

Items Deferred to Neighbourhood Plan

Bylaw 19/2025



TABLE OF CONTENTS

Summary	4
Part 1 Introduction	4
1.1 Purpose of the Northeast St. Albert ASP	4
1.2 Planning and Development Framework	4
1.2.5 Municipal Development Plan	4
Part 2 Site Analysis	4
2.4.2 Floodplain Boundary	4
2.4.4 Soil Condition (Geotechnical)	5
Part 4 Area-Wide Policies	5
4.2.2 Policies	5
Gathering Places.....	5
Built Form.....	5
Sustainability and Greenscaping	5
Major Roads, Gateways, and Signage	6
4.3.2 Policies	6
Natural Features	6
Wetlands	7
Urban Forest	7
Risk Management	7
4.5 Transportation.....	7
Boulevard Roadways - St. Albert Trail	7
Boulevard Roadways - Future 127 Street	8
Connector Roadway – Coal Mine Road (Range Road 253) – Bellerose Drive to Neil Ross Road	8
4.5.2 Policies	8
General	8
Street Network	8
Active Transportation	8

4.6 Utility Infrastructure	8
Water	9
Local Stormwater	9
Wastewater	9
Stormwater and Low Impact Development	9
Energy Transition	10
5.1.1 Policies	10
Environmental Reserve (ER)	10
Parks, Recreation, and School Sites	10
Commercial	10
Design and Public Realm	10
Part 5 Land Use Policies	11
5.3 Neighbourhoods	11
5.3.2 Policies	11
General	11
Design and Public Realm	11
5.4 Employment Area	12
5.4.2 Policies	12
General	12
Commercial and Institutional Uses	12
Transition Areas	12
Design and Public Realm	12
Part 6 Implementation	13
6.2 Implementation Items	13
6.2.2 Policies	13
7.0 Statistics	15
Table 3	15
Roadways	15
Stormwater Management Facilities (SWMF)	15
Other Public Utility Lots	15

Conservation Reserve (CR).....	15
Table notes.....	15
Neighbourhoods	15
Mixed-use Areas (residential and commercial).....	15

SUMMARY

The Northeast St. Albert Area Structure Plan (ASP) was approved on February 4, 2025. This report looks at all the items that the ASP delayed until Neighbourhood Plan (NP) stage. A neighbourhood plan has not yet been completed, however the applicant is applying for redistricting and subdivision within the area.

PART 1 | INTRODUCTION

1.1 Purpose of the Northeast St. Albert ASP

- In accordance with the City's Area Structure Plan and Neighbourhood Plan Terms of Reference, further geotechnical analysis will occur via supplemental assessments at the NP stage, once land use and infrastructure details are confirmed.

1.2 Planning and Development Framework

- Through the Neighbourhood Plans Bylaw 5/2022, subsequent planning and implementation of the ASP will occur through non-statutory plans known as Neighbourhood Plans (NP), which are sub-areas within an ASP that must conform to it's ASP. NPs will provide further and more detailed information on land uses and servicing, and provide guidance for implementation through the City's Land Use Bylaw (LUB), as well as remaining planning and development processes such as redistricting, subdivision, and development permits.

1.2.5 Municipal Development Plan

- Establishing the requirements for a multi-modal transportation network to support walking, biking, transit, driving, and trucking routes. More detailed analysis, including identification of trails, pedestrian connections, biking routes, and local roads will be completed with Neighbourhood Plans.

PART 2 | SITE ANALYSIS

2.4.2 Floodplain Boundary

The designated floodplain shown on Map 9: Site Analysis is derived from the designated flood line under the City's LUB. The lands below the floodplain boundary are

identified as ER lands, in accordance with the MGA. Please note that ER has been defined at a high level based on the designated flood line shown in the LUB. At the Neighbourhood Plan stage, such lands will need to be delineated at a more detailed level, based on geotechnical and development setbacks identified through more detailed, site-specific study.

