

NORTH RIDGE Area Structure Plan Bylaw 4/2015

As ~~Amended~~ on September 3, 2024 – Bylaw 14/2024 ~~June 15, 2020 –~~
Bylaw 5/2020

NORTH RIDGE AREA STRUCTURE PLAN AMENDMENTS

Bylaw 39/98 – North Ridge

Amendment Number	Bylaw Number	1st Reading	2nd Reading	3rd Reading
Original	38/98	July 20, 1998	August 17, 1998	August 17, 1998
1	22/2001	June 18, 2001	July 3, 2001	July 3, 2001
2	2/2004	January 19, 2004	January 19, 2004	January 19, 2004
Repealed	38/98	February 2, 2015	February 2, 2015	February 2, 2015

Bylaw 4/2015 – North Ridge

Amendment Number	Bylaw Number	1st Reading	2nd Reading	3rd Reading
Original	4/2015	February 2, 2015	February 2, 2015	February 2, 2015
1	5/2020	March 16, 2020	June 15, 2020	June 15, 2020
<u>2</u>	<u>14/2024</u>	<u>June 4, 2024</u>	<u>September 3, 2024</u>	<u>September 3, 2024</u>

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The North Ridge Area Structure Plan (ASP) was first adopted by Council on August 17, ~~1998~~[1998](#), as Bylaw 39/98. Two amendments were made to this Bylaw, on July 3, 2001, and on January 19, 2004.

On February 2, 2015, Bylaw 39/98 was repealed, and Bylaw 4/2015 was adopted. Bylaw 4/2015 was required, as the old ASP did not comply with the new Municipal Development Plan (MPD), Bylaw 15/2007.

In 2019, an application was made to amend the North Ridge ASP. The amendment proposed adding an approximately ~~43~~[43](#)-hectare parcel of land, located north of the original North Ridge neighbourhood and across Villeneuve Road, to the North Ridge neighbourhood. The new addition is called North Ridge Phase 2.

North Ridge Phase 2 was adopted by Council on May 15, ~~2020~~[2020](#), as Bylaw 5/2020.

The North Ridge Area Structure Plan was divided into two sections. The original neighbourhood will continue to be referred to as **North Ridge**. The new addition will be referred to as **North Ridge Phase 2**.

On September 3, 2024, North Ridge Phase 2 was amended by Bylaw 14/2024, to remove the Future Development Area from the Plan Area. These lands were added to the St. Albert West Area Structure Plan. It is important to note that the North Ridge ASP, Bylaw 4/2015, was approved under the Municipal Development Plan, [CityPlan](#), Bylaw 15/2007. At the time amendments through Bylaw 14/2024 were made to North Ridge ASP Bylaw 4/2015, the City of St. Albert had a new Municipal Development Plan, [Flourish](#), Bylaw 20/2020. As such, references to the MDP in the North Ridge ASP, as amended by Bylaw 14/2024, remain consistent with MDP, Bylaw 15/2007.

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1.0 INTRODUCTION

1.1 Purpose

North Ridge has two phases. This document pertains to Phase 2.

- (1) This plan establishes the conceptual land use, transportation, and servicing patterns for North Ridge [Phase 2](#) to implement the *Municipal Development Plan (MDP)* [CityPlan for subdivision Stages 1 and 2](#), which ~~designates~~ [designated](#) this sector of the city for residential uses. [The remainder of North Ridge Phase 2 will implement the policies with the Municipal Development Plan \(MDP\) Flourish, which designates this Plan Area as Neighbourhood.](#)
- (2) Servicing standards, population analysis, and other details supporting this Area Structure Plan (ASP) for Phase 2 are referenced in the North Ridge Technical Report Amendment as prepared by Select Engineering Consultants Ltd., dated March 2019. The document was used to prepare this Bylaw.

1.2 Authority of the Plan

The *North Ridge Area Structure Plan (ASP)* has been adopted through a bylaw passed by Council in accordance with the *Municipal Government Act (MGA)*.

The MGA identifies an ASP for the purpose of providing a framework for subsequent subdivision and development of the area. The ASP is to describe the sequence of development, land use purposes, population density, and general location of transportation, public utilities, and other matters Council considers necessary. The approval of the North Ridge Area Structure Plan does not guarantee development rights. At the time of subdivision, detailed engineering drawings and plans of subdivision will be reviewed, and the City will then determine if development can proceed. In order to encourage development within the City of St. Albert, Council, by approving this Area Structure Plan, acknowledges the following limitations:

- That final approval of any servicing agreements remains subject to a review of plans of subdivision and detailed engineering drawings, as per the City Engineering Standards, Utility Master Plan (UMP), Transportation Master Plan (TMP), Transportation System Bylaw, Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any other documents, Municipal or

otherwise, the City determines relevant to the development. The approval of this ASP does not warrant approval of any servicing agreement, future districting, development agreement, development permit, or building permit.

- That the City reserves the right to apply any additional infrastructure servicing specification to the lands covered by this ASP in order to provide quality services to the citizens.
- That all development expenses and other costs, of every nature and kind, are expended at the developer's sole risk, and that any additional expenses incurred by the development as a result of any modification resulting from the aforesaid Engineering Standards are for the sole account of the developer.
- The City is not responsible, financially or otherwise, to provide infrastructure to support development of this ASP.

1.3 Timeframe of the Plan

The Area Structure Plan is future-oriented, and depicts how North Ridge Phase 2 is expected to be developed over a 10-year period of time, and through a series of public and private sector initiatives. Most of the development will be dependent on servicing capabilities, and on market demand. While the plan envisions a desired future, changes to the plan may be required to respond to new circumstances. Thus, to ensure that it remains current and relevant, the plan may be reviewed, updated, and amended, either generally or in regard to a specific issue, as determined necessary by Council, or when the *Municipal Development Plan* (MDP) is updated.

1.4 Interpretation of the Plan

1.4.1 Map Interpretation

Due to the small scale of the ASP maps, the boundaries or locations of any symbols or areas shown on a map within the ASP are approximate and not absolute, and are to be verified at the time of subdivision. With the exception of surveyed delineations, boundaries and symbols on the maps are not intended to define exact locations, except where they coincide with clearly recognizable physical features or fixed boundaries such as existing roads or utility rights-of-way.

Minor deviations on the boundaries between land uses may be allowed, at the discretion of Planning and Development Department Administration, as long as the general location of land uses does not change or create potential impacts to surrounding land uses (existing or proposed), and the overall statistics for the neighbourhood are still achieved. While proposed roads and walkways are shown in order to illustrate possible alignments, the local road alignments and walkway locations are subject to verification and possible realignment at the time of subdivision.

1.4.2 Application of the Plan

The *North Ridge Area Structure Plan Phase 2* shall apply to the area shown on Figure 1, which encompasses a gross area of ~~48-26~~ hectares±, and is bounded by:

- Villeneuve Road to the south,
- ~~Ray Gibbon Drive and Crown lands~~ The eastern boundary of 43 City Annex North to the west,
- Fowler Way to the north, and
- Hogan Road / Range Road 255 and the Jensen Lakes neighbourhood to the east.

There are approximately 26 hectares of developable land located in the ~~Plan a~~ Area, being the east half of SE-18-54-25-4, south of Fowler Way, which has a municipal address of 42 City Annex North. ~~The City-owned lands in the west half of SE-18-54-25-4, south of Fowler way and part of Plan 052 5581, Block 2, Lot 1, are also incorporated into the boundary of the neighbourhood. There are no future land uses planned for these lands at this time, and the lands will be designated as Future Development Area. The w~~ West half of SE-18-54-25-4 is part of the neighbouring North-St. Albert West Area Structure Plan.

~~An electrical substation in the southwest corner of SE-18-54-25-4, owned by AltaLink, is also contained within the ASP boundary, as is a former landfill in the southwest corner of the amendment area. The former landfill is part of Plan 042 6146, Block 1, Lot 2, and a portion of it will be~~

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included in the ~~Future Development Area~~, while the rest will be used for the future extension of Ray Gibbon Drive.

1.5 Objectives

This amendment incorporates Phase 2 into the boundary of the neighbourhood, and designates land uses within the area. The Plan will incorporate the following objectives:

- create a land use plan that promotes access to neighbourhood amenities such as public open space and commercial uses,
- create an efficient multi-modal circulation pattern that integrates with the surrounding roadways and neighbourhoods,
- provide a range of housing choices, and
- create pedestrian friendly linkages of walkways and trails.

1.6 Property Ownership Patterns

~~There are four landowners within the amendment area: Badger Land Development Corporation, who owns approximately 26 hectares on the east side of the amendment area; the City of St. Albert, who owns approximately 12 hectares in the center of the amendment area; AltaLink, who owns approximately two (2) hectares in the southwest corner of the City lands; and the Province of Alberta, which owns approximately three (3) hectares on the west side of the amendment area. The amendment Plan Area is owned by Badger Land Development Corporation.~~ Figure 7 provides the legal descriptions of the parcels within the amendment area.

1.7 Planning Context

The ASP has been prepared within the context of the statutory planning system in St. Albert, as well as other non-statutory master planning and servicing initiatives, which provide guidance for the future land use and development options of North Ridge.

1.7.1 Edmonton Metropolitan Regional Board Growth Plan

St. Albert is one of 13 member municipalities that must conform to the Growth Plan of the Edmonton Metropolitan Regional Board (EMRB). St. Albert is part of the Metropolitan area, encompassing the highest concentration of existing and future urban development. St. Albert statutory plans must align with policies within the Growth Plan, including

but not limited to, greenfield densities of a minimum of 40 dwelling units per net residential hectare (du/nrha).

1.7.2 *Municipal Development Plan (MDP)*

The City of St. Albert *MDP*, [entitled *Flourish – Growing to 100K*, Bylaw 20/2020, as amended, Urban Structure and General Land Use, Map 3 designates the Plan Area as Neighbourhood and shows Fowler Way as a potential future road.](#) ~~[Bylaw 15/2007, as amended, *Future Land Use Policy, Map 2*, designates the amendment area as residential. The *Transportation Network, Map 5, MDP*, includes the proposed NE Sector crosstown \(arterial\) roadway from Ray Gibbon Drive to St. Albert Trail as adopted by Council in Bylaw 15/2007, as amended.](#)~~ On March 15, 2013, Council announced the naming of this roadway to be Fowler Way on the west side of St. Albert Trail, and Neil Ross Road on the east side of St. Albert Trail.

1.7.3 *Existing Area Structure Plan*

The original North Ridge Area Structure Plan Bylaw 38/98 was repealed and replaced with Bylaw 4/2015, adopted February 2, 2015. [In June 2020, through Bylaw 5/2020, North Ridge Phase 2 was added. Bylaw 14/2024 amended the North Ridge Phase 2 ASP to reduce the area of land that is within North Ridge Phase 2.](#)

1.7.4 *Land Use Bylaw (LUB)*

The City's *Land Use Bylaw*, Bylaw 9/2005, as amended, controls development of the lands within the neighbourhood. The Urban Reserve District is a holding district for orderly transformation to future urban expansion or intensification development. Changes to the land use district will be required through an amendment to the LUB (redistricting), ahead of subdivision and development.

The ASP Future Land Use map demonstrates the base land uses. Descriptions within this document describe the expected uses and densities. Anticipated land uses are: low density residential, medium density residential, neighbourhood commercial, public parks, and stormwater management facilities (as public utility lots).

1.7.5 *Transportation Master Plan (TMP)*

The Transportation Master Plan (2015), prepared by Associated Engineering for the City of St. Albert, guides how the City addresses current and future transportation needs. This document sets the vision and actions for the transportation network until 2042. The term transportation includes the roads, trails, sidewalks, and other infrastructure needed to move people and goods from one place to another.

Hogan Road will be upgraded to a connector residential road, running north-south along the east border of North Ridge. To the north, the future Fowler Way is planned as a crosstown residential road that will connect Ray Gibbon Drive to St. Albert Trail. The design of North Ridge Phase 2 incorporates the proposed alignment of Fowler Way as shown in the 2018 Functional Plan. Villeneuve Road is a neighbourhood residential road that runs along the south border of North Ridge [Phase 2](#). Villeneuve Road currently connects to Ray Gibbon Drive, but in the future this access will be closed, and Villeneuve will be realigned as a north-south extension to connect to Fowler Way. [along the western boundary of North Ridge Phase 2](#).

[One of the strategies identified in the TMP is “Complete Streets”. The City of St. Albert approved the Complete Streets Guidelines and Implementation Strategy in August 2018. The Complete Streets Guidelines provides vision, principles, and objectives to support St. Albert’s priority of creating a community designed to promote safety and connectivity through a transportation network that accommodates all types of development. Any proposed subdivision applications within this ASP, should be in conformance with the TMP, and the Complete Streets Guidelines and Implementation Strategy.](#)

1.7.6 *Utility Master Plan (UMP)*

The Utility Master Plan (2014) for the City of St. Albert is a general framework for providing utility services to future developments (water, wastewater, and stormwater management). The timeframe for extending

services is based on the pace of development and the ability of front-ending parties to design and construct necessary infrastructure components.

