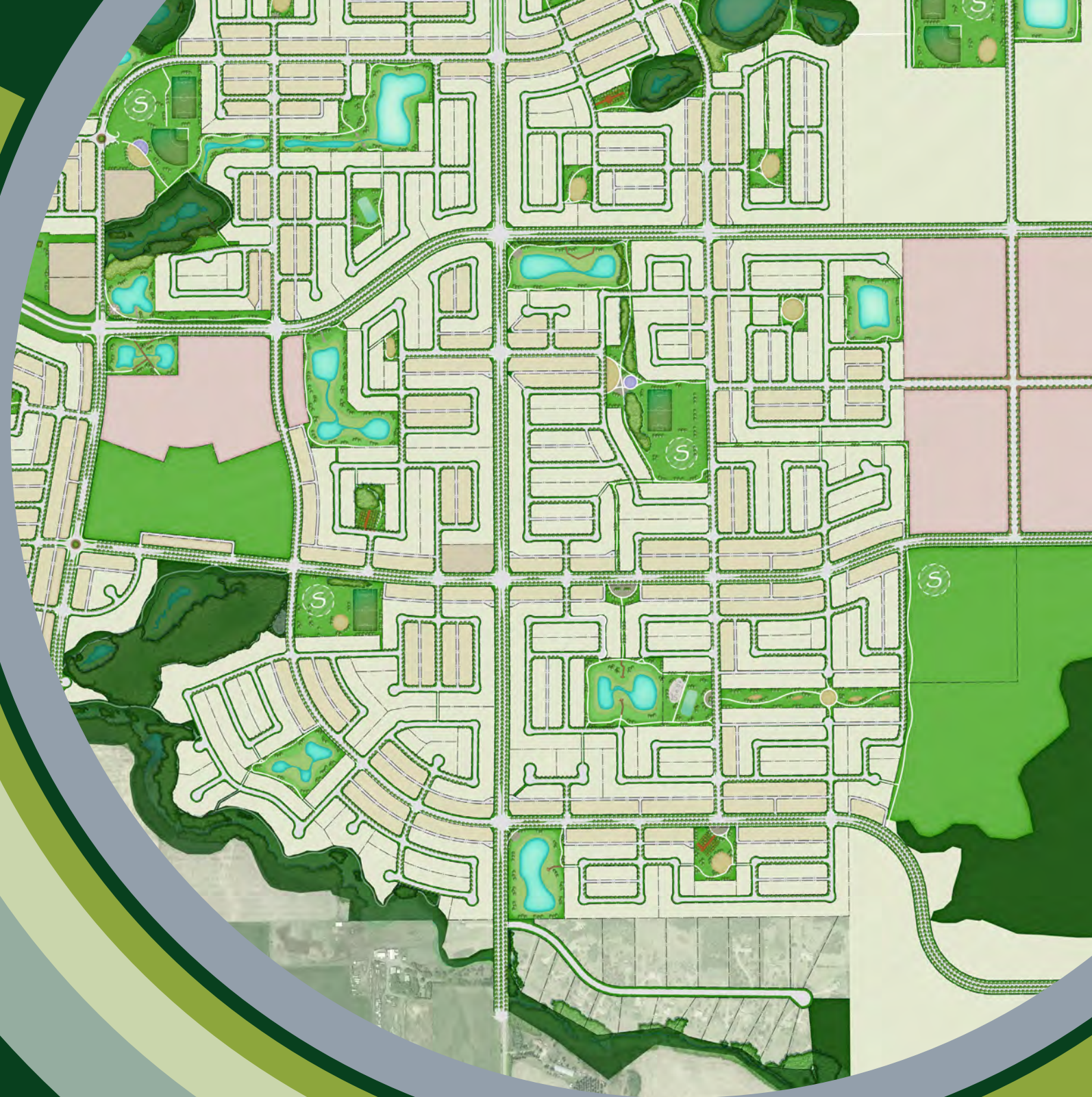


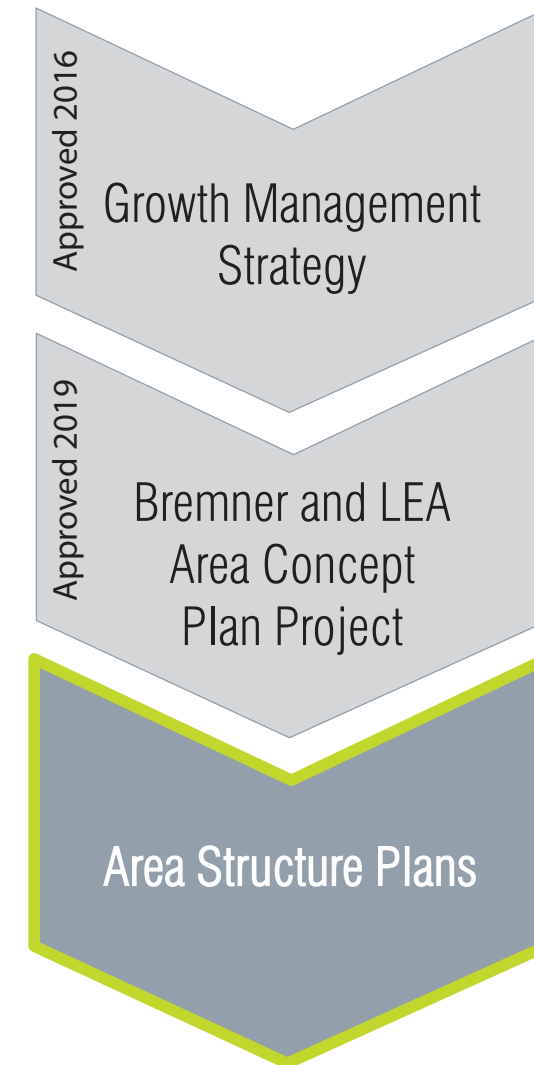
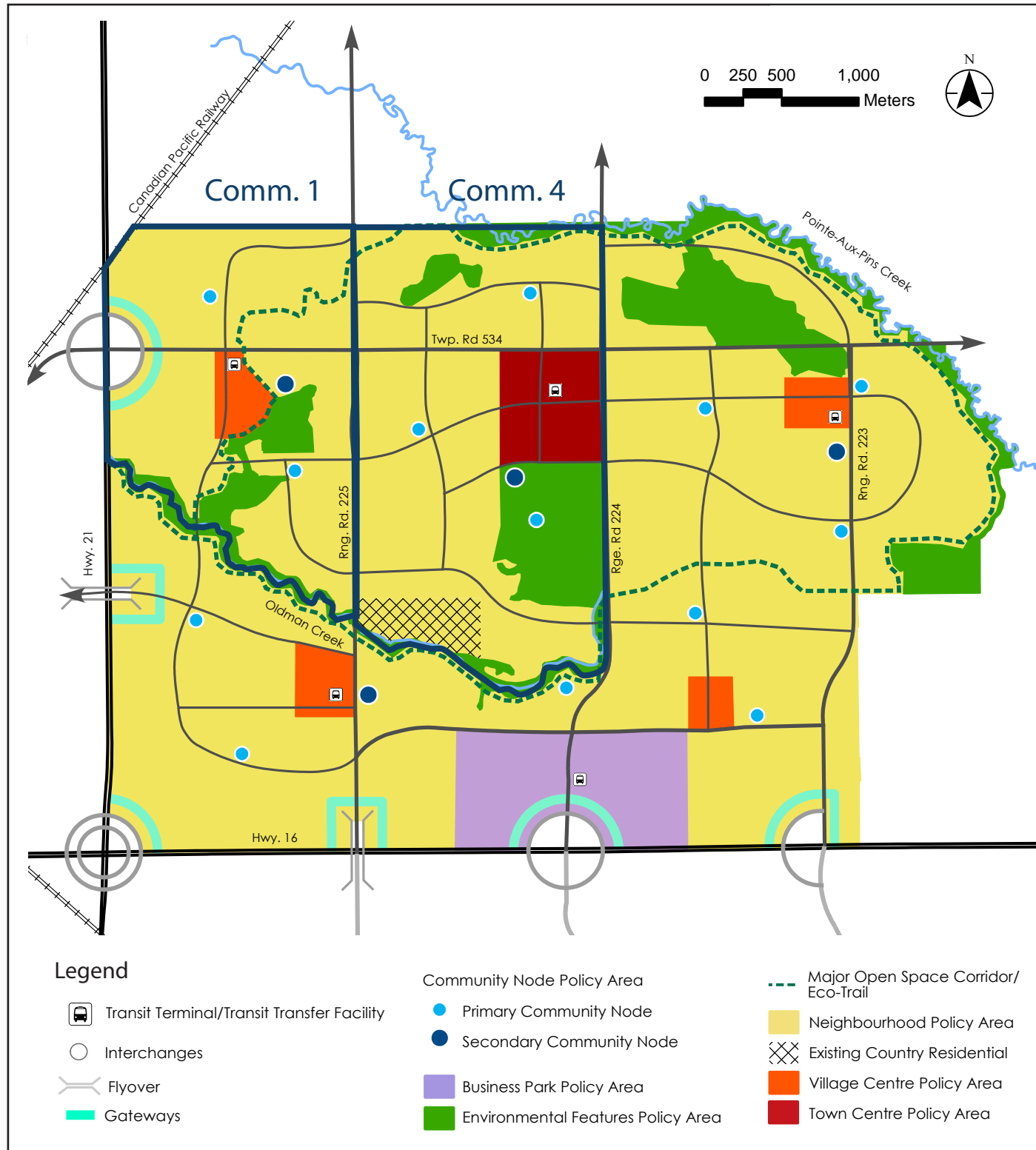
Bremner

Communities 1 and 4 Area Structure Plans

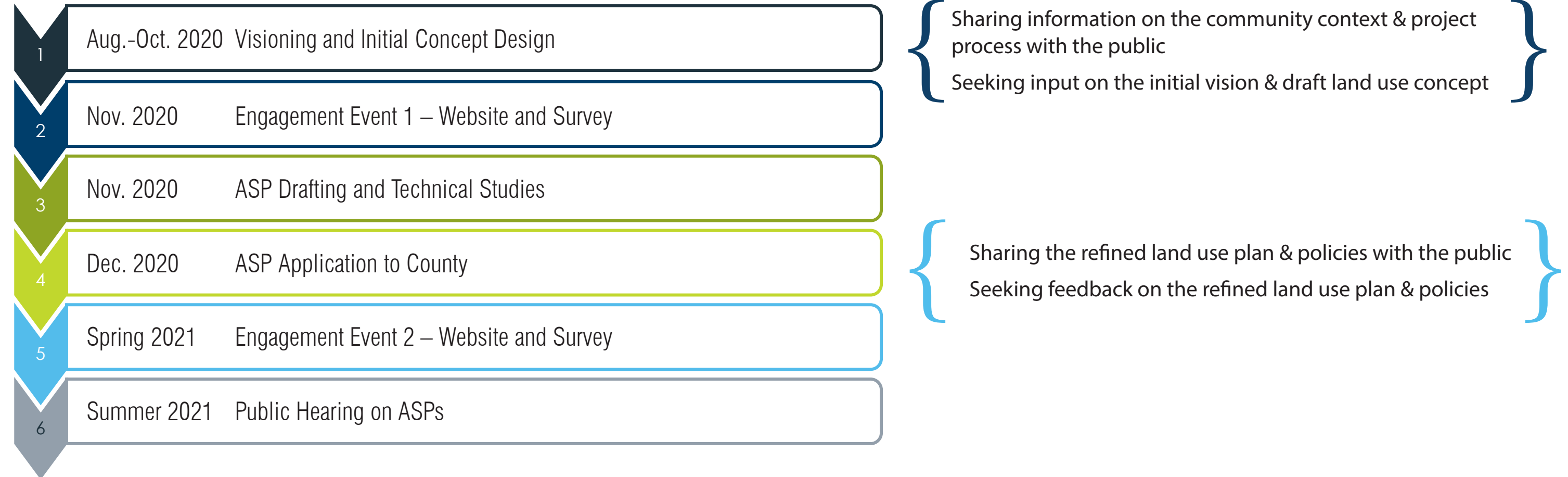
Public Hearing July 6, 2021
Bylaw 33-2021, 34-2021



Planning Context



Process and Engagement



Guiding Principles

Green

- Conserved natural features
- Distributed open space amenities
- Green linkages throughout

Connected

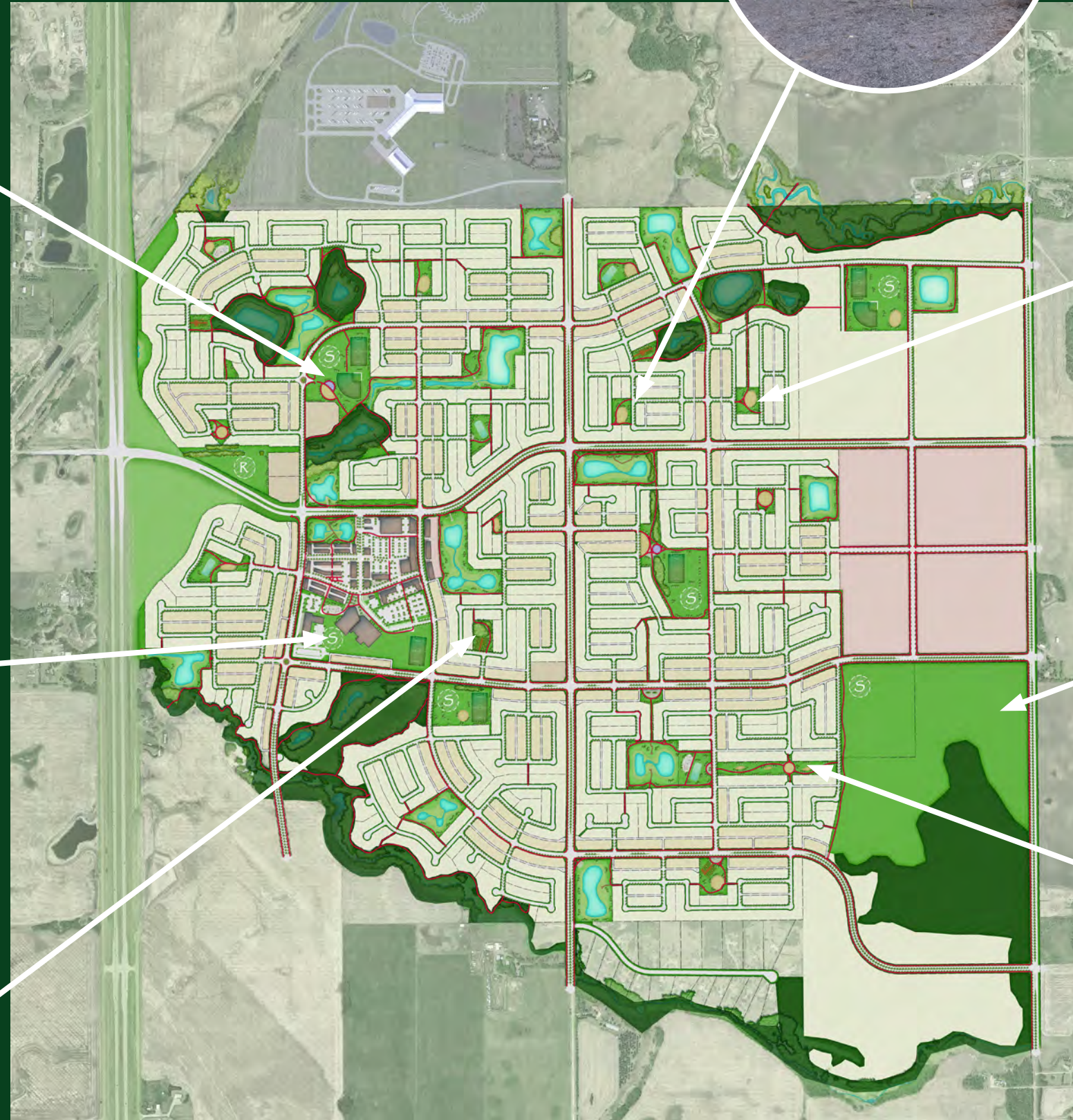
- Short, walkable block lengths on a grid or modified grid network
- Efficient hierarchy of multimodal transportation routes
- Accessible

Diverse

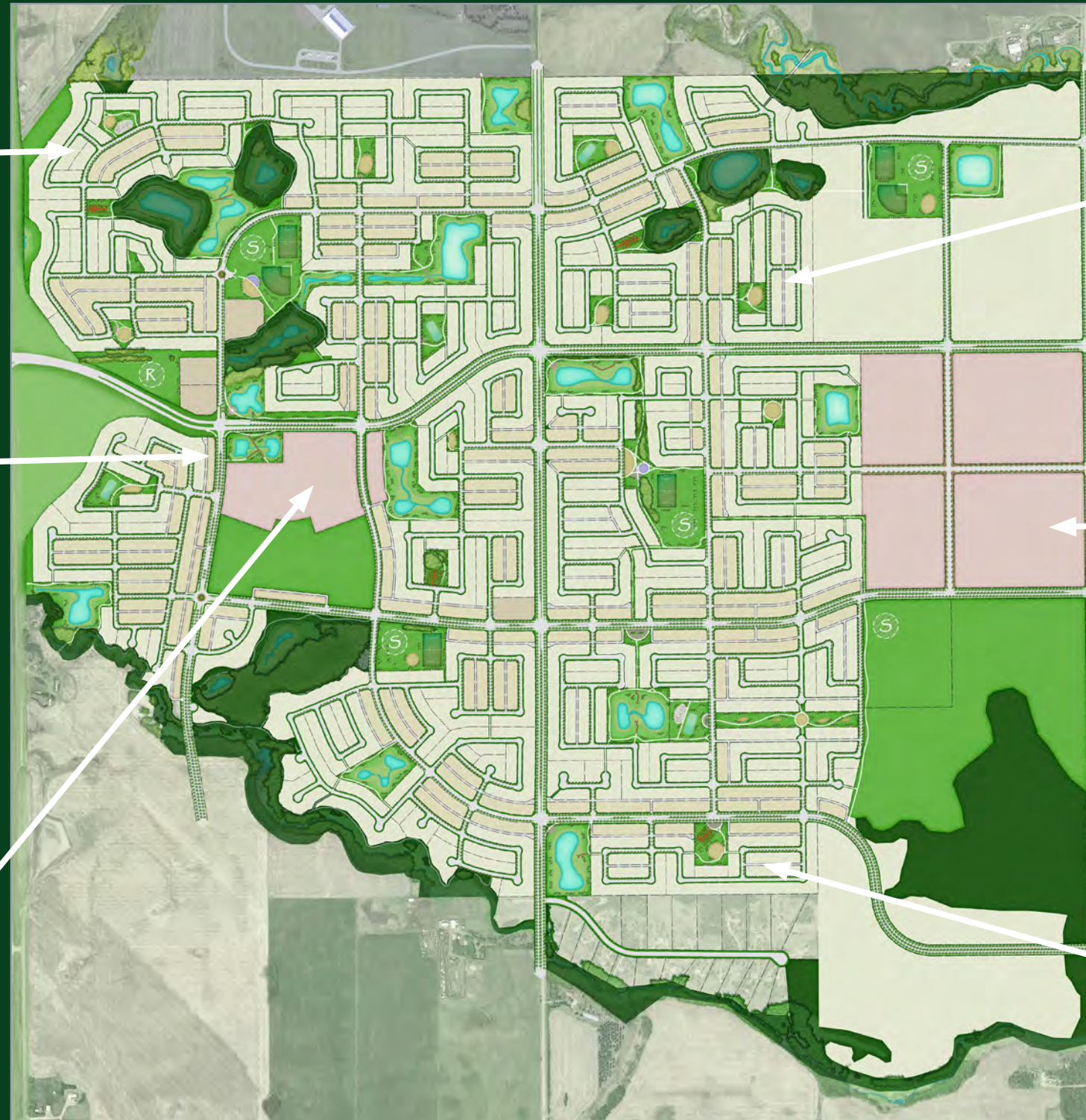
- Unique mix of land uses
- Variety of residential options (inclusivity)
- Commercial/cultural centres with distributed community service opportunities



