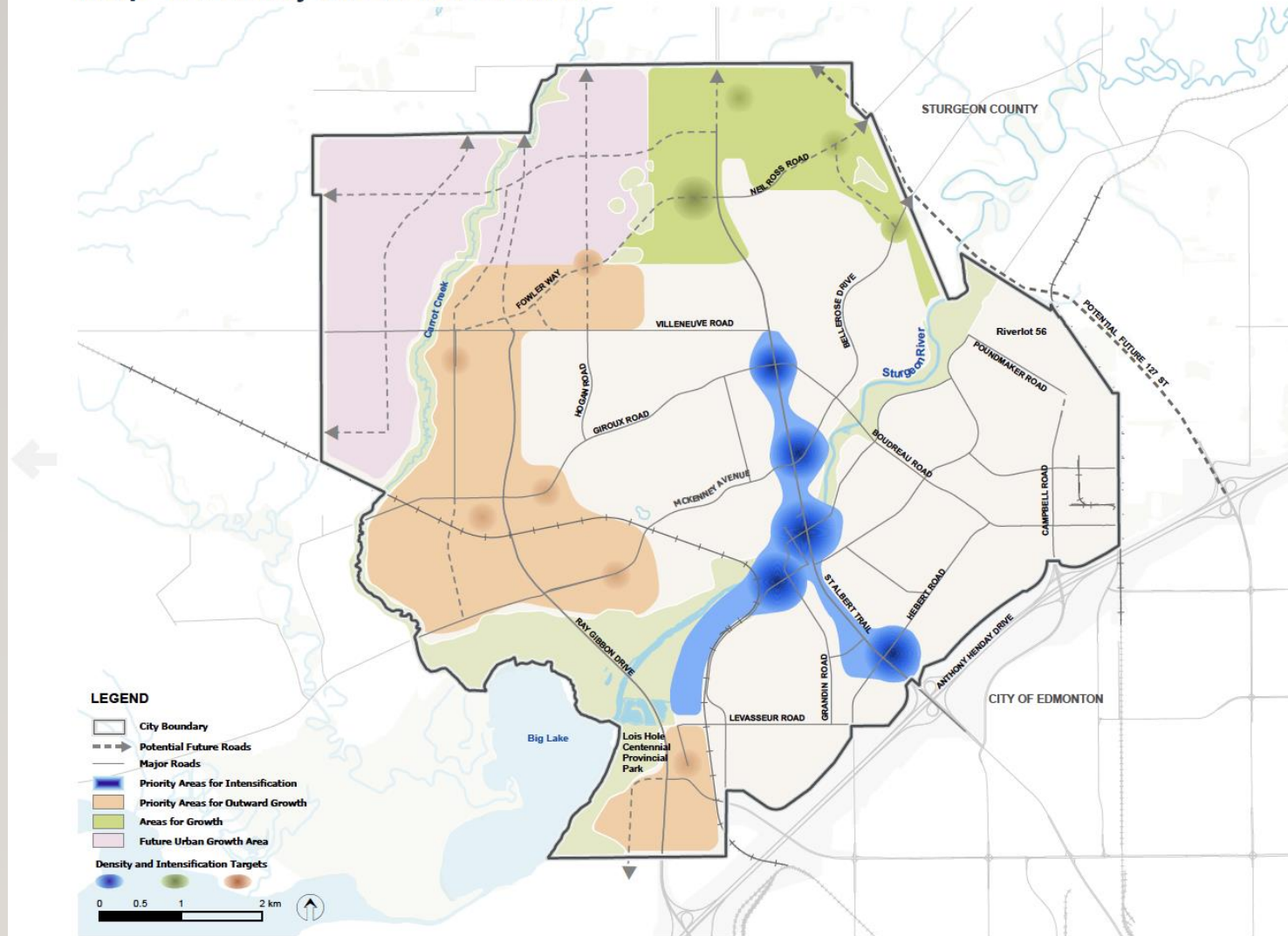


MUNICIPAL DEVELOPMENT PLAN GROWTH DESIGNATIONS

- Priority Growth Areas
- Growth Areas
- Future Urban Growth Areas

Map 4: Priority Areas for Growth



Locations and boundaries are approximate and for general illustrative purposes.


MDP-DISCUSSION ON GROWTH AREAS

- **No definitions** for the three different Growth areas
- **Prioritizing Growth** in the west emphasized
- **Growth area** not defined
- Land within **Growth area** only **referenced once** in Flourish

13.1. Outward Growth

Principle: Manage and coordinate growth in a logical manner that efficiently utilizes land, infrastructure, and fiscal resources.

St. Albert will focus most of its outward residential growth within existing or amended Area Structure Plans. This will be accompanied by employment growth west of Ray Gibbon Drive, primarily in the planned Lakeview Business District. **Landowners may propose incremental residential and non-residential growth at the northern edges of the city, beyond approved Area Structure Plans. These proposals will be considered by the City on a case-by-case basis in light of the following policies.**



PRIORITY

noun

pri · or · i · ty pri- 'ôr-ə-tē

1):the quality or state of being prior

2): superiority in rank, position, or privilege

DEVELOPMENT IN THE WEST

- West ASP approved in record time
- Servicing plan determined
- Project charter approved for servicing
- Borrowing bylaw approved
- Hired a marketing expert to support Lakeview*

PRIORITIZED

Growing in a Growth area does not contravene
the Prioritization of the west emphasized in the
MDP

IS THERE A NEED FOR THE NORTHEAST AREA STRUCTURE PLAN?



