

What We Heard Report

Bremner Community 1 & 4 ASPs
Engagement Event 2

May 2021

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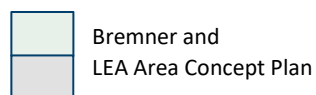
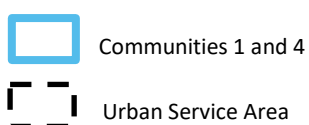
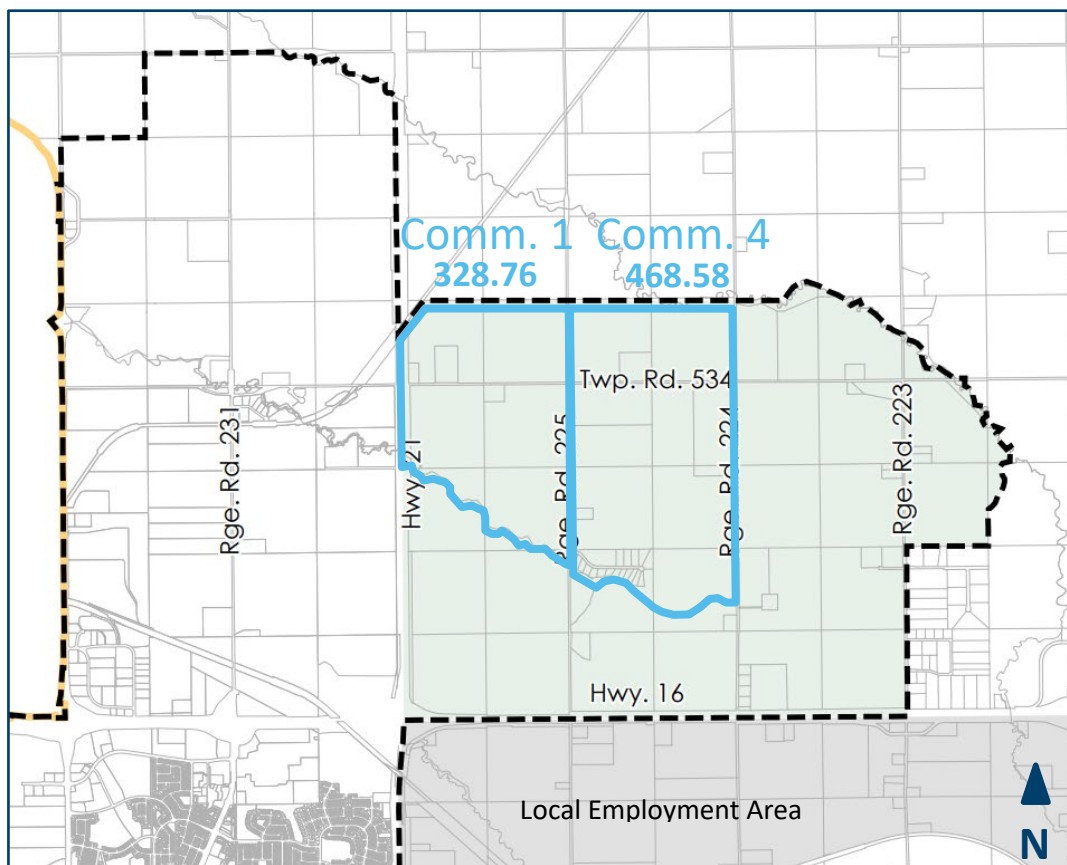
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INTRODUCTION

The Bremner Community 1 and 4 Area Structure Plan (ASP) Process will establish the community-level policies that will enable future development in the Bremner area. The vision and land use concepts of the ASPs will follow the framework of the Bremner Area Concept Plan, approved in 2019.

Engagement Event 2 of the public engagement process began in May 2021, as a key opportunity to share information and gain public and stakeholder input on the ASPs. This engagement is situated at the “input” level of Strathcona County’s public engagement continuum.

This report shares the feedback received during the second engagement event, which was held as an online engagement platform and survey due to the COVID-19 pandemic.



ENGAGEMENT EVENT 2

SUMMARY

Engagement Event 2 began May 19, 2021 and ended with the closure of the online survey on June 3, 2021. The following activities were completed for Engagement Event 2:

- 1 Newspaper advertisements ran May 21 and May 25, 2021 in the Sherwood Park & Strathcona County News
- 2 Mailed notification packages sent to landowners in and within 200 metres of the boundaries of the two proposed ASPs on May 19, 2021
- 3 An online platform open since May 19, 2021
- 4 An online survey open May 19 to June 3, 2021

ADVERTISEMENTS

The engagement event was advertised through newspaper advertisements posted in the Sherwood Park / Strathcona County News on May 21 and May 25, 2021, through mailed notification packages, and on Qualico's website.

MAILED NOTIFICATION PACKAGES

A printed package containing a notification letter, maps, and survey was mailed to 71 landowners in and within 200 metres of the boundaries of the two proposed ASPs on May 19, 2021. The packages contained all information except for a physical copy of the reference boards. A link to the reference boards was included in the package, and instructions were provided for those without web access to ensure respondents could view the reference boards and be fully informed when providing feedback. The survey included several options to return it: pre-paid postage, fax, email, or filling it out on the website instead. The package is available in Appendix B.

ONLINE PLATFORM AND SURVEY

An online platform at www.BremnerASP.com has been live since May 19, 2021 for Event 2. The online platform includes all information that would be presented at an open house, including contextual information, an aerial photo of the development area, presentation boards on the ASP process and development concepts, mapping related to technical studies, and an online survey. The online survey was consistent with the mailed-out survey. The online platform also included contact information for further inquiries and feedback.

NEXT STEPS

The feedback received from this engagement event will build on feedback received in the first round of engagement and be considered and incorporated where appropriate as Qualico finalizes the ASP documents and technical studies. The finalized plans will then be presented to council at a Strathcona County Public Hearing, where members of the public are welcome to speak in favour of, or in opposition to the ASPs.

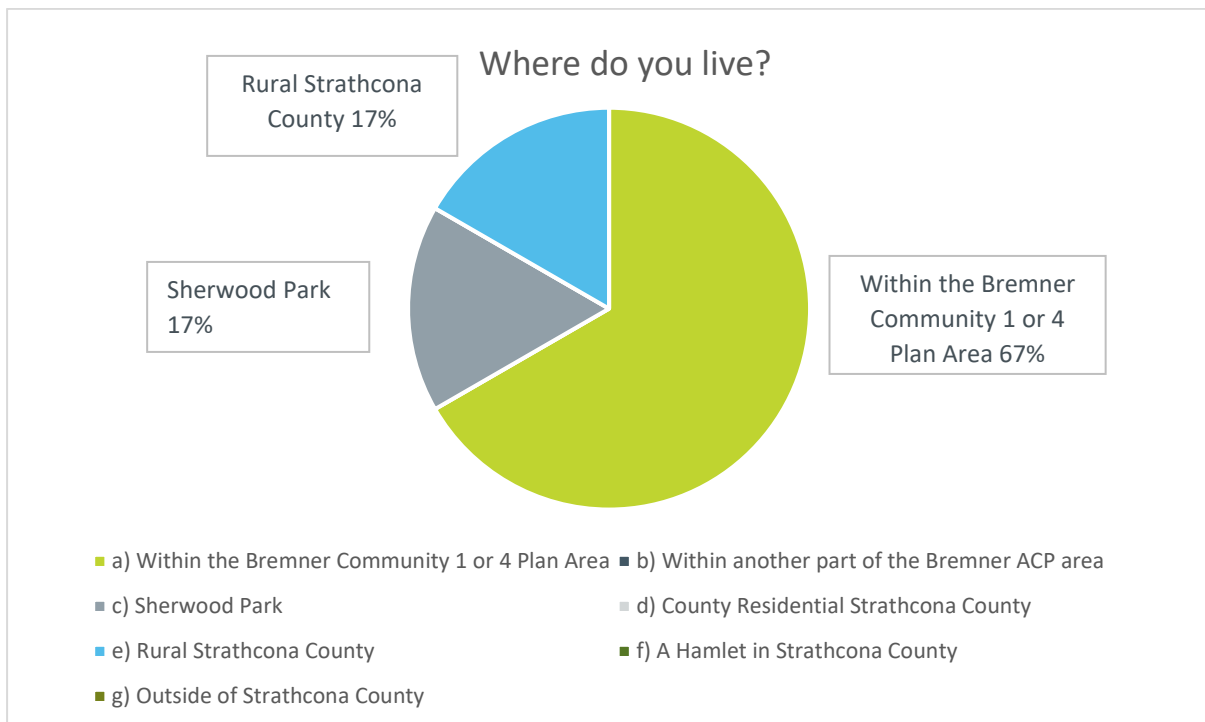
FEEDBACK SUMMARY

The following provides a summary of the 6 received responses, including 5 responses to the online survey and 1 response from the mailed survey. Underneath each question, the “n=#” indicates how many people responded. For questions where written responses are summarized, a full record of responses is included in Appendix A.

SECTION 1. LOCATION

1. Where do you live?

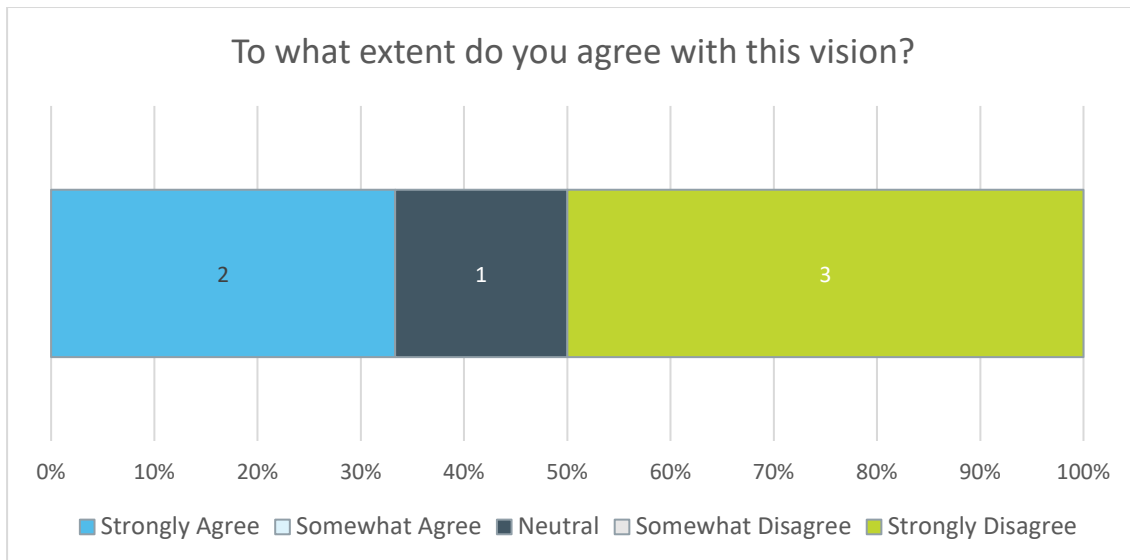
n=6



SECTION 2. VISION AND POLICY STRUCTURE

2A. To what extent do you agree with this vision?

n=6



2B. Do you have any comments about the vision?

n=4

Of the comments received, 75% were in opposition to the ASPs and/or any development in Bremner. These comments addressed:

- Waste of prime farmland/farmland preservation
- Sherwood Park increasing density to accommodate additional people
- Concerns surrounding automobile dependence

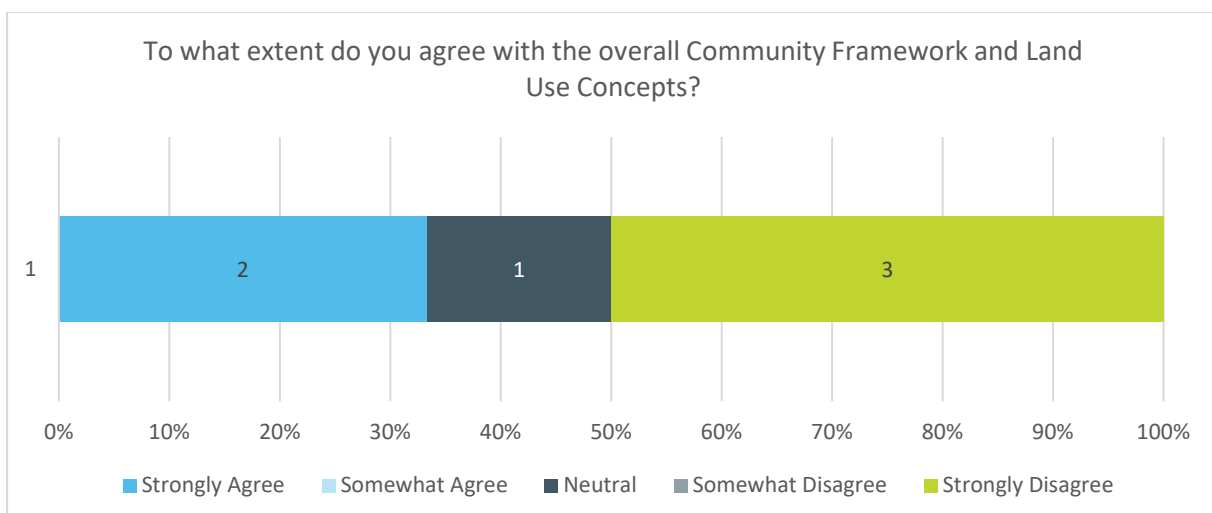
25% were generally positive. These comments addressed:

- Support of the vision and key concepts: green, walkable, diverse

SECTION 3. COMMUNITY FRAMEWORK

3A. To what extent do you agree with the overall Community Framework and Land Use Concepts?

n=6



3B. Do you have any comments about the draft Community Framework

n=3

Of the comments received, 33% were in opposition to the ASPs and/or any development in Bremner. These comments addressed:

- Waste of prime farmland/farmland preservation

33% of comments addressed the following concerns:

- A lack of green space and the need for additional Environmental Reserve
- A desire for development to be high density

33% were generally positive. These comments addressed:

- Neutrality towards the draft Community Framework

3C. Do you have any comments about the draft Land Use Concept for Community 1?

n=5

Of the comments received, 40% were in opposition to the ASPs and/or any development in Bremner. These comments addressed:

- Waste of prime farmland/farmland preservation

20% of comments addressed Old Man Creek:

- Keep the green space adjacent to Old Man Creek as is

20% of comments addressed school sites:

- Support for the co-location of school and park sites, but concern that schools require more space (school board comments)

20% of comments addressed density:

- Desire for high density development located in proximity to a localized transit hub
- Concerns that low density development will be built

3D. Do you have any comments about the draft Land Use Concept for Community 4?

n=5

Of the comments received, 40% were in opposition to the ASPs and/or any development in Bremner. These comments addressed:

- Waste of prime farmland/farmland preservation
- Intention to not sell land located in Community 4

20% of comments addressed Old Man Creek:

- Keep the green space adjacent to Old Man Creek as is

20% of comments addressed school sites:

- Support for the co-location of school and park sites, but concern that schools require more space (school board comments)

20% of comments addressed density:

- Desire for high density development located in proximity to a localized transit hub
- Concerns that low density development will be built

SECTION 4. TRANSPORTATION

4. Do you have any comments about the draft Transportation Concept and Policy?

n=4

Of the comments received, 50% expressed concerns. The comments addressed:

- Narrow streets and walkable communities incompatible in Winter
- Traffic concerns
- Concern that residents will be automobile dependent despite plans intention

50% were generally positive. These comments addressed:

- General support for the draft Transportation Concept and policy
- Support for active transportation and transit/mobility options

25% of respondents indicated that they had no comment.

SECTION 5. SERVICING

5. Do you have any comments about the draft Servicing policy and concepts?

n=4

Of the comments received, 50% expressed concerns. The comments addressed:

- Concerns regarding Tidan Heights not being connected to municipal services (water, phone lines)
- Property value concerns
- Waste of prime farmland/farmland preservation
- Waste of resources

25% of comments were generally positive. These comments addressed:

- General support for the draft Servicing policy and concepts

25% of respondents indicated they had no comment.

SECTION 6. AGRICULTURE AND FOOD

6. Do you have any comments about the Agriculture and Food policy area?

n=3

Of the comments received, 66% expressed concerns. The comments addressed:

- Waste of prime farmland/farmland preservation
- Urban agriculture does not have the same capacity/results as rural agriculture

- Concern that agricultural history is being preserved only through signage and naming

33% were generally positive. These comments addressed:

- General support for connecting the community with agriculture
- Support for community gardens, farmers/outdoor marks.
- Support for connecting Bremner to Pointe aux Pins
- Support for an agricultural theme to connect Bremner to its rural roots

SECTION 7. NEIGHBOURHOODS

7. Do you have any comments about the policy approach to Neighbourhoods?

n=2

Of the comments received, 100% were in opposition to the ASPs and/or any development in Bremner. These comments addressed:

- Developing the community elsewhere

50% of comments suggested:

- Maintaining a larger buffer around the creeks
- Maintaining additional public green space
- Increasing density to reduce loss of agricultural land

SECTION 8. COMMUNITY NODES

8. Do you have any comments about the Community Nodes policy area?

n=2

Of the comments received, 50% were in opposition to the ASPs and/or any development in Bremner. These comments addressed:

- Developing the community elsewhere
- Population growth not supporting the development of Bremner

50% indicated that they had no comment.