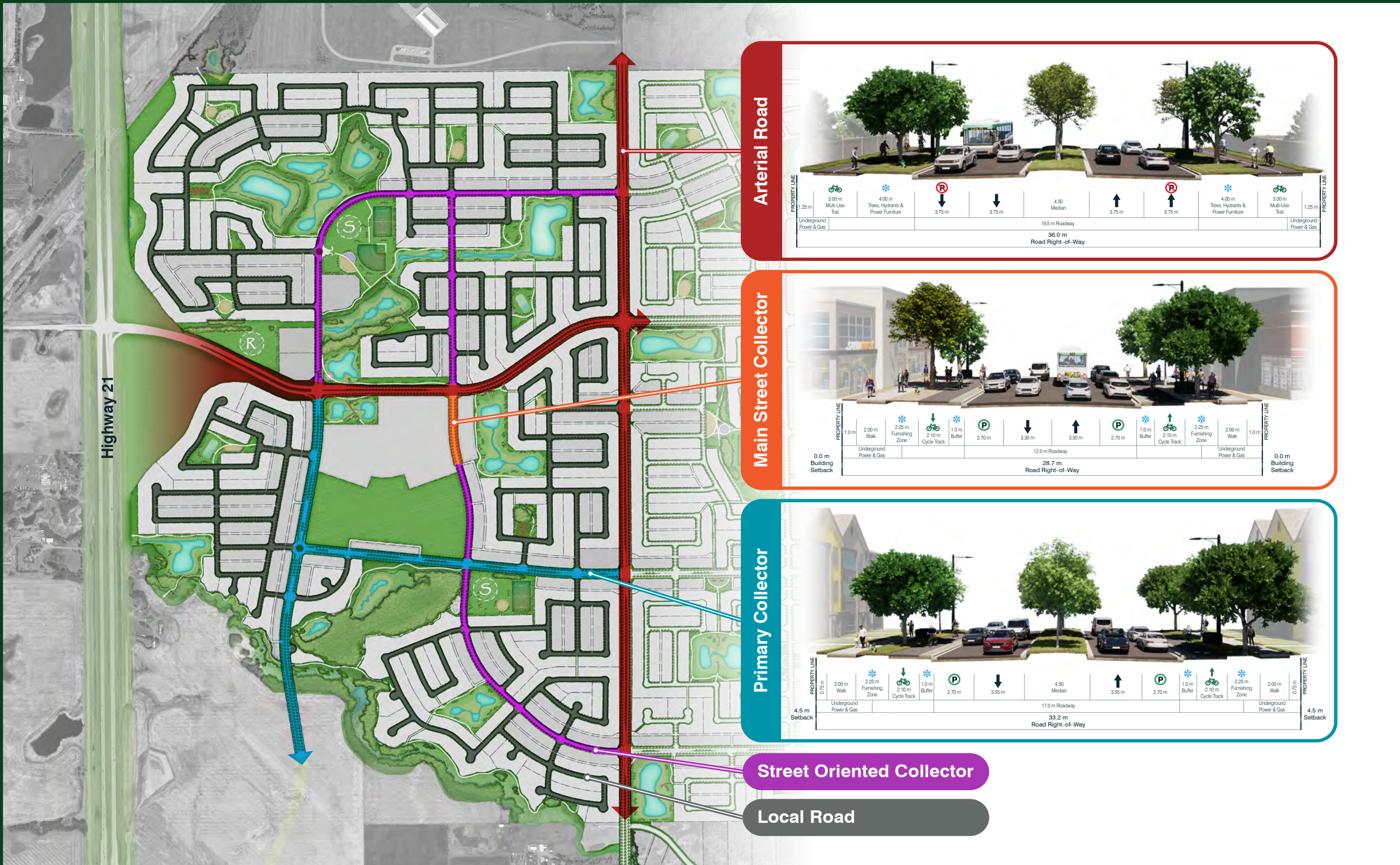
Green



Diverse



Connected



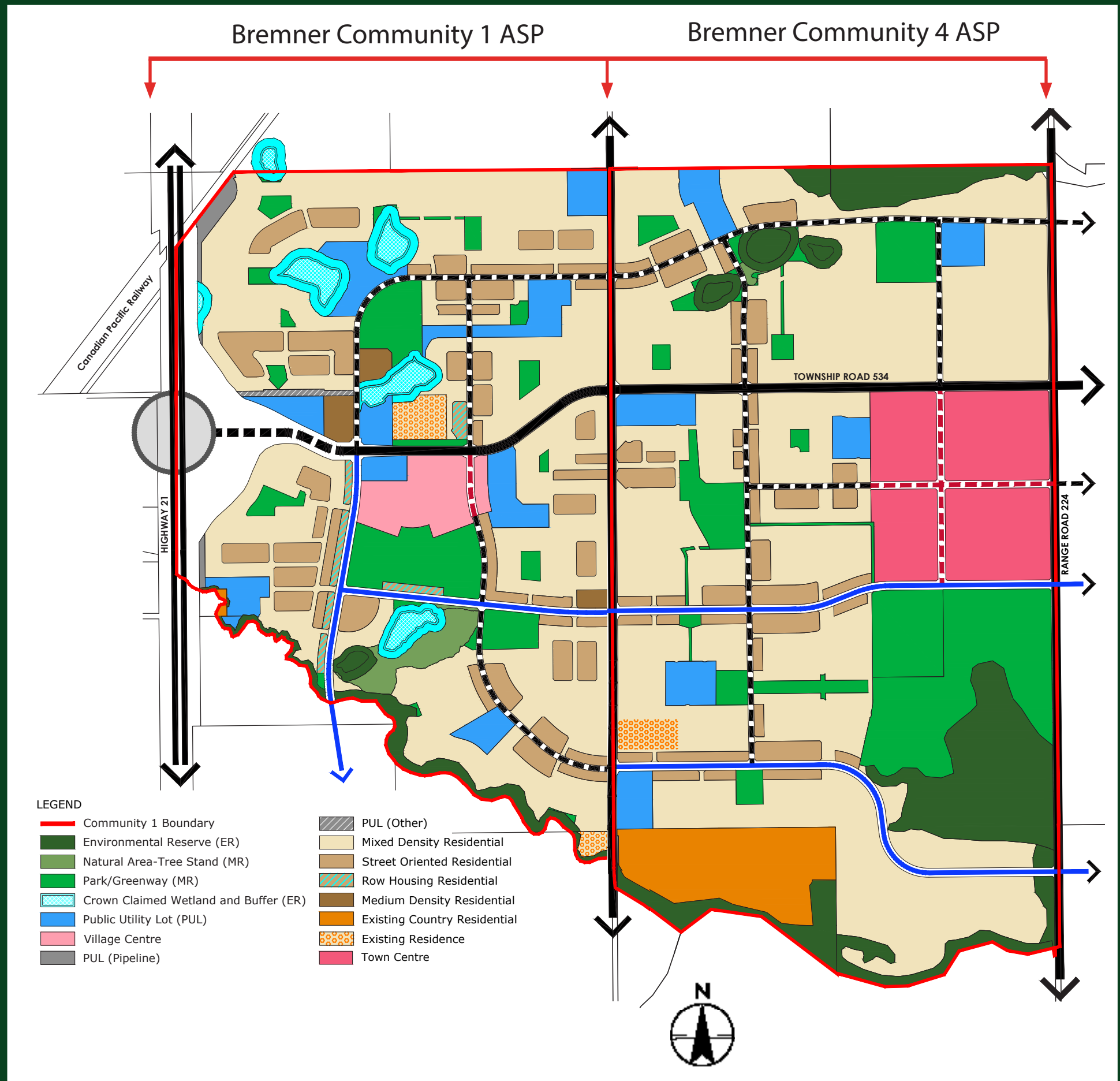
Land Use Concepts

Bremner Community 1 ASP

- Area: 328.76 hectares (ha)
- Environmental Reserve: 23.92 ha
- Municipal Reserve: 31.78 ha (10%)
- Dwelling units: 5,500
- Population: 14,628
- Density: 36 dwelling units per net residential ha

Bremner Community 4 ASP

- Area: 468.54 hectares (ha)
- Environmental Reserve: 53.31 ha
- Municipal Reserve: 56.64 ha (14%)
- Dwelling units: 9,309
- Population: 22,160
- Density: 45 dwelling units per net residential ha





Next Steps



Highway 21

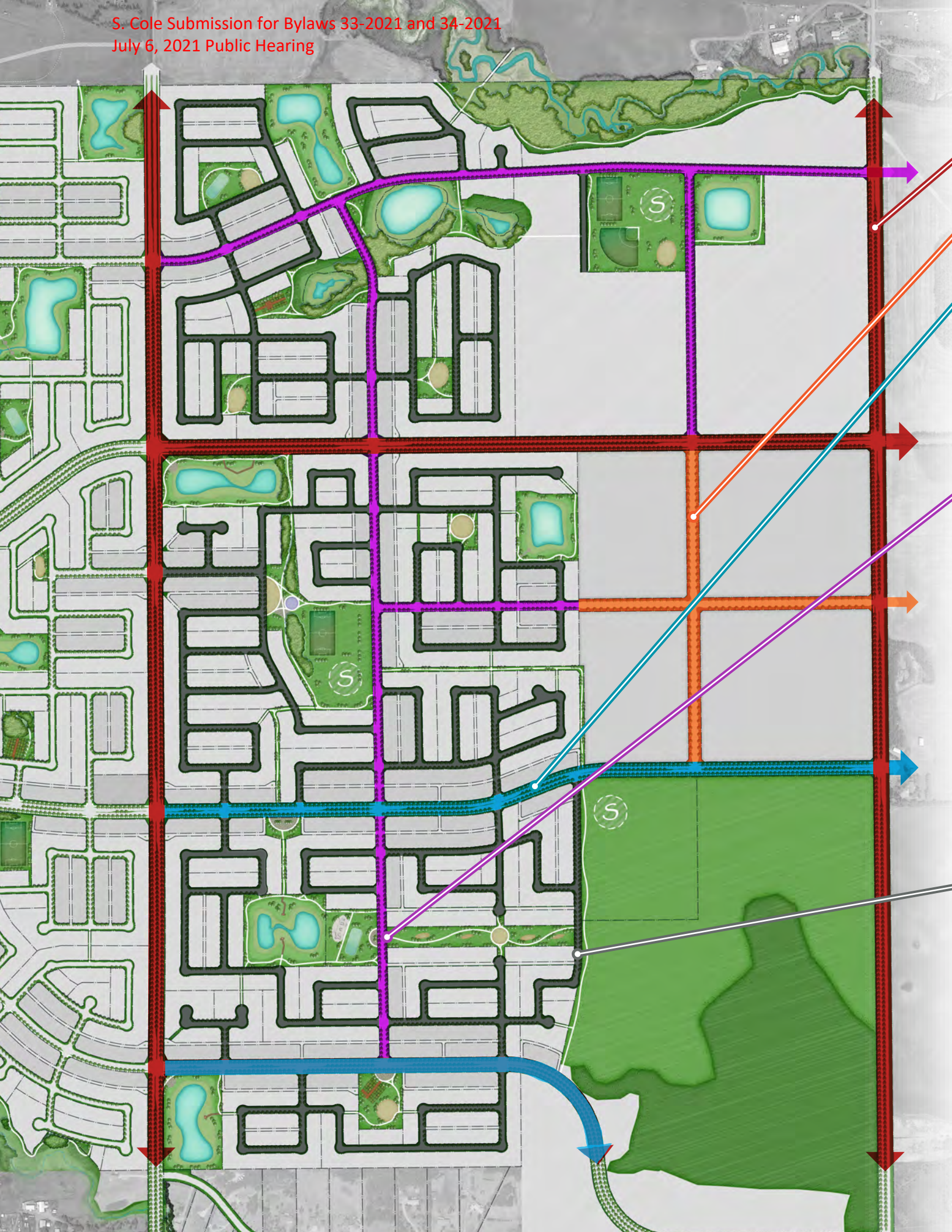
- Arterial Road
- Main Street Collector
- Primary Collector

Street Oriented Collector

Private Property (Rear Lane Typ.) 4.5 m Setback	Transformer/ Underground Power & Gas 3.5 m Easement	PROPERTY LINE 0.30 m	1.80 m Walk	2.15 m Trees, Lights & Hydrants	2.70 m P	3.30 m ↓	3.30 m ↑	2.70 m P	2.15 m Trees, Lights & Hydrants	3.0 m Multi-Use Trail	PROPERTY LINE 0.30 m	Transformer/ Underground Power & Gas 3.5 m Easement	Private Property (Rear Lane Typ.) 4.5 m Setback
		4.25 m		2.70 m		12.0 m Roadway		2.70 m		5.45 m			
		21.7 m Road Right-of-Way											

Local Road

Private Property (Front Drive Typ.) 6.0 m Setback	Transformer/ Underground Power & Gas 3.5 m Easement	PROPERTY LINE 0.30 m	Lights/ Hydrants/ Trees	2.175 m Walk	4.00 m Boulevard (Monolithic Sidewalk)	1.80 m Walk	9.0 m Roadway	17.0 m Road Right-of-Way	1.90 m Boulevard (Utilities/ Trees)	1.80 m Walk	4.00 m Boulevard (Separate Sidewalk)	PROPERTY LINE 0.30 m	Transformer/ Underground Power & Gas 3.5 m Easement	Private Property (Rear Lane Typ.) 4.5 m Setback	
		4.00 m Boulevard (Monolithic Sidewalk)		2.175 m Walk		9.0 m Roadway		17.0 m Road Right-of-Way		4.00 m Boulevard (Separate Sidewalk)					



Arterial Road

Main Street Collector

Primary Collector

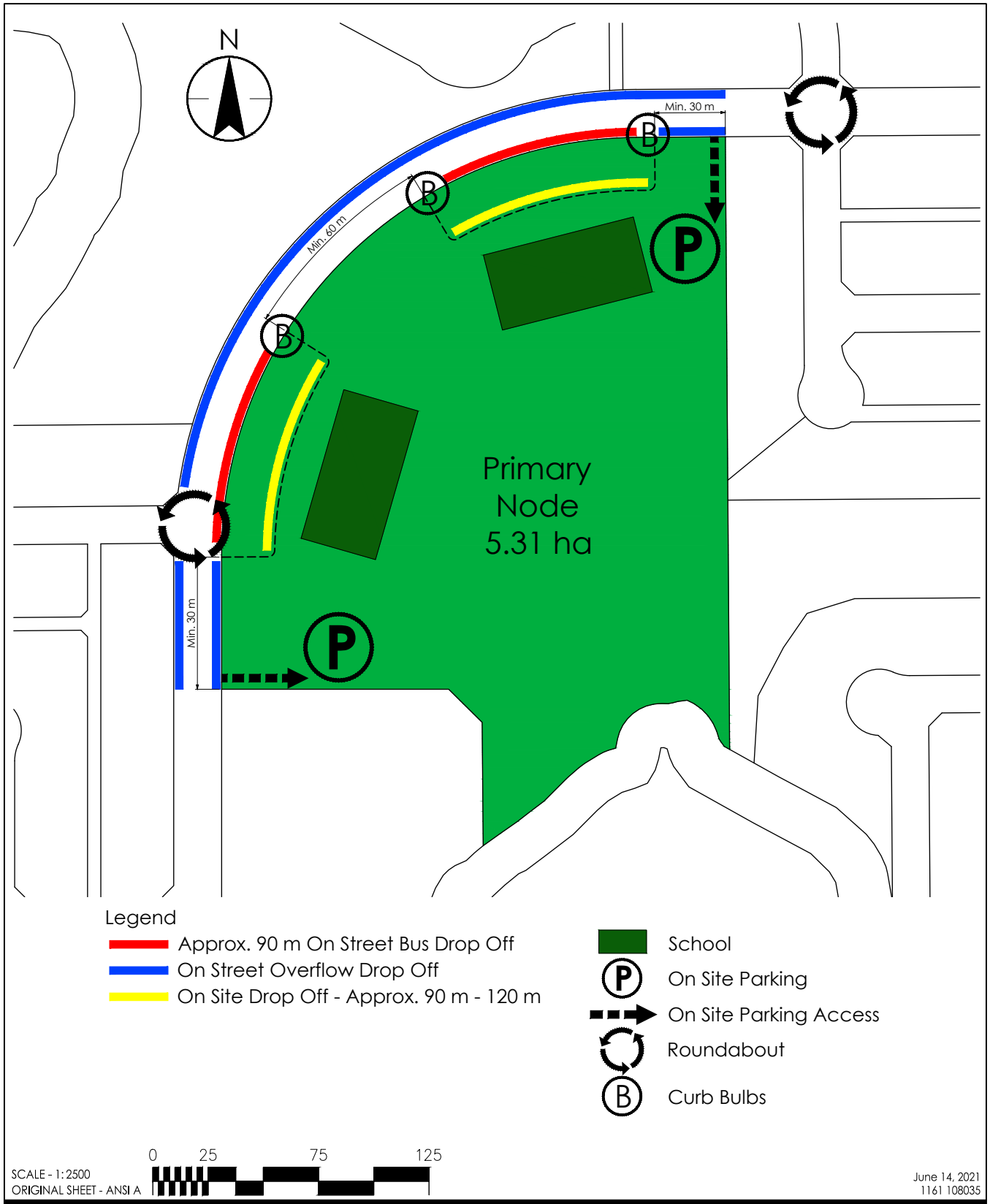
Street Oriented Collector

Local Road

Private Property (Rear Lane Typ.) 4.5 m Setback	Transformer/ Underground Power & Gas 3.5 m Easement	PROPERTY LINE 0.30 m	1.80 m Walk	2.15 m Trees, Lights & Hydrants	2.70 m P	3.30 m ↓	3.30 m ↑	2.70 m P	2.15 m Trees, Lights & Hydrants	3.0 m Multi-Use Trail	PROPERTY LINE 0.30 m	Transformer/ Underground Power & Gas 3.5 m Easement	Private Property (Rear Lane Typ.) 4.5 m Setback
		4.25 m		2.70 m		12.0 m Roadway		2.70 m		5.45 m			
		21.7 m Road Right-of-Way											

Private Property (Front Drive Typ.) 6.0 m Setback	Transformer/ Underground Power & Gas 3.5 m Easement	PROPERTY LINE 0.30 m	Lights/ Hydrants/ Trees	2.175 m Walk	4.00 m Boulevard (Monolithic Sidewalk)	9.0 m Roadway	17.0 m Road Right-of-Way	1.90 m Boulevard (Utilities/ Trees)	4.00 m Boulevard (Separate Sidewalk)	1.80 m Walk	PROPERTY LINE 0.30 m	Transformer/ Underground Power & Gas 3.5 m Easement	Private Property (Rear Lane Typ.) 4.5 m Setback
		4.00 m Boulevard (Monolithic Sidewalk)		2.175 m Walk		9.0 m Roadway		1.90 m Boulevard (Utilities/Trees)		1.80 m Walk			
		17.0 m Road Right-of-Way											

