



# What We Heard Report

Bremner Community 1 & 4 ASPs  
Engagement Event 1

November 2020



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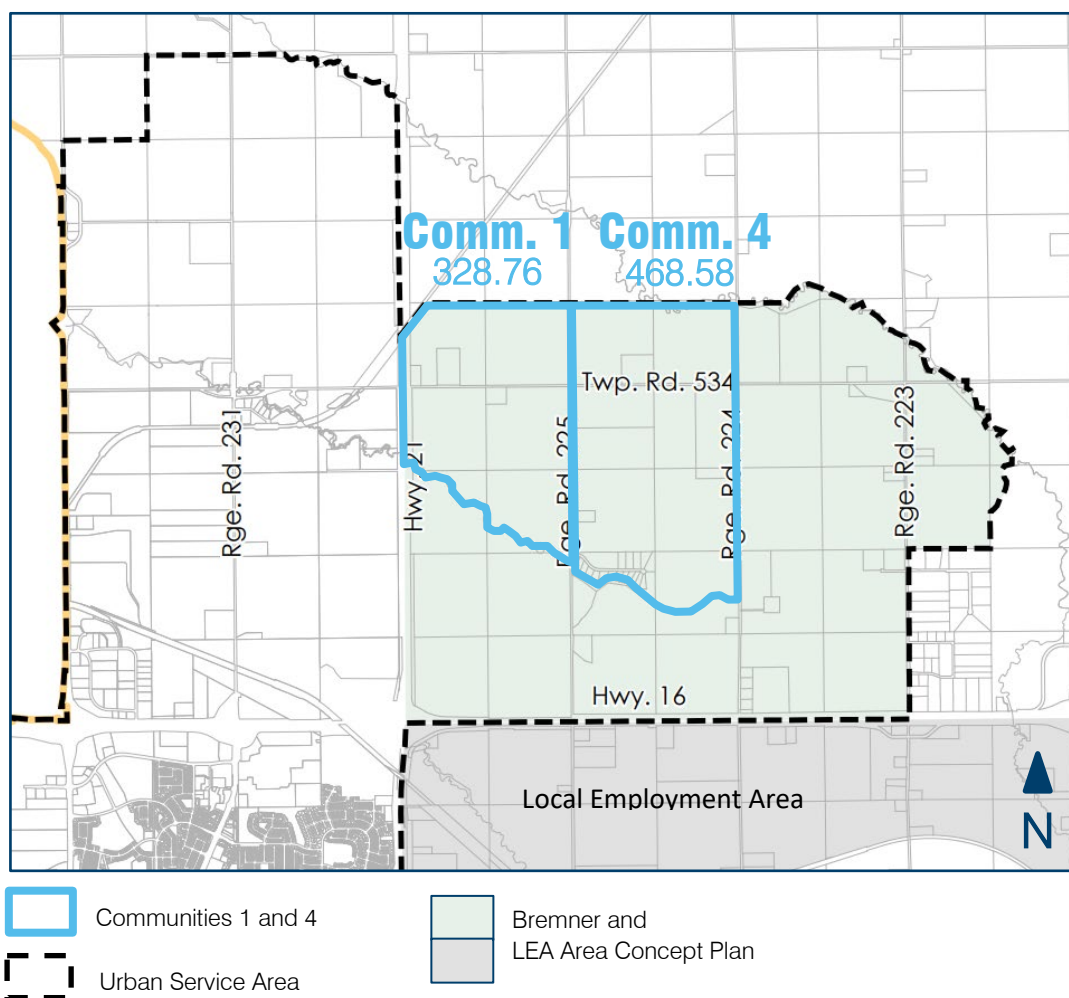
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## INTRODUCTION

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.

The public engagement process began in October 2020, 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 first engagement event, which was held as an online engagement platform and survey due to the COVID-19 pandemic.



# ENGAGEMENT EVENT 1

## SUMMARY

Engagement Event 1 began October 28, 2020, and ended with the closure of the online survey on November 12, 2020. The following activities were completed for Engagement Event 1:

- 1 Newspaper advertisements run October 30 and November 6, 2020 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 October 28, 2020
- 3 An online platform open since October 28, 2020
- 4 An online survey open October 28 to November 12, 2020
- 5 Phone calls and written correspondence from residents and landowners

## ADVERTISEMENTS

The engagement event was advertised through newspaper advertisements posted in the Sherwood Park / Strathcona County News on October 30 and November 6, 2020, through mailed notification packages, and on Qualico's website.

## MAILED NOTIFICATION PACKAGES

A printed package containing a notification letter, presentation, maps, and survey was mailed to 71 landowners in and within 200 metres of the boundaries of the two proposed ASPs on October 28, 2020. The packages contained all information that would be available on the online platform, to ensure that those without web access could be fully informed and provide 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](http://www.BremnerASP.com) has been live since October 28, 2020. 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

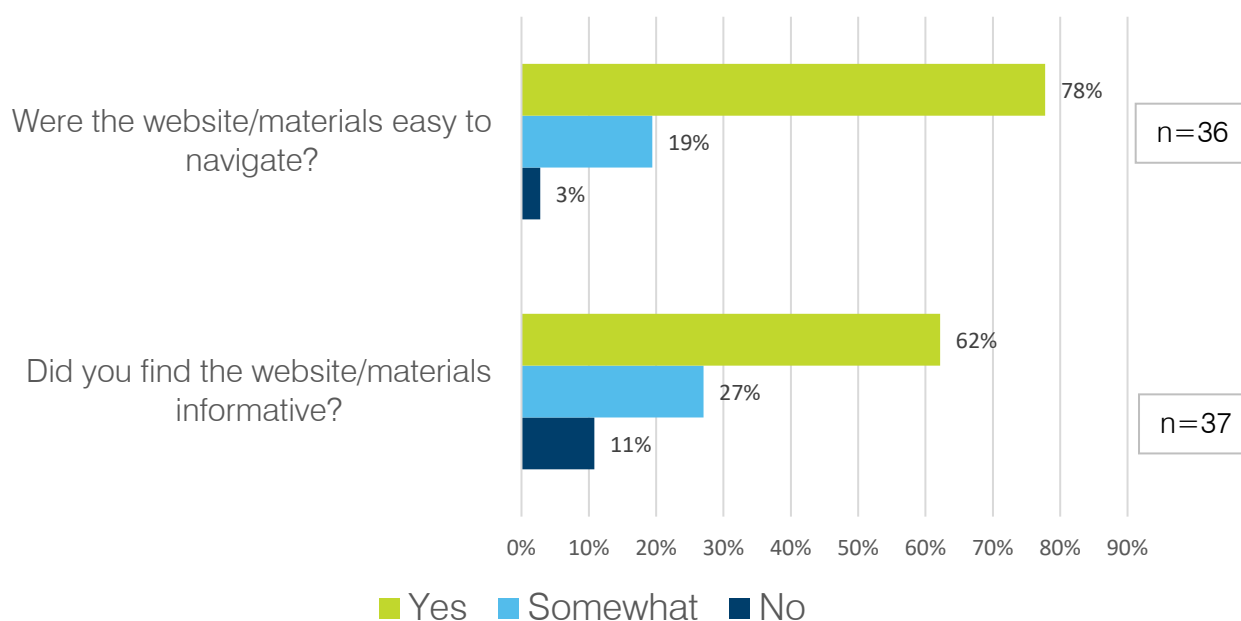
The feedback received from this pre-application engagement event will be considered and incorporated where appropriate as Qualico finalizes the ASP documents and technical studies. Following submission, a second engagement event will be held. This may occur in person or virtually, depending on the constraints of COVID-19 at the time. Later in the process, the plans will be presented to council at a Strathcona County Public Hearing, where members of the public are welcome to speak in favour or against them.

## FEEDBACK SUMMARY

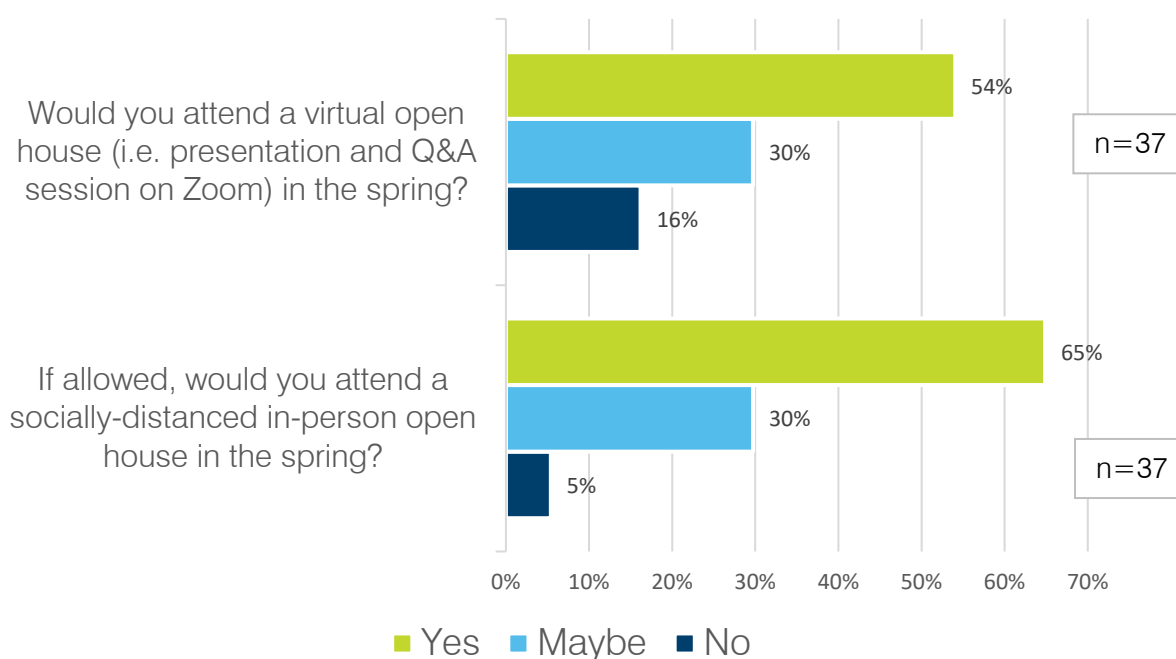
The following provides a summary of the 35 received responses, including 29 responses to the online survey and 8 responses from the mailed survey. Beside each question, the “n=#” indicates how many people responded. For questions where written responses are summarized, a full record of responses is included in Appendix A.

### 1. ENGAGEMENT FEEDBACK

Participants were asked about the engagement website and materials:



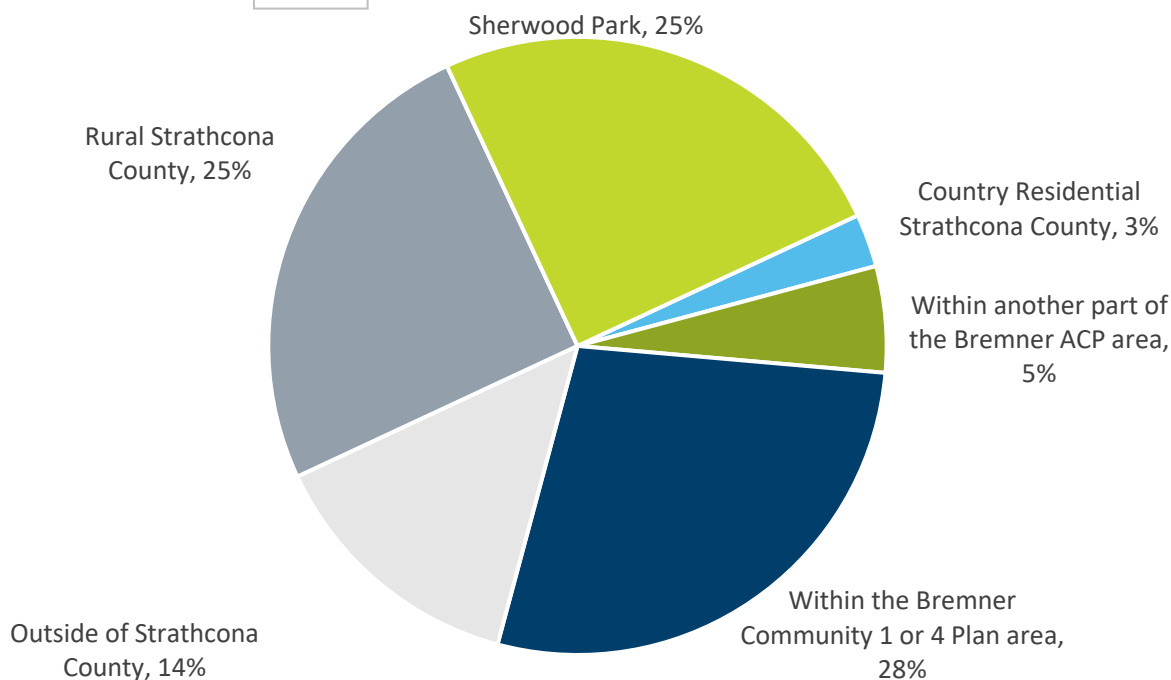
Participants were asked about future engagement events:



## 2. PARTICIPANT BACKGROUND

Where do you live?

n=36



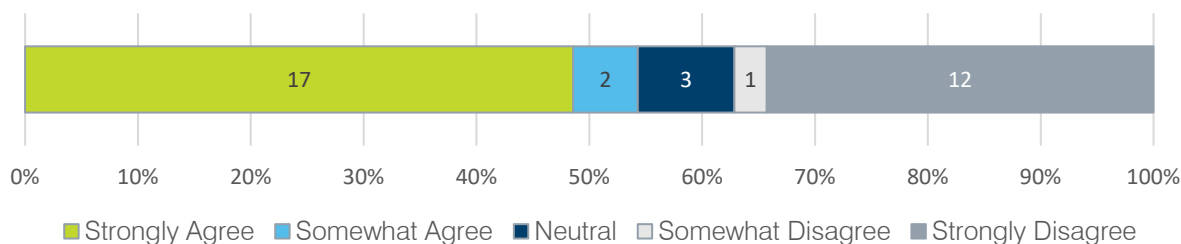
## 3. FEEDBACK ON THE VISION

The vision for the neighbourhood was included in the online and mailed materials:

 <p><b>Green</b></p> <ul style="list-style-type: none"> <li>A network of natural features, parks, and open spaces connected to Oldman Creek supports development that allows for a range of recreation opportunities and ecological functions</li> <li>Community design encourages active and healthy lifestyles</li> </ul>	 <p><b>Connected</b></p> <ul style="list-style-type: none"> <li>Residents can easily walk to nearby services, amenities, and transit</li> <li>Convenient access is provided to destinations within and outside the community</li> <li>Opportunities are available for citizens to feel welcome, participate, and have their needs met, while allowing for existing residents to remain in the community as their needs change</li> </ul>	 <p><b>Diverse</b></p> <ul style="list-style-type: none"> <li>A variety of employment, education, and service opportunities are supported and available</li> <li>The Village Centre and Town Centre create distinct destinations for shopping, dining, culture, and entertainment</li> <li>A range of streets, pathways, and connections are available for pedestrians, cyclists, and drivers</li> </ul>
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### To what extent do you agree with this vision?

n=35



### What do you like best about this vision?

n=35

Of the responses received to this question, 66% were generally positive, including:

- Preservation of natural features such as wetlands and the creek
- Interconnected green spaces
- Walkability and a mix of uses
- Balanced vision
- Access to transit

34% of responses indicated that there is nothing they like about the vision, or that development in Bremner should not go ahead.

### What is missing from this vision?

n=33

30% of the responses received to this question indicated that they were satisfied and nothing was missing. 15% discussed how development in Bremner should not go ahead. 12% expressed concerns about agricultural preservation, such as wanting more information on how this plan aligns with the County's Agricultural Master Plan. 12% wanted more detail, such as how existing residential will be affected. 9% wanted more engagement with current landowners. Other topics that participants stated were missing included more engagement with landowners, transit service, school sites, the types of residential built form within each designation, and more trails and paths.