LANDS IN THE PRE- ANNEXATION BOUNDARY



or bylaws.”

BACKGROUND AND DISCUSSION

A proposal for a new ASP in the northeast part of the City was received from Invistec Consulting Ltd., on behalf of Landrex Hunter Ridge Inc. The purpose of this report is to provide information on the application, a detailed policy analysis, and recommended motions for Council's consideration.

Site Information and History

As detailed within **Attachment #1 (Bylaw 16/2024: Northeast St. Albert ASP)**, the Plan area includes approximately 298 hectares (736 acres±) of land in the northeast part of the City. In addition to Landrex, there are 18 other landowners within the Plan area - two of whom have also retained planning consultants to participate in this ASP process in a more intentional manner.

The Northeast St. Albert Area Structure Plan (NEASP) is bound by St. Albert Trail to the west, Sturgeon County to the north and east, and existing St. Albert neighbourhoods to the south. The area predominantly entails undeveloped, agricultural lands - 78% of which were annexed from Sturgeon County in 2022, as well as a remaining undeveloped quarter-section located within the City's previous boundary (also agricultural at present).

Prior to the Sturgeon annexation, a 2020 Growth Management Study (ISL Engineering & Land Services) indicated that, based upon higher than historical growth assumptions, it will take nearly 25 years to fully develop the lands found within the pre-annexation City boundaries (e.g. Riverside, South Riel, St. Albert West, infill, and others). The impetus for the 2022 annexation was to satisfy the City's subsequent long-term growth needs over a 40 to 50-year horizon. Accordingly, the MDP was amended in 2022 to clarify the priority growth areas, to increase the non-residential tax base, assign high-level future land uses, and a conceptual road/infrastructure network to the annexation lands.

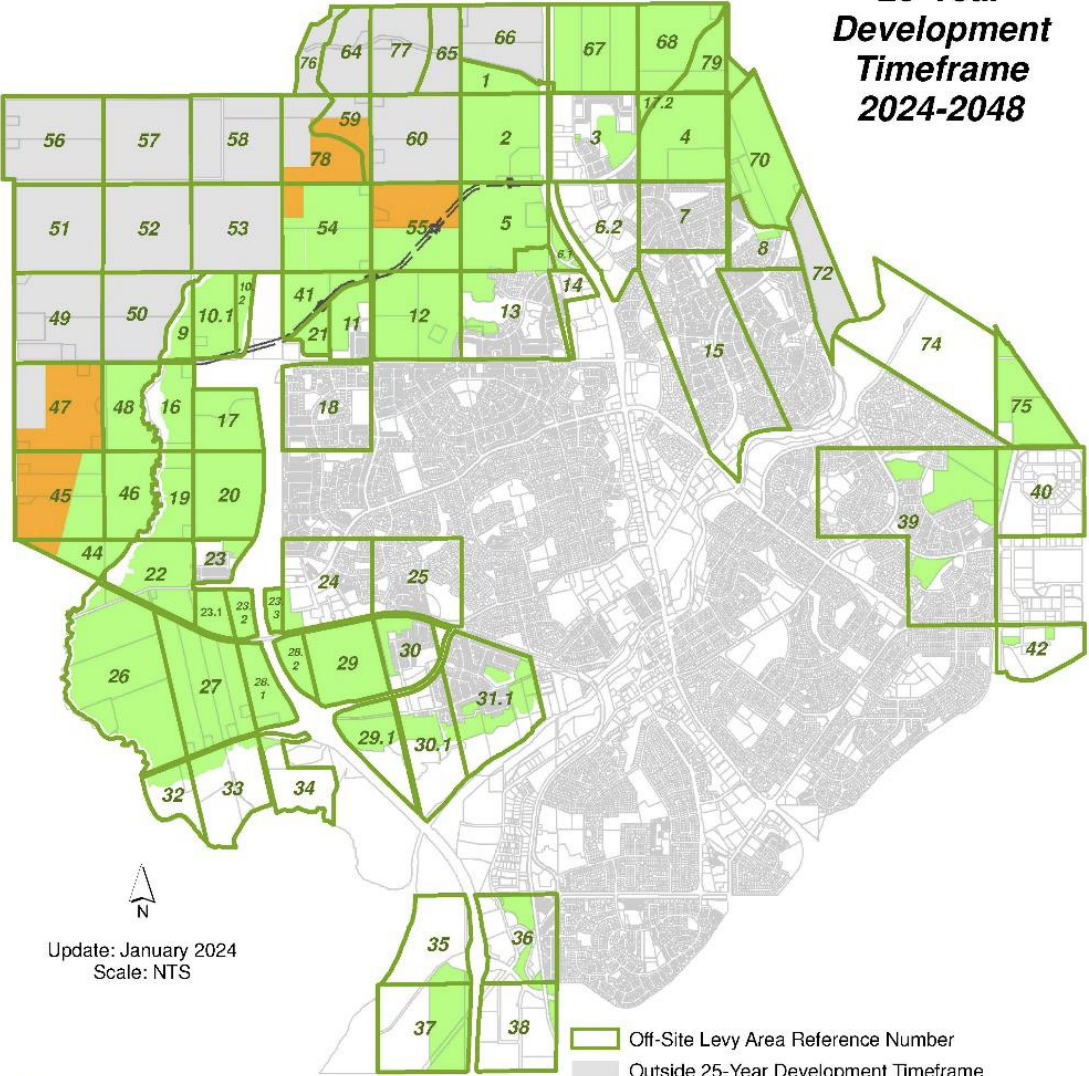
At the time of preparing this report, there is no sanitary sewer capacity in the northeast part of the City, including the subject ASP lands. Accordingly, a parallel City-led review is underway referred to as the "Northeast Servicing Project". At Standing Committee of the Whole on October 8, 2024, Administration outlined several options to Council which could address the situation affecting existing neighbourhoods, and potentially enable development into Northeast St. Albert as well. For more information, please refer to **Attachment #3: Previously Distributed Agenda Report**.

