# ADDITIONAL PUBLIC INPUT

Invistec Consulting Ltd.

**Invistec Consulting Ltd.**
Suite 1700, 10130 – 103 Street NW
Edmonton, Alberta T5J 3N9
*File No. 2018-045*

Please accept this letter as additional information to support the redistricting application for the proposed school site in NE St. Albert.

| LEGEND |
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| *Resolved* |
| *On-Going Discussions* |
| *Unresolved with Administration* |

| # | Concern | Category | Response |
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| | **Proposal** | | |
| 1 | While both the redistricting and the subdivision applications are separate, Administration must consider the impacts of both applications when writing the recommendation to Council regarding the proposed redistricting. | Subdivision | No formal policy, bylaw, or regulation in Alberta or the City of St. Albert require that redistricting and subdivision applications must be considered together.<br><br>The MGA mandates that subdivisions conform to the statutory planning framework, and the City has typically treated the two processes separately. |
| | **Municipal Government Act** | | |
| 2 | When the land is redistricted to PSI, it is intended for public use. Given this, Section 644 of the MGA may be triggered.<br><br>Section 644 indicates that if the land is to PSI, then within 6 months of the designation to PSI:<br>● The City must either acquire the land as municipal reserve, or<br>● Commence proceedings to acquire the lands within a reasonable time, or<br>● Redesignate the land for non-public use. | Subdivision<br><br>Over-dedication | A subdivision application has been submitted to the City to commence the proceedings for the land to be acquired by the City as Municipal Reserve.<br><br>The three parcels have since been consolidated into a single parcel, while the proposed subdivision area has been reduced to correspond with the maximum Municipal Reserve allowed to be taken. Therefore, the City is not required to purchase any land. |

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| 3 | The accompanying and proposed subdivision application cannot be approved by the Subdivision Authority due to servicing (utility and transportation) constraints. | Subdivision | This application is specific to the redistricting of the lands, not the subdivision. No formal policy, bylaw, or regulation in Alberta or the City of St. Albert require that redistricting and subdivision applications must be considered together. |
| | **Municipal Development Plan (Flourish)** | | |
| 4 | Policy 10.1.1. directs new urban development to be serviced with municipal water, wastewater, and stormwater infrastructure, as well as shallow utilities | Servicing | Within the servicing brief for the school site, there is an opportunity for interim servicing. This servicing will allow for the site to conform to the ultimate design when the downstream NES projects are undertaken. The project team has been communicating these options as well as continuously working on addressing these through the Neighborhood Plan reports. |
| 5 | Policy 11.1.1. requires the maximum entitlement of municipal reserve to be dedicated through the subdivision process. | Subdivision | A subdivision application has been submitted to the City to commence the proceedings for the land to be acquired by the City as Municipal Reserve.<br><br>The three parcels have since been consolidated into a single parcel, while the proposed subdivision area has been reduced to correspond with the maximum Municipal Reserve allowed to be taken. Therefore, the City is not required to purchase any land. |
| 6 | Policy 11.4.2. intends to facilitate the provision of adequate school sites, for new and amended Area Structure Plans, based on projected student population. St. Albert has other sites that could meet the needs of the school board. | Alternative School Site Options | The school sites that are currently available on the site readiness list provided are not adequate for a new high school.<br>1) Oakmont - 3.31 ac site<br>a. This site is too small for a 1,500 student school.<br>2) Kingswood – 12.18 ac site<br>a. The Developer will not allow a high |

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| | | | school to be built on this land.<br>b. On July 22, 2025, Councillor Joly directed Administration via a Notice of Motion to commence internal and external process to expropriate the remaining Municipal Reserve.<br>3) Riverside #1 - 4.45 ac site<br>a. This site is too small for a 1,500 student school.<br>4) Riverside #2 – 9.61 ac site<br>a. The site is not available for approximately 2 years.<br>b. The site is too small for a 1,500 student school.<br>5) Cherot #1 – 10.1 ac site<br>a. This site is intended to be the Public School's future K-9 site.<br>6) Cherot #2 – 25.5 ac site<br>a. This is the Amenities Site. Only 10 ac is dedicated towards a school.<br>b. This site is located too close in proximity to the Bellerose High School that is undergoing modernization.<br><br>The St. Albert Public Schools has consistently stated that their need is for a school site in the northeast. Five of the listed sites are on the west side of St. Albert. The St. Albert Public Schools is currently in the process of a major modernization of the Bellerose |

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| | | | Composite High School, which will accommodate an additional 275 seats. Bellerose is nicely situated to support the growth in west St. Albert. An additional high school in this area would be redundant and continue to cause enrollment issues and concerns.<br><br>The St. Albert Public Schools needs a new high school in the northeast to support the growth of Jensen Lakes and Erin Ridge North. Families in these growing areas need access to a high school. |
| 7 | Policy 11.4.4. evaluates school sites and transfer of Municipal Reserve to school boards in accordance with the Municipal Government Act, and the School Site Allocation Agreement (as amended). The TIA prepared in June 2024 for Northeast ASP stated 1,500 students. On April 16, the applicant clarified that this school would be built to support 1,650 staff and students at maximum capacity.<br><br>The school is requesting a significant portion of land for this site, that is over a typical 10% MR dedication, and over the average high school site size in St. Albert. | School Site<br><br>Over-dedication | The TIA for the NE St. Albert ASP was completed for 1,500 students. This is still consistent with the school accommodating the 150 staff identified for the 1,650 staff and student maximum capacity.<br><br>The three parcels have since been consolidated into a single parcel, while the proposed subdivision area has been reduced to correspond with the maximum Municipal Reserve allowed to be taken. Therefore, the City is not required to purchase any land. |
| 8 | Policy 11.4.5. encourages new school sites to be planned, serviced, and developed in an orderly and appropriate manner prior to subdivision of 30% of the gross residential land in Area Structure Plan areas. | Pre-mature Application | The proposed high school is being provided in advance of 30% of the gross residential land in the ASP as required. A high school serves a greater radius than just the immediate residents of the neighbourhood it is located within, such as residents of Jensen Lakes and Erin Ridge North,. |
| | NE St. Albert Area Structure | | |

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| | Plan | | |
| 9 | Section 6.2.2(1) of the ASP requires the preparation of Neighbourhood Plans (NP), under the Northeast St. Albert ASP, with further technical studies provided. There are several requirements at NP stage, including geotechnical and environmental studies that are used to inform the provision of Environmental Reserve (ER), Municipal Reserve (MR), and Conservation Reserve (CR). | Neighbourhood Plan | The NE St. Albert ASP was approved by Council on February 04, 2025. Under the MGA, a Neighbourhood Plan is not required to subdivide the school site. The proposed redistricting is consistent with the ASP.<br><br>Technical reports were provided in support of the redistricting application including a geotechnical investigation and Water Act Approval. |
| 10 | Section 6.2.2(6) of the ASP requires the preparation of Neighbourhood Plans (NP), prior to redistricting or urban subdivision of parcels. | Neighbourhood Plan | The NE St. Albert ASP was approved by Council on February 04, 2025. Under the MGA, a Neighbourhood Plan is not required to subdivide the school site. The proposed redistricting is consistent with the ASP. |
| 11 | Furthermore, the undertaking of a Neighbourhood Plan would have addressed the larger high school site size than was shown in the ASP. The proposed redistricting area is approximately 8.09 hectares± (20 acres±) and that is over the amount of MR that can be required by the City. | Over-dedication | The three parcels have since been consolidated into a single parcel, while the proposed subdivision area has been reduced to correspond with the maximum Municipal Reserve allowed to be taken. Therefore, the City is not required to purchase any land. |
| | Lack of Neighbourhood Plan | | |
| 12 | There is no current approved Neighbourhood Plan for the subject lands. While select items have been submitted for the NP, a complete application has not been received by Administration. | Neighbourhood Plan | The NE St. Albert ASP was approved by Council on February 04, 2025. Under the MGA, a Neighbourhood Plan is not required to subdivide the school site. The proposed redistricting is consistent with the ASP. |
| 13 | The process for land development within the City of St. Albert is for a Neighbourhood Plan to be | Neighbourhood Plan | The NE St. Albert ASP was approved by Council on February 04, 2025. Under the MGA, a Neighbourhood Plan is not required |

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| | approved prior to redistricting or subdivision of the lands. The applicant was advised on March 5, 2025, that a Neighbourhood Plan application should be submitted prior to proceeding with redistricting and subdivision. | | to subdivide the school site. The proposed redistricting is consistent with the ASP. |
| | **Over Dedication of Municipal Reserve** | | |
| 14 | The two parent parcels the subdivision comes from are approximately 41.30 hectares± (102.05 acres±) in size. This would allow the City to take a parcel approximately 4.13 hectares± (10.21 acres±) for Municipal Reserve (MR) for these parcels. The proposed subdivision parcel area is approximately 8.10 hectares± (20.00 acres±), not including the roadway. This means an over dedication of MR of approximately 3.1.97 hectares± (9.80 acres±). | Over-dedication | The three parcels have since been consolidated into a single parcel, while the proposed subdivision area has been reduced to correspond with the maximum Municipal Reserve allowed to be taken. Therefore, the City is not required to purchase any land. |
| 15 | If the applicant dedicates 1.62 hectares± (4.00 acres±) of land gratuitously to the school board, then the estimated cost of purchasing the additional 2.35 hectares± (5.80 acres±) of land is estimated to be in the low 7 figures, and would be subject to an appraisal of fair market value at the time of required purchase. | Over-dedication | The three parcels have since been consolidated into a single parcel, while the proposed subdivision area has been reduced to correspond with the maximum Municipal Reserve allowed to be taken. Therefore, the City is not required to purchase any land. |
| | **Process to Create a School Site** | | |
| 16 | If a school site is needed imminently, St. Albert has other sites that could meet the needs of a school board, though St | Alternative School Site Options | The school sites that are currently available on the site readiness list provided are not adequate for a new high school. |

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| | Albert Public Schools has consistently messaged their desire for a high school capable site east of St Albert Trail. | | 7) Oakmont - 3.31 ac site<br>a. This site is too small for a 1,500 student school.<br>8) Kingswood – 12.18 ac site<br>a. The Developer will not allow a high school to be built on this land.<br>b. On July 22, 2025, Councillor Joly directed Administration via a Notice of Motion to commence internal and external process to expropriate the remaining Municipal Reserve.<br>9) Riverside #1 - 4.45 ac site<br>a. This site is too small for a 1,500 student school.<br>10) Riverside #2 – 9.61 ac site<br>a. The site is not available for approximately 2 years.<br>b. The site is too small for a 1,500 student school.<br>11) Cherot #1 – 10.1 ac site<br>a. This site is intended to be the Public School's future K-9 site.<br>12) Cherot #2 – 25.5 ac site<br>a. This is the Amenities Site. Only 10 ac is dedicated towards a school.<br>b. This site is located too close in proximity to the Bellerose High School that is undergoing modernization.<br><br>The St. Albert Public Schools has |

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| | | | consistently stated that their need is for a school site in the northeast. Five of the listed sites are on the west side of St. Albert. The St. Albert Public Schools is currently in the process of a major modernization of the Bellerose Composite High School, which will accommodate an additional 275 seats. Bellerose is nicely situated to support the growth in west St. Albert. An additional high school in this area would be redundant and continue to cause enrollment issues and concerns.<br><br>The St. Albert Public Schools needs a new high school in the northeast to support the growth of Jensen Lakes and Erin Ridge North. Families in these growing areas need access to a high school. |
| 17 | Direction is provided that Administration would only transfer a school site to a school board after the site allocation committee makes a decision, and provides written approval of funding from the Province of Alberta. This requirement has not been met, as the City has not been notified of a decision by the site allocation committee, or any decision by the Government of Alberta. | JUPA Process | This requirement will be met when the redistricting is approved, as per typical process. |
| | **Geotechnical Considerations** | | |
| 18 | The supplementary letter identified that:<br>• A footing-based foundation is not likely. A pile foundation would likely be needed for a building placed on site. Typically, pile foundations would cost more than footing- | Geotechnical | In greater Edmonton, the use of pile foundation is common for commercial and institutional buildings. |

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| | based foundations. This will impact the overall cost to construct the school.<br>● There is risk of movement for slab-on-grade. This is due to the high plastic clay soils that are present on site. The soil could be replaced, to reduce the chances of foundation movement.<br>● High water tables are also a concern - this presents an increased risk of frost heave. | | In greater Edmonton, the use of slab-on-grade is common for commercial and institution buildings. However, replacing 1 m of soil below the slab subgrade with low to medium plastic engineered clay fill to provide slab-on-grade support for commercial and institutional buildings is also a common practice.<br><br>The soils located within the quarter section are similar in type and the water table at similar depths to those encountered within North East St Albert, which includes several large foundation buildings. |
| 19 | The geotechnical indicates development constraints, and the applicant should ensure proper mitigative measures are implemented. Further geotechnical work would need to be undertaken at the Neighbourhood Plan stage, and prior to the issuance of a building permit. | Geotechnical | A site-specific geotechnical investigation with detailed foundation analysis is expected to be required to support the Development Permit of the school site.<br>The foundation type will ultimately be determined through that process and with close coordination with the Structural Engineer and Buildings team. |
| 20 | A school site in Drayton Valley was abandoned, after only 11 years. The school was built in 2010, however "Wild Rose School Division Deputy Superintendent[…]says the school was scheduled for demolition due to several issues, primarily due to the soil" (shown as attachments 10 and 11). Sites with soil types that are susceptible to movement can impact the foundation of the building, causing costly repairs. | Geotechnical | The soils located within the quarter section are similar in type and the water table at similar depths to those encountered within the Erin Ridge North Neighborhood, which includes several large foundation buildings.<br><br>The Province also now has a Site Readiness Gated Checklist that must be met in order to develop the school. |
| | Sanitary Servicing | | |