The current stormwater management release rate is 2.5 litres per second, per hectare (L/s/ha) for the Sturgeon River. Should release rates be altered, additional studies showing the impact on downstream stormwater facilities must be completed.

2.0 SITE ANALYSIS

2.1 Natural and Cultural Features

2.1.1 Topography and Drainage

The developable area in North Ridge Phase 2 is generally flat, with ground elevation ranging ~~from~~ between 685.5 metres to 687 metres. The direction of drainage for the neighbourhood is to the west and the south. ~~The Future Development Area will need to identify elevation and drainage conditions when land uses are designated in a future ASP amendment.~~

2.1.2 Sturgeon River Designated Flood Line

The lands are above the ~~Designated~~ designated Flood ~~line~~ line for the Sturgeon River.

2.1.3 Geotechnical Conditions

A Geotechnical Investigation was completed by J.R. Paine and Associates Ltd. in 2012. The report provides a summary of the general soil and groundwater conditions and an assessment of conditions for site development, site grading, residential construction, the construction of roadways, the installation of a sewer and water system, and the construction of stormwater management facilities. J.R. Paine has stated that no update to the 2012 Geotechnical Investigation report will be required as part of the North ~~f~~Ridge ASP ~~A~~a amendment application. The land in North Ridge Phase 2 ~~is~~ is mostly ~~were~~ undeveloped, and ~~is~~ mostly cultivated farmland. This Geotechnical Investigation generally concluded that soils in Phase 2 are suitable for the proposed residential development.

The geotechnical investigation for the east half of SE-18-54-25-4 was completed September 26, 2012, with fieldwork conducted on July 26, 2012, and water table readings taken on July 26, August 8, and September 13, 2012. The site had three (3) boreholes drilled that assessed the soils and groundwater conditions as it relates to future development of the lands.

The water table in the southern portion of the site is approximately 3.0 metres, and there is a low risk of frost heave in this area. The central portion has a water table of 6.3 metres, and the northern portion has a water table of 5.3 metres; the rest of the site will not require any measures for control of frost heave.

Generally, the soil profile consists of topsoil, lacustrine clay, glacial clay till, clay, and sand. The report presented guidelines and standards for the construction of all components of residential development.

Subsurface soil conditions in the test holes revealed high moisture content that will require extensive drying or mixing of the trench backfill material during the installation of underground utilities.

In the case of pile foundations, some installation problems may be encountered. Very moist to wet conditions were encountered in each test hole. It is possible that casing of the piles would be required due to sloughing soils, and slowly increasing groundwater may be encountered. Therefore, at the very least, pile concrete should be on-site during the pile drilling to allow for quick concrete placement.

Areas of high ground water levels in the North Ridge Phase 2 amendment area may require further investigation at the time of subdivision or Development Permit and building construction stage, to identify mitigation measures addressing hydro-geological concerns. At time of site development, additional geotechnical study will be required for commercial and multiple family developments. If an acceptable strategy cannot be obtained, then the land may be deemed unsuitable for development.

~~Geotechnical studies were not conducted on the City-owned portion of SE-18-54-25-4, and should be completed prior to development of these lands.~~

2.1.4 Vegetation Resources

There is a class II wetland and a class III wetland within the east half of SE-18-54-25-4 amendment area, totalling 0.9 hectares±. These wetlands are not considered to have significant ecological value, and have received clearance for removal under the Public Lands Act and the

Water Act. Compensation will be paid to Ducks Unlimited prior to disturbance.

~~The MDP (Policy 10.2) indicates the City of St. Albert shall protect not only provincially and regionally significant areas, but also locally significant, sustainable areas, except where the protection compromises other necessary parks, trails, and open space requirements in a neighbourhood. The City is not requiring protection of these wetlands.~~

2.1.5 Natural Site Assessment

In the summer of 2012, Spencer Environmental Management Services Ltd. completed an Ecological Assessment of the east half of SE-18-54-25-4. Overall, the assessment concluded that there was relatively little in the way of natural wildlife habitat, and that instead the area provided suitable habitat primarily for species well-adapted to agricultural habitats.

This assessment found no natural areas recognized by the City of St. Albert. The parcel contains a small complex group of natural plant communities in its southeast corner, consisting of aspen woodland, meadow, and wetland habitat in an approximately 2.33-hectare patch of natural habitat. However, due to the lack of ecological connectivity to other natural areas, this habitat patch is only of local ecological value and its loss would not negatively impact biodiversity conservation at a City-wide scale.

~~A natural site assessment should be completed for the Future Development Area of North Ridge Phase 2.~~

2.1.6 Environmental Site Assessment

In September 2013, a Phase 1 Environmental Site Assessment (ESA) was prepared by Hoggan Engineering & Testing (1980) Ltd. for Badger Land Development Corporation, for the east half of SE-18-54-25-4.

The report revealed that there is a former oil well installation located on the subject site adjacent to the north border and five oil well installations in the vicinity of the subject site. These locations were considered to have a high to moderate risk of potential environmental impact to the subject site, although based on the available information, the potential

contamination concerns would be limited to the vicinity of the well site and would not apply to the balance of the subject site.

Each of these oil wells requires a reclamation certificate, which provides a determination if a 5-metre radius setback is sufficient. Setback requirements are determined and regulated by Alberta Energy Regulator (AER). ~~The wellheads should remain as privately held lands with appropriate physical access according to all pertinent standards and legislation. The City will not assume ownership or liability for a wellhead.~~

Other concerns include a former landfill located approximately 435 metres in the southwest corner to the west of the North Ridge Phase 2 lands within the St. Albert West ASP, and an automobile storage yard located approximately 200 metres northeast of the Phase 2 lands (see Figure 9, Constraints).

At the time of this assessment, the subject site was agricultural land with no development or equipment storage noted. In consideration of the site observations, and the nature of the subgrade soils, the risk of potential environmental impact to the subject site from the site preparation was considered to be low.

A Natural Areas Review and Inventory report was prepared by Stantec in June 2008, to update the 1999 report prepared by Spencer Environmental Management Services Ltd. This report found no areas of interest in the subject site Plan Area; ~~but noted two Significant Natural Areas (SNA) in the western portion of the Future Development Area. One SNA is a regionally significant overgrown rail right-of-way that provides a wildlife movement corridor to areas north of St. Albert. The other is a 5.5 ha± wooded area that contains aspen, willow, and balsam poplar. Further investigation would be warranted for these two areas, to assess each site's sustainability in the context of any proposed future development.~~

2.1.7 Agricultural Impact Assessment

Select Engineering Consultants Ltd. conducted an Agricultural Impact Assessment (AIA) on the east half of parcel SE-18-54-25-4 in December 2019 for Badger Land Development Corporation, ~~and on the west half of SE-18-54-25-4 in January 2020 for the City of St. Albert.~~

The purpose was to determine whether urban development on prime agricultural soils within the Greater Edmonton Region is logical and what impact this development will have on the future of agricultural lands within the area and the province.

The AIA noted that the subject lands in the east half have been cultivated consistently since at least 1949. The crops being cultivated appear to be hay, and no evidence of intensive agricultural uses, such as livestock, have been found or recorded on this site. The subject parcel consists of approximately 69 acres (28 hectares) of agricultural land, which represents 0.018% of agricultural lands in Sturgeon County.

~~The subject lands in the west half were also cultivated prior to 2008, primarily with hay and with no evidence of livestock operations. For the past decade, the land has been used as a snow storage and organic waste dump. As a result, almost none of the land in the west half is currently viable for agriculture, and it would take considerable resources to return the land to agricultural production.~~

The findings of ~~these~~ this AIA supports the City of St. Albert MDP, which designates the subject lands for residential development. As identified within the Edmonton Metropolitan Region Growth Plan, lands contained within the Metropolitan Area are anticipated to allow for development growth in a contiguous manner as to support municipal population projections and growth.

2.1.8 Heritage Resources

Western Heritage Management conducted a Heritage Resources Assessment Statement of Justification for the east half of parcel SE-18-54-25-4 in the summer of 2013. This Statement of Justification was submitted to Alberta Culture to confirm if any additional recording or mapping is required as a result of their investigation, which generally determined that there are no concerns with development proceeding on the project.

Select Engineering Consultants Ltd., on behalf of Badger Land Development Corporation, was given *Historical Resources Act* clearance to proceed with development within the Phase 2 lands on

January 22, 2014. No further archaeological assessment is required as the land is cultivated fields.

2.2 Current Development Patterns

The Plan ~~a~~Area is bordered to the east by the Jensen Lakes neighbourhood, and separated by Hogan Road / Range Road 255; to the west are ~~City-owned and~~ Crown lands; the south boundary is Villeneuve Road and North Ridge Phase 1 neighbourhood; and to the north ~~are cultivated fields that are located in Sturgeon County. They will be the~~ future Fowler Way, ~~runs through the northern portion of the Plan Area. The lands south of Fowler Way will be developed; the lands north of Fowler Way are not included in the North Ridge ASP.~~

The Badger Land Development Corporation lands are ~~located on the east side of the Plan Area, and are~~ currently being used for agriculture ~~and residential development is starting to occur from the southeast.~~

~~The City-owned land located on the west side of North Ridge Phase 2 is designated as Future Development Area and are currently used for snow storage and as a compost depot.~~

~~There is an Altalink-owned parcel in the southwest corner of the City-owned land that is an electrical substation.~~

~~The southwest corner of the Plan Area is a former landfill currently being used as a driving range. A portion of these lands on the east side will be designated as Future Development Area, and the remainder will be used for the future Ray Gibbon Drive extension.~~

3.0 LAND USE CONCEPT

3.1 Future Land Use Map

The Future Land Use Map for North Ridge Phase 2 is shown on Figure 2. This map consists of a series of coloured areas and symbols that define expected future land use and roadway patterns for the subject lands.

3.2 Land Use Concept: Major Development Patterns

Residential land use will dominate North Ridge Phase 2. There will also be a park, one commercial lot in the northeast corner, and a stormwater management facility.

The residential components are predominantly low density residential, intermixed with medium density residential. Two medium density sites are located along Hogan Road, south of the commercial site. Other multiple family structures will be located along connector and neighbourhood roadways.

The stormwater management facility (SWMF) is a wet pond. A trail will be located around a portion of the SWMF and connect to sidewalks, forming part of the neighbourhood trail system.

The low density residential areas will have a density of 28 dwelling units per net residential hectare (du/nrha). The average overall net density of the residential area is 40 du/nrha. The total number of dwelling units proposed is 556 units. The proposed developable residential area is 14 hectares±, which is approximately 32% of the developable area.

~~The lands designated as Future Development Area will require an amendment to this ASP to designate land uses.~~

3.3 Residential Land Use

3.3.1 Low Density Residential

Low density residential land use will comprise 10 hectares± (25 acres±) of land within the North Ridge Phase 2 amendment area. The number of low density residential units anticipated is 283 dwelling units. Low density may include single-detached house, single-detached house with a suite, semi-detached, duplex housing, and townhousing forms, or any combination thereof, provided the low density area conforms to the Land

Use Bylaw requirements. Of the total number of dwelling units proposed, approximately 50% of the dwelling units will be low density residential.

3.3.2 Medium Density Residential

Medium density residential development will consist of townhouses and apartment buildings as regulated by the Land Use Bylaw. There are 47 medium density residential dwelling units proposed with a density of 35-42 du/nrha and 226 medium density residential dwelling units proposed with a density of 40-94 du/nrha.

The total number of medium density residential dwelling units proposed is 273 on 4 hectares± (10 acres±), which is approximately 50% of the total number of residential dwelling units in the North Ridge Phase 2 amendment area.

3.4 Commercial

One commercial site is planned for the neighbourhood, located in the northeast of the North Ridge Phase 2 amendment area at the corner of Hogan Road and Fowler Way. This commercial site will serve the immediate neighbourhoods and passersby. Gross floor area anticipated is 4,530 m² (48,750 ft²).

Access to the site will be from Hogan Road via a roundabout. Across the road to the east side is a neighbourhood commercial site in Jensen Lakes.

The commercial area borders residential, with no separation such as a road. Mitigation measures may be required to address noise, light, and odour issues created by commercial uses, to ensure that the adjacent residential area is not impacted.

The overall developable area for commercial use is approximately 1.5 hectares± (4 acres±), which is approximately 3.56% of the developable lands.

3.5 Parks and Open Space

The parks and open space system in North Ridge Phase 2 consist of a combination of active and passive park areas, a naturalized stormwater management facility, and a continuous walkway linkage system.

One large park of approximately 2.5 hectares (6 acres±) is located within Phase 2. It is located north of the stormwater management facility and the east-west neighbourhood residential road. The park provides opportunity for passive and active recreation.

The ~~P~~lan will provide walkway connections that will ensure all residences are within 400 metres of a park or open space. The *Municipal Government Act* ~~and the *Municipal Development Plan*~~ specifies that 10% of the developable lands may be dedicated as Municipal Reserve, and *MDP Flourish, Policy 11.1.1* requires that the maximum entitlement of Municipal Reserve be dedicated at time of subdivision. Dedicated land may include ~~which can be used for~~ development of schools, parks, and trails that are not associated with public utility lots.

