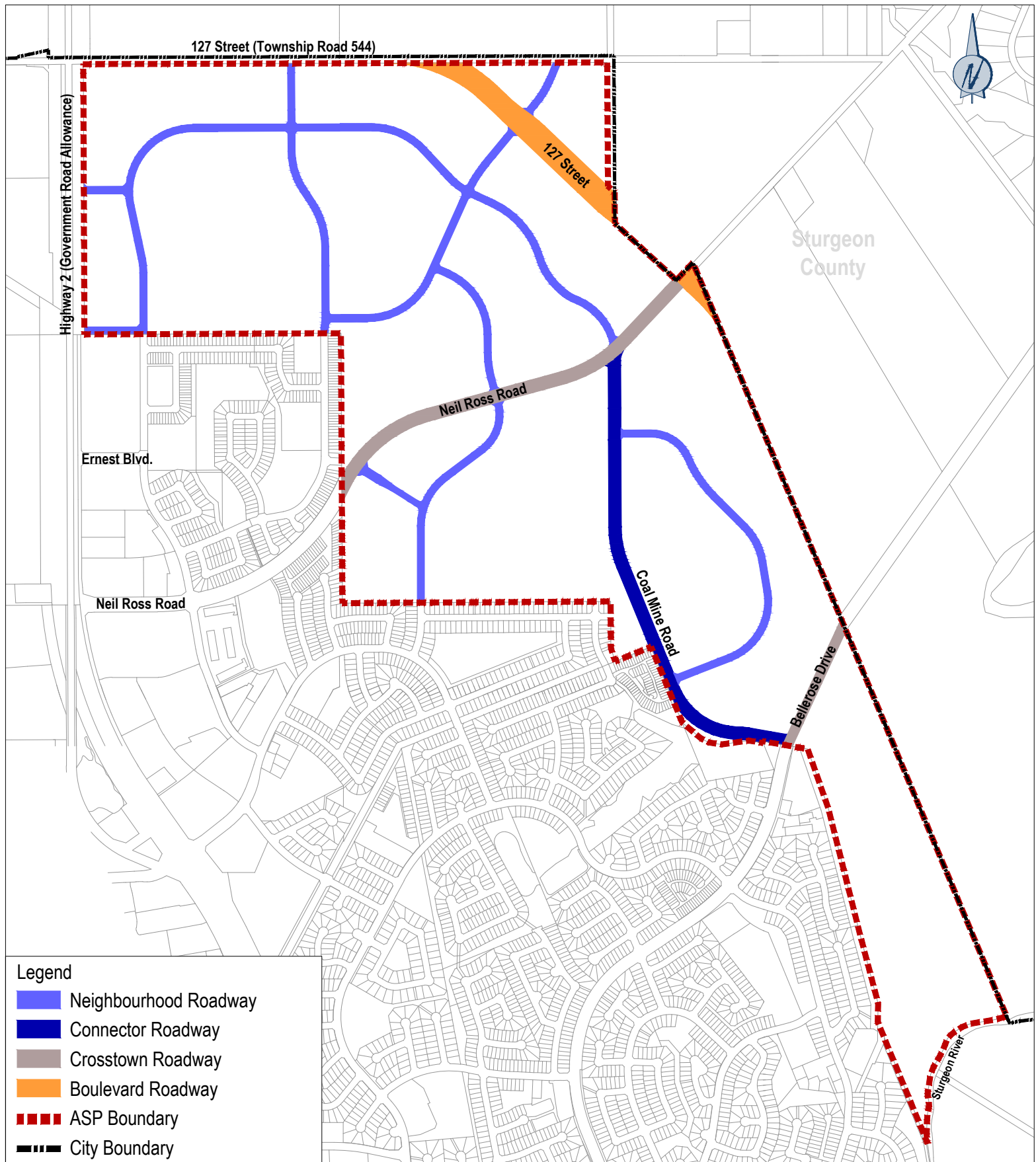


Figure 3
Mobility (Transportation)