### Do you have any other comments on this vision?

n=23

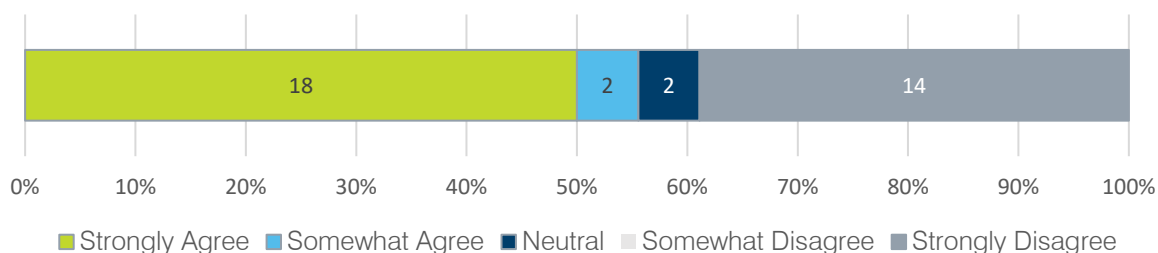
Of those who had other comments on the vision, 43% expressed that development in Bremner should not occur, including two comments suggesting that there should have been a public vote on the matter. Other comments addressing the ASPs included:

- Include agriculture and horticulture into the plan with an emphasis on growing food locally, such as an urban market
- Would like to see a wide variety of housing options and a complete community
- Great development location to help open up Sherwood Park
- There should be a green belt between Tidán Heights and new development

## 4. FEEDBACK ON COMMUNITY 1

To what extent do you agree with the draft land use concept for Community 1?

n=36



What do you like best about the draft land use concept for Community 1?

n=33

Common themes that arose in participant comments about the draft land use concept for Community 1 included:

- Mixed housing options, walkability, higher densities, and access to transit
- Village Centre
- Ample green spaces
- Environmental preservation included in the plan

39% of responses indicated that there is nothing they like about the draft land use concept for Community 1, or that development in Bremner should not go ahead. Many were particularly concerned about the high-value agricultural land where Community 1 is planned.

What should be changed about the draft land use concept for Community 1?

n=29

Of those who commented on this question, 41% of the responses received to this question indicated that they were satisfied and nothing was missing. However, 38% discussed how development in Bremner should not go ahead, with particular concern for the high-value agricultural land. The remaining 21% offered suggestions for changes, such as:

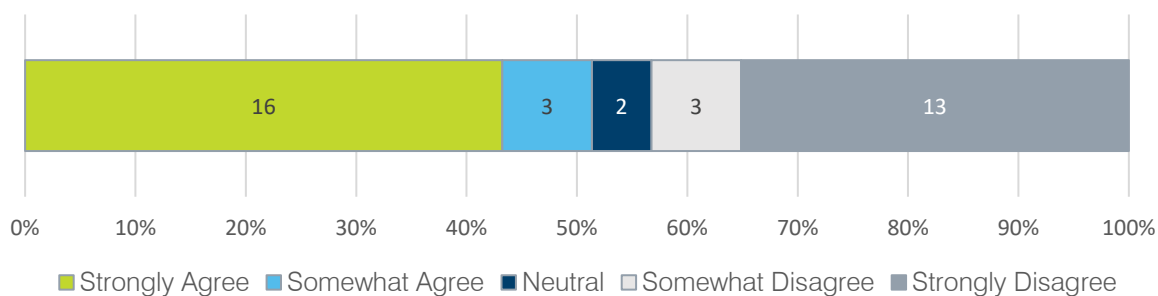
- More specific plan for affordable housing and amenities to draw young families
- Increase residential densities throughout
- Include school sites and recreation sites
- Incorporate rural roots of the community – think about sustainable agriculture, community gardens, markets, local food
- Residential too close to railway
- 225 should remain 2-lane arterial instead of 4



## 5. FEEDBACK ON COMMUNITY 4

To what extent do you agree with the draft land use concept for Community 4?

n=37



What do you like best about the draft land use concept for Community 4?

n=33

30% of responses expressed that they liked the green space and/or environmental preservation incorporated into this community. Meanwhile, 36% of responses indicated that this development should not move forward. Two responses (6%) indicated that Community 4 is a relatively better location for development, as the agricultural land quality is lower than in Community 1. For other participants who provided input on what they liked best, responses included mixed housing densities, walkability, the Town Centre, and a good flow between Communities 1 and 4.

What should be changed about the draft land use concept for Community 4?

n=30

Of those who commented on this question, 47% indicated that development in Bremner should not go ahead. 30% of the responses expressed that they were satisfied and nothing was missing. The remaining 23% offered suggestions for changes, such as:

- Boundary of Community 4 should be north of Tidan Heights
- More information on how the plan aligns with growth projections
- More specific plan for affordable housing and amenities to draw young families
- Increase residential densities throughout
- Include school sites and recreation sites
- Incorporate rural roots of the community. Think about sustainable agriculture, community gardens, markets, local food
- Noting the high water table at the NE corner of TWP 534 and 224, may be more suitable for park space
- Community 4 should not be planned at this time as the Growth Management Strategy indicates that the area east of the Town Centre should be last to develop

## 6. ADDITIONAL COMMENTS

Do you have any additional comments? n=23

Of the additional comments received, 43% were in opposition to the ASPs and/or any development in Bremner. These comments commonly addressed:

- Waste of prime farmland
- Burden on taxpayers
- Desire for plebiscite
- Concerns about market conditions and the population projections being inaccurate

30% were generally positive. Common topics included:

- Move forward with the plans so development can start
- Trail systems and green spaces are appreciated
- Support alignment with ACP

13% of additional comments indicated concerns with transportation, such as:

- New arterial roadways may greatly disrupt producing farms and farmers' homes
- Conflict between farm equipment and urban traffic on roadways may be problematic
- 4-lane roadway next to Tidan Heights will interrupt peace and privacy

9% of additional comments expressed concern about the impacts on Tidan Heights, including a desire for a buffer green space around existing residential and the implementation of City water and sewer service to these homes in conjunction with new development.

## 7. OTHER CORRESPONDENCE

One affected landowner contacted the project team by email. They expressed:

- Questions about the timing of development and impacts to their current property
- Concerns about service roads remaining to allow for access to their parcel

Qualico addressed these questions and concerns over email.

## 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 and development concept, 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
- Conformance to the regional growth plan density targets;

The majority of respondents strongly or somewhat agreed with the Vision, Community 1 development concept, and Community 4 development concept. This indicates that there is general support for the proposed ASPs.

### 2. CHANGING

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 40% 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 residents in the Tidan 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 Tidan Heights provides a buffer from development to the south. Compatible land uses have intentionally been situated adjacent to Tidan Heights – only low density residential and a stormwater facility have been planned.

We understand there is some concern about large arterial roadways and highways being built through the rural area and farmland. It is important to note that these roadways will only be built out to serve development as it occurs.

#### 4. FUTURE ENGAGEMENT

Regarding the second engagement event, it is noted that a higher proportion of respondents indicated that they would attend a socially-distanced in-person open house in the spring (if allowed) than a virtual open house. The format of the next engagement event will depend on what is appropriate under the Alberta Health Services and Strathcona County public health measures at the time it occurs. Subsequent information in the second stage of engagement will provide more details on the proposed ASPs and development.

## APPENDIX A – RECORD OF ENGAGEMENT FEEDBACK

The following written feedback was collected from the 29 responses to the online survey and 6 responses from the mailed survey. These are raw, unedited responses.

### What do you like best about this vision?

- Walkable, connected community with great emphasis on preserving the natural environment with the community. Like the green spaces. Like the overall concept and development of areas 1 and 4 simultaneously.
- Nothing
- Generally it is laudable for urban communities to be green, connected and diverse, and what is articulated is laudable, as far as it goes.
- Aiming for environmentally friendly development and providing for a diverse population
- I love the notion of interconnecting green with diverse types of housing as well as offering opportunities for mixed use/commercial development
- Nothing
- Nothing
- Green connected communities that are walkable. Like the village and town centres, which help to create a strong community atmosphere. Plan suggests access to transit. Higher densities in keeping with the EMRB plan.
- Town center development, large green space allocation
- There is a good balance of residential, business and green spaces.
- It is a balanced vision for environment, development and livability.
- The layout of future Bremner
- It strikes a good balance between available green spaces and residential areas. I also like the commercial area, however it might make more sense to be closer to the 16/21 highway exchange to reduce in-neighborhood traffic.
- I find it very informative.
- nothing, ag. land being used for development when this could have went south of Sherwood park
- I do not agree with the concept. It is too expensive and there is no need for a new town. As a tax payer I cannot afford the increase taxes and allow the County to burden our children with the debt.
- This vision should NOT go ahead - take into consideration the money/time/land and our country is in such a deficit - why would you even think to add additional costs to our county residents/Sherwood park residents/provincial and federal governments? This should be on hold until we are back on our feet and up and running
- The fact that progress is finally being made on a vision for Bremner that has been around for approximately 15 years
- Nothing
- Do not like current vision.
- That it is green, that residents can easily walk to nearby services, amenities, and transit as well as the Village and Town Centre.
- We do not need to take valuable farm Land for Bremner. It needs to be stopped now.
- If built as planned Bremner will be a very desirable community.
- Please see my final comments in the entry at the end of the survey

- I do not. I do not like that there is affected folks in the proposed community and no one person has taken the time for a site visit or consultation. So do i have to move out? What in the long term will be my future of my home? How will be compensated?
- Thank You for maintaining many if not all of the creek and water areas in the community
- Do not agree with this vision.
- Love the trails and green space
- I Like the preservation of the wetlands and Environmental reserves.
- The ecotrail along the Point au Pins and Oldman Creek when walking along creek, I always see wildlife, and birds!
- Compact and high-density
- The vision is diversified providing a balance for community living.
- Pathways, preservation of natural waterways.
- As a resident of Bremner (Tidan Heights), I like the idea of community amenities accessible by trails.

### What is missing from this vision?

- More information on transit and how that will serve the community. Want to see a complete community where people and live and work within walking distance as much as possible.
- Respect for the County's Agriculture Master Plan. Recognition of economic uncertainty and population decrease
- The vision talks about being green, but makes no mention of how it will protect the prime farm land area it threatens. Wetlands seem to be viewed as recreation areas, which can be greatly distorted when used that way, and plans for run off and water storage may threaten wetlands and waterways due to excess water and urban pollution. Significant monitoring would be needed to protect the creeks from all the urban pollution.
- How prime agricultural land is being protected from development as directed by the Agriculture Master Plan and the RAMP, how the transportation plans impinge upon the agricultural use of rural roads outside of the development areas, how these two ASPs meet the density targets for development in the county and capital region, how the pollutants washed from urban roads will be kept from affecting the existing tributaries
- nothing
- No realistic need for this .
- Foresight and good farmland preservation. Poor traffic planning as highway 21 is a key road for the Heartland area . It will be troublesome for many many commuters to that industrial area
- Didn't see school sites on the plan or areas where community facilities might be located.
- None
- I would like to see how the residential areas are zoned, i.e.duplex, townhomes, single family houses, etc.
- It is very balanced, but may need some revisions if societal issues change.
- Firehall
- nothing AFAIK
- I don't think it lacks anything. The idea is very clear.
- nothing

- The reality of paying for it.
- The lack of consideration to our residents - which do not want to see this project go forward - lack of communication on our councillors and mayor and the project consultants
- More detail but I understand this is preliminary.
- Common sense
- Pragmatic and practical description about who and how this development will serve and how it benefits the county as a whole.
- Nothing
- The cost to us as tax payers in the County. Look at all the empty condos now.
- Can't say anything is missing. Looks like a great framework.
- Please see my final comments in the entry at the end of the survey
- The above info is missing. What happens to people living in the area?
- could stand to be a lot more trails / paths
- Do you feel this vision is really affordable at this time?
- Nothing, you've got it all covered
- Better engagement with existing homeowners in the area.
- Nothing. I think vision completes any anticipated needs of a well-planned community.
- Consultation with landowners (like myself)
- Detail on how my community [Tidan Heights] is tied into Bremner

### Do you have any other comments on this vision?

- Where possible, try to link this community to its agricultural roots. Can we build intensive agriculture and horticulture into the plan with an emphasis on growing our own food locally? Design an urban market with an emphasis on locally grown foods.
- Shameful destruction of farmland
- The vision document states a desire for convenient access to outside of the community and the design reflects that desire. Focusing on that part of the vision will destroy the agricultural land the main arterials are proposed to go through, and take out the homes of current residents.
- Any vision statement made for development in a Special Municipality should reflect equally upon the urban and rural priorities of our county.
- Scrap the whole idea
- A plebisite should have been held to not develop Bremner as urban and preserve it as farmland. That is what the mayor had based his election platform on and the vote from council was not unanimous to go with "Bremner as Urban. With Covid surely the council will respect the value that this land has.
- Would like to see a wide variety of housing options available from single family homes on large lots (some estate lots), duplexes and row housing, affordable housing, seniors housing and high density. We have an opportunity to create a complete community from the ground up. Plan should be visionary and futuristic.
- overall it looks great
- Please keep in mind that there are other places in the County that can be expanded to service the citizens in all surrounding areas and not congest populations in one area. These are: Ardrossan, Josephburg, Cooking Lake and Colchester etc. It points out that a pandemic sure loves congestion.
- Yes, this should not even be discussed until our county/country/ are out of deficit!!

- The GMS was very clear in the vision for Bremner's development in terms of the path of development including the wording in 8.1 that states ""The area to the east of the Town Centre should be the last part of Bremner to develop. As such this draft ASP should be for Phase 1 only and not include Phase 4.
- Take the issue to a public vote.
- It is typical sales and marketing generic jargon. Not suitable for a venture the size and scope of Bremner.
- Let the people decide if they want to add this burden to them . We still do not have a hospital that can care for overnight patients.
- When will we see building start?
- Please see my final comments in the entry at the end of the survey
- This vision lacks contact with the folks it affects. It's sad when there is gain for others on the backs of the affected. That includes the county.
- could maybe show connecting link to Sherwood Park for Bike and Jogging trails. Rough idea of where one day the LRT link would be that connects this development to Sherwood Park / Edmonton
- I think it's a great development location and will really help to open up Sherwood Park. It'll provide something new and refreshing in the community.
- Tidan Heights is the only acreage subdivision in community 1 and 4. We should have been left alone with a green belt between new development and Tidan heights. Instead this new community is right on top of us, and around us, and we have very little say.
- It would be nice to have an idea of when actual building will commence.
- No. Keep up the good work moving this development forward.

### What do you like best about the draft land use concept for Community 1?

- Mixed using housing with low density and medium density housing.
- Nothing
- It's clear that starting with the number one area is cheapest for the developer. If the developer stuck to the poorer land in this area it would be better than some options, but that is not being promised in these plans.
- Nothing
- This is an opportunity to have a plan that lends itself to actual development. This is desperately needed in Strathcona County. Diverse, unique, and connected - a great use of the land for future urban development.
- No use for this is required
- Nothing as it should remain farmland due to the great top soil #1 and 2 on that land . Its a shame to waste that productive land when other areas of the county would be best developed on #4 and 5 soil
- Green connected communities that are walkable. Like the village and town centres, which help to create a strong community atmosphere. Plan suggests access to transit. Higher densities in keeping with the EMRB plan.
- Diversity
- Looks great!
- Again it is a balanced proposal.
- The layout of future bremner
- Nice fit into the existing land - good green space - creek and surrounding area left untouched.



- Eco Trail
- Nothing
- Strongly Disagree
- There's nothing I like about this concept - from the get-go there was no one in that area for this concept to start
- Follows engineering and design concepts introduced in previous Strathcona County documents such as the GMS and MDP.
- Nothing
- Do not like current vision.
- The environmental reserve and the Village centre.
- I hate it. Stop Bremner ASP
- The water features, reservoirs and retention of wetlands. Like the ample green areas.
- Please see my final comments in the entry at the end of the survey
- This is prime farm land. You had other options to not use needed farm land and choose this location? I'm lost, is there too much farm land in the world for 7 Billion people? It was chosen because it was easier than the options.
- Not many roads in the plan
- Don't like it.
- Good combination of all aspects
- I Like the preservation of the wetlands and Environmental reserves.
- Well placed green areas. Water collection sites as well as residential spaces.
- The land draft provides easy access to services and transit
- Pathways, preservation of natural waterways.