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| 21 | School sites typically host multiple after-school events that can occur during peak evening flow hours; thus, contributing to the overall sanitary servicing for the area. This could include music or sports practices, or plays and events. | Sanitary Capacity | School sites operate on off-peak hours to typical residential generation. However, the school board can regulate off hour events, similar to what has been done with the Paul Kane High School, and will work with the City.<br><br>Further, on-site measures can be utilized within the site construction to address these concerns, such as on-site storage with a pump-out that operates off peak hours. |
| 22 | Wet weather flow also needs to be accommodated within the applicant's proposal, which has not been done at this time. | Servicing Report | Wet weather flows have been included within the calculation. Further efforts to reduce wet weather infiltration would be taken in the design and construction of the system with the on-site development. |
| 23 | There remains a lack of capacity in the City's existing sanitary system that cannot accommodate any additional sanitary flows from new development. Administration and developers are exploring interim solutions for additional sanitary capacity in advance of the ultimate Northeast Servicing Project offsite levy project; however, no interim solution has been accepted by the City (as of the date of this report). | Sanitary Capacity | Within the servicing brief for the school site, there is an opportunity for interim servicing. This servicing will allow for the site to conform to the ultimate design when the downstream NES projects are undertaken. The project team has been communicating these options as well as continuously working on addressing these through the Neighborhood Plan reports.<br><br>The site where Future Fire Hall 4 is planned also contributes to the same sanitary system as the proposed school site. Alternate servicing methods were considered for that site to allow development to proceed. |
| | **Water Servicing** | | |
| 24 | Fire flows will not be available in the interim and further analysis is needed at detailed design stage to understand what upgrades are needed. If interim upgrades are needed | Water Servicing | The costs for the on-site infrastructure should not be relevant to the redistricting of this site. The costs for the onsite infrastructure or upgrades to building materials are not required |

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| | because of insufficient fire flows some options suggested by the applicant includes: on-site private infrastructure to boost fire flow; a reservoir; or reduce the fire flow requirements and use high fire resistance building material. The applicant did not provide costs for these interim upgrade options. | | to determine address the application in front of council. |
| 25 | Administration reviewed the proposal, but requires more information regarding each of the options on interim upgrades to adequately review the proposal and decide on a course of action. | Water Servicing | The applicant is happy to provide additional information, however, this information is typically provided through the detailed design stage as part of the subdivision stage on the City's preferred interim option. |
| | Stormwater Management | | |
| 26 | The applicant has suggested that stormwater flow to east of the site, to a temporary SWMF, which then releases flows south into the Erin Ridge North neighbourhood, connecting with stormwater management facility (SWMF) #3B be constructed. The proposed pumping concept has not been discussed with City Administration and no details were provided by the applicant. Currently, there is no existing lift station for SWMF #4 in Erin Ridge North. At this time, the developer's contractor uses a portable pump for pumping, and the pumping routine appears to be "requirement based". | Storm Servicing | The "temporary" SWMF referenced is consistent with the location of the ultimate SWMF in the submitted Neighbourhood Plan. The control for this is proposed to be a pump as the roadways within that area of the study area have not been finalized. Any infrastructure installed would be throwaway costs. |
| 27 | The City has been alerted to a High Water-Level condition multiple times. There are concerns about monitoring if both proposed locations are pumping without permanent | Storm Servicing | The downstream system ties into the NES project construction. The highwater alerts have not been documented to the development team. Any references we have had are related to resident concerns |

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| | lift stations and SCADA (Supervisory Control and Data Acquisition) system being built and in place. | | and not necessarily tied to actual highwater levels. |
| 28 | It is anticipated the need for the compensatory SWMF would be triggered with the proposed school site and therefore more information is required to ensure the City can make an informed decision. This is the Carrot Creek Floodplain Compensatory Storage pond that is located immediately west of the redistricting area, as shown in Figure 1. | Storm Servicing | The Developer has been in discussion with the City's Utilities group to propose options to address this. As the ASP indicates, a location has been outlined for the storage identified within the Carrot Creek Drainage Study.<br><br>It is correct that the school site would trigger the construction of the storage, however redistricting does not mean that need is today. As with any development, there are designs to be completed to bring a site like this to construction, during the creation of this design, the required off-site stormwater storage areas will be designed, and submitted to the City departments for their review. |
| | **Transportation** | | |
| 29 | Two Transportation Impact Assessments (TIA) would need to be submitted to move this proposal forward:<br>• The first TIA would be with the Neighbourhood Plan. The NP TIA should identify any opportunities to stage the roadway and/or intersection improvements and expand intersection analysis to include the Neighbourhood Road (collector)/Local Road intersections. | Transportation Impact Assessment | A detailed TIA was prepared in support of the NE St. Albert ASP that included a 1,500 student school site. A NP TIA is currently underway and expected to be submitted to the City with the next submission of the Neighbourhood Plan. No changes to the roadway network or roadway classification are being proposed. It is also expected to see reduced trip rates for the employment uses as compared to the ASP TIA. |
| 30 | • The second TIA would be a site-specific TIA for the subdivision or | | An additional TIA will be provided at the Development Permit stage as part of the school site's application. |

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| | development. That TIA would need to consider roadway/intersection operations but also site layout, parking, site circulation, pick-up/drop-off, bus accommodation, and pedestrian accommodation. | | |

**Invistec Consulting Ltd.**
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*File No. 2018-045*

## APPENDIX I – HISTORY

*April 08, 2020*
Alberta Education acknowledged that the St. Albert Public Schools has made a 1,650 student high school in the Erin Ridge area their top priority from a letter dated January 30, 2020.

*June 01, 2020*
Landrex, Invistec Consulting, and St. Albert administration met to discuss how to proceed with the development and planning of the lands where the proposed school site is located.

*September 21, 2020*
The City prepared and presented a draft letter indicating that Landrex was looking to provide the St. Albert School District for a new high school, which both the City and County were supportive of exploring new methods to make the school site available.

*November 16, 2020*
Invistec submits initial report to the City for the proposed NE St. Albert Area Structure Plan.

*January 14, 2021*
The City provided preliminary comments from the circulation on Invistec's Area Structure Plan report for the NE St. Albert lands.

*April 07, 2021*
Invistec submits revised Area Structure Plan application to City.

*May 13, 2021*
City indicates that annexation is required in order for the Area Structure Plan, and development to occur on lands.

*September 14, 2021*
Invistec hosts a virtual open house for the proposed Area Structure Plan.

*December 08, 2021*
The Province grants the City of St. Albert approval on its annexation request.

*December 10, 2021*
Invistec submits revised Area Structure Plan application to City, including Neighbourhood Plan, and redistricting applications.

*January 01, 2022*
City of St. Albert obtains jurisdiction over annexation lands.

*January 28, 2022*
City deems application complete for Area Structure Plan, Neighbourhood Plan, and redistricting applications.

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*November 08, 2022*
City approves MDP Amendment to incorporate annexation lands.

*May 2023 – June 2024*
Invistec and City Administration complete multiple rounds of circulation and reviews of the proposed Area Structure Plan application.

*November 05, 2024*
St. Albert City Council grants the NE St. Albert Area Structure Plan First Reading and refers the ASP to the Edmonton Metropolitan Region Board, which identifies a school site in the location of the proposed school site.

*January 08, 2025*
The Edmonton Metropolitan Region Board grants approval of the NE St. Albert Area Structure Plan in accordance with its Regional Evaluation Framework.

*February 21, 2025*
Invistec submits redistricting and subdivision application for the proposed school site.

*February 04, 2025*
St. Albert City Council grants the NE St. Albert Area Structure Plan Second and Third Reading, which identifies a school site in the location of the proposed school site.

*March 05, 2025*
City provides a response to the redistricting and subdivision applications for the proposed school site.

*March 05, 2025*
Invistec submits a response to the redistricting application comments, in regards to the outstanding technical reports.

*March 31, 2025*
City provides circulation comments on the school site redistricting application.

*May 27, 2025*
City provides additional comments on the school site redistricting application.

*May 30, 2025*
Invistec submits a response to the redistricting application comments, in regards to the servicing comments.

# APPENDIX II – DEEMED COMPLETE LETTER

Planning & Development
Phone: 780-459-1642
Fax: 780-458-1974

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

File: Northeast ASP B.29.1 PLAN00088
NW-21 NP B.30.1 PLN00089
Redistricting E.1.263 LUB00171

January 28, 2022

Invistec Consulting Ltd.
10235 - 101 Street, 4th Floor
Edmonton, Alberta T5J 3G1

Attention: Stephen Yu

**Re: Proposed Northeast St. Albert ASP, and Neighbourhood Plan & Redistricting for NW-21-54-25 W4M**

The Planning Branch acknowledges receipt of the above-mentioned Area Structure Plan, Neighbourhood Plan and Redistricting. Processing of the application commenced on January 28, 2022. Circulation comments are dues on February 22, 2022. Following the circulation, a letter will be prepared for you based on comments received from referral agencies, internal departments, and residents.

The proposed Area Structure Plan will be referred to the Edmonton Metropolitan Region Board (EMRB) prior to St. Albert City Council holding a Public Hearing. At this time, no date has been set for the public hearing. When a public hearing date is determined you will be notified, and it will be advertised to the public.

Delay on revisions after the return of comments may impact the tentative public hearing date and/or incur additional fees.

The proposed ASP and Redistricting requires a public notification sign be erected on the site by February 11, 2022. The guidelines for preparing the public notification sign for the combined ASP/ land use bylaw amendment have been attached. Prior to having a sign company print the sign, please send a draft to the undersigned of the sign and a map showing where the sign(s) will be installed.

Also enclosed is the tentative time schedule.

**Invistec Consulting Ltd.**
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I look forward to working with you in processing this application. If you have any comments or questions, please do not hesitate to give me a call at 780-418-6055, extension 4340, or email sbennett@stalbert.ca.

Yours truly,

Suzanne Bennett, BCD
Planner

Enclosures GANTT Chart Timeline
Sign

cc: Landrex Hunter Ridge Ltd.

**Invistec Consulting Ltd.**
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*File No. 2018-045*

## APPENDIX III – TECHNICAL REPORTS SUMMARY

| Technical Report | Update or Required | Included Analysis of Proposed School Site |
|---|---|---|
| Neighbourhood Plan Technical Report | Required for Neighbourhood Plan as per TOR | Not Applicable for a redistricting application* |
| Natural Areas Assessment (Biophysical) | Provided | Not Applicable |
| Environmental Site Assessment (ESA) Phase 1 | Provided | Not Applicable |
| Geotechnical Investigation | Provided | Yes* |
| Historical Resource Impact Assessment | Approval from Province Provided | Not Applicable |
| Servicing Design Brief | Provided | Yes |
| Hydraulic Network Analysis | Provided | Yes |
| Transportation Impact Assessment | Provided | Yes** |
| Noise Study | Provided | Yes |

*Additional site-specific details to servicing and geotechnical considerations regarding the proposed school site was provided via new reports or memos from professional engineers. Further, a Site-Specific Geotechnical Investigation will be required at the Development Stage as per Province's Site Readiness Gated Checklist within the Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan Version for External Use – issued in 2019 and revised in 2022[1].

**It is expected that an additional TIA will be required at the Neighbourhood Plan stage and at the time of Development Permit for the future school.

[1] https://www.alberta.ca/planning-and-building-schools

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## APPENDIX IV – Guidelines for School Site Readiness

The following document is the Province of Alberta's "Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan Version for External Use – issued in 2019 and revised in 2022." This document applies to all sites proposed for new and replacement school projects. As per Criteria 2.3 - Geotechnical Study, a geotechnical study is required to provide a review of existing subsurface data, soil bearing capacity, depth of water table, and report on type of soil. The report must identify if further study is warranted and any challenges, risks, mitigation strategies, special foundation requirements and costs that were identified.

**Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan**

**Version for External Use – issued in 2019 and revised in 2022.**

NOTE: These guidelines apply to all sites proposed for new and replacement school projects. The checklist should also be used for additions and modernizations to identify any potential issues to increasing building footprint, expanded servicing and construction that would affect bylaw requirements, as well as for the maintenance of staff and student safety during the increased site demands of the construction period etc. Some items may not be applicable for addition and modernization projects.

Background

When evaluating a site for the potential construction of a school facility, there are a range of factors that need to be considered and investigated to ensure that the site can support the proposed project.