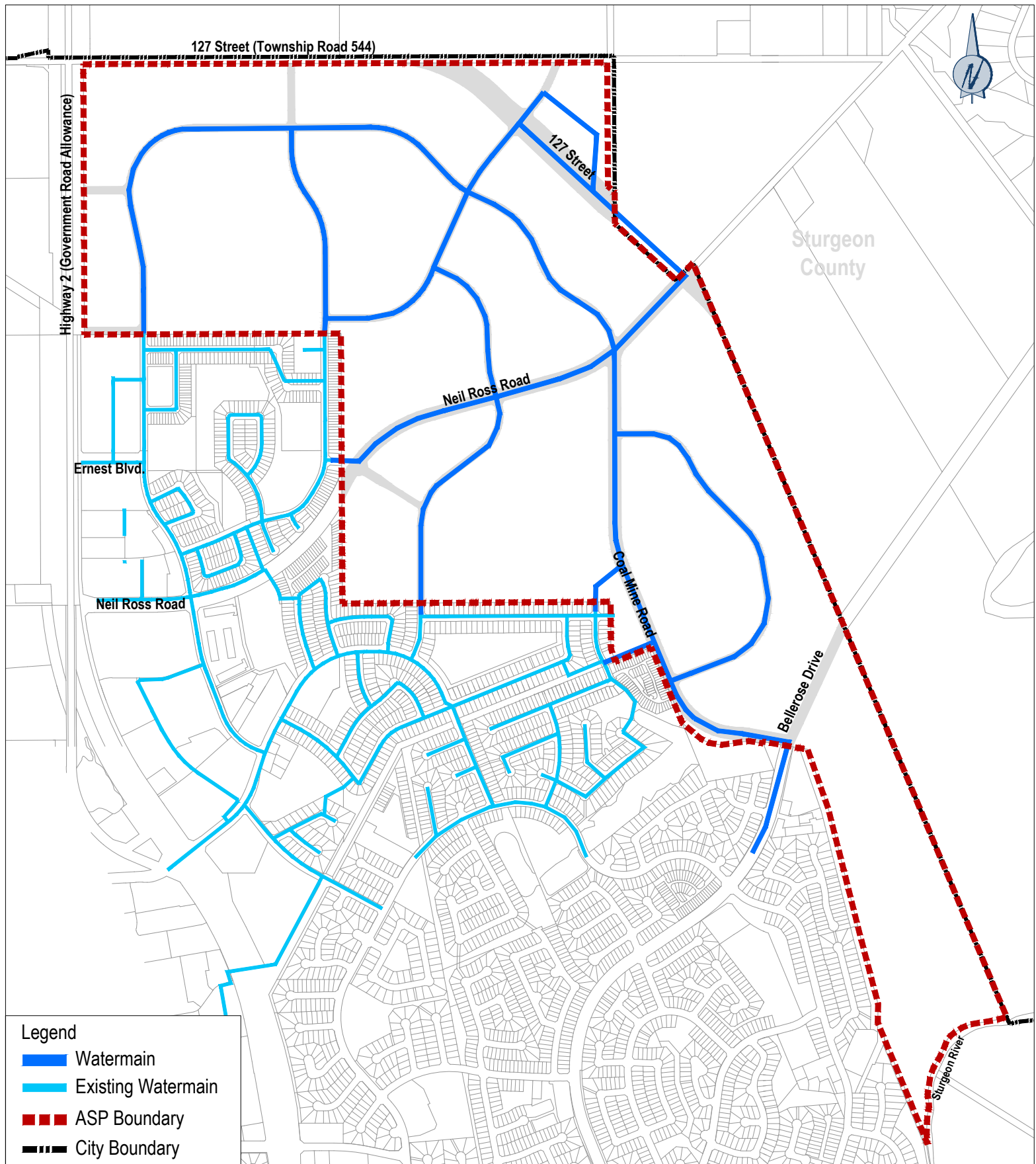
Landrex Hunter Ridge Inc.