### What should be changed about the draft land use concept for Community 1?

- Push the envelop on various housing options with space for some larger homes and lots as well as high density housing in other areas. Come up with a specific plan for affordable housing to draw young families to this community. Create amenities that will be an attraction for young families to move to the area.
- Another area should have been chosen
- This community is mostly low density residential. That doesn't fit promises not to take a lot of land out of production for housing. It also will not meet the needs of young people and the elderly - the two groups claiming their needs are not met for cheap housing in Sherwood Park. It is very possible that the developer will leave after this stage, and Bremner will simply be another suburban low density community. There would be lots of cars going to jobs in Edmonton, and little need for public transit. Instead of staging development solely to match the speculation of developers, it would be better to follow county policy in the Ag Masterplan to ensure agricultural needs receive priority consideration, and that there is input from a knowledgeable group of stakeholders when these decisions are made.
- The decision as to which area should be developed first should not have been made based upon the ease of connection to existing trunks nor upon the fact that this land was already owned by developers. The first priorities should have been choosing poorer agricultural land and protecting the environment by not building a new stand-alone, low-density suburb, a design pattern we should have grown out of in the 1950's. The Bremner development sneaks past the density requirements imposed for this region by saying "just wait -- forty years from now we'll increase the density", so we'll be

meeting the density targets. These first two ASPs, which cover almost half the area of Bremner, are almost entirely low density, sprawling bungalows that make ownership of "the family car" a necessity, resulting in the usual problem of public transit not being able to pay for itself, contributing to the consumption of non-renewable resources, and continuing to generate pollution. Communities 1 and 4 should be required to meet the target densities for the entire development, and not be allowed to ride on a "just you wait and see" waiver.

- Total abandonment
- Should remain agricultural as per the master ag plan
- Include school sites and recreation sites on the plan. How does this plan take into account the rural roots of this community? Can this be incorporated somehow? Think about sustainable agriculture, community gardens, markets, sourcing food locally, higher education. What opportunities might exist if we stretch our imaginations?
- None
- nothing.
- At this time nothing.
- Nothing
- The draft land use looks good in Community 1
- this should be on land not suitable for ag.
- Strongly Disagree
- Think about what you're doing to the taxpayers - who will be paying higher taxes during this sensitive time along with the "horse castle" that also will take up most of the taxpayers money
- Good first draft.
- Nothing
- How does land use concept align with growth projections and expected county needs for next several decades?
- Nothing.
- This land should be farm land use only !!!!
- Residential area too close to railway tracks maybe.
- Please see my final comments in the entry at the end of the survey
- It should not be there.
- Looks like a good start just wanting to see something begin after all these years
- Farmland should not be used for development. Don't like it
- Nothing
- 225 should remain 2 lane arterial instead of 4.
- No changes I can see, but I'm area #4 and don't know the land well in area #1.

#### **What do you like best about the draft land use concept for Community 4?**

- Mixed using housing with low density and medium density housing.
- Nothing
- If development is to happen in the Bremner area, the slightly lower land quality in this area is a better place to start. It wouldn't be much more expensive to extend water trunks one more mile to area #4 and start the development there.
- The slightly lower quality of agricultural land in this area brings it a bit closer to compliance with the Agriculture Master Plan and RAMP.

- The plan seems visionary yet realistic based on market conditions. A great blend of residential opportunities along with ensuring the green environment is preserved and integrated into the overall fabric of the future neighbourhood.
- Nothing
- Keep agricultural
- Green connected communities that are walkable. Like the village and town centres, which help to create a strong community atmosphere. Plan suggests access to transit. Higher densities in keeping with the EMRB plan.
- Diversity
- the balance of use.
- From community 1 to 4 it flows and is balanced.
- The layout of future Bremner
- Same - Nice fit into the existing land - good green space - creek and surrounding area left untouched.
- Environmental Area
- Nothing
- Strongly Disagree
- Previously mentioned there is nothing about this project that is good! Residents are already taxed high enough – let alone more put on their accounts to support a project that should be put on hold – perhaps forever! Until our country/county can see it's way through this mess
- The transitions from community 1 to 4 seemed to flow nicely but it must be again stated that the GMS was very clear in the vision for Bremner's development in terms of the path of development including the wording in 8.1 that states "The area to the east of the Town Centre should be the last part of Bremner to develop. As such this draft ASP should be for Phase 1 only and not include Phase 4.
- Nothing
- Meaningless without context of purpose it will serve.
- Town Centre and all the park, natural green space.
- Nothing . I do not want Bremner to go a head.
- Again plenty is green space.
- Please see my final comments in the entry at the end of the survey
- This is prime farm land. You had other options to not use needed farm land and choose this location? I'm lost, is there too much farm land in the world for 7 Billion people? It was chosen because it was easier than the options.
- much larger area for infill housing
- Don't like it at all.
- Good combination of all aspects
- I Like the preservation of the wetlands and Environmental reserves.
- Well thought out eco path. The creekside is beautiful and peaceful, abundant with birds and wildlife.
- Community 4's draft of land concept provides access to parks and village like shopping areas
- Lots of green space

## What should be changed about the draft land use concept for Community 4?

- Push the envelop on various housing options with space for some larger homes and lots as well as high density housing in other areas. Come up with a specific plan for affordable housing to draw young families to this community. Create amenities that will be an attraction for young families to move to the area.
- Wrong location
- As with community 1, this is mostly low density residential, so once again prime farm land is lost to big houses.
- Community 4 should be the first area of Bremner to be developed -- bringing the trunks one mile further east isn't going to cost the developer as much as destroying prime farmland is going to cost in food production for the foreseeable future. Again, as with Community 1, the development should reflect the density targets established for this region, rather than riding on the promise of higher density development in future ASPs. Communities 1 and 4 are throw-backs to the unsustainable urban sprawl development model that makes a self-sustaining public transit system impossible, raises the costs of development and maintenance, and threatens food production. Rapid transit works in places like New York City, where density is high and there is little reason to own a personal vehicle, unlike a remote, disconnected sprawling suburb like the two communities proposed.
- Consider it a dead issue.
- Should remain agricultural as per the master ag plan
- Include school sites and recreation sites on the plan. How does this plan take into account the rural roots of this community? Can this be incorporated somehow? Think about sustainable agriculture, community gardens, markets, sourcing food locally, higher education. What opportunities might exist if we stretch our imaginations?
- None
- add residential zoning specifics
- Nothing at this time.
- Nothing
- Overall good.
- this should not be used on land suitable for ag. It should be on land less valuable for ag.
- Strongly Disagree
- Previously mentioned - no person in this area was ever in favor of this project to go ahead - but NO – the county wanted to show their residents their stupidity and agree to forage on - really bad choice given the current "no money" situation
- The approval for Phase 4 or Community 4 should be on hold until after Phase 2 and 3 are approved to ensure that the GMS planning strategies are meet. Failing to do that discounts the engineering, time and money already spent by the county to date.
- Scrap the plan
- How does land use concept align with growth projections and expected county needs for next several decades?
- Nothing.
- Change to farm land only now. before many of our tax dollars are spent . There are many other needs not destroying farm land to make some developer rich.
- Can't think of anything I would change.
- Please see my final comments in the entry at the end of the survey

- It should not be there.
- Looks like a good start just wanting to see something begin after all these years
- Do not develop.
- Nothing
- Boundary of zone 4 should be North of Tidan heights.
- There may be a high water table at the NE corner of TWP 534 and 224. Possible spring there. TWP 534 and 224 (NE) corner may be better designated for park space if my suspicion of aquifer/spring or just high water table is correct. That is why there is unbroken land with tree stand on that site. Not farmable because too wet.
- We prefer it to be farmland/acreage living. We shouldn't be pushing this plan in these economic times.

### Do you have any additional comments?

- I like where Bremner is headed. Need to move forward with the plan as soon as possible as Sherwood Park has run out of land. We need more housing options now.
- This is a shockingly tone-deaf, irresponsible waste of prime farmland at a time when such an invaluable resource should be prized and protected. Where are the guarantees from the province for the transportation infrastructure? Where is the "upfront" money the developers are counting on? Who's still coming to Alberta to buy houses in "Bremner"? This project is doomed to failure.
- The transportation proposals will have a huge effect on the surrounding farmland and agricultural production. Running four lane arterial roads in all directions through producing farms would be extremely disruptive to the agricultural industry, to say nothing of the fact that the farmers' homes would be demolished.
- The maps show four-lane corridors extending out of the ASPs into the rural areas around. This is not acceptable: the transportation plan for these developments must be able to handle the transportation needs of these communities, and not rely upon additional means of access through the existing agricultural land around. Farm houses are built close the existing rural roads, and would have to be destroyed if these arteries were to be extended outside of the ASPs. Also, rural roads are used by farmers to move their equipment from field to field, and having combines, air seeders, etc. moving along these roads will result in conflict between the urban and rural communities, and will result in excessive maintenance costs. If ASP 1 and ASP 4 cannot provide sufficient transportation access directly to Highway 21, the transportation plan must be revisited, regardless of the cost.
- Need to see these land use concepts / ASPs move forward to County Council for approval. Love seeing how aligned the ASPs are with the overall ACP.
- only developers benefit from this taxpayers will bear the financial burden for years to come . it is not required
- A plebiscite should have been held to not develop Bremner as urban and preserve it as farmland. That is what the mayor had based his election platform on and the vote from council was not unanimous to go with ""Bremner as Urban. With Covid surely the council will respect the value that this land has.
- Thanks for checking in the the community for input.
- I disagree with the concept because: I don't know where the money is coming from. The Council has directed 80 million for an Agriculture facilities and another 100 Million for a sports facility. TAX PAYERS can only provide so much. PS: I would not attend any

meetings because of COVID. Any projects at this time should postponed because of COVID.

- Again, this project has had all kinds of complaints, but who listened? Certainly not our elected officials and the company that wants to go ahead in spite of all the deficit situations and there is no money for fixing our roads? But we can build this project? This is not for the taxpayer - this is for the company that wants money in their pockets?! This was a disaster from the time it was proposed - but who cares?
- Listen to all taxpayers
- Growth model projections, criteria and assumptions should be clearly identified and aligned and tied back to vision and growth plan to avoid building the wrong development.
- Stop Bremner now. Spend no more money on this project. Let the people decide and also tell them what the real cost of Bremner. the increase of traffic on Highway 21 . which is all ready very busy. Thank you to Mayor Frank for standing against this project.
- The proposed trail system that goes miles, throughout Bremner, along the two waterways, is a wonder feature . Hopefully can be used for biking, walking and jogging.
- I am philosophically opposed to this project because of the following:
  - it is to be built on one of Alberta's best farmland soils.
  - the population estimates are completely overstated.
  - Sherwood Park tax revenues will be channelled to this area
  - Alberta is in a very deep depression and it is obvious that no funding from the Province will be forthcoming.
  - seems to me there is a complete lack of common sense and questionable conclusions by some county council members that have created tis folly.
- I wonder why with so many homes for sale that are not selling, the collapse of the Alberta oil companies and the incoming residents to support that, if currently there is a need for this expansion? Who is going to live out here? It's a lot of taxpayers money to invest on something that was dreamed up under different circumstances and a different economy five years ago. There is nothing more remiss than a vision based on "old information" and sold as current. As well a damaged economy means folks living in the affected area can not be compensated outside of "current market conditions" making it impossible to move to a likewise property, and losing what was put into theirs. Since there is (off the top of my head) only a hundred pro so residences (or less) in each proposed community, why not the contact with them since they are the directly affected? Not sure why one who owns within these communities has no more feedback than unaffected folks.
- So glad that we are taking another step to something that looks to be great
- Disagree with this development. The cost of this is going to be outrageous. Who is going to pay for all this, especially with the way the economy is going now. The county needs to reconsider this project.
- I'm concerned with the 4 lane arterial that 225 is becoming. I purchased property in Tidan heights for privacy and to get away from noise. There is now going to be 4 lane traffic going right beside my house. Property value will go down due to noise and traffic. Additionally, I would like to see a better drawing of the eco trail that is to be built South of Tidan heights. How far will it be from the back of my property? Will I still have privacy?
- Beautiful plan, wonderful community. Anyone fortunate enough to live here will love it. Great access to Yellowhead Fwy and Hwy 21 makes easy access to surrounding

communities. After a walk along the creek, one just feels happy - the best part of the whole project. We have lived here for over 25 years, and have loved every minute of it. We are so happy that many people will get to enjoy this absolute gem.

- I live backing onto Oldman in Tidan Heights. I would like to know what I will be looking at? How far off the creek will development start? If there must be a community built around my acreage community, I feel the County should provide City water/sewer to each home. There is really no reason why I would support this development. Water and sewer would at least be one positive outcome in a development of negatives for me and my neighbours.
- If these places must go through, we would like to see a buffer (green space) around the existing residential (Tidan Heights) in Community 4. We are also concerned what this development will do to our taxes.

## APPENDIX B – ENGAGEMENT EVENT 1 MATERIALS

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

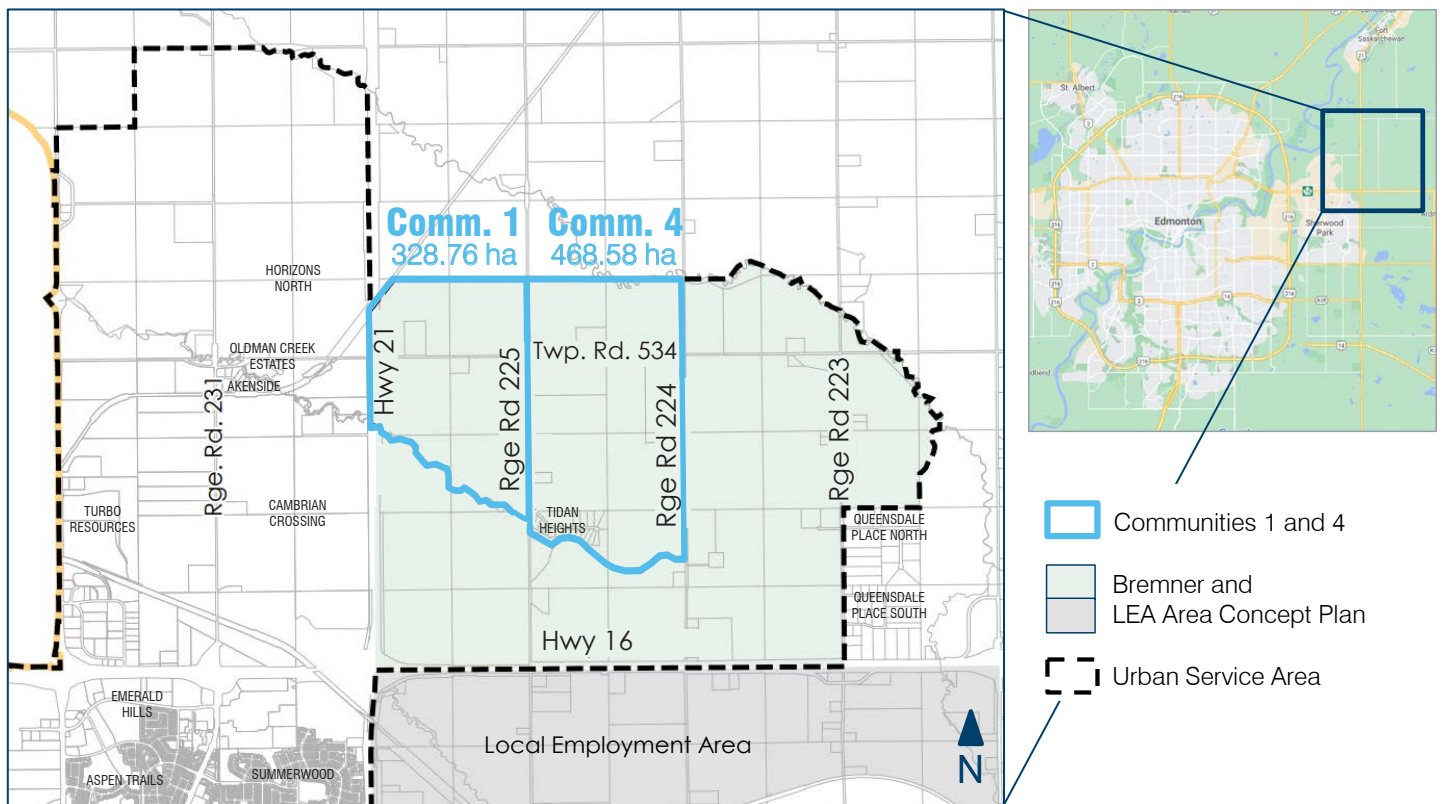
- Notification letter
- Presentation
- Technical maps
- Survey

The newspaper advertisement is also included at the end.