SECTION 9. VILLAGE CENTRE

9. Do you have any comments about the Community 1 Village Centre policy area?

n=3

Of the comments received, 33% expressed concerns. The comments addressed:

- Concerns that an existing centre already exists (Sherwood Park)

33% were generally positive. These comments addressed:

- General support for the Community 1 Village Centre policy area

33% indicated that they had no comment.

SECTION 10. TOWN CENTRE

10. Do you have any comments about the Community 4 Town Centre policy area?

n=3

Of the comments received, 66% expressed concerns. The comments addressed:

- Concerns that an existing centre already exists (Sherwood Park)
- A desire to avoid large parking lots and generic box stores/large commercial

33% of comments were generally positive. These comments addressed:

- Support for walkability

SECTION 11. OPEN SPACE NETWORK

11. Do you have any comments about the Open Space Network and Regional Park policy areas?

n=4

Of the comments received, 75% expressed concerns. The comments addressed:

- A large green space separating Tidan Heights from Bremner
- Natural areas being threatened by development, severing the wildlife corridor of Pointe aux Pins Creek
- Additional green space and additional buffer around the creeks to protect them from development

25% were generally positive. These comments addressed:

- Support for the policy areas preservation of green spaces

SECTION 12. IMPLEMENTATION AND STAGING

12. Do you have any comments about the Implementation and Staging policy area?

n=3

Of the comments received, 33% expressed concerns. The comments addressed:

- Waste of prime farmland/farmland preservation

33% were generally positive. These comments addressed:

- General support for the Implementation and Staging policy area

33% indicated that they had no comment.

SECTION 13. VILLAGE CENTRE AND TOWN CENTRE DESIGN GUIDELINES

13. Do you have any comments about the Village Centre and Town Centre Design Guidelines?

n=2

Of the comments received, 100% expressed concerns. The comments addressed:

- Concern surrounding creating competition for businesses in Sherwood Park
- A desire to increase density in Sherwood Park instead of constructing Bremner
- Waste of prime farmland/farmland preservation

50% of respondents were neutral to the development concept but indicated that the development should be built elsewhere.

SECTION 14. ADDITIONAL COMMENTS

14. Do you have any additional comments?

n=3

Of the comments received, 67% expressed concerns. The comments addressed:

- Concern that the population of Sherwood Park and Strathcona County are not growing
- Waste of prime farmland/farmland preservation
- Desire for Bremner to be constructed elsewhere
- Concern that urban agriculture is not the same as rural agriculture

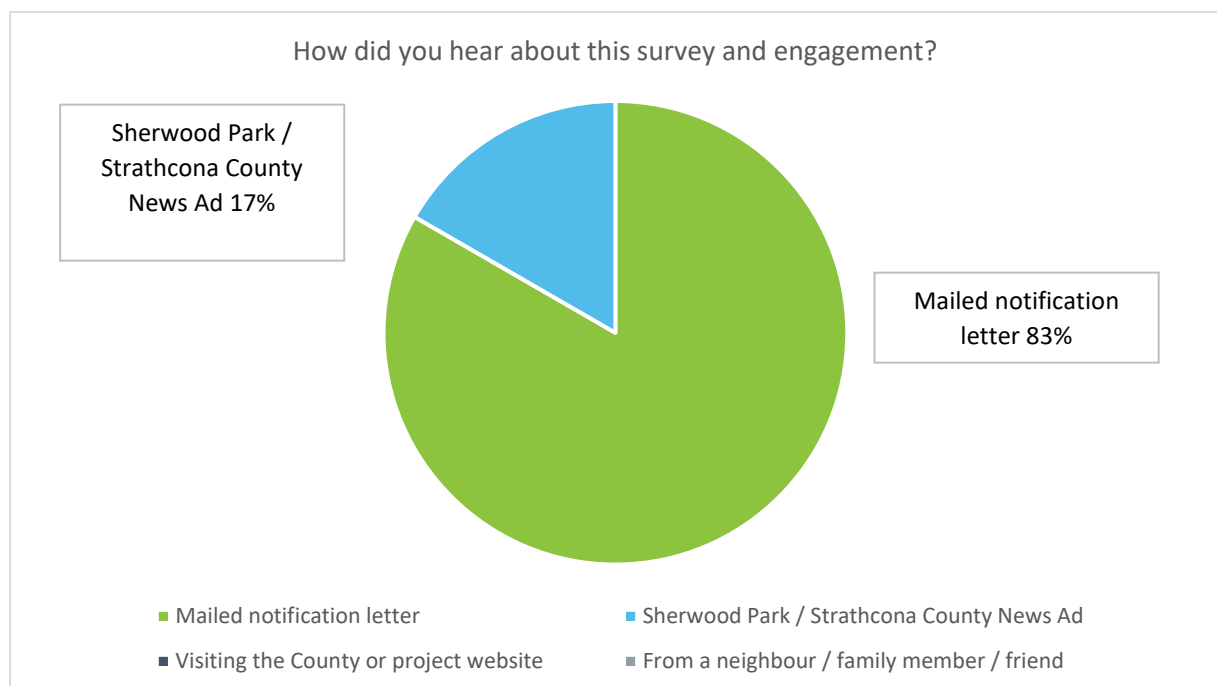
33% of comments were generally positive. The comments addresses:

- Well thought out and comprehensive development plan

SECTION 15. ENGAGEMENT COMMENTS

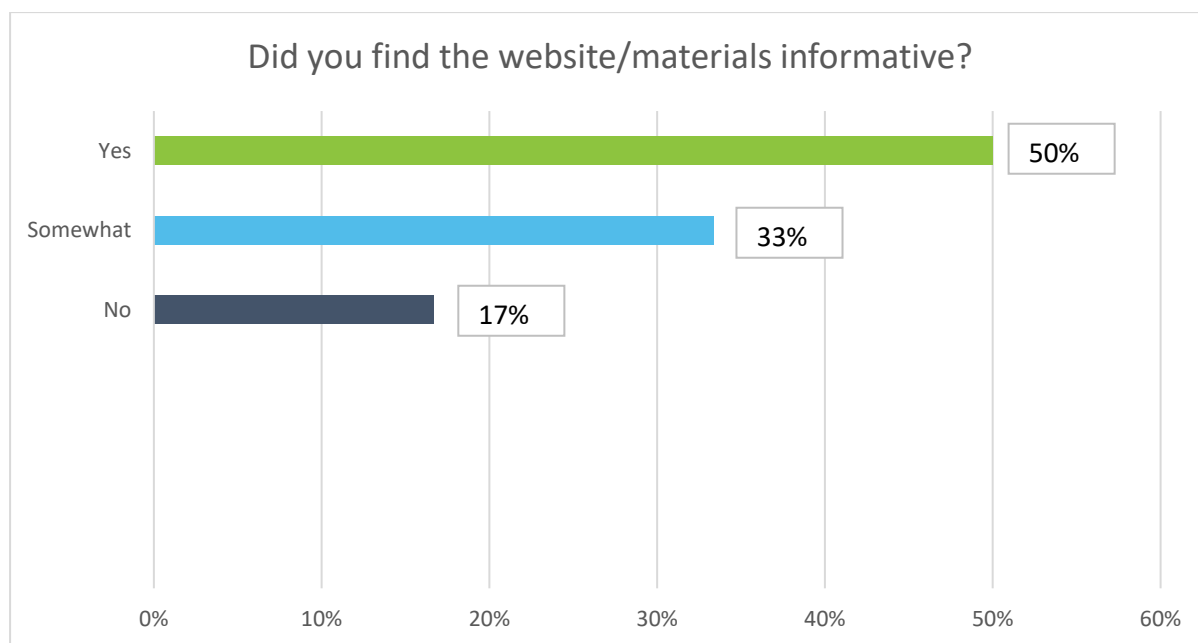
15A. How did you hear about this survey and engagement?

n=6

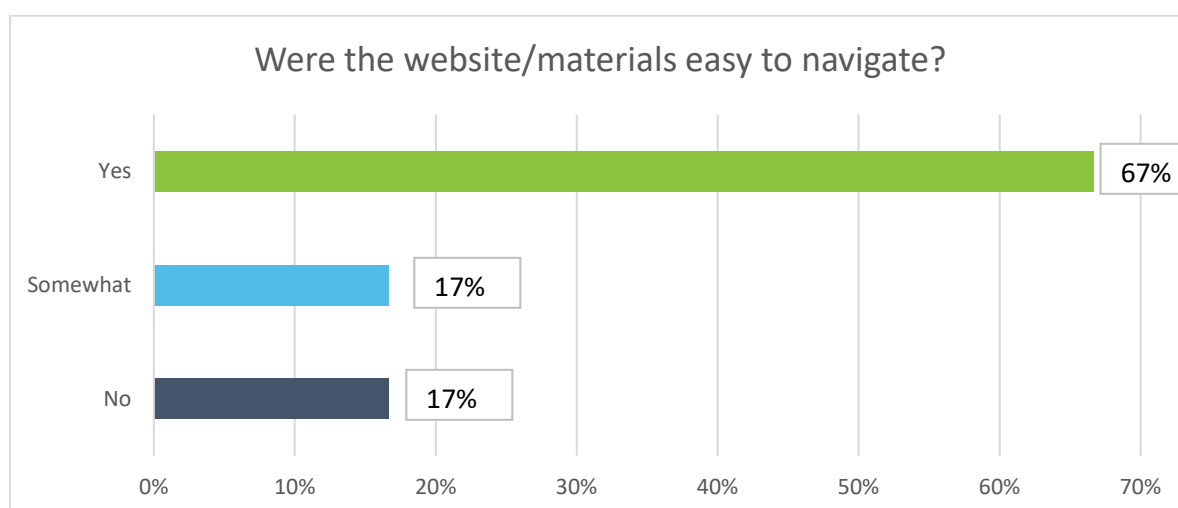


15B. Did you find the website/materials informative?

n=6

**15C. Were the website/materials easy to navigate?**

n=6

**15D. Do you have any additional comments on the engagement?**

n=3

Of the comments received, 100% expressed concerns. The comments addressed:

- Unclear where to locate the reference boards on the website

- Survey was time-consuming and challenging to use
- A desire for feedback to be listened too

IMPACT OF ENGAGEMENT

Following the engagement event, the project team carefully considered all feedback and where it may have an impact on the proposed ASPs.

1. VALIDATING

Much of the feedback validated the proposed vision, development concept, and policy areas including in the following topic areas:

- The incorporation of green spaces and trails throughout the ASP areas;
- Preservation of environmental features;
- A focus on walkability, mixed uses, and
- The incorporation of agriculture into the ASP areas

Half of respondents strongly agreed or were neutral regarding the vision for Bremner. This indicates that there is general support for the content within the proposed ASPs.

2. CHANGING

The feedback received during Event 2 of the engagement process aligned with comments received during Event 1. The following section contains the changes that were made to the ASPs to reflect community concerns after Event 1. In response to concerns from existing landowners within the Community 1 ASP Area, an Existing Residence designation was added. This designation acknowledges the long-term nature of the plan, and that existing residential need not redevelop until it is the intention of the landowners, at which point development shall comply to the underlying development plan for low density residential. Through policy, we made sure to include opportunities for many of the ideas offered by engagement participants, such as urban agriculture, walkability, affordable housing, seniors housing, and a variety of open spaces.

3. ACKNOWLEDGING

Although it is noted that around 50% of respondents consistently indicated that development in Bremner should not move forward, that feedback cannot be effectively incorporated into this application. The Growth Management Framework and Bremner Area Concept Plan establish these areas as developed land, per County Council direction. In submitting proposed Area Structure Plans for Communities 1 and 4, we are following that high level policy and growth strategy.

We heard from a respondent in the Tidon Heights community that a green belt around the community would be appreciated. We do acknowledge that it is important for the impacts of future development to be minimized. The Environmental Reserve adjacent to the creek south of Tidon Heights provides a buffer from development to the south. Compatible land uses have intentionally been situated adjacent to Tidon Heights – only low density residential and a stormwater facility have been planned.

4. FUTURE ENGAGEMENT

Event 2 was the final opportunity to participate in the engagement process by providing feedback on the refined land use plan and policies shared with the public. Members of the public still have the opportunity to voice their opinions to Council at the Public Hearing scheduled in Summer 2021.

APPENDIX A – RECORD OF ENGAGEMENT FEEDBACK

The following written feedback was collected from the 5 responses to the online survey and 1 response from the mailed survey. These are raw, unedited responses.

2B. Do you have any comments on the vision?

- Why are developing on prime agriculture land
- Great vision. Like the key concepts green, walkable, diverse.
- Strathcona County's own Agriculture Master Plan states: " Development on agriculture lands should only be done as a LAST resort." This is a conscious and deliberate choice, not a last resort.
- "Green" - but expanding the suburbs including low density. into Class 1 and 2 soils.
"Connected" - but likely in practice just car dependent for more people than not
"Diverse" - but concrete, generic suburb, paving over a paradise that wildlife traverse and live in. Perhaps other words would be more truthful? Sherwood park should stay within its current boundaries and have more mid to high density, garden suites, etc.
Other places in the world know how to live within geographic confines, learn from them.

3B. Do you have any comments about the draft Community Framework

- Looks fine
- Preserve prime farmland
- Not enough green space. Needs more Environmental Reserve. Why not do only high density residential in very localized spots, and keep the farmland and natural areas intact

3C. Do you have any comments about the draft Land Use Concept for Community 1?

- Prime agricultural land
- Recent comments from school boards would suggest schools require more space. I support schools building up to conserve land but also agree with the concept of co-locating school sites with park spaces to maximize playground spaces.
- no
- Preserve farmland
- Keep more fields intact either side of Old Man Creek. Keep these absolutely natural. Change to entirely high density at a localized transit hub to minimize impact. No more low density residential. In Sherwood Park makes more sense.

3D. Do you have any comments about the draft Land Use Concept for Community 4?

- I live in community 4 80 acres in the middle and have no intention of selling
- Same as above
- No
- See above
- Keep more fields intact either side of Old Man Creek. Keep these much more natural with a strong buffer to development. Change to entirely high density at a localized transit hub to minimize impact. No more low density residential. Putting more people in Sherwood Park makes more sense.

4. Do you have any comments about the draft Transportation Concept and Policy?

- Good plan

- No
- Narrow streets in a province that experiences long, snowy winters are, to say the least, ill-advised. "Walkable" communities are ill-suited to Alberta winters. The pushback from both school boards to small school sites in Cambrian, (which went unheeded) highlighted the traffic nightmares associated with too many cars in too narrow a space.
- Great to have some transit, and mobility options. Active transportation. But how will you really get the majority of these residents to not be just car dependent?

5. Do you have any comments about the draft Servicing policy and concepts?

- Happy with the plan.
- The servicing section states: Provides safe water service to all residents and establishments. I'm a current resident of Tidan Heights, which will be in the Bremner area. If the plan is to provide safe water service to all residents, why isn't it being run into Tidan Heights? If my neighbors and I are truly to feel welcomed and a part of the proposed community I think running city water to our property line and upgrading the phone lines would be a good start. At this point, this community is being built around my beautiful property and we see nothing positive to come. We all haul potable water and the phone lines are antiquated so we all rely on satellite internet. The county made this decision to impact my home and property value, to this point, no effort has been made to positively impact the people who currently live here. I feel that more of my neighbors would be on board if the decision was made to supply us with services that will be run past the entrance of my subdivision.
- Again - inserting an urban center, separate and apart from an existing urban center (Sherwood Park) is a waste of resources and productive agriculture land. These communities are not contiguous to Sherwood Park. Starting a new city on farmland is absurd.
- No comment

6. Do you have any comments about the Agriculture and Food policy area?

- Anything we can do to connect the community with agriculture would be valuable. Community gardens. Farmers markets. Outdoor markets. Connecting to Pointe aux pins. Would love to see an ag theme throughout to connect the community to our rural roots.
- Taking hundreds of acres of prime soil out of production and then discussing agriculture and food policy is frankly insulting.
- It's sad to see the agricultural history being turned into only interpretive signage and park naming. The loss of ongoing agriculture will be felt. Urban agriculture does not produce the same food as rural agriculture.

7. Do you have any comments about the policy approach to Neighbourhoods?

- Build them elsewhere.
- Keep more distance to the creeks. Keep more public green space. Would prefer high density towers only, to the loss of ag land from sprawl. But why not in Sherwood park where services already exist.

8. Do you have any comments about the Community Nodes policy area?

- When population growth justifies a new community, look elsewhere.
- No comment

9. Do you have any comments about the Community 1 Village Centre policy area?

- Like it
- There is a an existing village center - it's called Sherwood Park.
- No comment

10. Do you have any comments about the Community 4 Town Centre policy area?

- Awesome. Like how walkable the entire plan is
- See above
- Town centre services - how to avoid generic box stores like everywhere else? How to avoid big parking lots? A farmer's field is a lot more paradise than a paved parking lot. No large commercial.