2.4.4 Soil Condition (Geotechnical)

- A comprehensive geotechnical investigation was not completed for the entirety of the Northeast St. Albert ASP area. However, an initial geotechnical investigation for the NW 21-54-25 W4 was summarized in this section.
- Future Neighbourhood Plans will require the completion of geotechnical investigations prior to approval. Such future work and analysis may trigger amendments to the Area Structure Plan document.
- A new/amended geotechnical investigation for the NW 21-54-25 W4 may be required once final land use details are confirmed, because the initial geotechnical investigation only contemplated limited land use types.

PART 4 | AREA-WIDE POLICIES

4.2.2 Policies

Gathering Places

(12) Identify publicly-accessible gathering places at the Neighbourhood Plan stage that can accommodate community events and gatherings. Such places can include publicly owned lands, or privately owned lands that function like a public space.

Built Form

(27) Require pedestrian-oriented active frontages in commercial areas, medium and high-density sites, and adjacent to Major Open Spaces and parks, to be identified at the Neighbourhood Plan stage.

Sustainability and Greenscaping

(36) Incorporate green development standards at the Neighbourhood Plan stage, such as, but not limited to, bio-retention, rainwater harvesting, permeable pavement, grass and dry swales, green roofs, bird friendly glazing, lighting, and energy efficient building design.

(41) Encourage the incorporation of LEED ND principles, or other comparable sustainable development standards, at the Neighbourhood Plan stage, including, but not limited to:

- a. Reduced building setbacks;
- b. Attractive and architecturally diverse facades;
- c. Frequent building entrances onto public spaces;
- d. Appropriate locations for driveways and garage doors;
- e. Street trees and landscaping; and
- f. On-street parking.

Major Roads, Gateways, and Signage

(45) Require coordination with developers regarding proposed signage at the Neighbourhood Plan stage.

(47) Identify gateways to the City of St. Albert at the Neighbourhood Plan stage to enable convenient wayfinding and through considerations of landscaping, signage, and/or public art.

4.3.2 Policies

Natural Features

(8) Require appropriate environmental studies, at the Neighbourhood Plan stage, based on the current site conditions, to confirm matters including, but not limited to:

- a. Limits of Environmental, Municipal, and Conservation Reserve, as applicable.
- b. Associated buffers and/or setbacks including the variable buffer.

(9) Refine the components within the variable buffer discussed in Section 2.4.1, through site specific and scientifically defensible field data at the Neighbourhood Plan stage to determine exact limits of Environmental Reserve, Municipal Reserve, and Conservation Reserve, as applicable.

(10) Enable appropriate development in proximity to the variable buffer established at the Neighbourhood Plan stage, as discussed in Section 2.4.1, to serve as a transition area, thereby minimizing potential negative impacts to natural features.

Wetlands

(21) Require a minimum 30-metre setback from wetlands or other waterbodies that are to be retained as identified in wetland assessments to be completed at the Neighbourhood Plan stage. Any alterations to the setback distance shall be determined using an approved scientifically defensible setback tool.

(22) Confirm wetlands for retention at the Neighbourhood Plan stage in accordance with the Alberta Wetland Policy, and prioritize avoidance as the preferred course of action, followed by minimization and replacement as per the Wetland Mitigation Hierarchy.

(23) Evaluate the feasibility of restoring degraded wetlands or integrating them as stormwater management facilities at the Neighbourhood Plan stage.

(25) Require proof of Water Act approval at the Neighbourhood Plan stage of all identified wetlands for their removal and related replacement despite the level of degradation, pursuant to the Alberta Wetland Policy.

Urban Forest

(31) Require appropriate variable buffers from retained woodlots and tree stands, to protect the root system, with the incorporation of additional scientifically based setbacks based on wildlife habitat and recreation uses, to be determined at the Neighbourhood Plan stage.

Risk Management

(38) Require the submission of appropriate groundwater, slope stability, geotechnical, and hydrogeomorphology studies as per the Area Structure Plan and Neighbourhood Plan Terms of Reference, prepared by a qualified professional, to identify groundwater, soil, and slope stability conditions at the time of neighbourhood plan, subdivision application, development permit, and/or building permit, as deemed necessary by the City. The study is to inform conditions and any constraints regarding site and building design, slope adaptability, and the like.