THERE IS **NOT** A 25 YEAR SUPPLY OF LAND WITHIN THE PRE ANNEXATION BOUNDARY?

LEVY BYLAW

- \$800 million program
- Builds and pays for major sanitary, storm and water mains and associated infrastructure including major roads
- Costs are collected based on what is required in the 25 year horizon

25-Year Development Timeframe 2024-2048



Update: January 2024
Scale: NTS



- Off-Site Levy Area Reference Number
- Outside 25-Year Development Timeframe
- Partially Within 25-Year Development Timeframe
- Within 25-Year Development Timeframe
- Property Line
- Proposed Fowler Way Road Alignment

RECOMMENDED MOTION(S)

1. That the public hearing on Bylaw 16/2024 be closed.
2. That Bylaw 16/2024, being the adoption of the Northeast St. Albert Area Structure Plan, be read a first time.
3. That Bylaw 16/2024 be defeated.

SUMMARY

- An Area Structure Plan (ASP) application has been submitted by Invistec Consulting Ltd., on behalf of Landrex Hunter Ridge Inc., to enable outward growth in the recently annexed lands in the northeast part of the City, entitled the Northeast St. Albert Area Structure Plan (NEASP).
- The proposal entails the equivalent of approximately 4½ quarter-sections of land, 78% of which was annexed from Sturgeon County in 2022. The NEASP envisions residential neighbourhoods, employment areas, mixed-used nodes, schools, and natural areas - including a sizeable area located adjacent to the Sturgeon River. Upon full build-out, the NEASP will accommodate 10,599± residents and create 850± new jobs. Long-term, the plan area will involve the extension of 127 Street from its current terminus near Anthony Henday Drive, as well as a potential trail and/or wildlife corridor linking the Sturgeon River all the way to Carrot Creek.
- The proposed NEASP represents a substantial departure from the City's vision and scope for predominantly westward outward growth outlined within the City's Municipal Development Plan (MDP), *Flourish*. To support such growth, an estimated \$69.7 million dollar upfront infrastructure investment is needed to achieve the growth envisioned within the NEASP.
- The City of St. Albert is currently well positioned to accommodate future residential and employment growth elsewhere through existing approved ASPs over the next 20 years.
- On November 5, 2024, a public hearing has been scheduled, after which City Council will decide on whether or not to pursue the NEASP further.
- Within Alberta's planning and development legislation, all individuals/entities can apply for statutory or regulatory changes. City Administration must follow the prevailing legislation and the

**THERE IS NOT SUFFICIENT LAND TO MEET THE 20
YEAR RESIDENTIAL UNIT SUPPLY THROUGH
EXISTING AREA STRUCTURE PLANS**



RESIDENTIAL BUILDING PERMITS

YEAR	NO. RESIDENTIAL UNITS
2023	691
2022	557
2021	522
2020	242
2019	401
2018	286
2017	701
2016	472
2015	638
2014	605
	5115
YEARLY AVERAGE	511.5