11. Do you have any comments about the Open Space Network and Regional Park policy areas?

- Thanks for preserving our green spaces as you have
- I would like to see a large green space between the community and Tidan Heights.
- We live in a natural "park" which is threatened by this development. The wildlife corridor of Pointe aux Pins Creek will be severed by this development. Destroying natural areas to build an "open space" is ludicrous.
- More green space, more buffer to development around the creeks.

12. Do you have any comments about the Implementation and Staging policy area?

- **2 thumbs up emojis**
- Why start on prime land?
- No comment

13. Do you have any comments about the Village Centre and Town Centre Design Guidelines?

- Why build competition for businesses in Sherwood Park? They're struggling/closing now.
- Looks fine, for a development, but why here on good soil and greenspace? How about developing this whole neighborhood within the existing boundaries of Sherwood park.

14. Do you have any additional comments?

- The populations of Sherwood Park and Strathcona County are not growing. How then to justify the destruction of productive farmland? This council is incredibly short-sighted. Good luck in dealing with them.
- The development plan looks well thought out and comprehensive - I support it!
- Not looking forward to the development of this beautiful ag land. Honestly I think that the county is trying to pack people in and obviously would rather not upset the masses in Sherwood park and would rather grow (sim city) in a rural area where there are fewer voices of dissent. Rural people chose to live rurally for the sake of its inherent qualities, we do not live rurally so that we can be close to strip malls and suburbs. Honour Bremner by keeping the farm house as an inspirational entity, not as a memorial. PLEASE DON'T RUIN MY PARADISE. I DON'T WANT TO LIVE IN THE SUBURBS. I WANT MY HOME TO REMAIN THE BEAUTIFUL PLACE IT IS. I love moose in my back yard. if this comes to pass, it will be people's run away dogs. Sherwood Park has already encroached so close to home already. Please please please put a stop to this madness. Please respect the natural spaces and farmlands for the inherent worth that they have already, not for the potential tax dollars or

developer \$\$ (That can still happen in Sherwood Park). Imagine these lands were a mountain that was not buildable... what then? build out more what is already built. Do not pave paradise. Do not call a urban raised bed equal to acres of pasture and grain fields. Truly, this plan breaks my heart. When I turn off the highway onto 225, I always think to my self, this is the most beautiful road in the world. keep the traffic lights and concrete and Tim Hortons at bay. Let the butter flies and coyotes and my soul be unhindered. Please call me to discuss at any time (*name, email, and phone number removed from the report*).

15D. Do you have any additional comments on the engagement?

- The reference list was laid out on the mail out material, but the information was not in the package, that farced you to go online and there, it wasn't very clear where to find the reference material on the website.
- This survey is cumbersome, time-consuming, and suspiciously difficult to use.
- Are you listening to this feedback? Please listen.

APPENDIX B – ENGAGEMENT EVENT 2 MATERIALS

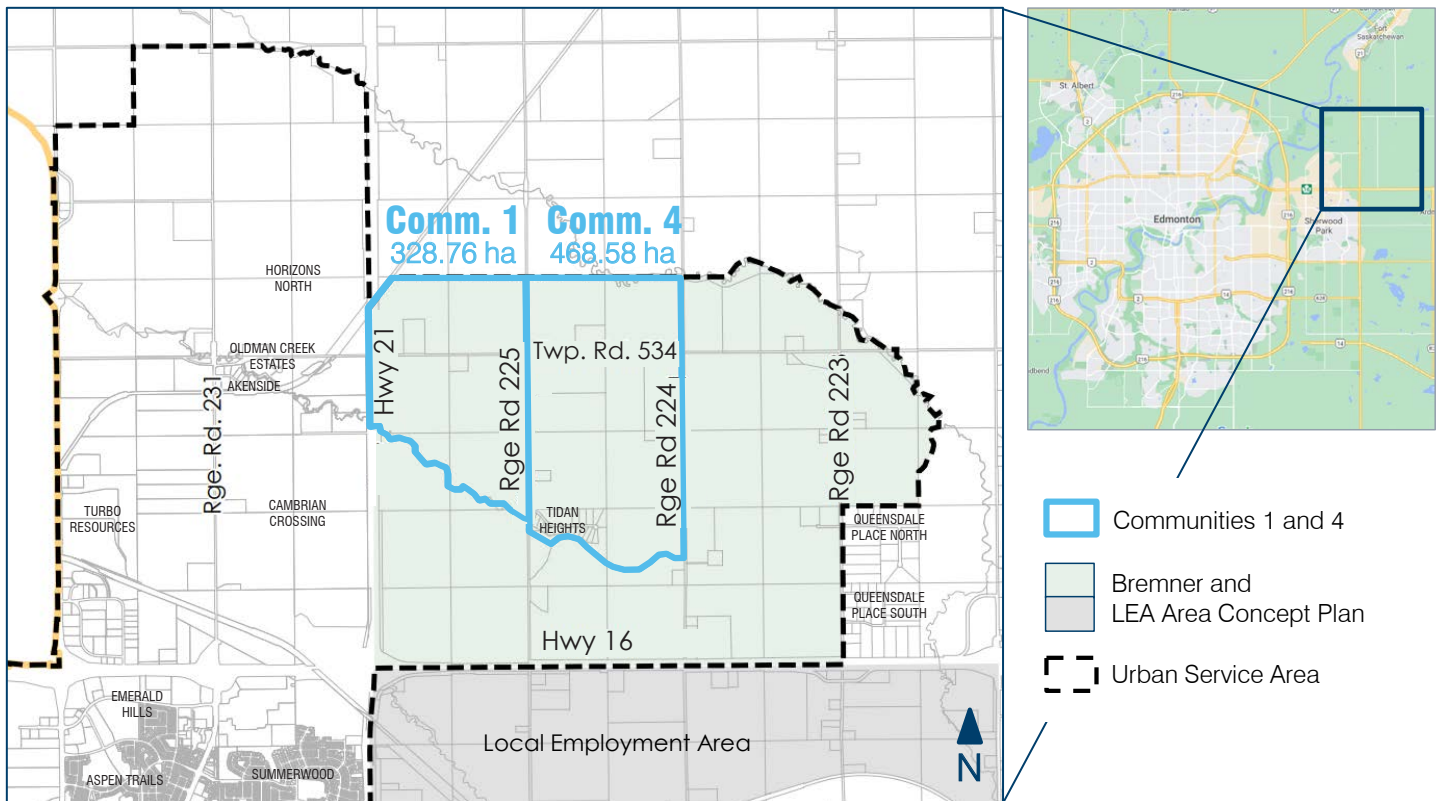
The following materials were presented on the Engagement Event website and sent in the mailout packages. A copy is included below.

- Notification letter
- Survey
- Technical maps
- Reference Boards

The newspaper advertisement has been included at the end of Appendix B.

NOTICE OF PUBLIC CONSULTATION

Two Proposed Area Structure Plans (ASPs)



Stantec Consulting, on behalf of Qualico Communities, is preparing two new ASPs within the Bremner area. Communities 1 and 4 are the first two ASPs to be planned under the framework of the Bremner Area Concept Plan (ACP). The ASPs will provide a policy framework that will guide the overall future development of these lands.

We invite you to visit our website to provide feedback on the draft proposed ASPs. This is the second and final engagement event for these ASPs. Draft ASP concepts and policy will be available for viewing and comment. Our objectives are to:

- Share progress updates on the project
- Share the revised land use concepts and draft ASP documents
- Obtain public feedback on the draft ASPs

Date: May 19 to June 3, 2021

Site: www.BremnerASP.com

Questions/Comments?

For questions on the proposed ASPs:

Elise Shillington, Project Manager, Stantec

Email: Elise.Shillington@stantec.com

Phone: 780-969-2110

For questions on process or county policy:

Janna Widmer, Coordinator, Long Range Planning, Strathcona County

Email: Janna.Widmer@strathcona.ca

Phone: 780-464-8127



Bremner Community 1 & 4 ASPs Engagement Event Survey

Introduction

Thank you for your interest in the Bremner Community 1 and 4 Area Structure Plans (ASPs).

Please go to www.BremnerASP.com to view the Referenced Boards, which provide the informative text, images, and maps from the proposed ASPs. Note that the two overall Land Use Concepts have been attached at the end of this survey.

If you are unable to access the website, please call Elise Shillington at (780) 969-2110 and that information will be provided in another way.

Please complete this survey and return it to us via one of the following:

1. **Return mail:** An envelope with return postage has been provided.
2. **Email:** Elise.Shillington@stantec.com
3. **Fax:** 780-917-7179
4. **Website:** Fill out the survey on our website instead, at www.BremnerASP.com.

Section 1. Location

➤ *Reference: Project Area Context Board*

1. Where do you live?

- a) Within the Bremner Community 1 or 4 Plan Area
- b) Within another part of the Bremner ACP area
- c) Sherwood Park
- d) Country Residential Strathcona County
- e) Rural Strathcona County
- f) A Hamlet in Strathcona County
- g) Outside of Strathcona County

Section 2. Vision and Policy Structure

- *Reference: Draft Vision and Policy Alignment Board*
- *Reference: Policy Structure Board*

2A. To what extent do you agree with this vision?

- a) Strongly agree
- b) Somewhat agree
- c) Neutral
- d) Somewhat disagree
- e) Strongly disagree

2B. Do you have any comments about the vision?

Section 3. Community Framework

- *Reference: Community Framework Board*
- *Reference: Community 1 Land Use Map Board*
- *Reference: Community 4 Land Use Map Board*

3A. To what extent do you agree with the overall Community Framework and Land Use Concepts?

- a) Strongly agree
- b) Somewhat agree
- c) Neutral
- d) Somewhat disagree
- e) Strongly disagree

3B. Do you have any comments about the draft Community Framework?

3C. Do you have any comments about the draft Land Use Concept for Community 1?

3D. Do you have any comments about the draft Land Use Concept for Community 4?

Section 4. Transportation

- *Reference: Transportation Policy Board*
- *Reference: Community 1 Street Concept Board*
- *Reference: Community 4 Street Concept Board*
- *Reference: Community 1 Transit Concept Board*
- *Reference: Community 4 Transit Concept Board*
- *Reference: Community 1 Active Transportation Board*
- *Reference: Community 4 Active Transportation Board*

4. Do you have any comments about the draft Transportation Concept and policy?

Section 5. Servicing

- *Reference: Servicing Policy Board*
- *Reference: Community 1 Stormwater Servicing Board*
- *Reference: Community 4 Stormwater Servicing Board*
- *Reference: Community 1 Wastewater Servicing Board*
- *Reference: Community 4 Wastewater Servicing Board*
- *Reference: Community 1 Water Servicing Board*
- *Reference: Community 4 Water Servicing Board*

5. Do you have any comments about the draft Servicing policy and concepts?

Section 6. Agriculture and Food

- *Reference: Agriculture and Food Policy Board*

6. Do you have any comments about the Agriculture and Food policy area?

Section 7. Neighbourhoods

- *Reference: Community 1 Neighbourhoods Overview Board*
- *Reference: Community 4 Neighbourhoods Overview Board*
- *Reference: Neighbourhoods Policy Board*
- *Reference: Community 1 Walkshed Board*
- *Reference: Community 4 Walkshed Board*

7. Do you have any comments about the policy and approach to Neighbourhoods?

Section 8. Community Nodes

➤ *Reference: Community Nodes Policy Board*

8. Do you have any comments about the Community Nodes policy area?

Section 9. Village Centre

➤ *Reference: Village Centre Policy Board*

9. Do you have any comments about the Community 1 Village Centre policy area?

Section 10. Town Centre

➤ *Reference: Town Centre Policy Board*

10. Do you have any comments about the Community 4 Town Centre policy area?

Section 11. Open Space Network

- *Reference: Open Space Network Policy Board*
- *Reference: Community 1 Open Space Concept Board*
- *Reference: Community 4 Open Space Concept Board*
- *Reference: Regional Park Policy Board*

11. Do you have any comments about the Open Space Network and Regional Park policy areas?

Section 12. Implementation and Staging

- *Reference: Implementation Policy Board*
- *Reference: Community 1 Staging Map Board*
- *Reference: Community 4 Staging Map Board*

12. Do you have any comments about the Implementation and Staging policy area?

Section 13. Village Centre and Town Centre Design Guidelines

- *Reference: Village Centre Design Guidelines Policy Board*
- *Reference: Village Centre Design Guidelines Images Board*
- *Reference: Town Centre Design Guidelines Policy Board*
- *Reference: Town Centre Design Guidelines Images Board*

13. Do you have any comments about the Village Centre and Town Centre Design Guidelines?

Section 14. Additional Comments

14. Do you have any additional comments?

Section 15. Engagement Comments

15A. How did you hear about this survey and engagement?

- a) Mailed notification letter
- b) Sherwood Park / Strathcona County News Ad
- c) Visiting the County or project website
- d) From a neighbour / family member / friend

15B. Did you find the website/materials informative?

- a) Yes
- b) Somewhat
- c) No

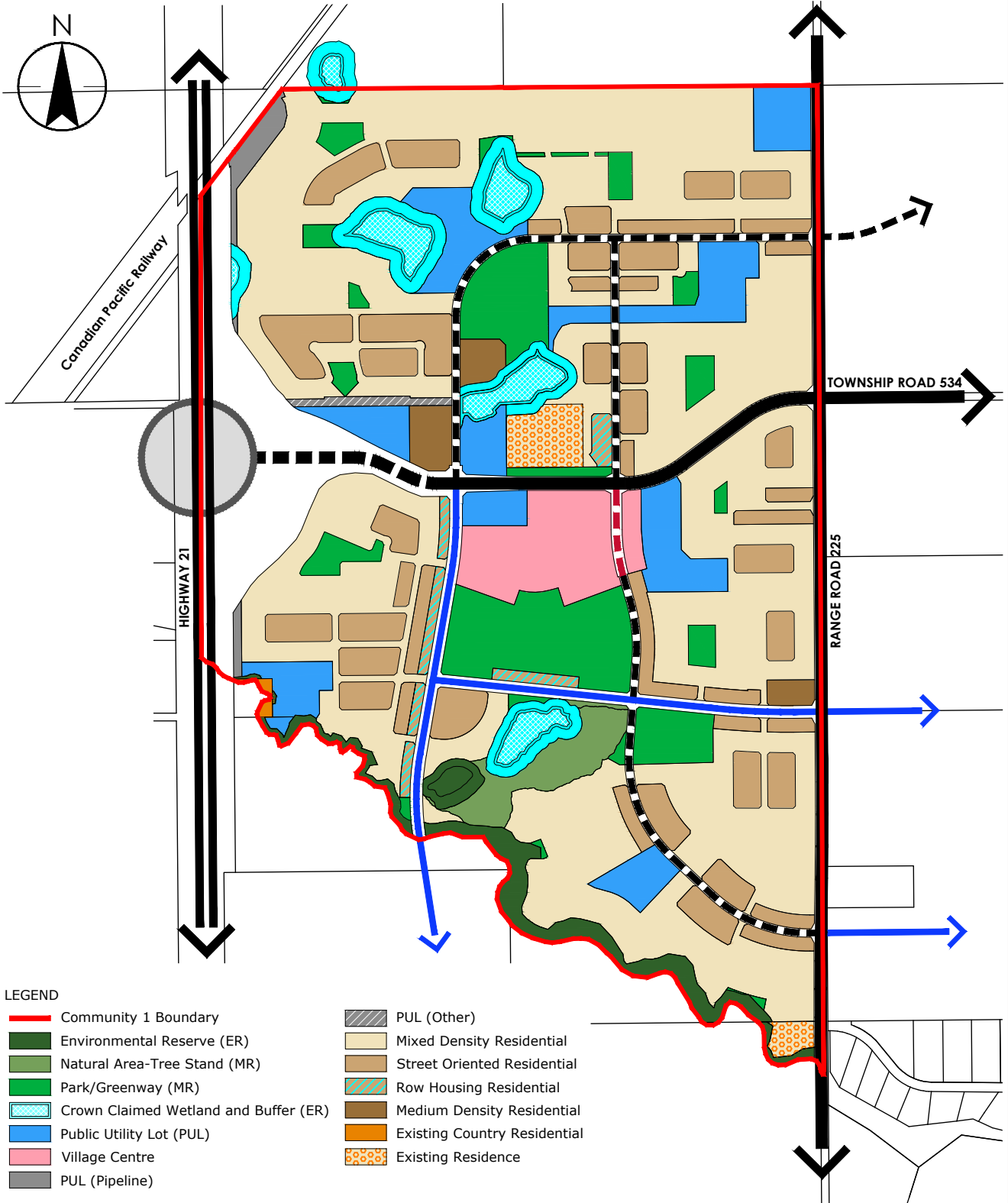
15C. Were the website/materials easy to navigate?

- a) Yes
- b) Somewhat
- c) No

15D. Do you have any additional comments on the engagement?

FIGURE 3

LAND USE CONCEPT



- LEGEND**
- Community 1 Boundary
 - Environmental Reserve (ER)
 - Natural Area-Tree Stand (MR)
 - Park/Greenway (MR)
 - Crown Claimed Wetland and Buffer (ER)
 - Public Utility Lot (PUL)
 - Village Centre
 - PUL (Pipeline)
 - PUL (Other)
 - Mixed Density Residential
 - Street Oriented Residential
 - Row Housing Residential
 - Medium Density Residential
 - Existing Country Residential
 - Existing Residence

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development subject to Strathcona County's approval.