Community 1 School Sites



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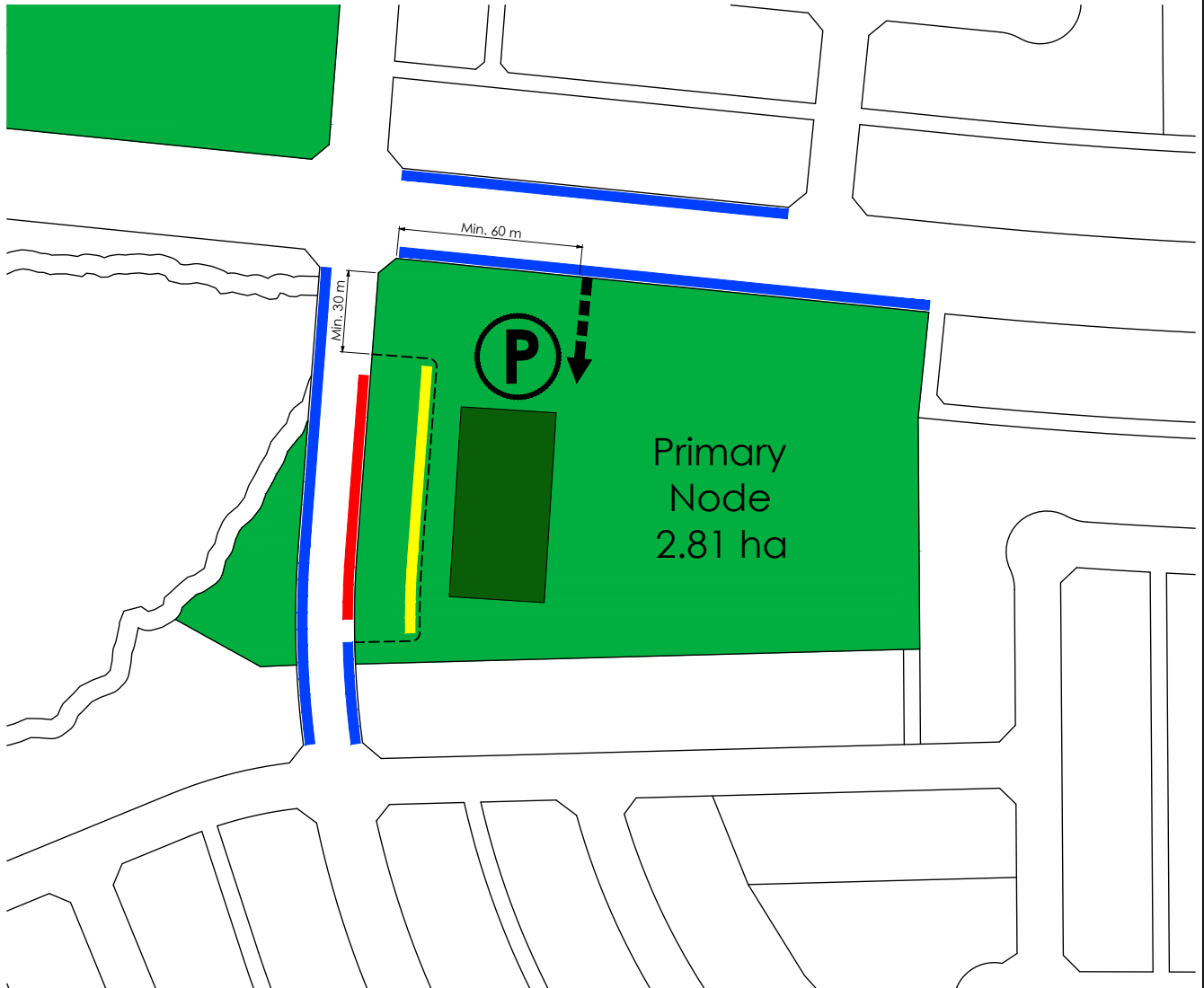


400-10220 103 Avenue
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 www.stantec.com

Client/Project
 QUALICO DEVELOPMENTS
 BREMNER
 COMMUNITY 1

Figure No.
 1.0

Title
 NODE ACCESS
 NORTH PRIMARY NODE



Legend

- Approx. 90 m On Street Bus Drop Off
- On Street Overflow Drop Off
- On Site Drop Off - Approx. 90 m - 120 m

- School
- P On Site Parking
- On Site Parking Access



May 27, 2021
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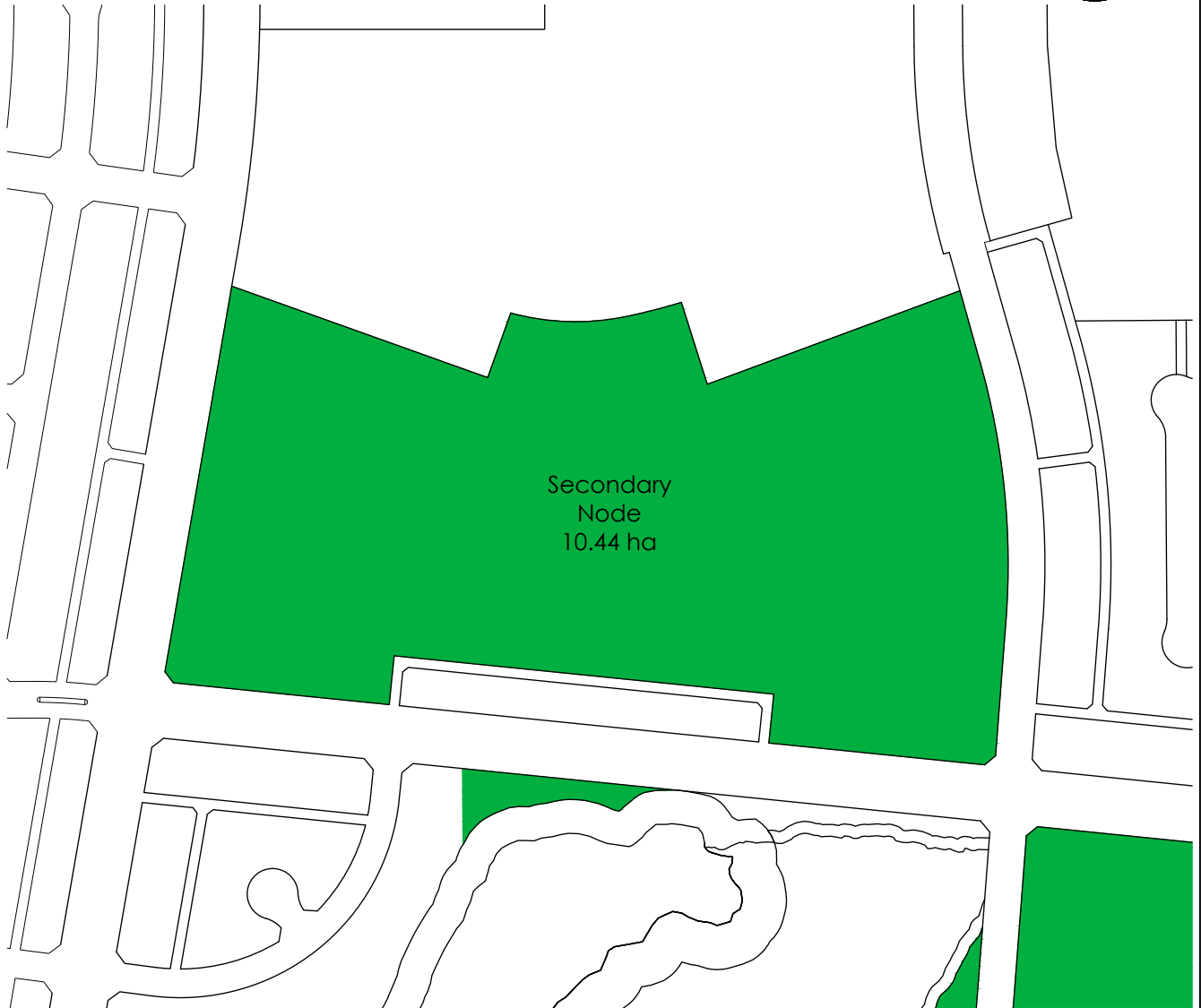


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Client/Project
 QUALICO DEVELOPMENTS
 BREMNER
 COMMUNITY 1

Figure No.
 2.0

Title
 NODE ACCESS
 SOUTH PRIMARY NODE



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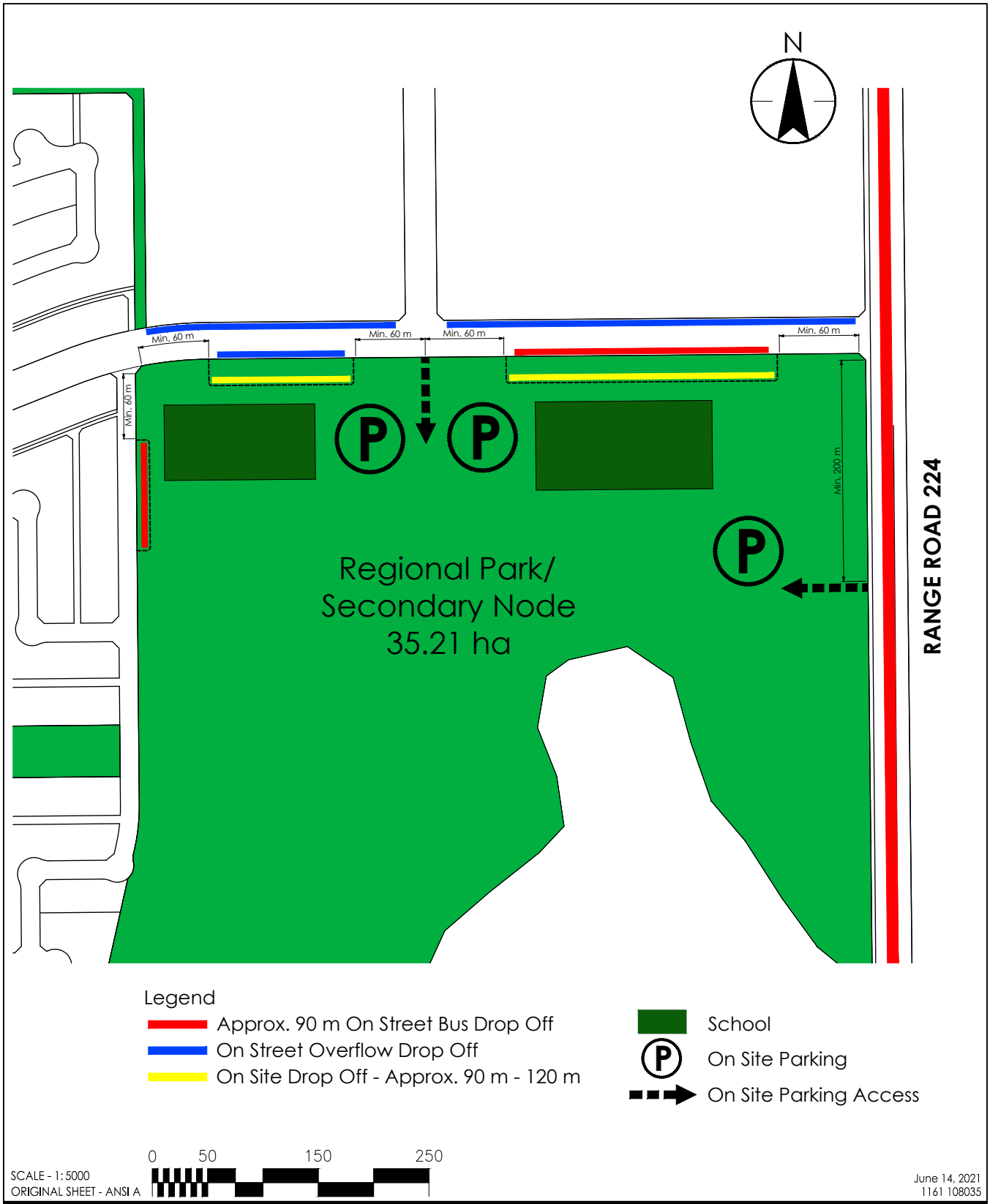
Client/Project
QUALICO DEVELOPMENTS
BREMNER
COMMUNITY 1

Figure No.
3.0

Title
SECONDARY NODE

Community 4 School Sites

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SCALE - 1:5000
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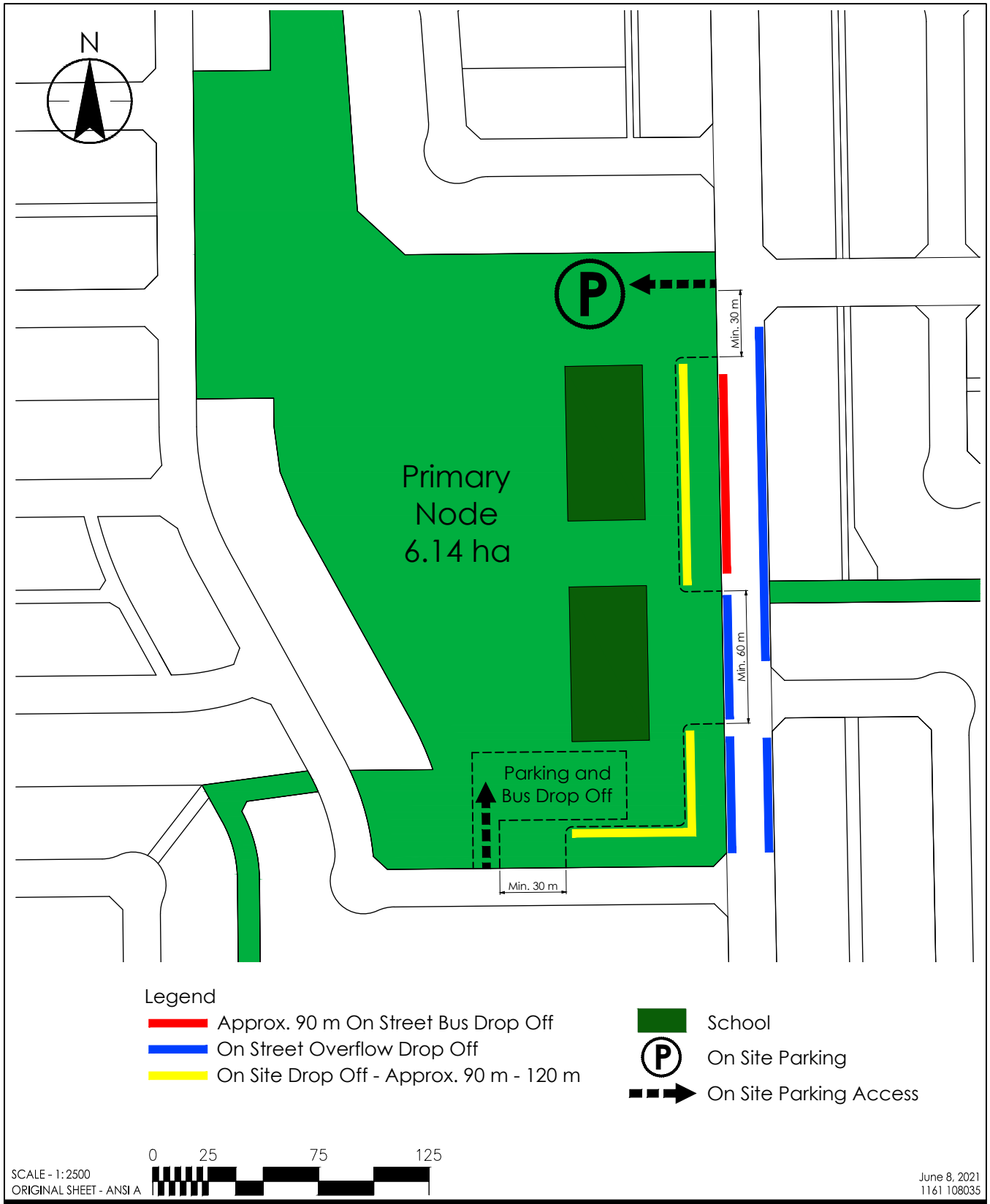
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Client/Project
 QUALICO DEVELOPMENTS
 BREMNER
 COMMUNITY 4

Figure No.
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Title
 SECONDARY NODE AND
 REGIONAL PARK ACCESS

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Legend

- Approx. 90 m On Street Bus Drop Off
- On Street Overflow Drop Off
- On Site Drop Off - Approx. 90 m - 120 m
- School
- P On Site Parking
- ➔ On Site Parking Access

SCALE - 1:2500
 ORIGINAL SHEET - ANSI A



June 8, 2021
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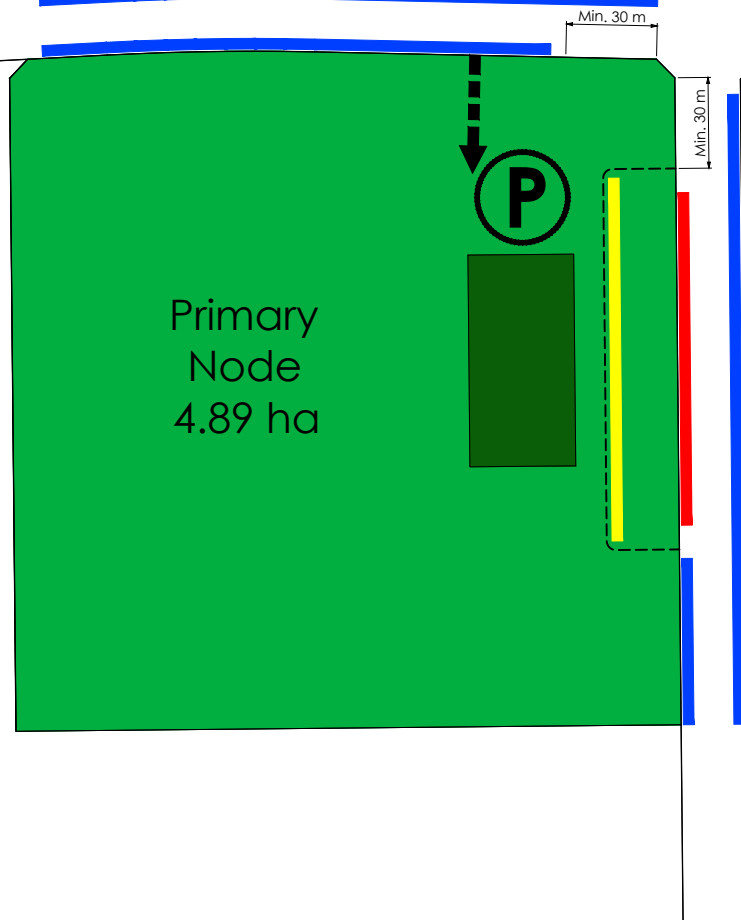


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 QUALICO DEVELOPMENTS
 BREMNER
 COMMUNITY 4

Figure No.
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Title
 WEST PRIMARY NODE
 ACCESS - OPTION 2

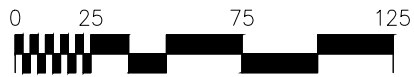


Legend

- █ Approx. 90 m On Street Bus Drop Off
- █ On Street Overflow Drop Off
- █ On Site Drop Off - Approx. 90 m - 120 m

- █ School
- P On Site Parking
- ➔ On Site Parking Access

SCALE - 1:2500
 ORIGINAL SHEET - ANSI A



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Client/Project
 QUALICO DEVELOPMENTS
 BREMNER
 COMMUNITY 4

Figure No.
 3.0




Title
 NODE ACCESS
 NORTH PRIMARY NODE

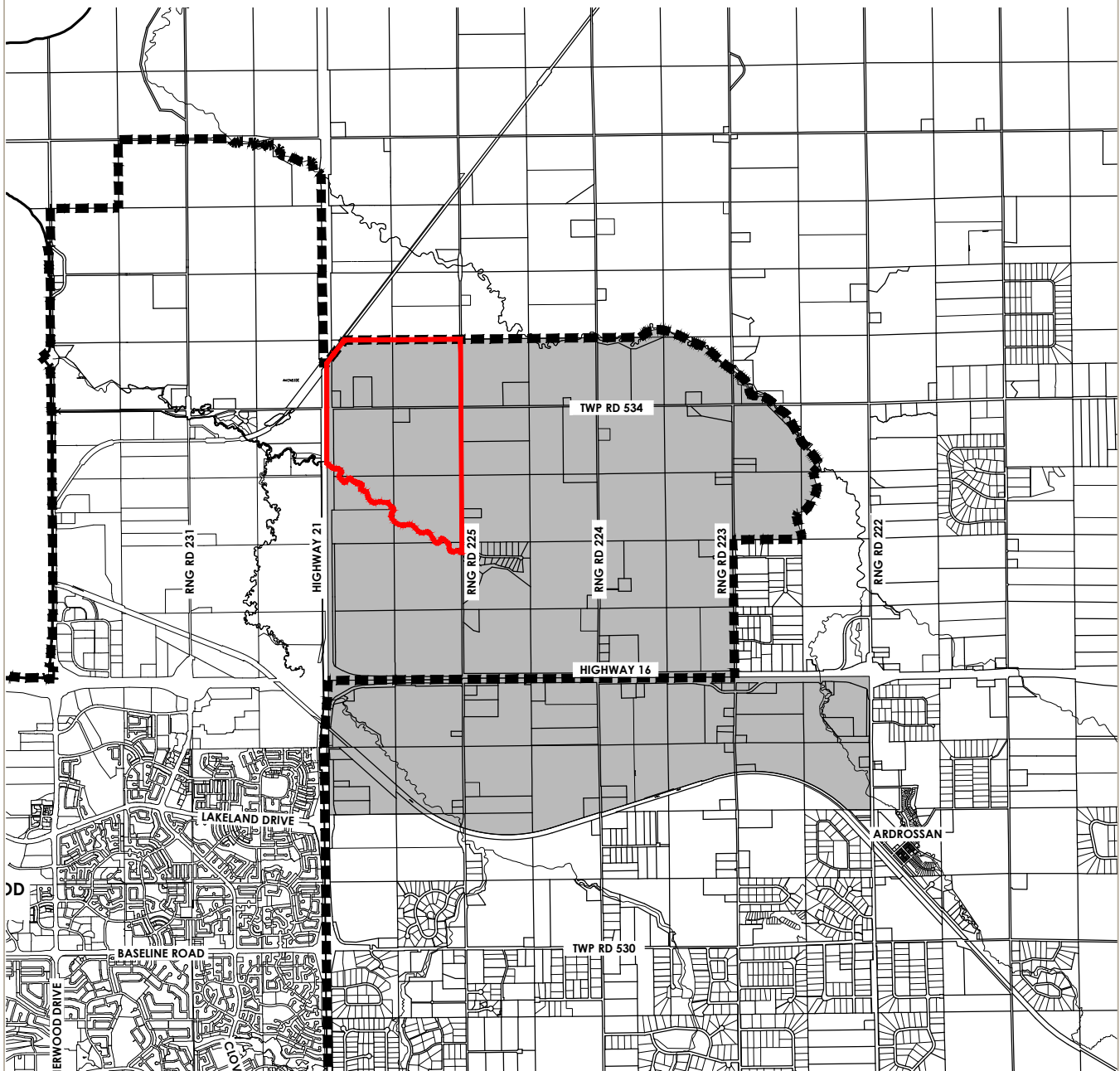
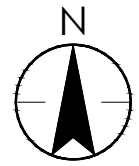
Community 1 ASP Figures

