

# Bremner Area Project

## Priorities Committee May 15, 2018





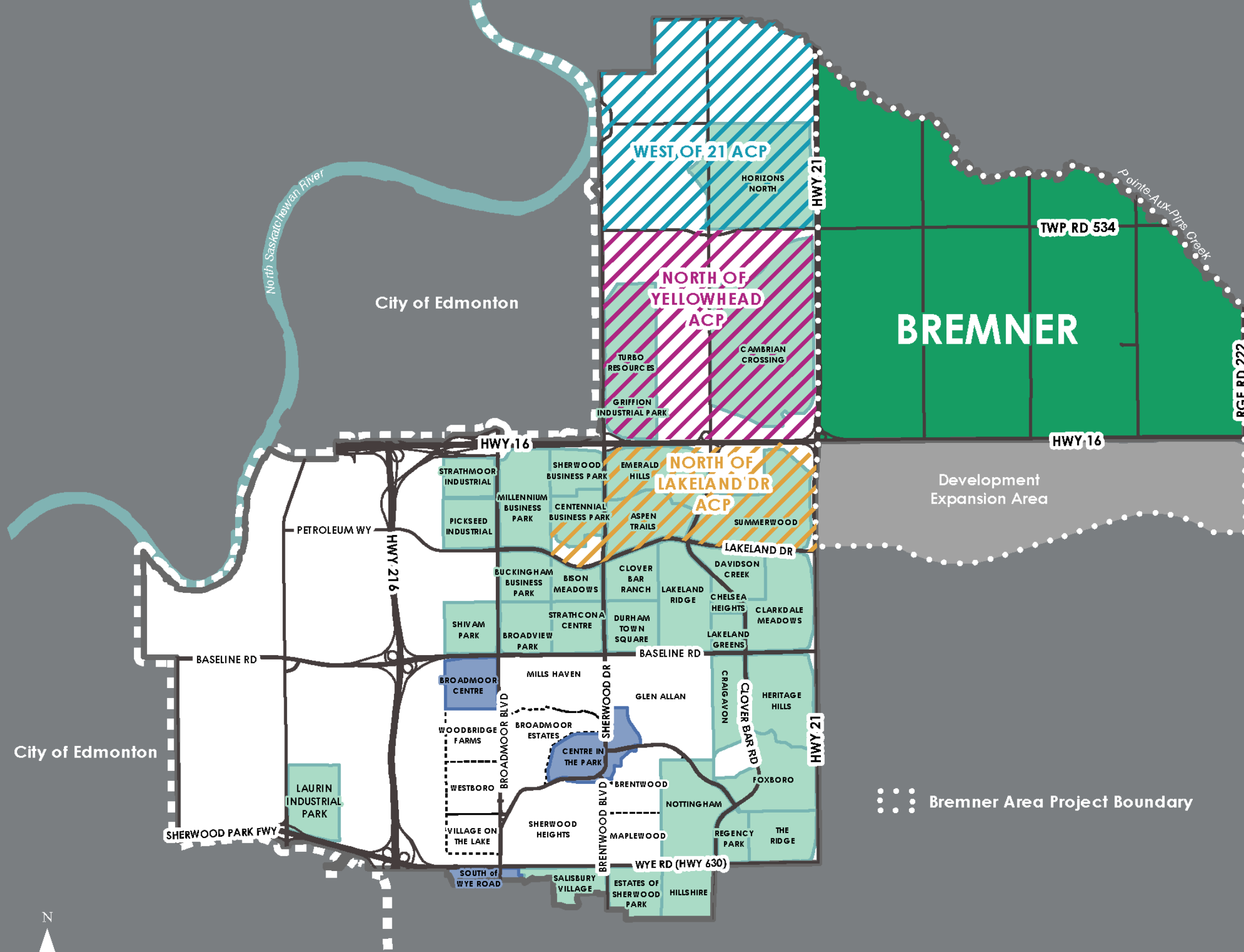
# Agenda

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