November 2023



Invistec

NE St. Albert Area Structure Plan



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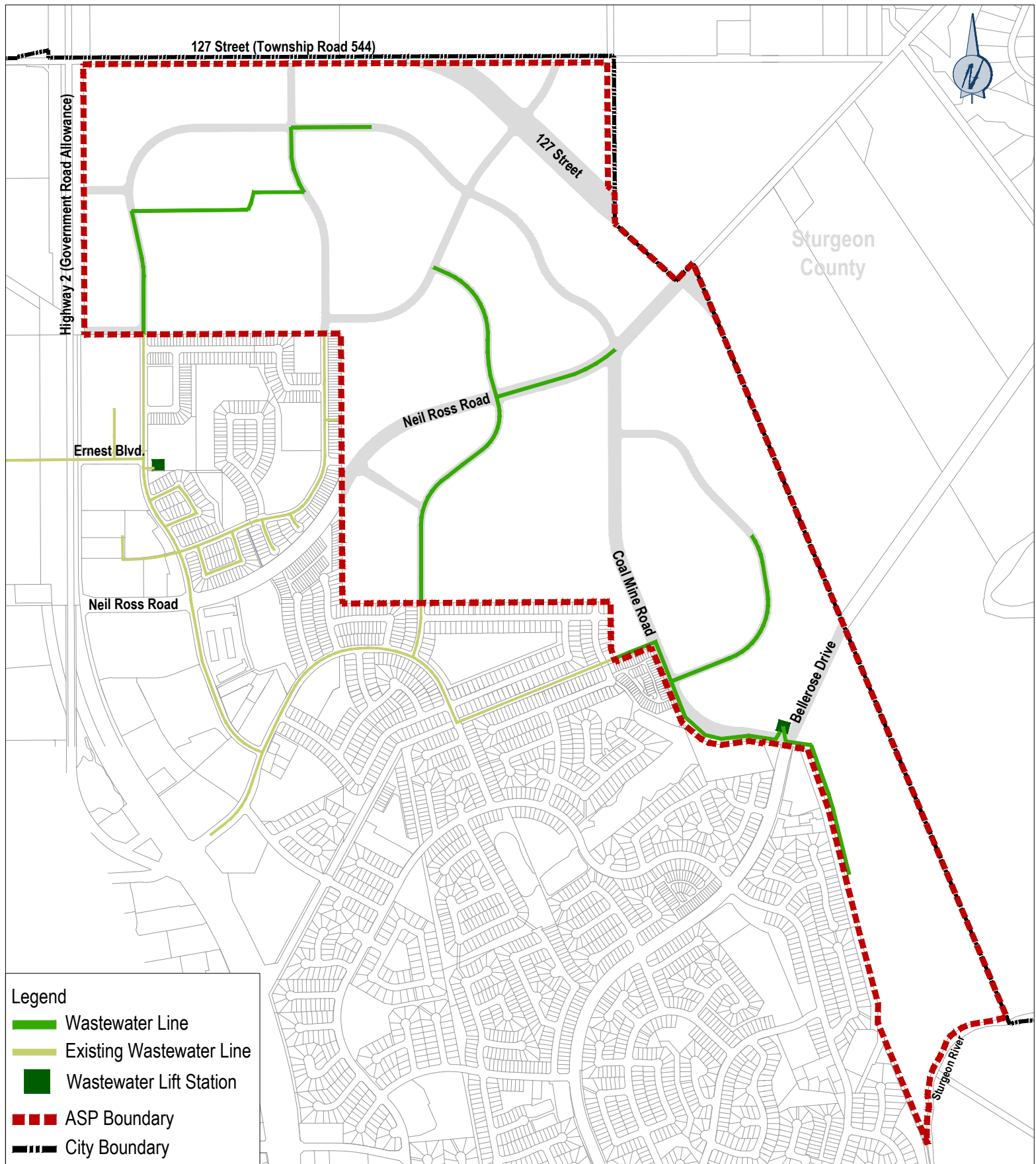
Figure 4
Infrastructure - Water Servicing

Landrex Hunter Ridge Inc.
November 2023



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NE St. Albert Area Structure Plan