4.5 Transportation

Boulevard Roadways - St. Albert Trail

- No further access to St. Albert Trail will be considered without additional traffic analysis at the Neighbourhood Plan stage.
- When more information becomes available at the Neighbourhood Plan stage, further traffic analysis will be required to confirm intersection and roadway requirements.

Boulevard Roadways - Future 127 Street

- No further access to 127 Street will be considered without additional traffic analysis at the Neighbourhood Plan stage.

Connector Roadway – Coal Mine Road (Range Road 253) – Bellerose Drive to Neil Ross Road

- Four travel lanes, two per direction, are currently anticipated to be required, which will be confirmed through subsequent traffic analysis at the Neighbourhood Plan stage.

4.5.2 Policies

General

(10) Collaborate and partner with developers, landowners, Sturgeon Country, City of Edmonton, and the Government of Alberta, with respect to planning and constructing the future 127 Street. This shall include verifying the timing, number of lanes, and other design parameters prior to approval of future Neighbourhood Plans. Neighbourhood Plans shall require policy to accommodate the need for completing a preliminary and/or detailed design for 127 Street to confirm road right-of-way requirements.

Street Network

(14) Limit access to St. Albert Trail, 127 Street, Neil Ross Road, and Bellerose Drive, as shown in Map 3: Transportation, unless otherwise deemed acceptable via additional traffic analysis at the Neighbourhood Plan stage, as per the direction of the City of St. Albert.

Active Transportation

(24) Identify opportunities for a bicycle and E-Scooter friendly network at the Neighbourhood Plan stage that considers cycling and E-Scooter infrastructure, safety, connectivity, and comfort.

4.6 Utility Infrastructure

- All concepts must conform to the alignment and capacity requirements of the Utilities Master Plan as amended, at the time of Neighbourhood Plan, subdivision, and development stages as applicable.

Water

- Pipe sizing will be determined at the time of Neighbourhood Plan stage and further refined at subdivision stage.
- Watermains of the appropriate sizes will be required to be carried through the development and connections will extend to the edge of the ASP boundary or acceptable termination points as determined by the City. This includes the proposed watermain loop that conceptually extends northeast of the future 127 Street alignment which, depending on the future land use type and consumption demand, may be more advantageous to serve via a second connection at a different location. Such matters should be determined at future Neighbourhood Plan stages and/or via updates to the City's Utilities Master Plan, as applicable.

Local Stormwater

- Stormwater management facility sizes are approximations and may change in size during the preparation of Neighbourhood Plans, in consultation with the City of St. Albert.

Wastewater

(21) Require the Neighbourhood Plans to confirm locations and capacity for any required wastewater lift stations, as per the direction of the City.

Stormwater and Low Impact Development

(28) Require Neighbourhood Plans that contain any stormwater management facilities discharging to the Sturgeon River and other natural waterbodies, to accommodate stormwater drainage and to protect the integrity of the natural areas through the use of regulated release rates and detailed erosion assessments in accordance with relevant technical studies, including the *Carrot Creek Regional Master Drainage Plan*.

(35) Design and identify constructed wetlands, as an alternative or addition to a stormwater management facility, to the satisfaction of the Municipal Engineering Standards and at the Neighbourhood Plan stage.

(37) Require new Neighbourhood Plans to include policies that address the implementation of Low Impact Development (LID) methods to promote efficient use of land, reduce urban heat island impacts, improve accessibility to water, improve stormwater quality, provide natural drainage system resiliency, and to mitigate the impact of stormwater runoff into the Sturgeon River and other natural waterbodies. LID methods should be considered where site conditions and other relevant technical considerations are suitable for the City.

Energy Transition

(41) Require integration of policies and regulations that strive towards a net-zero built environment through neighbourhood plan policies, subdivision design, and districts in the Land Use Bylaw.