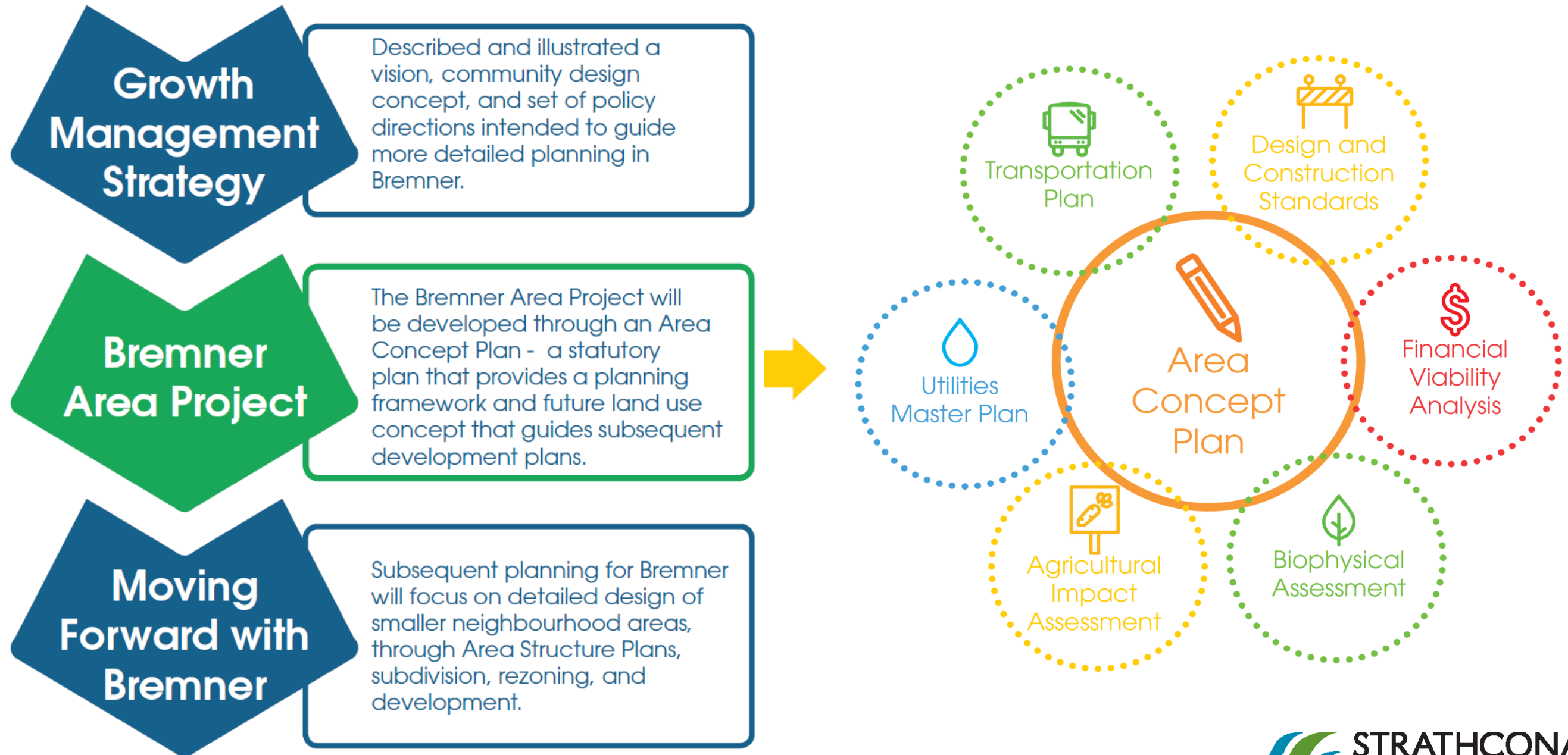
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# Bremner Area Project