FIGURE 1

LOCATION PLAN

LEGEND

-  Community 1 Area Structure Plan Boundary
-  Bremner and LEA Area Concept Plan Boundary
-  Urban Service Area Boundary



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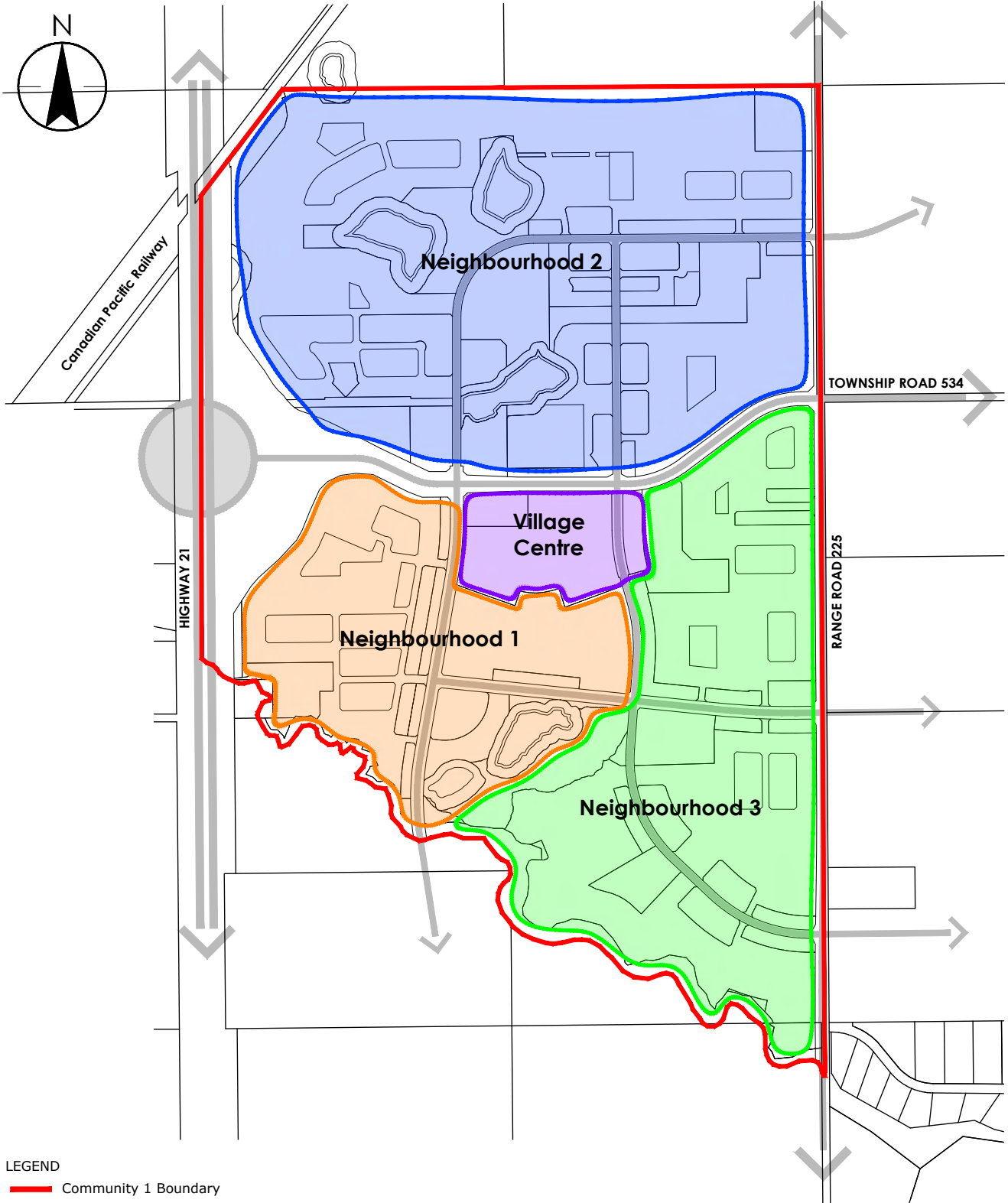
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FIGURE 2

DEVELOPMENT AREAS CONCEPT



LEGEND
— Community 1 Boundary

SCALE - 1:15,000
ORIGINAL SHEET - ANSI A

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.

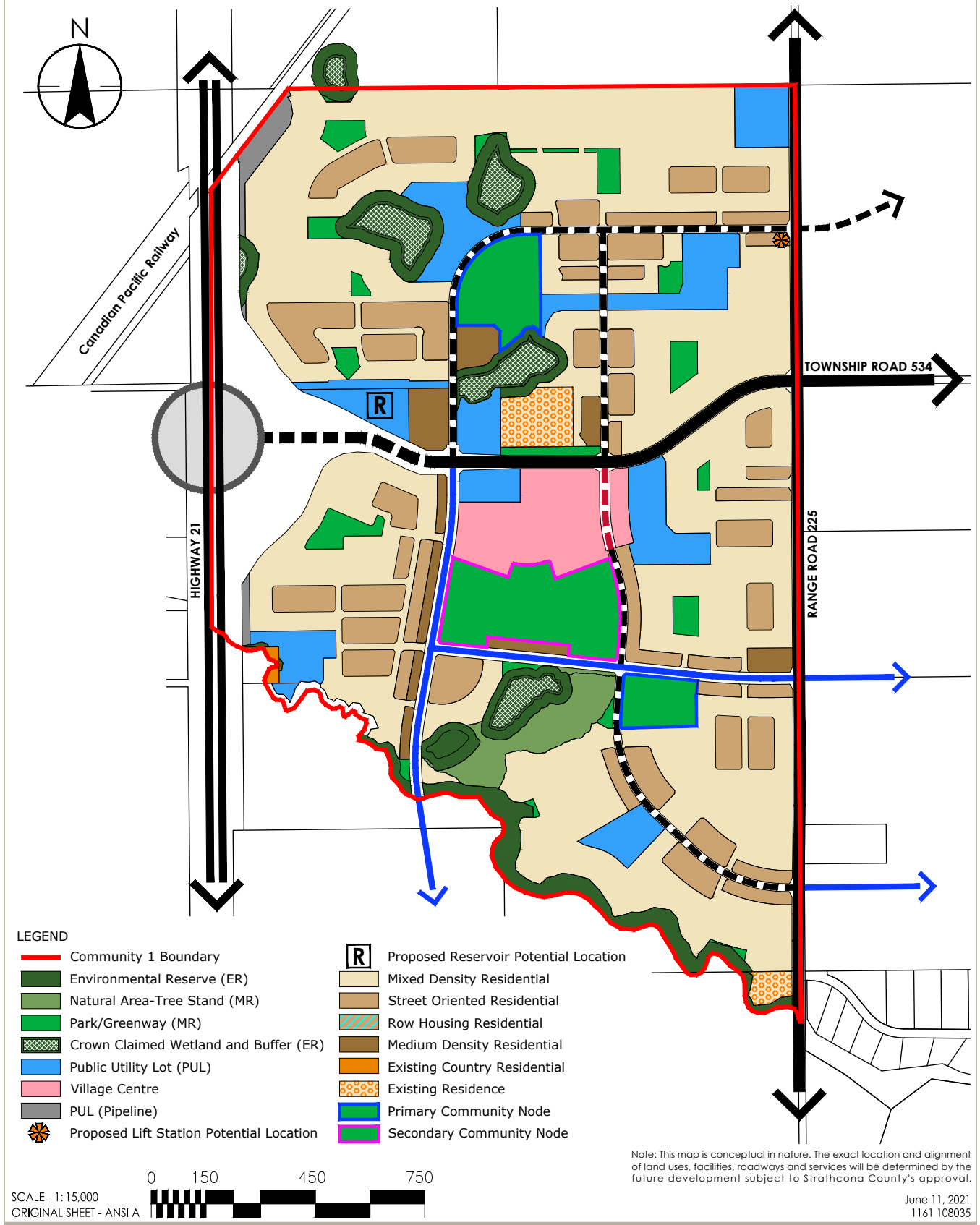
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FIGURE 3

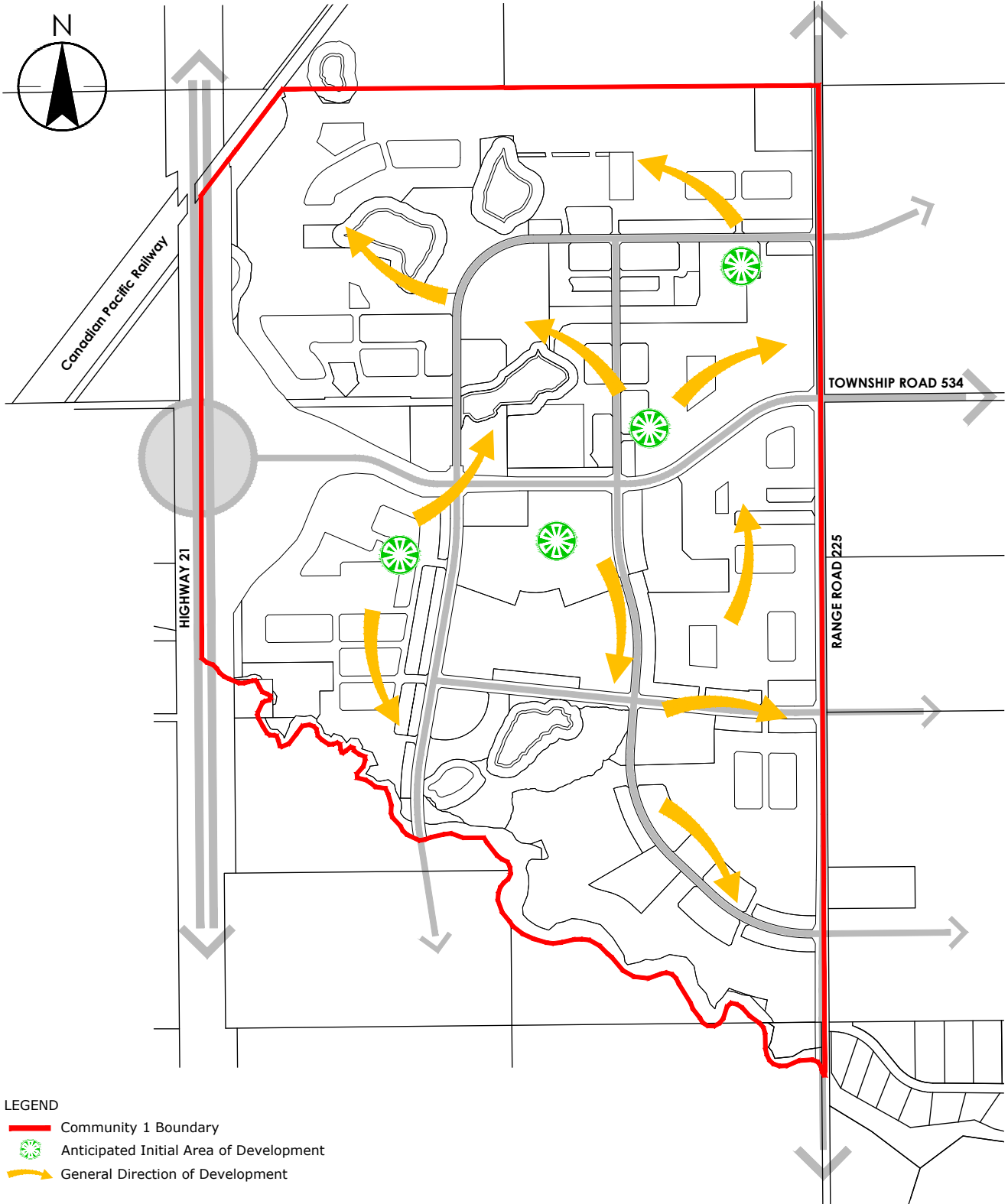
LAND USE CONCEPT



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FIGURE 4

DEVELOPMENT STAGING CONCEPT



LEGEND

- Community 1 Boundary
- Anticipated Initial Area of Development
- General Direction of Development

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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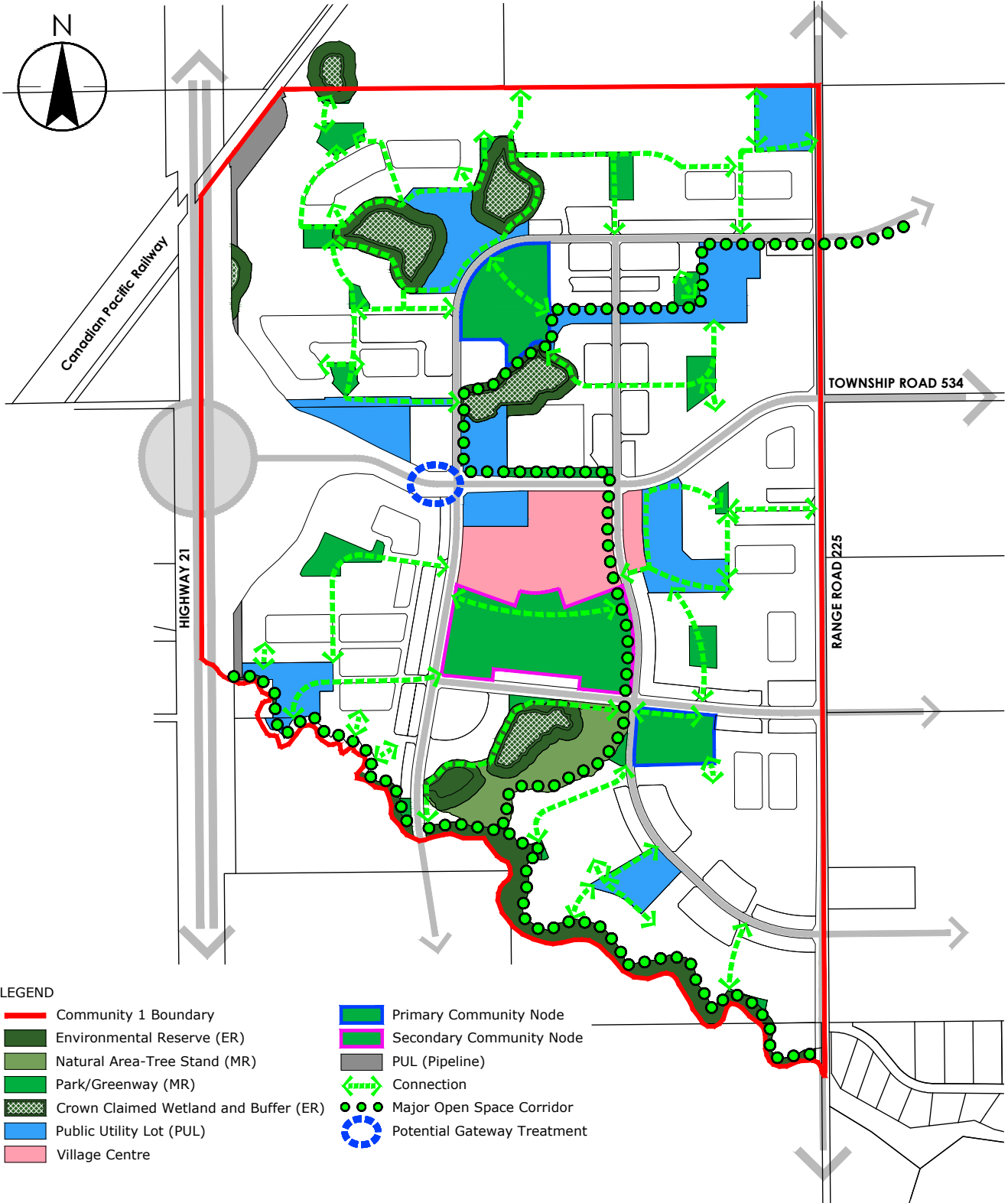
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FIGURE 5

OPEN SPACE 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
 - Primary Community Node
 - Secondary Community Node
 - PUL (Pipeline)
 - - - - - Connection
 - Major Open Space Corridor
 - - - - - ○ Potential Gateway Treatment

SCALE - 1:15,000
 ORIGINAL SHEET - ANSI A

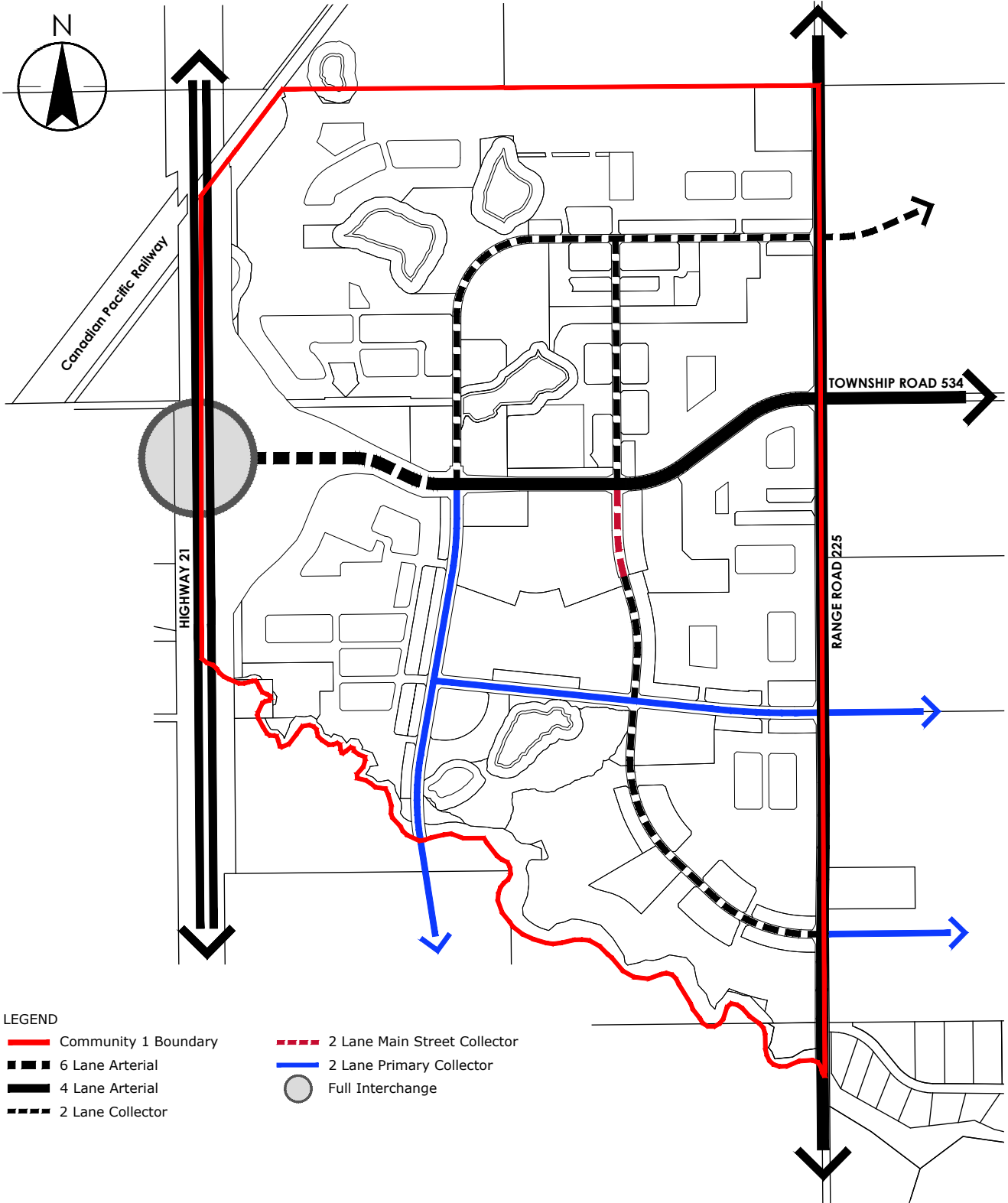
Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development subject to Strathcona County's approval.

