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SCHEDULE "A"
TO BYLAW 12/97
OAKMONT AREA STRUCTURE PLAN

CHAPTER 1 - INTRODUCTION

1.1 Purpose

This plan establishes the residential, mixed-use, commercial land use, and circulation patterns for the Oakmont neighbourhood. It addresses planning and servicing matters as well as the staging of future development according to St. Albert's current guidelines and standards. The Oakmont Area Structure Plan (ASP) Technical Report, dated February, 1997, may be used to assist the reader in the implementation of this Bylaw. The mixed-use is referenced in the Oakmont Area Structure Plan Technical Report dated November 2019 as prepared by Arc Studio.

1.2 Objectives

The objectives of this ASP are to:

- provide a quality complete community neighbourhood which includes low, medium and high density residential development, commercial space, parks, and schools;
- build connections and trails that link to the Sturgeon River and community amenities;
- ensure an appropriate transition between land use forms, densities and intensities;
- enable commercial development that builds off the main street and a centre community gathering space;
- create a mixed-use node which a mixture of commercial and medium to high density residential development, that enables a person to live, work and play within the node; and
- enable development that creates a sense of place for the community and interaction between neighbourhoods

CHAPTER 2 - THE DEVELOPMENT AREA

2.1 Location and Area (Figure 1)

Oakmont is located in the northeast sector of St. Albert and is bounded by Bellerose Drive to the west and north, Boudreau Road to the west, the City's corporate limit to the east, and the Sturgeon River to the south.

2.2 Policy Context

The Oakmont ASP complies with the policies set out in the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26, pursuant to section 633.

The Oakmont Area Structure Plan complies with the current Municipal Development Plan, (MDP) Bylaw 15/2007. The MDP identifies this area for residential and some commercial development. The ASP also recognizes and incorporates the requirements of the Land Use Bylaw 9/2005, as amended. The ASP is generally in keeping with the previous Oakmont ASP Bylaw No. 39/90.

2.3 Existing Features

The Oakmont land consists of a total of 150 hectares± (370.6 acres±) with the majority of the land developed with residential.

Existing vegetation, topographic, and drainage characteristics of the area are illustrated in Figure 3 of the 1997 Technical Report. The 1:100 year flood area represents a significant natural feature within the Oakmont ASP area. The Canada-Alberta Flood Damage Reduction Program established that development within the flood fringe zone was conceivable provided that it was adequately flood proofed. Filling has been undertaken in conjunction with the development of River Lot 35 and it is intended that similar filling efforts would continue in River Lot 36 under the approval of Alberta Environment and the City of St. Albert. It is proposed that a 2.37 hectares area within the flood fringe zone be filled. A permit to fill within this area has been issued by Alberta Environment. It is recognized that a fill permit is still required from the City subsequent to a decision being made by Council on the ASP Amendment.

2.4 Land Ownership

The majority of land within the Oakmont neighbourhood is developed into an urban form, consistent with the Oakmont ASP.

CHAPTER 3 - THE DEVELOPMENT PLAN

3.1 Residential Development (Figure 2)

It is outlined in the Technical Report to amend the Oakmont Area Structure Plan Bylaw 12/97 that at full build out residential development within the ASP area will occupy approximately 83.08 hectares. 72.32 hectares are to be developed for single family residential development with 10.76 hectares used for six (6) consolidated multiple family sites.

Bylaw 8/2013 adjusted the development numbers, because more land was developed as residential and less land was developed as commercial in the Oakmont neighbourhood. Information from the January 2013 Technical Report provided by IBI Group and the City's current development statistics were used to project population numbers. The amount of land for single family residential development is 72.38 hectares± ha and 7.48 ha± for multiple family development. There are two (2) multiple family development sites completed and a potential for three or four additional multiple family sites to be developed in Oakmont.

Bylaw 25/2013 adjusted the development numbers to increase the Low Density Residential designation to 73.80 hectares± and reduce the amount of medium density residential designation to 4.53 hectares±, with no impact to the Medium/High Density Residential numbers. In addition, 0.136 hectares was added to open space in Table 1.0.

