

Bremner Area Project

Priorities Committee September 18, 2018



Agenda

1 The Project

2 Phase 2 Engagement

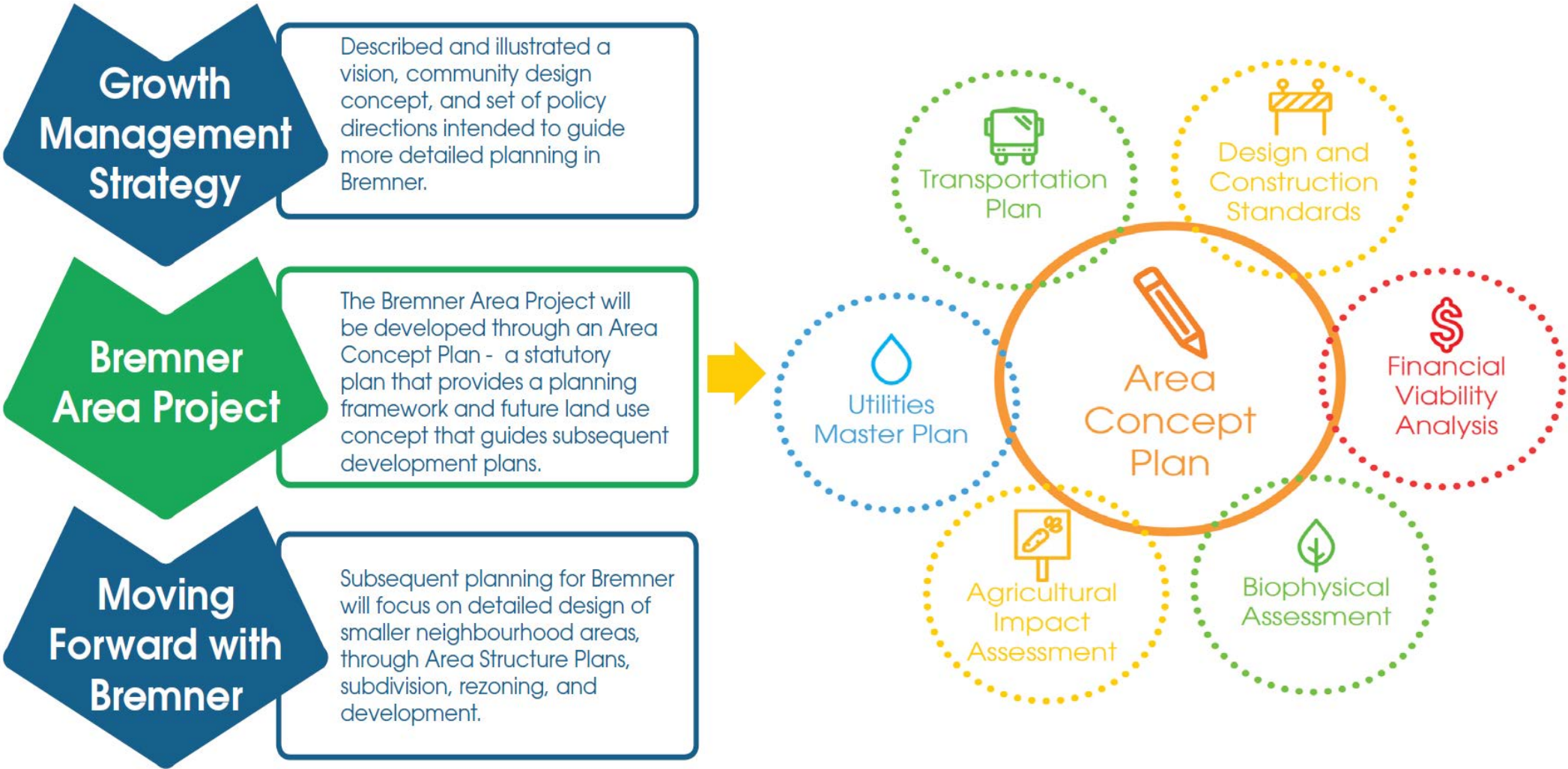
3 Project Status

4 Next Steps

9/12/2018



Bremner Area Project



Phase 2 Engagement

June 13 - Open House - Community Centre – 58 attendees

June 14 - Open House - Bremner House - 69 attendees

June 15 - July 6 Comments Sheets – 34 respondents

June 15 - July 6 Online Survey – 178 respondents



Awareness and Advertising

214
Landowner
Postcards
sent to Area
Residents

NOTICE OF OPEN HOUSE

Growing in Strathcona
STRATHCONA COUNTY

Bremner Area Project
Join us for an Open House
June 13 and 14, 2018
6:30 pm to 8:30 pm
Strathcona County