These factors include, but are not limited to:

- Location of the site
    - within a reasonable travel distance of the majority of students and families,
    - away from proximity to natural or man-made hazards, (see criteria 1.2-1.4 for examples of these issues)
    - adjacent land uses,
    - vehicle access,
    - zoning.
- Suitability of site size – relative to building footprint, playing fields, parking lot requirements, bus & parent drop off, segregation of pedestrian and vehicle traffic, any anticipated third party funded additional space, required set-backs, access roads, easements, utility right-of-ways etc.
- Condition of site topography – contour of the land should be level and without irregular boundaries.
- Soil condition
- Requirement for a roadside development permit from Alberta Transportation; if within 300 metres of the provincial highway right-of-way boundary or within 800 metres of the center point of an intersection of the provincial highway with another public road.
- Site ownership or control
    - Restrictive covenants, Utility Right-of-Ways, Easements, Encumbrances and other interests registered on the Title
    - The existence of Site Services: water, storm and sanitary services.
    - Required off-site improvements: such as construction of access road, intersection improvement etc. This might be contemplated as part of a traffic impact assessment or transportation master plan of the respective municipality if available

- Approximate amount of development charges/levy's applicable to the proposed site –check with Municipal Planning/Engineering Department for requirements.
- Any municipal proposal in progress for the proposed school site. This might be contemplated as part of a Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan or Inter-municipal Development Plan

Much of the information relevant to the above list would be obtained through a pre-application meeting with the land department of the municipality, minutes of the meeting should be attached to the site evaluation checklist to substantiate the information captured in the site evaluation checklist.

In order to align the work involved with evaluation of a site and preparation of a suitable site for construction with the Education Ministry's processes for evaluation of project need and the Government of Alberta's approval process for capital funding, the site work has been divided into 3 distinct phases.

- Level 1 Site Evaluation – Preliminary Site Investigation
- Level 2 Site Evaluation – Detailed Site Investigation
- Level 3 Site Evaluation – Site Preparation

This work has been staged to;

- improve and connect the scheduling of site work with the project development work,
- maximize the timing and investment of capital dollars,
- improve overall planning and ensure that projects and sites have met specific milestones before they move forward in the process, decreasing delays in anticipated school openings
- remove barriers for municipalities and jurisdictions regarding allocation of sites,
- enhance the work that municipalities and jurisdictions are required to do for their Joint Use and Planning Agreements (JUPAs).

This document is intended to be used in conjunction with the **Site Evaluation Checklist** which has replaced the previous document **Form 8: Site Readiness Form**.

It should not be assumed that Education would never recommend a construction project on a site that does not meet the ideal standard for criteria. These guidelines are intended to assist the school authority and the Ministry in the evaluation of sites and any potential risks associated with the site including risks to costs or schedule. Sites that pose higher risk will require additional steps and potentially longer time-frames and additional funding approvals to mitigate site risks.

Please Note: A project that is a high priority for a school jurisdiction can and should be submitted in the school authority's Three Year Capital Plan submission even if there is no available site for the project in the required location. Although Education cannot recommend a project for funding without a viable site, Capital Planning will work with the school authority to support the resolution of the site issue. Capital Planning prefers early awareness of site issues on high priority projects

**Level 1 - Site Evaluation – Preliminary Site Investigation**

The preliminary site investigation is currently divided into two parts.

Part 1 - There are a number of basic required criteria that are common to all sites for school construction regardless of size or grade configuration. Municipalities are required to actively solicit feedback from stakeholders during their planning and development process and school authorities are an important stakeholder in this process. It is important that school authorities are actively discussing

the criteria outlined below during the Joint Use and Planning (JUPA) discussions and it would be advantageous if these conditions were considered during the development of the inter-municipal development plan, Municipal Development Plan, Area Structure Plans or Area Redevelopment Plan and prior to a municipality designating sites as School Reserve, Municipal Reserve and Municipal and School Reserve. The first five questions cover these criteria. Please Note: where potential issues are identified during the Level 1 Site Evaluation and it is identified that subject matter experts must be hired to assess the level of risk, that additional work will be planned for execution during Level 2 of the Site Evaluation Process. Consultation should occur with your Education Manager on options to procure this necessary expertise.

Part 2 – There are a number of criteria that need to be evaluated with a specific construction project in mind as they could make a site far more desirable for one specific school construction project over another. For example, the size of the site and location may make a site better able to accommodate a mid-sized local elementary school than a large sized regional high school. The remaining questions are to be answered for the specific project that the site is being recommended for.

**Criteria 1.1 – 1:500 floodplain**

As outlined in Section 9.2 of Alberta Infrastructure's Technical Design Requirements, schools are to be constructed above the 1:500 design flood elevation. Any site that does not meet this will be required to have a flood assessment completed by a qualified engineering consultant with river engineering expertise. The report will need to be provided to Education and will need to outline the required mitigation strategies and estimated costs associated with ensuring that the risk to flood damage is minimized should a project be approved.

In order to verify that the site meets the 1:500 flood plain criteria, school authorities are to send an email to AEP.Flood@gov.ab.ca containing the information outlined in Appendix 1. Alberta Environment and Parks (AEP) is committed to provide a response back within 20 working days. This response will indicate if the site is compliant or if a flood assessment report is required.

If the site meets Education's requirements for this criteria, a copy of the email from AEP is to be sent with the completed site readiness checklist. If the site does not meet Education's requirements, the best option is to determine if another site is available that would be more suitable and not require flood mitigation strategies. If there are no other suitable sites available, consultation with your Capital Planning Manager is recommended to discuss options for further risk assessment.

**Criteria 1.2 – power lines, pipelines and abandoned wells**

As outlined on page 9 of the Guidelines for Planning School Sites, any site that is within 500 metres of any high tension power lines, high vapour pressure and large diameter high pressure hydrocarbon pipelines must identify this potential hazard. The school authority will need to identify if they are able to provide details of the risk and the proposed mitigation strategies and costs associated with that mitigation or if they would require a subject matter expert to provide that analysis. School authorities will also need to provide an explanation of why the site would be supported in spite of the known risks.

**Criteria 1.3 – abandoned wells**

The Alberta Energy Regulator manages the policies around abandoned wells. Alberta Municipal Affairs introduced amendments to the Subdivision and Development Regulation, effective November 1, 2012, that require developers and property owners applying for a subdivision or development permit to identify abandoned wells during planning and to appropriately address them in the proposed development. To find detailed information, you can review Directive 079 located here: https://aer.ca/regulating-development/rules-and-directives/directives/directive-079.

As per the Alberta Energy Regulator website, https://aer.ca/systems-and-tools, provide a copy of a map indicating the proposed site and identifying if there are any abandoned wells in proximity to the proposed construction. If a well exists in proximity to the proposed site, detailed information must be provided clarifying the communications between the jurisdiction and municipality and confirming compliance with the regulation.

**Criteria 1.4 – other potential hazards**

In addition to the specific hazards mentioned in criteria 1.2, an ideal site will not contain or be adjacent to any of the hazards outlined in criteria 1.4. The following links should provide a starting point for setbacks required for specific hazards:

- https://www.alberta.ca/waste-facilities-setbacks.aspx?utm_source=redirector
- https://www.aer.ca/providing-information/news-and-resources/enerfaqs-and-fact-sheets/enerfaqs-setbacks

For undesirable retail or other neighbourhood concerns, it is important to identify the types of activities that pose a potential concern for school administrators and parents regarding supervision and safety issues. This can include but is not limited to liquor stores, cannabis or pornography retailers, safe injection sites, correctional facilities, half-way or detox houses.

The initial evaluation can be answered through a site visit. Working with the municipality in advance to ensure that the sites being assembled for school facilities are hazard free will facilitate the site evaluation process.

**Criteria 1.5 – adjacency to a provincial highway**

As outlined on the Alberta Transportation website, https://www.alberta.ca/roadside-development-permits.aspx , if a proposed site is adjacent to a Provincial Highway in Alberta, consultation is required with Alberta Transportation to determine whether a roadside development permit is required.

The information below is taken from that website:

> A permit from Alberta Transportation is required for new or changes to roadside developments within the development control zone, which is:
>
> 300 m from a provincial right-of-way
>
> 800 m of the centerline of a highway and public road intersection
>
> *(from website as of July 7 2022)*

Refer to this website to ensure you have the latest requirements and to access the link to the Regional/District Office Address List for who to contact in your area for information on this requirement and acquisition of this permit.

**Criteria 1.6 – site topography**

The ideal site topography is a portion of land without irregular boundaries where the contour of the land is level and without slopes, swamps or natural hazards and where the elevation is not lower than the surrounding area. Sites with irregular boundaries may need to be significantly larger in size in order to accommodate the required site components. Provide a copy of the approved subdivision grades (if available, in order to support the site's ability to accommodate the proposed site components.

**Criteria 1.7 – other significant site features**

This question identifies any other considerations that may require additional funding to be allocated for site development. If there are site issues that have not been identified prior to budget development, there could be insufficient funding available to allow the project to proceed on schedule or with the original intended scope. These items should be identified early in the process with risk and mitigation strategies to prevent delays and budget issues. Use this section to identify any required archaeological restrictions as identified in Alberta Infrastructure's document called Technical Design Requirement, Section 9.2.3, or for the existence of areas of environmental sensitivity or heritage significance

**Criteria 1.**8 – title to the site

Alberta Education is unable to consider any site for development until the site ownership belongs with either the municipality or to the school authority as demonstrated by a copy of the title. Information must be provided indicating the particular policy of the responsible authority regarding transfer of title. For example, a municipality may only transfer title to the portion of the site for the building envelope at the time that construction is complete and the remainder of the site may remain with the municipality. A copy of the title will also identify if there are any encumbrances for caveats, utility right of ways, or easements.

The following questions consider the suitability of the proposed site for a particular school project – size, grade configuration, third party additions etc.

**Criteria 1.9 – project need**

This question is intended to help connect the need for a particular project (including the timeframe within which the project might move from required, to urgent, to critical) with the readiness of the project to proceed to construction based on the availability and preparation of the site. The data provided in answer to this question should be fully supported by the data in the Three Year Capital Project Submission under the same name.

**Criteria 1.10 – suitability of location**

Identify the school authority's level of satisfaction with the location of the site to meet the needs of students and families it is intended to serve. Include any considerations regarding proximity, transportation issues, ride times or other educational concerns based on location.

**Criteria 1.11 & 1.12 - components to be accommodated and required size of site**

This question is to assist in determining the required size of the site to comfortably accommodate all of the different components required by Education and the municipality's Land Use Bylaw Regulation, and desired by the school authority and community (playing fields, community space, etc.). Consideration should be given to potential future requirements to accommodate enrolment growth and the addition of future modulars, additional parking requirements etc. Sites where special access roads or bus loops are required to separate pedestrian & vehicle traffic or sites that are an irregular shape will need extra leeway in the calculation of minimum required area. This will also assist in determining if the school facility will need to be more than a single story. Any site that may seem like a tight fit may require a fit-test to be completed by a qualified consultant before proceeding.

(NOTE: - Consultation with school authorities and architects will need to occur in order to ensure that we are addressing the real concerns over site size. The 'fit-test' is a recommendation by Alberta Infrastructure and details are required as to what is involved)

**Criteria 1.13 – Digital photographs**

Photos should be taken at minimum from all four corners of the site, and identify any potential hindrances (existing trees, adjacent intersections, pathways, transformers/cable/telephone services on site, park irrigation, community signage on site, existing playfields, municipal bus stops, Canada Post super boxes, fire hydrants) A dimensioned copy of the subdivision plan identifying the site in question should also be included.

**Criteria 1.14 – Letter of Commitment**

In order for Capital Planning to provide a recommendation for planning, design or construction funding for any project, a signed letter from an authorized officer of the municipality must be provided indicating that the municipality is prepared to provide the site to the school authority for the proposed project should an approval be forthcoming.

The letter must include (but is not limited to) the following information:

- their process for the transferring of land to the school board,
- who will bear the legal cost of the transfer of land,
- whether the current zoning allows for the proposed development,
- an acknowledgment that the municipality is responsible for the work and all costs related to servicing the site,
- how much lead-time the municipality requires to ensure approval of funding in their budget and for the completion of servicing in time for construction to begin
- conditions to their approval including;
    - any requirement for a Traffic Impact Assessment (TIA)
    - an expiry date on their commitment to allocate the site should the school authority not be awarded approval for the project within a specific time frame.
    - any other specific requirement

1. Whether or not, zoning allows for the proposed development. This could be checked from the planning and development department of the respective municipality. Clarify if this is permitted vs discretionary use.

2. Agreement/Written Assurance from the Municipal Land Administration department on the transferring of land to the respective school board.
3. Who will bear the Legal Cost with respect to the transfer of land?
4. A Planner of the respective Municipality usually organizes a pre-application meeting with all the key stakeholders including regional emergency services, safety codes, engineering, transportation engineers and land administration. This meeting provides the clients (i.e. Boards) with information about the expectation of the Municipality for the proposed project. At this stage, we could also ask the senior management of the municipality for assurance.

**Part 2 of Site Readiness – Detailed Site Investigation**

The scope of work contained in Part 2 of the Site Readiness Checklist involves investment of financial resources to assess any risks to construction and this work is not recommended to be undertaken until after there has been an approval in principle from Education supporting the need for the project.

**Criteria 2.1 – Letter authorizing access**

In order to complete the detailed site investigation, the municipality must provide a letter authorizing the school authority or its agents to access the site to perform the required testing for the Level 2 – Site Evaluation. It is appropriate for the municipality to outline any conditions to that access in the letter.

**Criteria 2.2 – Results of Further Investigation of Issues Identified in Level 1 – Site Evaluation**

If there were any potential risks identified in the Level 1 – Site Evaluation where further investigation was indicated and the opinion of a subject matter expert for remediation strategies and costs was required, provide a summary of the findings and cost estimates of the remediation strategies identified in those studies and attach copies of the studies.