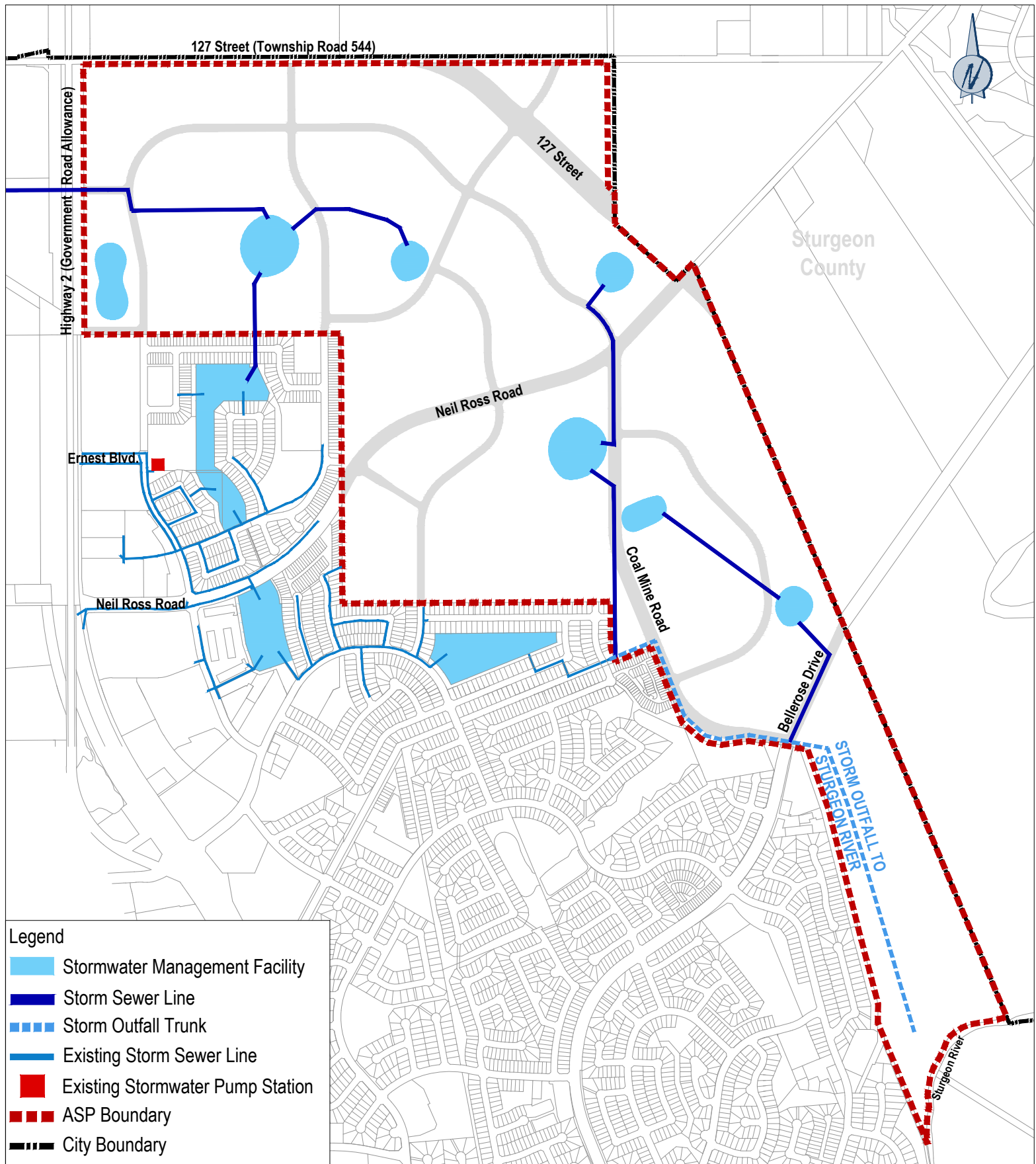


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