June 13:
Community Centre Room 2
401 Festival Lane

June 14:
Bremner House
RR225, 3.6 km N Hwy 16

Awareness and Advertising

- 2,113 People Reached through Facebook posts
- 2,120 People reached through twitter
- Advertisements in Sherwood Park news
- Digital banners and postcards at County Facilities
- Newsletter



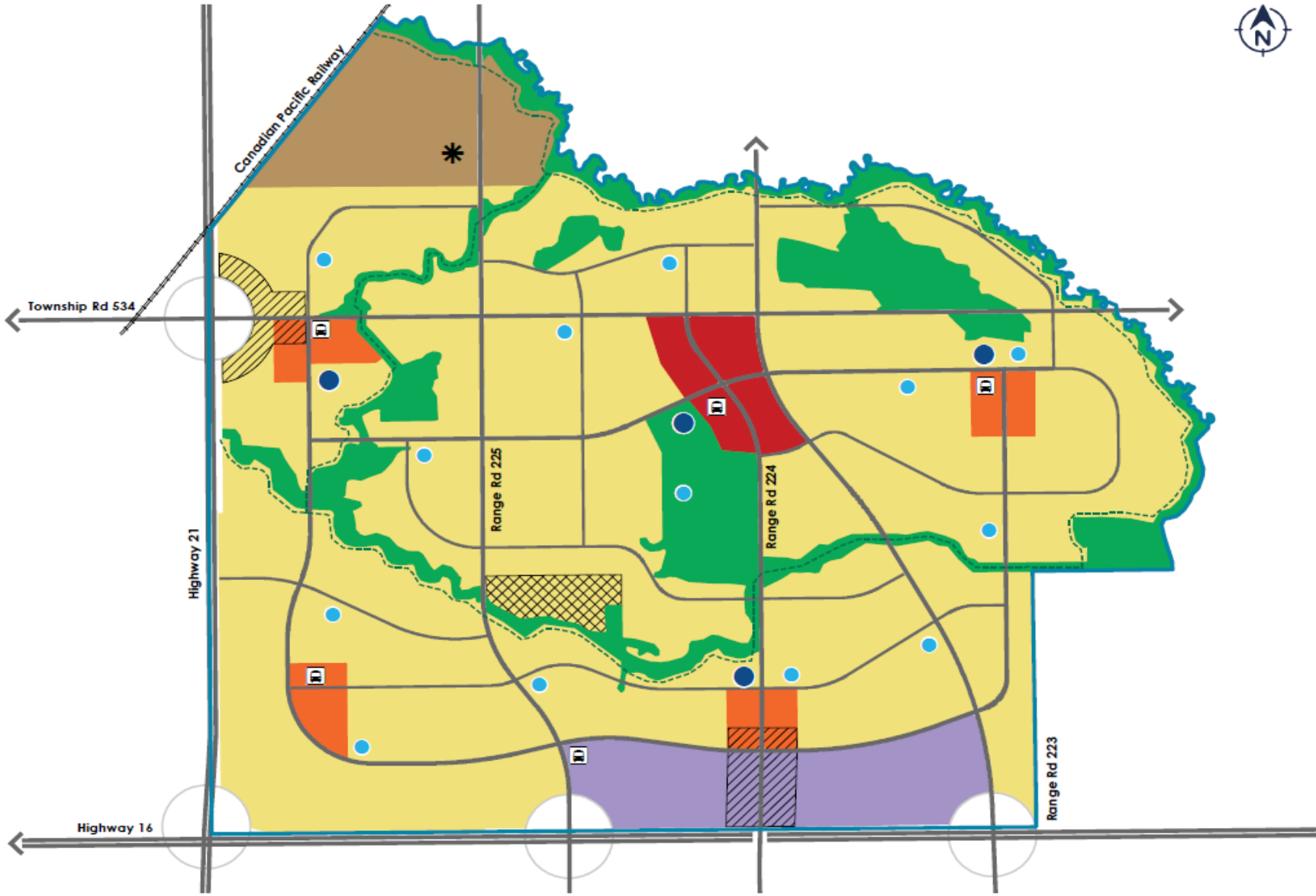
A vertical informational flyer for the Bremner Area Project. The top section features the project title "Bremner AREA PROJECT" with a line-art illustration of a community scene. The middle section, titled "Provide your input on the project", contains two paragraphs of text explaining the project's goals and the community's role. The bottom section, titled "Open house and online engagement", provides contact information for Deanna Cambridge, including a phone number and email address. A progress bar at the bottom shows the project stages: Strategy, Concept, Design, and Implement, with "Concept" currently selected. The Strathcona County logo is at the bottom right.