SOURCE: CITY OF ST ALBERT

20-year supply

10230

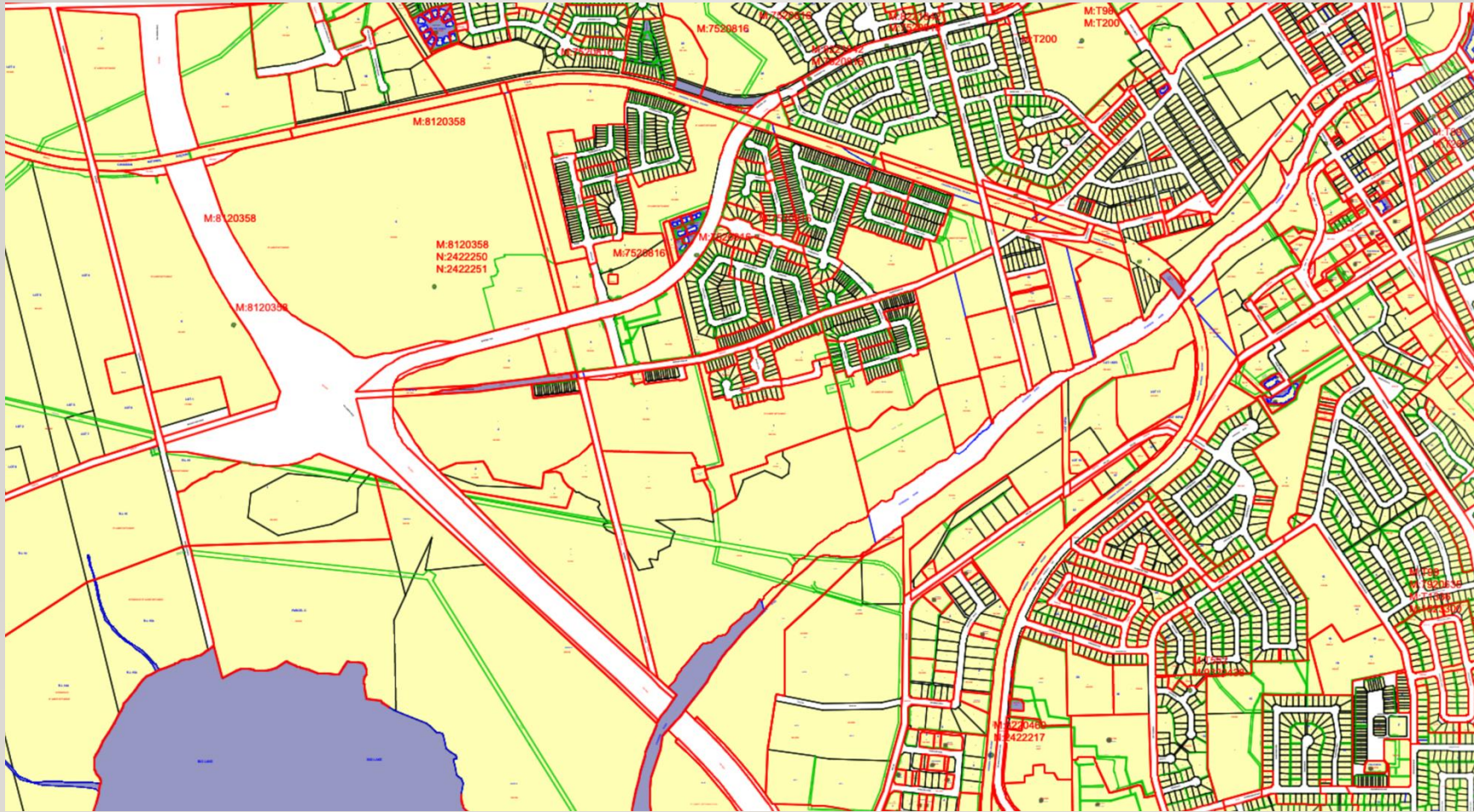
AVERAGE YEARLY NO. OF RESIDENTIAL UNIT **512**

20 YEAR RESIDENTIAL UNIT SUPPLY **10,230**

City used people as opposed to units ????



Alberta Land Titles Legal Base Approved Area Structure Plans Discussions with Developers





NOTES:
 * Circulation pattern, does not constitute subdivision design and is subject to change (excepting crosstown and neighbourhood roadways). Potential future roadways do not require an Area Structure Plan amendment.
 Proposed alignment of walkways and trails are subject to change.
 Location and details relating to the proposed stormwater management facilities will be subject to geotechnical testing to the satisfaction of the City of St. Albert and the Province of Alberta.

Low Density Residential	Environmental Reserve	Walkway
Medium Density Residential	Heritage Recreational Area	Trail
High Density Residential	Stormwater Management Facility	Designated Flood Line
Commercial	Public Utility Lot	ASP Boundary
School / Park	Potential Future Roadway	URW Gas Pipeline (ATCO)
Park		Mixed-use Node

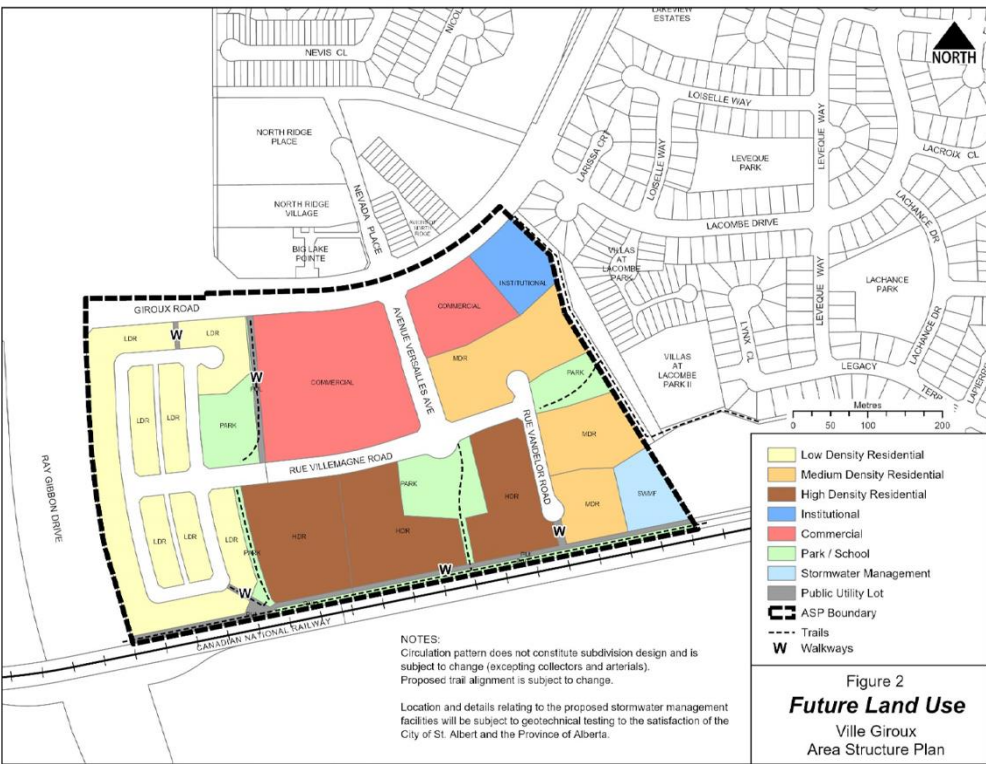
Figure 2
Future Land Use
 Riverside Area Structure Plan



