

Bremner Community 1 Sub-Area Structure Plan Bylaw 33-2021**Report Purpose**

To provide information to Council to consider third reading of a bylaw that proposes to adopt the Bremner Community 1 Sub-Area Structure Plan (ASP).

Recommendations

THAT Bylaw 33-2021, a bylaw that adopts the Bremner Community 1 Sub-Area Structure Plan (ASP), 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 1 encompasses approximately 329 hectares (812 acres) of land. It is bounded by Section 30-53-22-W4 to the north, Range Road 225 to the east, Oldman Creek to the south and Highway 21 to the west. Community 1 is one of five Sub-ASPs outlined in the Bremner and Local Employment Area (LEA) Area Concept Plan. 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 1.

Community 1 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. Medium Density Residential will include various built forms, such as row housing, stacked row housing, low and medium-rise apartments.

The village centre will contain space for higher-density residential, commercial and community services. It is intended to be a walkable, mixed-use hub for the community to provide employment opportunities and services for everyday needs.

Additionally, two primary community nodes and one secondary community node are planned for the area. The primary community node in the north will accommodate two schools as well as neighbourhood outdoor recreation amenities. The primary community node to the south will accommodate one school, a county community service facility as well as neighborhood outdoor recreation amenities. The secondary community node located adjacent to the village centre will accommodate a secondary school, indoor recreation centre and community outdoor recreation amenities.

Community 1 will contain a network of open spaces utilizing municipal reserve (MR) and environmental reserve (ER). Lands will include Oldman Creek, several wetlands, forested areas, neighbourhood parks, pocket parks, open space connections and the Major Open Space Corridor.

Community 1 is designed for multi-modal transportation. Streets will contain infrastructure for walking and cycling using a combination of sidewalks, multi-use trails and cycle tracks.

The grid / modified grid layout supports efficient transit and convenient active transportation circulation.

A reservoir will be required within Community 1 to provide potable water and fire protection for the development area.

Plan Alignment

Community 1 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 1 Sub-ASP meets the minimum density requirement of 35 du/nrha.

Under the EMRGP, Community 1 is located within the metropolitan area and is considered greenfield development. Community 1, 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 1 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.

New Area for Growth

Cities are not static, and it is natural for them to change and evolve over time. Sherwood Park has been building out over the past 65 years and has evolved from a single neighbourhood in the 1950s to what it is today. Decisions were not made on day one but over time, based on the needs of the community, as it grew. Infrastructure and development have required consideration and approval by County Councils throughout that timeframe based on circumstances, priorities, and growing needs.

A complete community, with both residential and non-residential development, can help shoulder the burden and diversify the existing tax base, and new residents can help support local businesses. Without a new supply of housing, the demand for growth can impact housing affordability. A lack of supply can reduce the opportunity for housing that is affordable for the broader population. This can have a negative impact on existing sectors of the population, including seniors, students, and lower-income households.

Community 1 is the first ASP located within the boundaries of the Bremner and LEA ACP and the first within a new growth area. Because it is in a new growth area, it is not a typical ASP for Strathcona County as it is a larger area that requires mostly new infrastructure as opposed to the extension of existing infrastructure. To date, Bremner has been the most studied area in the County's history. Bremner was first identified as a potential location for urban development within the 1998 Municipal Development Plan and since that time, numerous studies have been completed. Bremner will be a major growth area not only for the County but also for the region. The Edmonton Metropolitan Region Board has projected that the region will reach 2 million people and 1.2 million jobs by 2044. The County, as a major employment generator, will share in that growth.

Next Steps

Bremner Community 1 Sub-ASP sets the framework for more detailed planning and engineering at the rezoning and subdivision stages.

Council and Committee History

July 6, 2021	Council gave Bylaw 33-2021 first and second readings.
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 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 we 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 33-2021
- 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