**Criteria 2.3 – Geotechnical study**

A Geotechnical study is required to provide a review of existing subsurface data, soil bearing capacity, depth of water table, and report on type of soil. As outlined in the Guidelines for Planning School Sites, a minimum of six boreholes drilled to a minimum depth of 10 metres is required.

The report must identify if further study is warranted and any challenges, risks, mitigation strategies, special foundation requirements and costs that were identified. A copy of the report must be submitted.

**Criteria 2.4 – Environmental Site Assessments**

Environmental Site Assessments (ESA) need to be completed to identify any potential risks and the cost to mitigate those risks. If the ESA 1 identifies that there is no requirement for an ESA 2, this criteria is satisfied. A copy of the report needs to be included with the signed checklist.

If the ESA 1 identifies the need for an ESA 2, the jurisdiction will commission this work and provide a copy of that report and the details of the findings in order to satisfy this requirement. If the ESA 2 indicates, there is a need for the site to be remediated for construction to be allowed or advisable, the preferred option would be to identify a different site rather than to seek approvals to remediate the site. If however, no other site is available, consultation with Capital Planning and written approval for

investment of additional funding to remediate the site would be required before the project could be recommended for design funding.

**Criteria 2.5 – Traffic Impact Assessment (if required)**

If the letter from the municipality provided under Criteria 1.12 indicated that a Traffic Impact Assessment was a requirement of the municipality, the school authority will commission this work and provide a copy of the report with the Site Readiness Checklist.

**Criteria 2.6 – Site ownership**

If the policy of the municipality is to transfer the ownership of the site or a portion of the site to the school authority prior to the start of construction as outlined in **Criteria 1.8** a copy of the title to validate that this transfer has occurred will need to be provided.

Once the school authority has completed all of the work required in Part 2 of the site evaluation and Education has determined that the site has passed the Level 2 Site Evaluation requirements, the project could be recommended for design funding.

**Part 3 of the Site Readiness – Site Preparation**

If site servicing is not already complete, the municipality's work to prepare the site for construction may occur at the same time that the provincial government is developing the detailed design of the facility. The site should be fully serviced with access roads and all required services before construction funding is announced. A project will not be recommended to receive construction funding if the design work is at risk of not being completed in time for the schedule to move ahead **OR** if the site is at risk of not being construction ready at the time the approval would be made.

**Criteria 3.1 – road access**

Ideally, school construction sites should have at least two separate access roads that are sufficient for heavy construction traffic and post construction traffic. The road access must meet municipal requirements.

**Criteria 3.2 & 3.3– site servicing**

It is important that the school authority and the municipality have clearly defined both the location and specific requirements of each service to prevent cost overruns for both party and potential disputes on financial responsibility to extend services in size or location. Any risk relating to the site being fully serviced and ready for construction must be identified.

Once a site has been verified as fully serviced or at minimal risk for not being serviced in time for the project announcement, a project can be recommended for construction funding.

## Site Readiness Gated Checklist

| | |
|---|---|
| Jurisdiction/Authority Name | Click or tap here to enter text. |
| Name of Project | Click or tap here to enter text. |
| Grade configuration of facility | Click or tap here to enter text. |
| Opening capacity | Click or tap here to enter text. |

| | |
|---|---|
| Full build out capacity | Click or tap here to enter text. |
| Legal Description of Site | Click or tap here to enter text. |
| Geolocation Information | Click or tap here to enter text. |
| Location or neighbourhood if project is for a new facility or a replacement school. | Click or tap here to enter text. |

**This form is intended to be used in conjunction with the document called <u>Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan</u>. Please refer to this document for assistance and clarification on how to complete this form.**

**Level 1 – Site Evaluation**

| | |
|---|---|
| ☐<br><br>☐ | Criteria 1.1 - The site is outside the 1:500 floodplain - attach required document from Environment and Parks.<br><br>The site is not outside the 1:500 floodplain as identified in the attached document from Environment and Parks. A Flood Risk Assessment (FRA), completed by a qualified engineering consultant with river engineering expertise, will be required as part of the Level 2 Site Evaluation. |
| | Criteria 1.2 - The site is;<br>Yes/No more than 500 metres from high tension power lines,<br>Yes/No more than 500 metres from high vapour pressure pipelines, and<br>Yes/No more than 500 metres from large diameter high pressure hydrocarbon pipelines.<br>Yes/No more than 1,500 metres from sour wells, pipelines and facilities<br>Yes/No more than 450 metres from active or non-active landfills<br><br>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development. If you will need to hire a subject matter expert to provide that analysis include this information in the explanation below.<br>Explanation. |
| | If you know the proposed remediation strategies and detailed costs associated with this remediation, provide them here. Enter the total estimated cost of required remediation.<br><br>OR<br><br>☐ Further investigation will be required to identify strategies and costs for remediation. |
| ☐ | Criteria 1.3 – Abandoned wells<br>Attached is a copy of a map indicating the proposed site and identifying if there are any abandoned wells in proximity to the proposed school facility.<br>Yes/No The attached map indicates that there are NO abandoned wells in proximity to the site.<br>If you responded NO to this question and the map indicates that there is an abandoned well(s), attach the necessary information, confirmed by the municipality, identifying what is required in order to comply with Directive 079. |
| | Criteria 1.4 - The site is more than 500 meters away from:<br>Yes/No Airports<br><br>Yes/No Railways |

| | |
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| | Yes/No Waste disposal sites<br><br>Yes/No Natural and man-made hazards<br><br>Yes/No Heavy industrial areas<br><br>Yes/No Undesirable retail or other neighbourhood concerns (see guide)<br><br>If you responded NO to any of the options above, provide an explanation of this risk and why your school authority is still recommending this site for development<br><br>Explanation & Costs. |
| | If the remediation strategies and costs associated with this remediation are known, provide them here and attach any backup documents.<br>Explanation & Costs.<br><br>OR<br><br>☐ Further investigation will be required to identify strategies and costs for remediation. |
| | Criteria 1.5 – The site is adjacent to a Provincial Highway<br>Yes/No The proposed site is adjacent to a Provincial Highway.<br><br>If you responded Yes to this question, attach evidence from Alberta Transportation on whether they will require a roadside development permit. |
| ☐ | Criteria 1.6 - The site topography is suitable for the project. Attached is a topographical survey based on a minimum five-metre grid plus breaks of the building envelope area, potential parking areas, access roads, and additional components outlined above.<br>Provide any concerns/issues regarding the site topography |
| ☐<br><br>☐ | Criteria 1.7 - There are no other significant features not outlined above that could affect school construction or operation.<br><br>There are significant feature not outlined above that could affect the school construction or operation.<br>Provide an explanation of any other significant site features that could affect this project. |
| | Yes/No Further investigation will be required. |
| ☐ | Criteria 1.8 - Title to the site, as evidenced by the attached title document, is already in the name of the municipality or the school authority. The authority to make decisions regarding development of the site rests with the municipality.<br>Outline the policy of the responsible authority regarding transfer of title |
| ☐ | Criteria 1.9 - The authority has a clearly defined need for a new or replacement facility in this area<br>Enter the school year when the construction of this facility must be completed. |
| ☐<br>☐<br>☐ | Criteria 1.10 - Location<br>The site is in an ideal location for the student demographic it is intended to serve.<br>The site is in a suitable location for the student demographic it is intended to serve.<br>The site is in an acceptable location for the student demographic it is intended to serve. |

| | |
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| ☐ | The site is not in the most favourable location, however it is the only site the municipality has available in the time frame required and the site will accommodate the needs of the school authority.<br>Identify specific concerns regarding proximity, ride times, etc. |
| | Criteria 1.11 - The following components will need to be accommodated on the school site.<br><br>☐ Single story school building<br>☐ Two or more story school building<br>☐ Parking Lot including student parking<br>☐ Bus loop<br>☐ Parent drop-off area<br>☐ Elementary playground area<br>☐ Playing Fields<br>☐ Running Track<br>☐ Football Field<br>☐ Baseball Diamond<br>☐ Additional building footprint for school authority or third party funded scope<br>Identify the additional $M^2$ required.<br>☐ Other Identify the additional component and $M^2$ required |
| ☐<br><br>☐ | Criteria 1.12 - The site size is sufficient to accommodate the components outlined above. Provide the calculation of the required site size in $M^2$. Enter $M^2$<br><br>The site is not sufficient to accommodate the components outlined above. An explanation of this issue and why your school authority is still recommending this site for development is below.<br>Explanation |
| ☐ | Criteria 1.13 - Digital photographs of the proposed site and a dimensioned copy of the subdivision plan are attached. |
| ☐ | Criteria 1.14 - The municipality has provided a letter of commitment indicating that they are prepared to provide the site to the school authority for the proposed project should an approval be forthcoming. The letter includes a statement acknowledging that the municipality is responsible for the servicing of the site and all costs associated with servicing. It should also outline any lead time or conditions they require for approval of funding for servicing, any other conditions and if their commitment has an expiry date. The letter is attached. |

Certification by authorized officer of school authority

I confirm that the information provided above is accurate.

| | |
|---|---|
| _____<br>Print Name | _____<br>Print Title |
| _____<br>Signature | _____<br>Date |

**Level 2 – Site Evaluation** – this scope of work is not recommended until after there is an approval in principle from Education regarding the need for the project and the jurisdiction has received a letter

| | |
|---|---|
| from the municipality providing access to the site to do additional site investigation. Attach a copy of the letters. | |
| ☐ | Criteria 2.1 - A letter from the municipality providing authorization to the school authority or its agents, to access the site to perform required testing for the Level 2 – Site Evaluation. |
| ☐ | Criteria 2.2 – Results of Further Investigation of Issues Identified in Level 1 – Site Evaluation.<br><br>The required studies outlined by the Prioritization Review Team have been undertaken and are attached with cost estimates for mitigation strategies included. |
| ☐ | Criteria 2.3 - A Geotechnical study is attached and provides a review of existing subsurface data, soil bearing capacity, depth of water table, and report on type of soil. A minimum of six boreholes were drilled to a minimum depth of 10 metres.<br><br>☐Documentation contained in the study confirm that there are no requirements for a special foundation.<br><br>☐Results indicate that geotechnical issues do exist and further study is warranted.<br><br>☐Results indicate that geotechnical issues do exist and mitigation strategies and costs are included in the study.<br><br>☐Results indicate that geotechnical issues do exist creating risks that suggest a different site is advisable but no other sites are available. |
| ☐ | Criteria 2.4 - A copy of the Phase 1 Environmental Site Assessment (ESA) is attached.<br>☐No requirement for a Phase 2 ESA was identified.<br>☐A requirement for a Phase 2 ESA was identified and has not yet been completed.<br>☐A requirement for a Phase 2 ESA was identified and is attached. Remediation strategies and costs are included. Summarize the recommended remediation strategies and costs from the ESA2. |
| ☐<br><br>☐ | Criteria 2.5 - The letter of commitment from the municipality indicated that a Traffic Impact Assessment is required. A copy of that report is attached here.<br><br>The letter of commitment from the municipality did not indicate that a Traffic Impact Assessment was a condition of their approval. |
| ☐<br>☐ | Criteria 2.6 - The site will remain registered to the municipality throughout construction.<br>The site has been transferred to the school authority. A copy of the title is attached. |
| Certification by authorized officer of school authority | |
| I confirm that the information provided above is accurate.<br><br>_____ _____<br>Print Name Print Title<br><br>_____ _____<br>Signature Date | |

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| |

| **Level 3 – Site Evaluation** | |
|---|---|
| ☐ | Criteria 3.1 - Adequate road access is available for construction. Provide details of the number and location of access points.<br>Enter details of road access. |
| ☐ | Criteria 3.2 - The following services are available to the property line and are suitable for the required level of service.<br>☐ Power<br>☐ Water<br>☐ Sanitary<br>☐ Storm<br>☐ Gas<br>☐ SuperNet |
| ☐ | Criteria 3.3 - The following services are not yet available to the property line however, there is minimal risk that the site will not be fully serviced if an April 1 approval for construction funding were forthcoming.<br>☐ Power<br>☐ Water<br>☐ Sanitary<br>☐ Storm<br>☐ Gas<br>☐ SuperNet<br>Provide details of any of the services that do not meet this criteria |
| Certification by authorized officer of school authority | |
| I confirm that the information provided above is accurate.<br><br>_____ Print Name<br>_____ Print Title<br><br>_____ Signature<br>_____ Date | |

**Invistec Consulting Ltd.**
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Edmonton, Alberta T5J 3N9
*File No. 2018-045*

# APPENDIX V – SCHOOL SITE-SPECIFIC SERVICING DESIGN BRIEF

The following report is a site-specific servicing design brief that analyzed the water, sanitary, and storm servicing for the proposed school site.

# NE St. Albert School Site

## Servicing Brief

August 2025

Project #: 2018-045

# NE St. Albert School Site
# Servicing Brief


Prepared by : _____

Alvin Liu, E.I.T.

Reviewed by : _____

Evelyne Bucumi, P. Eng.

Verified by : _____

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August 2025

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## Version History

| Rev | Date | Reason for Issue | Prepared By | Reviewed By | Approved By |
|---|---|---|---|---|---|
| 1 | April, 2025 | Issued for Review | Alvin Liu, E.I.T. | Evelyne Bucumi, P.Eng. | Rob Dollevoet, P.Eng. |
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## Disclaimer

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This Disclaimer statement is considered part of this report.