May 5, 2021
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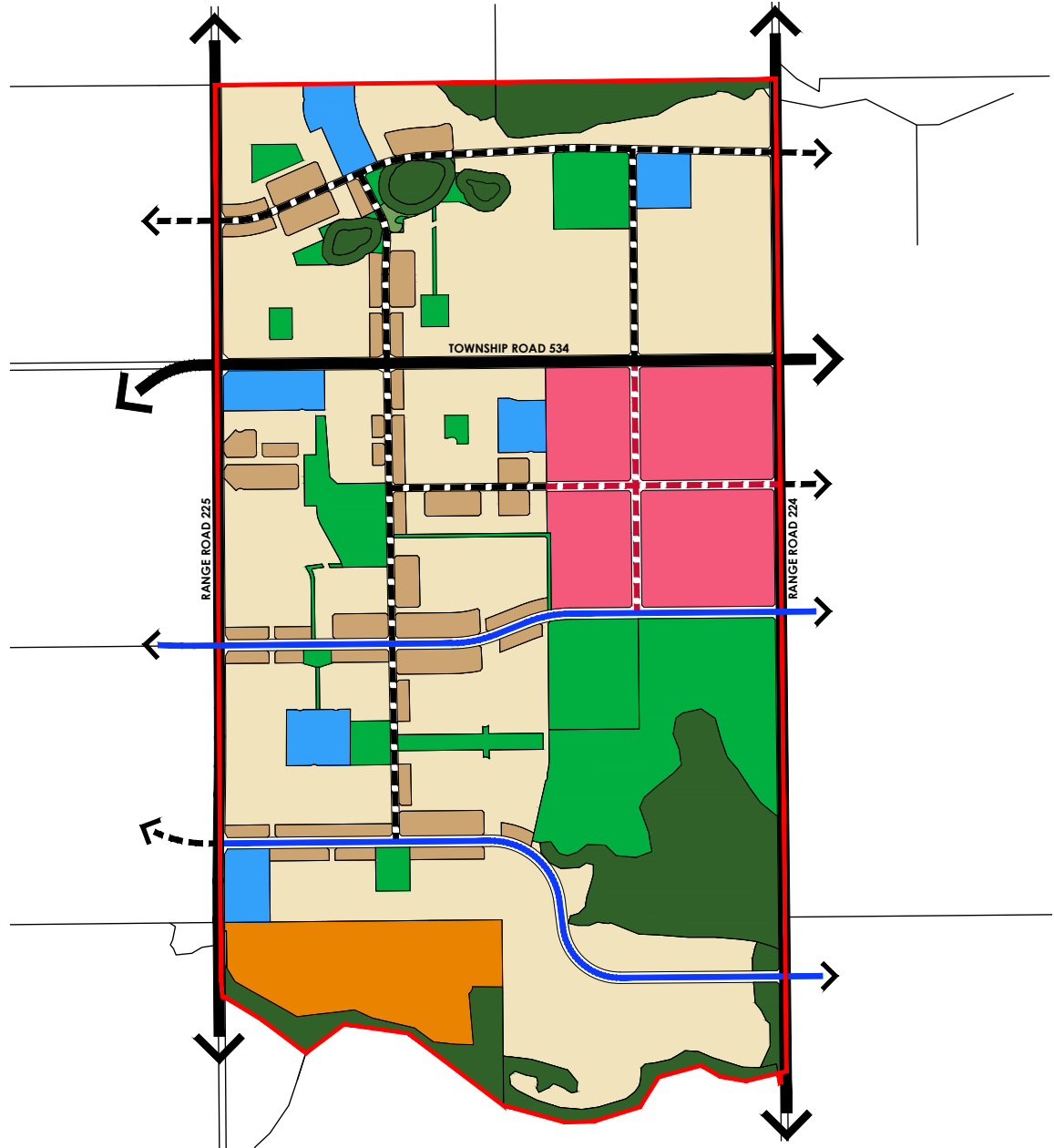
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SCALE - 1:15,000
ORIGINAL SHEET - ANSI A



FIGURE 3

LAND USE CONCEPT



LEGEND

- Community 4 Boundary
- Environmental Reserve (ER)
- Natural Area-Tree Stand (MR)
- Park/Greenway (MR)
- Public Utility Lot (PUL)
- Town Centre
- Mixed Density Residential
- Street Oriented Residential
- Existing Country Residential

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development subject to Strathcona County's approval.

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Draft Policies – Community Framework

Goal:

Each Community will contain a centre and a series of complete neighbourhoods. Developing a complete community will allow residents access to a range of opportunities to conveniently meet everyday needs, and contribute to growth and vibrancy.

Community 4 contains the regional Town Centre and will provide a vibrant centre of activity for residents throughout the region.

Objectives:

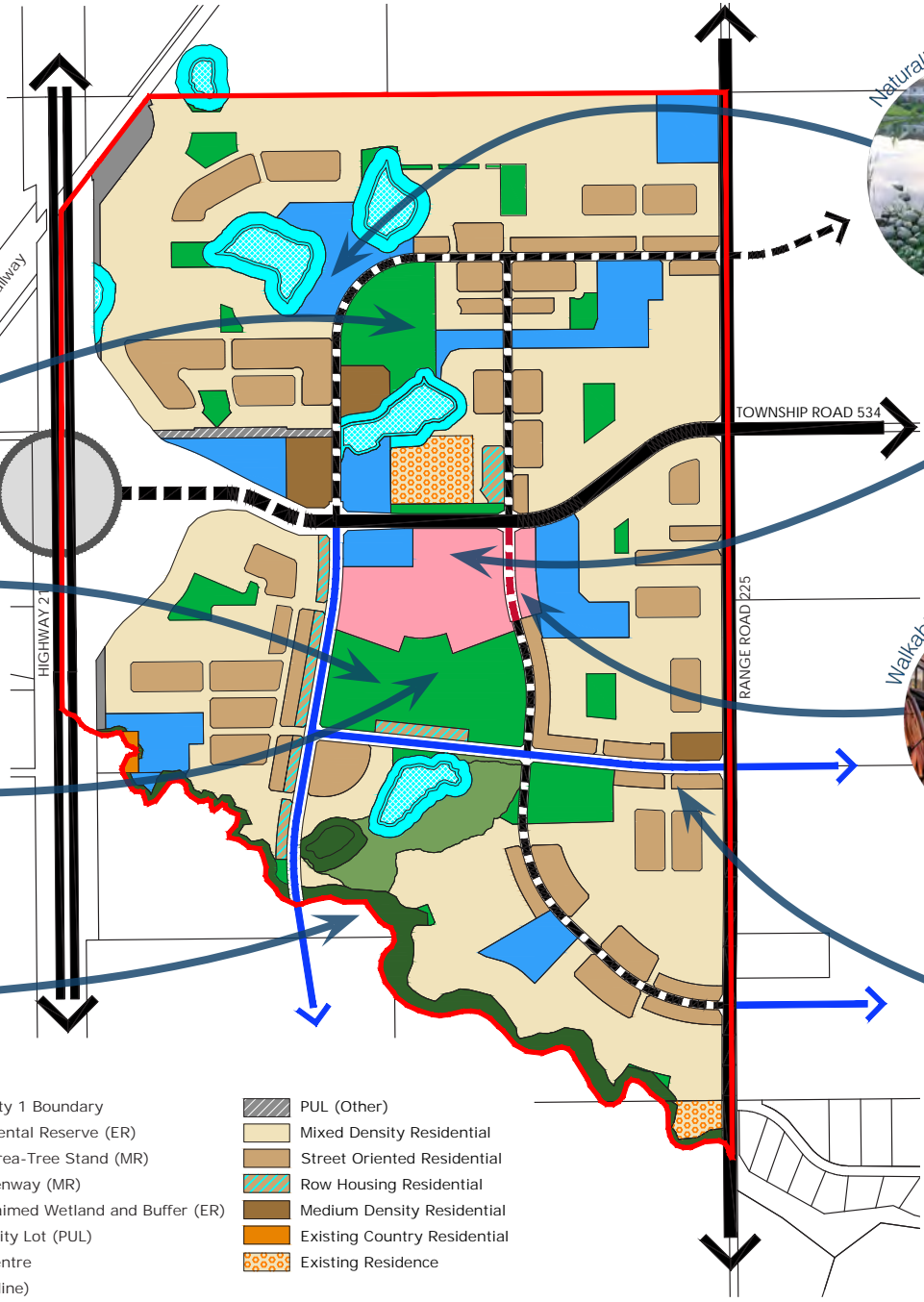
1. Is built out to meet regional residential **density** targets, with more dense development concentrated around the centres;
2. Follows a pattern of **organization** that fosters access and connectivity;
3. Conserves environmentally sensitive areas through **Environmental Reserve** dedication;
4. Allocates open space and areas for schools and community facilities through **Municipal Reserve** dedication; and
5. Designs **gateways** to establish the urban character of the community.

Key Policy Points:

- A minimum density of 35 dwellings per net residential hectare overall is **required**.
- A minimum density of 40 dwellings per net residential hectare is **required** in the Village Centre in Community 1.
- A minimum density of 100 dwellings per net residential hectare is **required** in the Town Centre in Community 4.
- Contiguous phased development is **required** to ensure efficient servicing and reduced agricultural fragmentation.
- Pointe-Aux-Pins Creek and Oldman Creek are **required** to be conserved through Environmental Reserve dedication.
- Municipal Reserve land for schools and parks is **required** to be dedicated as land within Bremner.



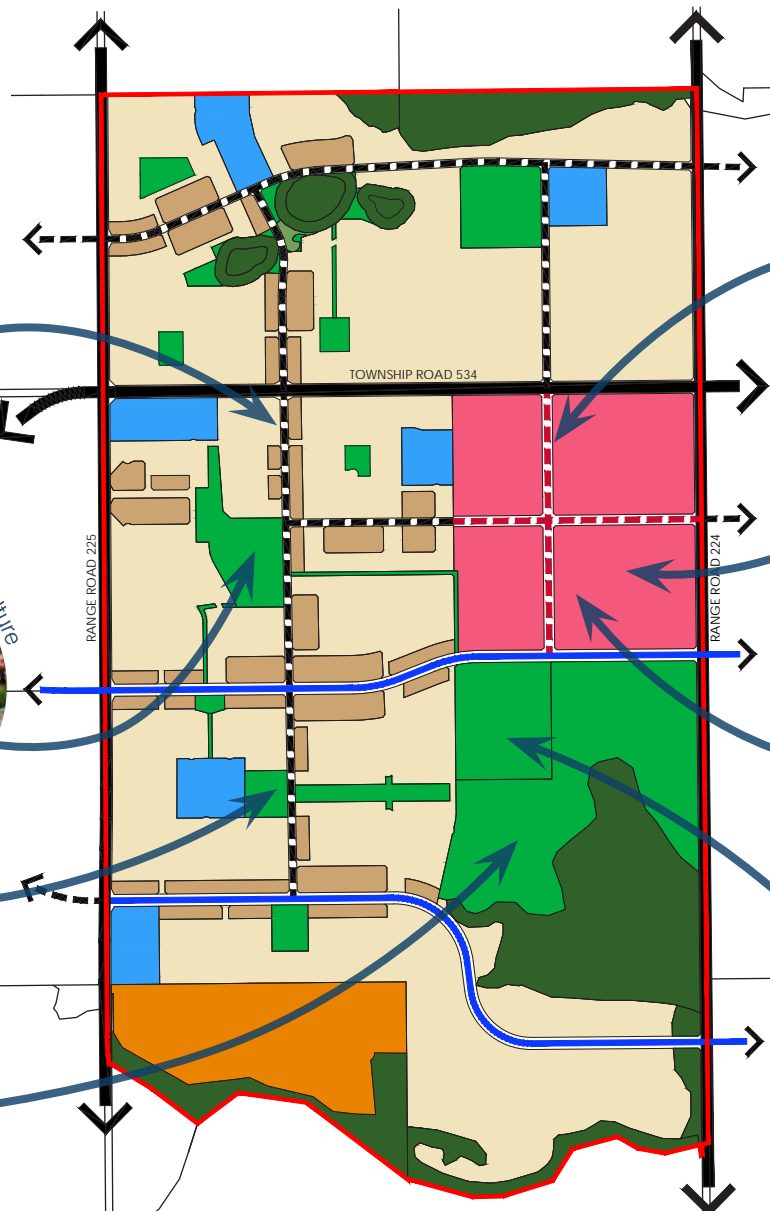
Proposed Land Use Concept: Community 1












LEGEND

Community 1 Boundary	PUL (Other)
Environmental Reserve (ER)	Mixed Density Residential
Natural Area-Tree Stand (MR)	Street Oriented Residential
Park/Greenway (MR)	Row Housing Residential
Crown Claimed Wetland and Buffer (ER)	Medium Density Residential
Public Utility Lot (PUL)	Existing Country Residential
Village Centre	Existing Residence
PUL (Pipeline)	

Proposed Land Use Concept:
Community 4



LEGEND

	Community 4 Boundary		Town Centre
	Environmental Reserve (ER)		Mixed Density Residential
	Natural Area-Tree Stand (MR)		Street Oriented Residential
	Park/Greenway (MR)		Existing Country Residential
	Public Utility Lot (PUL)		

Draft Policies – Transportation

Goal:

The transportation network for each Community will be safe, convenient, accessible, and highly connected to the rest of the County's transportation system, and will provide multi-modal options for people to drive, cycle, walk, and take transit.

Objectives:

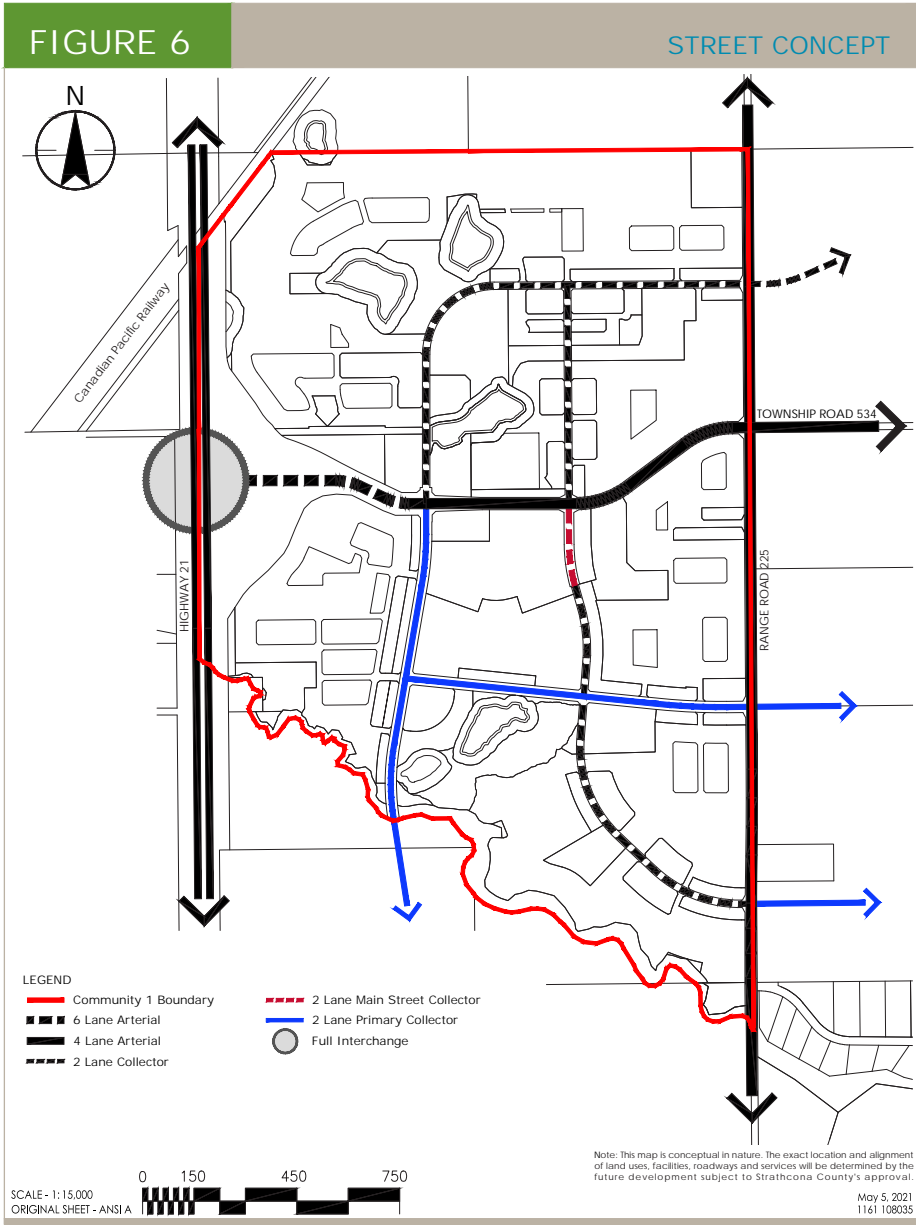
1. Prioritizes **access, connectivity, and mobility** in its transportation network;
2. Supports a variety of **mobility options** for residents / visitors;
3. Incorporates **safety** as a key consideration for pedestrian spaces;
4. Provides an **integrated** active transportation and transit network;
5. Is designed for safe and comfortable **all seasons** use;
6. Includes **green infrastructure** throughout; and
7. Offers **smart** transit options that connect outside of the community.