# 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 proposed ASPs. Concepts and information specific to the ASPs will be available for viewing and comment. Our objectives are to:

- Provide contextual project information
- Share the initial land use concepts
- Obtain public feedback on the proposed ASPs
- Provide contact information for any further inquiries

**Date:** Oct. 28 to Nov. 12, 2020

**Site:** [www.BremnerASP.com](http://www.BremnerASP.com)

### Questions/Comments?

**For questions on the proposed ASPs:**

**Elise Shillington**, Project Manager, Stantec

Email: [Elise.Shillington@stantec.com](mailto:Elise.Shillington@stantec.com)

Phone: 780-969-2110

**For questions on process or County policy:**

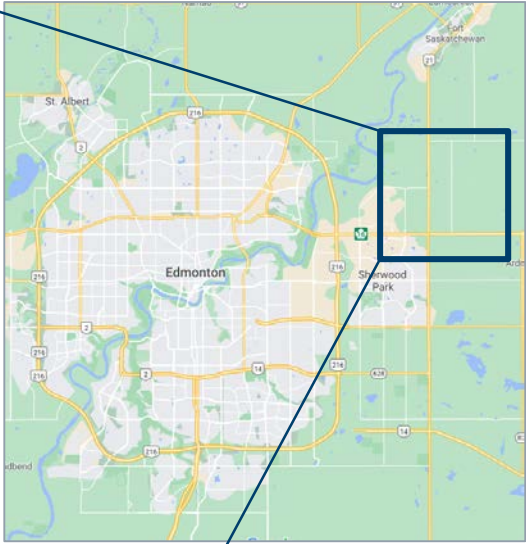
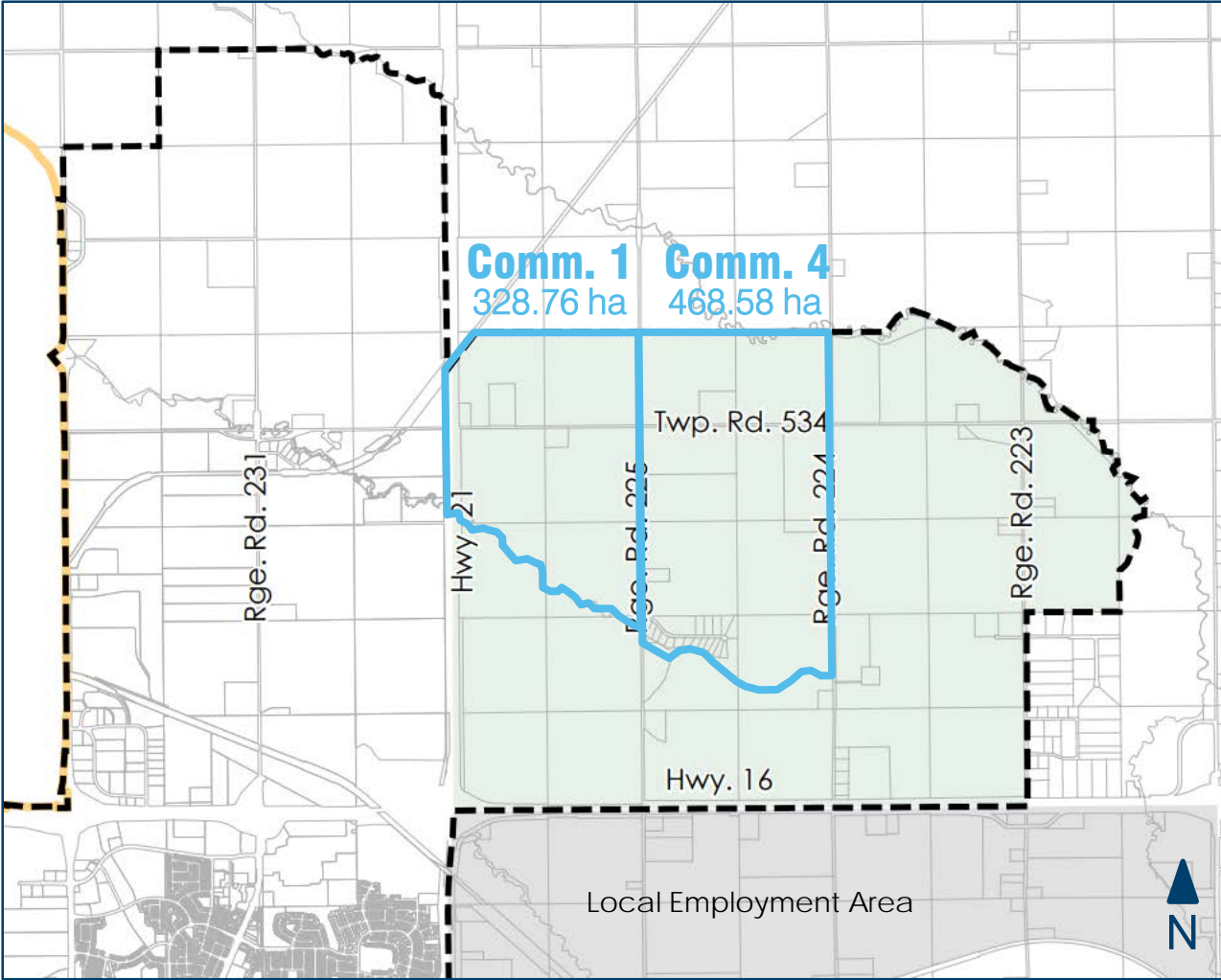
**Janna Widmer**, Coordinator, Long Range Planning, Strathcona County




Email: [Janna.Widmer@strathcona.ca](mailto:Janna.Widmer@strathcona.ca)

Phone: 780-464-8127



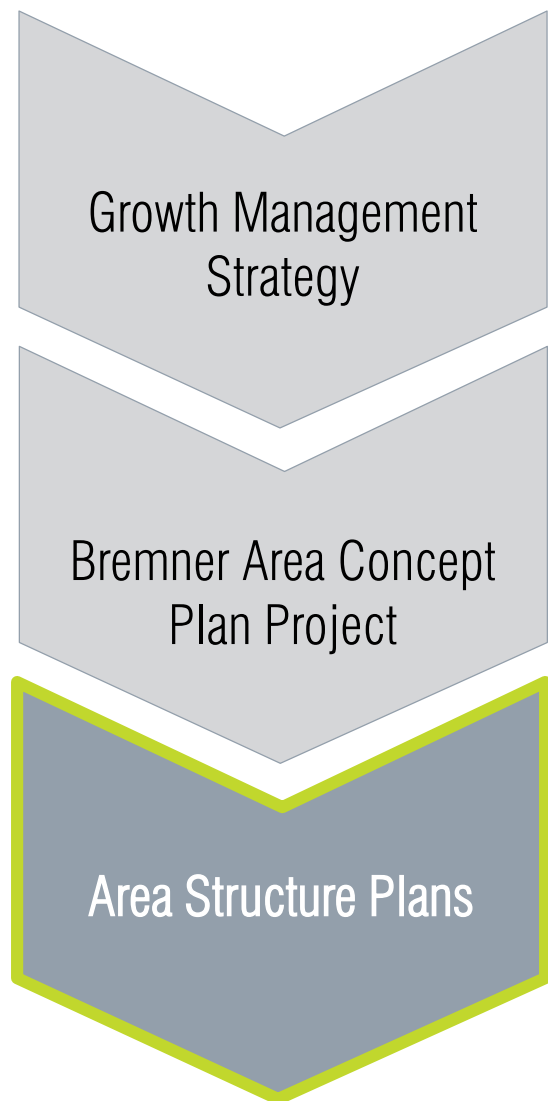
# Project Area Context



-  Communities 1 and 4
-  Bremner and LEA Area Concept Plan
-  Urban Service Area



# Growth Management in Bremner



The Bremner area Growth Management Strategy was completed in 2016. It described and illustrated the overall vision and policy directions intended to guide more detailed planning.

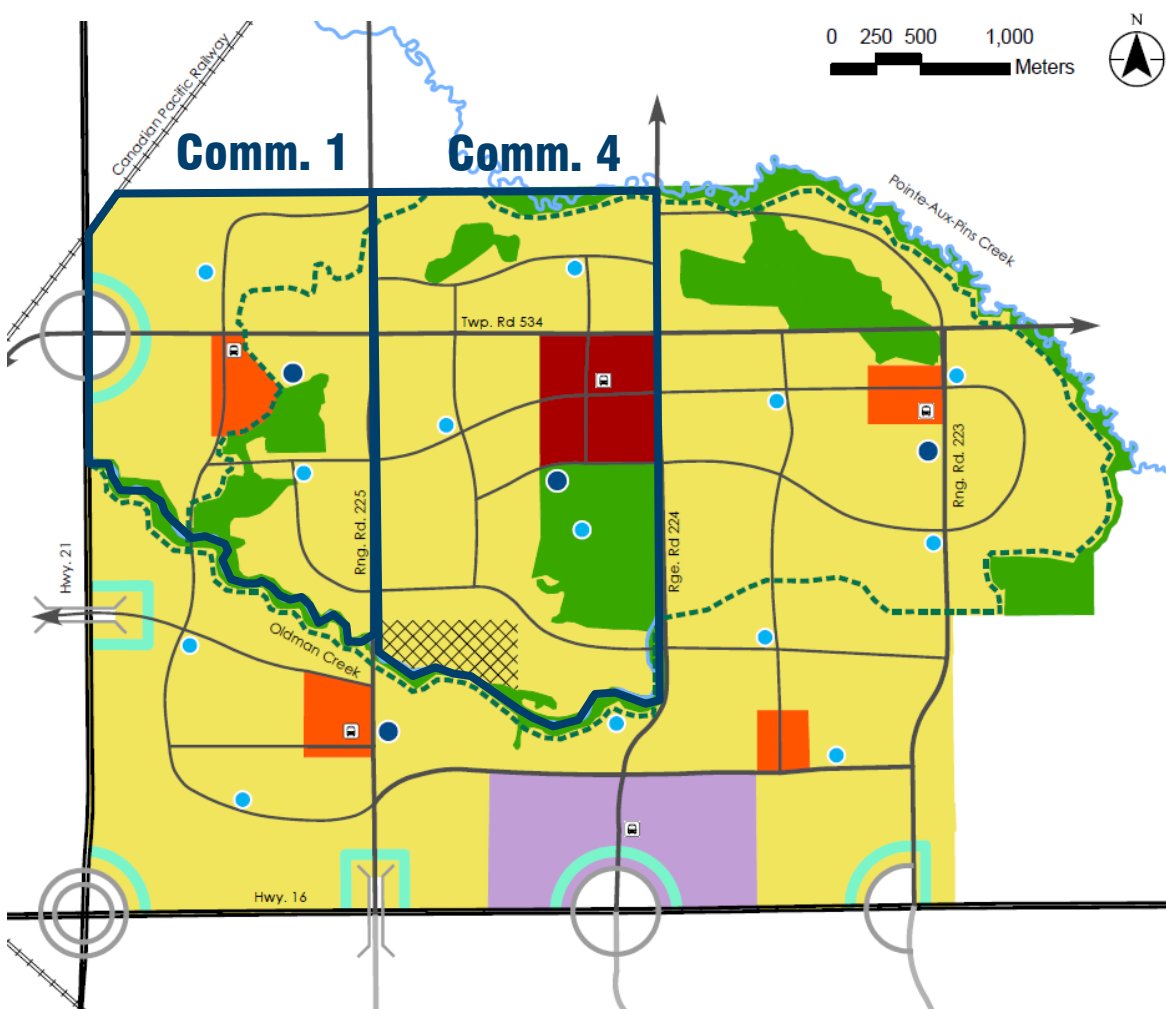
The Bremner Area Concept Plan, approved in 2019, covers the entire Bremner area which is made up of 5 communities. It is a statutory plan that guides smaller scale ASPs.

We are currently in the process of planning 2 of the 5 Area Structure Plans (ASPs) that will facilitate development in Communities 1 and 4. Qualico is leading the ASP process for these communities.



# Bremner ACP Development Concept

Approved by Bylaw 3-2019.



## Legend

- Transit Terminal/Transit Transfer Facility
- Interchanges
- Flyover
- Gateways
- Community Node Policy Area**
  - Primary Community Node
  - Secondary Community Node
- Business Park Policy Area
- Environmental Features Policy Area
- Major Open Space Corridor/Eco-Trail
- Neighbourhood Policy Area
- Existing Country Residential
- Village Centre Policy Area
- Town Centre Policy Area



# What is an Area Structure Plan?

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.

ASP documents must be approved by Strathcona County Council as bylaws.

An ASP will include:



Proposed Land Uses



Density of Population



Sequence of Development



Location of Major Roadways



Public Utilities



Other Policies



# Draft Vision and Policy Alignment



## Green

- A network of natural features, parks, and open spaces connected to Oldman Creek supports development that allows for a range of recreation opportunities and ecological functions
- Community design encourages active and healthy lifestyles



## Connected

- Residents can easily walk to nearby services, amenities, and transit
- Convenient access is provided to destinations within and outside the community
- Opportunities are available for citizens to feel welcome, participate, and have their needs met, while allowing for existing residents to remain in the community as their needs change



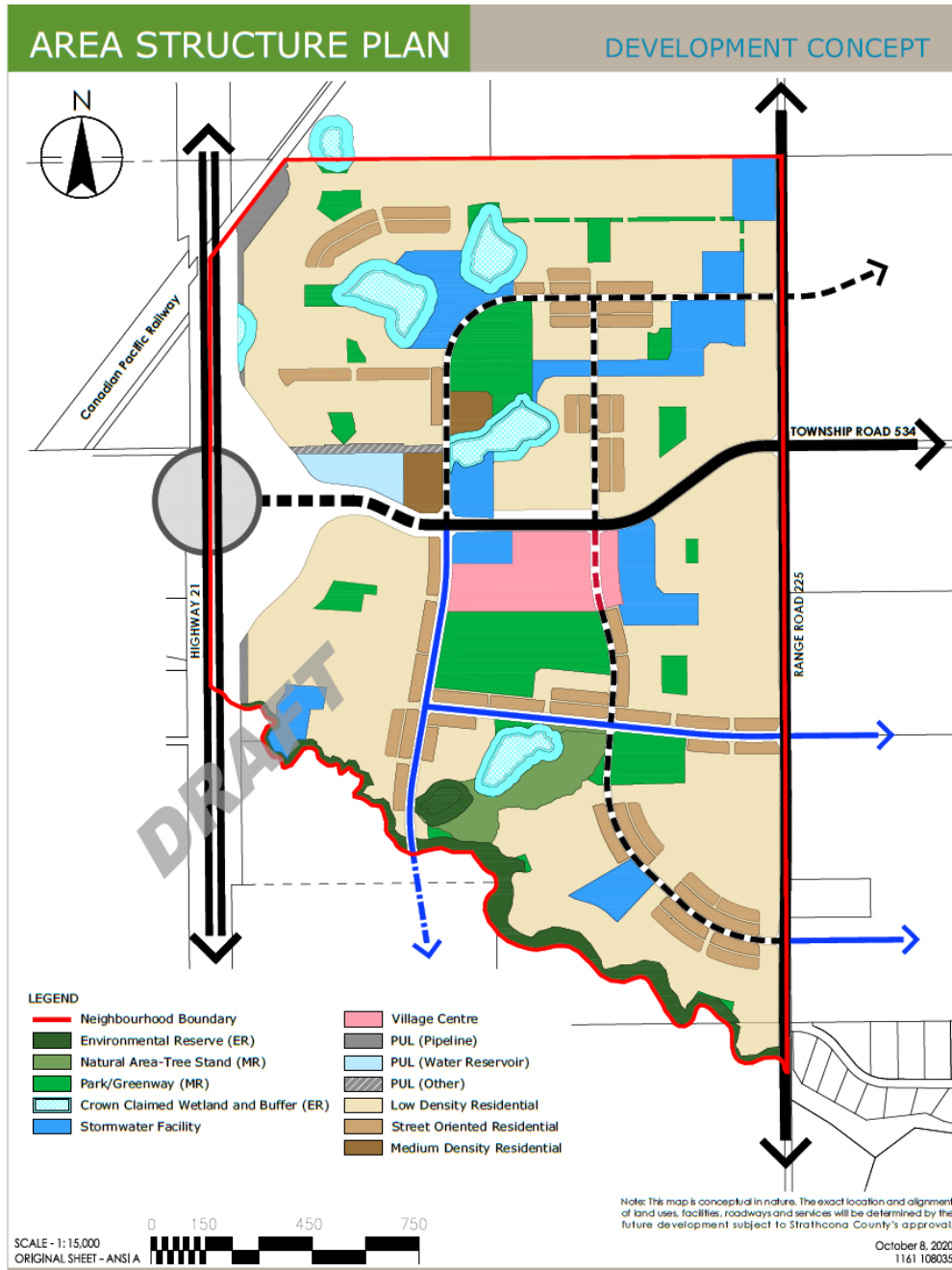
## Diverse

- A variety of employment, education, and service opportunities are supported and available
- The Village Centre and Town Centre create distinct destinations for shopping, dining, culture, and entertainment
- A range of streets, pathways, and connections are available for pedestrians, cyclists, and drivers