The proposed Municipal Reserve dedication configuration is shown in Figure 8, while the park and open space system is depicted on the Future Land Use map (Figure 2). Dedication of Municipal Reserve occurs at time of subdivision.

3.5.1 Trails

Trails proposed will provide connections between the park, neighbouring streets, and access to the stormwater management facility. Some trails, walkways, or parks may have Public Utility Lot (PUL) designations where there are utility rights-of-way; therefore, no municipal reserve dedication would be granted in these circumstances. The trails must be installed by the developer at the time of subdivision so that future residents are aware of trail alignments.

Villeneuve Road will be upgraded to urban standards with a sidewalk or trail on the north side. Further design considerations are needed for the south side of Villeneuve Road to determine appropriate pedestrian connectivity.

3.5.2 School Site

There is no school proposed for North Ridge Phase 2 at this time. The anticipated number of students in the Phase 2 neighbourhood at full build-out is approximately 264 students between the ages of 5 to 19 years. Student population analysis is based on the City of St. Albert

2018 Census. Age Composition within the 2018 Census was used to project the potential number of school-aged children.

Table 3-1: Student Population Projection

Age	Grades	% of 2018 City of St. Albert Census age composition population 62,842	Student Generation North Ridge Population 1,324
5-9	K-4	6.5%	86
10-14	5-9	6.9%	91
15-19	10-12	6.6%	87
Total			264

3.5.3 Stormwater Management Facilities (SWMFs)

One sStormwater mManagement facility is proposed for North Ridge Phase 2, located in the southwest corner of the Phase 2 amendment area. The SWMF will be designed to accommodate stormwater flows from 25 hectares± (62 acres±) of the amendment area, as well as Hogan Road east of the amendment area and Villeneuve Road south of the amendment area.

The storm basin and pipe network is are shown on Figure 6. This facility will outlet directly to an existing 525 mm storm sewer that was constructed as part of North Ridge Phase 1. The storm sewer system throughout the amendment area has been designed to accommodate minor storm flows as outlined in the City of St. Albert Servicing Standards. Grading within the amendment area has been designed to direct major flows to the SWMF.

The SWMF will operate as a standard detention storage facility. It will receive minor system piped flow, and major system road runoff from the neighboururhood, and discharge to the existing North Ridge stub by gravity.

The topography in the amendment area is generally flat. Due to the relatively flat nature of the site and the existing elevation of the outlet stub, fill material will need to be brought in to allow the SWMF to drain via gravity alone to the 525 mm storm sewer pipe in North Ridge

Phase 1. The SWMF has been designed with an elongated layout that reduces the amount of fill required.

The area north of Fowler Way is not included in the North Ridge Phase 2 stormwater basin, as grades are steadily dropping to the west. A solution for stormwater in the area north Fowler Way will need to be researched when development is planned for that area, as it cannot flow to the SWMF in the south.

~~The City-owned lands to the west will eventually require a separate SWMF. It is anticipated this SWMF will take advantage of the existing topography and outfall stormwater from the City-owned lands to Carrot Creek to the west.~~

SWMFs may be connected through a combination of overland flows and buried pipes to transfer stormwater. The stormwater management facilities will be dedicated as Public Utility Lots (PULs); therefore, no Municipal Reserve credit will be given to these PUL uses. Municipal Reserve credit may be provided to trail areas adjacent to SWMFs, to be determined and based upon City policies at the time of subdivision.

3.6 Development Statistics

The development statistics for North Ridge Phase 2 are shown, quantitatively, in Table 3-2.

The developable area is 29-26 hectares±, which is the same as the gross area because there is no Environmental Reserve to be dedicated in Phase 2. ~~All roads except for the potential future roadway are included within the developable area.~~ The residential area is 14 hectares±, which is approximately 32.53% of the developable area. The commercial area is 1.5 hectares±, which is approximately 3.56% of the developable land.

The population per household fluctuates depending on the type of dwelling unit, as indicated in the *City of St. Albert Census 2018*. In the low density residential units, 821 persons are projected, based on 2.90 persons per household. In the medium density residential units, 105 persons are projected, based on a combination of 2.23 persons per household for townhouse sites, and 398 persons based on 1.76 persons per household for apartment sites. The population for North Ridge Phase 2 is estimated at 1,324 residents.

The Edmonton Metropolitan Region Growth Plan adopted by the Government of Alberta on October 26, 2017, has density target of a minimum of 40 dwelling units per net residential hectare. [MDP Flourish, Policy 13.1.3 requires a minimum overall density of 40 dwelling units per net residential hectare for new neighbourhoods.](#)

~~MDP Policy 4.11 requires a minimum of 30% medium density and high density residential units, which includes area developed with three or more units that may include housing types such as townhousing and apartment buildings.~~ The total number of residential units is 556, of which 273 are medium density units, which equates to approximately 50% of the proposed units.

NORTH RIDGE AREA STRUCTURE PLAN PHASE 2

Table 3-2: Development Statistics

	Area (ha)	% of GDA	Units	Pop.
Gross Area	48,826.0			
Environmental Reserve	0.0			
Gross Developable Area (GDA)	48,826.0	100%		

Developable Area inside 42 City Annex North				
Non-Residential Development				
Parks / Municipal Reserve	2.6	10.0%		
Walkways / Public Utility Lots (PUL)	0.1	0.54%		
Stormwater Management Facility (PUL)	2.2	8.35%		
Commercial	1.5	5.97%		
Future Fowler Way (Crosstown Road)	0.8	3.21%		
Internal Circulation (Local and Neighbourhood Roads, Road Widening)	5.1	19.46%		
Subtotal Non-Residential Development	12.3	47.3%		
Residential Development				
Low Density Residential	10.0	38.5%	283	821
Medium Density Residential (~40 du/ha)	1.2	4.56%	47	105
Medium Density Residential (~90 du/ha)	2.5	9.76%	226	398
Subtotal Residential Development	13.7	52.7%	556	1,324
Total inside 42 City Annex North	26.0	100.0%		

Developable Area outside 42 City Annex North				
— City-owned Lands — Future Development Area	12.5	54.7%		
— Electrical Sub-Station	2.2	9.8%		
— Crown Lands — Future Development Area	0.6	2.6%		
— Future Fowler Way (Crosstown Road)	1.2	5.5%		
— Villeneuve Road + Hogan Road (Connector Roads)	3.9	17.2%		
— Future Ray Gibbon Drive (Boulevard)	2.3	10.1%		
Total outside 42 City Annex North	22.8	100.0%		

- May not add up to 100% due to rounding.
- Overall, there will be 40 dwelling units per net residential hectare. [This meets the requirements of MDP Policies 13.1.3 and 14.6.8\(c\); MDP Policy 4.11 requires a minimum of 30% medium and/or high density residential, which includes any area developed with three or more units that may include housing types such as townhousing and apartment buildings.](#)
- Residential breakdown consists of:
 - 23-33 du/ha for low density residential
 - 37-39 du/ha for low density residential mix
 - 35-42 du/ha for medium density residential, could go to 54 du/ha if meet design criteria in the Land Use Bylaw

NORTH RIDGE AREA STRUCTURE PLAN PHASE 2

Part 3

Land Use Concept

- 40-94 du/ha for medium density residential, could go to 125 du/ha if meet design criteria in Land Use Bylaw
- Of the net residential hectare, 3.7 ha± are for medium density residential; 49.1% of the units are medium density residential.
- Expected population per residential unit is
 - 2.90 persons per low density dwelling unit;
 - 2.23 persons per medium density dwelling unit; and
 - 1.76 persons per high density dwelling unit.

4.0 TRANSPORTATION

4.1 Crosstown and Connector Road Network

The transportation network for North Ridge is shown on Figure 3. This map consists of a series of coloured roadways and trails that define expected future transportation patterns for the subject lands.

North Ridge Phase 2 is bounded on the north by Fowler Way, a future NW crosstown road. In 2018, Associated Engineering conducted a functional study for the alignment of Fowler Way, which will connect at the junction of Ray Gibbon Drive and Villeneuve Road to the west, and to Neil Ross Road at St. Albert Trail in the east.

The proposed Fowler Way alignment in the North Ridge ASP is updated to comply with the functional alignment study that was completed showing the road crossing through Sturgeon County land. The alignment of Fowler Way will provide residents direct access to Ray Gibbon Drive to the west and St. Albert Trail to the east. An alternative access to Ray Gibbon Drive will continue to be provided at Giroux Road via Hogan Road.

4.2 Neighbourhood and Local Road Network

Local roads will be designed to minimize the amount of traffic in residential areas. The orientation of local streets and trails will provide residents with convenient access to transit stops located along the neighbourhood roads.

Villeneuve Road is anticipated to be a two-lane residential neighbourhood road west of Hogan Road. The Villeneuve Road/Hogan Road intersection will be developed as either a single-lane roundabout, or a signalized intersection.

One access to North Ridge Phase 2 will be from a north-south neighbourhood residential roadway off Villeneuve Road. This road will then turn east towards Hogan Road, with a roundabout at the future extension of Jensen Lakes Boulevard providing a second access to residential lands. A second access off Hogan Road will be included for the commercial site. These accesses ensure that all new traffic generated from Phase 2 will access Hogan Road or Villeneuve Road directly, and not have to exit through North Ridge Phase 1.

Jensen Lakes Boulevard will extend west from Jensen Lakes and continue west of Hogan Road to provide access to Phase 2. Jensen Lakes Boulevard is not anticipated to connect through Phase 2 to the City-owned lands to the west or to the future Villeneuve Road realignment to Fowler Way.

No direct access to Fowler Way from the North Ridge Phase 2 residential neighbourhood is proposed.

~~A future north-south neighbourhood residential roadway between Villeneuve Road and Fowler Way is shown as potential future roadway on Figure 2, with a roundabout proposed for the Fowler Way intersection. Additional roundabouts~~ are proposed for:

- Hogan Road and Fowler Way
- Hogan Road commercial access
- Hogan Road and Jensen Lakes Boulevard

All-weather turnarounds on roadways may be required, should roadways not be completed in a development season.

4.3 Transit

Transit routes must be established as part of the first stage of development, as per *MDP Flourish, section 8.3 Public Transit Policy 12.7, New Area Structure Plan Technical Reports*. In addition, transit stops ~~must~~ should be within 400 metres walking distance of all residents. This distance is reduced for multiple family dwelling, institutional uses, major seniors residences, and activity centres. Transit stops are typically proposed along neighbourhood residential roadways, and done in consultation with the City's Transit Department.

4.4 Pedestrian/Bicycle Links

The neighbourhood sidewalks and trails create a connected pedestrian system within the ASP that links all parts of the neighbourhood through parks, public utility lots, and streets. There is a walkway connection planned to connect across Villeneuve Road to an existing walkway from North Ridge Phase 1.

4.5 Noise Attenuation

Noise attenuation amenities from crosstown routes will be required, at the cost of the developer, at the time of subdivision, Development Agreement, or Development Permit, as per City standards. Additional requirements may be needed for residential developments adjacent to commercial developments so that noise, light, and odours from the commercial area to the residential area are addressed prior to or at the time of Development Permit.

The ASP area is about 1.6 km north of the nearest railway line; therefore, noise attenuation from the rail line is not required.

4.6 Off-Site Levies

The North Ridge neighbourhood is subject to Off-site Levies. Off-Site Levies will be calculated, assessed, and collected at the time of subdivision or upon execution of a Development Agreement, in accordance with the rate that is applicable at that time. Should a subdivision or Development Agreement not be part of the development process, levies will then be collected at the time of Development Permit.

In addition to the Off-Site Levies, additional costs may need to be borne by the developers to facilitate the near-term plan of infrastructure capacity improvements.

4.6.1 Notes

[As upgrades are required to the water supply and distribution, to the wastewater collection system \(sanitary\), to the stormwater management facilities, and transportation roadway network, infrastructure identified within the Off-Site Levy Bylaw, required to support a development stage, may be required to be front-ended by the developer to enable that development stage. Front-ending and recovery processes shall be consistent with approved Council Policies.](#)

Should a developer choose to oversize the water supply and distribution, the wastewater collection system (sanitary), the stormwater management facilitates, or the transportation network without a request from the City, the oversizing will be at the cost of the developer, and not recoverable. In addition, the City will take ownership of such oversized infrastructure, and will determine how the capacity will be used.

Interim solutions are not eligible for reimbursement through the Off-Site Levy program.

4.7 Crime Prevention through Environmental Design (CPTED)

Decisions relating to transportation design, street patterns, access, noise barriers, public open spaces, parks, multi-use trails, walkways, stormwater management facilities, and the built environment shall use CPTED principles to create a safe and secure neighbourhood. The following basic strategies, respecting existing City standards, will be used during the development of North Ridge:

- Use of natural surveillance strategies to increase visibility and awareness of public and private space;
- Use of natural access control techniques to guide/direct person within the natural and built environments; and
- Promotion of territorial reinforcement by increasing definition of space and local stewardship.