Residential				
Low Density Residential	105	48.2%	2,522	7,314
Medium Density Residential (R3)	2.8	1.3%	112	250
Medium Density Residential (R3A)	8.3	3.8%	540	950
Medium/High Density Residential	6.5	3.0%	780	1,373
Subtotal Residential	122.6	56.3%	3,954	9,887

RESIDENTIAL UNITS

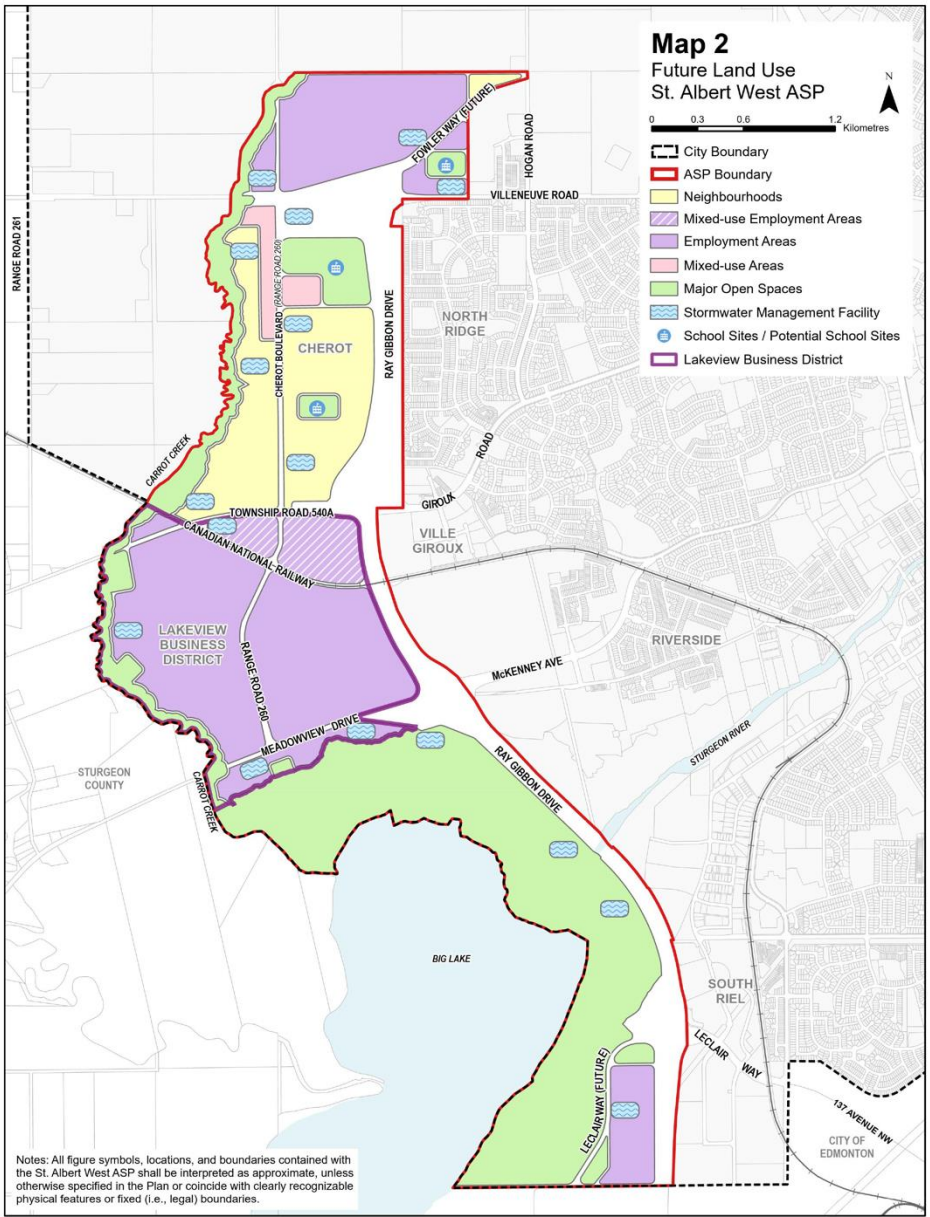
TOTAL 3954
REMAINING 3044



RESIDENTIAL UNITS

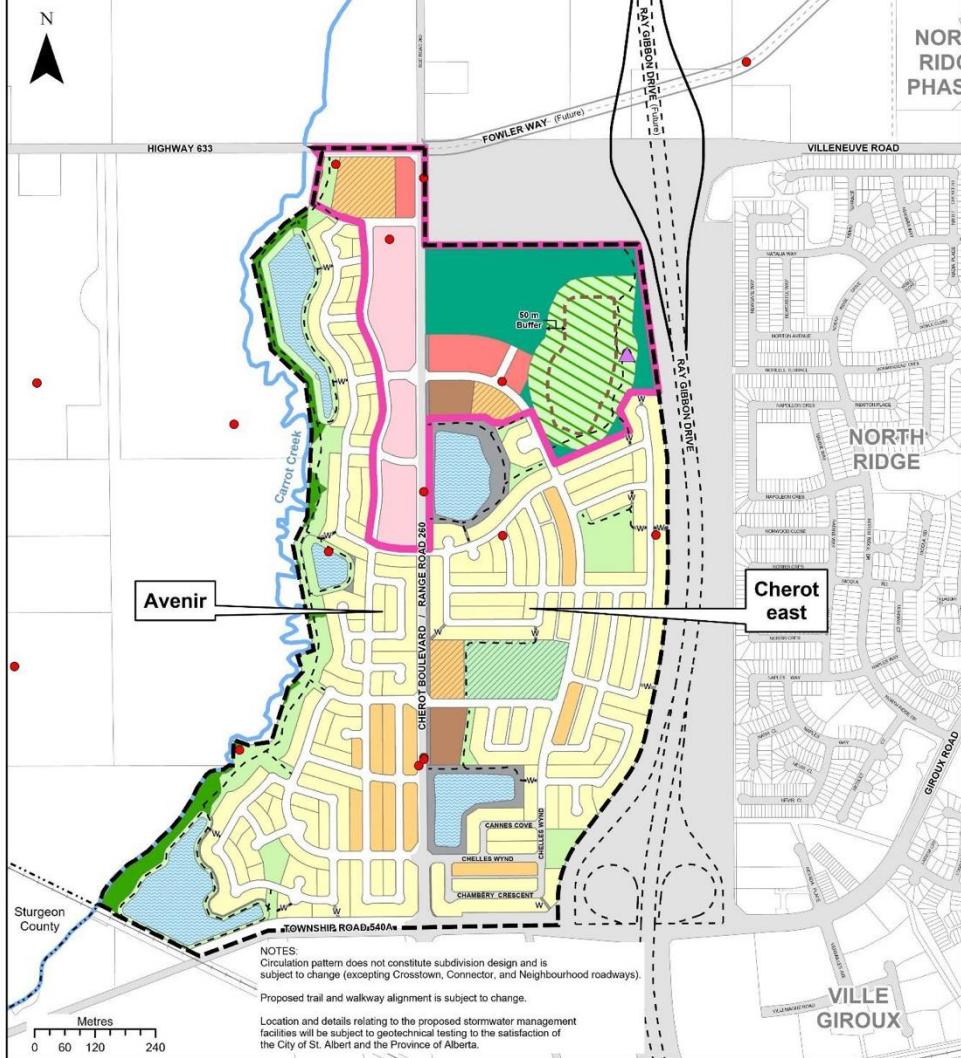
TOTAL 1218
 REMAINING 120





RESIDENTIAL UNITS

TOTAL	3448
REGISTERED	158
REMAINING	3290

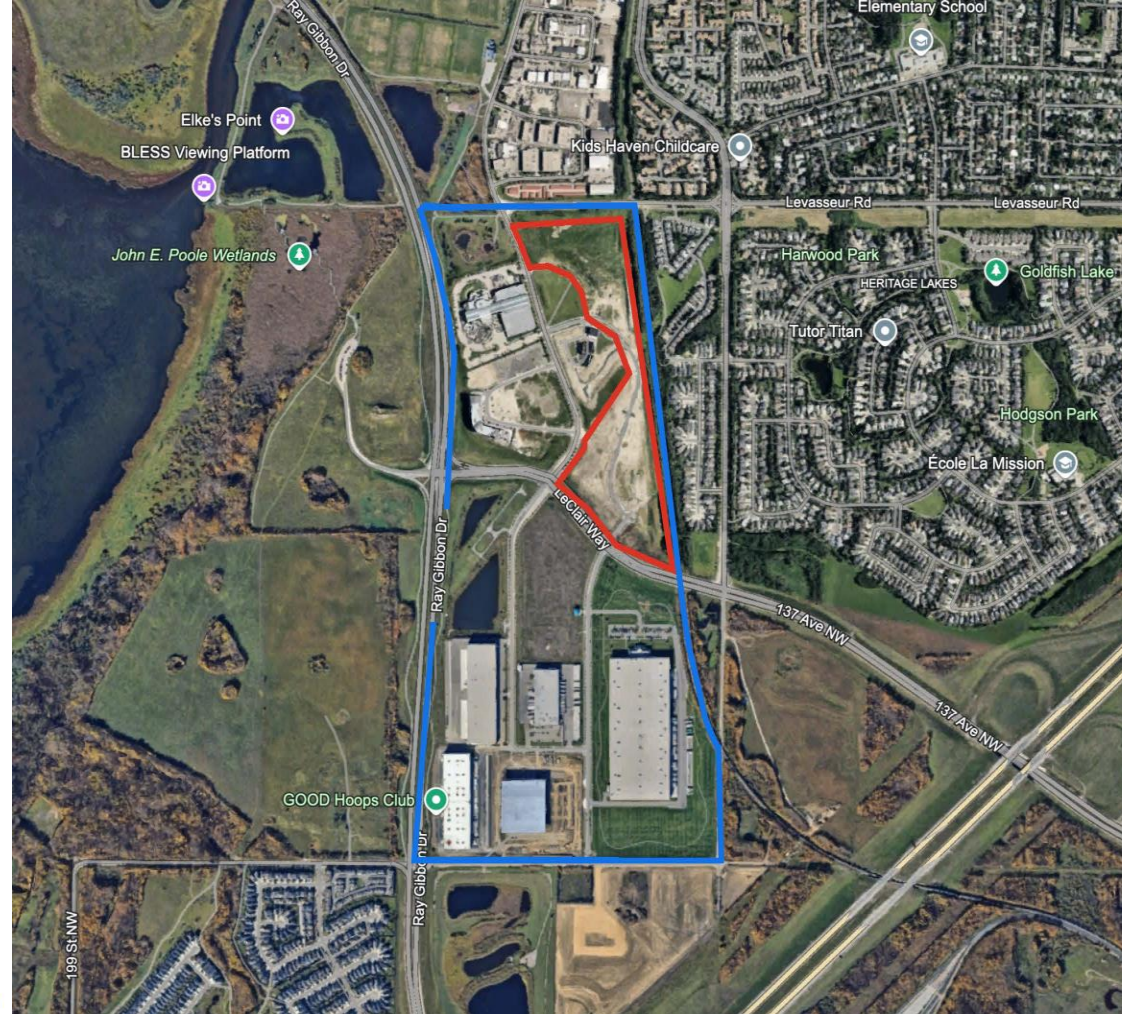
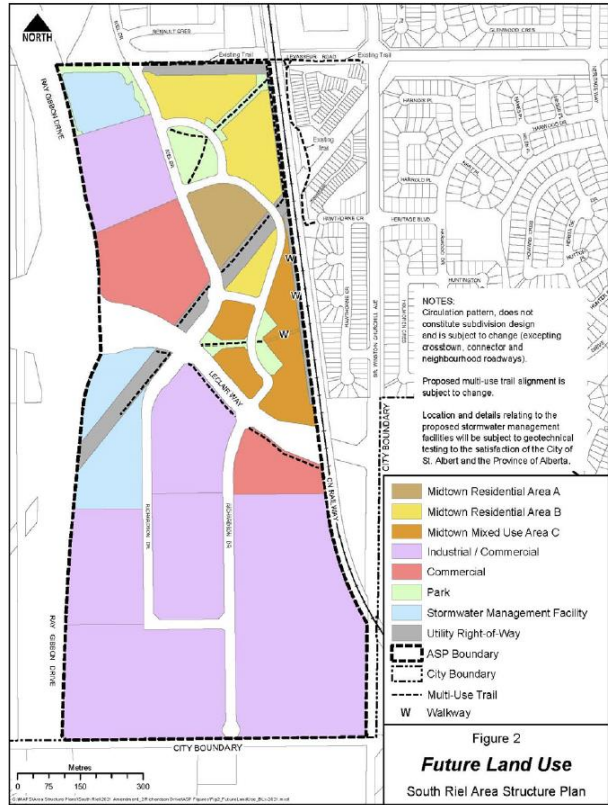