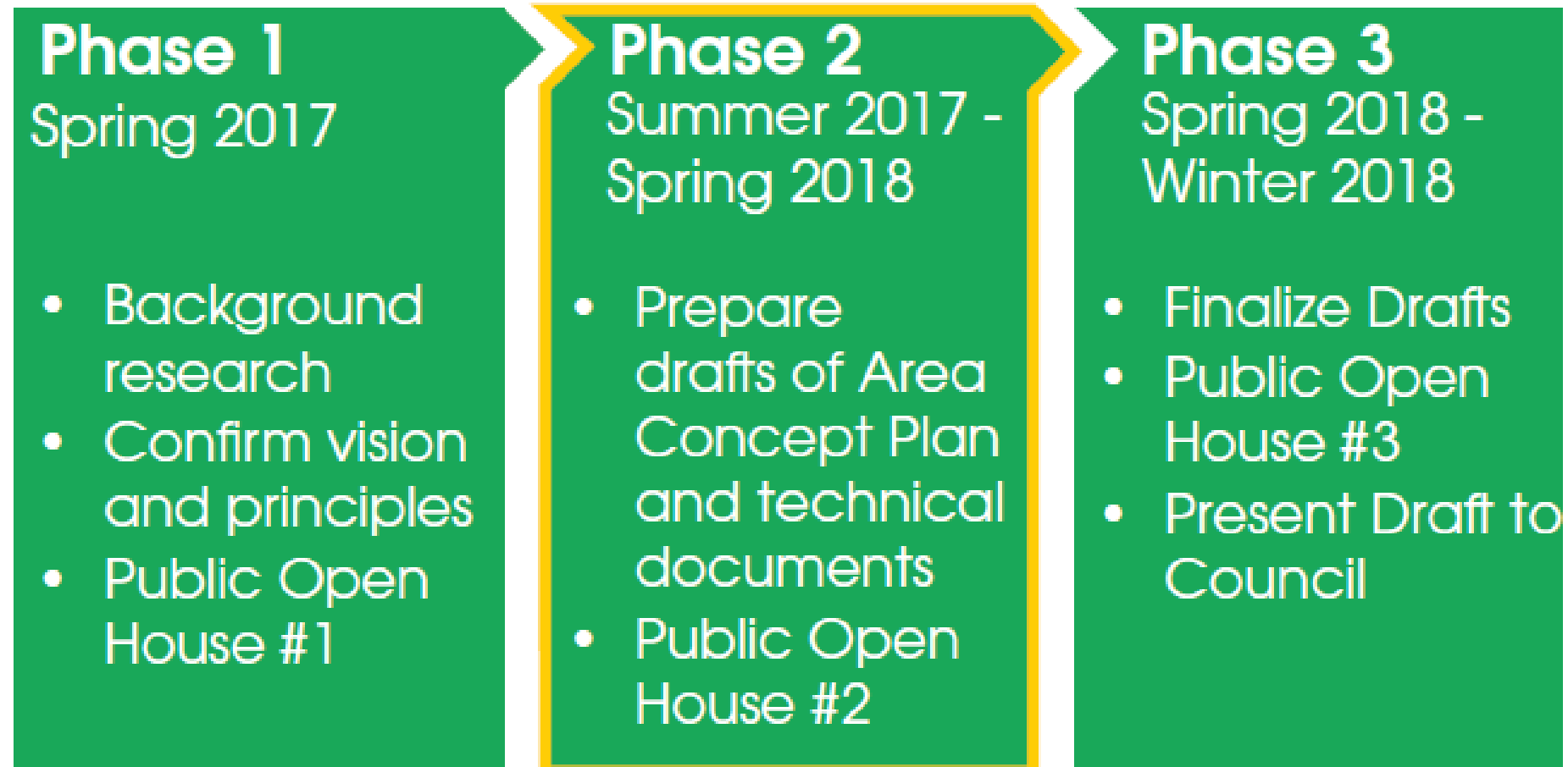
# Bremner Area Project

Bremner Area Project includes the Local Employment Area  
(Development Expansion Area / Half Fish)