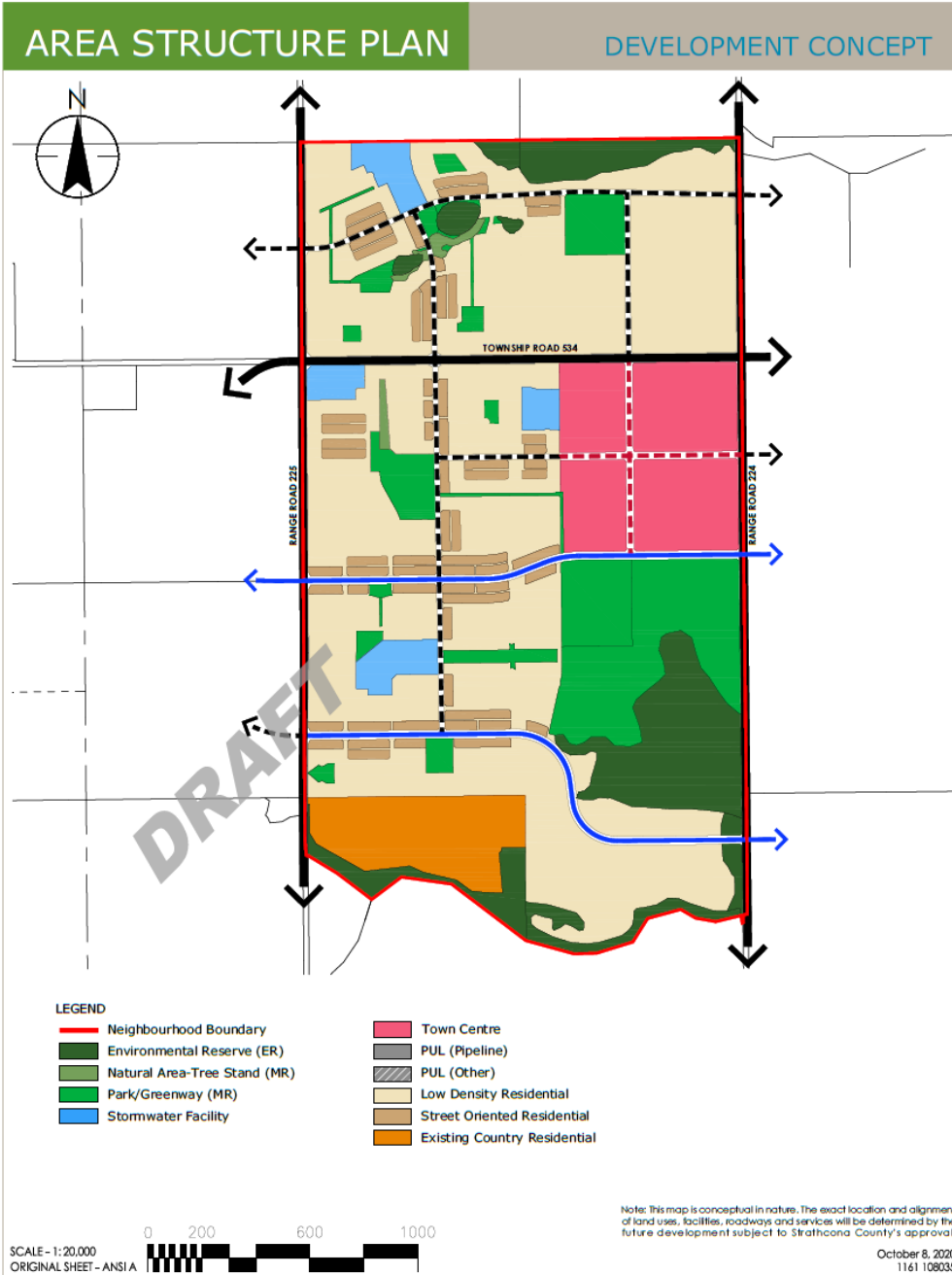
This vision is directly aligned with the ACP vision. Detailed policies for the Community 1 and 4 ASPs will also align with policies of the approved ACP.



# Draft Land Use Concept: Community 1

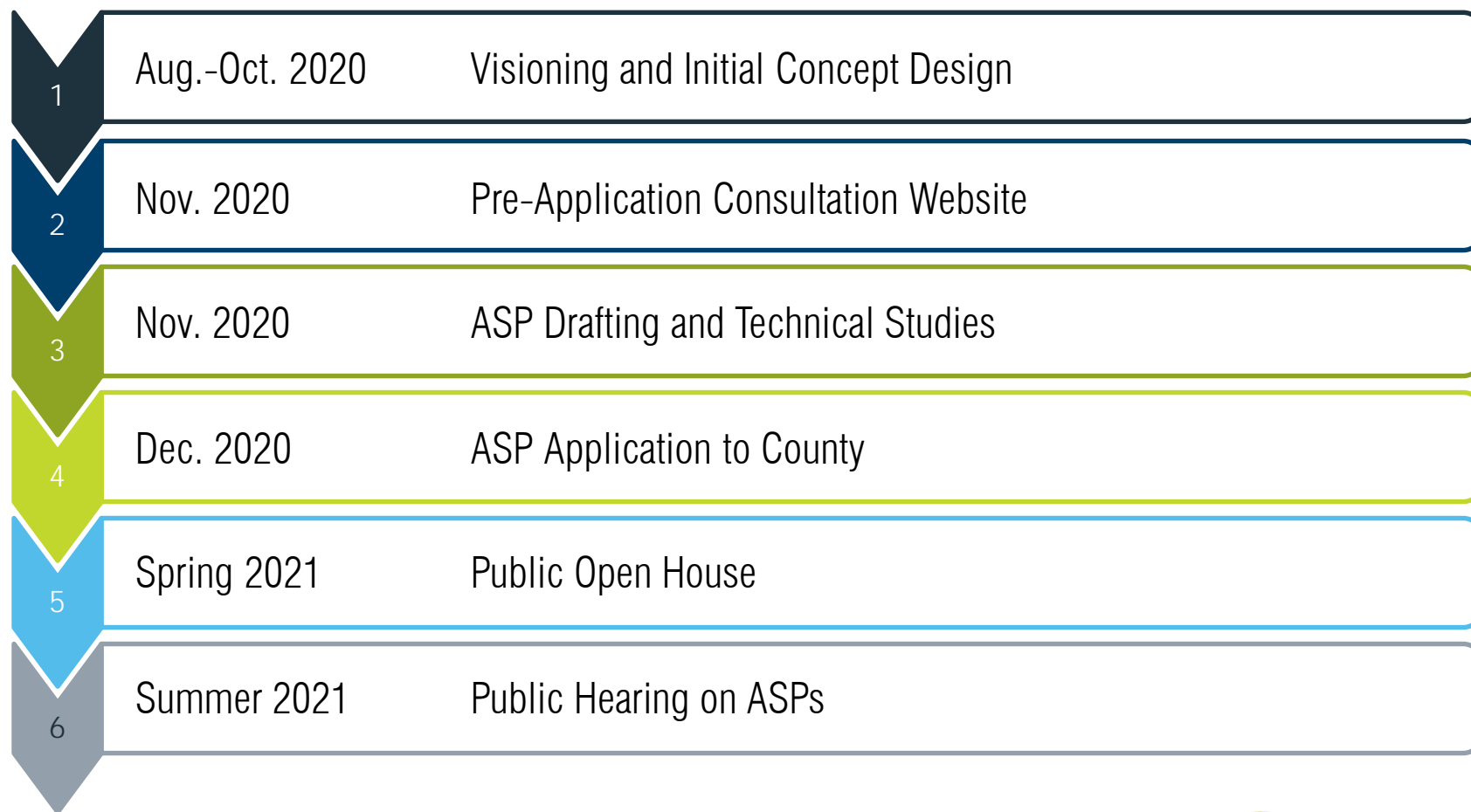


# Draft Land Use Concept: Community 4





# Proposed ASP Process & Project Timeline



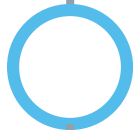
# Engagement Process

WE ARE  
HERE



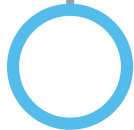
## Project Website and Survey

- Sharing information on the community context and project process
- Welcoming input on the initial vision and draft land use concept



## Second Engagement Event

- Sharing the preliminary land use plan and policies
- Seeking feedback on the preliminary land use plan and policies



## Public Hearing

- Sharing the ASPs with County Council
- Providing an opportunity to speak to Council



# Feedback Opportunities



Project Website: [www.BremnerASP.com](http://www.BremnerASP.com)



Take the online survey (link on website)  
Open October 28 to November 12

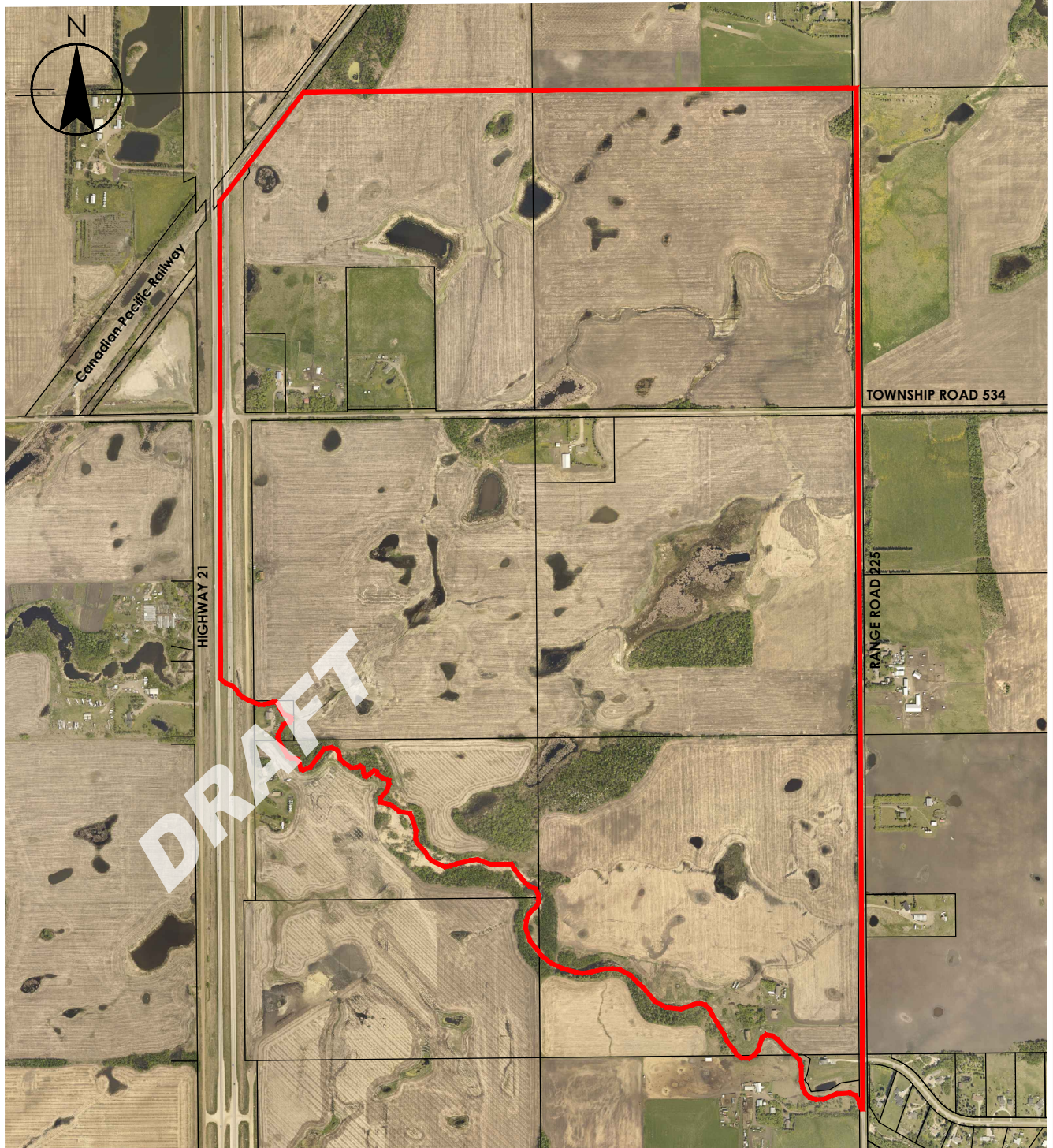


Phone our Project Manager  
Elise Shillington 780-969-2110




[Elise.Shillington@stantec.com](mailto:Elise.Shillington@stantec.com)





### LEGEND

 Community 1 Boundary

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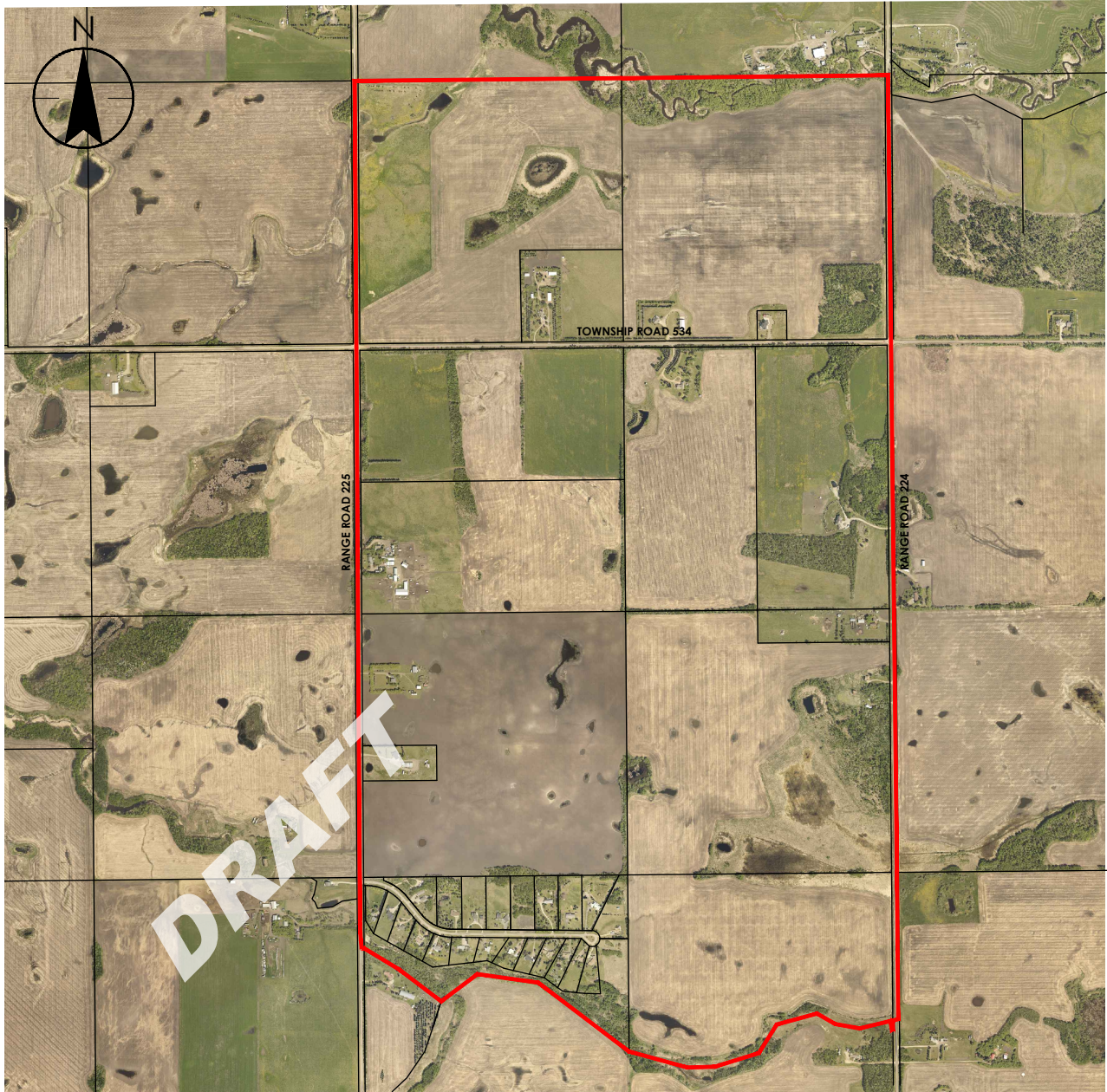


Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development subject to Strathcona County's approval.