4.8 Complete Streets

North Ridge Phase 2 will implement the Complete Streets Guidelines ~~that were adopted and approved by Council on October 22, 2018.~~

Complete Streets Guiding Principles:

1. Streets should safely accommodate users of all ages and abilities.
2. The street network should be well-connected, provide direct paths of travel, and should not act as barriers.
3. Streets should provide mobility, access to homes, businesses, and schools, and civic space for leisure, recreation, and other activities.
4. Streets should provide choices for all users, and be fair in their allocation of space for all users.
5. Streets should be aesthetically attractive, reflecting St. Albert's application of nature, unique architecture, and the botanical theme.
6. Streets should support the land use, economic development, environmental sustainability, personal security, public health, cost-effectiveness, and other objectives.

4.9 Timing of Development – Fowler Way

A functional plan for Fowler Way was completed in 2018. The next steps will include resident / owner public engagement, geotechnical and environmental assessments, and geometric review to finalize the actual roadway's alignment. [Completion of Preliminary preliminary design is anticipated to begin in 2024 in 2023](#), and construction is anticipated to begin in 202~~8~~⁵.

5.0 UTILITY SERVICES

5.1 Water Supply and Distribution

The extension of a 300 mm water main along Hogan Road would be the primary water main feed, with a secondary 200 mm loop provided through the existing North Ridge neighbourhood (see Figure 4). The intent would be to extend the 300 mm water main to points where it would also service lands to the east and west of the amendment area. Both the 300 mm and 200 mm water main extensions will be required to provide a loop and fire protection requirements.

Modelling results indicate that the proposed water system does not maintain residual pressures at Maximum Day Demand + 300 L/s for the proposed commercial area, but does meet the residual pressure requirements at Maximum Day Demand + 275 L/s. City Administration finds the proposed water system to be adequate, and considers the deficiency for fire flow to be an interim condition until the final looping from Jensen Lake is established.

~~See Notes under Section 4.6, Off-Site Levies, of this document.~~

~~The Future Development Area will require a Servicing Design Brief for water supply and distribution, when an ASP amendment is submitted.~~

5.2 Wastewater Collection System (Sanitary)

An existing 450 mm sanitary trunk main, constructed as part of North Ridge Phase 1, exists at Villeneuve Road within a PUL extending north from Niagara Way. This line has been sized to accommodate approximately 40.5 hectares (100 acres) of land north of Villeneuve Road. The North Ridge Phase 2 amendment area includes a net developable area of ~~29-26~~ hectares±, which is within the design capacity of the 450 mm sanitary trunk and its downstream constraints, allowing for full servicing of the Phase 2 amendment area (see Figure 5).

The direction of surface drainage for the neighbourhood is generally flat with an elevation of 686.0 m. There is some minor relief from south to north to elevation 685.0. The depth of the trunk sewer at Villeneuve Road is 7.5 m with an invert of 677.5 m. The pipes will generally run from the northwest corner to the connection point. An offsite pipe will be required along Villeneuve Road

either within road right-of-way or within the SWMF PUL. If the pipe is located within the PUL, the pipe should be located above freeboard.

~~See Notes under Section 4.6, Off-Site Levies, of this document.~~

~~The Future Development Area will require a Servicing Design Brief for wastewater collection, when an ASP amendment is submitted.~~

5.3 Stormwater Management

The existing North Ridge stormwater management facilities (SWMF) have been designed to discharge at an accumulative discharge rate of 2.62 m³/s for the entire neighbourhood. This was the basis of the “Master Drainage Plan” which was completed in October 2006. The proposed amendment area was never contemplated to drain through the existing North Ridge neighbourhood. However, during detailed design, a storm sewer was installed to capture existing surface drainage along Villeneuve Road with a planned roadway connection from North Ridge to Villeneuve Road. The existing storm sewer stub remains, and it has an allowable design flow rate of 0.116 m³/s. This flow rate has been built into the minor storm sewer system of North Ridge, and it is recommended that it be used as a storm outlet for the southern portion of North Ridge Phase 2.

Figure 6 shows the existing 525 mm storm outlet and Villeneuve Road. The Phase 2 sub-basin will use the existing 525 mm storm sewer outlet, and provide the necessary stormwater detention in the southern portion of the SWMF adjacent to Villeneuve Road. All applicable approvals will be required for the stormwater management plan, and it will need to comply with the Utilities Master Plan as approved by the City of St. Albert.

SWMF sizes are approximations and may change in size at time of subdivision or Development Permit. A change in the SWMF size may not require an amendment to this Area Structure Plan, providing development statistics and land use areas are not impacted. Consultation with Administration will be required should a change in size be proposed for any SWMF. [See Notes under Section 4.6, Off-Site Levies, of this document.](#)

~~The Future Development Area will require a Servicing Design Brief for stormwater management, when an ASP amendment is submitted.~~

5.4 Shallow Utilities

Power, gas, and communication franchise systems will service the area through agreements established with the developers. Shallow utilities may be located within a public utility lot (PUL), or through a utility right-of-way agreement.

Telephone, cable, gas and power service has been installed along Hogan Road, and will need to be extended to provide service to North Ridge Phase 2. All utilities shall be provided in accordance with City Policies.

Any existing overhead services must be relocated and placed underground at the time of development.

5.5 Public Utility Lots (PULs)

A Public Utility Lot is where services such as water, wastewater, stormwater pipe, and shallow utilities are located. The size of a PUL will vary based on the number of utility services and pipe sizes accommodated. PULs can typically range between 6 metres ~~to~~ and 9 metres in width. PULs do not receive Municipal Reserve credit. Emergency access to a site will be classed as a public utility lot, and width of access will be determined in consultations with the City Engineer and Public Works. Where services are shared or required, provisions of utility rights-of-way will be required to allow passageway for utilities from the landowner/developer to enable development by other landowners/developers to proceed.

6.0 IMPLEMENTATION

6.1 Development Staging

Figure 10, Staging Plan, illustrates eight (8) stages of development for North Ridge Phase 2, which is anticipated to take approximately 10 years to build-out. Development will begin in the south and proceed to the north.

Staging will be reviewed as subdivision applications are made to see that growth management objectives of the City as specified in the MDP, including avoiding “leap-frogging” of development in new areas and encouraging orderly, economical, and contiguous development, are addressed. Therefore, in addition to the infrastructure requirements, all development of North Ridge [Phase 2](#) must be contiguous and sequential in a manner as per [MDP Flourish, Policies 10.3.3, 13.1.10, and 14.6.8\(a\). Policies 3.2 and 4.2, and comply with Neighbourhood Design Principles and Medium Density Residential staging as per MDP Policies 4.11 and 4.13. These MDP policies indicate when required medium density residential is to be developed in relation to the overall residential development.](#) Contiguous and sequential development is important for efficient city services such as police, fire, transit, recreation, and road maintenance.

6.2 Redistricting and Subdivision

Timing of redistricting and subdivision applications will proceed in response to servicing capacity, agreements, and market needs. Redistricting and subdivisions are to align with the Area Structure Plan.

6.3 Residential Density

The proposed ASP amendment area must meet the current EMRB density of 40 dwelling units per net residential hectare (du/nrha), as required by Policy 4.3.1 and identified by Schedule 6 in the Edmonton Metropolitan Region Board Growth Plan. The low density residential proposed for North Ridge Phase 2 has a density of approximately 28 du/nrha. In order to reach the required 40 du/nrha, the medium density sites within North Ridge Phase 2 will need to reach the targets identified in **Table 3-2: Development Statistics** of 40 du/nrha for Medium Density I and 90 du/nrha for Medium Density II. The built form will

consist mostly of townhousing for Medium Density I and apartments for Medium Density II.

As the ASP is implemented, Administration will track as-built density to monitor progress against City and Edmonton Metropolitan Region Board (EMRB) density targets. It is important that during subsequent stages of subdivision and development, each new application be evaluated to the overall density target. Applications that do not achieve this density will be sent back for redesign or the applicant must provide acceptable technical rationale to support the shortfall.