# Timeline

## Bremner Area Project Phases

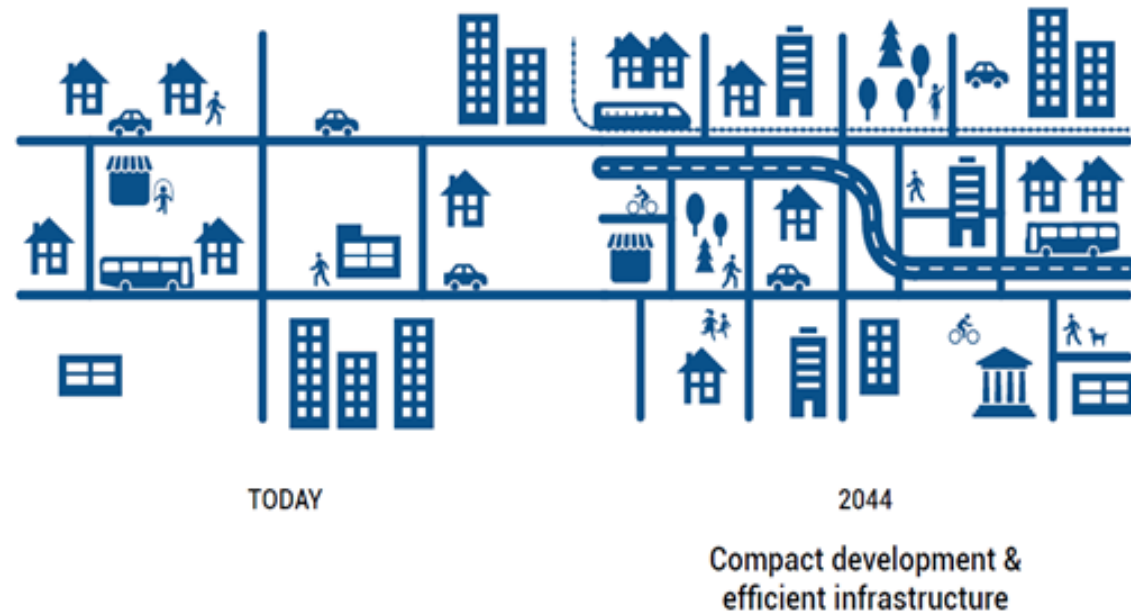


**WE ARE HERE!**



# Project Objectives

## Compact Development



## Complete Communities



## Transportation Choice



# Project Objectives – Compact Development

## Edmonton Metropolitan Region Growth Plan:

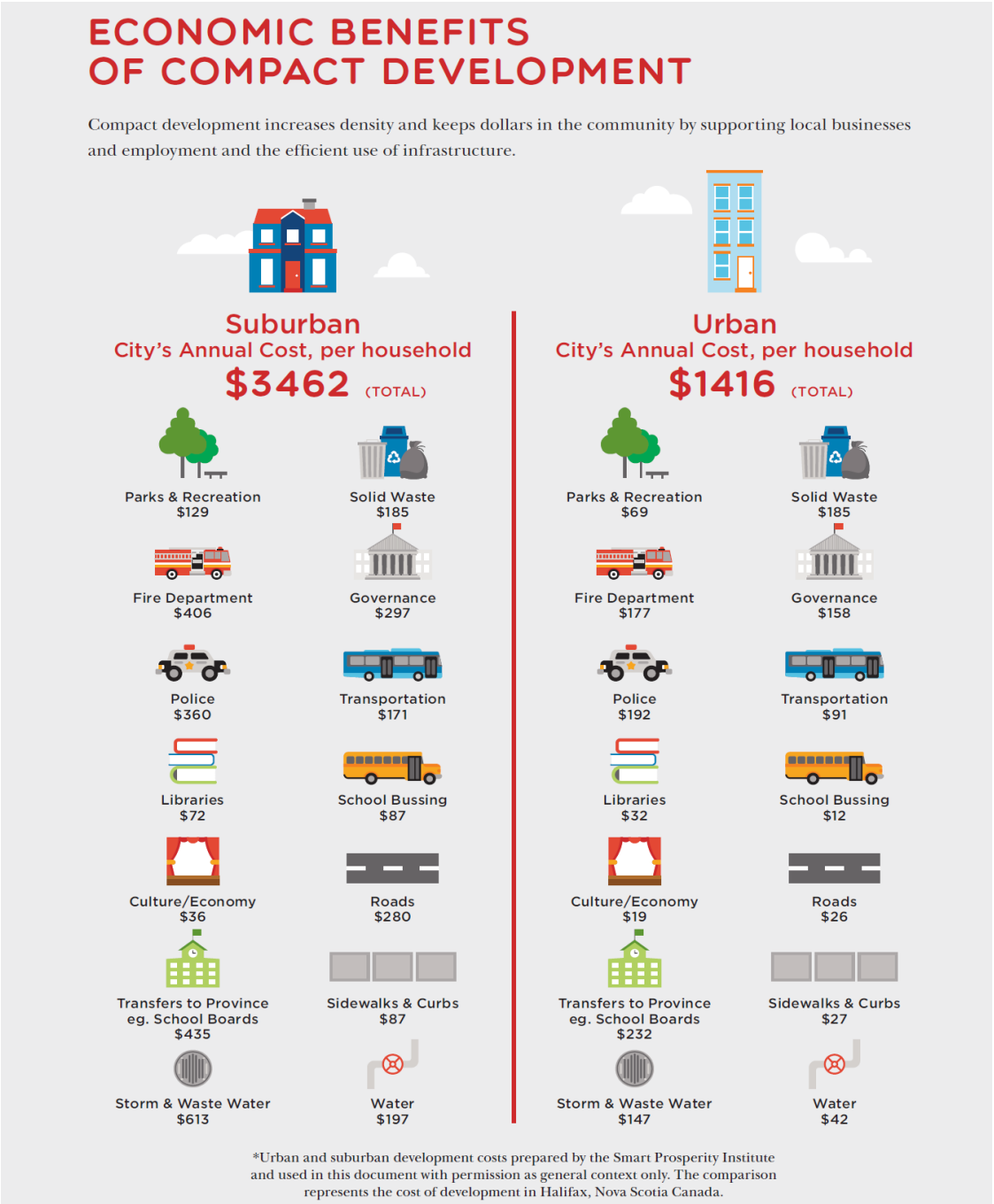
### Greenfield Areas

- “...achieve the minimum greenfield density...”
- “...Provide a mix of land uses in a compact form...”
- “...incorporate innovative and sustainable development standards to achieve compact development...”

Communities by Tier	Minimum Greenfield Residential Density* (du/nrha)	Aspirational Intensification Target***(% Dwellings to Built-Up Urban Areas)	Aspirational TOD Centres Density Target** (people+jobs/gha)	Aspirational Urban and Sub-regional Centres Density Target** (du/nrha)
Metropolitan Core	n/a	Varies	140-160	n/a
Metropolitan Area	Varies	Varies	Varies	Varies
Edmonton***		25%		n/a
Leduc County (West of QE2 to Whitemud Creek)	45	n/a	140-160	100
St. Albert				
Strathcona County (Urban)	40	17.5%		
Fort Saskatchewan				
Leduc		15%	n/a	
Stony Plain	35			
Beaumont		10%		
Spruce Grove				
Leduc County (balance)		n/a		
Rural Area	Varies	Varies	n/a	Varies
Towns	Varies	Varies	n/a	Varies
Devon	30	10%		75
Morinville				
Calmar	25	7.5%		
Lamont				
Bon Accord			n/a	
Bruderheim		5%		n/a
Gibbons				
Legal				
Redwater				
Villages	20			
Growth Hamlets		n/a	n/a	n/a
Other Hamlets	n/a			



# Project Objectives – Compact Development



Supports:

- housing diversity and higher residential densities
- local businesses in closer proximity to where people live
- less infrastructure per person
- Multi-modal and active transportation systems

# Project Objectives – Complete Communities

## Edmonton Metropolitan Region Growth Plan:

### Greenfield Areas

- “...provide a diversity of housing options in terms of density and built form...”