# 1. GENERAL

## 1.1 INTRODUCTION

This servicing brief has been prepared to present the proposed servicing for the school site of the NE St. Albert area, located within the City of St. Albert in Sturgeon County. This work was undertaken by Invistec Consulting Ltd. on behalf of Landrex Hunter Ridge Inc. This servicing brief intends to provide a high-level servicing concept for the school site within NE St. Albert ASP Land.

## 1.2 SITE DESCRIPTION

NE St. Albert Area Structure Plan boundary (300ha) stretches along the north edge of the existing municipal boundary of the City of St. Albert, north and northeast of Erin Ridge North Neighbourhood, east of Erin Ridge Neighbourhood, and south to the Sturgeon River, as presented on *Figure 1.1.* The ASP area is bounded by:

- Northern Boundary – Township Road 544
- Eastern Boundary – Agricultural Land within Sturgeon County
- Southern Boundary – Sturgeon River, Erin Ridge North & Erin Ridge Neighbourhood
- Western Boundary - Highway 2 (St. Albert Trail)

The school site is located at the west corner of the NE St. Albert ASP area as shown on *Figure 1.1*, and is approximately 6.2ha in size. The study area is bounded by the following:

- Northern Boundary – Proposed Park Area
- Eastern Boundary – Proposed Low Density Residential
- Southern Boundary – Existing Erin Ridge North Neighbourhood
- Western Boundary – Proposed Collector Roadway

## 1.3 EXISTING TOPOGRAPHY

The original topography within ASP lands, as shown in *Figure 1.2*, is divided into two pre-development basins (NW Basin and SE Basin), with the natural high ridge running diagonally across 1/4 Sections NE 21-54-25-W4M and SE 21-54-25-W4M. The northwest basin within the ASP lands is currently sloping west towards Highway 2, with its ground elevations varying from 689.5m to 684m. While southeast basin is sloping south towards Sturgeon River, with its ground elevations dropping from 689.5m to 651.5m.

The topography of the school site consists of gently rolling terrain that generally slopes from north to southwest. Drainage is carried directly towards Highway 2 along the south property line, with ground elevation varying from 685.5m to 684.5m. The topographic features for the school site and ASP lands are illustrated in *Figure 1.2* .

## 1.4 PROPOSED LAND USE

The study area is currently classified as agricultural land, predominantly consisting of native prairie vegetation and crop fields. The proposed land use will be the school site. The adjacent land use includes low density and medium density residential, mixed-use employment area etc.

Further land use modifications may take place in the future as development moves forward and will be at the discretion of the specific land owners and the City of St. Albert. The proposed land use concept is illustrated in *Figure 1.3*.


**LEGEND:**

STUDY AREA BOUNDARY

# FIGURE 1.1
## LOCATION PLAN

NE ST. ALBERT SCHOOL SITE
SERVICING REPORT

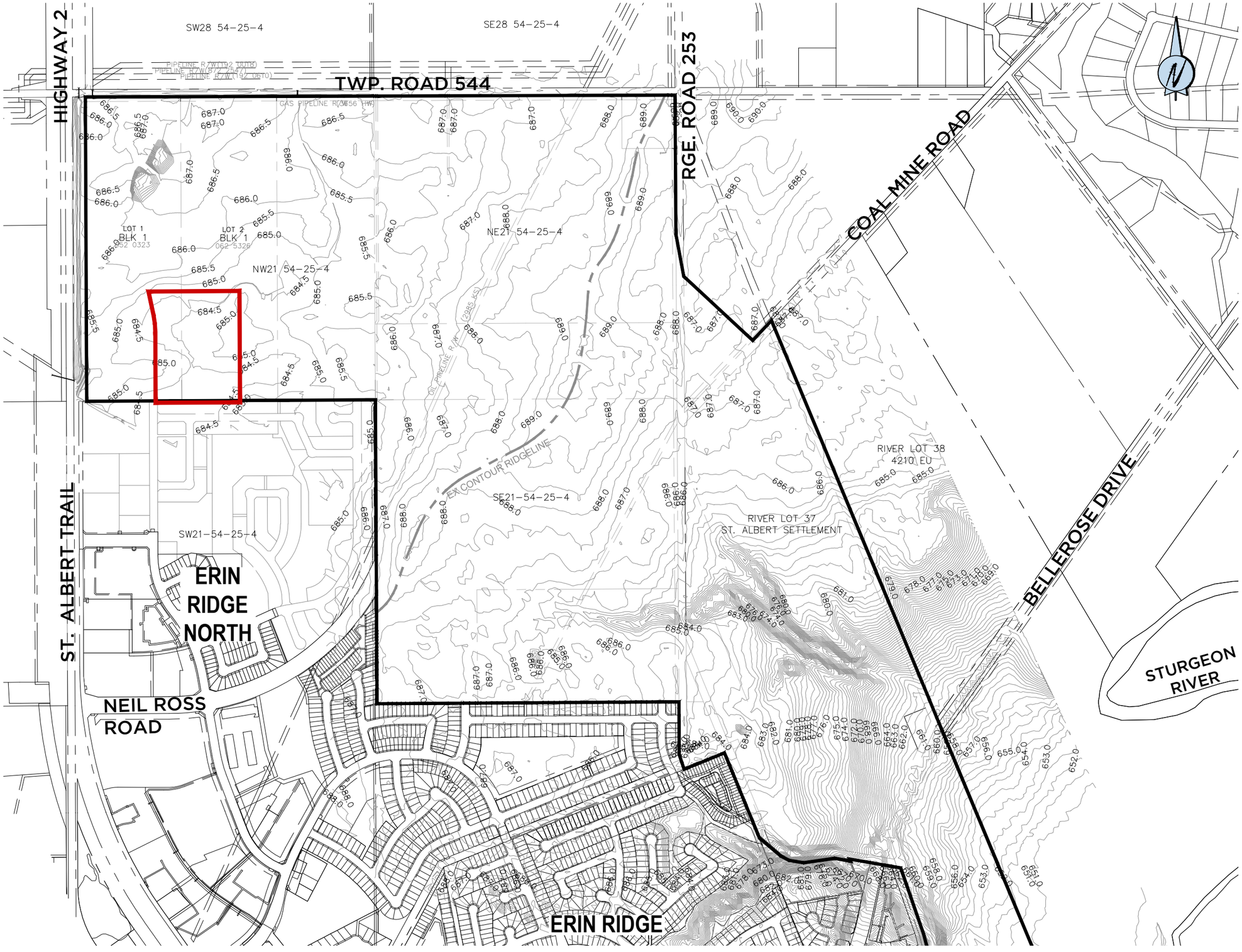
**SCALE:**

1 : 25000

0 250 500 750 1000 1250

**Invistec Consulting Ltd.**
Suite 1700, 10130 - 103 Street NW
Edmonton Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

O:\2018045 Dauphinais ASP– Landrex\Report\Servicing Report_Revised School Site\Drawings\Figure 1.1 Location Plan.dwg
2025–08–26 11:31am – ALVIN.LIU




**LEGEND:**

- NE ST.ALBERT ASP BOUNDARY
- STUDY AREA BOUNDARY
- 690.0 EXISTING GROUND CONTOUR

NOTE:

TOPOGRAPHIC INFORMATION SHOWN ON THE PLAN, WITHIN NW21 54-25-4, BY INVISTEC CONSULTING LTD, DEC 2020.
FILE: 2020063_2020-11-06-MC3-TOPO OG

TOPOGRAPHIC INFORMATION SHOWN ON THE PLAN, OUTSIDE OF NW21 54-25-4, IS LIDAR 15 DATA BY ALTALIS (FEBRUARY, 2021).

# FIGURE 1.2
## EXISTING TOPOGRAPHY

NE ST. ALBERT SCHOOL SITE
SERVICING REPORT

SCALE: 1 : 10000

0 100 200 300 400 500

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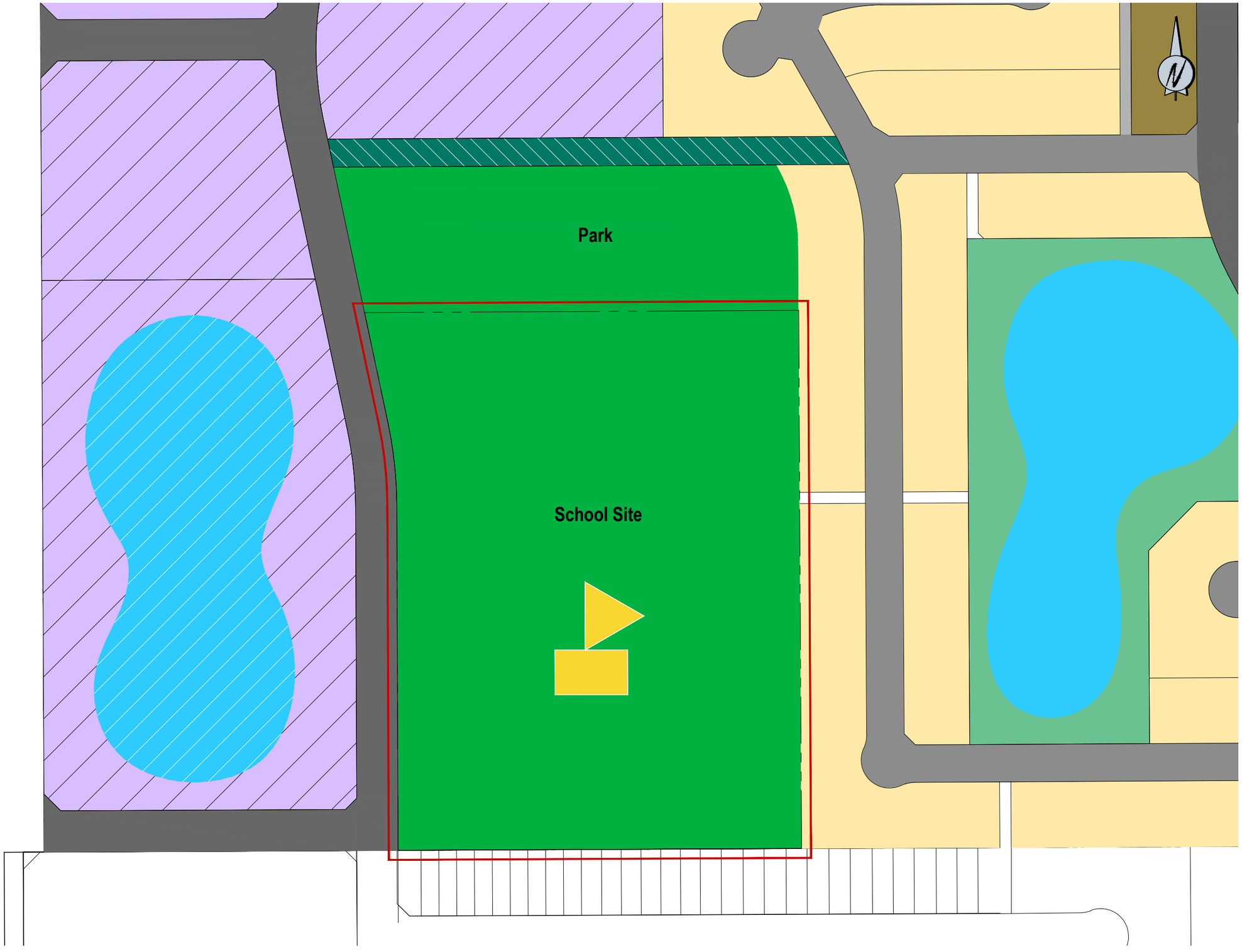


**LEGEND:**

- STUDY AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED-USE EMPLOYMENT AREA
- PUBLIC UTILITY LOT (P.U.L.)
- SCHOOL SITE
- PARK
- STORM WATER MANAGMENT FACILITY
- NEIGHBOURHOOD ROADWAY
- COLLECTOR ROADWAY

# FIGURE 1.3

## PROPOSED LAND USE CONCEPT

### NE ST. ALBERT SCHOOL SITE SERVICING REPORT

SCALE: 1:2000

0 20 40 60 80 100

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Edmonton Alberta, T5J 3N9
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O:\2018045 Dauphinais ASP– Landrex\Report\Servicing Report_Revised School Site\Drawings\Figure 1.3 Proposed Land Use Concept.dwg
2025–08–26 11:48am – ALVIN.LIU

# 2. WATER SERVICING

## 2.1 EXISTING WATER SYSTEM

The study area currently has no internal water system. According to the NE St. Albert ASP Hydraulic Network Analysis (6th submission, June 2024) prepared by Invistec Consulting Ltd., there is a 300mm water connection located approximately 60m north of the intersection of Element Drive and Edgefield Way.

## 2.2 PROPOSED WATER SERVICING CONCEPT

According to the NE St. Albert ASP Hydraulic Network Analysis (6th submission, June 2024), the study area is ultimately intended to tie into the future 300mm watermain in the proposed west neighbourhood roadway with a 200mm service water pipe. Refer to *Figure 2.1* for the proposed water servicing plan.

## 2.3 FIRE FLOW REQUIREMENTS

The school site will require 300 L/s fire flow per the City of St. Albert Municipal Engineering Standards (November 2021). Previous analysis done at the ASP level and preliminary results for the NP stage suggest this fire flow will be available in the ultimate, full build out water network. However, in the interim, until a certain level of upgrades has been completed within the existing system, fire flow for the site may fall below 300 L/s. This should be further analyzed during the detail design stage when the status of these upgrades is better known. Depending on the results of this analysis, there are two different options for servicing and fire protection of the site.