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FIGURE 6

STREET CONCEPT



- LEGEND**
- Community 1 Boundary
 - - - 2 Lane Main Street Collector
 - 6 Lane Arterial
 - 4 Lane Arterial
 - 2 Lane Collector
 - 2 Lane Primary Collector
 - Full Interchange

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.

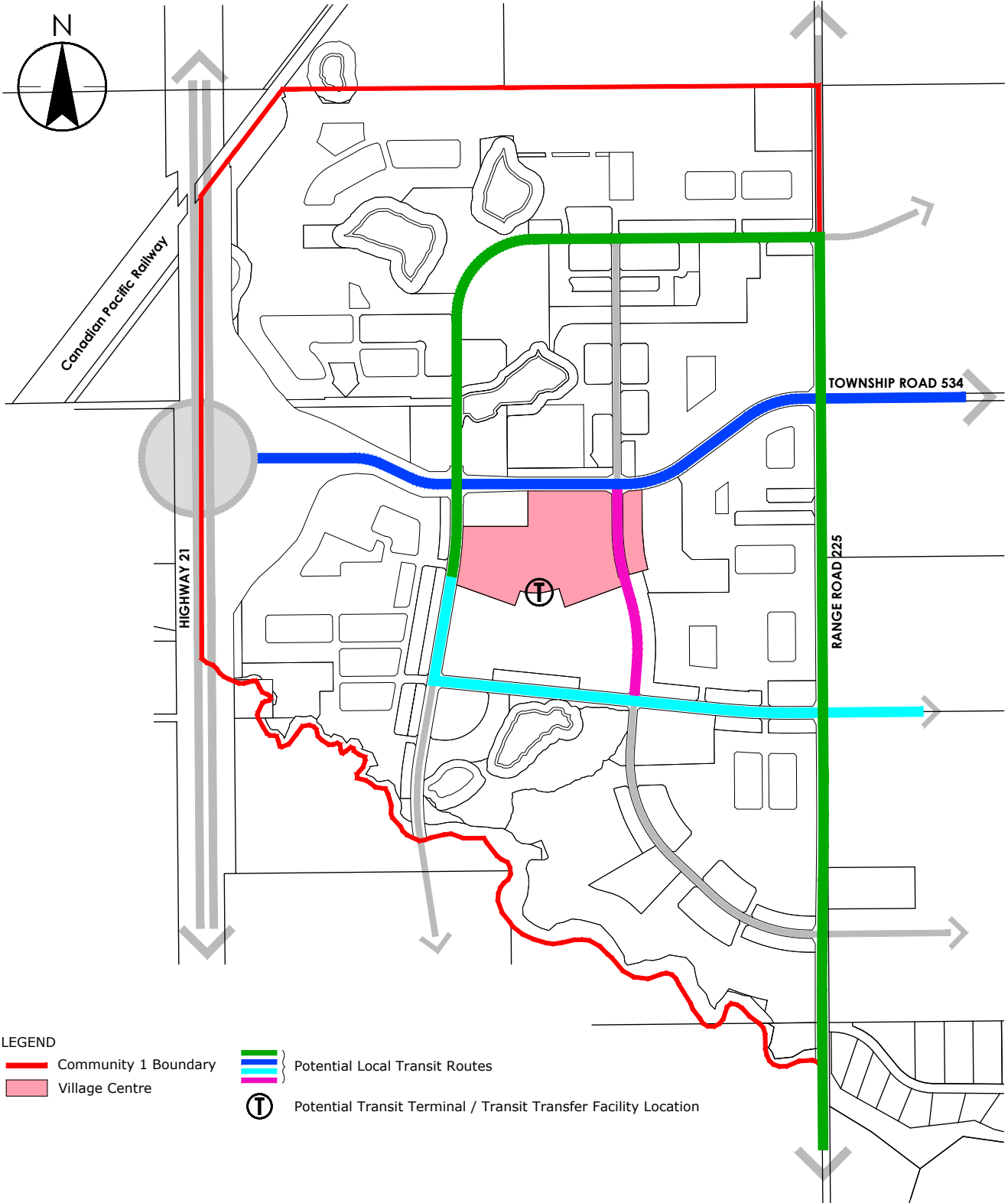
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SCALE - 1:15,000
 ORIGINAL SHEET - ANSI A

FIGURE 7

TRANSIT CONCEPT



LEGEND

- Community 1 Boundary
- Village Centre
- } Potential Local Transit Routes
- }
- }
- }
- T Potential Transit Terminal / Transit Transfer Facility Location

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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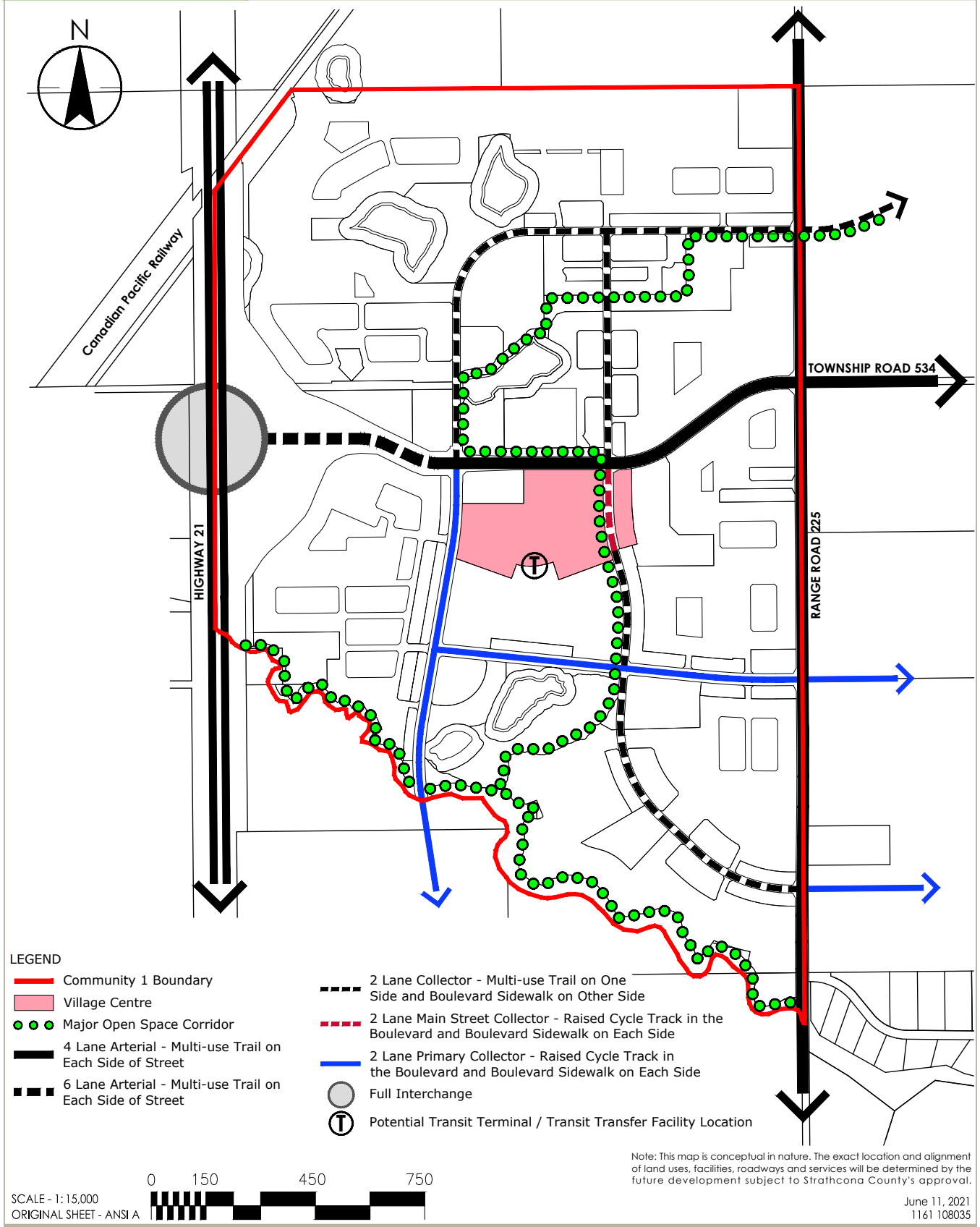
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FIGURE 8

ACTIVE TRANSPORTATION CONCEPT



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LEGEND

- Community 1 Boundary
- Village Centre
- Major Open Space Corridor
- 4 Lane Arterial - Multi-use Trail on Each Side of Street
- 6 Lane Arterial - Multi-use Trail on Each Side of Street
- 2 Lane Collector - Multi-use Trail on One Side and Boulevard Sidewalk on Other Side
- 2 Lane Main Street Collector - Raised Cycle Track in the Boulevard and Boulevard Sidewalk on Each Side
- 2 Lane Primary Collector - Raised Cycle Track in the Boulevard and Boulevard Sidewalk on Each Side
- Full Interchange
- T Potential Transit Terminal / Transit Transfer Facility Location

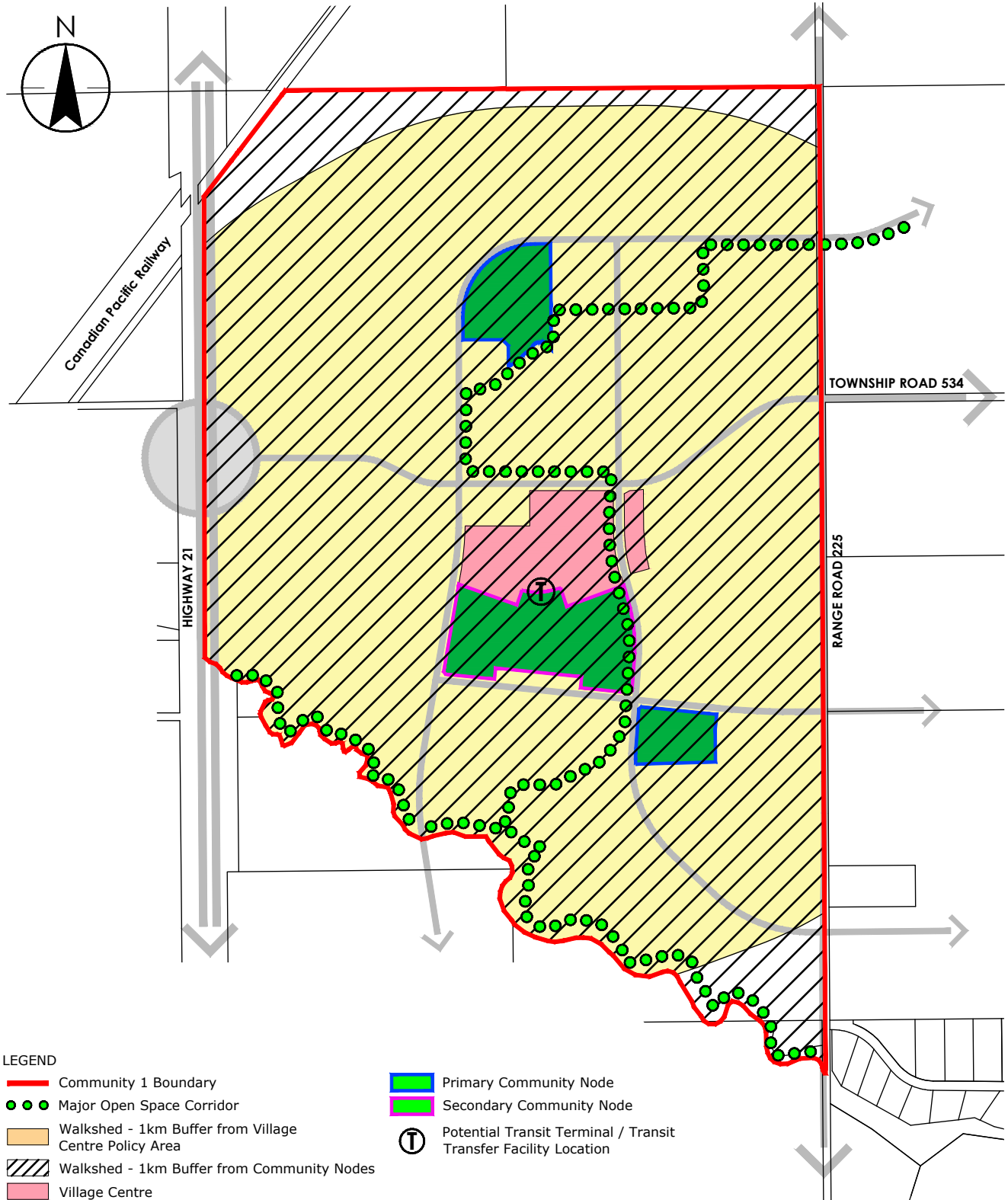
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Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development subject to Strathcona County's approval.

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FIGURE 9

WALKSHED



LEGEND

- Community 1 Boundary
- Major Open Space Corridor
- Walkshed - 1km Buffer from Village Centre Policy Area
- Walkshed - 1km Buffer from Community Nodes
- Village Centre
- Primary Community Node
- Secondary Community Node
- T Potential Transit Terminal / Transit Transfer Facility Location

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.

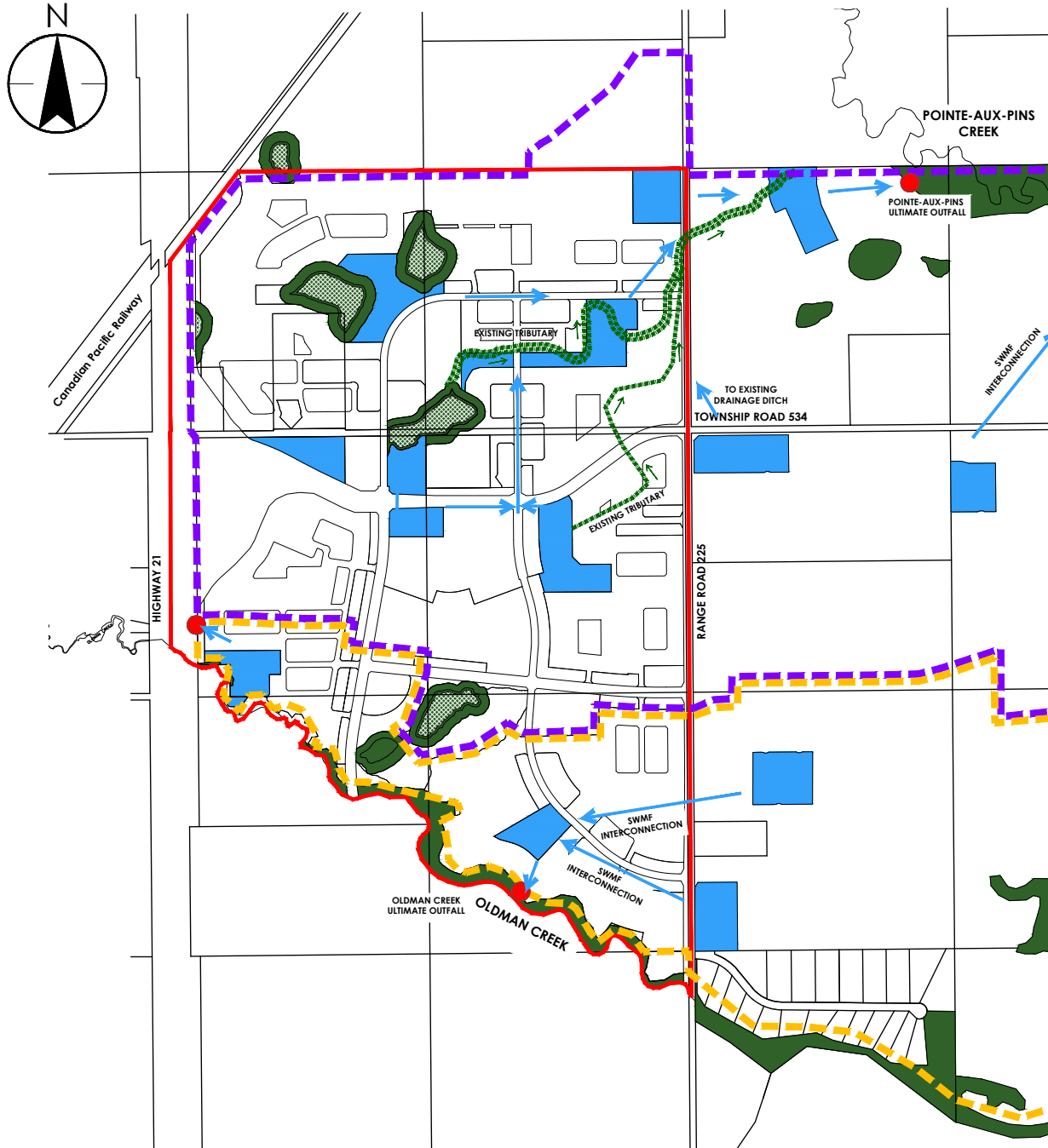
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FIGURE 10

STORMWATER SERVICING CONCEPT

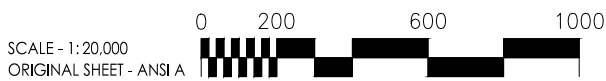


LEGEND

- Community 1 Boundary
- Public Utility Lot (PUL)
- Environmental Reserve (ER)
- Crown Claimed Wetland and Buffer (ER)
- - - Existing Tributary / Proposed Drainage Easement
- - - Pointe-aux-Pins Creek Basin Boundary
- - - Oldman Creek Basin Boundary
- Potential Ultimate Outfall Location

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.