Key Policy Points:

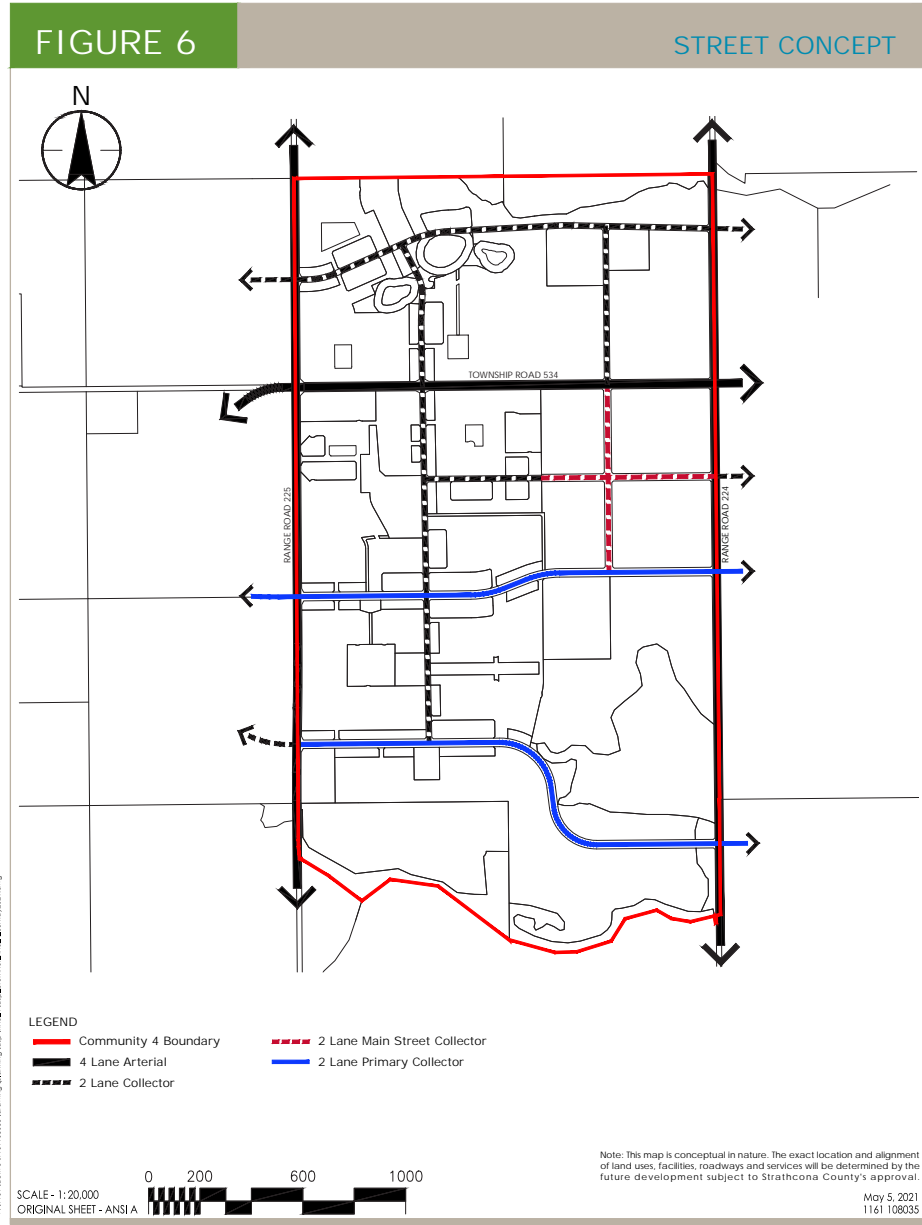
- A highly connected street network in a grid and modified gride pattern is **required** to enhance connectivity.
- The transportation network is **required** to include various transportation mode options for all trips, including a strong active transportation network.
- Streets are **required** to be designed per the Bremner Design and Construction Standards cross sections.
- Transit stops are **required** within 400 metres of all residences, and within 250 metres of seniors housing and community housing.
- Lighting, street crossings, weather protection, and other design elements are **required** to ensure street safety year-round.
- Street trees are **required** on arterial and collector streets, and **encouraged** on local streets.



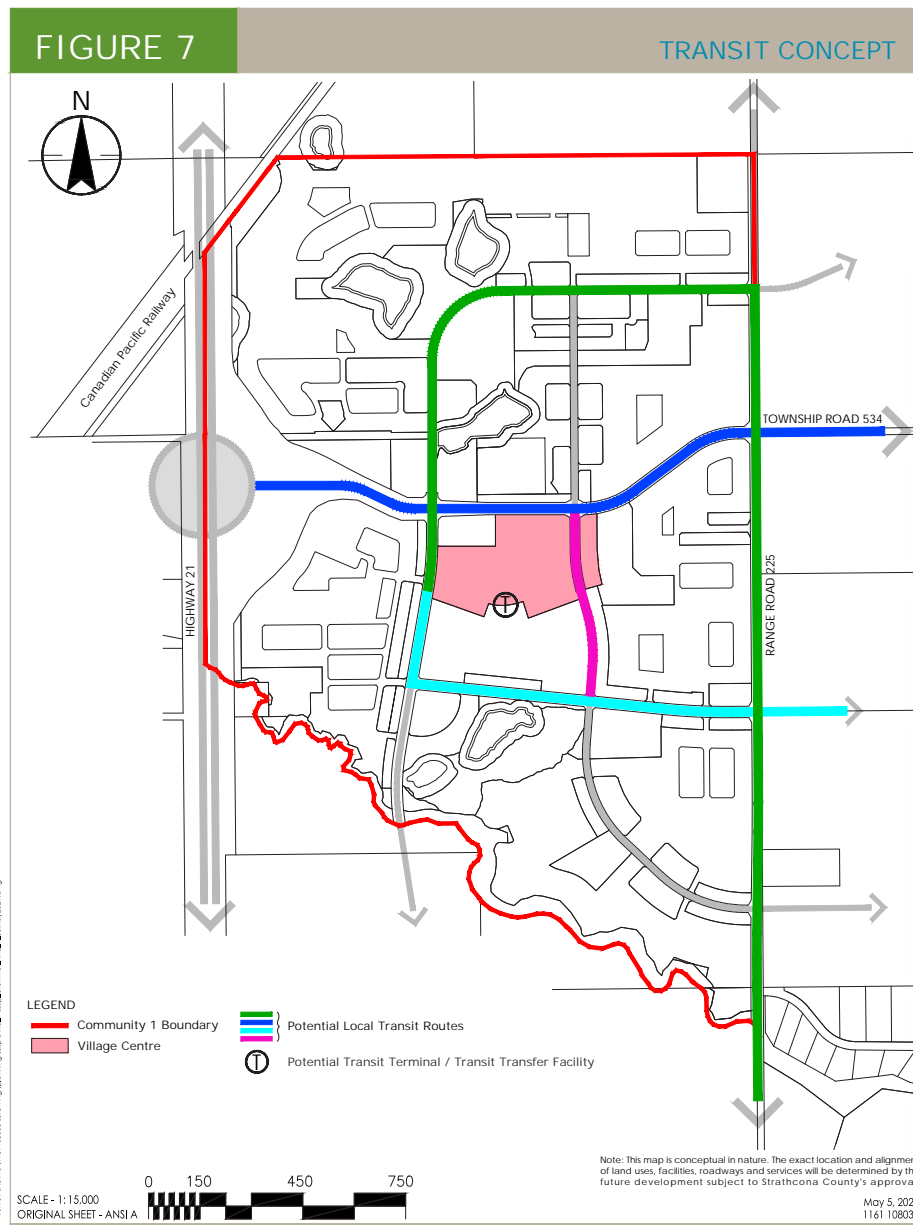
Street Concept: Community 1



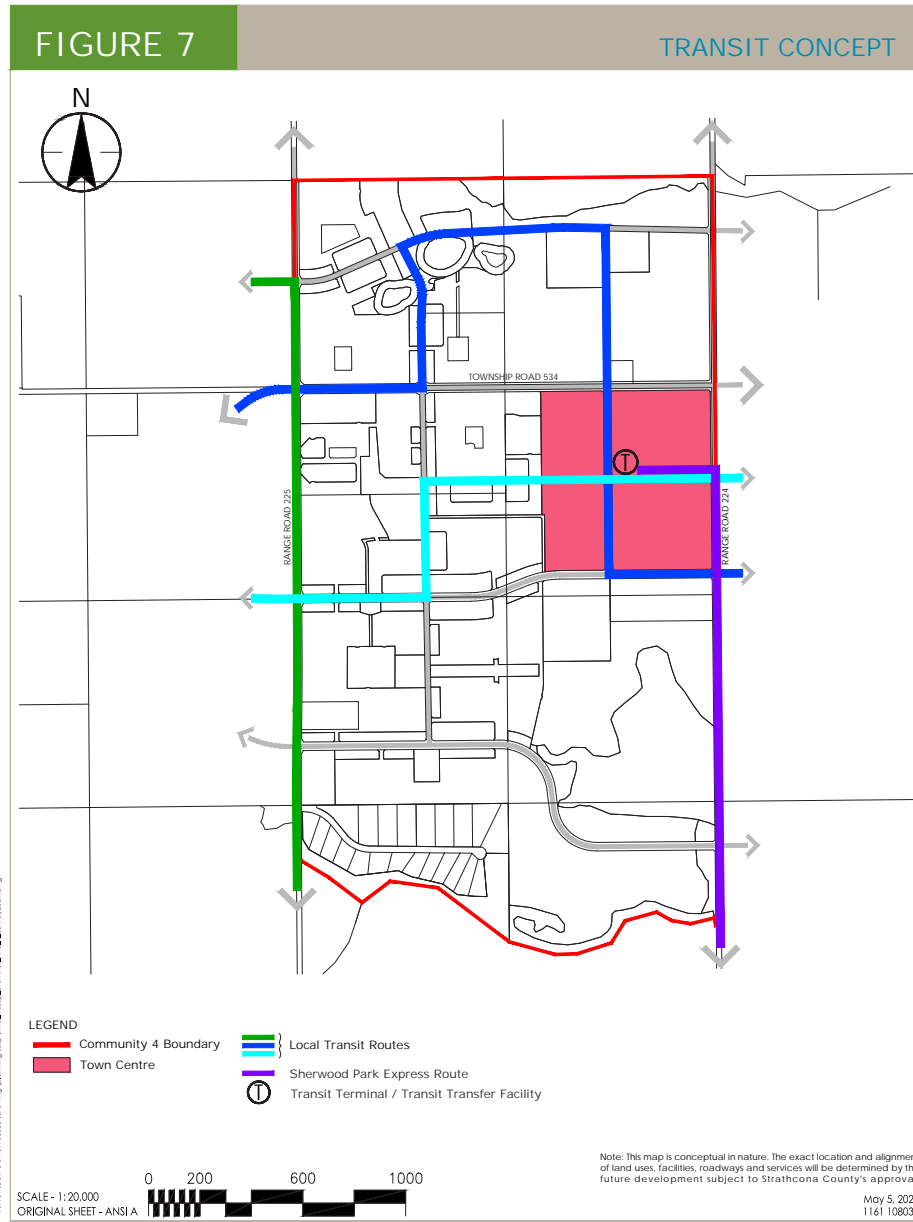
Street Concept: Community 4



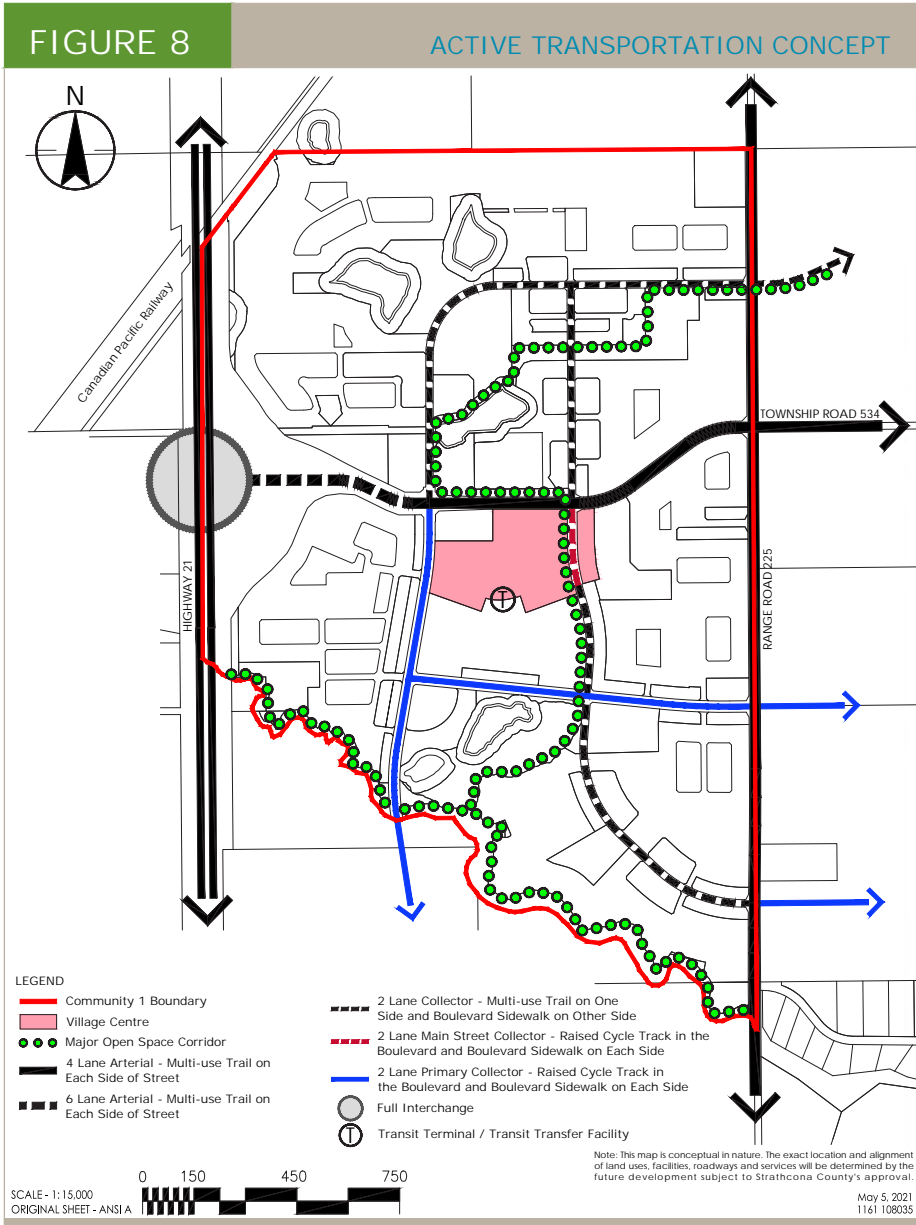
Transit Concept: Community 1



Transit Concept: Community 4

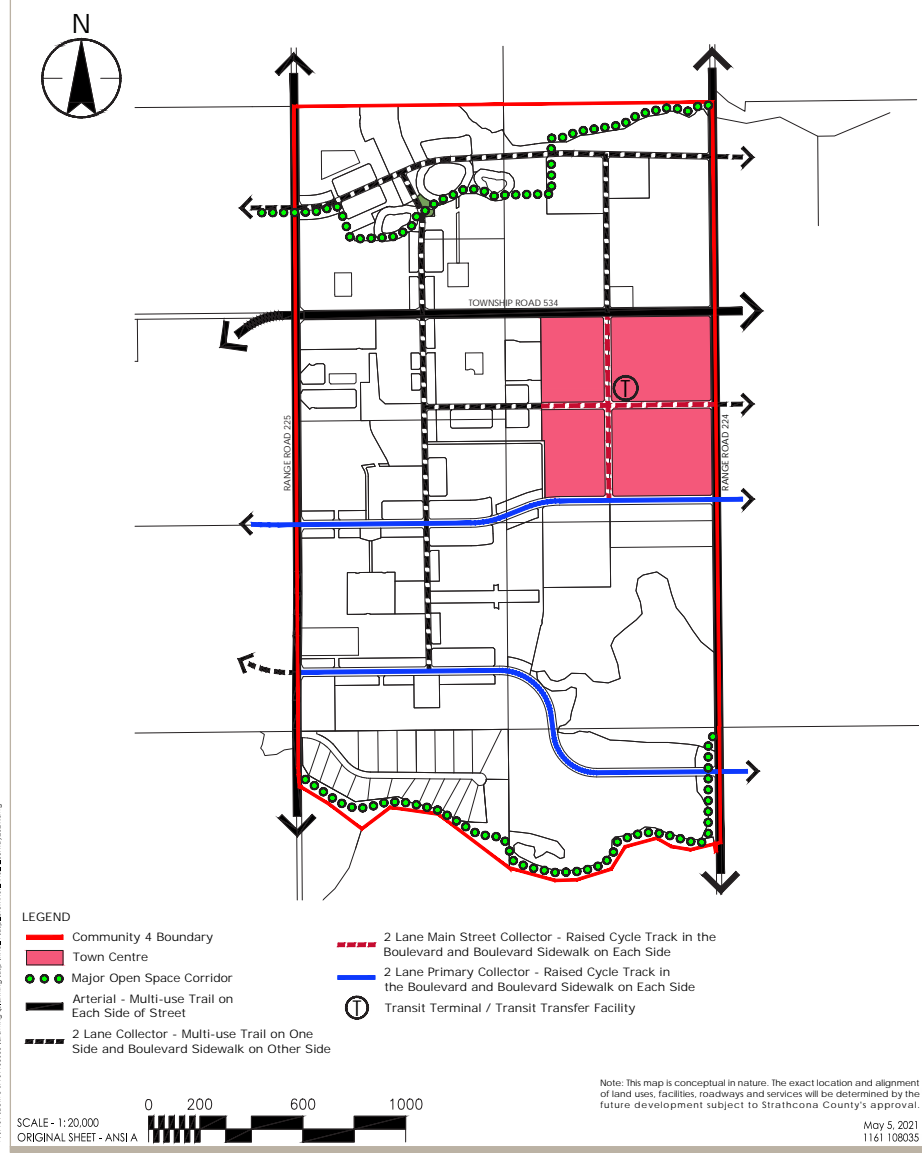


Active Transportation Concept: Community 1



Active Transportation Concept: Community 4

FIGURE 8 ACTIVE TRANSPORTATION CONCEPT



Draft Policies – Servicing

Goal:

Safe, reliable, and efficient utility systems and services will be provided for each Community which are viable in the long term and provide an acceptable level of service.