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### LEGEND

 Community 4 Boundary

## COMMUNITY 4

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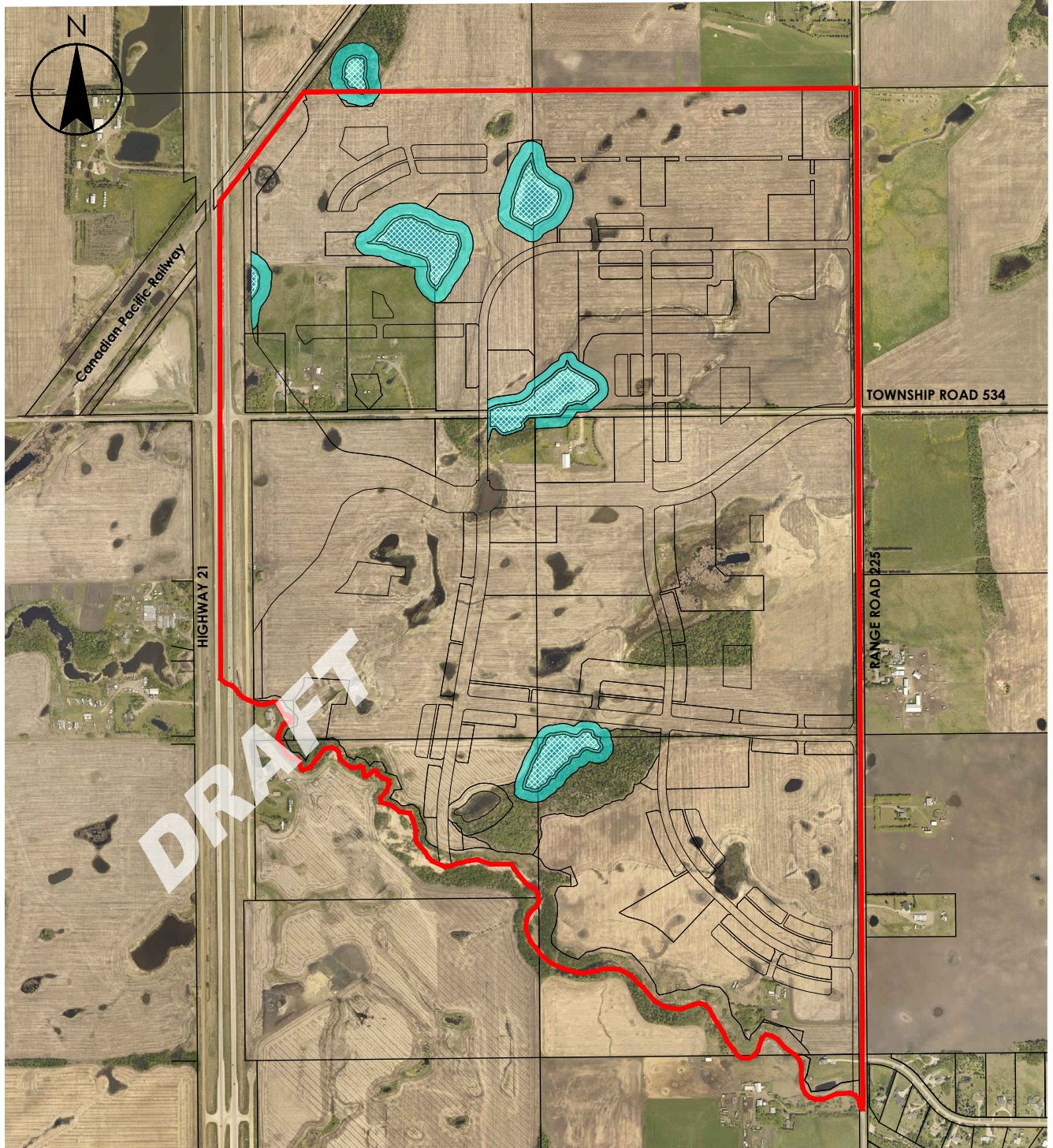
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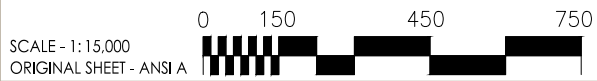
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**LEGEND**

- Community 1 Boundary
- Crown Claimed Wetland and Buffer (ER)

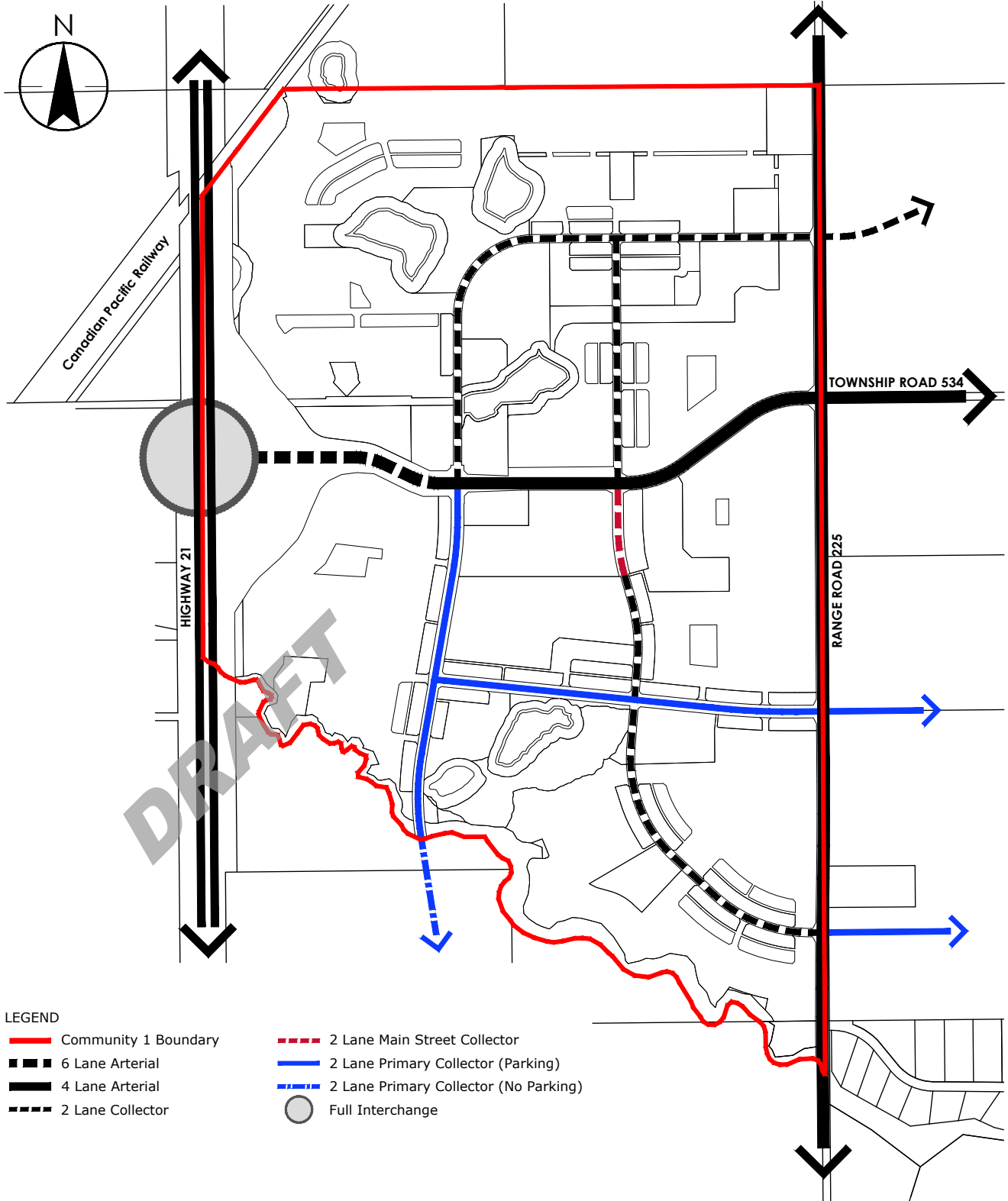


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- LEGEND**
- Community 1 Boundary
  - - - 2 Lane Main Street Collector
  - 6 Lane Arterial
  - 4 Lane Arterial
  - 2 Lane Collector
  - 2 Lane Primary Collector (Parking)
  - 2 Lane Primary Collector (No Parking)
  - Full Interchange

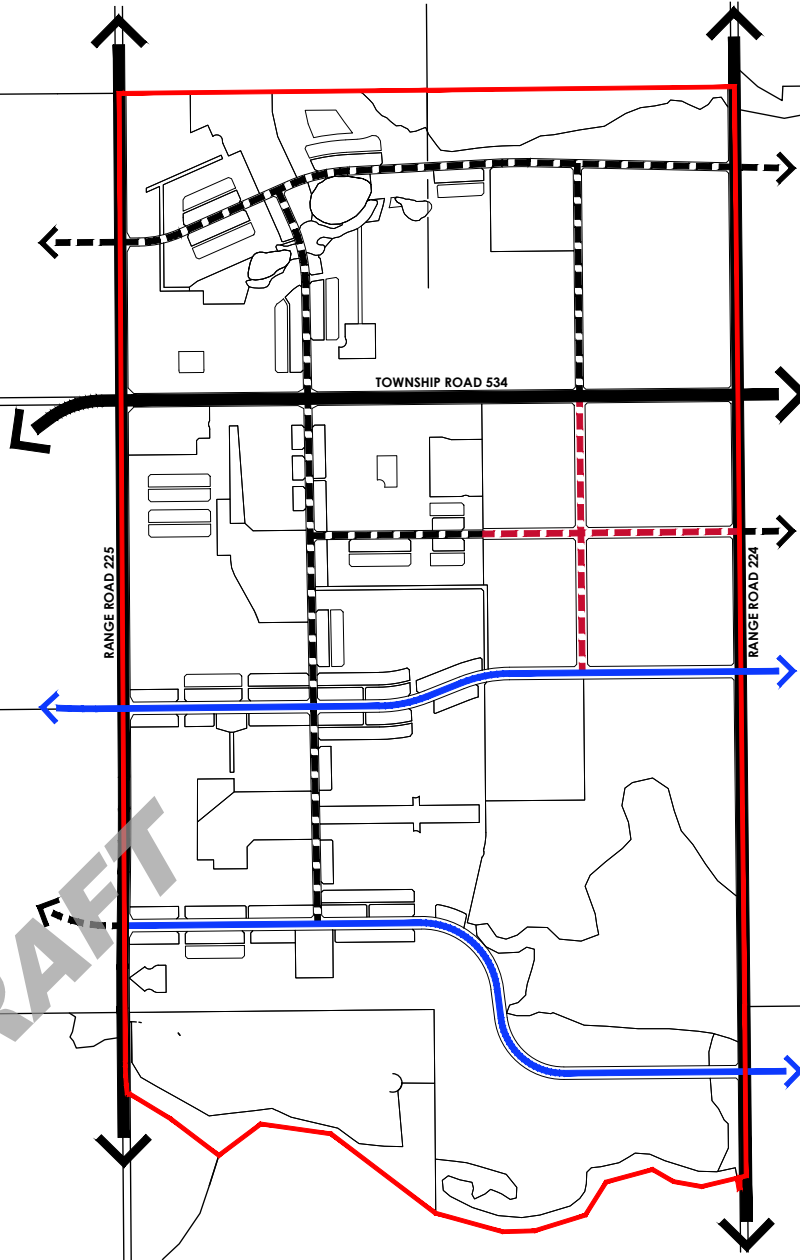
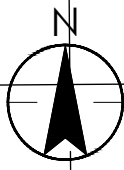
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**LEGEND**

- Community 4 Boundary
- 4 Lane Arterial
- - - 2 Lane Collector
- - - 2 Lane Main Street Collector
- 2 Lane Primary Collector (Parking)

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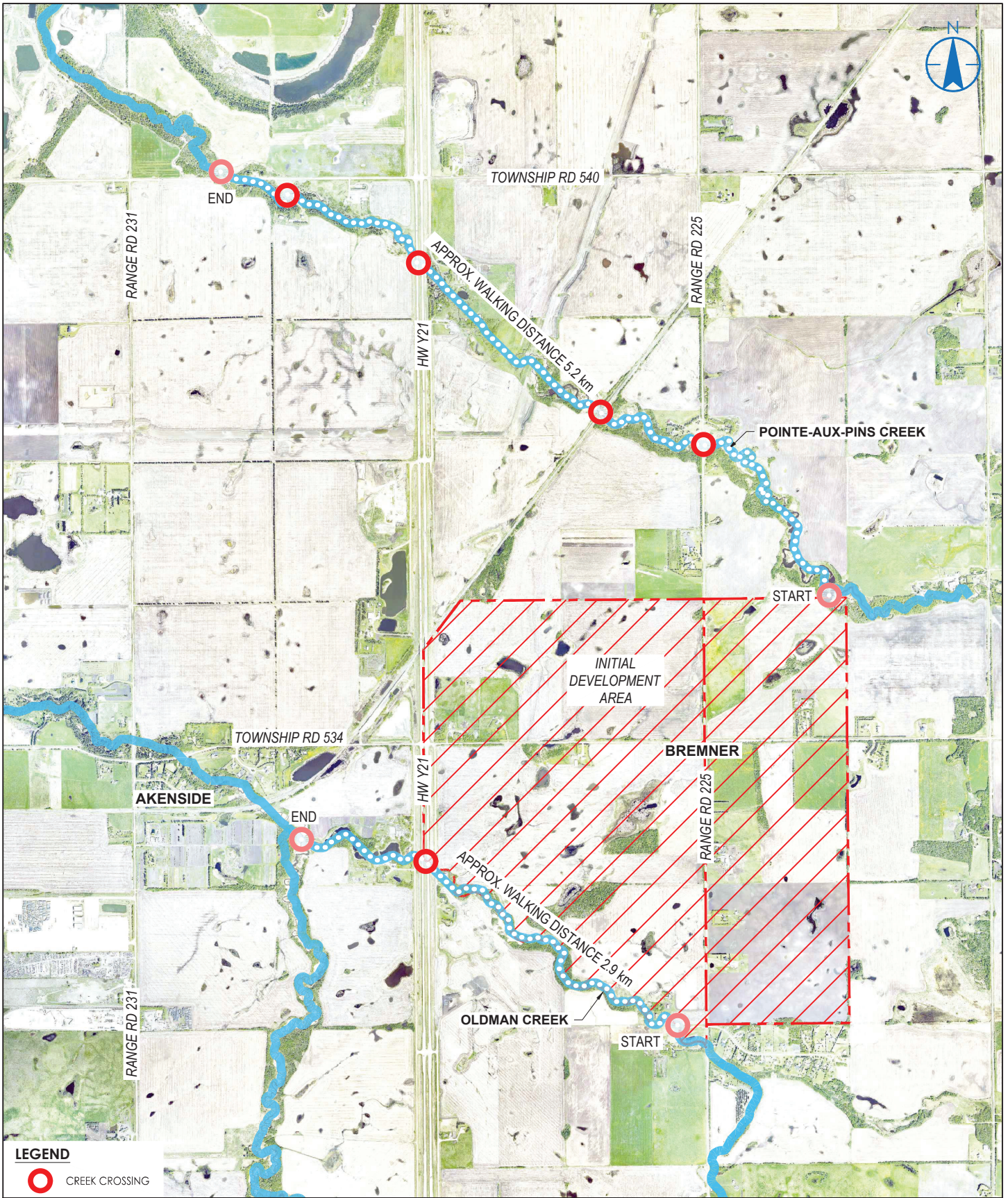
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**LEGEND**