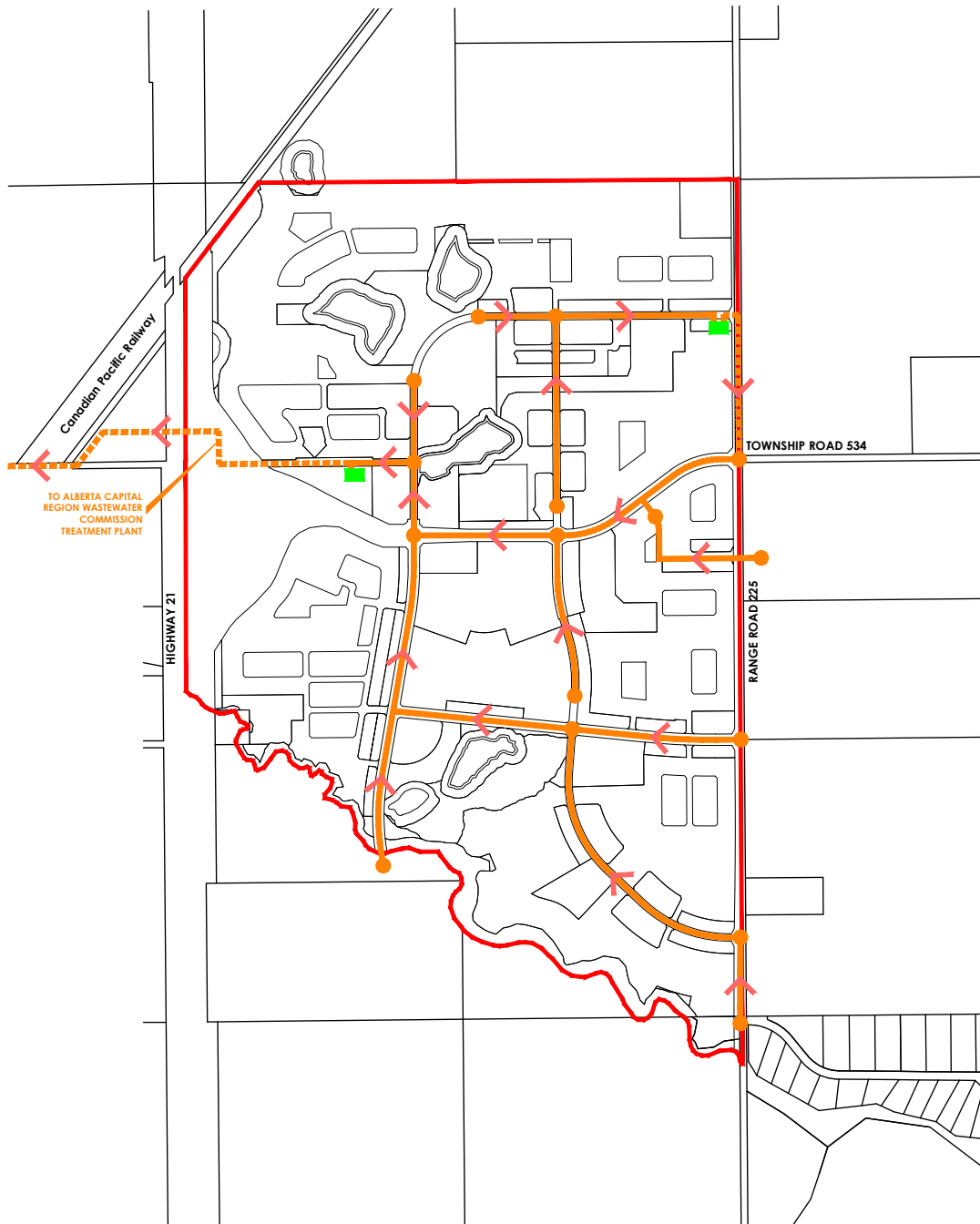
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FIGURE 11

WASTEWATER SERVICING CONCEPT



LEGEND

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

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.

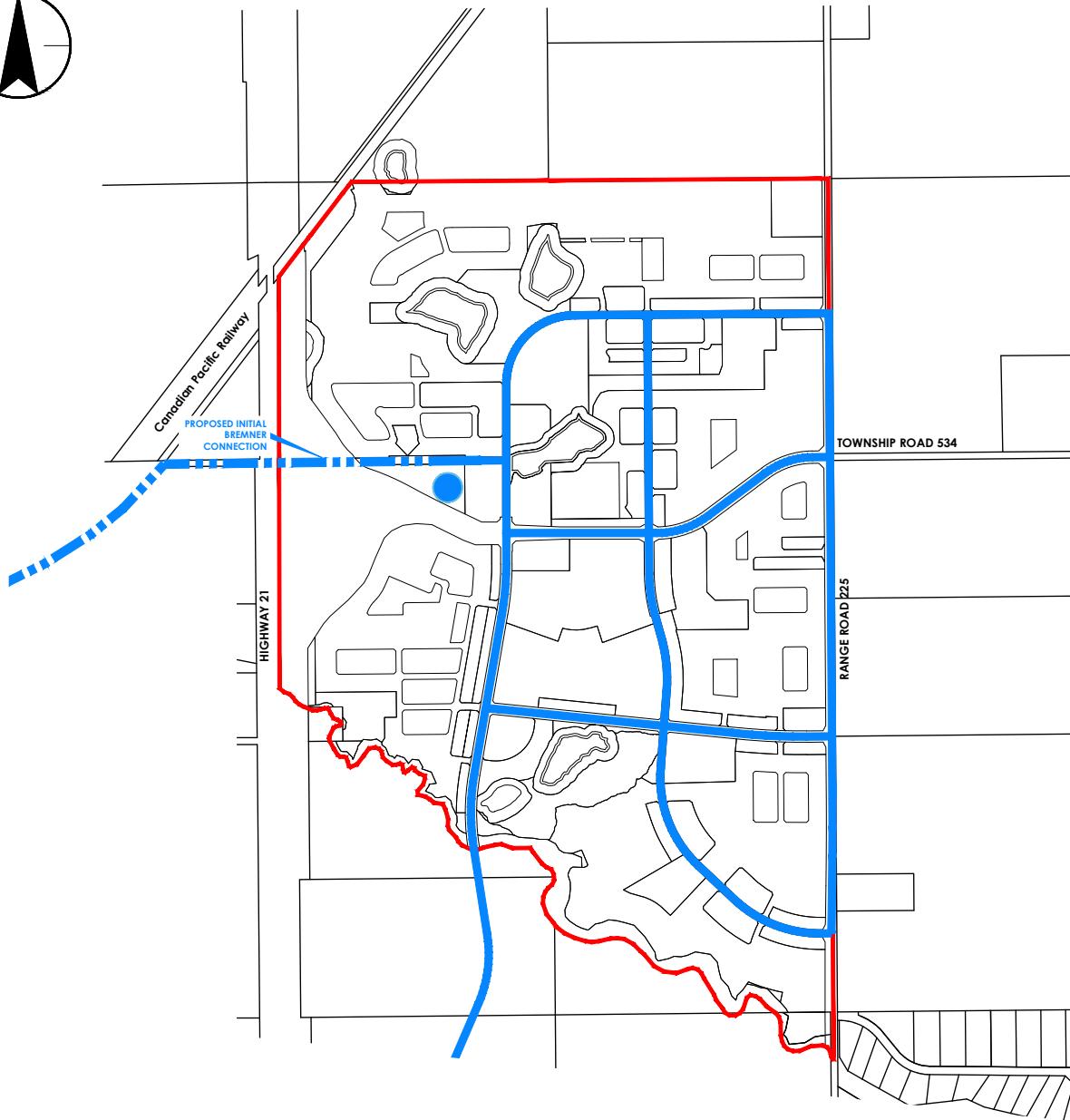
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FIGURE 12

WATER SERVICING CONCEPT



LEGEND

- Community 1 Boundary
- Proposed Watermain
- Proposed Reservoir Potential Location

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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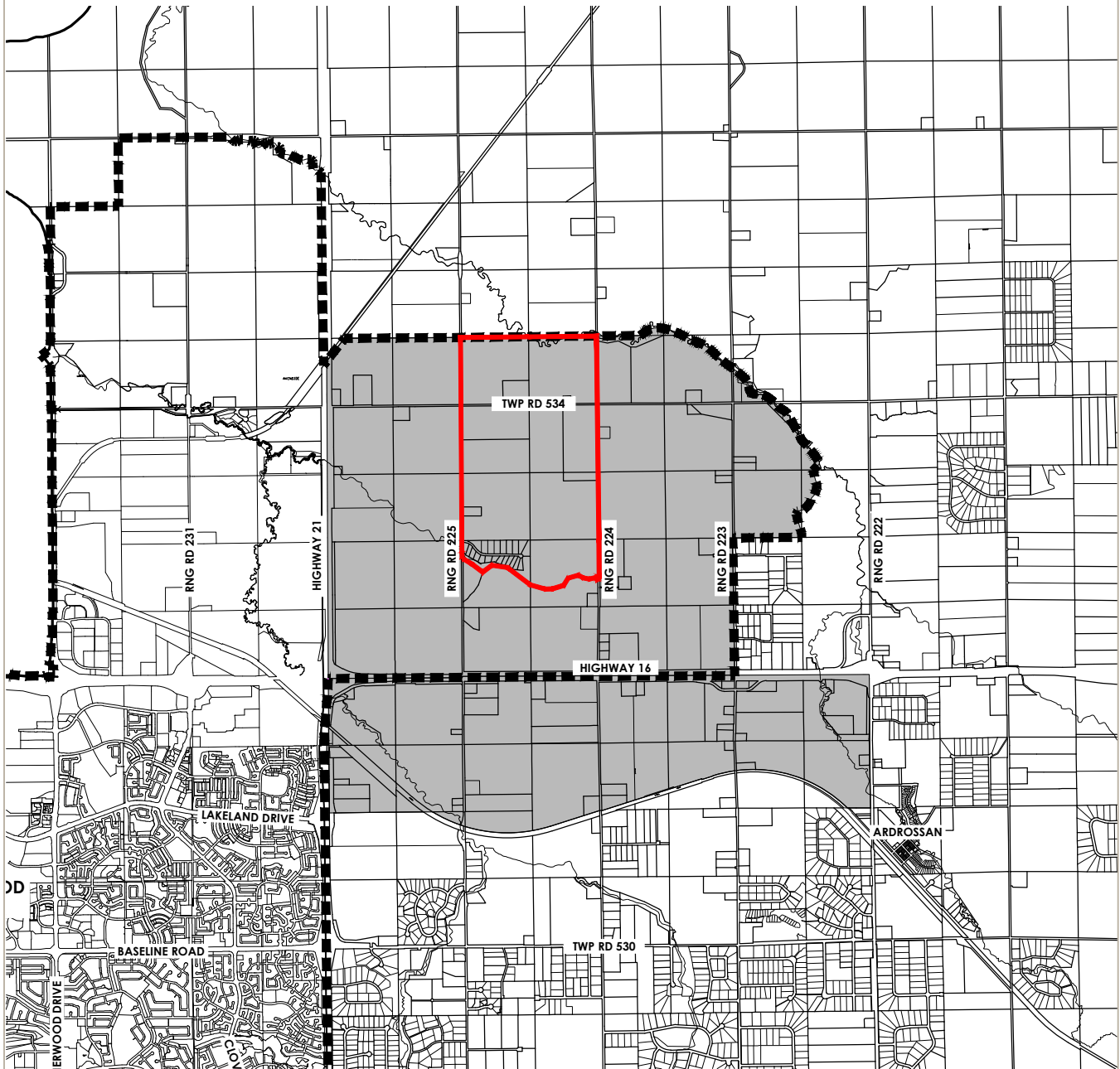
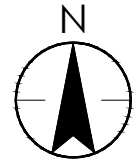
Community 4 ASP Figures

FIGURE 1

LOCATION PLAN

LEGEND

-  Community 4 Area Structure Plan Boundary
-  Bremner and LEA Area Concept Plan Boundary
-  Urban Service Area Boundary



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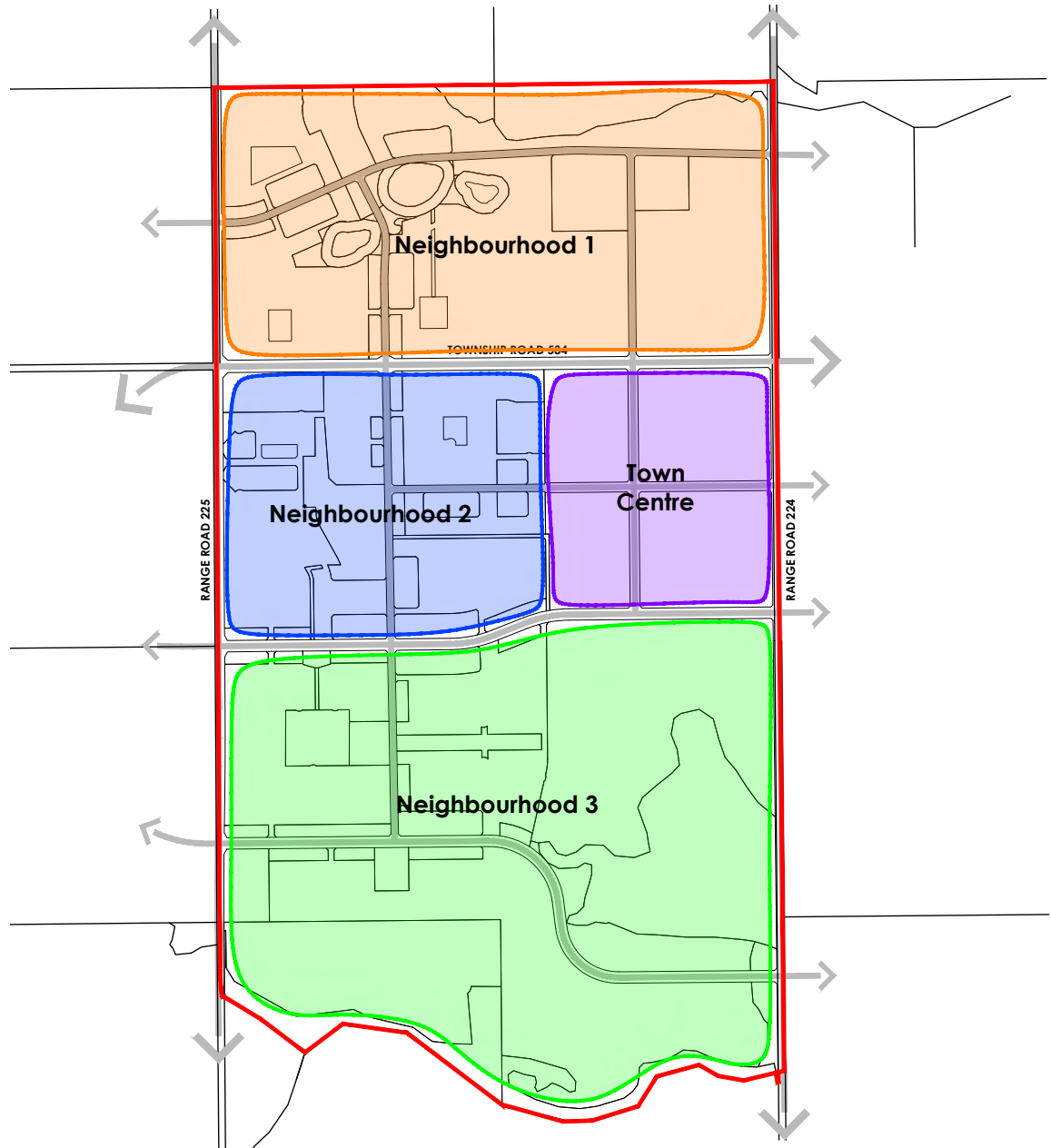
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FIGURE 2

DEVELOPMENT AREAS CONCEPT



LEGEND
— Community 4 Boundary

SCALE - 1:20,000
ORIGINAL SHEET - ANSI A

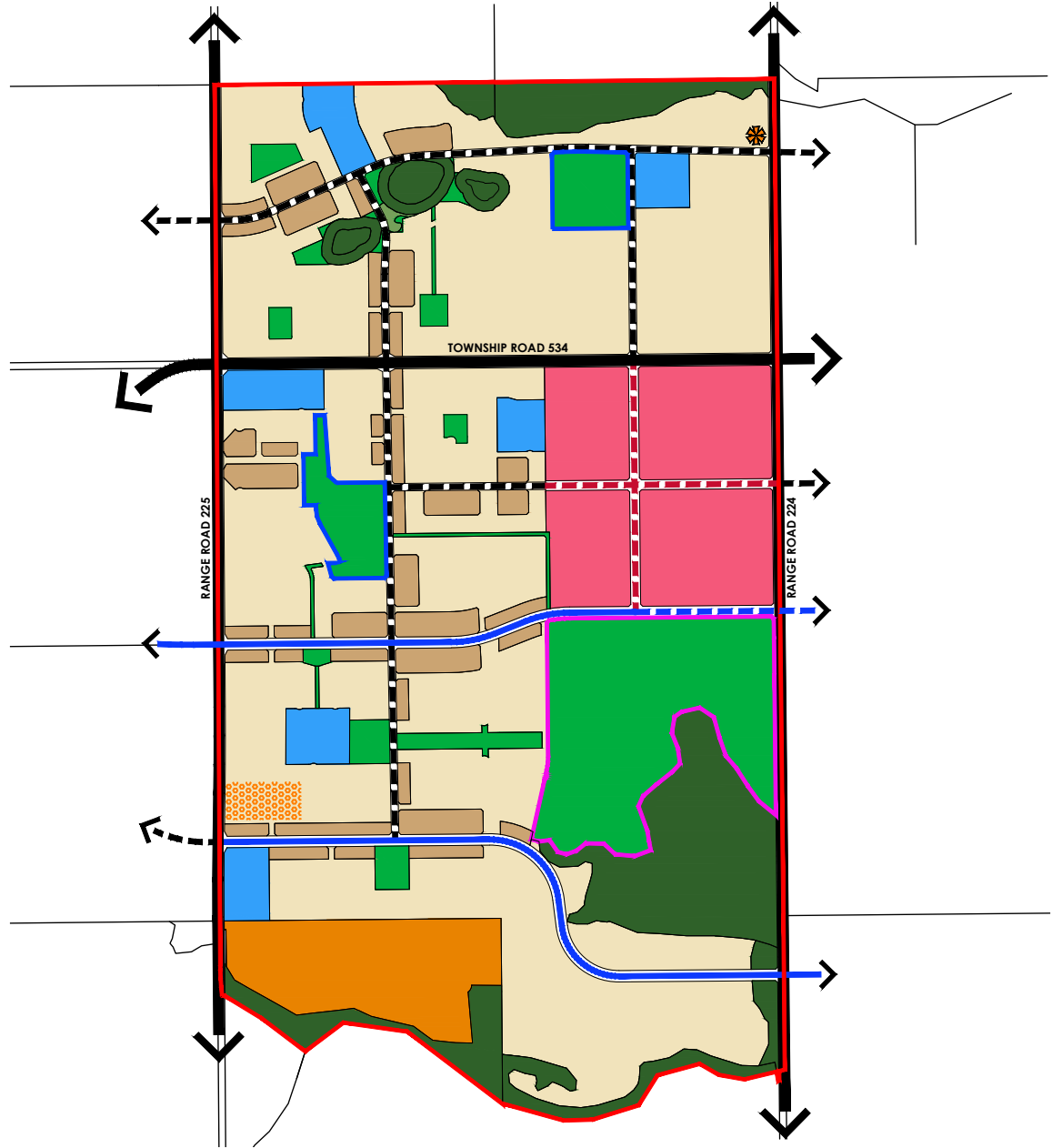
Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development subject to Strathcona County's approval.