Open House Information

Land Use Concept and
Policy Areas

Legend

- Bremner
- Bremner House / Multi-Purpose Agriculture Facility
- Transit Terminal
- Community Node Policy Area
 - Primary Community Node
 - Secondary Community Node
- Interchanges Subject to Alberta Transportation
- Gateways
- Agriculture Policy Area
- Business Park Policy Area
- Priority Open Space & Environmental Features Policy Area
- Open Space Corridor
- Residential Policy Area
- Existing Country Residential
- Town Centre Policy Area
- Village Centre Policy Area



*Draft Concept yields a population of approximately 81,500 people

*Location and type of provincial transportation infrastructure is under review

POLICY AREA: TOWN CENTRE

What will the **Town Centre** in Bremner look like?

The Bremner Town Centre will contain a series of main streets and a mixture of uses that serve the entire Bremner Area such as regional commercial and community services and high density residential.

Regional Commercial and Community Services

The Town Centre will be the largest service centre in Bremner, containing major community and public services, employment and commercial uses.

High Density Residential

To complement the regional level of service focused within the Town Centre, housing will be provided in a variety of apartment-style and mixed use-buildings greater than four storeys.



POLICY AREA: VILLAGE CENTRES

What would a **Village Centre** in Bremner look like?

There are four (4) village centres; one located in the centre of each community. These centres contain a main street and a mixture of uses such as neighbourhood services and medium density housing.

Neighbourhood Services

Village Centres will serve the surrounding neighbourhoods, offering local services such as grocery stores, restaurants, recreation, and employment.

Medium Density Housing

Village Centres will also contain housing in the form of row housing, as well as low rise apartment and mixed use buildings less than five storeys.



POLICY AREA: RESIDENTIAL

What does the **Residential Policy Area** in Bremner look like?

The Residential Policy Area contains the majority of residential neighbourhood development. Residential development will include a range of housing forms that accommodate the diversity of resident needs. This area also includes open space for outdoor recreation and opportunities for local neighbourhood business.

Low Density Housing

- Includes single family, duplex and semi-detached housing



Medium Density Housing

- Includes triplex, stacked townhouses, row housing and apartments less than five storeys



Open Space

- Neighbourhood parks
- Trails
- Community gardens



Neighbourhood Business

- Can include live-work units
- Local corner store



POLICY AREA: COMMUNITY NODES

Bremner



What is a **Community Node** in Bremner?

The main purpose is to provide a location for schools and community parks. These nodes may also integrate complementary uses such as community services. Additionally, there may be potential for commercial and residential such as community or seniors housing.

*Community services and complementary uses include recreation centres.



Primary Community Nodes

Are primary schools and community parks with the opportunity for shared school sites or potential complementary uses, located within walking distance. There are thirteen (13) primary community nodes.



Secondary Community Nodes

Are secondary schools and community parks with potential complementary uses, located adjacent to centres. There are four (4) secondary community nodes.



*Community nodes are sized to accommodate more than one school on a single site. In total they have the potential to accommodate 34 schools. It is assumed that 4 of these schools will be high schools.

POLICY AREA: BUSINESS PARK

What will be in the **Business Park Policy Area** in Bremner?

The **Business Park Policy Area** is located within Bremner on the north side of Highway 16. This area is urban and functions as a major employment generator for Bremner.

- Urban level utilities
- Light Industrial Urban Development such as research facilities, large format warehouse, distribution and office complexes