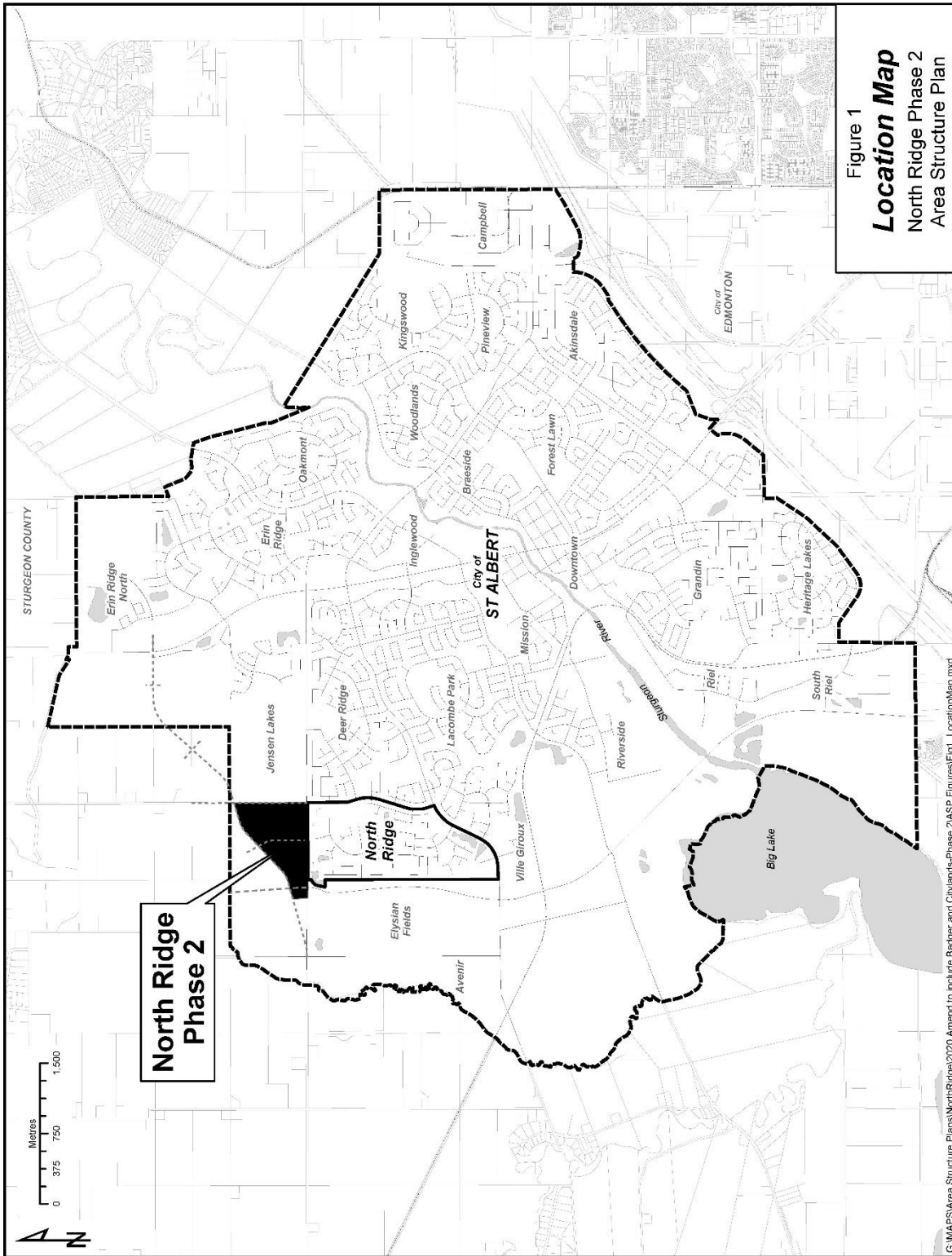
6.4 Building Inspections

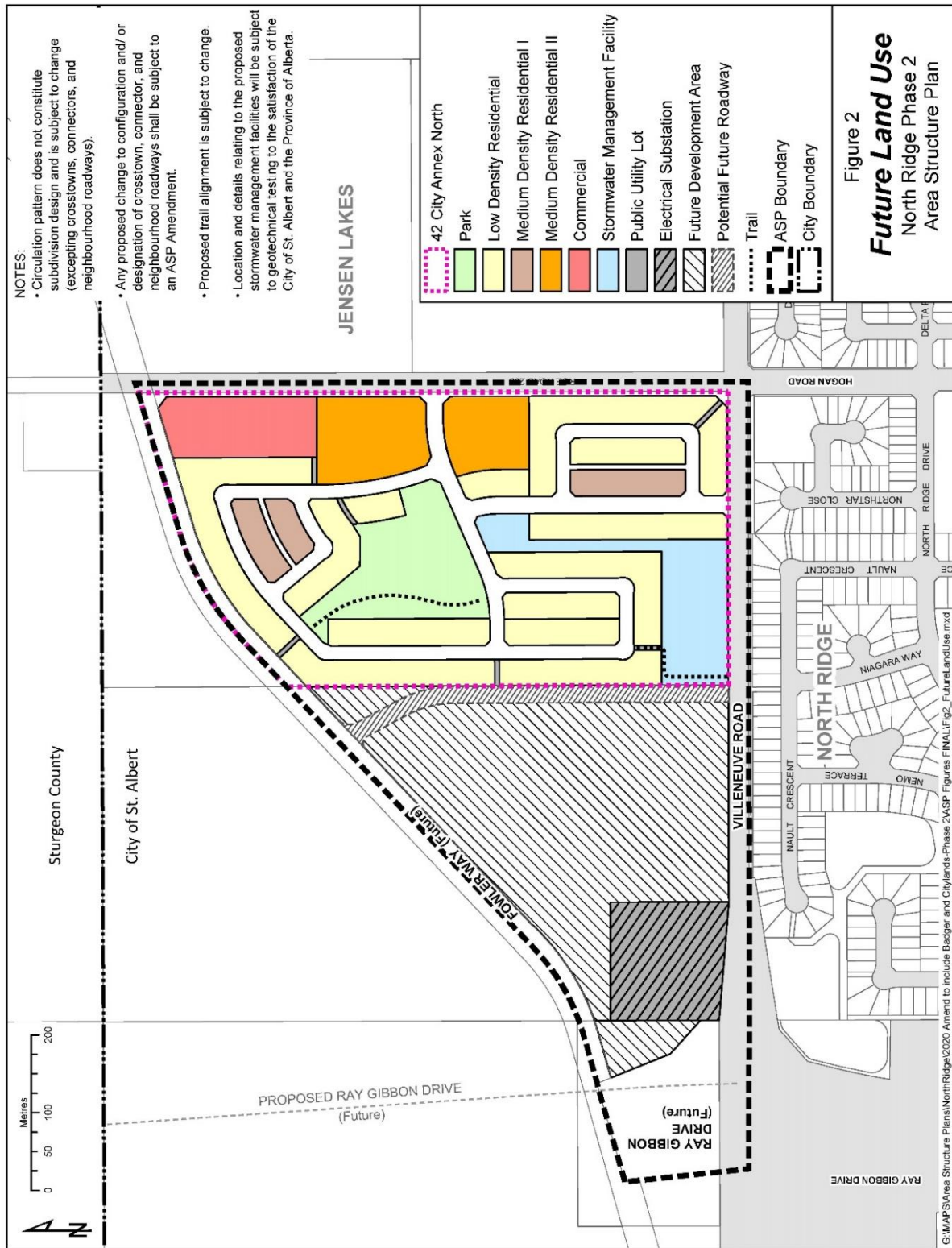
The Geotechnical Investigation generally concluded that the soils within Phase 2 are suitable for the proposed residential development. However, the subsurface soil conditions are identified as very moist to wet soil, and the site has a groundwater table depth at 3.0 meters in the southern portion of the site.

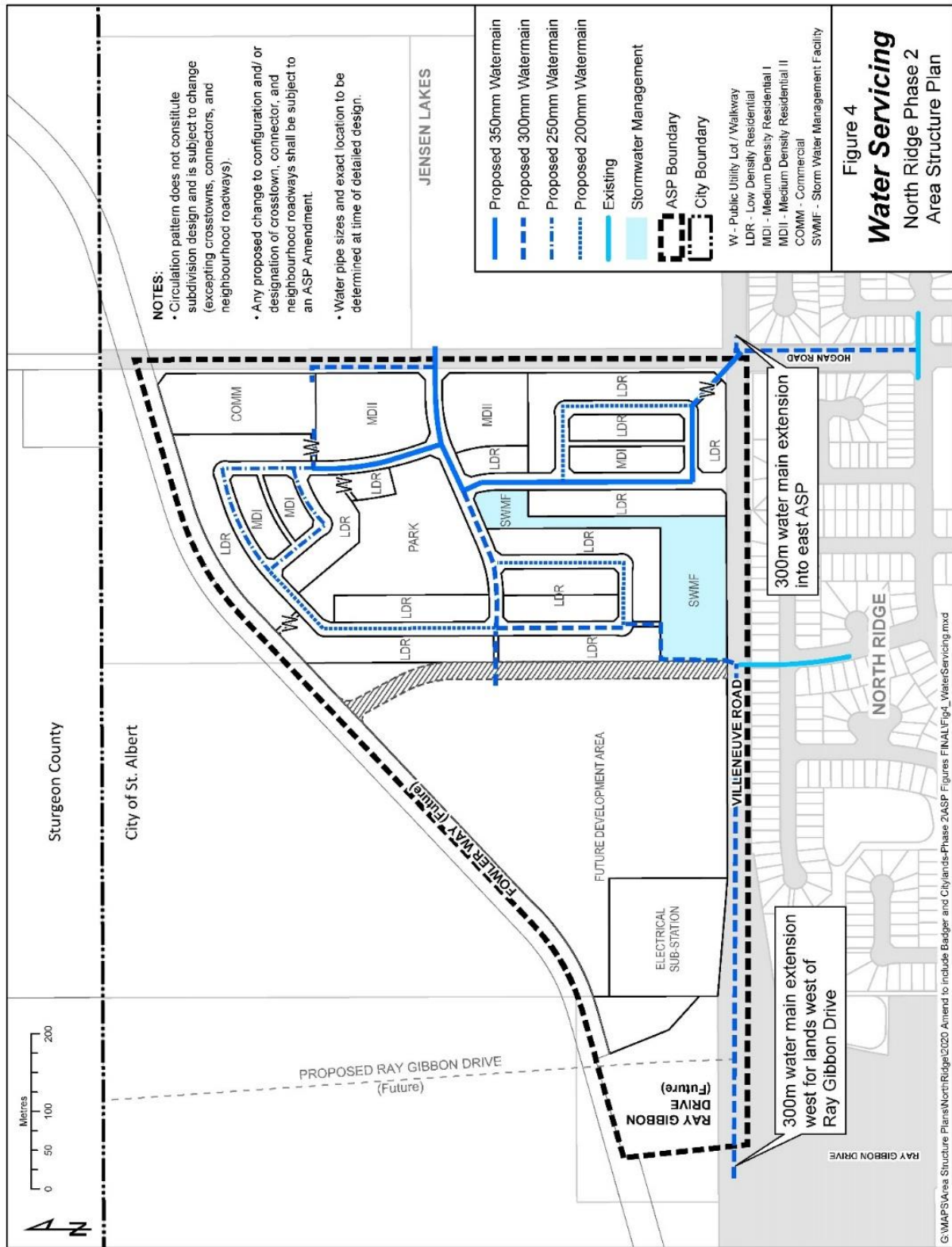
The subsurface soil conditions encountered throughout this site are generally considered satisfactory for supporting single-family detached dwellings utilizing standard concrete footing foundations. Commercial development and developments over four storeys in height may require additional geotechnical studies or mitigation measures, to the satisfaction of the City of St. Albert, to confirm the land can support these developments.

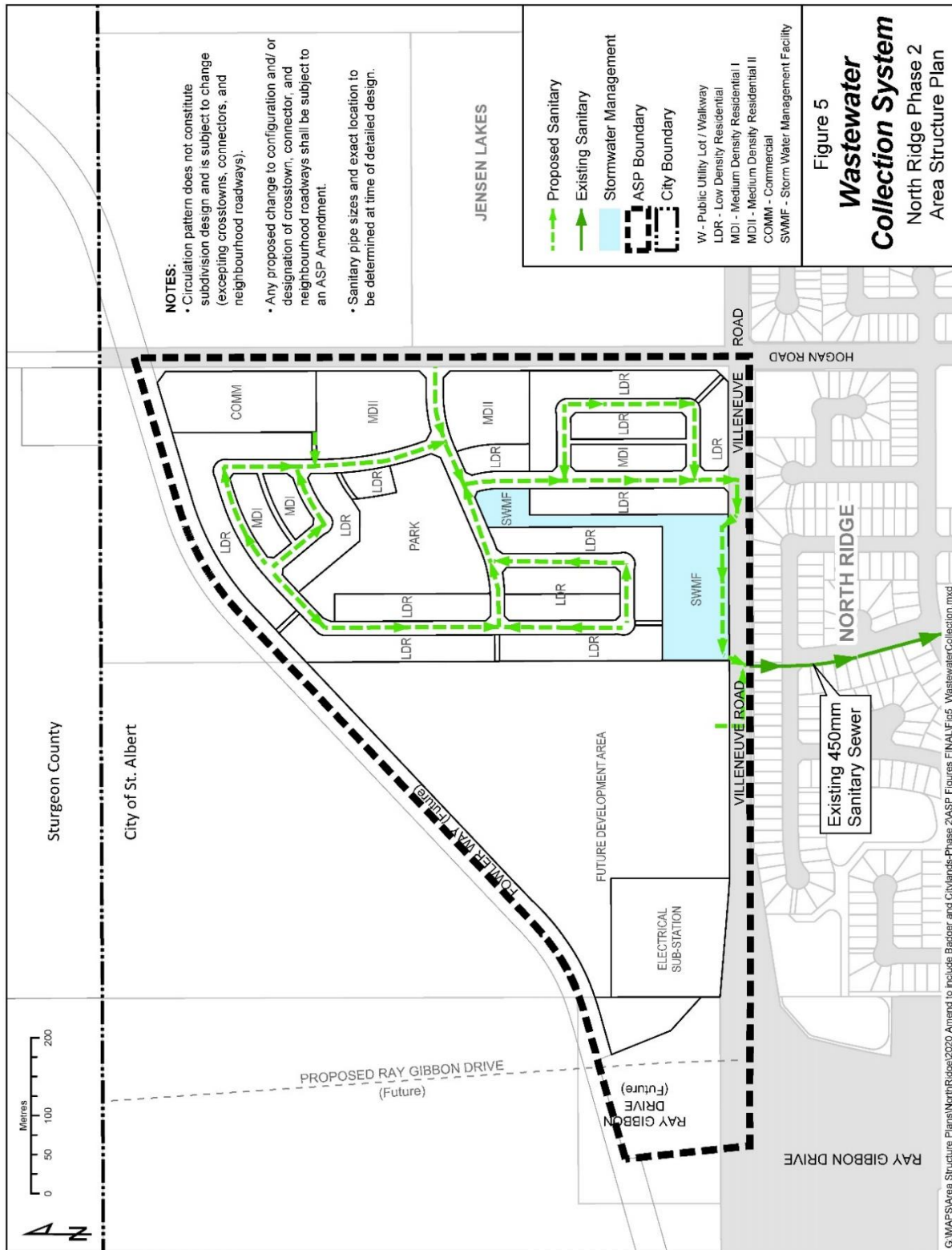
The developer, as part of the purchase package to builders, must identify soil issues and indicate that further geotechnical study may be required at building permit stage.

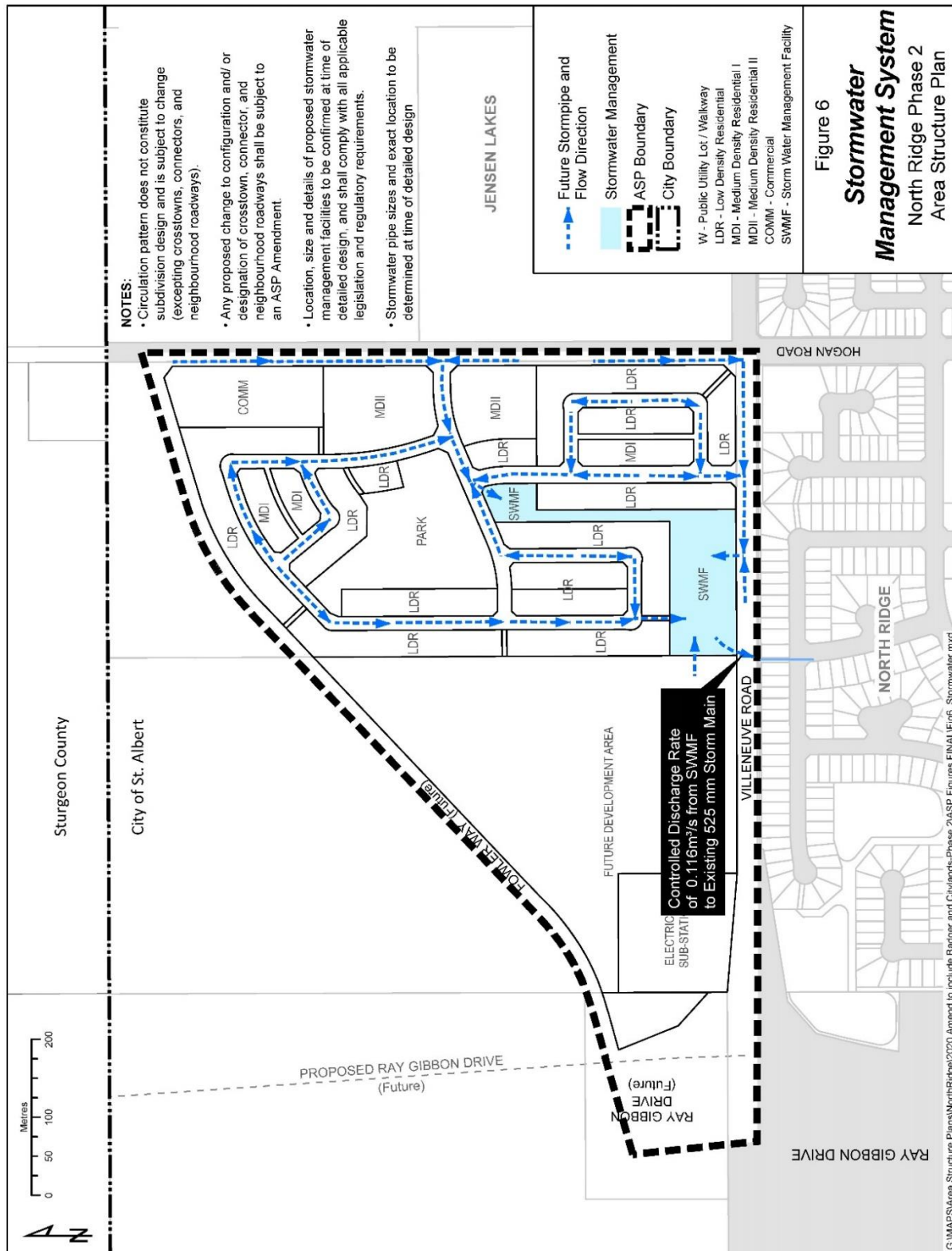
At the time of subdivision, the developer and the City will consider restrictive covenants related to wet and soft soils that may impact development.