- “...integrate local services, amenities, institutional and commercial uses within residential development, within buildings and/ or within a five-minute walk (400 metres)...”
- “...a mix of residential and employment uses to support the creation of complete communities...”



## Project Objectives – Complete Communities

- offer residents the ability to age in place through an appropriate mix of jobs, local services, and diversity of housing.
- Individuals can select a preferred transportation method from walking, cycling, taking public transportation, or driving.
- Individuals should be able to access their day-to-day needs such as groceries, recreation or child care within their community.

What is a complete community?



Accessibility

Provides convenient access to housing, employment and services.



Transportation Choice

Increases opportunities for walking, cycling, driving and public transportation.



Housing Diversity

Includes a wide range of housing for all ages, incomes and abilities.



Safety

Promotes pedestrian and community safety through “eyes on the street”.



# Project Objectives – Transportation Choice

## Edmonton Metropolitan Region Growth Plan:

### Greenfield Areas

- “...incorporate an interconnected street network and urban form to support active transportation...”
- “... incorporate an interconnected street network and open space network to support active transportation and transit viability...”
- “...promote multi-modal transportation options including transit and active transportation...”



# Project Objectives – Transportation Choice

- Streets designed for people of all ages, incomes and abilities to use active forms of transportation such as walking and cycling, safely and comfortably.
- reduced lane widths, planting street trees, allowing on street parking and using traffic calming infrastructure supports efforts to reduce vehicular speeds and increases the safety for those who do not drive, such as older adults and children.