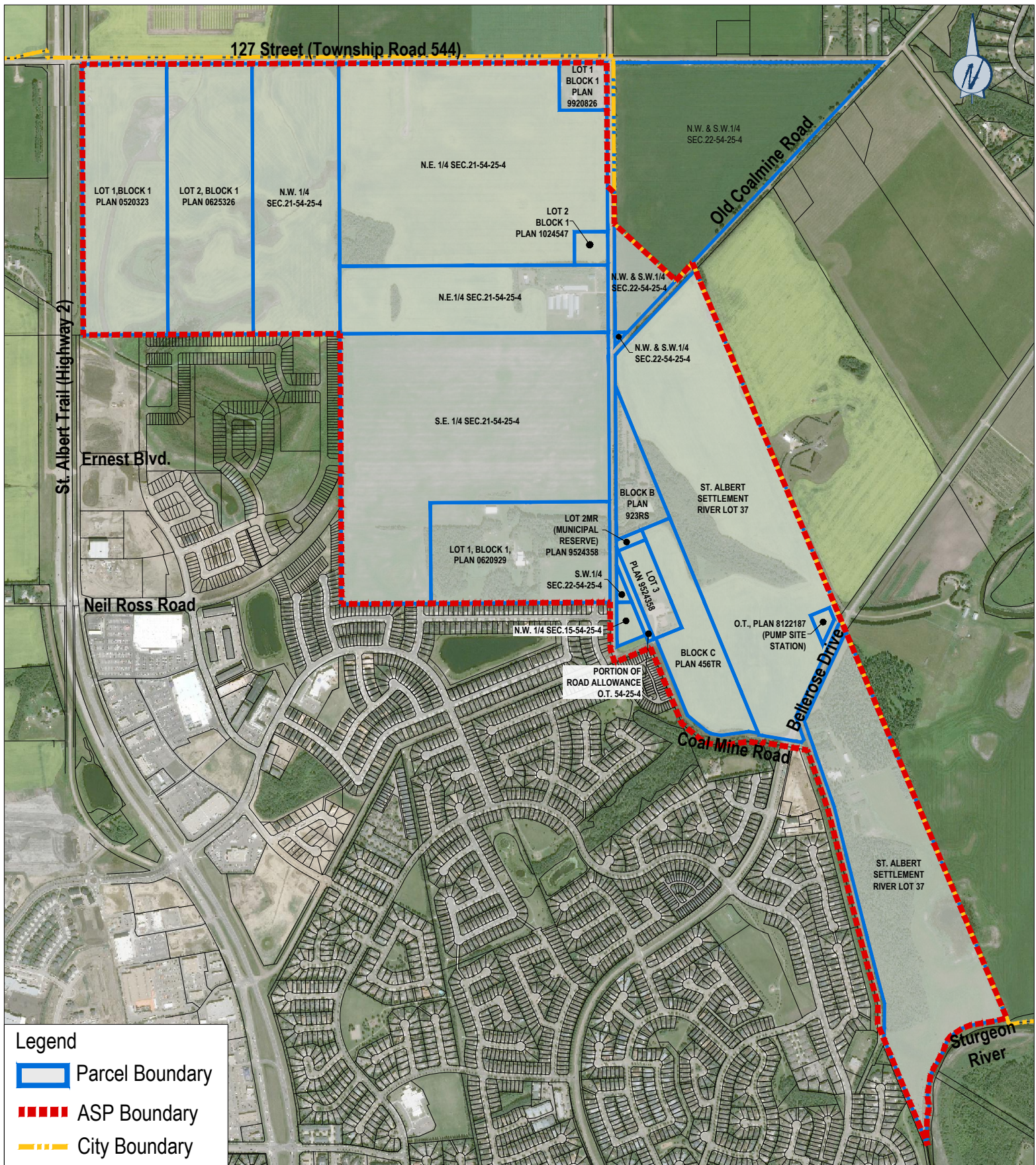
Invistec