5.1.1 Policies

Environmental Reserve (ER)

(10) Require minimum development setbacks from the property line of Environmental Reserve to be established at the Neighbourhood Plan stage to ensure protection of unstable slopes, floodplains, hazard lands, and retained waterbodies.

Parks, Recreation, and School Sites

(19) Require Neighbourhood Plans to address the adequate provision of parkland, including, but not limited to, park type classification, size, and block configuration, to ensure that future park facilities can be appropriately accommodated.

Commercial

(20) Limit large-format retail uses to key commercial areas in the Neighbourhood Plan.

Design and Public Realm

(25) Incorporate policies and/or regulations regarding urban design within the Mixed-use Areas, at the Neighbourhood Plan, redistricting, subdivision, and development permit stages of the planning and development process that address the following, but is not limited to:

- a. Buildings generally frame and are oriented towards the public realm;
- b. A significant amount of building fenestration is located on the building façade(s) oriented towards the public realm;
- c. Public realms are designed at a pedestrian scale;
- d. Public realms are purposefully located and visible to enable easy wayfinding;
- e. Pedestrian access to the public realm is maximized and not negatively impacted by vehicular traffic; and
- f. Parking lots are located away from the public realm.

PART 5 | LAND USE POLICIES

5.3 Neighbourhoods

The Neighbourhood areas will contain low and medium density residential development and may include small scale commercial uses and neighbourhood parks, to be defined at the Neighbourhood Plan stage.

5.3.2 Policies

General

(1) Require a minimum overall residential density of 40 dwelling units per net residential hectare in Neighbourhood Plans where there are Mixed-Use Areas and Neighbourhoods, in accordance with the density target established by the MDP.

Design and Public Realm

(13) Design the Neighbourhood area at the Neighbourhood Plan stage, where:

- a. Residential dwellings are street-oriented to enable a pedestrian-friendly environment;
- b. Driveways are oriented towards roadways considered for lower vehicular traffic, such as laneways;
- c. Convenient vehicular travel is enabled through a permeable street network;
- d. Pedestrian walkways are located at mid-block, where appropriate, and well-connected to various destinations such as transit routes, open spaces, and commercial uses; and
- e. Tree planting is required along public roadways and pedestrian walkways to enable strong tree canopy and help mitigate impacts of climate change.

5.4 Employment Area

5.4.2 Policies

General

(11) Require an updated Traffic Impact Assessment (ASP) at the Neighbourhood Plan stage to ensure alignment between the technical study and planned land uses.

Commercial and Institutional Uses

(19) Limit select commercial uses in the Employment Area to locations and criteria identified through the Neighbourhood Plan, to advance the City's goals for non-residential growth.

Transition Areas

(26) Establish a defined buffer distance between the Employment Area and adjacent land uses at the Neighbourhood Plan stage, to mitigate potential risks to health and public safety.

(27) Require transitions between Employment Areas and adjacent land uses to avoid or mitigate potential adverse impacts. Transitions are to be determined through further detailed planning at the Neighbourhood Plan stage through measures such as, but not limited to:

- a. Siting of lower intensity, lower impact, or transitional uses such as business, office, service, or open space uses;
- b. Landscaping, tree planting, fencing, stormwater management facilities, Low Impact Development, or berms;
- c. Provision of a public roadway and/or active transportation corridors; and
- d. Site design and architectural controls such as setbacks, orientation of façades, screening, and building articulation.

Design and Public Realm

(30) Incorporate urban design policies at the Neighbourhood Plan stage to address the following, but not limited to:

- a. The interface and relationship between the public and private realms;

- b. Building placement, height, and massing;
- c. Multi-modal transportation network and circulation patterns;
- d. Parking infrastructure for vehicles and bicycles;
- e. Beautification through landscaping and quality architecture and streetscape;
- f. Shelter from environmental elements through all-seasons design;
- g. Wayfinding through entrance features, gateways, and signage; and
- h. Appropriate siting of pedestrian realms to avoid or minimize any potential nuisances.