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FIGURE 3

LAND USE CONCEPT



LEGEND

- Community 4 Boundary
- Environmental Reserve (ER)
- Natural Area-Tree Stand (MR)
- Park/Greenway (MR)
- Public Utility Lot (PUL)
- Proposed Lift Station Potential Location
- Town Centre
- Mixed Density Residential
- Street Oriented Residential
- Existing Country Residential
- Existing Residence
- Primary Community Node
- Regional Park/Secondary Community Node

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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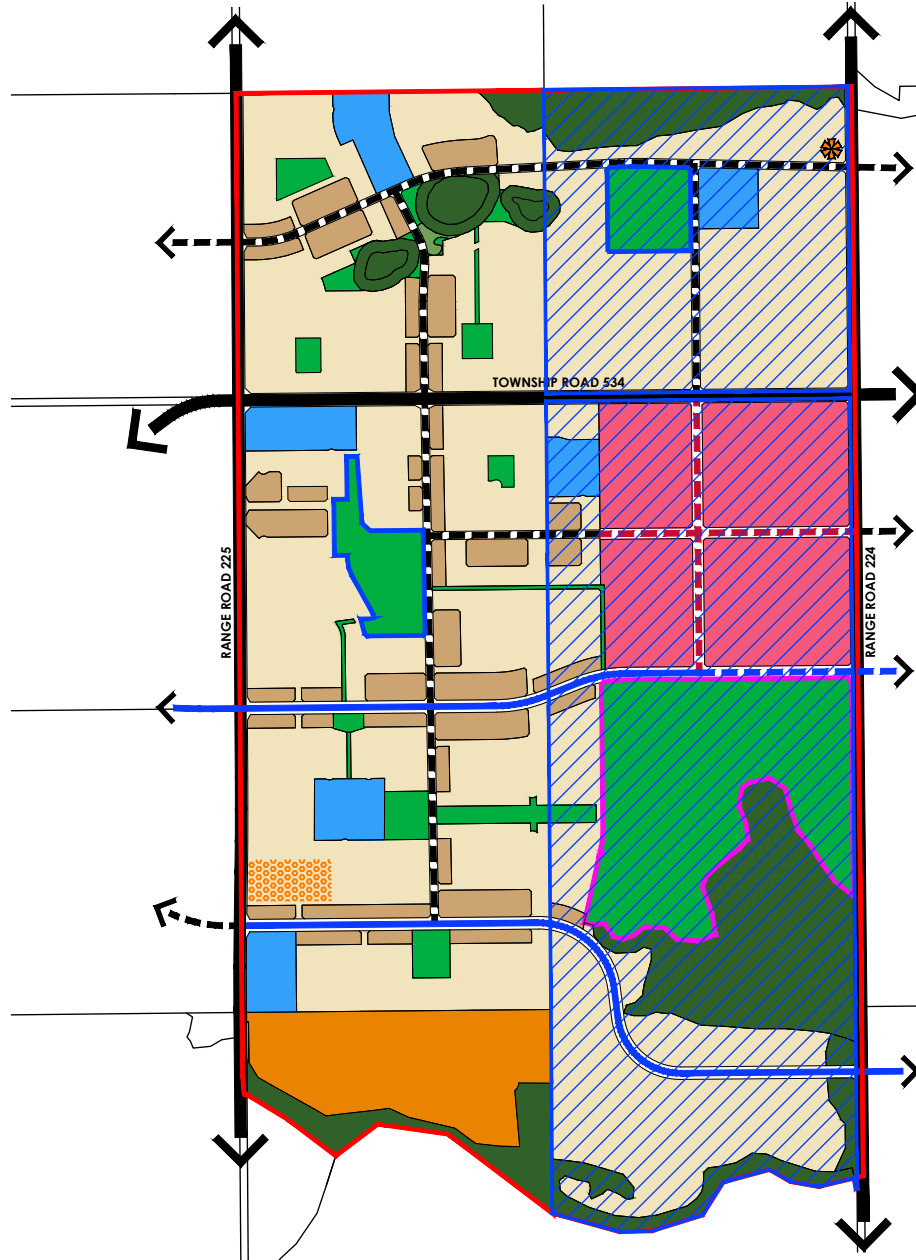
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FIGURE 3A

LAND USE CONCEPT- FURTHER STUDY AREA



LEGEND

- Community 4 Boundary
- Environmental Reserve (ER)
- Natural Area-Tree Stand (MR)
- Park/Greenway (MR)
- Public Utility Lot (PUL)
- Proposed Lift Station Potential Location
- Town Centre
- Mixed Density Residential
- Street Oriented Residential
- Existing Country Residential
- Existing Residence
- Primary Community Node
- Regional Park/Secondary Community Node
- Further Study Required

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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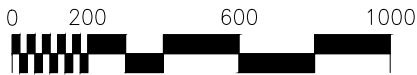
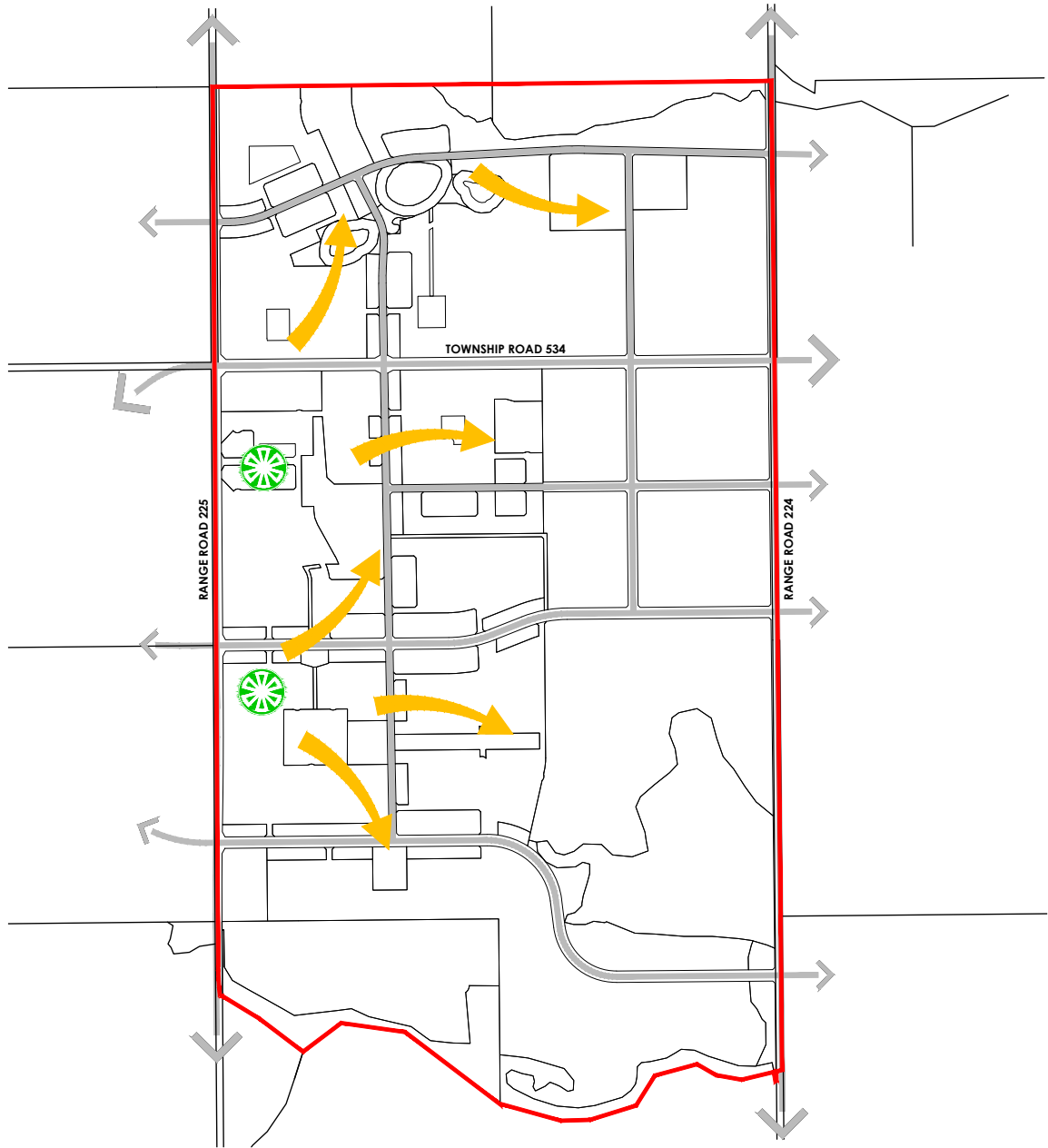


FIGURE 4

DEVELOPMENT STAGING CONCEPT



LEGEND

- Community 4 Boundary
- Anticipated Initial Area of Development
- General Direction of Development

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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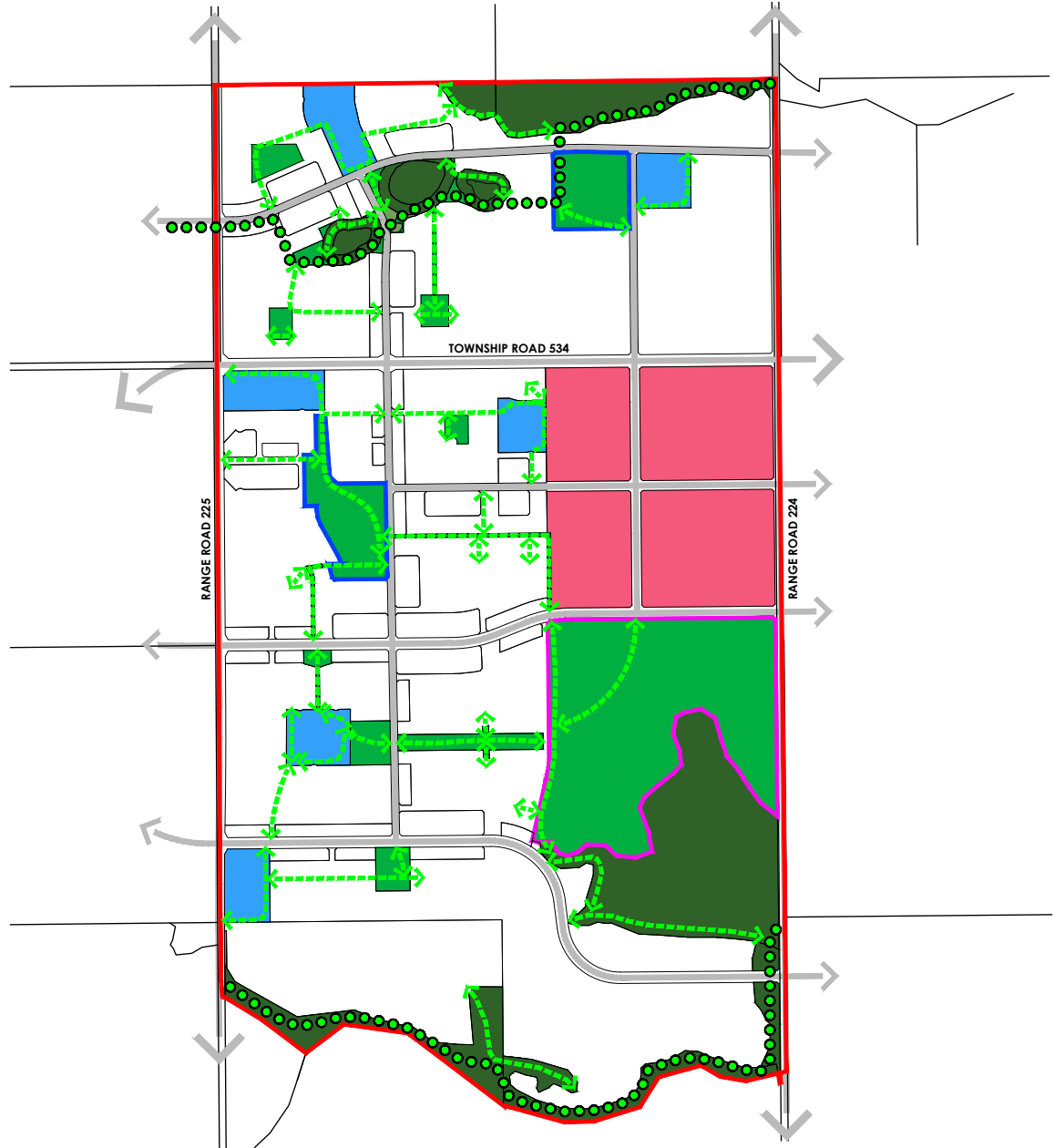
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FIGURE 5

OPEN SPACE CONCEPT



LEGEND

- Community 4 Boundary
- Environmental Reserve (ER)
- Natural Area-Tree Stand (MR)
- Park/Greenway (MR)
- Public Utility Lot (PUL)
- Town Centre
- Primary Community Node
- Regional Park/Secondary Community Node
- Connection
- Major Open Space Corridor

SCALE - 1:20,000
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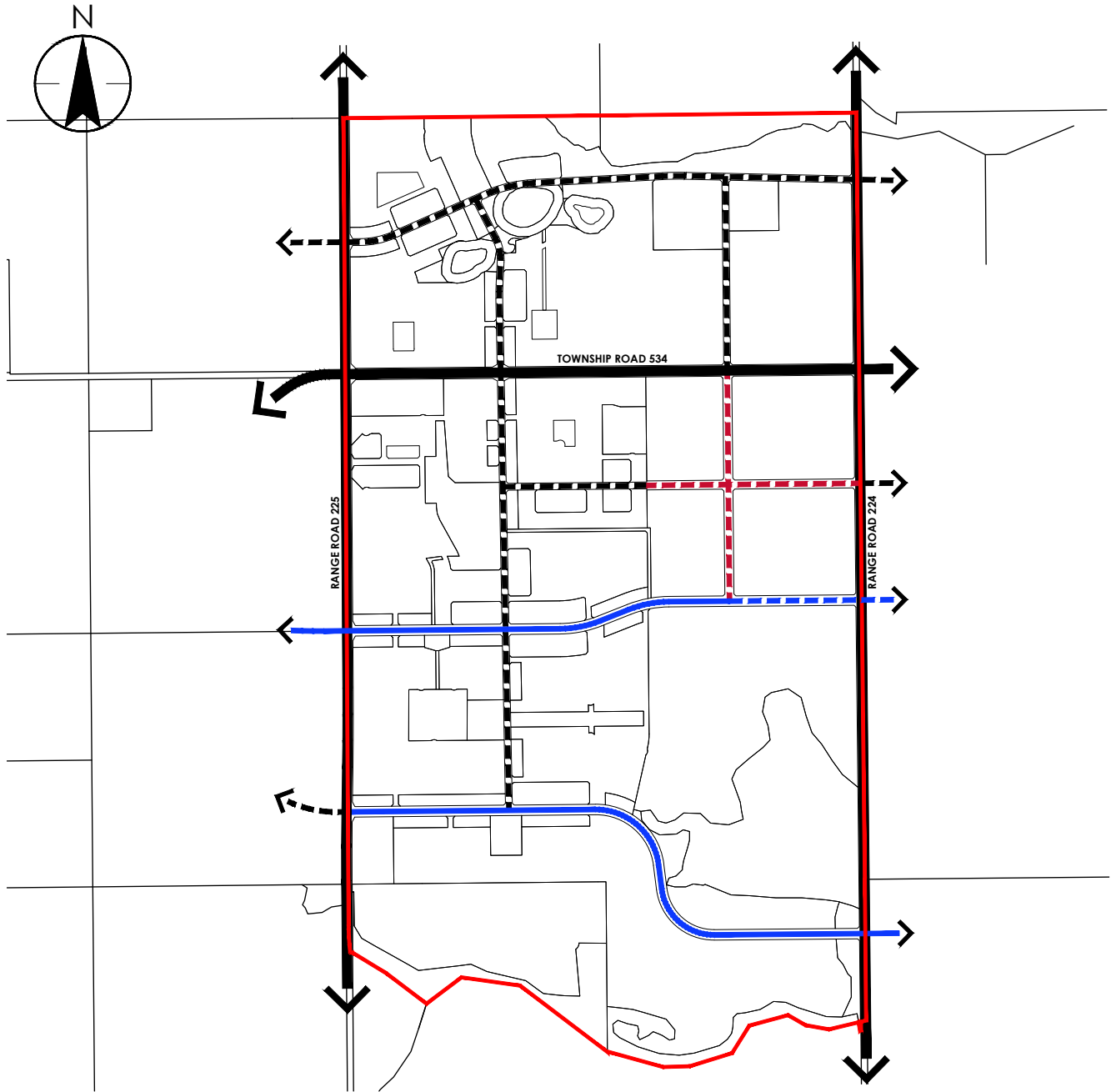
Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development subject to Strathcona County's approval.

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FIGURE 6

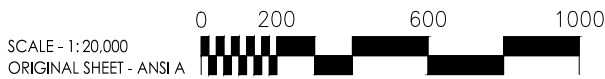
STREET CONCEPT



LEGEND

- Community 4 Boundary
- 4 Lane Arterial
- 2 Lane Collector
- 2 Lane Main Street Collector
- 2 Lane Primary Collector
- 4 Lane Primary Collector

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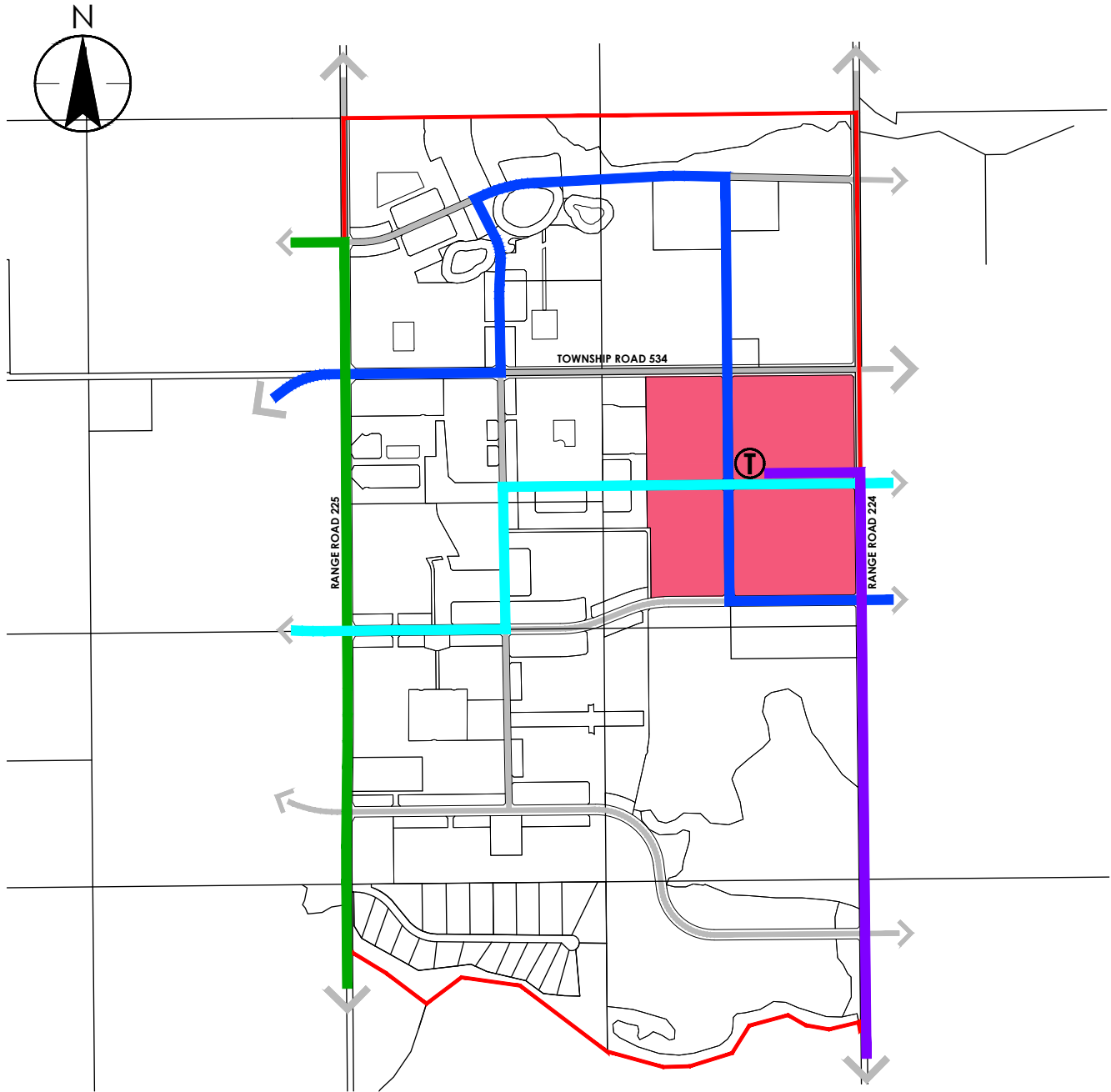


Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined by the future development subject to Strathcona County's approval.