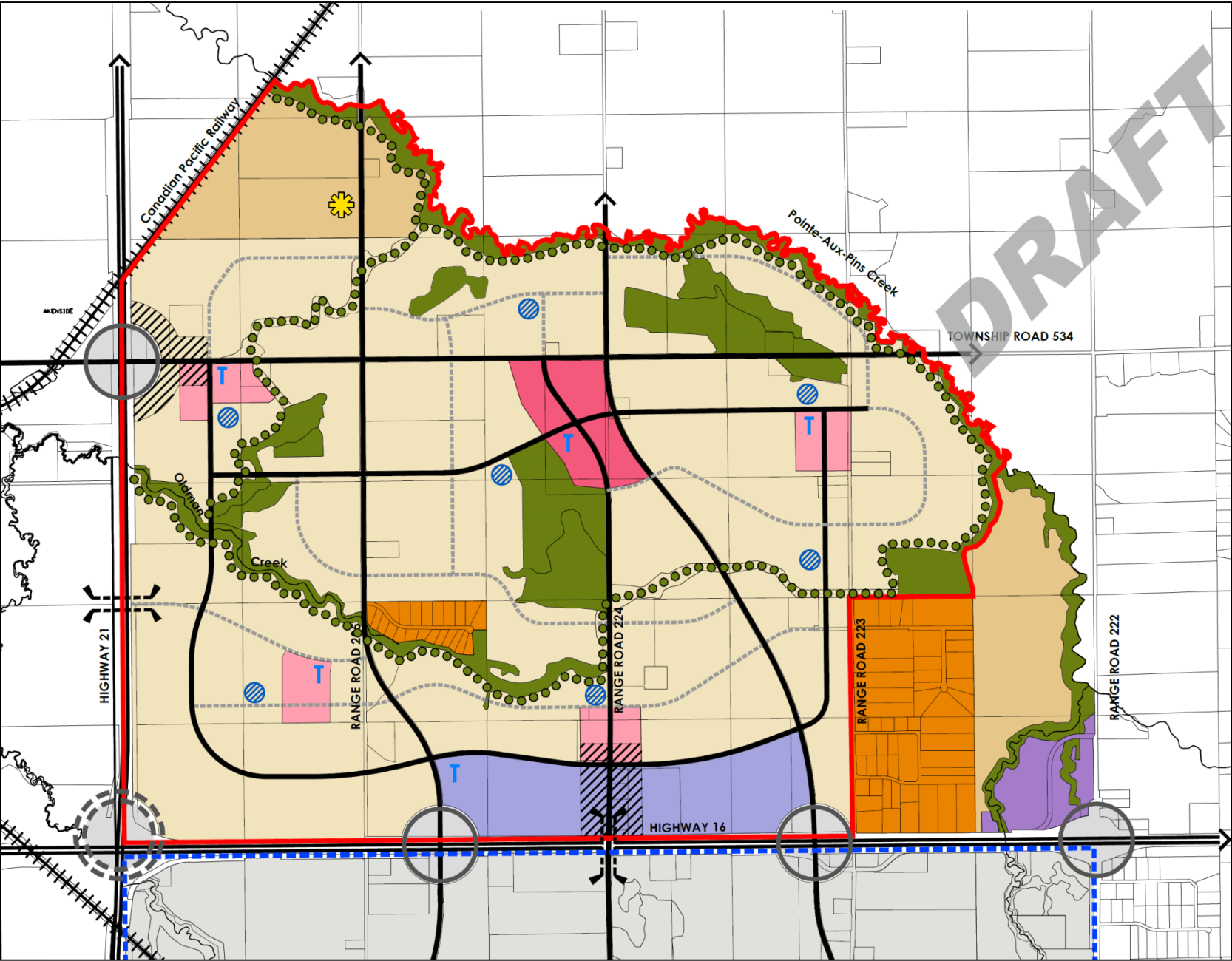


# Project Objectives – Transportation Choice





# Project Status – Draft Concept - Bremner



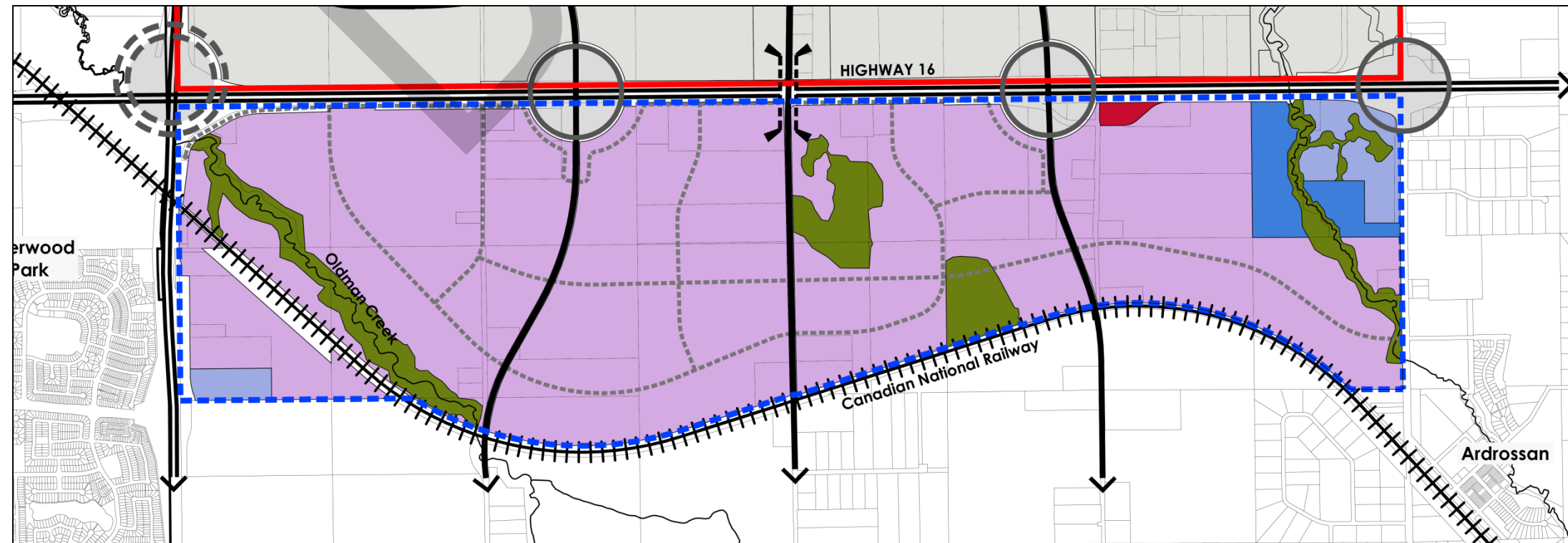
## LEGEND

- Bremner
- Local Employment Area
- Bremner House
- Transit Terminal
- Gateways

- Community Node Policy Area
- Priority Open Space and Environmental Reserve Policy Area
- Agricultural Policy Area
- Village Centre Policy Area
- Town Centre Policy Area
- Business Employment Policy Area
- Residential Policy Area
- Existing Country Residential Policy Area
- Existing Industrial Policy Area