Bylaw 11/2020 adjusts the development numbers to decrease the Low Density Residential designation to 71.68 hectares ±.

The total number of residential units projected for the Oakmont ASP is 2,134. Based on the number of residential units, 53.5% of the units are low density residential units and 46.5% are multiple family residential units. The Municipal Development Plan Bylaw 15/2007, Section 4.10 indicates a minimum of 30% of dwelling units must be medium and or high density residential. Single family residential lots comply with the lot size distribution established in the Land Use Bylaw at the time of implementation.

3.2 Mixed-Use Development (Figure 2 - Residential with Commercial)

Bylaw 11/2020 adds a land use designation of Mixed-Use to the Area Structure Plan. The mixed-use development enables a development form in keeping to the amendments approved in Bylaw 8/2013 and Bylaw

25/2013. The vision for the Mixed Use area is to facilitate a live, work, play community that provides diverse housing options, efficient land use, and environmental awareness.

The Mixed Use development will to provide the following;

- Diverse housing options, including rental and ownership, for a diversity of age groups and income levels
- Unique, owner-operated boutique shops, cafes and restaurants
- Flexible, modern office spaces catering to professional services
- Publicly accessible outdoor spaces that are designed for a variety of users and ages to enjoy, appointed in a manner to encourage socializing and outdoor recreation
- Views to the Sturgeon River and accessible areas to enjoy the nature of the treed natural areas without compromising the health and beauty of the river bank.

Residential units are located above lower level commercial units or in a standalone building. The total 4.0 hectares of mixed-use site, for density calculations, has 0.37 hectares of land for commercial, and 3.44 hectares of land for residential. The density for the Mixed Use Development is 135.5 dwelling units per net residential hectare (du/nrha). This results in 466 residential dwelling units within the site, which is approximately 22% of the total residential units in Oakmont.

This area is proposed to be built under the Direct Control Mixed Use (DCMU) Land Use District of the Land Use Bylaw. The purpose of this district is to provide a location for a mixture of commercial, institutional and medium to high density residential land uses. The development will be relatively compact, attractive, pedestrian-friendly and reasonably compatible with surround areas. This district enables a flexible range of land uses with the intention to create a human-scale, mixed-use environment with a pedestrian-friendly commercial component and a variety of housing options. In the DCMU Land Use District, an overall conceptual site development plan is required at the time of development permit. This plan will illustrate how the development will be integrated and provide complimentary transition, to the existing development on the south-east side and the low density residential community on the north-east side, while achieving the purpose of the district.

Mitigation measures may be required to address noise, light, and odour issues created by the commercial uses, to ensure that the adjacent residential units are not impacted.

A statistical development breakdown of the Oakmont area is provided in Table 1.0.

Table 1.0: Proposed Oakmont Development Statistics

Land Use	Area (ha)	% of GDA	Units	Population
Gross Area	150.0			
Environmental Reserve	8.54			
Bellerose Drive	8.36			
Gross Developable Area (GDA)	133.10	100%		
Municipal Reserve (park, school, trails not over utilities)	13.25	9.95%		
Open Space	7.57	5.68%		
Open Space (non-credit)	0.07	0.05%		
Water Reservoir	0.96	0.72%		
Public Utility Lots (PULs)	4.07	3.06%		
Roads	23.60	17.70%		
Subtotal Other Uses	49.52	37.20%		
Mixed Use – Commercial Portion (DCMU)	0.37	0.28%		
Commercial	4.04	3.04%		
Subtotal Commercial	4.41	3.32%		
Residential				
Low Density Residential	71.68	53.85%	1,142	3,311
Medium Density Residential (R3, R3A)	4.53	3.40%	237	528
Medium/High Density Residential (R4)	1.53	1.15%	289	508
Mixed Use - Residential Portion (DCMU)	3.44	2.58%	466	820
Subtotal Residential	81.18	60.99%	2,134	5,167

- Chart may not add up to 100% due to rounding.
- Overall there will be 26.3 dwelling units per net residential hectare, with a residential breakdown of:
 - 15.9 du/ha for low density residential;
 - 52.3 to 188.9 du/ha for medium/high density residential; and
 - 135.5 du/ha for mixed use residential.
- Expected population per residential unit based on the City of St. Albert Census 2018 is:
 - 2.90 persons per low density dwelling unit;
 - 2.23 persons per medium density dwelling unit; and
 - 1.76 persons per medium/high density dwelling unit.