PART 6 | IMPLEMENTATION

6.2 Implementation Items

- As noted in Section 1.2, implementation of the Northeast St. Albert ASP will occur through Neighbourhood Plans, as well as planning processes such as redistricting, subdivision, and development permits. Completion of applicable Neighbourhood Plans is required prior to redistricting and subdivision within Northeast St. Albert. The direction of development will be determined by the logical extension of infrastructure and servicing in the area.
- Policies in this section outline requirements and expectations related to Neighbourhood Plans and processes. Additional technical information may be required with proposed amendments to the Northeast St. Albert ASP, at the Neighbourhood Plan stage or at the time of a redistricting, subdivision, or development permit application, to make informed planning and development decisions. Please refer to the Area Structure Plan and Neighbourhood Plan Terms of Reference.

6.2.2 Policies

(1) Require the preparation of Neighbourhood Plans, under the Northeast St. Albert ASP, with further technical studies and in accordance with the Area Structure Plan and Neighbourhood Plan Terms of Reference.

(2) Neighbourhood Plans must:

- a. Define the location and mix of land uses, servicing, and road network prior to redistricting and subdivision.

b. Include policies that support water conservation, reduced energy consumption, and reduced greenhouse gas emissions.

c. Define the location, size, and orientation of Municipal Reserve for community parks, neighbourhood parks, connector parks, school sites, urban squares and special use areas, and Environmental Reserve and Conservation Reserve sites/areas and adjacent roadways prior to redistricting and subdivision. Retention Mechanisms referenced in Table 2: Prioritized Natural Features shall be regarded.

d. Ensure alignment between the land use plan, infrastructure servicing, and supporting technical reports.

(3) Undertake a comprehensive review of the Northeast St. Albert ASP and its Neighbourhood Plans every five years, to monitor the effectiveness of the Plan(s), to maintain relevant and contemporary policy directions, and to measure the progress of the built form and its build out.

(5) Require an amendment(s) and/or rewrite of this ASP, and/or any associated Neighbourhood Plan(s), subject to:

a. A five-year update;

b. Future MDP and/or EMRGP updates;

c. Changes to Federal or Provincial legislation;

d. A necessity to review assumptions such as, but not limited to, technical criteria, servicing and/or land use feasibility, population forecasts, and/or other considerations as deemed necessary by the City of St. Albert.

(6) Require the approval of Neighbourhood Plans prior to redistricting or urban subdivision of parcels.

(10) Ensure that redistricting and subdivision applications comply with the City of St. Albert LUB, Neighbourhood Plans, the objectives and policies contained in this ASP, the provisions of the MGA, the Matters Related to Subdivision and Development Regulation, and any other relevant policy, bylaw, or legislation.

(13) Encourage collaboration between landowners in developing their respective Neighbourhood Plans to coordinate development plans, staging, and timing.

7.0 STATISTICS

Table 3

All other ER requirements are estimates only and will be refined and confirmed at the Neighbourhood Plan stage with dedication to occur at the time of subdivision.

Roadways

Assumes 20% of NDA. Detailed calculations will be prepared at the Neighbourhood Plan stage.

Stormwater Management Facilities (SWMF)

Detailed calculations will be prepared at the Neighbourhood Plan stage.

Other Public Utility Lots

Detailed calculations will be prepared at the Neighbourhood Plan stage.

Conservation Reserve (CR)

Additional CR to potentially be identified at Neighbourhood Plan stage.

Table notes

- All numbers are approximate and will need to be further refined at the Neighbourhood Plan stage.
- Municipal Reserve requirements will be further refined at the Neighbourhood Plan stages, and may include various kinds of parks, school sites, trails, natural areas, etc. – to achieve an overall 10%.

Neighbourhoods

Numbers are approximate. Anticipated population estimates will be further refined at the Neighbourhood Plan stage.

Mixed-use Areas (residential and commercial)

Commercial uses to be determined at Neighbourhood Plan stage.