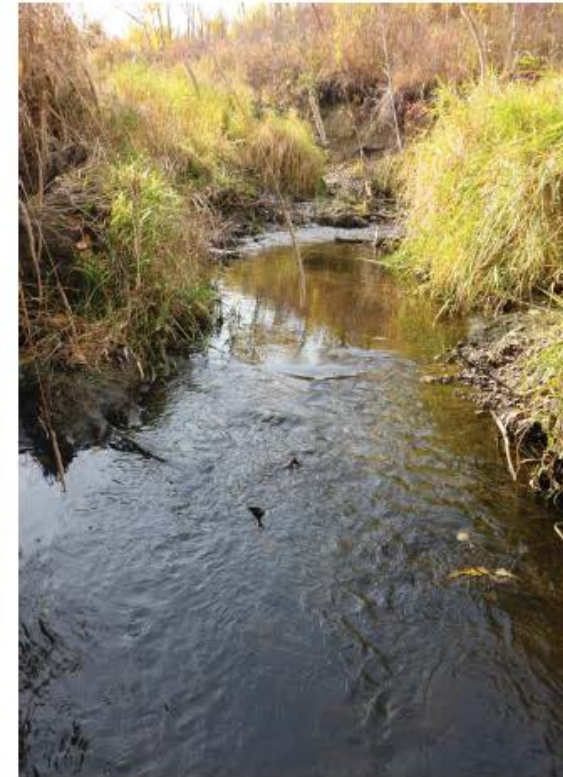


POLICY AREA: PRIORITY ENVIRONMENTAL FEATURES AND OPEN SPACE

What **Priority Environmental Features** are included in this policy area in Bremner?

Pointe-Aux Pins Creek and Old Man Creek

These important watercourses are highly sensitive and require conservation.



Priority Uplands and Priority Wetlands

These environmental features have been identified in the Biophysical Assessment for conservation.



POLICY AREA: PRIORITY ENVIRONMENTAL FEATURES AND OPEN SPACE

What **Priority Open Spaces** are in this policy area in Bremner?

A Major Open Space Corridor

A looped continuous trail network connects the two creeks and all of Bremner.



The Regional Park

A large central public space located adjacent to the Town Centre will contain community facilities, schools, park and gathering spaces.



POLICY AREA: AGRICULTURAL

What is
considered
in the
**Agricultural
Policy Area** in
Bremner?

Agriculture

This policy area will
contain opportunities
for agricultural
operations, agri-tourism,
and agri-business.

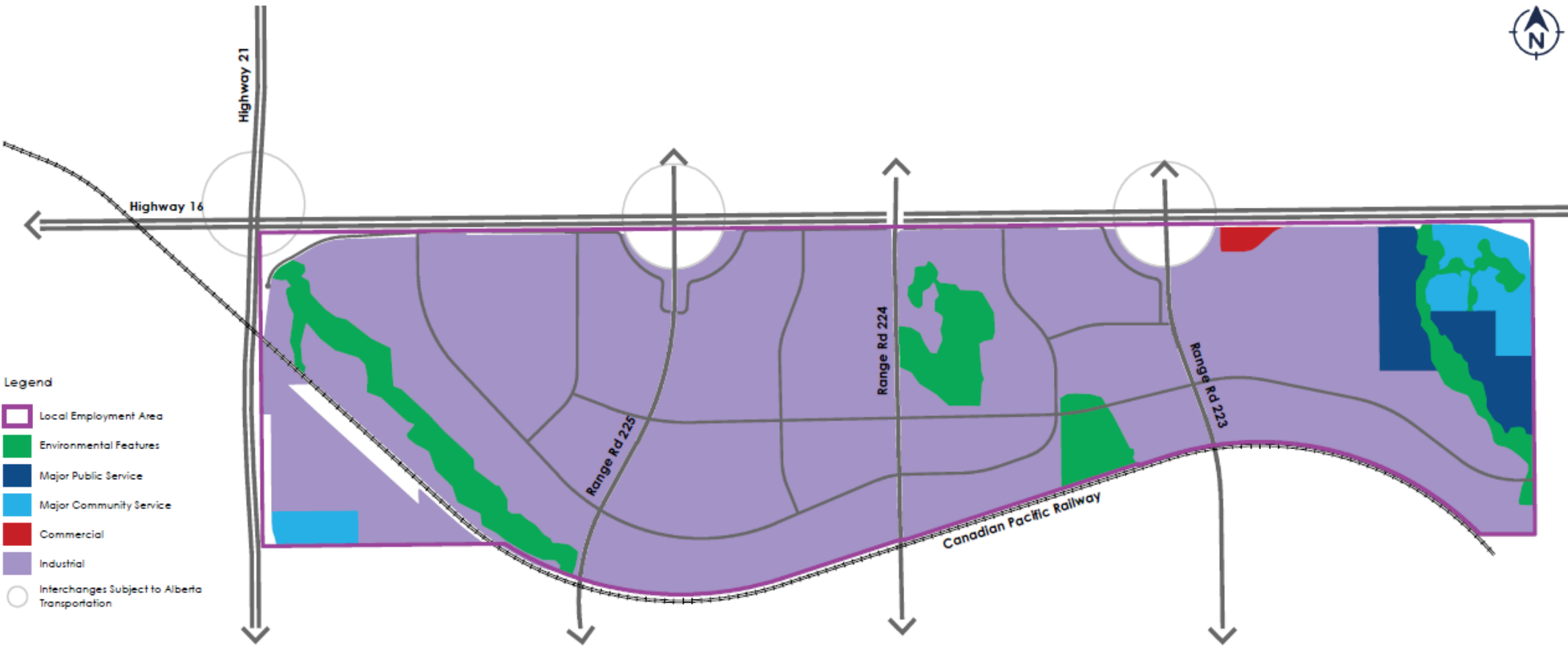


Bremner House and Multi-Purpose Agricultural Facility

The Agricultural
Policy Area includes
Bremner House and a
future multi-purpose
agricultural facility.