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FIGURE 7

TRANSIT CONCEPT



LEGEND

- Community 4 Boundary
- Town Centre
- Local Transit Routes
- Sherwood Park Express Route
- Sherwood Park Express Route
- T Potential Transit Terminal / Transit Transfer Facility Location

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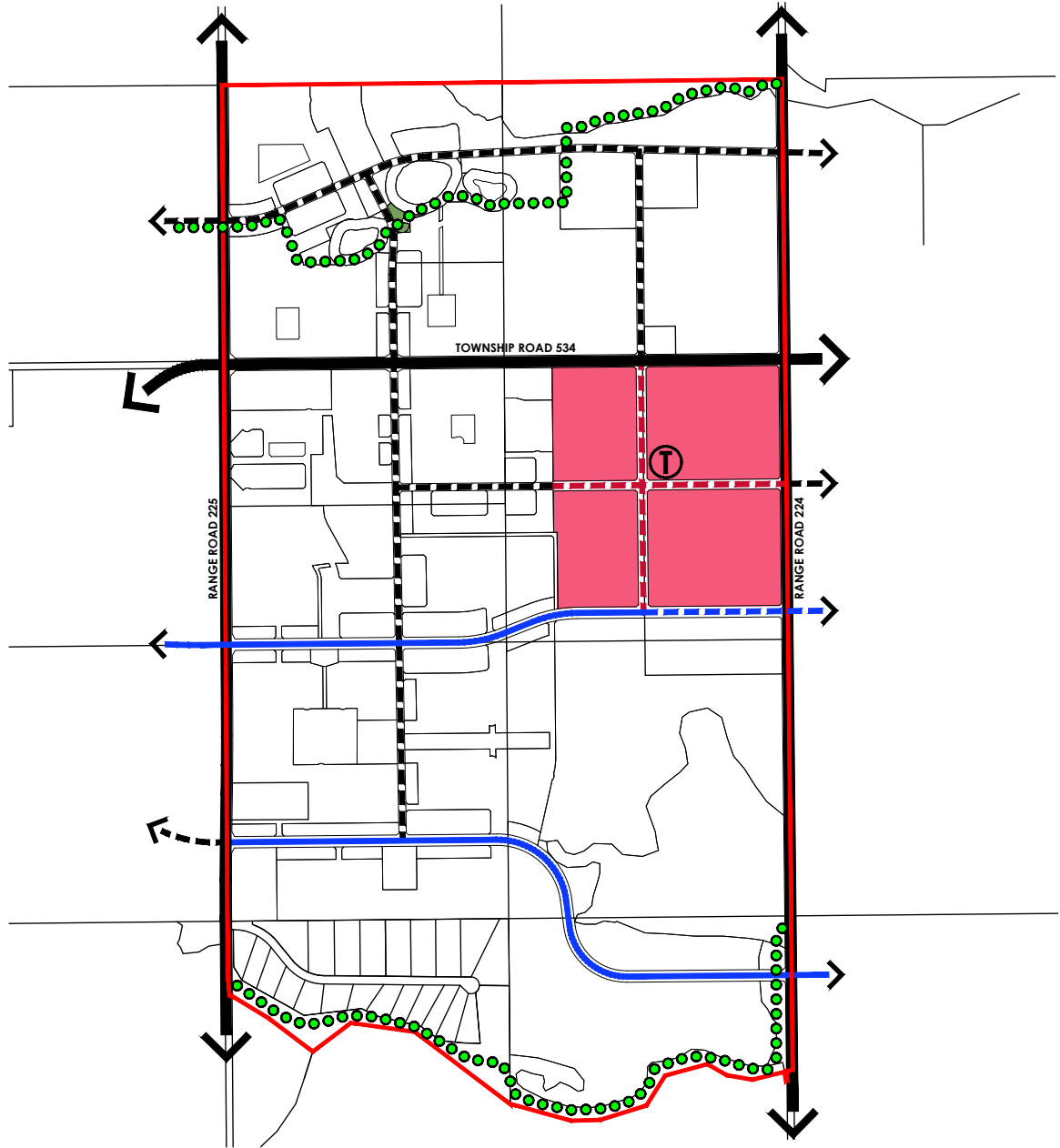
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FIGURE 8

ACTIVE TRANSPORTATION CONCEPT



LEGEND

- Community 4 Boundary
- Town Centre
- Major Open Space Corridor
- Arterial - Multi-use Trail on Each Side of Street
- 2 Lane Collector - Multi-use Trail on One Side and Boulevard Sidewalk on Other Side
- 2 Lane Main Street Collector - Raised Cycle Track in the Boulevard and Boulevard Sidewalk on Each Side
- 2 Lane Primary Collector - Raised Cycle Track in the Boulevard and Boulevard Sidewalk on Each Side
- 4 Lane Primary Collector - Raised Cycle Track in the Boulevard and Boulevard Sidewalk on Each Side
- T Potential Transit Terminal / Transit Transfer Facility Location

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.

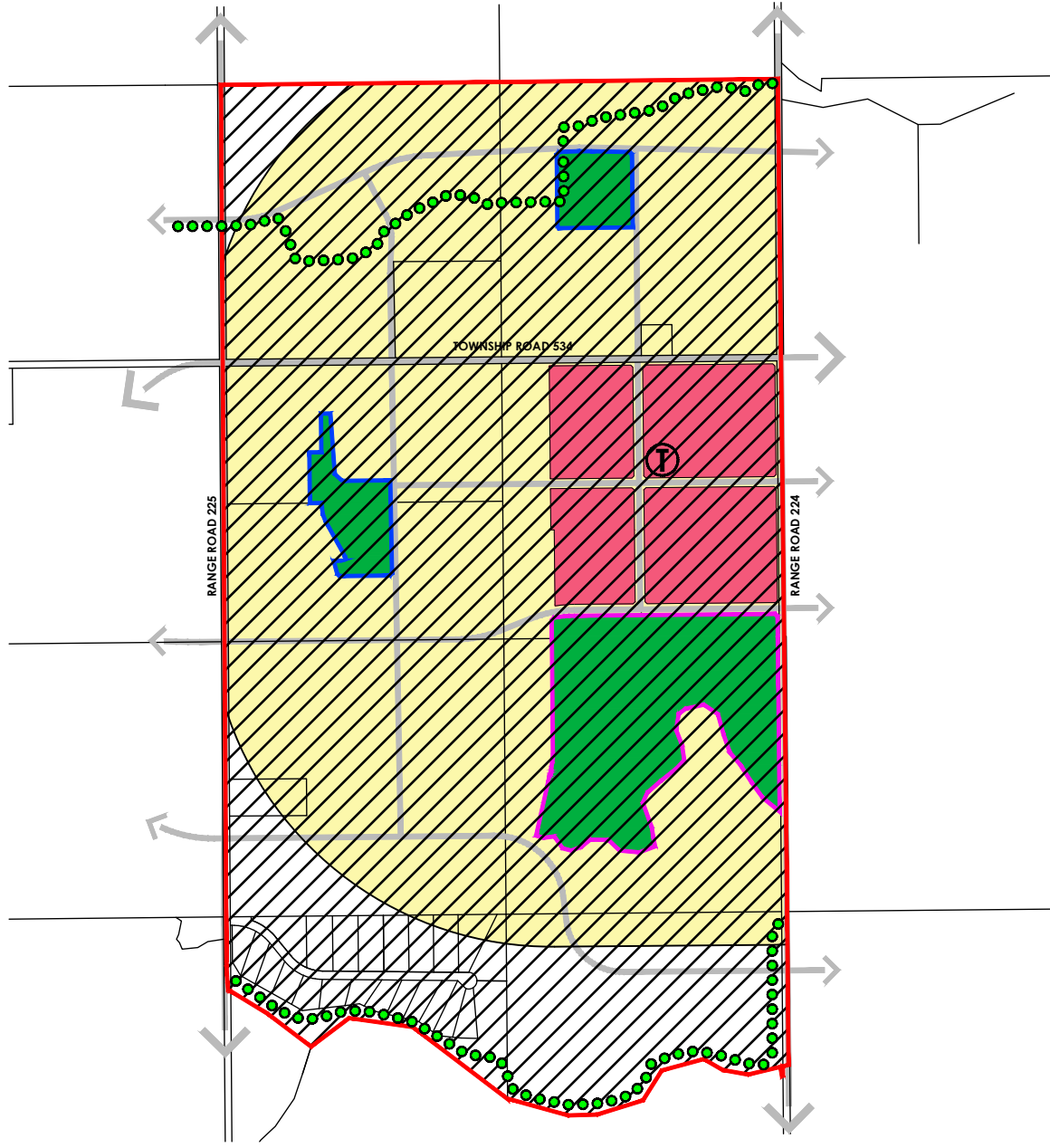
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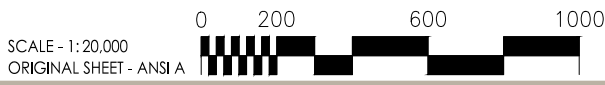
FIGURE 9

WALKSHED



LEGEND

- Community 4 Boundary
- Major Open Space Corridor
- Walkshed - 1km Buffer from Town Centre Policy Area
- Walkshed - 1km Buffer from Community Nodes
- Town Centre
- Primary Community Node
- Regional Park/Secondary Community Node
- T Potential Transit Terminal / Transit Transfer Facility Location



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.

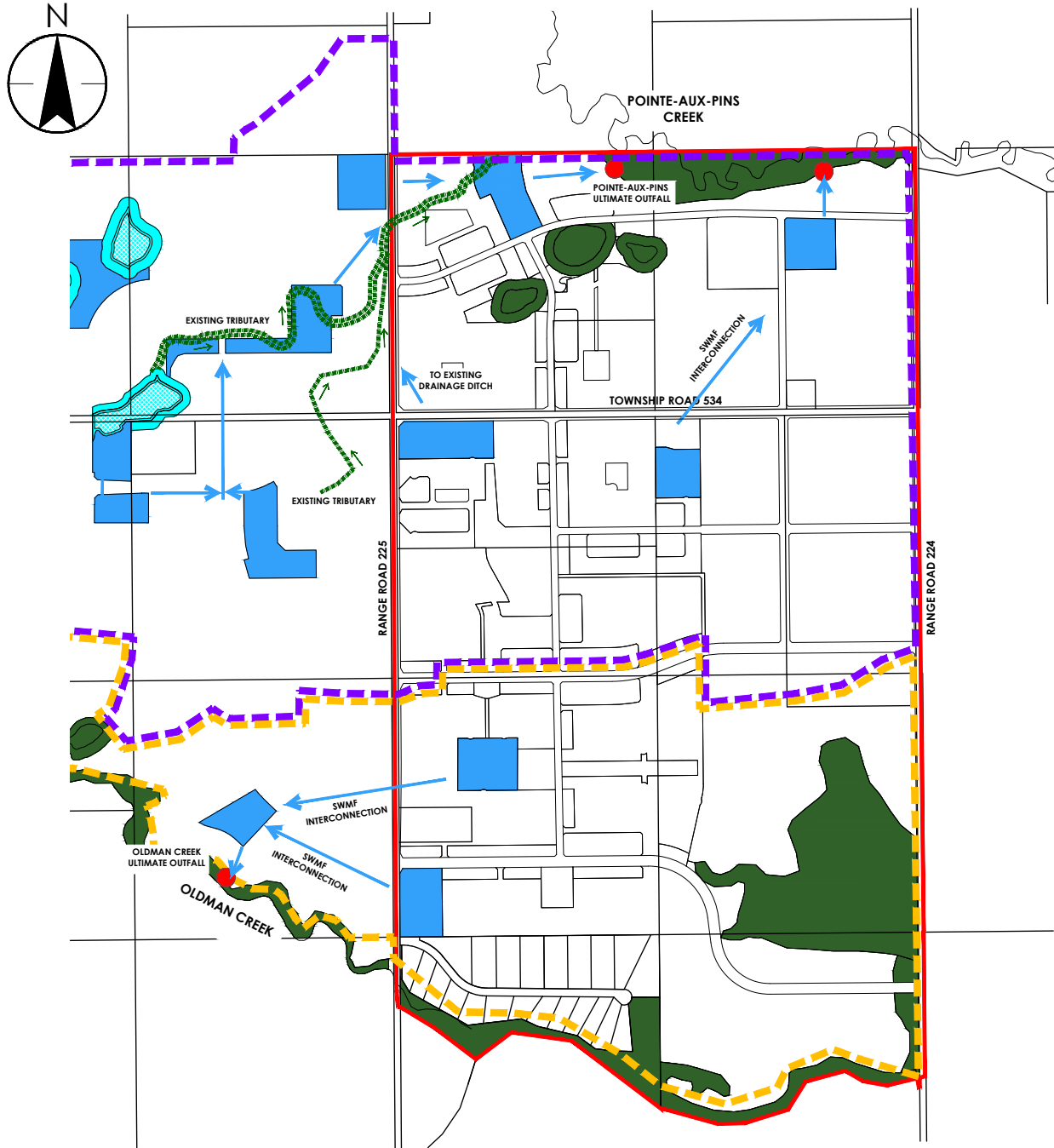
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FIGURE 10

STORMWATER SERVICING CONCEPT



LEGEND

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

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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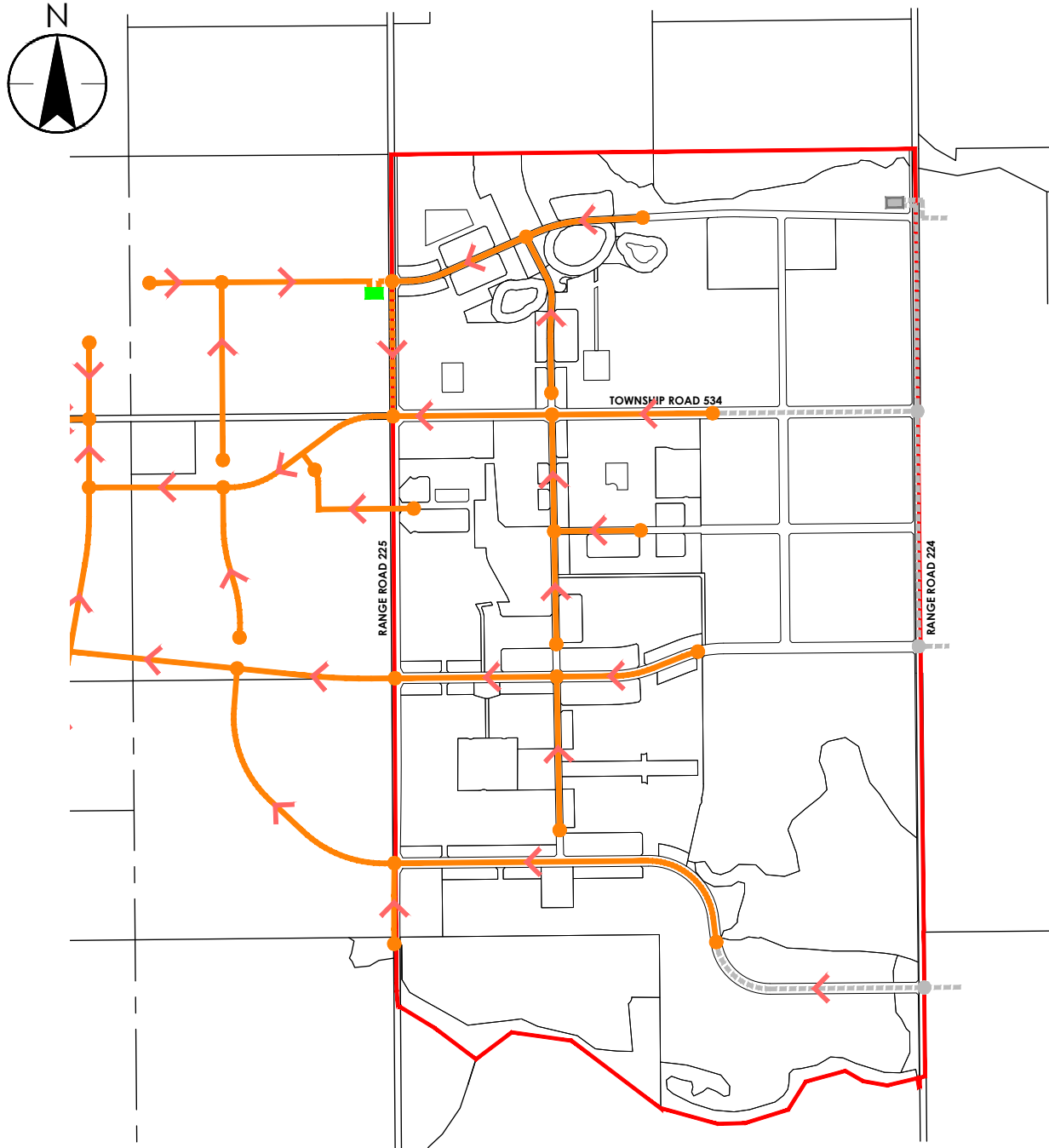
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FIGURE 11

WASTEWATER SERVICING CONCEPT



LEGEND

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

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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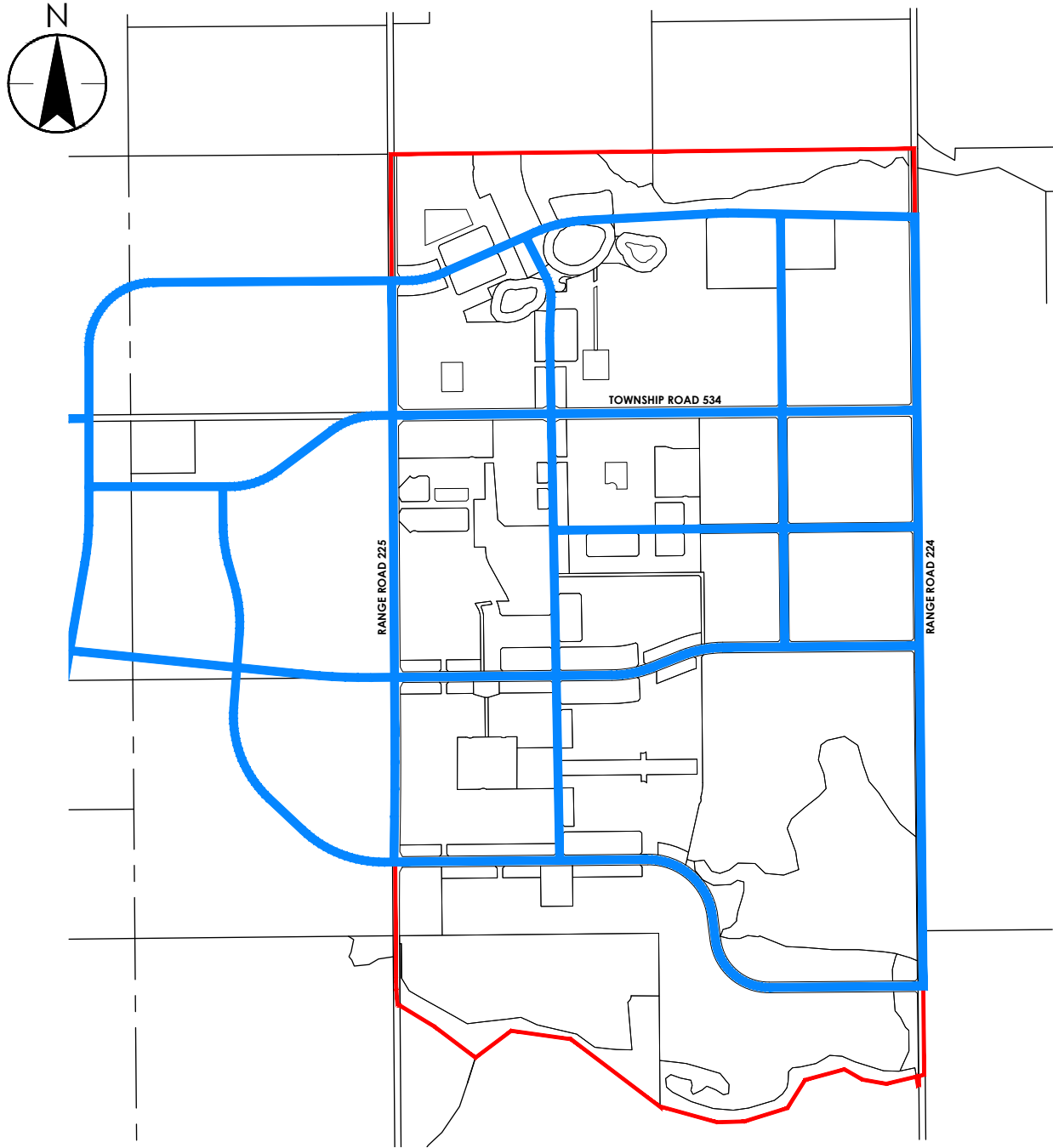
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FIGURE 12

WATER SERVICING CONCEPT



- 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.

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