NE St. Albert Area Structure Plan



Invistec

NE St. Albert Area Structure Plan



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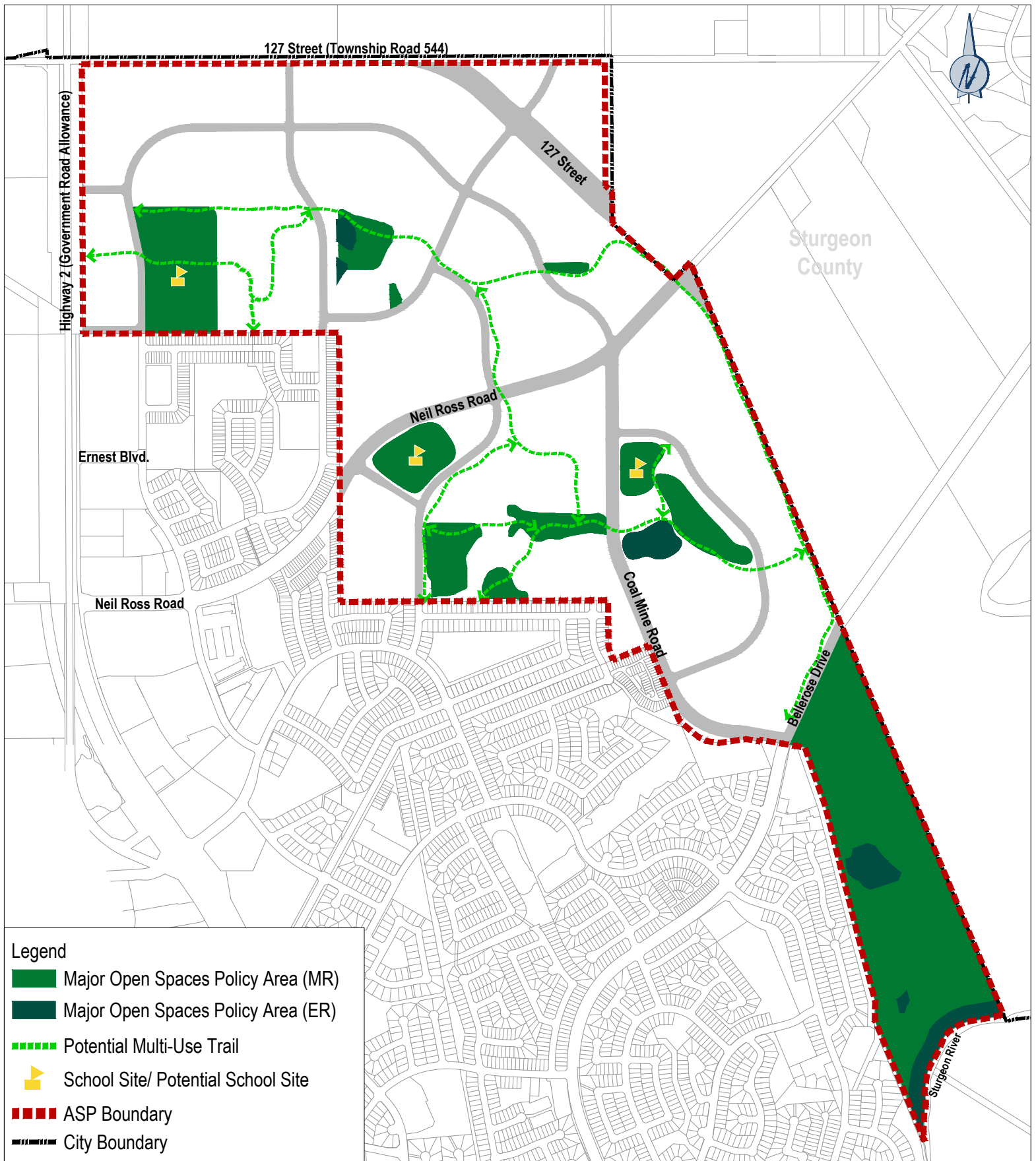
Figure 7
Legal Descriptions

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NE St. Albert Area Structure Plan