LOCAL EMPLOYMENT AREA (DEVELOPMENT EXPANSION AREA) - DRAFT CONCEPT



Bremner



**Location and type of provincial transportation infrastructure is under review*

LOCAL EMPLOYMENT AREA

What is
the **Local
Employment
Area** (LEA)?

The **Local
Employment Area**
is located outside of
Bremner on the south
side of Highway 16
and functions as a
rural industrial area for
Strathcona County.

- Rural level utilities
- Rural Medium Industrial Development such as industrial storage and manufacturing facilities



Feedback – Engagement Summary



An engagement summary has been completed and attached as Enclosure 2. This summary contains all resident comments from the engagement activities including:

- open house notes from attendee conversations taken by the project team
- graffiti wall comments from open house attendees
- comments sheet responses from open house attendees
- online survey responses
- resident emails and county responses

Feedback - General

Open house and survey comments varied greatly amongst residents. A number of residents chose to comment on the previous decision to include the Bremner Area within the Urban Service Area as opposed to the Bremner Area Concept Plan. Some general topics of conversation over the course of the engagements were:

- Residents who support the project voiced their will for the completion of the project to be accelerated and frustration over delays.

- "I wish it could move quicker. Lots of delays."

- "Been waiting a long time to see this happen. We're losing ground to other municipalities and their growth."

- Residents who do not support the project felt that the area should not be used for urban growth due primarily to financial or agricultural concerns or a preference for Colchester over Bremner.

- "I do not think this location is a suitable choice as it is prime farmland."

- "I have concerns about additional costs put on existing taxpayers for new interchanges and roads."

Information on the Financial Analysis is not available at this time due to ongoing conversations with Alberta Transportation and utility service providers regarding key infrastructure items.

Feedback - Concept

In addition to the general comments, the following key messages were received from the public on specific items related to the concept:

- Walking and biking trails are highly important to residents.
- Residents feel that the shared use of community nodes between schools and complimentary services is beneficial.

Sharing school sites with complementary uses would be beneficial to the community.



Feedback - Concept

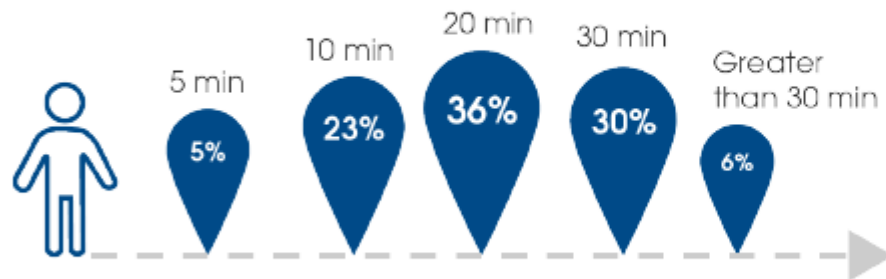
- Residents feel that the Local Employment Area should provide opportunities for agri-business and agricultural related industry in addition to traditional light industrial.
- Residents feel that urban agriculture and the conservation of top soil for urban food production including community, market and private gardens should be included in the plan.



Feedback - Concept

- Residents feel that affordable housing options and seniors housing units should be included in the Bremner Area.
- Most respondents would walk between 10 and 30 minutes to a destination or work. The concept plans currently focuses on a 20 min walk which is consistent with the received feedback.

The maximum distance I would walk to work or a destination is:



Most respondents would walk between 10 and 30 minutes to a destination or work. This supports the concept plans focus on a 20 min walk.

Next Steps

- The previous Bremner Area Project completion date of December 2018 has been adjusted to March 2019 due to ongoing conversations with Alberta Transportation and utility service providers.
- Final Draft ACP and Initial Financial Analysis anticipated for end of Q4, 2018
- Phase 3 Engagement and PCM Presentation(s) anticipated for Q1, 2019
- Public Hearing and First Reading of the ACP anticipated late Q1, 2019
- EMRB Referral Following First Reading

Bremner



Thank you!

Bremner