Low Density Residential	Passive Recreation	Walkway
Medium Density Residential Townhouse	Stormwater Management / PUL	Suspended Gas Well
Medium Density Residential	School / Park	Abandoned Well Site
High Density Residential	Park	Trail
Commercial	Environmental Reserve	NP Boundary
Mixed Use (Residential / Commercial)	Public Utility Lot	City Boundary
Community Amenities Site / School	Mixed Use Node	

Figure 2
Future Land Use
 Cherot
 Neighbourhood Plan



The visibility of 3D Buildings can be toggled in

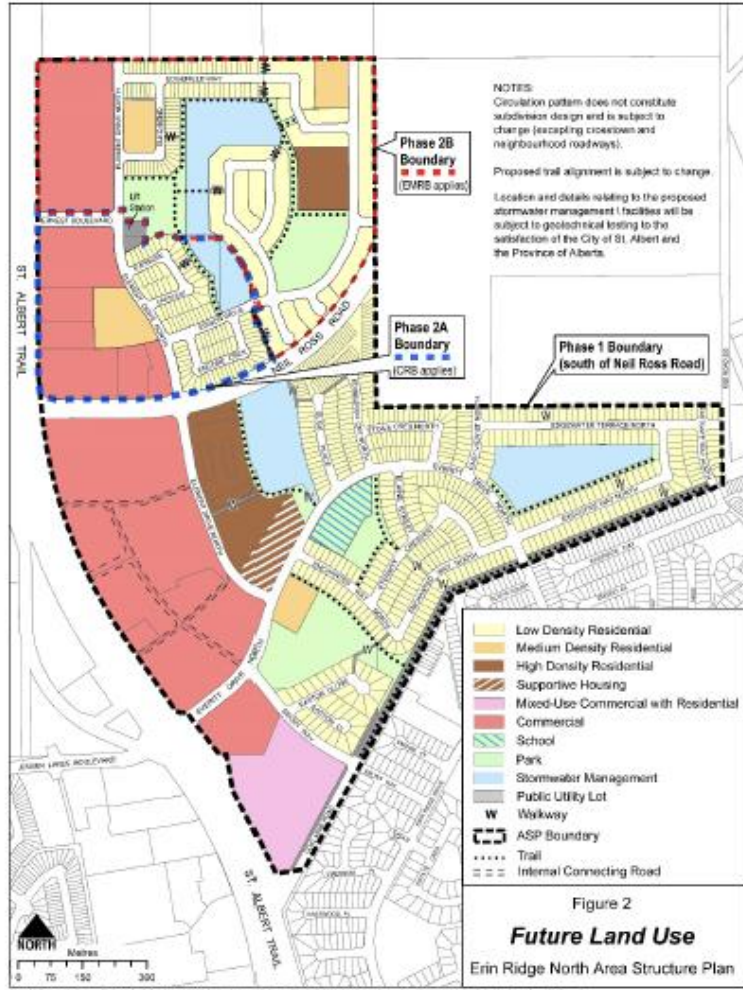


RESIDENTIAL UNITS

TOTAL	1119
REGISTERED	60 ?
REMAINING	1059

Area Structure Plan	units per acre	units per hectare	units
South Riel	32.8	81	1059
Riverside low density	9.7	24	2475
Riverside high density	296.4	120	569
ville Giroux	9.2	23	120
West asp	16.0	42	3290
			7513