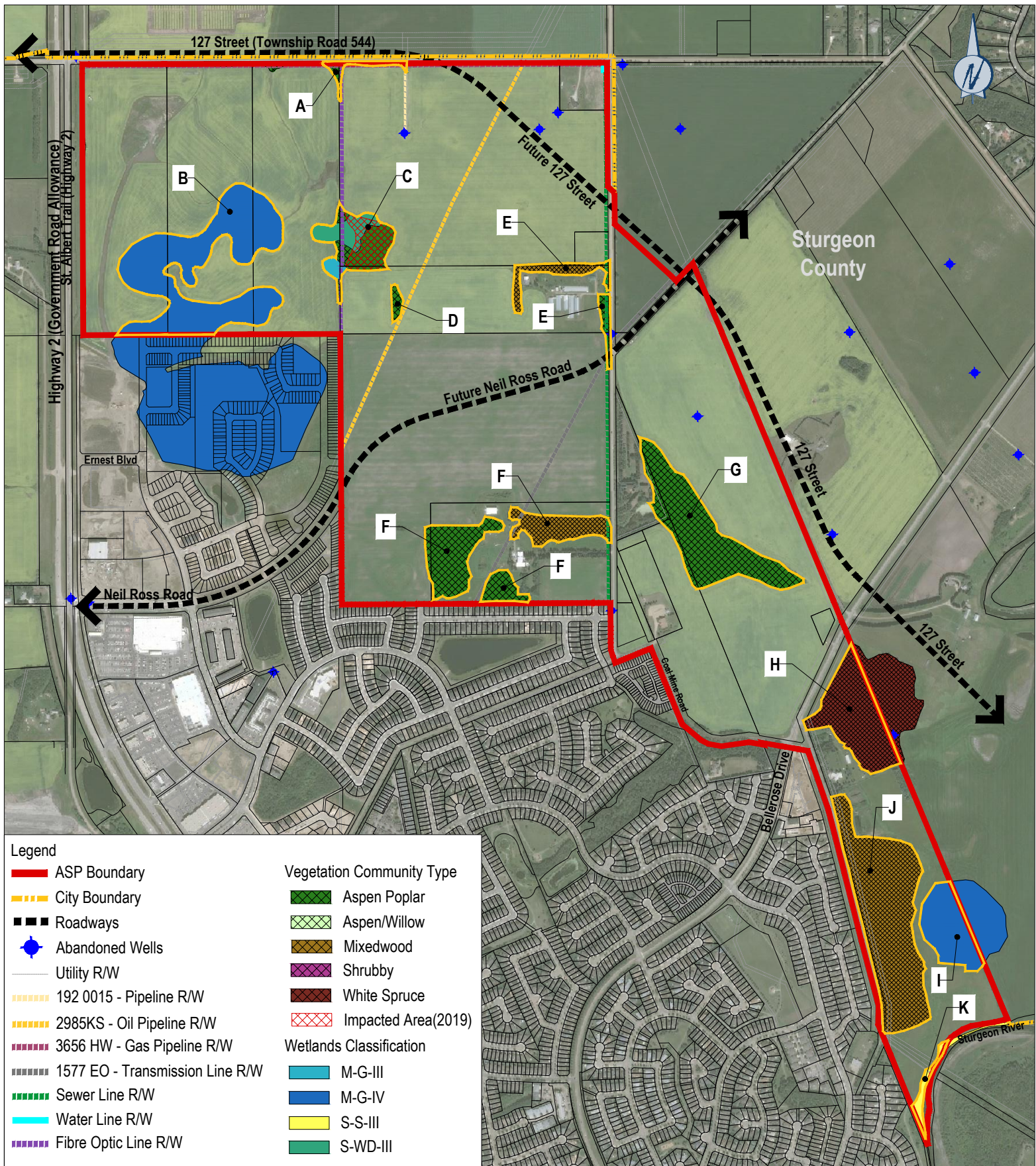


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Invistec

NE St. Albert Area Structure Plan



**Figure 9
Constraints**

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NE St. Albert Area Structure Plan