Objectives:

1. Provides an acceptable **level of service** throughout development and long term operation;
2. Protects and integrates necessary **utility services and emergency services**;
3. Establishes efficient **wastewater** management systems;
4. Provides safe **water** service to all residents and establishments;
5. Integrates environmentally sensitive **stormwater management**;
6. Uses **low impact development** techniques in the design of services;
7. Accommodates **franchise services**; and
8. Supports **energy** efficiency and alternative energy approaches over time.

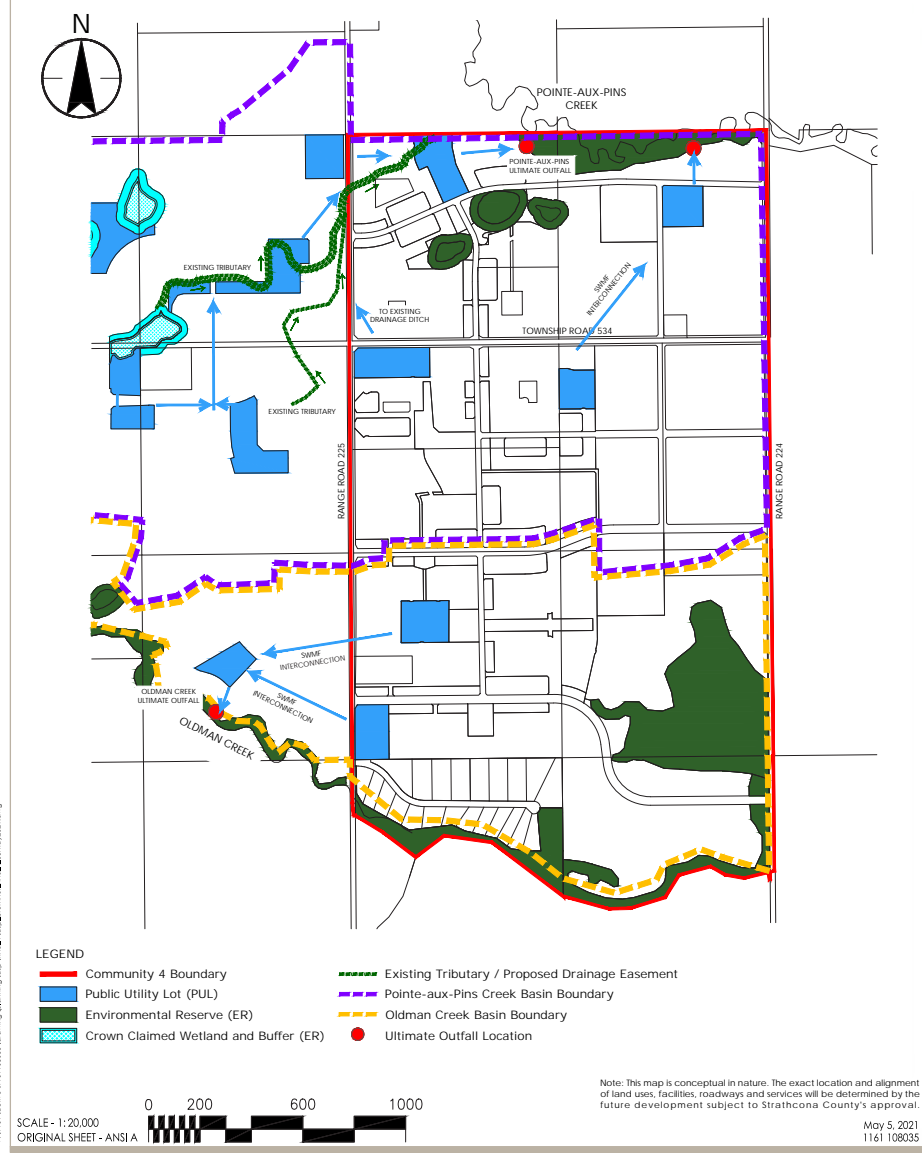
Key Policy Points:

- Servicing is **required** to provided to Strathcona County urban standards.
- Innovative and alternative servicing strategies are **encouraged** to promote an adaptive and sustainable neighbourhood.
- New offsite trunk sewers are **required** to be built once capacity is reached.
- A Reservoir Strategy is **required** prior to development.
- Controlled stormwater release rates and erosion assessments are **required** to ensure the protection of natural creeks.
- Low impact development is **encouraged** to promote efficient land use, biodiversity, and natural drainage system resiliency.
- Alternative energy systems and efficient design are **considered** to support sustainability.



Stormwater Servicing: Community 4

FIGURE 10 STORMWATER SERVICING CONCEPT

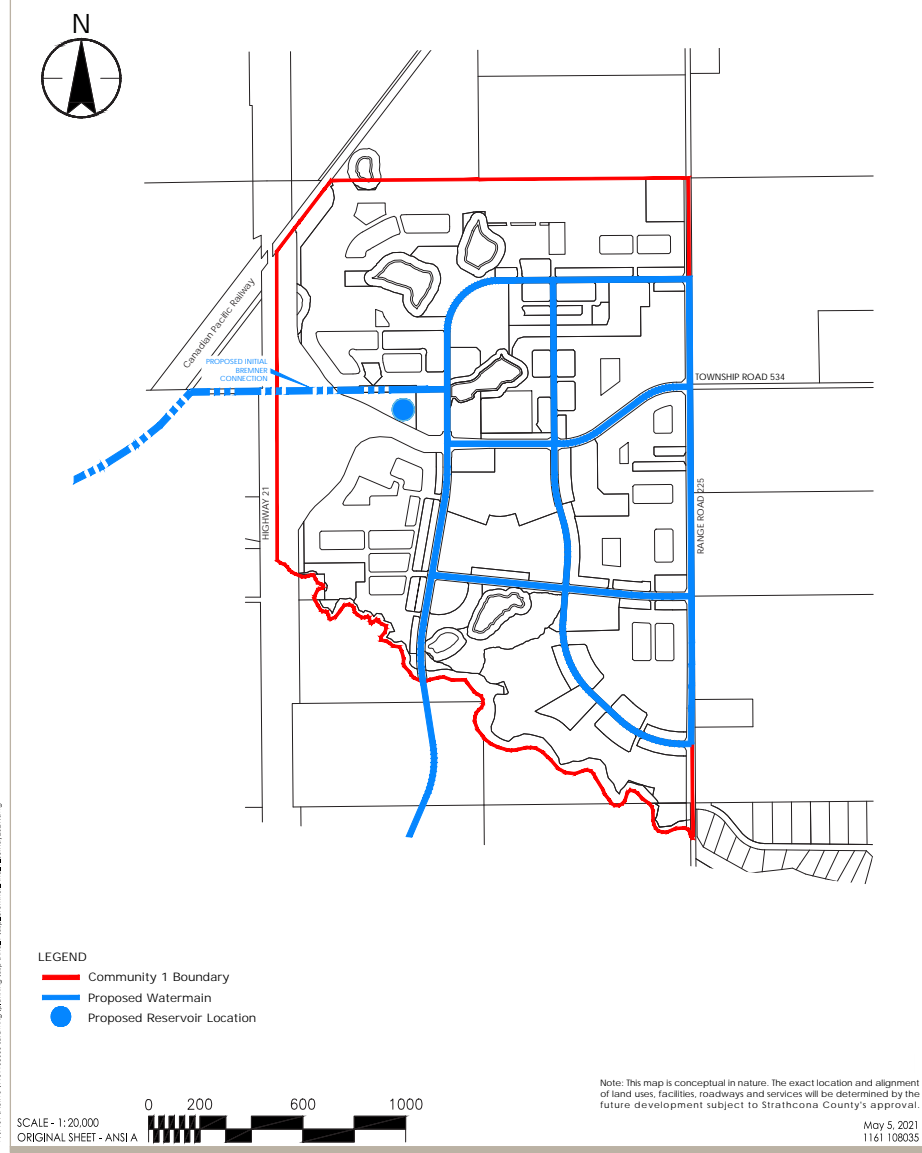


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Water Servicing: Community 1

FIGURE 12

WATER SERVICING CONCEPT



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Draft Policies – Agriculture and Food

Goal:

Development will be sensitive to existing agricultural uses and the area's vibrant agricultural culture will be integrated into the urban context where possible.

Objectives:

1. Provide for **existing agriculture** until the time of urban development;
2. Promote opportunities for **urban agriculture** throughout the community; and
3. Incorporate Bremner's **agricultural history**.

Key Policy Points:

- Existing agricultural operations are **encouraged** to continue until urban development occurs on a parcel, in a staged manner.
- Clubroot management plans are **required**.
- Public urban agriculture such as community gardens and edible landscapes are **required** in open spaces such as the Regional Park.
- Private urban agriculture such as rooftop gardens or community gardens is **encouraged**.
- Space for a community farmers market is **required** in the Village Centre and Town Centre.
- Community food hubs are **encouraged** within Community Nodes.
- Opportunities to integrate Bremner's agricultural history, such as interpretive signage, public art, and park naming are **encouraged**.
- The incorporation of agricultural history when naming streets and open spaces is **encouraged**.

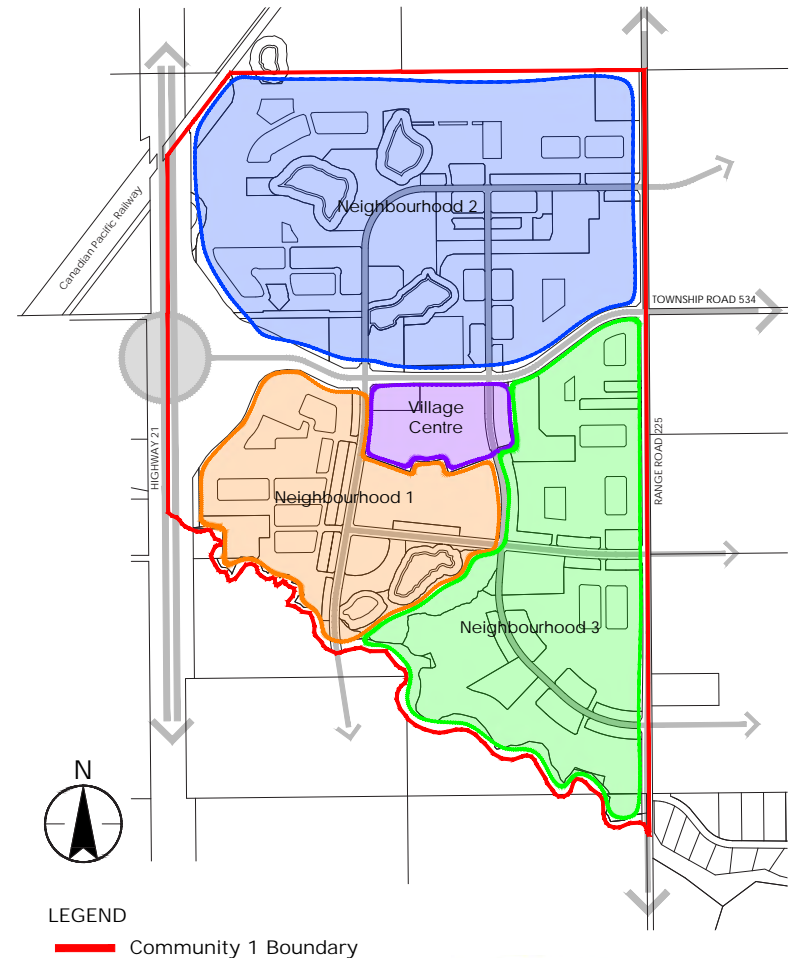
Draft Policies – Neighbourhoods

Community 1 Overview:

Overall, Bremner Community 1 is designed to conserve and connect with its natural features and honour its agricultural heritage. A strong open space network is an integral part of the community, connecting the Village Centre, community nodes, stormwater management facilities, parks, natural areas, wetlands, and Oldman Creek among a diversity housing types, commercial uses, and community services. Agricultural history is integrated into the theme of the community, in addition to urban agriculture opportunities included throughout.

Three neighbourhoods surround the Village Centre, as shown at right.

- Neighbourhood 1 features Oldman Creek, a wetland, a natural area, and the secondary node which will include a secondary school and community services.
- Neighbourhood 2 is structured around three major wetlands and a primary node. It provides strong connections to the agricultural area and Bremner House / The Point to the north.
- Neighbourhood 3 provides plateau areas along Oldman Creek, and direct multi-modal connections to the Town Centre in Community 4.



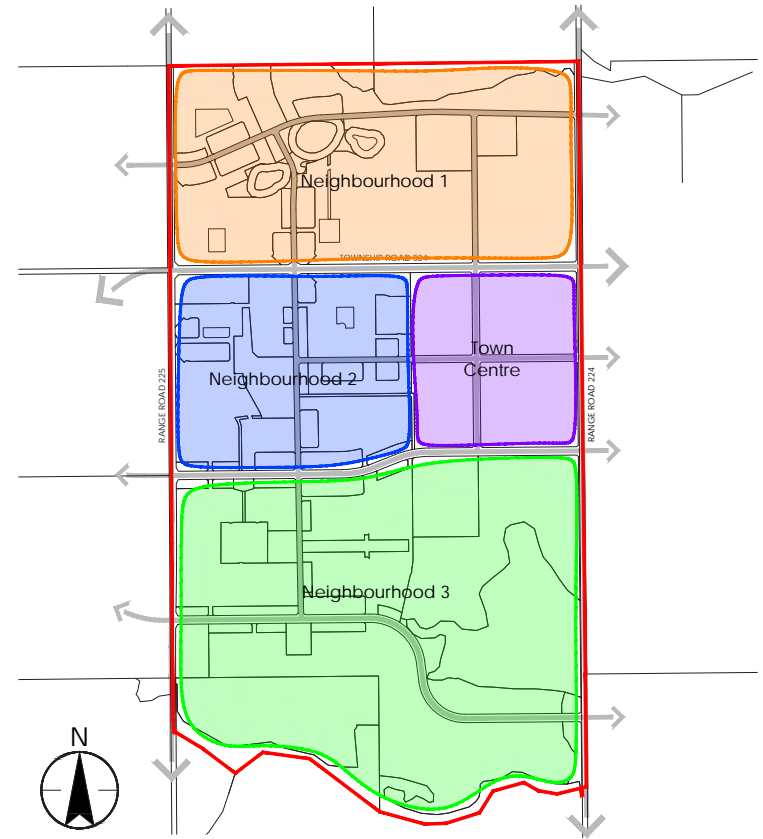
Draft Policies – Neighbourhoods

Community 4 Overview:


Overall, Bremner Community 4 is the urban heart of the Bremner area. Centred around the Town Centre and Regional Park, the Community has a regional draw for its commercial amenities, major community services, and celebratory spaces that will host events and gatherings for residents of all of Bremner and beyond. Community 4 has a strong network of open spaces that provide recreational and ecological connectivity throughout the community, to Oldman Creek and Pointe-aux-Pins Creek, and to surrounding communities. It is also structured around a grid of major streets that provide efficient regional vehicular and transit connections.

Three neighbourhoods surround the Town Centre, as shown at right.

- Neighbourhood 1 includes a primary node and connects with Pointe-aux-Pins Creek, the agricultural area to the north, and Bremner House / The Point.
- Neighbourhood 2 transitions from the Town Centre to a residential area centred around a primary node, with street oriented housing and greenways.
- Neighbourhood 3 includes the Regional Park, a large natural area, a Secondary Node, and residential which transitions to the existing Tidán Heights area.