 CREEK CROSSING

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Stantec Consulting Ltd.  
10160 112 Street  
Edmonton AB T5K 2L6  
Tel: (780) 917-7000  
www.stantec.com

Client/Project



WEST BREMNER  
CHANNEL STUDY

Project No.  
110189000

Title

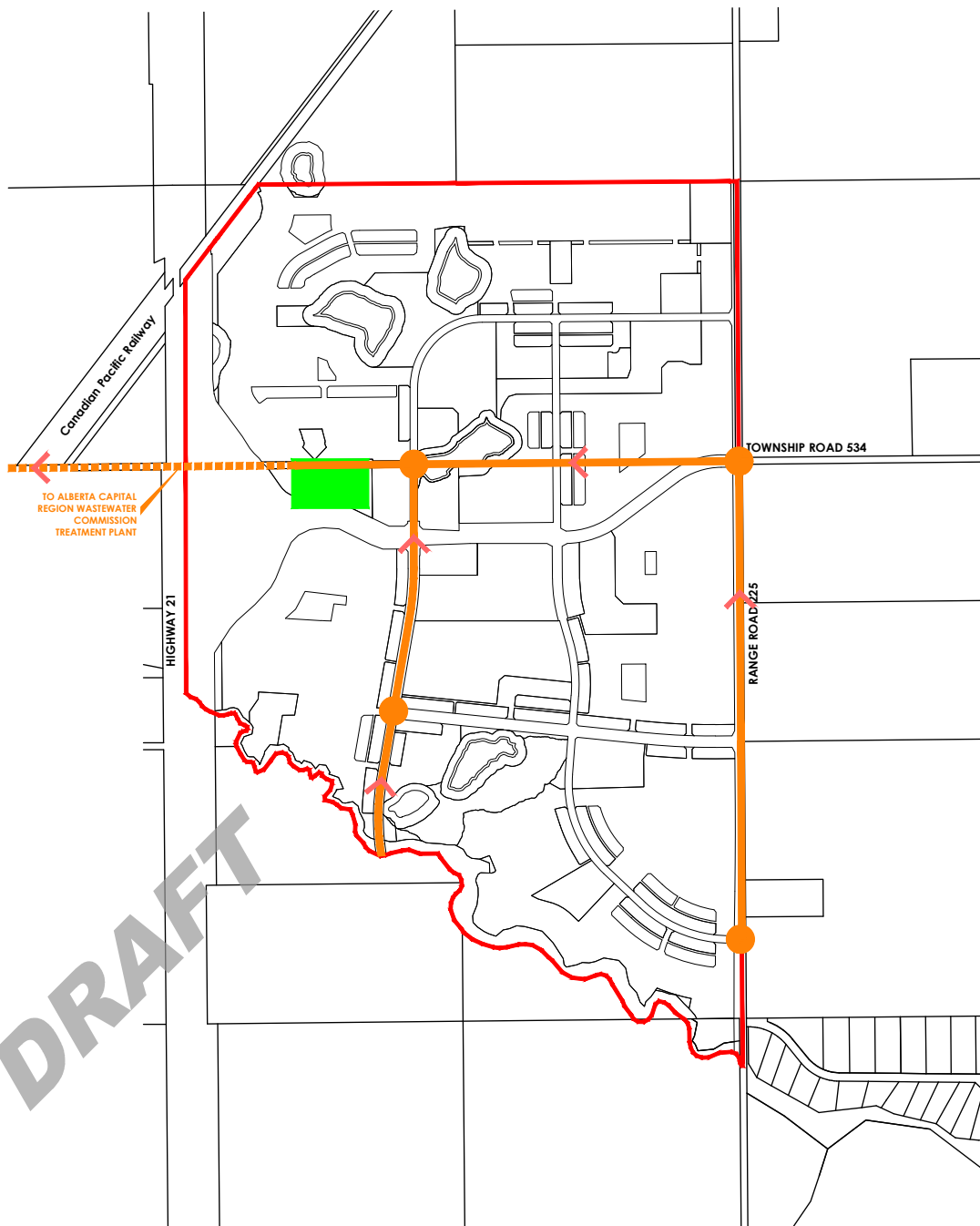
STUDY AREA

Revision  
#

Reference Sheet  
X-XXX

Date  
2019.08.28

Figure No.  
3.0



**LEGEND**

- Community 1 Boundary
- Wastewater Trunk
- Proposed Lift Station
- Proposed Forcemain

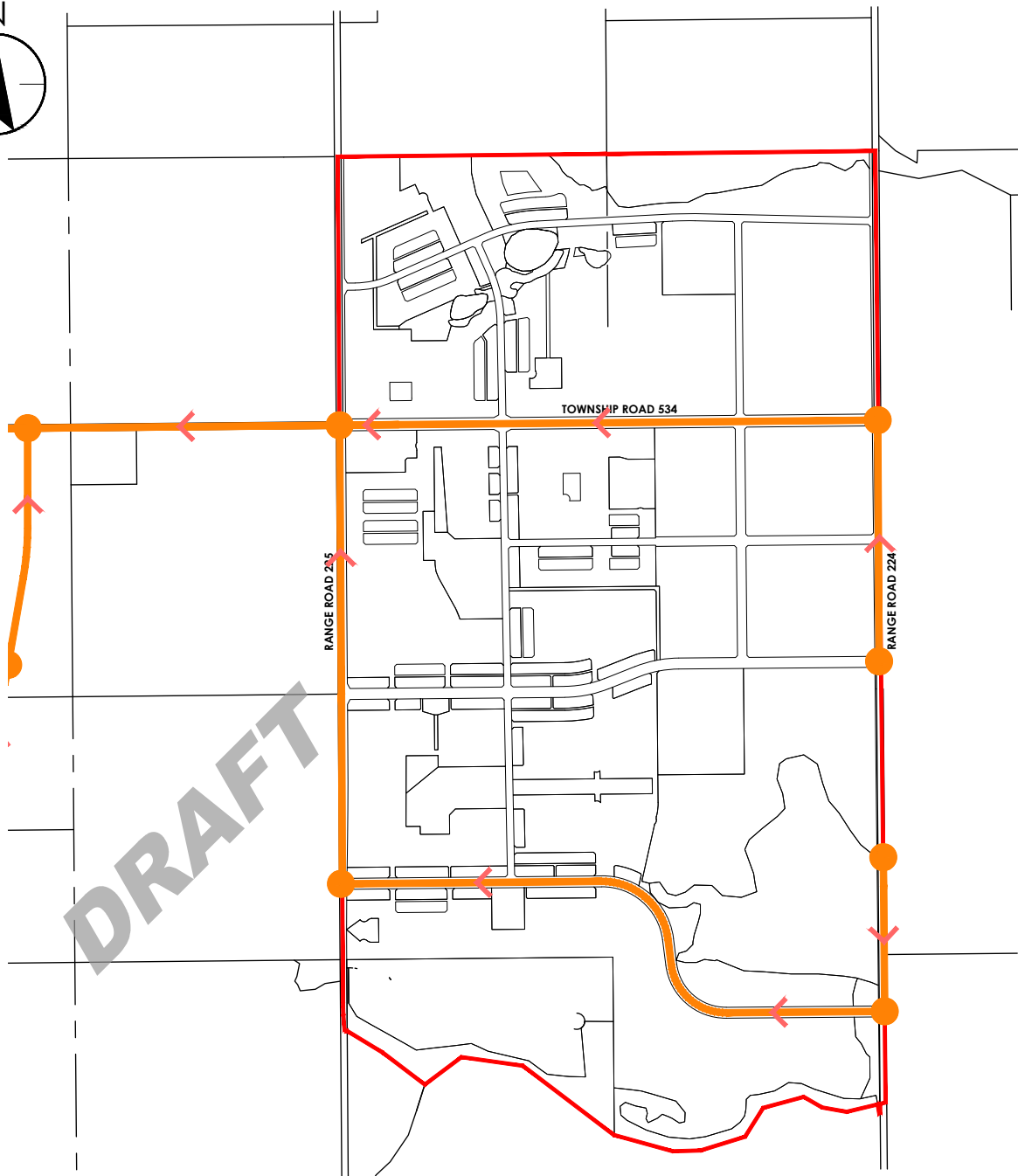
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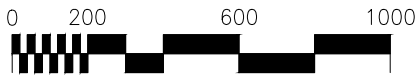


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### LEGEND

- Community 4 Boundary
- Wastewater Trunk
- Proposed Lift Station
- Proposed Forcemain

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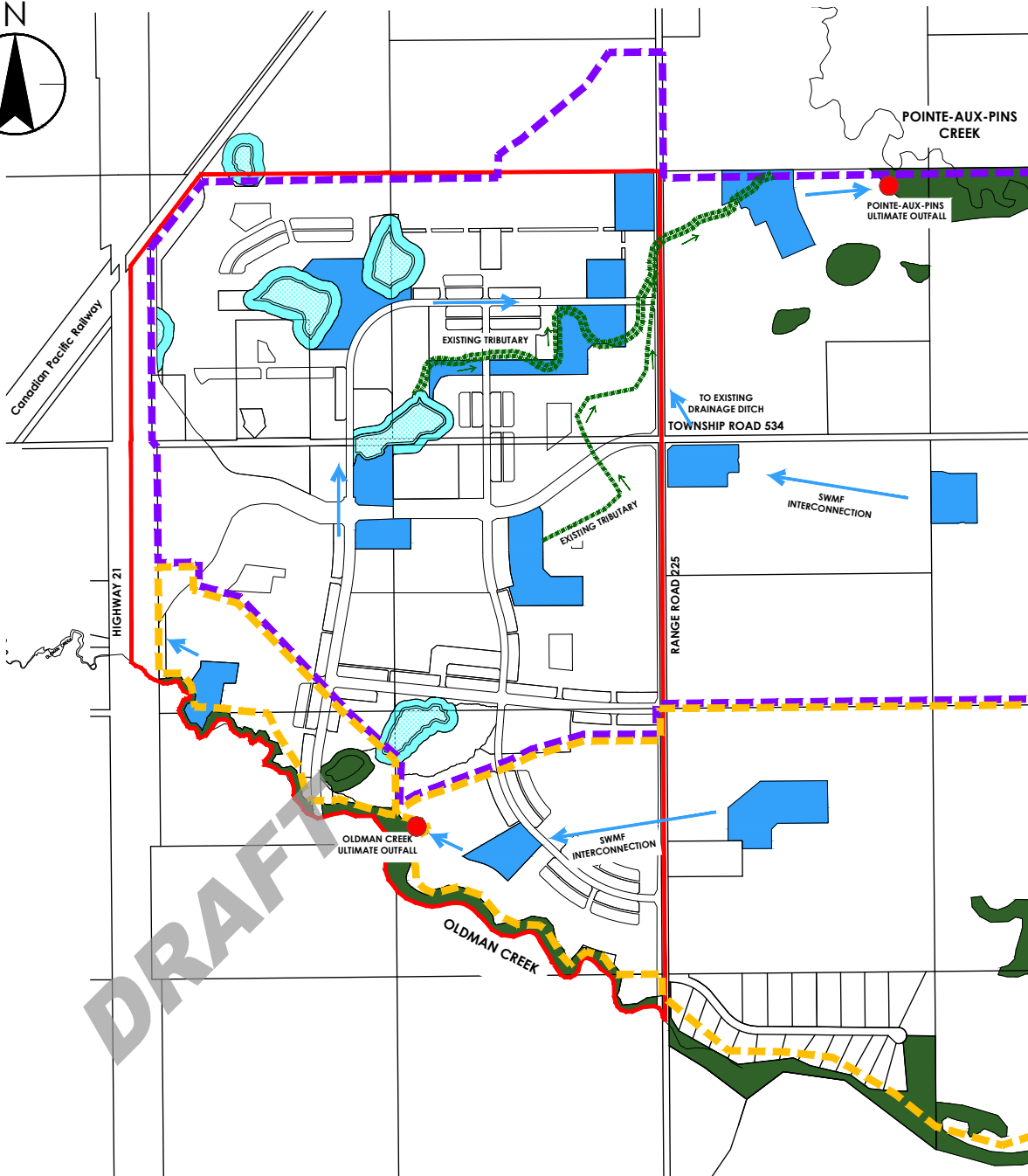


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**LEGEND**

- Community 1 Boundary
- Stormwater Facility
- Environmental Reserve (ER)
- ▨ Crown Claimed Wetland and Buffer (ER)
- - - Existing Tributary / Proposed Drainage Easement
- - - Pointe-aux-Pins Creek Basin Boundary
- - - Oldman Creek Basin Boundary
- Ultimate Outfall Location

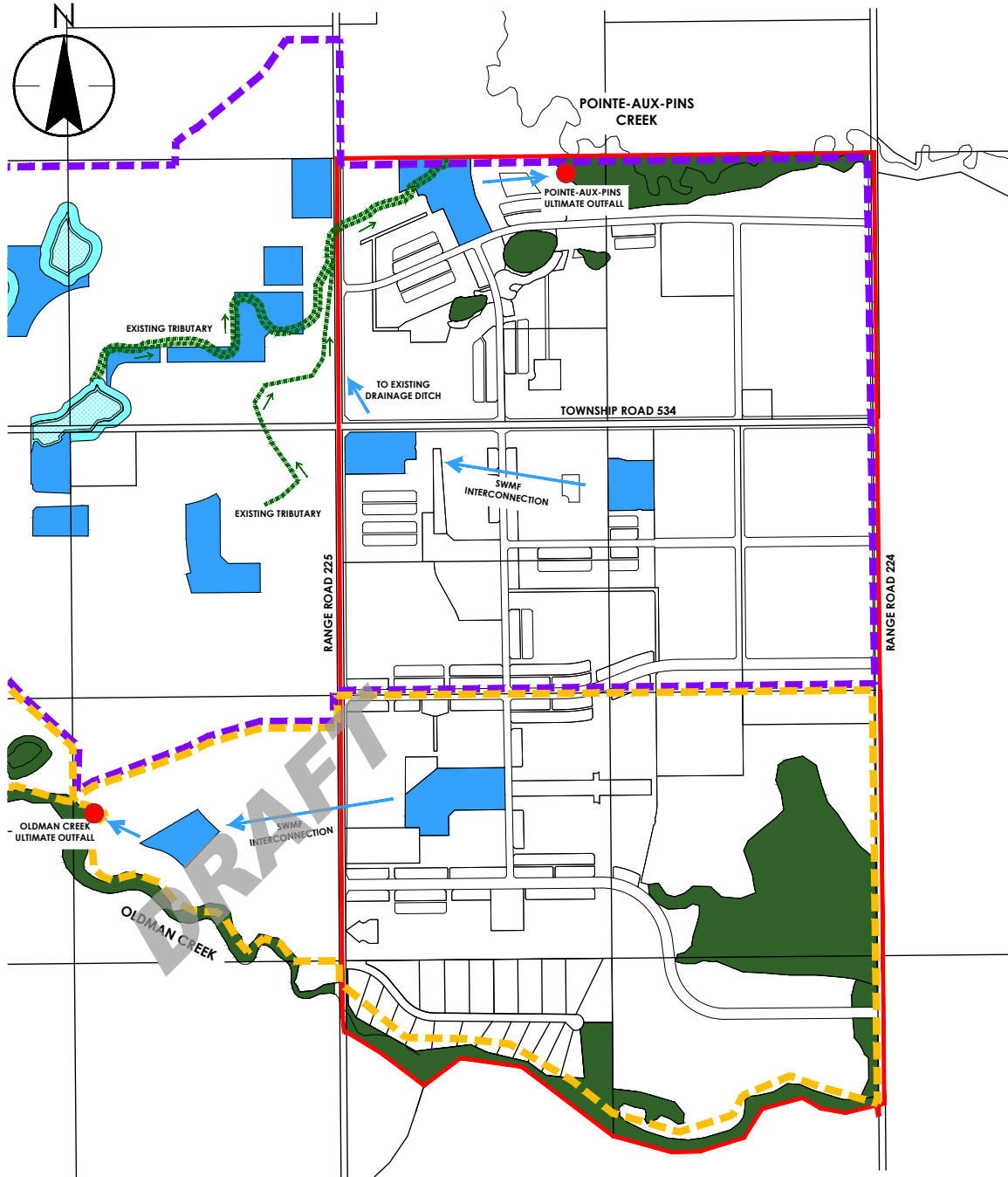
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**LEGEND**