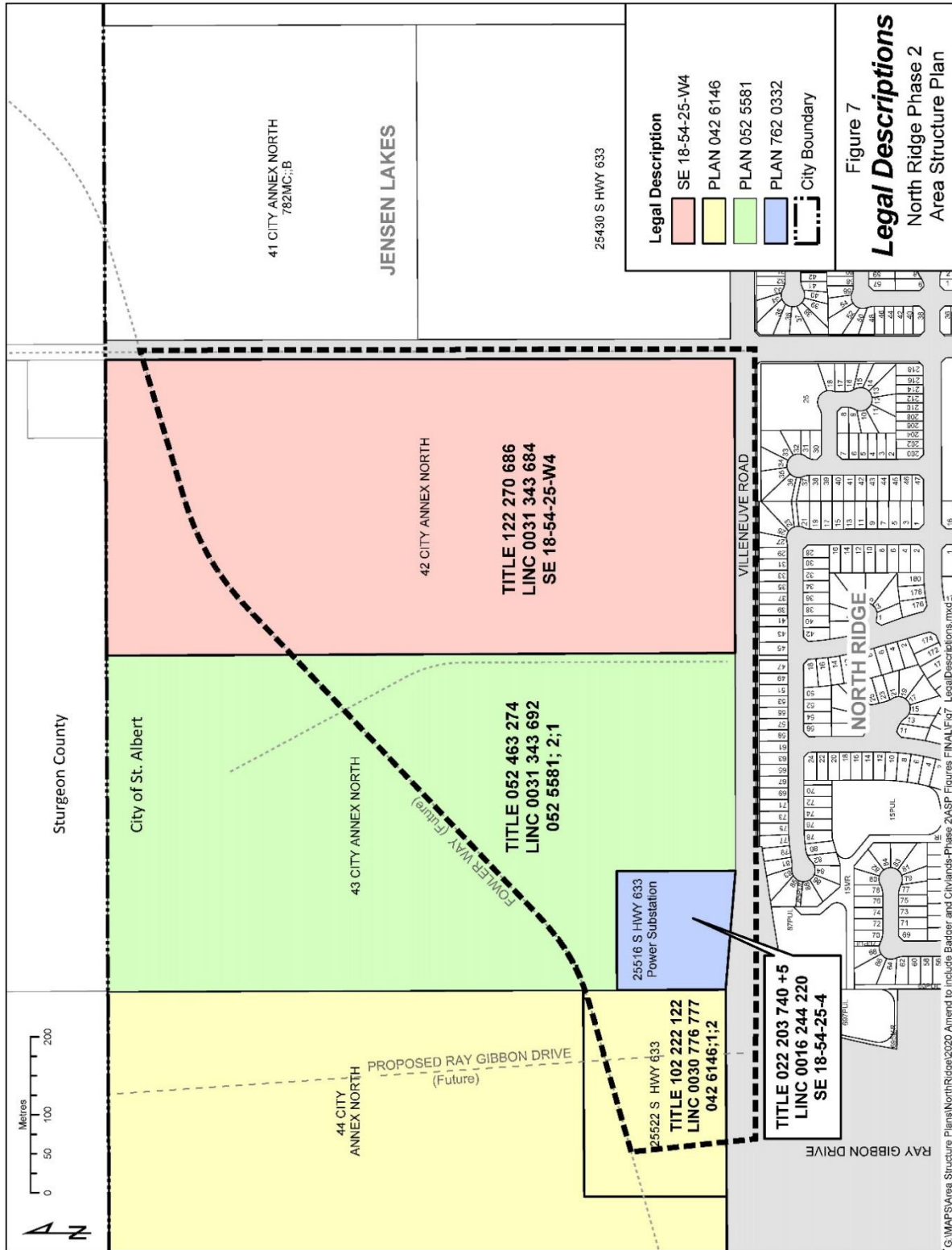


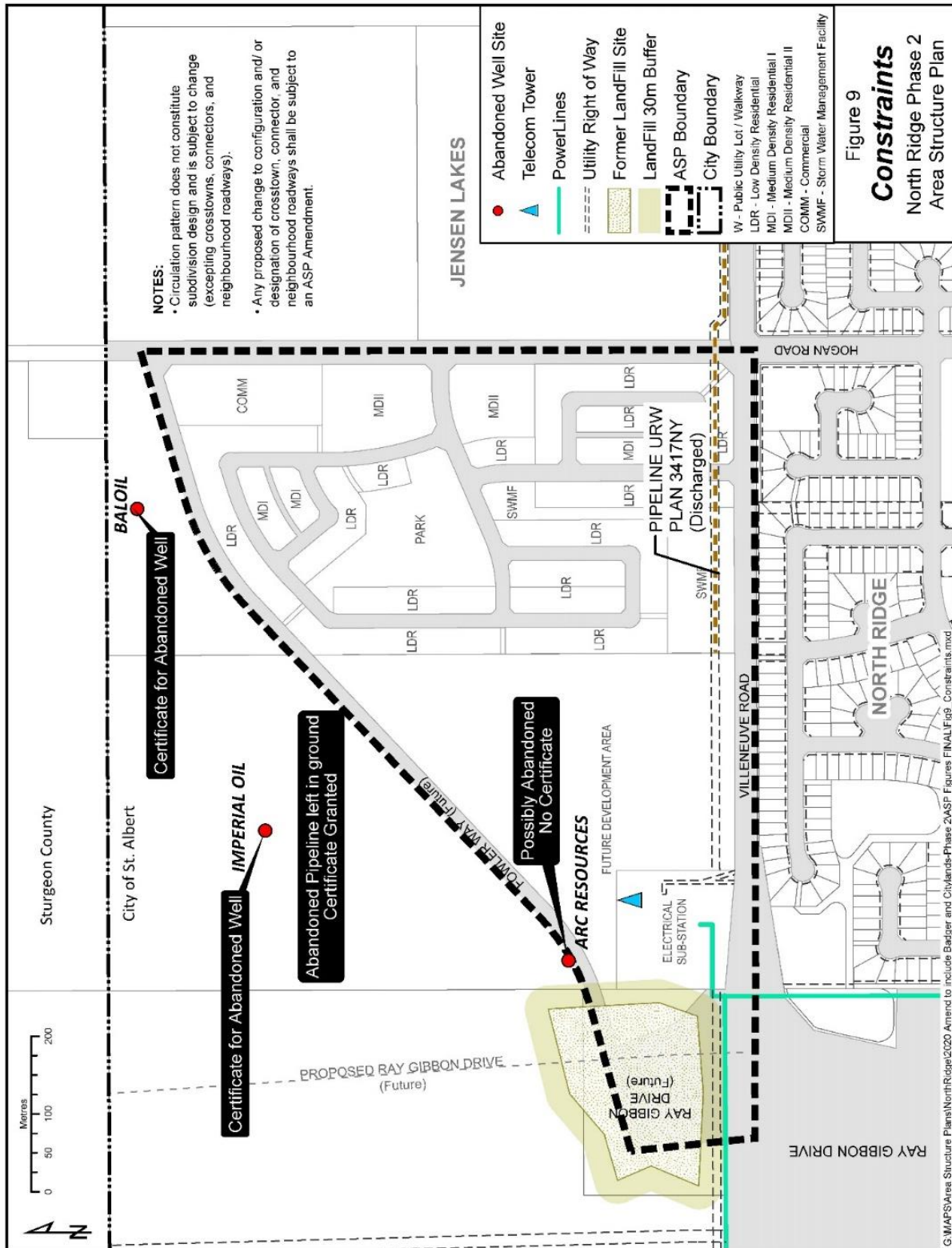


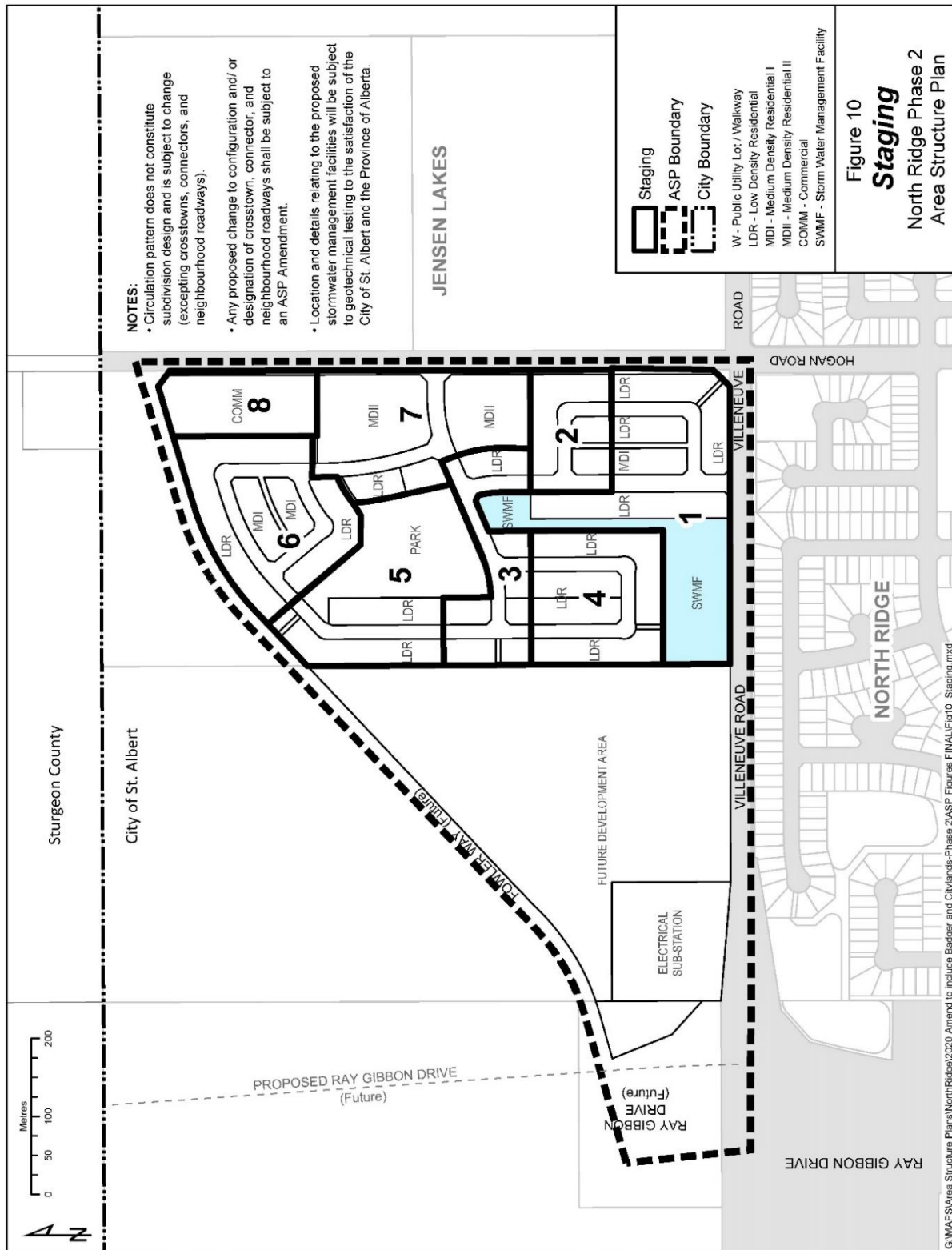


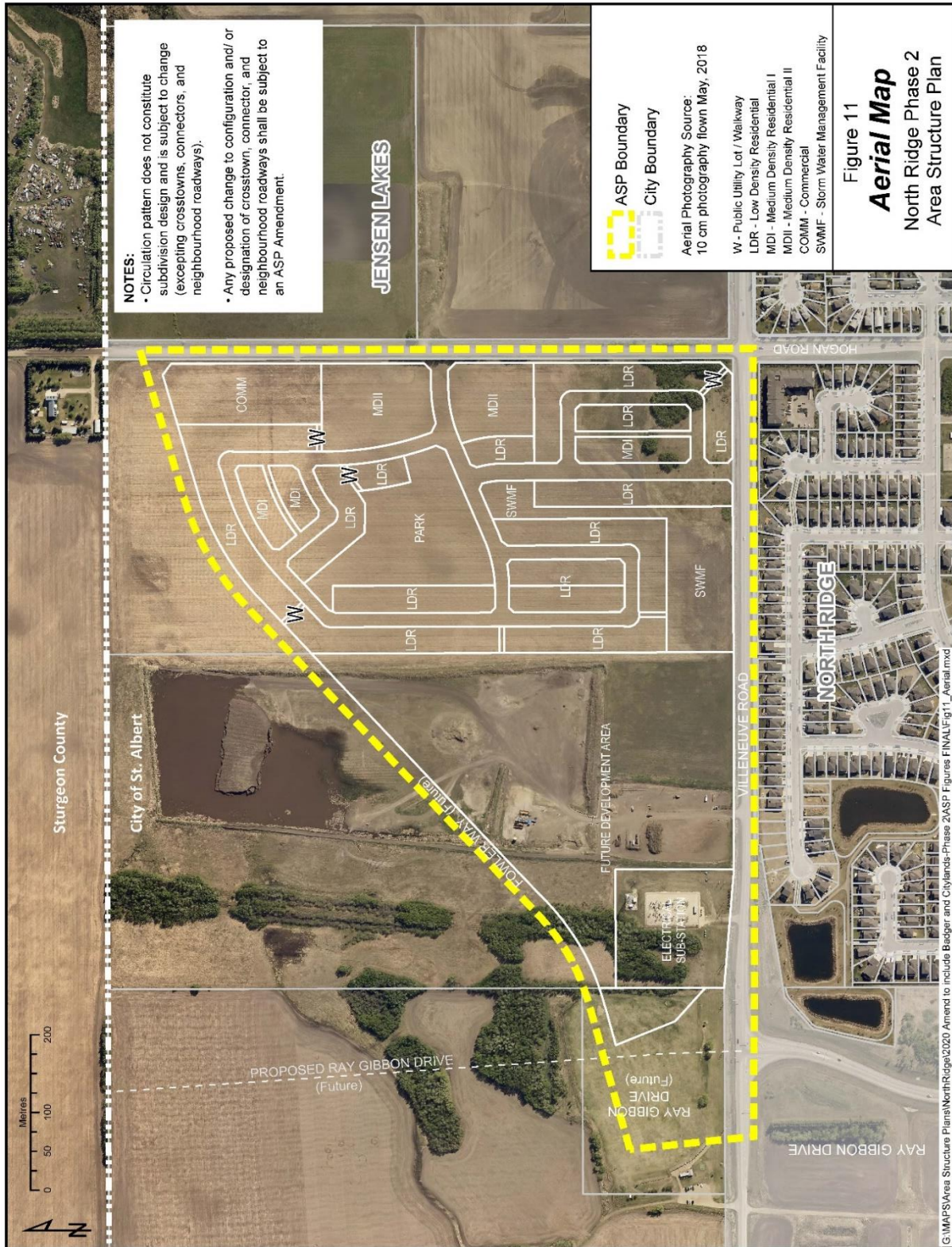