LEGEND

 Community 1 Boundary



Draft Policies – Neighbourhoods

Goal:

Each neighbourhood area will be defined by unique natural and built elements, while all will include a variety of housing forms and access to services and open spaces to meet the needs of a diverse population.

Objectives:

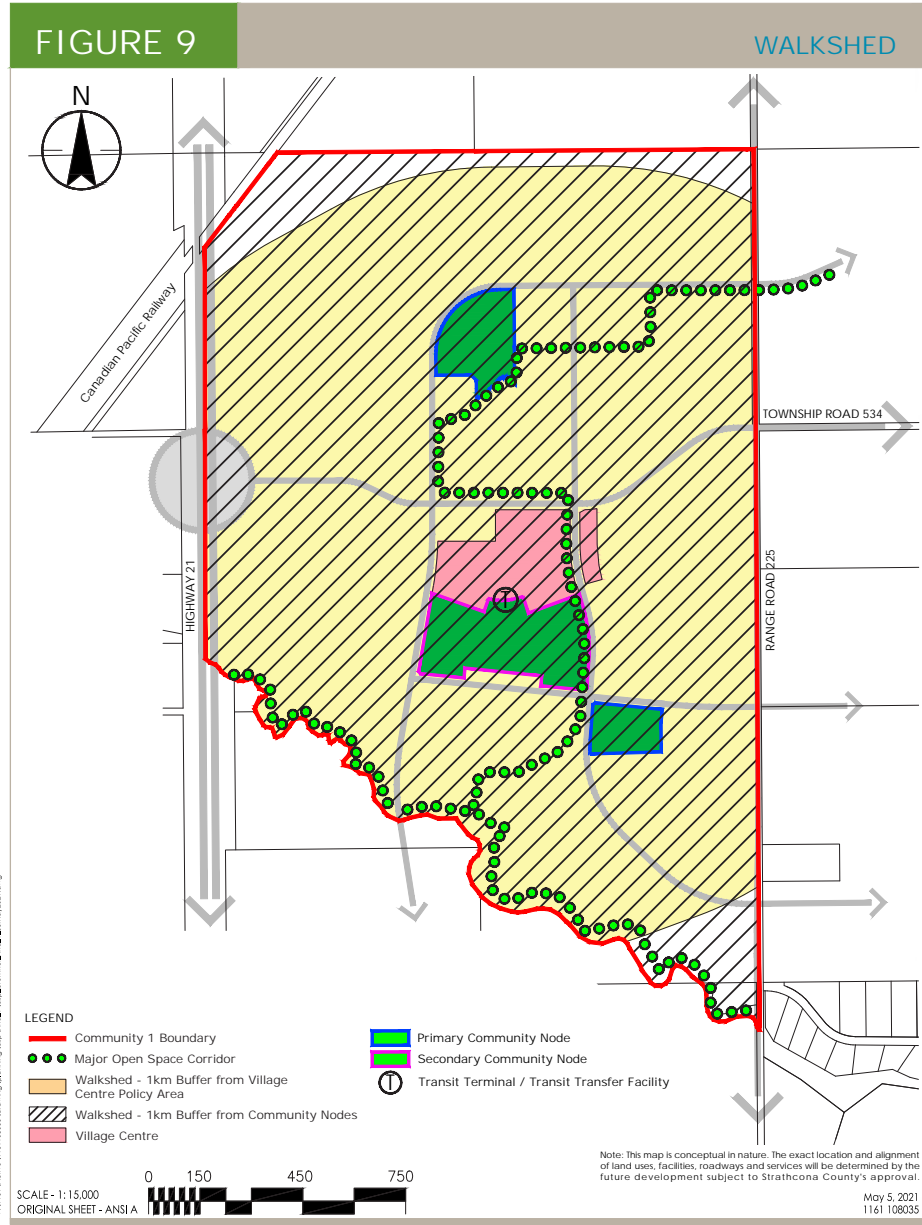
1. Contains residential **housing diversity** throughout each neighbourhood;
2. Allows opportunities for **services** that meet the daily needs of the surrounding residential development;
3. Provides multimodal **transportation** connections within and between all neighbourhoods;
4. Provides convenient and accessible **open space** to all residents; and
5. Is **designed** to be walkable in all seasons.

Key Policy Points:

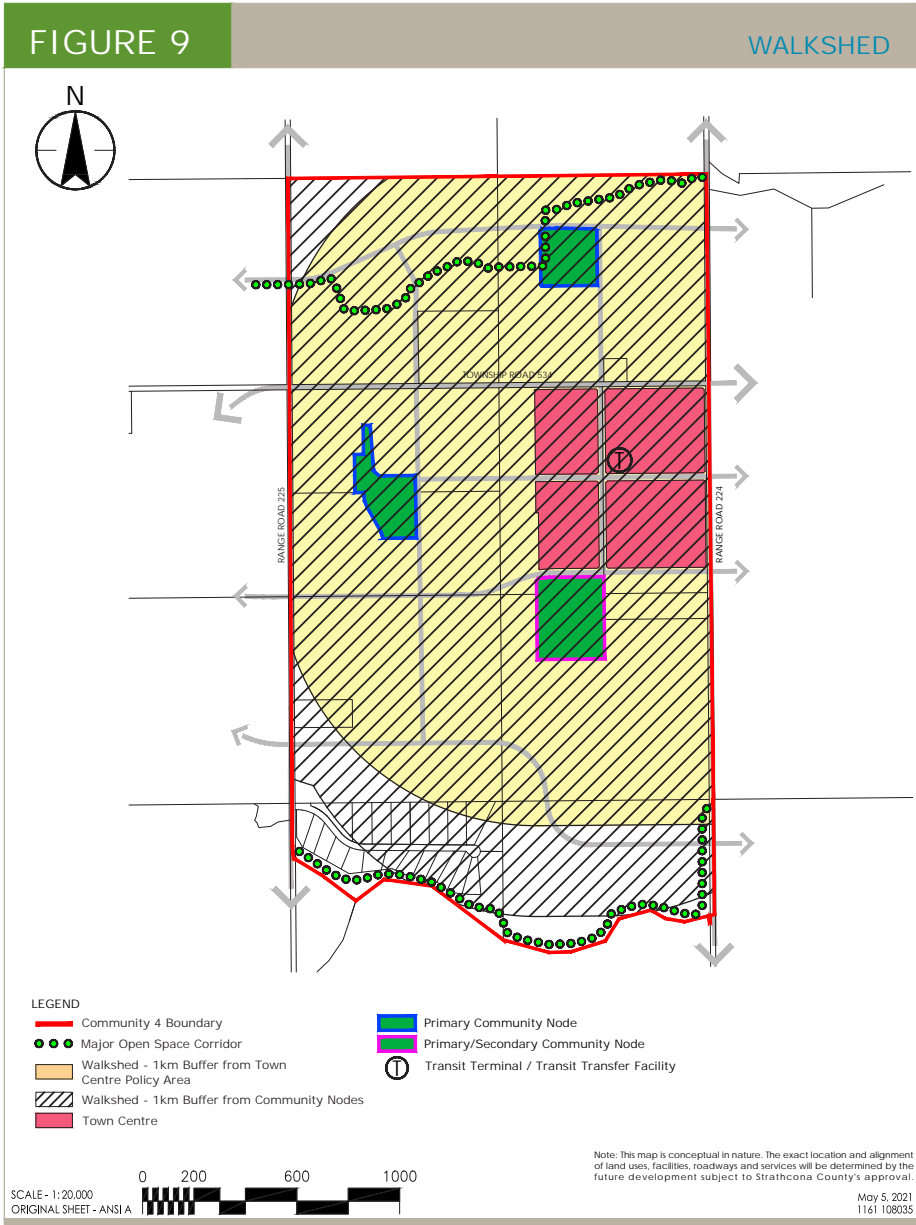
- A mix of low and medium density residential housing forms (i.e. single detached, semi detached, row housing, stacked row housing, and/or apartments) are **required** within neighbourhoods, to provide a range of housing choices.
- New development is **required** to provide transitions from existing multi-parcel country residential.
- Secondary suites and garage/garden suites are **encouraged**.
- Home based businesses and live-work units are **considered** to support a diverse local economy and access to services.
- A multi-modal transportation network with connections between neighbourhoods and communities is **required**.
- Accessible and visible open spaces are **required** for all residents.
- Every residence is **required** to be within 400 metres of a park or open space network access point.
- Both active and passive recreation opportunities are **encouraged**.
- A highly connected and walkable street layout is **required**.



Walkshed: Community 1



Walkshed: Community 4



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Draft Policies – Community Nodes

Goal:

To create community nodes that are vibrant, walkable, and connected spaces that function as community activity, recreation, and service hubs by providing spaces for schools, high-quality open space, and complimentary community focused amenities.

Objectives:

1. Provide a location for **schools**;
2. Contain public **open space**;
3. Provide opportunities for **community services**;
4. Provide opportunities for **residential and commercial** uses;
5. Support **accessible** transit and active transportation for daily trips; and
6. Are **designed** to be compact and walkable in all seasons.

Key Policy Points:

- Each primary node is **required** to contain a primary school site and each secondary node is **required** to contain a secondary school site.
- Each community node is **required** to contain at least one complementary use to contribute to their role as active community centres.
- Community nodes are **encouraged** to be shared by the school boards.
- Indoor and outdoor recreation facilities are **encouraged** within each secondary node.
- Urban agriculture is **encouraged** within community nodes.
- Park Master Plans are **required** for each community node.
- Seniors and community housing are **encouraged** to be located within or adjacent to community nodes.
- Multi-modal streets are **required** to be designed to safely and efficiently serve schools and community uses.



Draft Policies – Village Centre

Goal:

To create a distinct and vibrant mixed-use walkable destination within Community 1 by providing medium to high density housing, a range of employment opportunities and community services to meet the daily needs of community residents.

Objectives:

1. Provides opportunities for high-quality **mixed-use** development;
2. Provides a mix of **commercial** opportunities;
3. Contains medium to high density **residential** and housing diversity;
4. Provides **community services** for residents;
5. Contains and connects high-quality public **open spaces and plazas** for gathering and recreation;
6. Connects to the **transportation** network to support transit and active transportation for daily trips; and
7. Is **designed** as compact and walkable in all seasons.

Key Policy Points:

- A mix of commercial, community services, and medium to high-density residential uses are **required** within the Village Centre to provide a central community hub.
- An average density of 90 dwelling units per net residential hectare within the Village Centre is **encouraged**.
- A wide variety of housing options at varying price points are **required**.
- Seniors housing, community housing, and community services are **encouraged** to be located in close proximity.
- Open spaces within the Village Centre are **required** to accommodate various uses such as recreation, cultural, and urban agriculture.
- The streets within the Village Centre area **required** to be walkable, safe, and pedestrian-oriented.



Draft Policies – Town Centre

Goal:

To create a vibrant and distinct Town Centre that will be the central destination within Bremner Community 4 and Bremner. It will provide a sub-regional level of service in conjunction with the Regional Park.

Objectives:

1. Contains mixed-use buildings and **mixed-use** development;
2. Provides **commercial** opportunities, including major commercial;
3. Contains high density **residential**, which includes community housing and seniors housing;
4. Provides **community services** for residents and the sub-region;
5. Contains public **open space and plazas** for gathering and recreation;
6. Provides a **transportation** network that supports transit and active transportation for daily trips; and
7. Is **designed** and built to be compact and highly walkable in all seasons.

Key Policy Points:

- A population density of 140 people + jobs per gross hectare is **encouraged** in the Town Centre.
- A mix of commercial, community services, and high density residential are **required**, providing an urban centre with a sub-regional level of service.
- An average density of 160 dwelling units per net residential hectare within the Town Centre is **encouraged**.
- A wide variety of housing options at varying price points are **required**.
- Seniors housing, community housing, and community services are **encouraged** to be located in close proximity.
- Open spaces within the Town Centre are **required** to accommodate various uses such as recreation, cultural, and urban agriculture.
- The streets within the Town Centre area **required** to be walkable, safe, and pedestrian-oriented.



Draft Policies – Open Space Network

Goal:

To conserve environmental features and provide a connected network of continuous open space that provides connections within the community to unique natural features and service areas, as well as to surrounding communities. The open space network within this ASP will facilitate and strengthen the residents' connection and access to open space and will serve as an active transportation network between community destinations as well as to the surrounding communities.

Objectives:

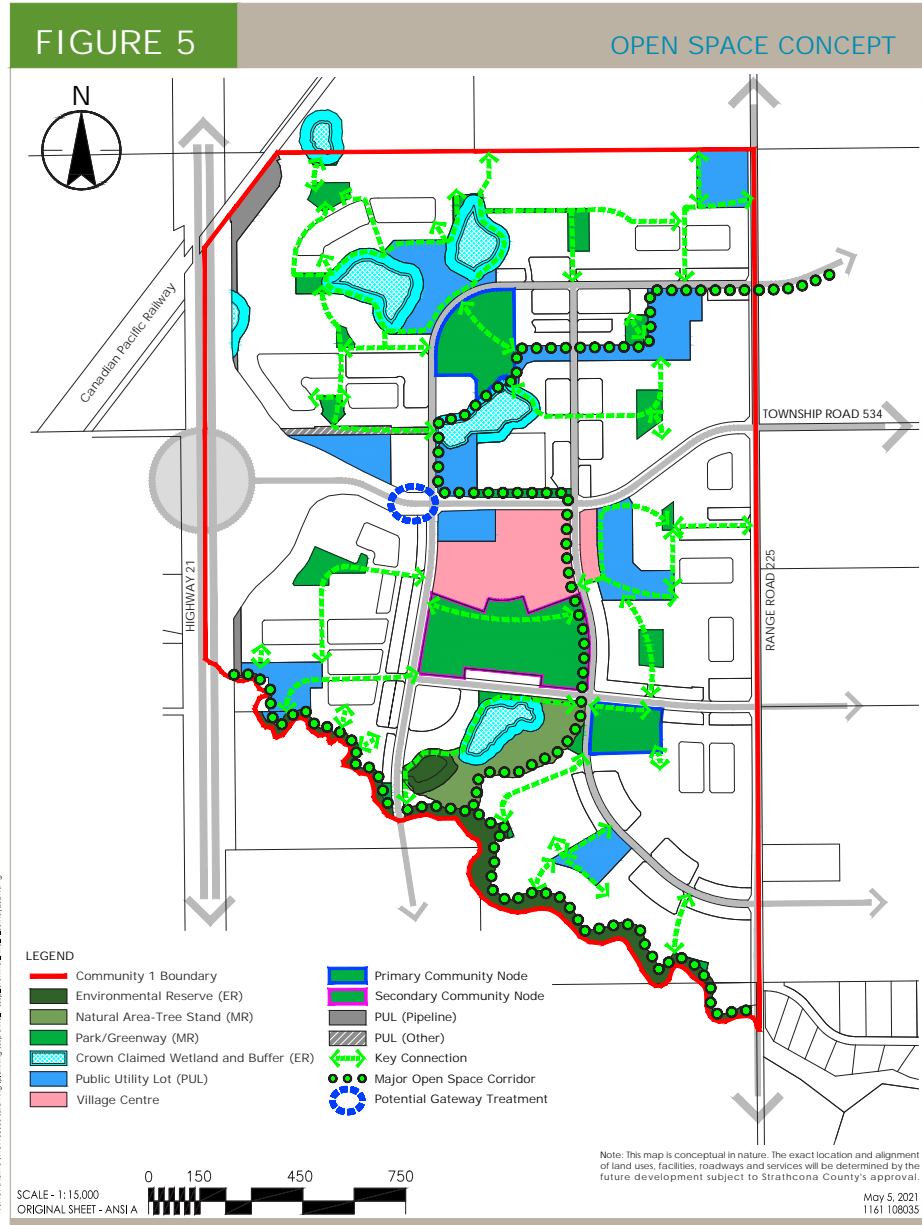
1. Conserve **Pointe-Aux-Pins Creek and Oldman Creek**;
2. Conserves and incorporates **priority wetlands** into open space and, where possible, into the stormwater management network;
3. Provides opportunities to incorporate **priority uplands** into the open space network; and
4. Contribute to the creation of a continuous **Major Open Space Corridor**.

