

Bremner Community 4, Sub-Area Structure Plan Bylaw 34-2021**Report Purpose**

To provide information to Council to consider first, second and third readings of a bylaw that proposes to adopt the Bremner Community 4 Sub-Area Structure Plan.

Recommendations

1. THAT Bylaw 34-2021, a bylaw that adopts the Bremner Community 4 Sub-Area Structure Plan (ASP), be given first reading.
2. THAT Bylaw 34-2021 be given second reading.
3. THAT Bylaw 34-2021 be considered for third reading.
4. THAT Bylaw 34-2021 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

Report

Community 4 has been proposed as the next Community to start development after the start of Community 1. Being directly east of Community 1 would result in the logical extension of infrastructure for the Bremner area.

Given the applicant owns a portion of the lands in Community 4, proposed development for the eastern half of the area will require future plan amendments to ensure continued plan alignment and that all ASP level technical studies are provided.

Community 4 encompasses approximately 469 hectares (1,158 acres) of land. It is bounded by the north boundary of SW-29-53-22-W4 to the north, Range Road 224 to the east, Oldman Creek to the south and Range Road 225 to the west. Community 4 is one of five Sub-ASPs outlined in the Bremner and Local Employment Area (LEA) Area Concept Plan (ACP). The ASP is the next level of planning after the ACP and creates a land use and planning framework for development, the provision of services, and amenities for the area encompassed by Community 4.

Community 4 is proposed to contain a mixture of residential forms and housing opportunities. Mixed Density Residential will include various built forms, such as single-detached, semi-detached, row housing, and stacked row housing. Street-Oriented Residential includes various built forms, such as zero lot line single-detached, semi-detached, row housing, and stacked row housing. Street-Oriented Residential means street-oriented housing with rear lane garage access and smaller front yard setbacks that is mainly located along collector streets.

The Town Centre will be a central destination that provides a sub-regional level of service not only for Bremner but for Strathcona County. It contains space for higher-density residential, as well as major commercial and community services. It is intended to be a walkable, mixed-use destination and employment area with a series of main streets.

Additionally, two primary community nodes and the regional park /secondary community node are planned for the area. The primary community node in the north will accommodate two schools or one school and a County community-service facility as well as neighbourhood outdoor recreation amenities. The more central primary community node will accommodate two schools as well as neighborhood outdoor recreation amenities. The regional park located adjacent to the town centre will accommodate a secondary school, indoor recreation centre and regional outdoor recreation amenities.

Community 4 will contain a network of open spaces utilizing municipal reserve (MR) and environmental reserve (ER). Lands will include Oldman creek, Pointe-Aux-Pins Creek, several wetlands, forested areas, neighbourhood parks, pocket parks, open space connections and the Major Open Space Corridor.

MR for Community 4 is over the required 10% under the *Municipal Government Act*. This is due to the large regional park next to the town centre. Provision of the regional park is in accordance with the Bremner and LEA ACP. It is understood that, in order for the regional park to be established, the County will need to acquire additional lands. County administration will work towards this goal through the next stages of planning; however, acquisition of additional lands will require future Council approvals. If this is not realized, future amendments to the Bremner Community 4 Sub-ASP will be required.

Community 4 is designed for multi-modal transportation. Streets will contain infrastructure for walking and cycling using a combination of sidewalks, multiuse trails and cycle tracks. The grid / modified grid layout supports efficient transit and convenient active transportation circulation.

Plan Alignment

Community 4 is in alignment with the Bremner and LEA ACP as well as the County's Municipal Development Plan (MDP). The proposed ASP embraces the Vision for Bremner as being green, connected and diverse.

Given the proposed ASP does not require any amendments to the MDP or Bremner and LEA ACP, it is not required to go to the Edmonton Metropolitan Region Board (EMRB) for approval because it is subordinate to these documents. The proposed ASP meets the policy guidance outlined in the Edmonton Metropolitan Region Growth Plan (EMRGP). The overall density for the Bremner and LEA ACP must be 40 du/nrha with each Sub-ASP having a minimum density of 35 du/nrha. Bremner Community 4 Sub-ASP has a density of 45 du/nrha due to it containing the Town Centre.

Under the EMRGP, Community 4 is located within the metropolitan area and is considered greenfield development. Community 4, being in alignment with the Bremner and LEA ACP, meets the intended EMRGP policy guidance for a complete community. In accordance with the EMRGP, the community incorporates a mix of uses, is accessible and age-friendly, provides a diversity of housing options, incorporates an interconnected street network that supports active transportation, integrates amenities and service with residential and provides high quality parks, trails and open spaces.

In alignment with the EMRGP and Bremner and LEA ACP, Community 4 will be a smart growth community. Smart growth is a strategy that attempts to plan efficiently and effectively for future development. Through smart growth, neighbourhoods are designed to have homes near shops, employment, schools, parks, and other amenities, giving residents

and visitors the option of walking, cycling, taking public transportation, or driving as they go about their business. They provide a range of different housing, mixed-use development and compact forms.

Next Steps

Bremner Community 4 Sub-ASP sets the framework for more detailed planning and engineering at the rezoning and subdivision stages.

Council and Committee History

September 12, 2019 Council adopted Bylaw 3-2019, a Bylaw to adopt the Bremner and LEA Area Concept Plan.

September 5, 2017 Council adopted Bylaw 20-2017, a bylaw to adopt a new MDP for Strathcona County

Other Impacts

Policy: Statutory Plan Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP

Interdepartmental: The proposed ASP has been circulated to internal departments and external agencies.

Master Plan/Framework: The area is located within the Urban Service Area – Bremner within the Municipal Development Plan

Communication Plan

Two engagement events were completed as part of the application process. Due to Covid-19, both events consisted of an online website with survey. Letters were sent to landowners as outlined in Enclosure 8 Notification area, advising them of the survey and website, and ads were posted in the Sherwood Park News. Engagement Event 1 began October 28, 2020 and ended with the closure of the online survey on November 12, 2020. Details can be found in Enclosure 6 What We Heard Report 1. Engagement Event 2 began May 19, 2021 and ended with the closure of the online survey on June 3, 2021. Details can be found in Enclosure 7 What We Heard Report 2.

Enclosures

- 1 Bylaw 34-2021
- 2 Location map
- 3 Urban location map
- 4 Air photo
- 5 Proposed land use concept
- 6 What We Heard Report 1
- 7 What We Heard Report 2
- 8 Notification area map