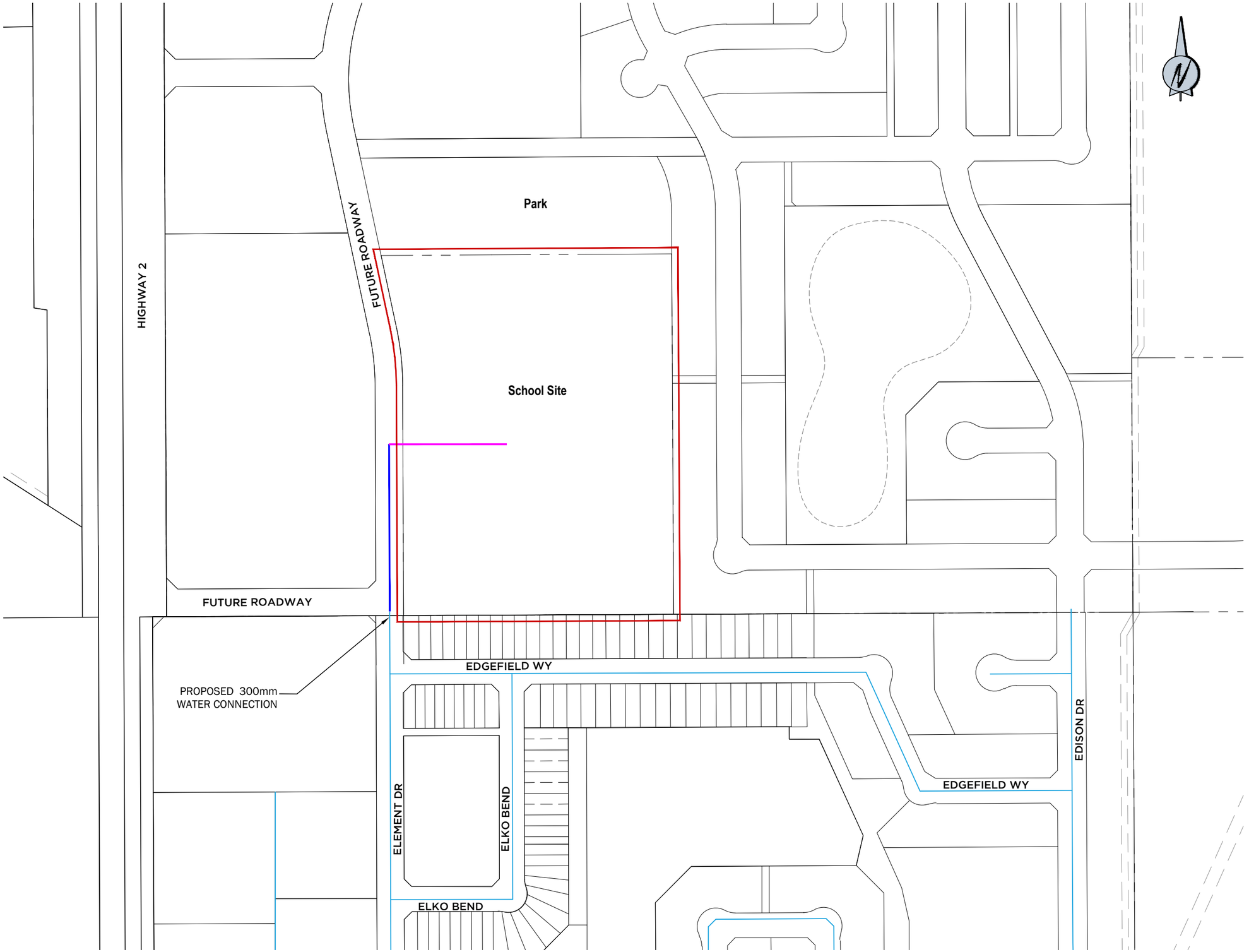
*Option 1:*

If fire flow is found to be sufficient, no extra upgrades are required beyond extending the watermain as shown in *Figure 2.1.*

*Option 2:*

If fire flow is found to be insufficient, onsite private infrastructure/improvement to either boost fire flow, or reduce the required fire flow will be required (private booster station and/or reservoir, high fire resistance building materials).

More details about these options will be investigated further at the detail design stage.




**LEGEND:**

- STUDY AREA BOUNDARY
- PROPOSED 200mm SERVICE
- PROPOSED 300mm WATERMAIN
- EXISTING WATERMAIN

# FIGURE 2.1

## PROPOSED WATER SERVICING PLAN

### NE ST. ALBERT SCHOOL SITE SERVICING REPORT

SCALE:

0 30 60 90 120 150

1:3000

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(780) 293 - 7373
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O:\2018045 Dauphinais ASP– Landrex\Report\Servicing Report_Revised School Site\Drawings\Figure 2.1 Proposed Water Servicing Plan.dwg
2025-08-26 1:22pm – ALVIN.LIU

# 3. SANITARY SEWER SYSTEM

## 3.1 EXISTING SANITARY SYSTEM

The study area currently has no internal sanitary system. According to the approved NE St. Albert ASP Engineering Design Brief (May 2024), there is a 525mm sanitary trunk located approximately 70m north of the intersection of Element Drive and Edgefield Way.

## 3.2 DESIGN CRITERIA

The City of St. Albert Municipal Engineering Standards (November, 2021) were utilized for the conceptual design of the sanitary system. A summary of key design criteria is provided in *Table 3.1*.

*Table 3.1 – Sanitary Sewer Design Criteria*

| | | |
|---|---|---|
| Residential Average Flow Contribution | | Q=280 L/person/day |
| Peaking Factor (Residential) | | PF = 1 + (14/ (4+P^0.5)<br>P = population (in 1000's) |
| Commercial Average Flow Contribution | | 6,170 L/ha/day |
| Peaking Factor (Com.) | | 3 x Average Flow |
| Inflow/Infiltration Allowance | | 0.28 L/s/ha |
| Sag Manhole Inflow | | 0.40 L/s/mh |
| Required Sewer Capacity | | Estimated Design Flow/0.86 |
| Min / Max Velocity | | 0.60 m/s / 3.0 m/s |
| Minimum Trunk Size | | 375 mm |
| Minimum Sewer Slopes | 200 mm<br>450 mm | 0.40 %<br>0.12 % |
| Sanitary Generation | Senior Grade Schools | 20 $m^3$/day (As Per EPCOR Guideline) |

## 3.3 PROPOSED SANITARY SEWER CONCEPT

According to the approved NE St. Albert ASP Engineering Design Brief (May 2024), the sanitary MH 513 will be installed at the existing 525mm sanitary trunk plug location. The sanitary trunk will be extended north through the proposed neighbourhood roadway with 450mm pipes to upstream MH 512. The study area is ultimately intended to tie into the 450mm trunk through MH 512. Refer to *Figure 3.1* for a summary of the proposed sanitary sewer plan.

Per the design guideline of sanitary flow generation for neighbourhood design report (NDR) by EPCOR (September, 2024), the average sanitary flow contribution rate of high grade schools is 20$m^3$/day (equal to 0.00023$m^3$/s). By applying this rate to the study area, a 200mm service is sufficient to handle this flow. Due to the difference in peaking times between the school and typical residential/commercial developments, this flow does not impact overall peak flows and should not negatively affect the downstream system. Complete sanitary sewer calculation for the proposed pipe system can be found in *Figure 3.2.*

HIGHWAY 2

FUTURE ROADWAY

Ø450 SAN

512

0.00023 m3/s

PROPOSED 200mm SANITARY SERVICE

400

BASED ON SANITARY FLOW GENERATION FOR NEIGHBOURHOOD DESIGN REPORT (NDR) RELEASED ON SEP 2024 BY EPCOR, THE FLOW GENERATION OF SENIOR GRADE SCHOOL IS 20 (m3/day).

FUTURE ROADWAY

513

EX. Ø525 SAN

EDGEFIELD WY

ELEMENT DR

ELKO BEND

ELKO BEND

EDGEFIELD WY

EDISON DR

**LEGEND:**

- STUDY AREA BOUNDARY
- PROPOSED SANITARY TRUNK ALIGNMENT
- EXISTING SANITARY TRUNK ALIGNMENT
- PROPOSED SANITARY SERVICE
- 1.00 ha — SANITARY CATCHMENT AREA

# FIGURE 3.1

## PROPOSED SANITARY SEWER PLAN

### NE ST. ALBERT SCHOOL SITE SERVICING REPORT

SCALE: 1:3000

0 30 60 90 120 150

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Suite 1700, 10130 - 103 Street NW
Edmonton Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

O:\2018045 Dauphinais ASP– Landrex\Report\Servicing Report_Revised School Site\Drawings\Figure 3.1 Proposed Sanitary Sewer Plan.dwg
2025-08-26 1:39pm – ALVIN.LIU

**Sanitary Sewer Calculations**

**Project:** NE St. Albert School Site
**Project Number:** 2018045
**Design By:** Alvin Liu
**Date:** 2025-08-27

| Zoning | Description | People/Unit | People/ha | Peak Factor Formula |
|---|---|---|---|---|
| School Site | School Site | 1.00 | 1 | $PF = 1 + \frac{14}{4 + \sqrt{P_{KF}}}$ |

Min =
Max =

**Municipal Design City of St. Albert**

| | | |
|---|---|---|
| General Inflow/Infiltration = | 0.00028 | $m^3/s/ha$ |
| Comm. Area Sag MH Inflow = | N/A | $m^3/s/ha$ |
| Sag MH Inflow = | 0.00040 | $m^3/s/MH$ |
| Manning's n = | 0.013 | |
| Per Capita Consumption = | 280 | l/p/day |

| | | | Residential | | | | | | | | Commercial | | Inflow and Infiltration | | | | | | | Pipe | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | Manhole | | Zoning | Added Area | Area Total | Area Population Density | Area Population | Added Population | Total Population | Peak Factor | Residential Peak Flow | Zoning | Added Area | Area Sag Manhole Infiltration | Added Sag Manholes | Total Sag Manholes | Sag Manhole Infiltration | General Inflow & Infiltration | Added Flow | Total Added Flow | Total Design Flow | Length | Diameter | Slope | Required Full Flow Capacity | Capacity | Design / Capacity Ratio | Design Flow Velocity | Full Flow Velocity | Surface Elevation | Upstream Invert | Downstream Invert | Average Depth Range |
| | Upstream | Downstream | | (ha) | (ha) | (p/ha) | | | | | ($m^3/s$) | | (ha) | ($m^3/s$) | | | ($m^3/s$) | ($m^3/s$) | ($m^3/s$) | ($m^3/s$) | ($m^3/s$) | (m) | (mm) | (%) | ($m^3/s$) | ($m^3/s$) | | (m/s) | (m/s) | | | | |
| School Site<br>Use 20$m^3$ Per Day<br>(0.00023 $m^3/s$)<br>for Senior High School<br>Based on EPCOR's<br>Guideline | 400 | 512 | School Site | 6.24 | 6.24 | 1 | 6 | 6 | 6 | 4.43 | 0.000 | | | | | 0 | 0.0000 | 0.0017 | 0.0002 | 0.0002 | 0.0021 | 90.16 | 200 | 1.00 | 0.0024 | 0.0328 | 0.06 | 0.597 | 1.044 | 685.015 | 681.515 | 680.613 | 3.79 |
| Per approved ASP<br>Added Flow as Below<br>Residential<br>0.019 $m^3/s$<br>Commercial<br>0.0046 $m^3/s$ | 512 | 513 | | | 6.24 | | | | 6 | 4.43 | 0.000 | | | | | 0 | 0.0000 | 0.0017 | 0.0236 | 0.0238 | 0.0257 | 157.25 | 450 | 0.12 | 0.0298 | 0.0988 | 0.26 | 0.523 | 0.621 | 684.700 | 677.929 | 677.740 | 7.24 |
| | 513 | Ex Enn Ridge North | | | 6.24 | | | | 6 | 4.43 | 0.000 | | | | | 0 | 0.0000 | 0.0017 | | 0.0238 | 0.0257 | 31.49 | 525 | 0.10 | 0.0298 | 0.1360 | 0.19 | 0.486 | 0.628 | 685.440 | 677.631 | 677.600 | 8.09 |

LEGEND:

# FIGURE 3.2

## SANITARY SEWER CALCULATION

NE ST. ALBERT SCHOOL SITE
SERVICING REPORT

SCALE:

N.T.S.

**Invistec Consulting Ltd.**
Suite 1700, 10130 - 103 Street NW
Edmonton Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

# 4. STORM DRAINAGE SYSTEM

## 4.1 EXISTING CONDITIONS

The study area has no existing internal storm sewer systems. All storm events within the study area are carried directly by grading towards Highway 2 along the south property line.

## 4.2 DESIGN CRITERIA

The City of St. Albert Municipal Engineering Standards, and the Government of Alberta Stormwater Management Guidelines were utilized to produce the stormwater design criteria. The following are some key elements used in the design:

- The minor storm sewer system will be designed to convey peak flows to the SWMFs, for the 1:5yr storm event.
- Storm runoff exceeding the 1:5yr storm event will be conveyed by the streets, walkways and PULs, to the SWMFs.
- The SWMFs design will be based on the storm basin area, runoff from the most critical storm event, and allowable discharge rate.
- Maximum allowable discharge rate of 2.5 L/s/Ha, as per Section 3.2.3 of the City of St. Albert Engineering Standards, and the Erin Ridge North ASP.