RESIDENTIAL UNITS

TOTAL 1928
 REMAINING 60

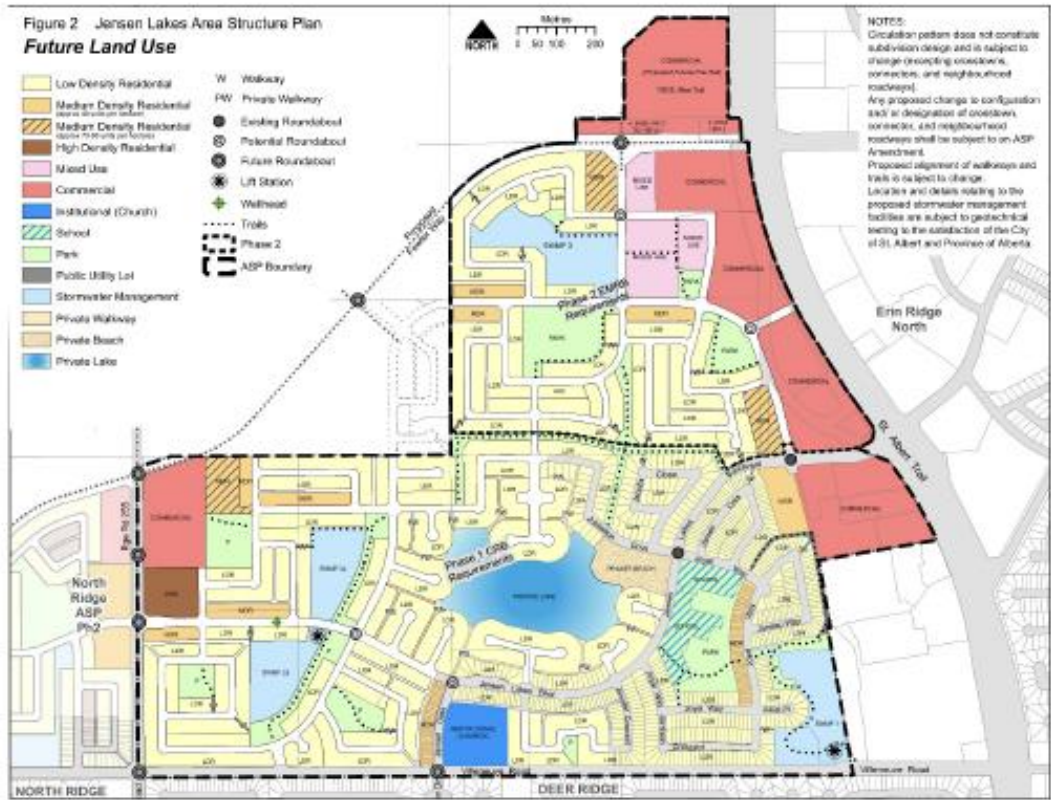
Figure 2 Jensen Lakes Area Structure Plan

Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Institutional (Church)
- School
- Park
- Public Utility Lot
- Stormwater Management
- Private Walkway
- Private Beach
- Private Lake
- W Walkway
- PW Private Walkway
- Existing Roundabout
- Potential Roundabout
- Future Roundabout
- LRT Station
- Wetland
- Trails
- Phase 2 ASP Boundary



NOTES:
 Circulation pattern does not constitute subdivision design and is subject to change (excepting overdowns, connectors, and neighbourhood roadways).
 Any proposed change to configuration such as designation of overdown, connector, and neighbourhood roadways shall be subject to an ASP Amendment.
 Proposed alignment of walkways and trails is subject to change.
 Locales and details relating to the proposed stormwater management facilities are subject to geotechnical testing as the satisfaction of the City of St. Albert and Province of Alberta.



JENSEN LAKES AREA STRUCTURE PLAN

Figures



RESIDENTIAL UNITS

TOTAL	3813
BUILT	720
REMAINING	3093

FROZEN OR REJECTED

Area Structure Plan	units
Jensen Lakes	3093
Erin Ridge north	41
Northeast St. Albert	4395
	7529

- The Northeast Area Structure Plan is not within the future growth area designation
- Why was it designated a growth area and not future
- Development industry had no idea that the focus on the west as a priority would mean a stop to growth in the north
- West has been Prioritized
- No statements about not developing in growth areas
- Significant commercial and residential momentum in the north
- Proponents negotiated in good faith for over 3 years
- Only one not supporting the plan is planning Residents not opposed
- Landrex has a significant investment in St. Albert
- Landrex will be out of business in St. Albert
- Melcor will be out of business in St. Albert
- 6200 infill how much have we had per year
- Kingsview regency is dead haven't developed a lot in years and have no intention to
- Large commercial component that residents want to be in close proximity to
- Neil M Ross Road is half built
- Numerous Roads stubbed to the property line
- This is the Logical extension of services
- Needed to meet housing demands for the next 20 years



- Statutory plans MDP's ASP's and LUB's are very complicated and often contain statements or policies that are contradictory/conflicting of statements policies can be used in one of two ways
- Can be used and interpreted on one of two ways
- To support development or to stop and thwart development
- Appears the later here