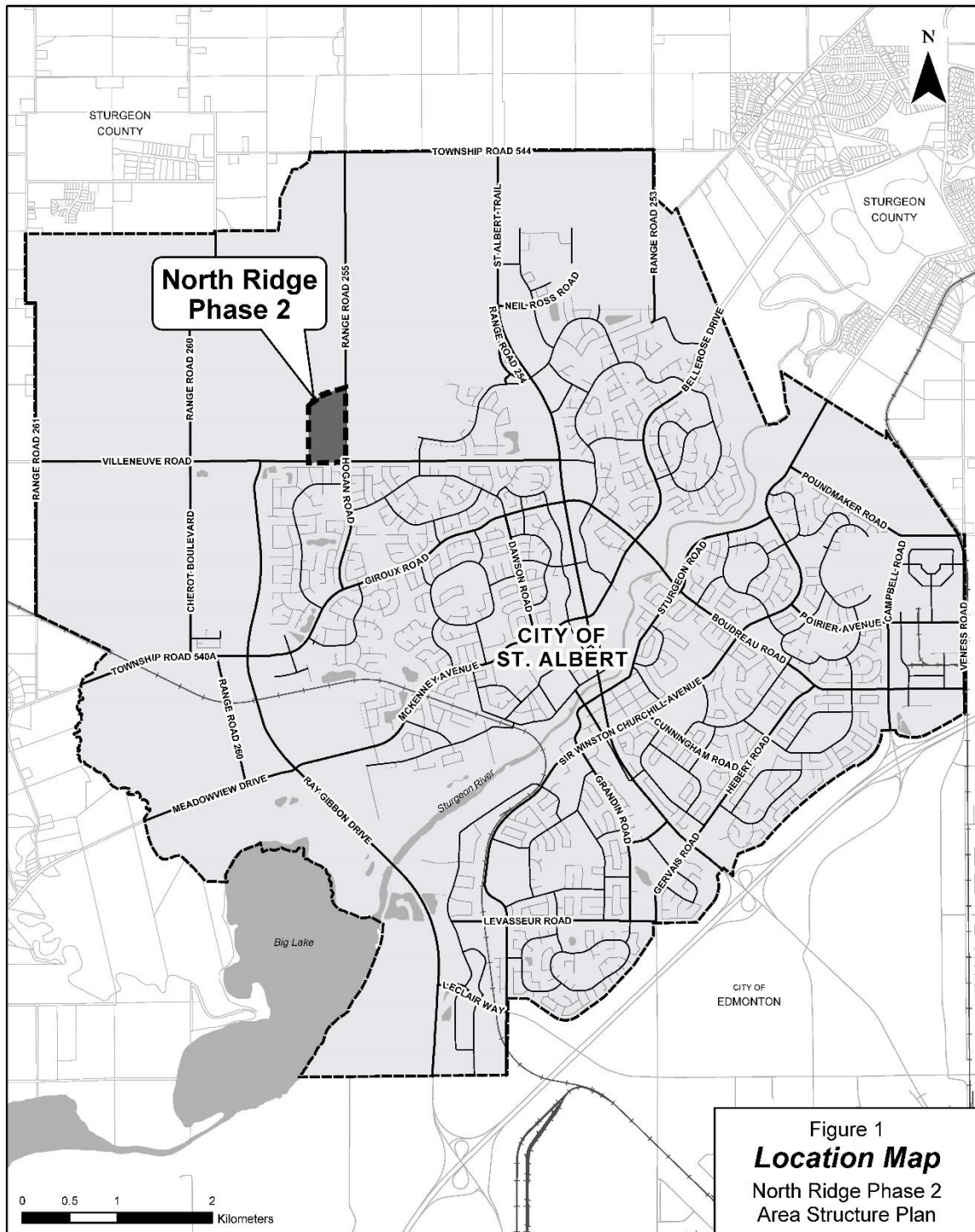
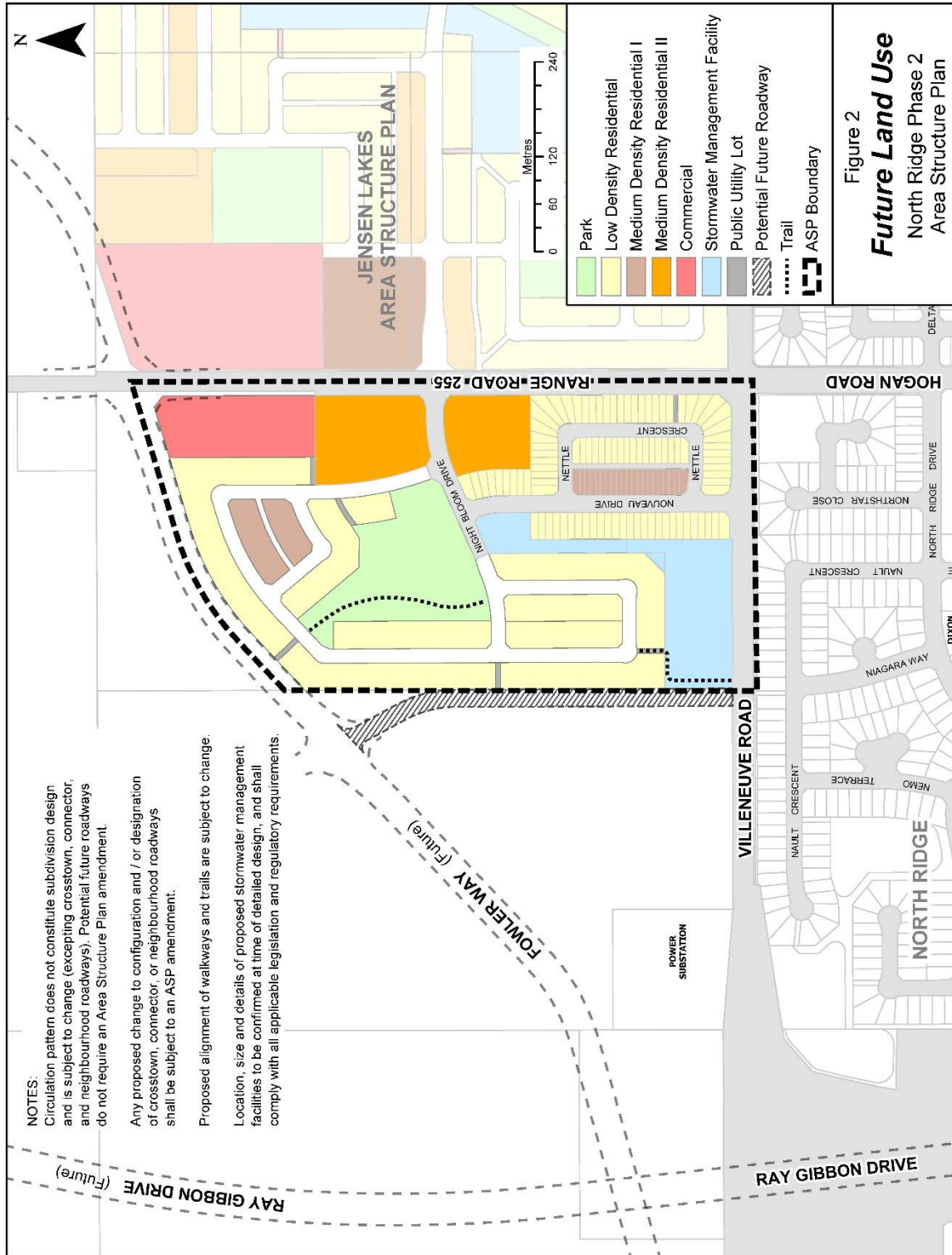


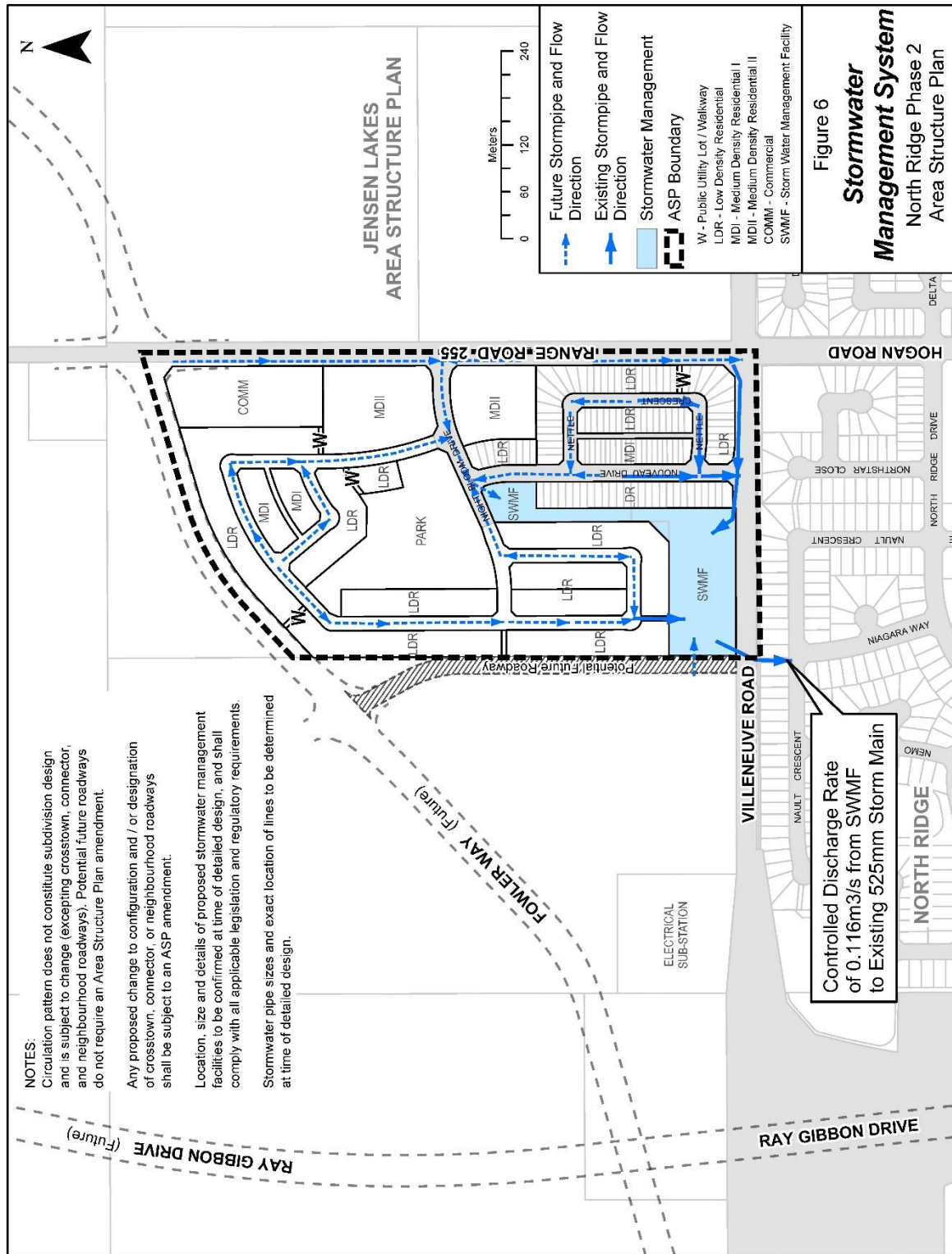
Figure 1
Location Map
 North Ridge Phase 2
 Area Structure Plan