## 4.3 PROPOSED STORM SERVICING CONCEPT

The proposed storm drainage system is illustrated on *Figures 4.1* and *4.2.* The storm system will accommodate both major and minor flows using the proposed drainage network. The study area should be graded to drain major and minor flows from west to east to the interim SWMF 4.

### 4.3.1 Minor System

The minor storm system will be designed to convey uncontrolled 1 in 5-year return flows to the interim storm pond on the east side of the study area. The minor piped system should be sized using the rational method with 1 in 5-year rainfall intensities.

According to the approved NE St. Albert ASP Engineering Design Brief (May 2024), the storm MH 863 will be installed at the proposed neighbourhood roadway located at the east of the study area and connect the interim pond west inlet with 675mm storm pipes. The upstream MH 862 will be located at the west of MH 863 within the study area. The school site has been assumed to have a runoff coefficient of 0.4 with an area of 6.24 Ha. By applying this runoff coefficient and area, the total flow added into the 675mm servicing pipe is 0.532 $m^3/s$. According to the approved NE

St. Albert ASP Engineering Design Brief (May 2024), an extra 0.411 $m^3/s$ storm flow for the future development has been added to 675mm storm pipes from MH 863 to the interim pond west inlet. The total flow added into the downstream 675mm pipe is 0.932 $m^3/s$. The south outlet of the interim pond will connect with control MH 900, and drain stormwater south to the existing SWMF 4. An extra 0.434 $m^3/s$ storm flow to account for the future development has been added to the interconnection pipes of the interim pond south outlet downstream as per the approved NE St. Albert ASP Engineering Design Brief (May 2024). The storm sewer calculation shows the existing system can service the study area while still maintaining a 0.90% design/capacity ratio. Complete storm sewer calculation for the proposed pipe system can be found in *Figure 4.3.* Refer to *Figure 4.1* for a summary of the proposed storm minor sewer plan.

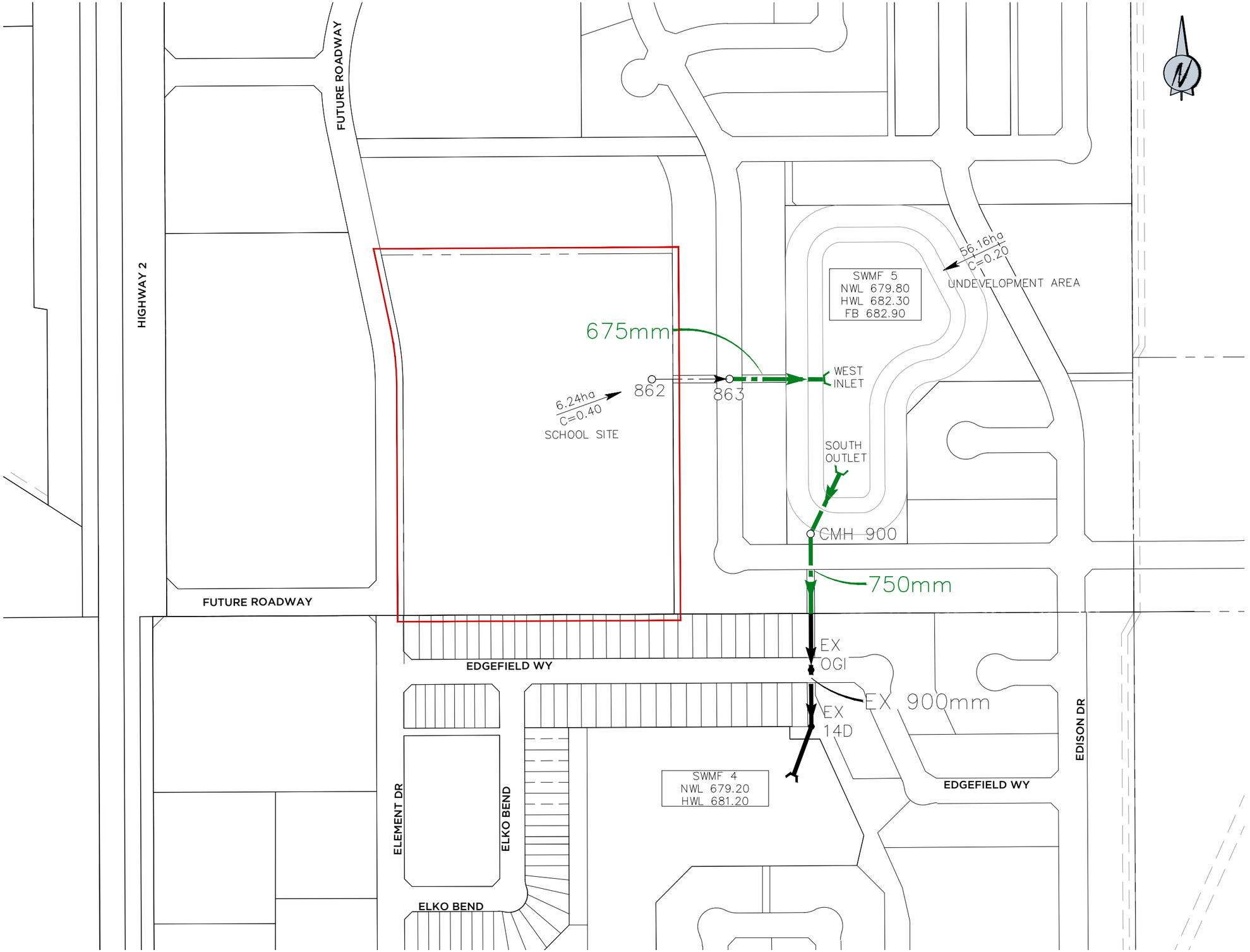
### 4.3.2 Major System

The major system will be designed to convey all flows greater than the 1 in 5-year event. Drainage from the Carrot Creek Basin to the north of NE Erin Ridge ASP area will continue to be directed around the site and towards the downstream Carrot Creek system. Backflow storage from Highway 2 to be located west of the study area as proposed in the Design Brief. Onsite overland flows will be carried along the site grading toward the proposed interim pond, where it will be treated before discharging to the existing SWMF 4. Refer to *Figure 4.2* for a summary of the proposed storm major plan.

### 4.3.3 Interim Stormwater Management Facility

The interim stormwater management facility (interim SWMF 5) has the same design concept as the approved Engineering Design Brief with 679.80m normal water level (NWL), 682.30m high water level (HWL), and 682.90m free board (FB). Besides the study area, the interim pond basin will include 56.16 Ha undeveloped area (assume 0.2 runoff coefficient). Based on the modeling results, the minimum requirement of the interim pond storm system capacity (excluding dead storage) is approximately 14,500$m^3$ based on a 1978 storm event.

Since the downstream pond is managed by pumping, the SWMF will have zero discharge and will be pumped. A pumping strategy will be provided and more details about the SWMF will be investigated further at the detail design stage.




**LEGEND:**

- STUDY AREA BOUNDARY
- STORM SEWER AND MANHOLE
- 1200 STORM SEWER TRUNK
- EX.1200 EXISTING STORM SEWER TRUNK
- 2.10ha / C=0.40 STORM BASIN AREA AND RUNOFF COEFFICIENT

# FIGURE 4.1

## PROPOSED MINOR STORM SEWER PLAN

NE ST. ALBERT SCHOOL SITE
SERVICING REPORT

SCALE: 1:3000

0 30 60 90 120 150

**Invistec Consulting Ltd.**
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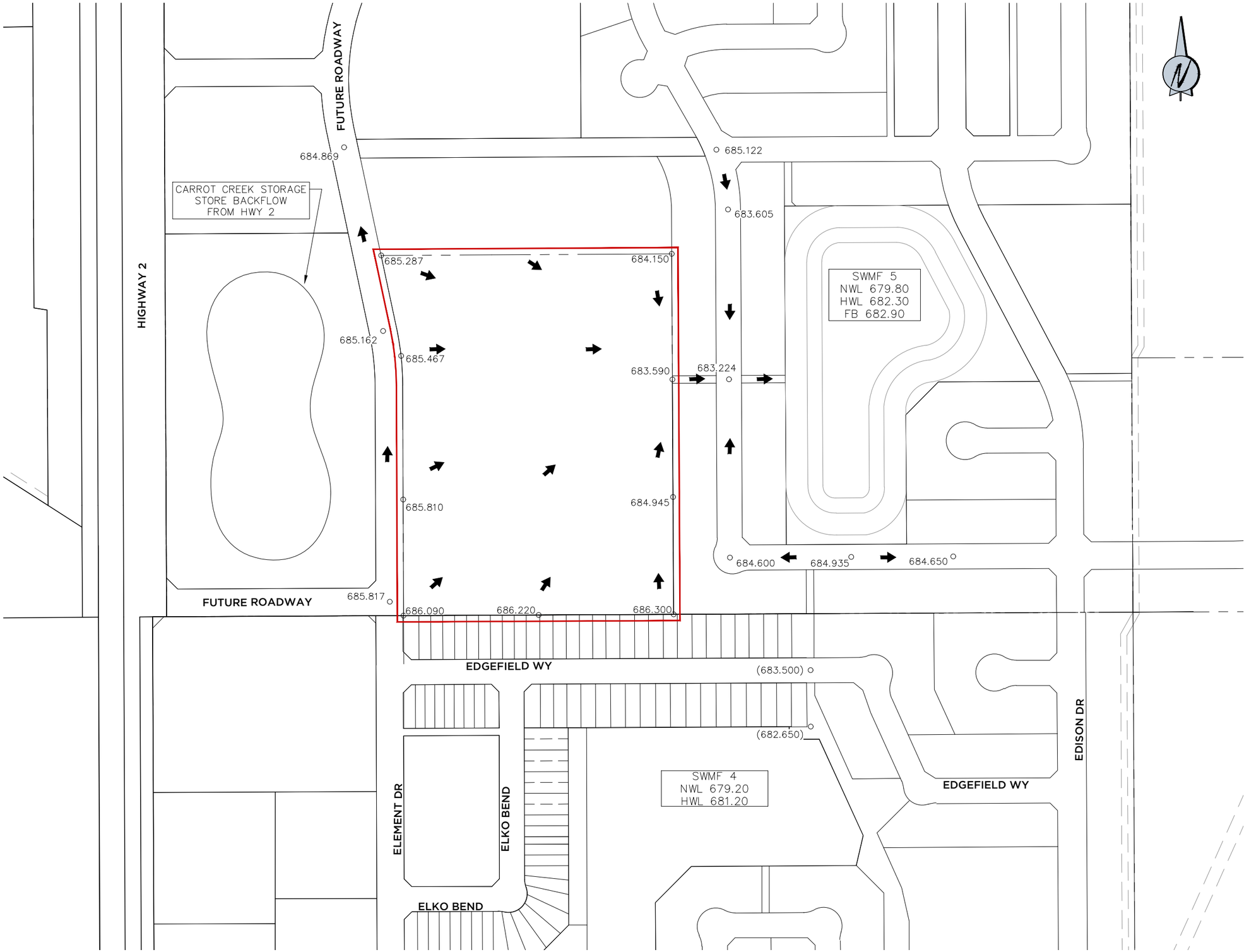
Edmonton Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

O:\2018045 Dauphinais ASP- Landrex\Report\Servicing Report_Revised School Site\Drawings\Figure 4.1 & 4.2 Storm Major and Minor Drainage.dwg
2025-08-26 3:58pm - ALVIN.LIU




**LEGEND:**

- STUDY AREA BOUNDARY
- 600.00 PROPOSED GRADE
- (600.00) EXISTING GRADE
- MAJOR OVERLAND FLOW

# FIGURE 4.2

## PROPOSED MAJOR STORM PLAN

### NE ST. ALBERT SCHOOL SITE SERVICING REPORT

SCALE: 1:3000

0 30 60 90 120 150

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Edmonton Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

O:\2018045 Dauphinais ASP– Landrex\Report\Servicing Report_Revised School Site\Drawings\Figure 4.1 & 4.2 Storm Major and Minor Drainage.dwg
2025-08-27 9:27am – ALVIN.LIU