Key Policy Points:

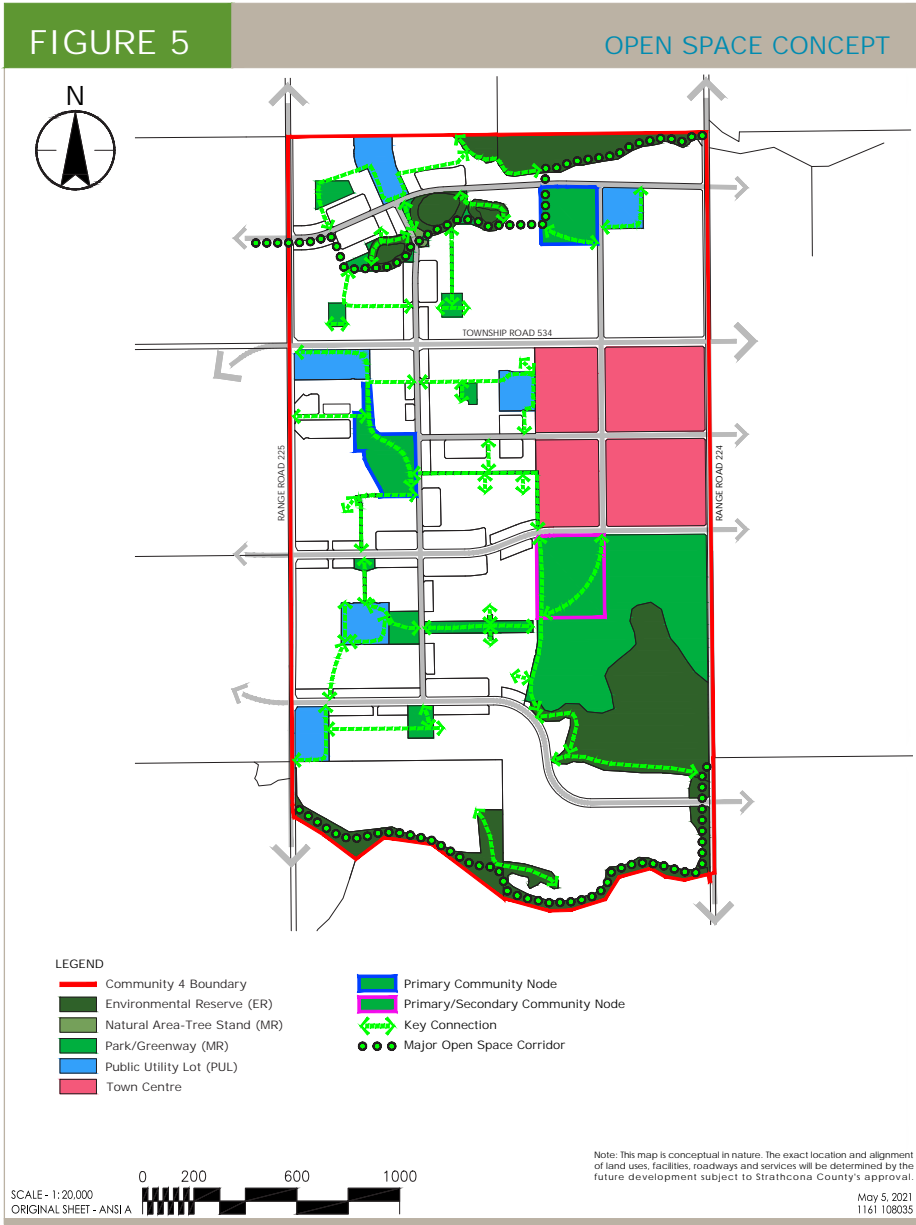
- Delineation of public land along both Creeks is **required** to ensure public access.
- Environmental Reserve is required to be dedicated adjacent to both Creeks to conserve these features.
- Priority wetlands are **required** to be conserved, and they are **encouraged** to be integrated with the open space network.
- Upland habitat is **encouraged** to be conserved and integrated with the open space network.
- A Major Open Space Corridor with an Eco-Trail is **required** in order to ensure a continuous open space network through both Communities.
- The Major Open Space Corridor is **encouraged** to accommodate wildlife, connect various ecological features, and provide open space connections to surrounding Communities and Bremner House / The Point to the north.



Open Space Concept: Community 1



Open Space Concept: Community 4



Draft Policies – Regional Park

Goal:

To create a large, centralized public open space in Community 4 that acts as a destination within Strathcona County to serve the local population and sub-region.

Objectives:

1. Supports a broad range of recreation functions; and
2. Provides community services for the sub-region.

Key Policy Points:

- The Regional Park is **required** to be connected to the Major Open Space Corridor.
- A range of outdoor recreation opportunities are **required** within the Regional Park.
- The Regional Park is **required** to be accessible and support large gatherings and community events.
- A Park Master Plan is **required** for the Regional Park to ensure it meets the community service and social needs of Bremner along with recreation functions.
- The Regional Park is **encouraged** to include a secondary school and major community services such as indoor recreation, a library, community event spaces, or a district energy centre.
- Other major community service uses such as government offices, healthcare services, and post-secondary institutions are **encouraged** within the Regional Park.
- Urban agriculture opportunities are **encouraged** within the Regional Park, such as through community gardens, edible landscaping, habitat for pollinators, and/or tree orchards.

Draft Policies – Implementation

Goal:

For ASP policy to be effectively implemented, several key infrastructure and planning items are required.

Development Staging:

- Prior to the development of the first stage, a development agreement is **required** to be entered into between the developer and Strathcona County to ensure water, wastewater, stormwater, and transportation infrastructure are addressed.

Land Use Planning:

- New zoning districts will be **required** for the Bremner area to implement the policy and design vision.
- Park Master Plans will be **required** for all community nodes and the Regional Park.

Technical and Environmental:

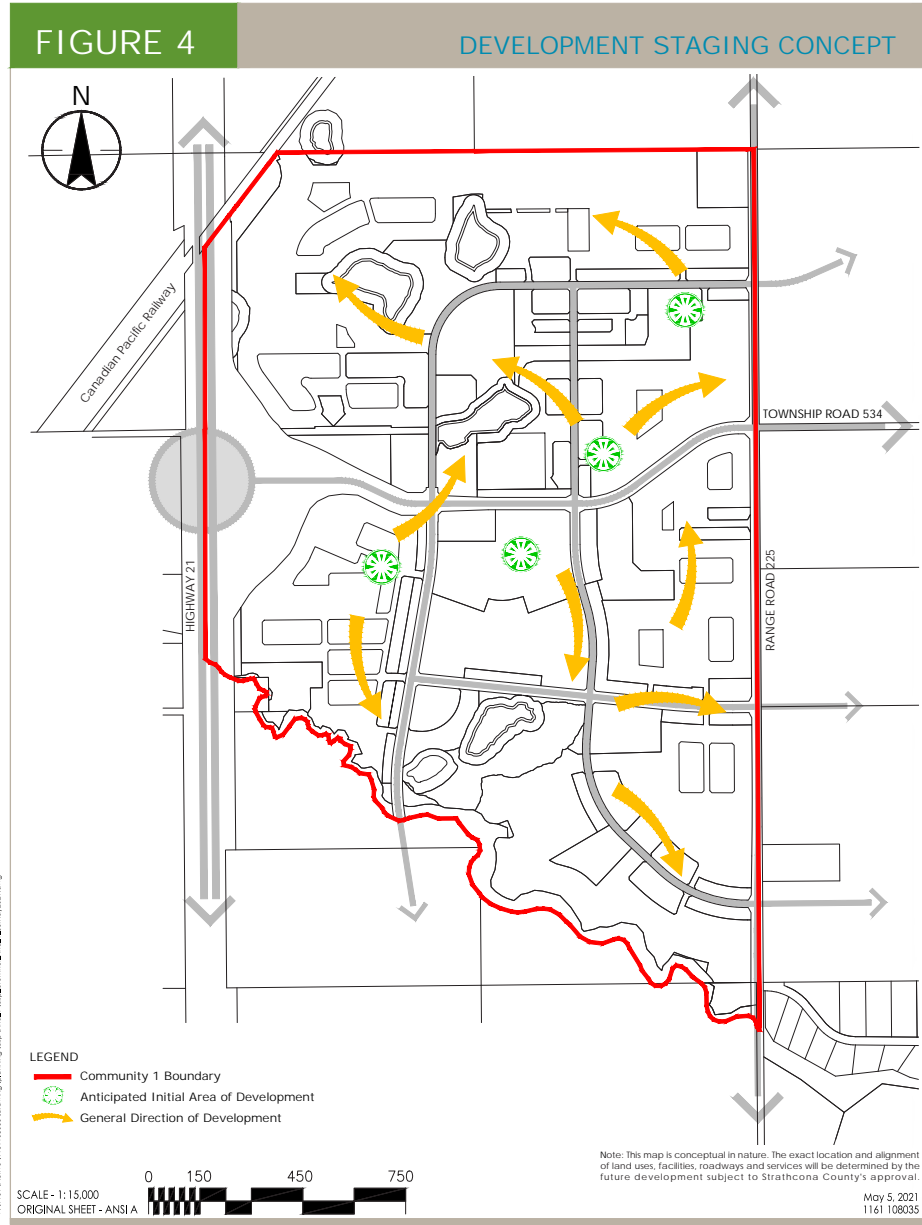
- Onsite construction and development will be **required** to be in accordance with Strathcona County's servicing standards and generally accepted engineering practices.
- Extension of necessary offsite infrastructure, including water, wastewater, stormwater, and roadways will be **required** to be completed in a logical manner and in accordance with good engineering practices.
- Clubroot Management Plans on affected parcels will be **required** prior to development.

Non-Participating Lands:

- Non-participating landowners will be **required** to undergo an ASP Amendment and associated technical studies prior to rezoning or subdivision.



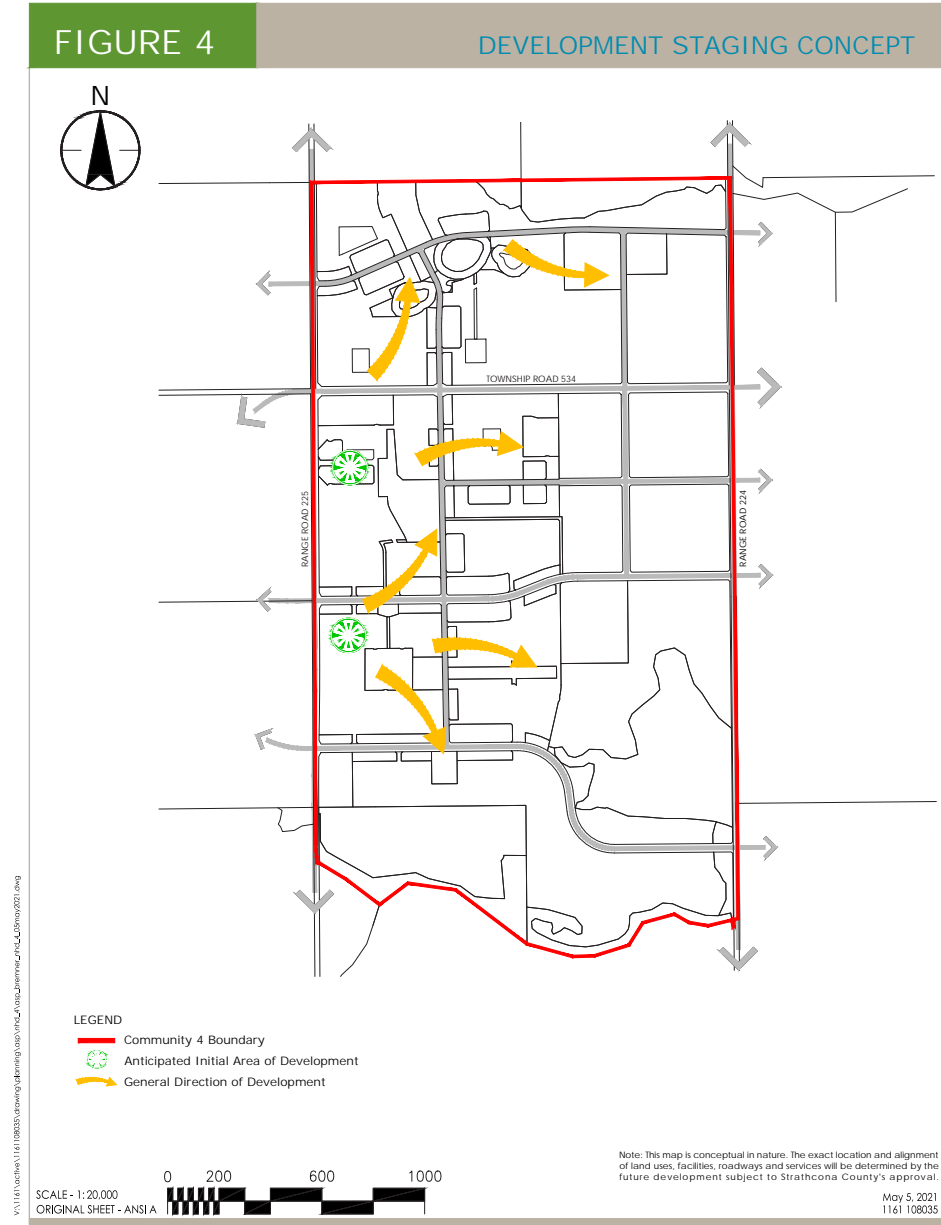
Staging Figure: Community 1



Staging Figure: Community 4

FIGURE 4

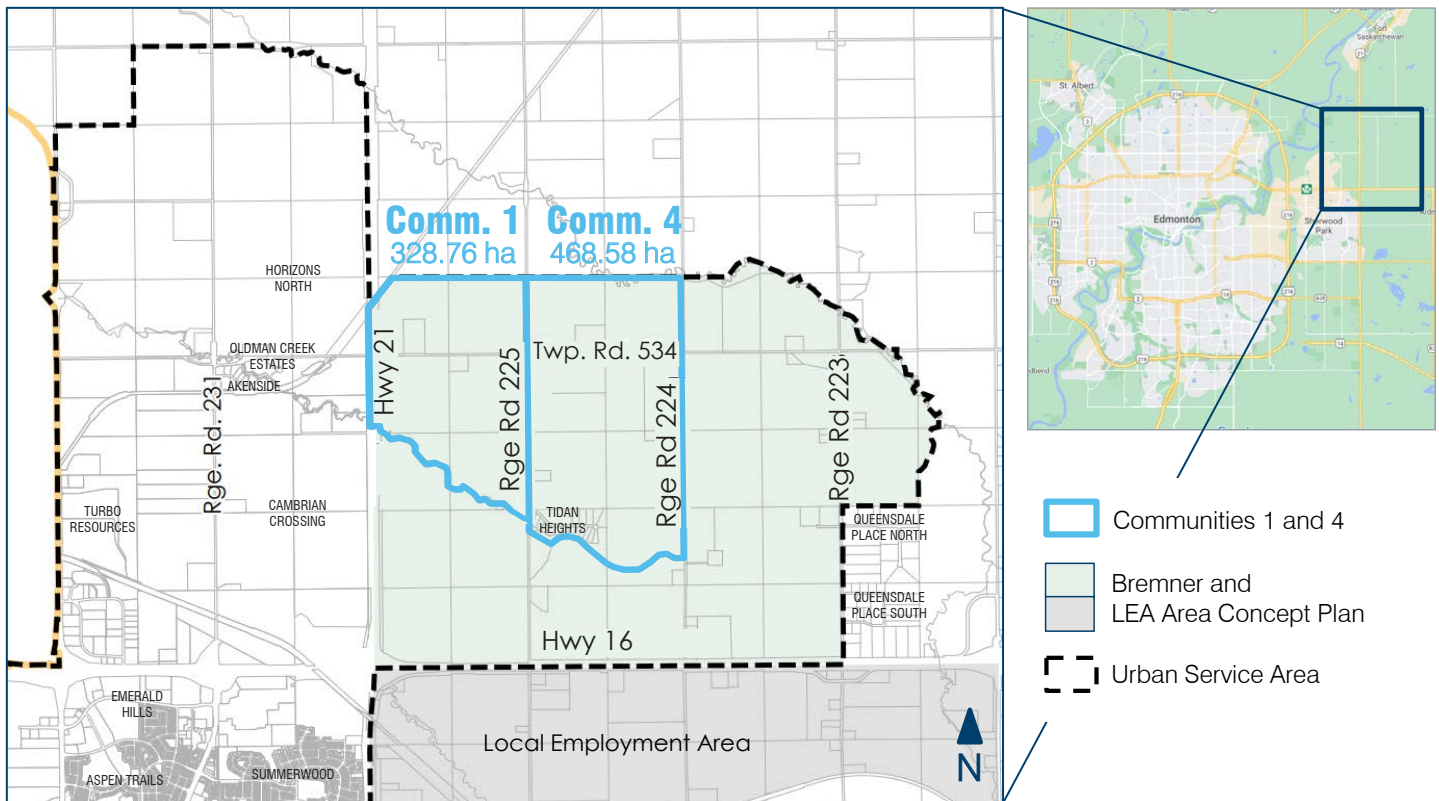
DEVELOPMENT STAGING CONCEPT



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NOTICE OF PUBLIC CONSULTATION

Two Proposed Area Structure Plans (ASPs)



Date: May 19 to June 3, 2021

Site: www.BremnerASP.com

Questions/Comments?

For questions on the proposed ASPs:

Elise Shillington, Stantec

Email: Elise.Shillington@stantec.com

Phone: 780-969-2110

For questions on process or policy:

Janna Widmer, Strathcona County

Email: Janna.Widmer@strathcona.ca

Phone: 780-464-8127

Stantec Consulting, on behalf of Qualico Communities, is preparing two new ASPs within the Bremner area. The ASPs will provide a policy framework to guide the overall future development of these lands. We invite you to visit our website to provide feedback. This is the second and final engagement event for these ASPs. Our objectives are to:

- Share progress updates on the project
- Share the revised land use concepts and draft ASP documents
- Obtain public feedback on the draft ASPs