- Community 4 Boundary
- Stormwater Facility
- Environmental Reserve (ER)
- Crown Claimed Wetland and Buffer (ER)
- Existing Tributary / Proposed Drainage Easement
- Pointe-aux-Pins Creek Basin Boundary
- Oldman Creek Basin Boundary
- Ultimate Outfall Location

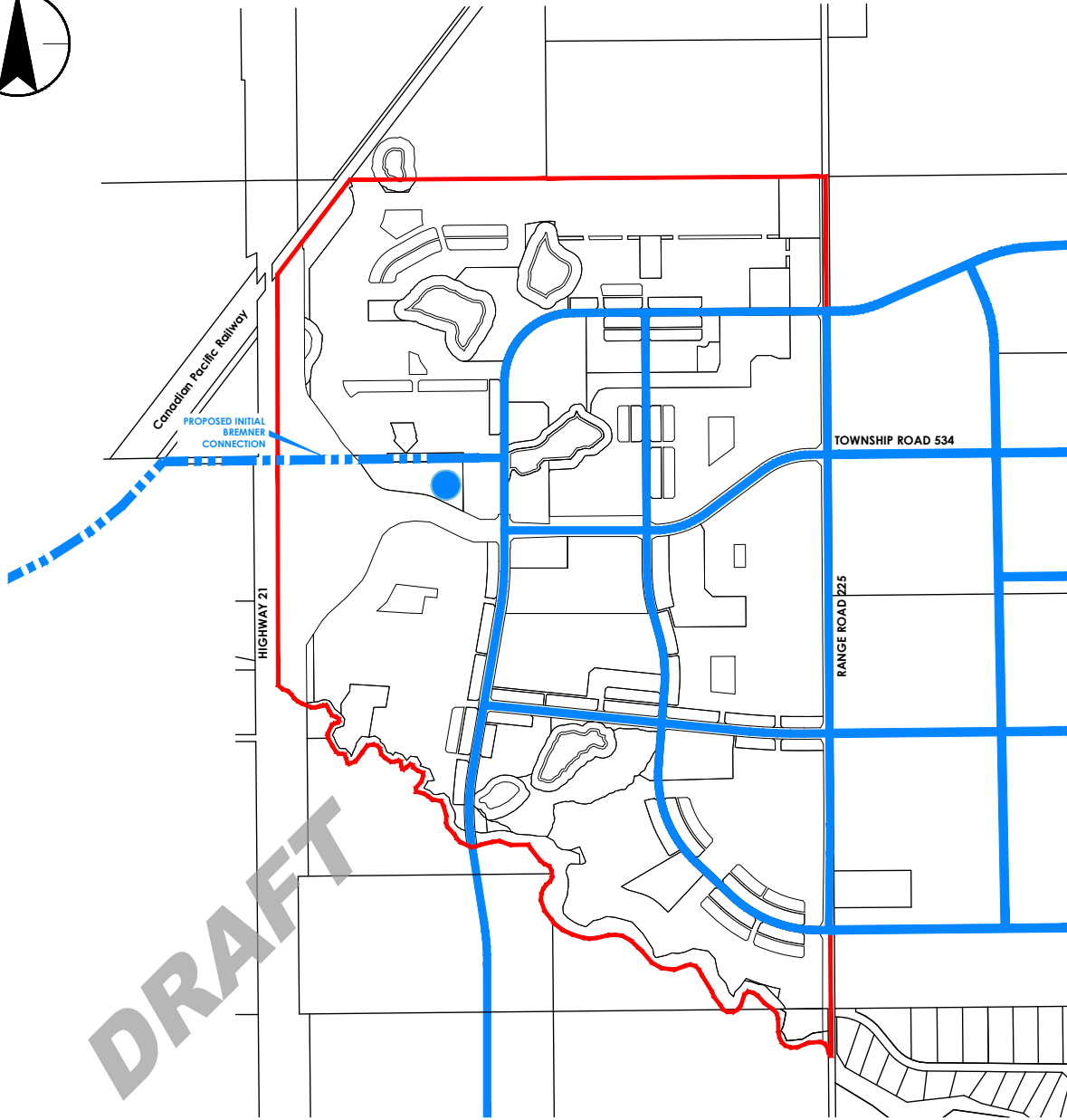
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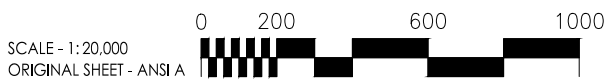




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### LEGEND

- Community 1 Boundary
- Proposed Watermain
- Proposed Reservoir Location

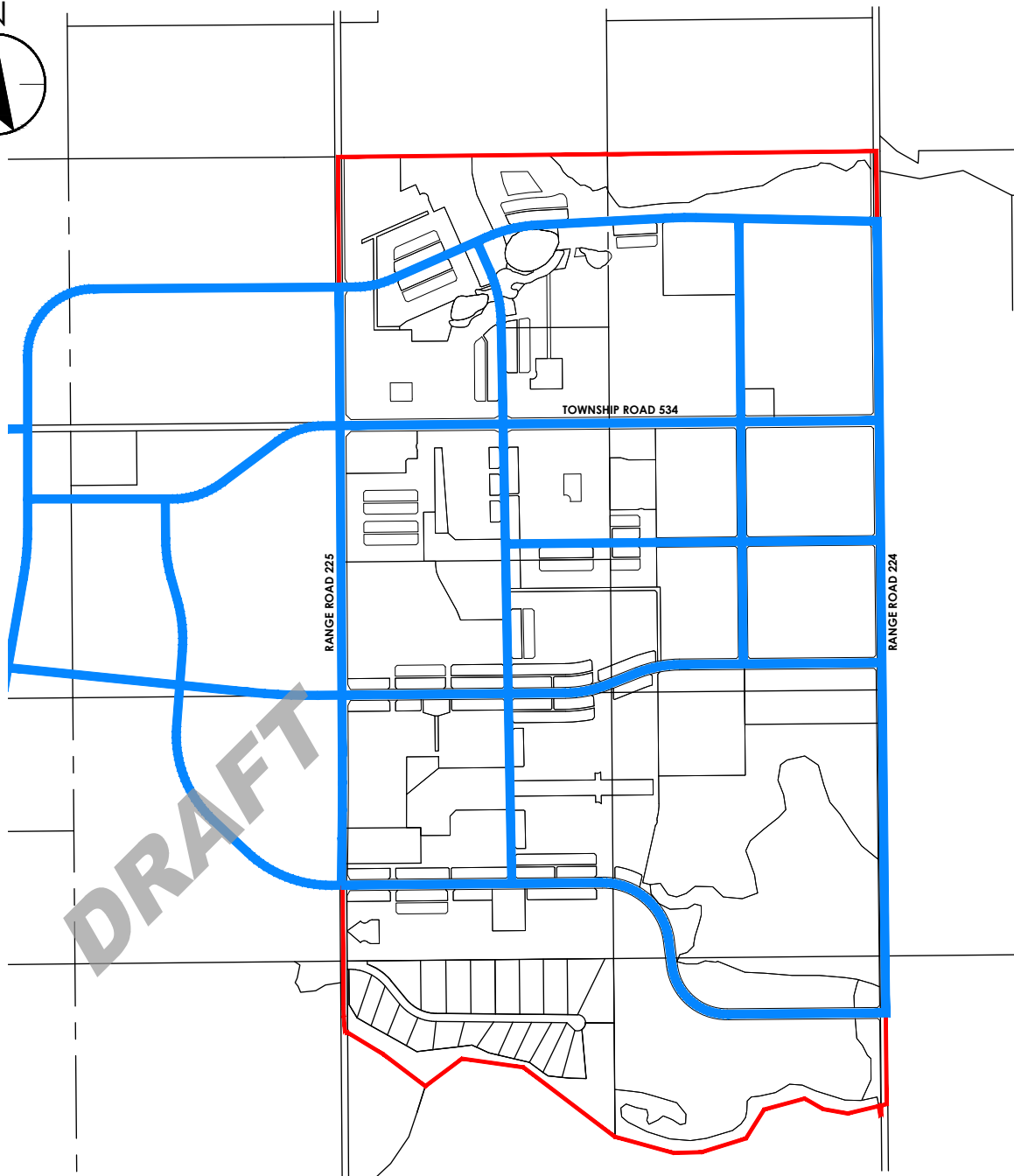


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### LEGEND

-  Community 4 Boundary
-  Proposed Watermain

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.

October 8, 2020  
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SCALE - 1:20,000  
ORIGINAL SHEET - ANSI A



# Bremner Community 1 & 4 ASPs Engagement Event Survey

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](mailto:Elise.Shillington@stantec.com)
3. **Fax:** 780-917-7179
4. **Website:** Fill out the survey on our website instead, at [www.BremnerASP.com](http://www.BremnerASP.com).

## Section 1. Comments on the Website/Materials

### 1A. Did you find the website/materials informative?

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

### 1B. Were the website/materials easy to navigate?

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

### 1C. If allowed, would you attend a socially-distanced in-person open house in the spring?

- a) Yes
- b) Maybe
- c) No

### 1D. Would you attend a virtual open house (i.e. presentation and Q&A session on Zoom) in the spring?

- a) Yes
- b) Maybe
- c) No



**1E. 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. Comments about the Vision for Communities 1 and 4**

**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. What do you like best about this vision?**

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**2C. What is missing from this vision?**

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**2D. Do you have any other comments on this vision?**

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### Section 3. Comments about the Community 1 Draft Land Use Concept

**3A. To what extent do you agree with the draft land use concept for Community 1?**

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

**3B. What do you like best about the draft land use concept for Community 1?**

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**3C. What should be changed about the draft land use concept for Community 1?**

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**3D. Do you have any other comments on the draft land use concept for Community 1?**

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### Section 4. Comments about the Community 4 Draft Land Use Concept

**4A. To what extent do you agree with the draft land use concept for Community 4?**

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

**4B. What do you like best about the draft land use concept for Community 4?**

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**4C. What should be changed about the draft land use concept for Community 4?**

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**4D. Do you have any other comments on the draft land use concept for Community 4?**

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## Section 5. Additional Comments

**5. Do you have any additional comments?**

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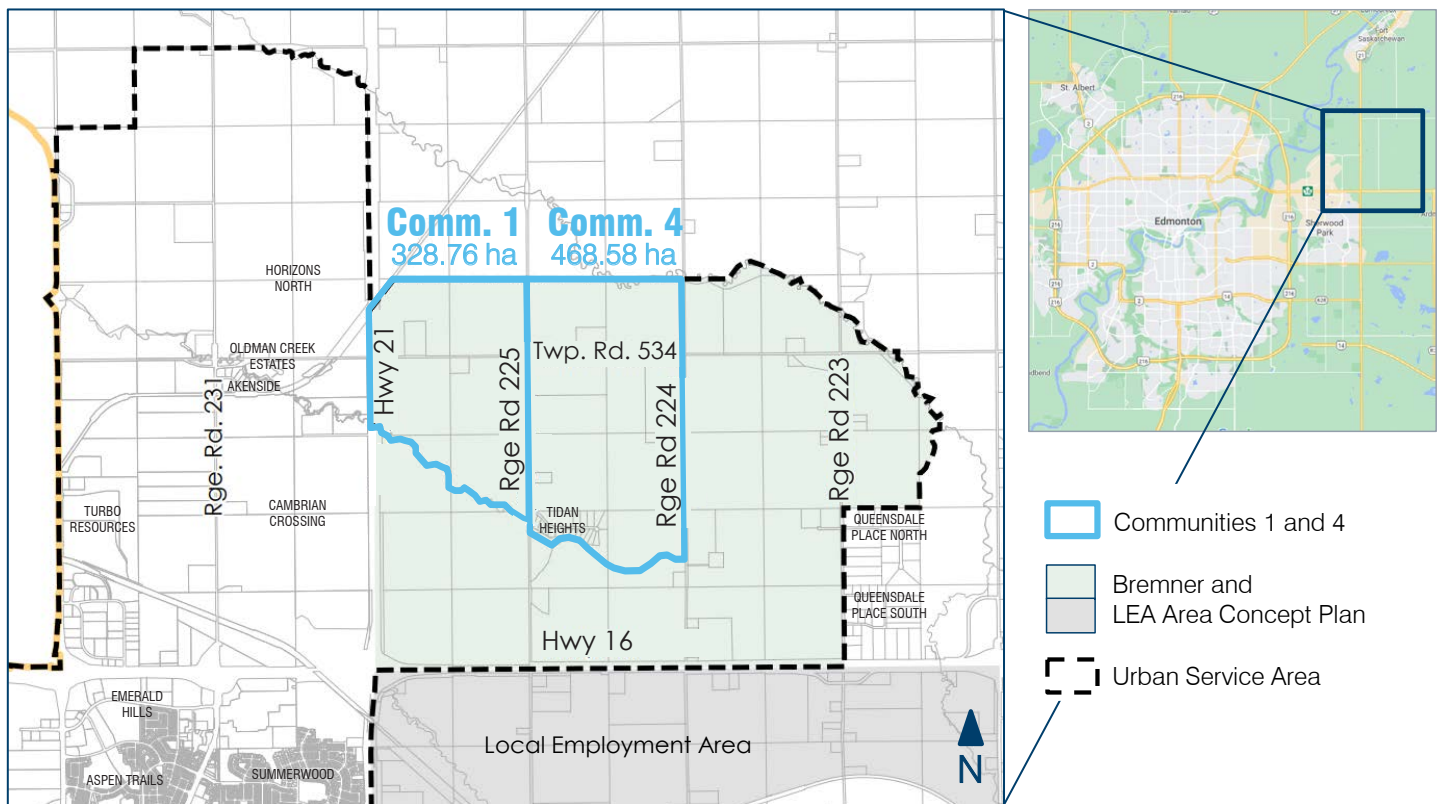
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# NOTICE OF PUBLIC CONSULTATION

## Two Proposed Area Structure Plans (ASPs)



**Date:** Oct. 28 to Nov. 12, 2020

**Site:** [www.BremnerASP.com](http://www.BremnerASP.com)

### Questions/Comments?

**For questions on the proposed ASPs:**

**Elise Shillington**, Stantec

Email: [Elise.Shillington@stantec.com](mailto:Elise.Shillington@stantec.com)

Phone: 780-969-2110

**For questions on process or policy:**

**Janna Widmer**, Strathcona County

Email: [Janna.Widmer@strathcona.ca](mailto: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. Concepts and information on the ASPs will be available for viewing and comment. Our objectives are:

- Provide contextual project information
- Share the initial land use concepts
- Obtain public feedback
- Provide contact information