## Storm Sewer Calculations

**Project:** NE St. Albert School Site
**Project Number:** 2018045
**Design By:** Alvin Liu
**Date:** 2025-08-27

**Municipal Design City of St. Albert**

| | | |
|---|---|---|
| Foundation Drain Flow Rate = | 0.00006 | $m^3/s$/lot |
| Initial Time of Concentration ($t_c$) = | 8 | min |
| If Area is Greater Than: | 30 | ha |
| Increase Design Flow By: | 25 | % |
| Manning's n = | 0.013 | |

| Description | Manhole | | IDF Parameters - 2022 Storm Event | Basin Area (ha) | Area Subtotal A (ha) | Area Total A (ha) | Runoff Coefficient C | C*A | C*A Subtotal | C*A Total | Initial Time $t_c$ (min) | Overwrite Initial Time (min) | Time in Pipe (min) | Total Time in Pipe (min) | Intensity I (mm/hr) | Foundation Drain Lots | Event Flow ($m^3/s$) | Added Flow | Total Added Flow ($m^3/s$) | Total Design Flow ($m^3/s$) | Length (m) | Diameter (mm) | Slope % | Capacity ($m^3/s$) | Design / Capacity Ratio | Design Flow Velocity | Full Flow Velocity (m/s) | Surface Elevation | Upstream Invert | Downstream Invert | Average Depth Range |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Upstream | Downstream | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| School Site STM MH As per ASP | 862 | 863 | 5-yr | 6.24 | 6.24 | 6.24 | 0.40 | 2.50 | 2.50 | 2.50 | 8.00 | | 0.38 | 8.38 | 76.68 | | 0.532 | | 0.000 | 0.532 | 52.92 | 675 | 1.00 | 0.841 | 0.632 | 2.470 | 2.349 | 683.85 | 680.850 | 680.321 | 2.95 |
| Add Flow 0.411 $m^3/s$ | 863 | W INLET | 5-yr | | 6.24 | 6.24 | | | 2.50 | 2.50 | 8.38 | | 0.16 | 8.53 | 75.21 | | 0.521 | 0.411 | 0.411 | 0.932 | 45.78 | 675 | 4.35 | 1.763 | 0.532 | 4.944 | 4.899 | 683.22 | 679.800 | 677.809 | 2.71 |
| INTERIM SWMF S NWL 679.80m | **W INLET** | | | | | | | | | | | | | | | | | | | | | | | | | | | 679.80 | | | |
| As per ASP | S OUTLET | CMH 900 | | | | 0.00 | | | | 0.00 | | | | | | | | | 0.000 | 0.000 | 32.68 | 750 | -5.20 | | | | | 679.80 | 677.800 | 679.499 | 2.60 |
| Add Flow 0.434 $m^3/s$ | CMH 900 | EX OGI | | | | 0.00 | | | | 0.00 | | | | | | | | 0.434 | 0.434 | 0.434 | 133.59 | 750 | 0.20 | 0.498 | 0.872 | 1.267 | 1.127 | 682.70 | 679.800 | 679.533 | 3.43 |
| | EX OGI | EX 14D | | | | 0.00 | | | | 0.00 | | | | | | | | | 0.434 | 0.434 | 44.99 | 900 | 0.25 | 0.905 | 0.479 | 1.400 | 1.423 | 683.50 | 679.383 | 679.271 | 3.75 |
| Drain to SWMF 4 | **EX 14D** | | | | | | | | | | | | | | | | | | | | | | | | | | | 682.65 | | | |

**LEGEND:**

# FIGURE 4.3

## STORM SEWER CALCULATION

NE ST. ALBERT SCHOOL SITE
SERVICING REPORT

SCALE:

N.T.S.

**Invistec Consulting Ltd.**
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Edmonton Alberta, T5J 3N9
(780) 293 - 7373
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# 5. CONCLUSIONS AND RECOMMENDATIONS

## 5.1 WATER SERVICING

- The proposed water servicing system should be adopted as shown in *Figure 2.1*. The study area is ultimately intended to tie into the future 300mm watermain in the proposed west neighbourhood roadway with a 200mm service water pipe.

- The study area requires 300 L/s fire flow per the City of St. Albert Municipal Engineering Standards (November 2021). If fire flow is found to be insufficient, onsite private infrastructure to boost fire flow will be required. If fire flow is found to be sufficient, no extra upgrades are required beyond extending the watermain.

## 5.2 SANITARY SERVICING

- The proposed sanitary system should be adopted as be *Figure 3.1*. The study area is ultimately intended to tie into the proposed 450mm trunk through MH 512 with 200mm sanitary servicing pipes, drain south to the existing 525mm trunk.

- Per the design guideline of sanitary flow generation for neighbourhood design report (NDR) by EPCOR (September, 2024), the average sanitary flow contribution rate of high grade schools is 20m$^3$/day. The sanitary sewer calculation shows that a 200mm service is sufficient to service the site.

- The difference in peaking times between the school and typical developments ensures that the flow does not impact overall peak flows or the downstream system. No downstream capacity issues are expected.

- The wet weather flows have been included in the calculation for the site. However, with the design and construction of the onsite system, construction methodologies/products will be used to reduce the amount of infiltration into the downstream.

## 5.3 STORM SERVICING

- The proposed storm system should be adopted as be *Figure 4.1* and *4.2*. The minor storm system of the study area will be designed to convey uncontrolled 1 in 5-year return flows to the interim storm pond

through 675mm storm pipes, and discharge south to the existing SWMF 4.

- The major system will be designed to convey all flows greater than the 1 in 5-year event. Overland flows will be carried along the site grading toward the proposed interim pond, where it will be treated before discharging to the existing SWMF 4.
- Drainage from the Carrot Creek Basin north of NE Erin Ridge ASP area will continue to be directed around the site and will flow towards the rest of Carrot Creek system. Backflow storage from Highway 2 to be located west of the study area as proposed in the Design Brief.
- The interim pond (interim SWMF 5) has the same design concept as the approved Engineering Design Brief (NWL, HWL and FB). Based on the modeling results, the minimum requirement of the interim pond storm system capacity is approximately 14,500m$^3$ based on a 1978 storm event. More details about the interim SWMF will be investigated further at the detail design stage.

# ADDITIONAL PUBLIC INPUT

G. Leegarden

External Email: Use caution with links and attachments.

Hello Council. I am a father of 2 children both currently at Lois E Hole school. We live in Erin Ridge and we actually left St Albert for 3 years and returned to Erin Ridge based on the quality of life and services in the area. However we are disappointed to learn that the long standing concept of a high school in the NE is being considered to be moved elsewhere.

I am strongly encouraging council to keep the school in the NE for the following reason:
- our children deserve to go to school in their local neighbourhood
- bus rides to the other location will extend their school day by over an hour. This is unnecessary
- schools in the area are at capacity or greater and building continues at a significant pace, requiring services to match the expansion
- families in the NE deserve the same services as those in other areas of st Albert
- a new school will build a sense of community that other neighborhoods currently enjoy.

Thank you for your consideration. Our first child will be high school aged in about 4 years and we look forward to enjoying the benefits that a new high school in the NE will provide to him and our community.
Graham Legaarden
Ellington Cres.

# ADDITIONAL PUBLIC INPUT

J. Kucy

Restricted

Dear Mayor Heron and Members of St. Albert City Council,

I am writing to express my deep concern regarding the current state of high school education in our community and to advocate for the construction of a new high school in NE St. Albert.

As a resident of Jensen's Lake community and parent, I have witnessed firsthand the challenges our youth face due to overcrowded schools and long commutes. Existing high schools are operating at or near capacity, and many students endure lengthy bus rides across the city or to neighboring communities just to attend class. These commutes not only impact their academic performance and mental well-being but also limit their ability to participate in extracurricular activities and community events.

A local high school would significantly strengthen our community by:

- **Reducing commute times**, allowing students more time for learning, rest, and family.
- **Fostering stronger community ties,** as students will be more connected to their peers, educators, and local organizations. A nearby school encourages greater participation in community events, volunteer opportunities, and local initiatives, helping youth build a sense of belonging.
- **Creating more opportunities for youth**, both academically and socially, by providing accessible facilities and resources.

Investing in a new high school is not just about infrastructure—it's about investing in the future of St. Albert's youth and ensuring equitable access to education for all families.
I urge the Council to prioritize this issue and work with the provincial government and school boards to accelerate planning and funding for a new high school in our city.

Thank you for your attention to this matter and for your continued commitment to the well-being of St. Albert residents.

**Joanna Kucy, P.Eng**
Sr. Process Safety Engineer
Edmonton Refinery
jkucy@suncor.com

# ADDITIONAL PUBLIC INPUT

K. Bass

Dear St. Albert City Council,

As a resident in Erin Ridge with elementary-aged children, I am submitting this letter to encourage a way to move forward with the planning of a high school in the northeast quadrant of St. Albert.

I understand the expected process to create a school site has not been realized in regards to Bylaw 19/2025 - Land Use Bylaw Schedule A Amendment for a portion of 25331 Township Road 544 and 25321 Township Road 544, and I can respect with the missing pieces that more than likely you will not approve the plan as proposed. I would however like to see you work with this developer in finding a way that could succeed in getting it approved as a school site in the near future. Perhaps use the Cherot amenities site as an example to suggest what could be done to improve this proposal so St. Albert can accommodate its growing school population and avoid any need to pay for the land in addition to servicing. Sites that have previously been approved as potential school sites are not appropriate for a new high school, and having the Erin Ridge North area in a state that can be planned to properly accommodate a high school, associated traffic, and hopefully other needs, is ideal.

I am also aware the City is working on a new JUPA, and while this hearing does not necessarily play into that, wanted to take the opportunity to mention the need for demographics and data to play into decisions of what kinds of schools are needed where. St. Albert Public Schools will have 10,000 students enrolled in this upcoming school year, and many of their schools are bursting at the seams. A relevant example is Lois E. Hole Elementary School in Erin Ridge is at over 100% capacity, and is a school that despite being less than 10 years old has already added multiple modular classrooms and other rooms that were not designed to be classrooms functioning as one to accommodate. All of these (and the rest of the city's) elementary kids are going to need a high school in the next 4+ years, so a high school in the northeast quadrant and a new K-9 school to accommodate and alleviate the pressures on other schools should be priorities to solve. Not to mention the province's accelerator program funding is only available for the next 3 years, so their approval for St. Albert Public to build a new K-9 school should be reason enough to make use of an appropriate existing school site, which would also mean there would be one less site to consider for a high school.

I urge you to commit to funding servicing the northeast, but request the developer improve

their plans for this school site to be approved in the future.

Sincerely,
Krystal Brass

# ADDITIONAL PUBLIC INPUT

## Melcor

August 27, 2025

Mayor Cathy Heron and Members of St. Albert City Council
City of St. Albert
5 St. Anne Street
St. Albert, AB T8N 3Z9

**Re: Letter of Support for the Zoning of a School Site in Northeast St. Albert**

Dear Mayor Heron and Council,

Committed to creating thriving, sustainable communities, Melcor Developments Ltd. expresses support for the zoning of a school site within the Northeast Area Structure Plan. Schools are not only vital educational institutions but also foundational pillars that shape the long-term success, health, and vibrancy of our communities.

Proceeding with planning approvals, such as zoning, is a necessary step towards accommodating a growing population, as envisioned Flourish, the municipal development plan. As a local developer, we are troubled by the growth realized in St. Albert recently, compared to the growth occurring within our regional neighbors. Council's support of approvals, such as this zoning, will signal their acknowledgement that growth occurs where developers and residents are making big investments. Growth doesn't occur without investment made by private companies and residents alike. Aspirational growth is not reliable without sharp coordination with local developers.

On behalf of Melcor Developments Ltd., we respectfully urge you to prioritize and approve the zoning of this school site. In doing so, we are laying the foundation for sustained growth and development. Without adequate educational infrastructure, even the most well-planned communities risk stagnation as families look elsewhere for opportunity.

Thank you for your leadership and consideration of this important initiative.

Sincerely,

Susan Keating
Vice-President, Community Development Edmonton
Melcor Developments Ltd.

# ADDITIONAL PUBLIC INPUT

M. Earl

External Email: Use caution with links and attachments.

Greetings,
I am writing in response to the potential zoning for a highschool in Erin Ridge. Of my children (I have 5 of them) 3 currently are enrolled at Lois E. Hole elementary, and all 5 will be going to the school once they are old enough to attend. My husband has a business in Erin ridge and we live in Erin ridge. I support the rezoning for a highschool in Erin Ridge North to meet the needs of our future students.

- Mekaiah Earl

# ADDITIONAL PUBLIC INPUT

S. Armstrong

External Email: Use caution with links and attachments.

Good morning.

I wish that I could attend the hearing. I am so disheartened to hear that the city is so resistant to the future site of OUR MUCH NEEDED AND ANTICIPATED high school in the north end of the city. This end of St Albert is bursting at the seams. Our children attend Lois E Hole and every year it gets more and more kids. (So yes, I would argue it's not just a high school we need).

Where are all these kids going to go when it's their time for high school? When you look at the map of st Albert, what makes sense? Why would we put another high school right next to Bellerose? We shouldn't have to bus hundreds of kids across the city. Plus the traffic congestion it'll cause on Giroux and Villeneuve road from both high schools being in that direction?

Mayor Heron made a comment at some point that it will only help future residents… I find that completely wrong. Many of these "future residents" that would intend to use that school have been here for a decade or longer. The north is growing and expanding also; it is not slowing down. And with that growth will come hundreds of new families, with many young kids that will need a high school eventually.

St Albert Public Schools sees that this is necessary and I sincerely hope that council will too. If council finds it okay to spend our tax dollars on ripping up and redoing St Albert Trail unnecessarily for years on end, you can try give us something that we actually NEED with that tax money too.

Please city council, listen to what people want and NEED. Listen to what the school board suggests. Wouldn't they know?

Sincerely
Shannon Armstrong

# ADDITIONAL PUBLIC INPUT

T. Earl

To whom it may concern

I feel the high school zoning for St Albert is horrible. We love living in Erin Ridge North and going to school in our community. The relationships with people and quality of life that has resulted from that has been amazing, especially coming out of the COVID 19 pandemic.

As my kids age I am looking at moving, which I don't want to do, in order for my kids to continue to have a good balance of community and school. The distances to public high schools from Erin Ridge North and the size of those few high schools is highly disappointing. Especially for a community with St Albert's family friendly reputation. To the point that it is even off putting for staying in St Albert.

This city can and should do better for its youth.

Sincerely,

Teresa Earl

Erin Ridge North Resident