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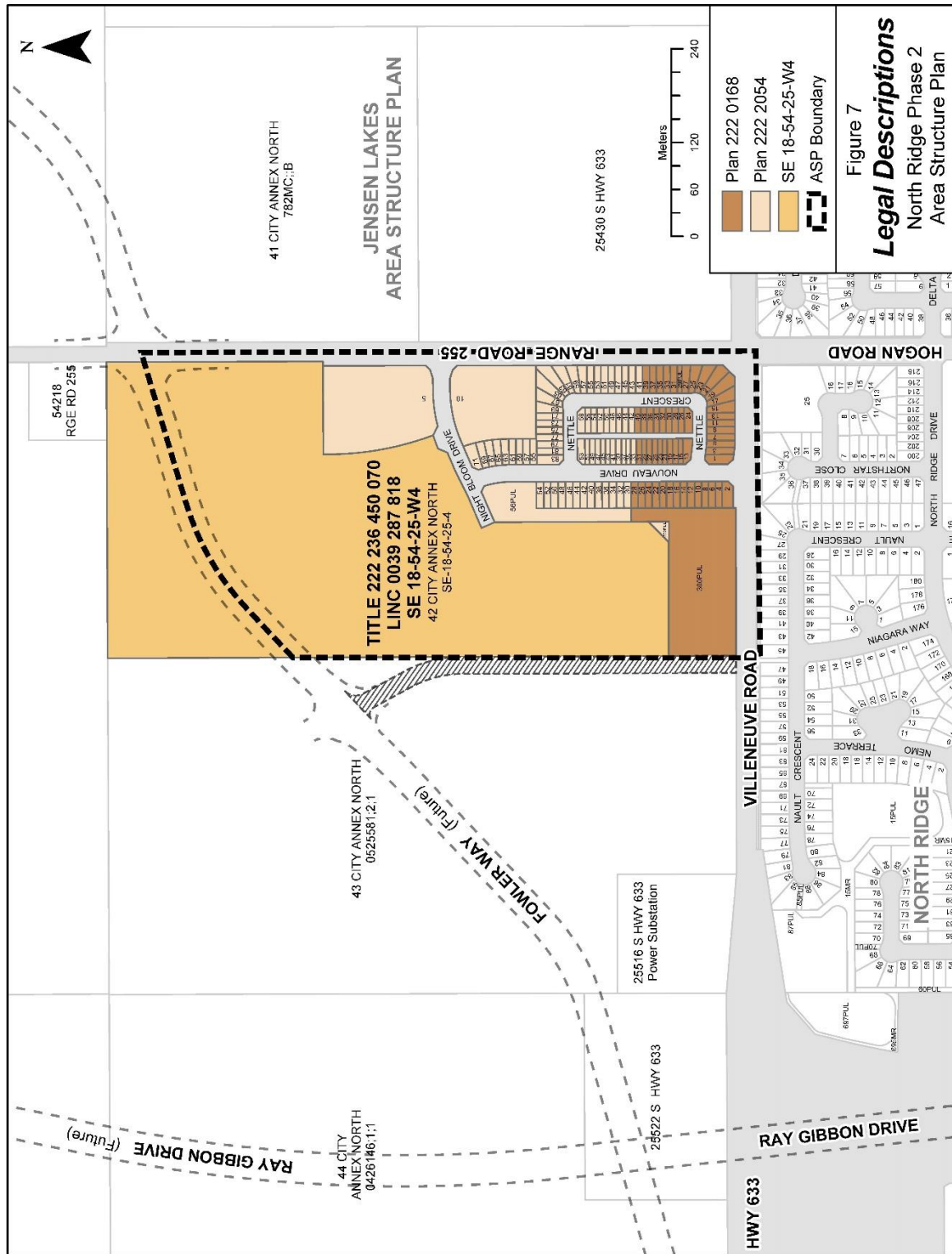




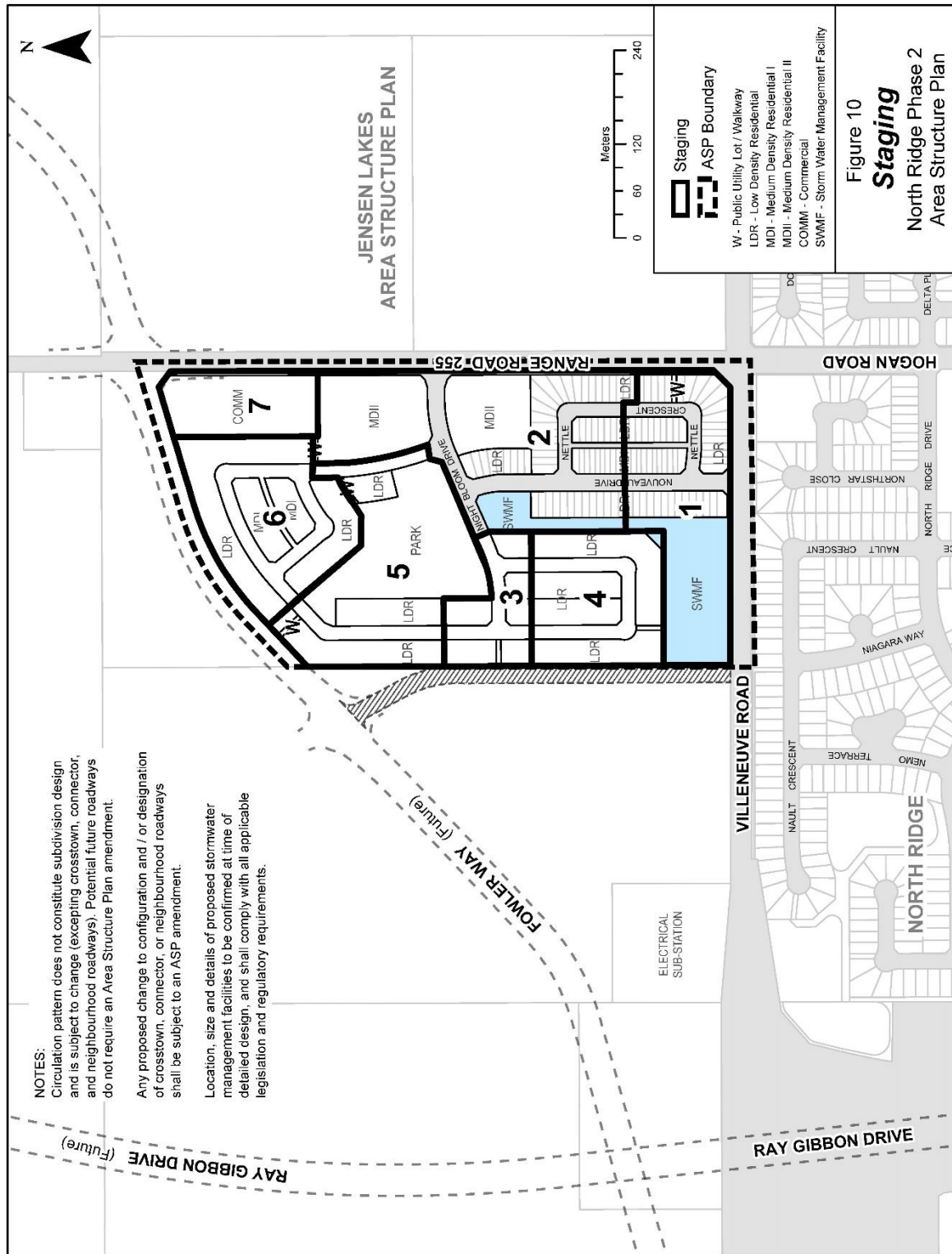
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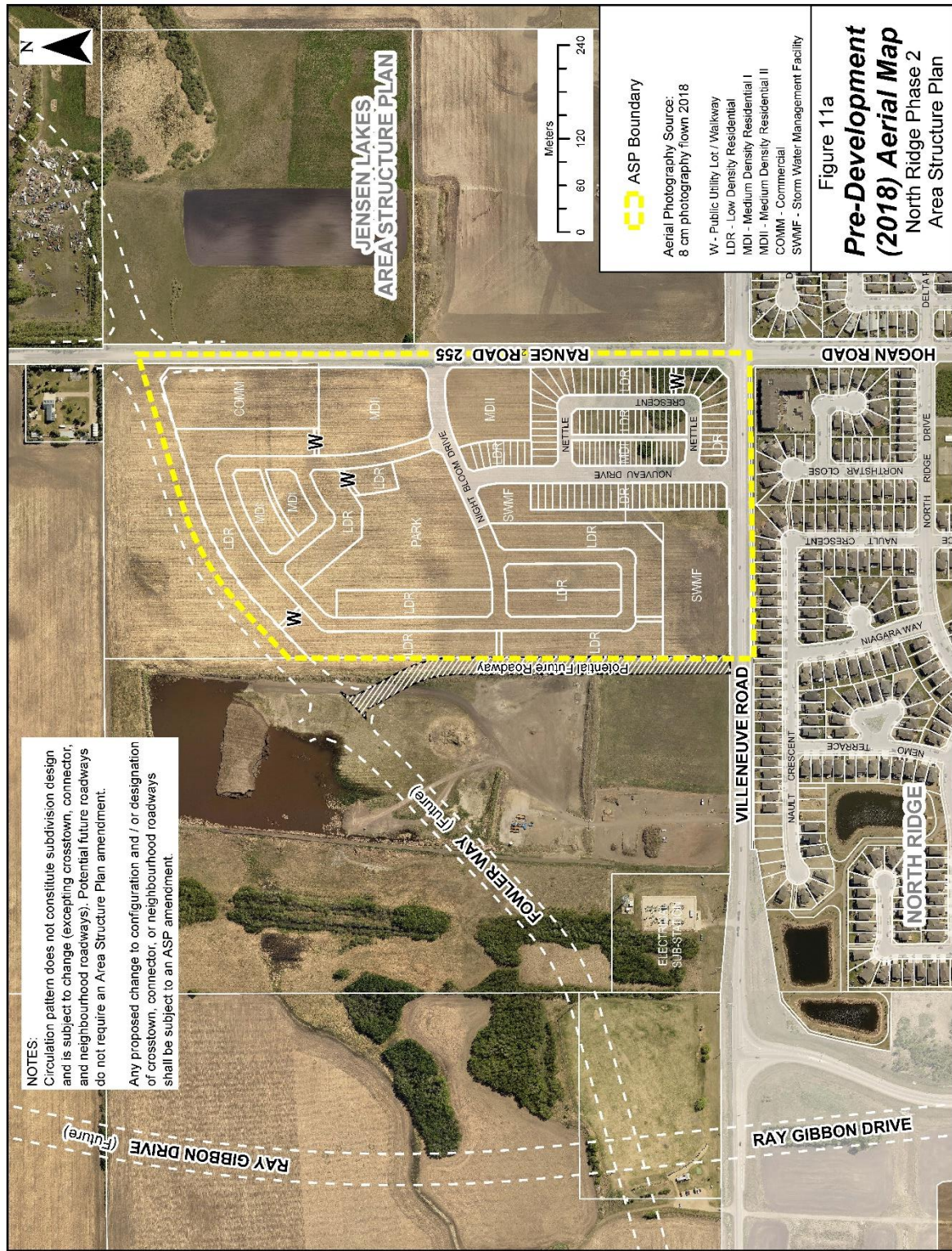
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