\* Interchange locations contingent on Alberta Transportation\*

# Project Status – Draft Concept – Local Employment Area



## LEGEND

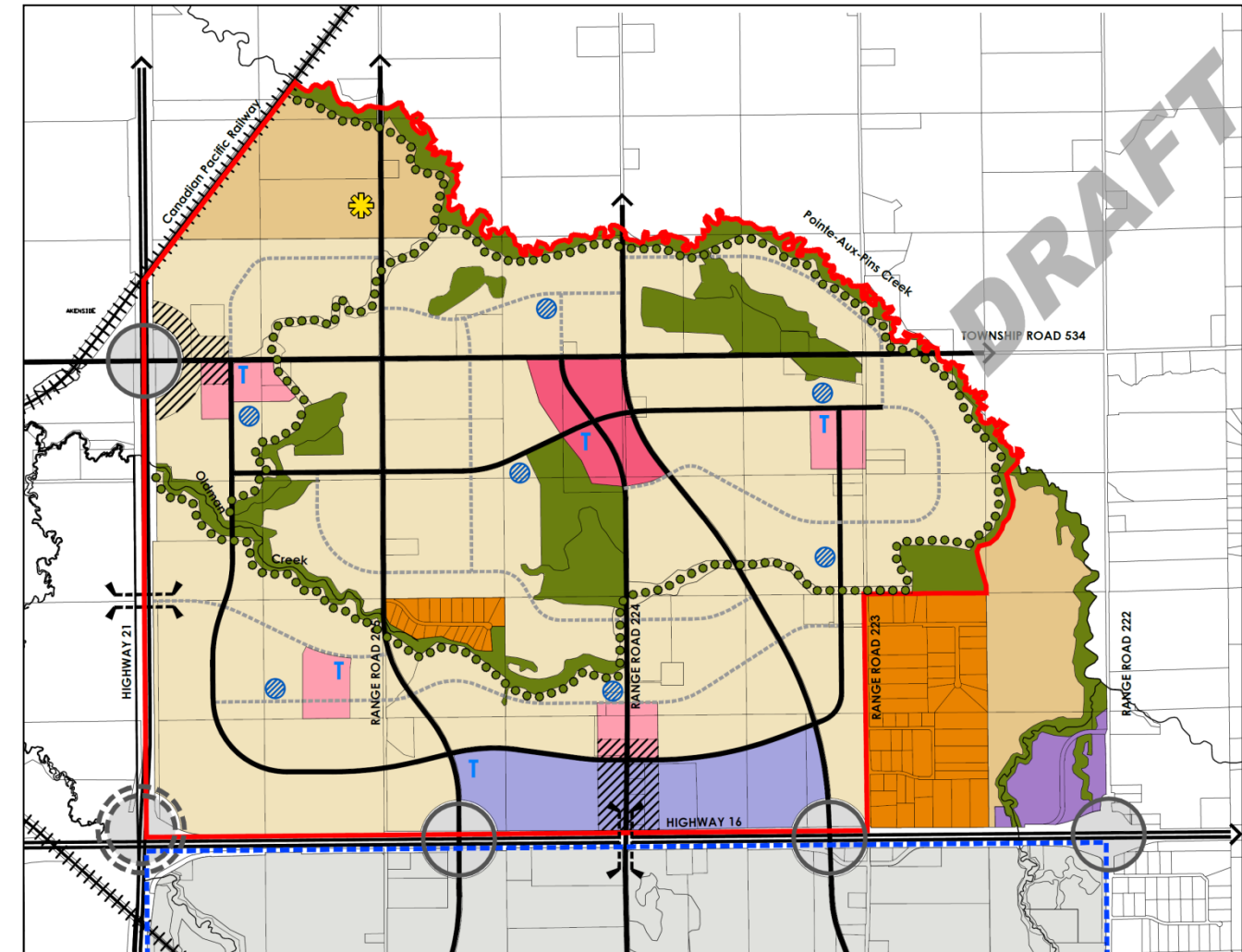
- Bremner
- - - Local Employment Area

- Priority Open Space and Environmental Reserve Policy Area
- Major Public Service
- Major Community Service
- Commercial
- Industrial

\* Interchange locations are contingent on Alberta Transportation\*

# Project Status

- 2<sup>nd</sup> draft of Area Concept Plan and technical document review March/ April 2018
- Ongoing discussions with water and wastewater providers (ie: EPCOR)
- Ongoing discussion with Alberta Transportation regarding Highway 16 interchange access
- Ongoing discussions with development industry regarding community design and implementation
- Ongoing input and analysis regarding financial modeling





# Project Status - Challenges

*“...incorporate innovative and sustainable development standards to achieve compact development...”*

- How a new type of community design affects today's standards and what needs to change to achieve the project objectives:
  - example: roadway cross sections
- Determining the impacts the changes to these standards may have:
  - operation and maintenance costs (snow removal)
  - bus / emergency service vehicles
  - traffic flow
- Considerations in the short term (5-10 years) and long term 30 to 40 years



# Next Steps

- Draft 3 of Bremner ACP and technical documents – June 2018
- Public Open Houses – June 13<sup>th</sup> and 14<sup>th</sup> 2018
- Stakeholders and Internal Technical Committee review of draft 3 – summer 2018
- Final drafts, review and 3<sup>rd</sup> round Public Open Houses – fall 2018
- Presentation to Council for consideration – winter 2018 (*\*Contingent on government agency approvals\**)

**Thank you!**  
**Questions?**

**Bremner**

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