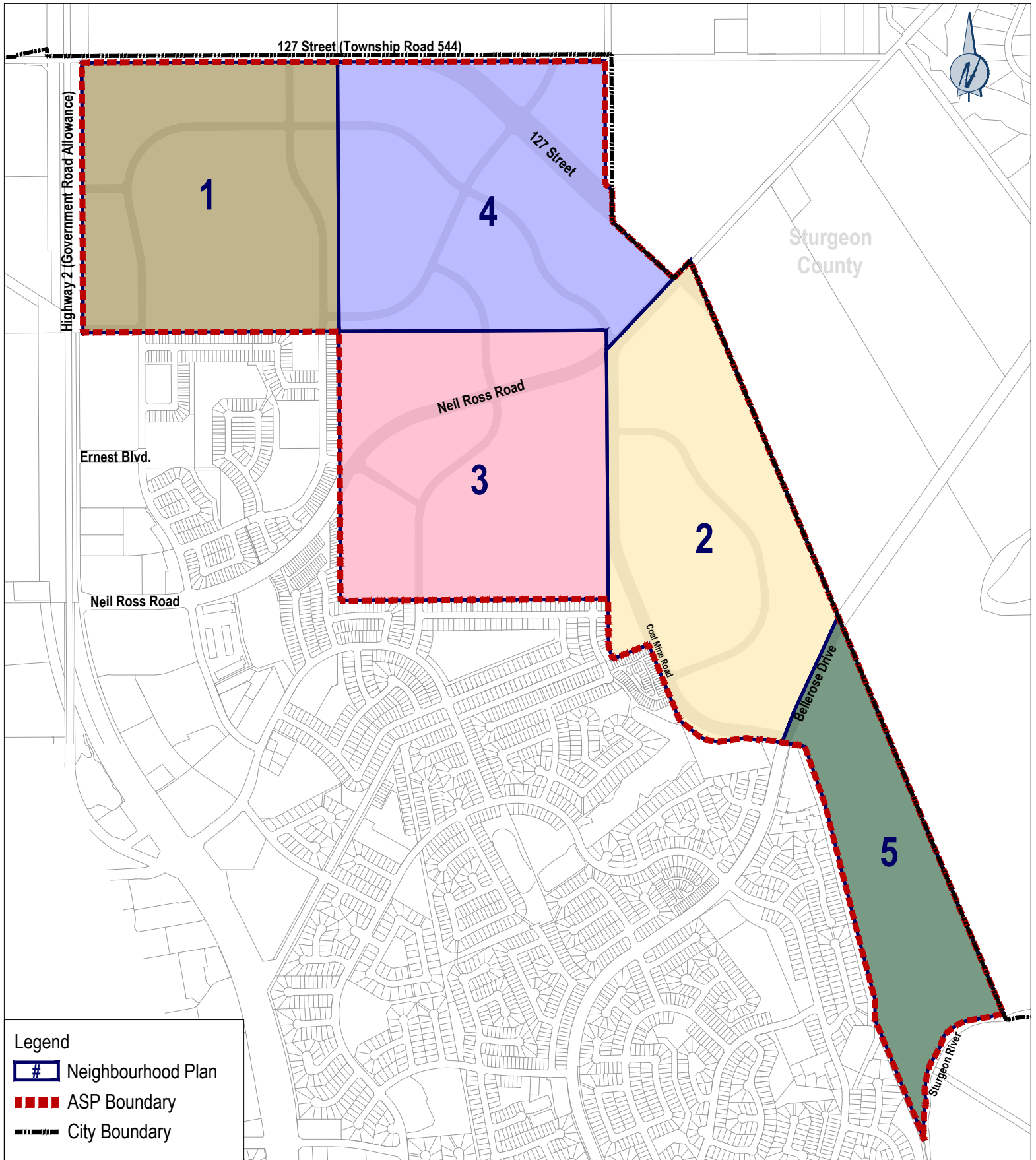


Figure 10
Staging

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November 2023



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NE St. Albert Area Structure Plan



Figure 11
Aerial

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