3.3 Population Density and School Generation

The estimated population in Oakmont is 5,167 persons. The density is based on 2.90 persons per household for low density residential, 2.23 persons per household for medium density residential, and 1.76 persons per household for medium/high density residential.

The projected student population of Oakmont, based on census data population percentage is as follows:

Age	School Grades	% of 2018 City of St. Albert Census age composition population 62,842	Student Generation Oakmont Population 5,167
5-9	K-4	6.5%	335
10-14	5-9	6.9%	356
15-19	10-12	6.6%	341
Total			1,032

The anticipated number of students in the Oakmont neighbourhood at full build-out is 1,032 students, between the ages of 5 to 19 years. This is based on the City of St. Albert 2018 Census Age Composition population of 62,842, the anticipated population of 5,167 for Oakmont, and the percentage of each age/grade category. At the time of development, the most current Census for St. Albert and consultation with school boards will occur to better anticipate student population.

The projected student population for the Mixed Use Development at 200, 230, and 250 Bellerose Drive, and 300 Orchard Court, is predicted to generate 212 students ranging from kindergarten to grade 12; however, the developer will market a portion of the development to people over the age of 55 years, who are less likely to have school age youth in their households.

3.4 Commercial Development

A portion of the former's Hole's Greenhouse site has been developed with commercial shops, both as standalone and within a mixed use development form. The addresses of 230 and 250 Bellerose Drive, and 300 Orchard Court are designated as Mixed-Use of which 0.37 hectares, or 9.8%, of the site contains commercial and office uses.

3.5 Schools, Parks, and Open Space, (Figure 7)

The Municipal Reserve lands are distributed throughout the ASP area to provide parks and a school site as well as "linear parks" and public utility lots connecting major park areas. Trails with public utilities do not receive Municipal Reserve credit. Areas in the Sturgeon River Flood Plain are dedicated as Environmental Reserves, generally being the lands in the 1:100 year flood plain. Specific future park reserve dimensions will be determined at subdivision stage.

The integrated open space trail system links the water reservoir with the surrounding residential development, the proposed school/park site and the Red Willow Park. The ASP area could provide for the location of an elementary/junior or high school site.

The central school/park site is shown on the Land Use Concept (Figure 1). The size of the school/park site is proposed to be 6.16 hectares (15.22 acres).

No provision for other institutional uses such as churches is proposed in the ASP area.

3.6 Environmental Assessment

The ASP amendment preserves and respects the integrity of the Red Willow Park Master Plan. The ASP addresses the priority associated with conserving existing vegetation features as identified through the St. Albert Natural Areas Review and Inventory, 1999 into the overall development pattern of the Oakmont neighborhood. Considering the conservation priorities identified in the St. Albert Natural Areas Review and Inventory, 1999 and the policies of the Municipal Development Plan Bylaw 15/2007, vegetated areas are not to be integrated into the ASP Area. The feasibility of infilling portions of the flood fringe part of the 1:100 year floodway was determined. Taking into account the *Red Willow Ecological Land Classification and Significant Natural Areas Report* and specific geotechnical reports it was determined that subsurface soil conditions are considered suitable for development into a residential subdivision.

The archaeological assessment of the undeveloped portion of Oakmont undertaken by Alberta Community Development noted a *high potential for the discovery of archaeological sites*.

Any development related to the floodway or flood fringe of the Sturgeon River must comply with, but is not limited to the Land Use Bylaw and Federal and Provincial government policies.

The former addresses of 100 Orchard Court dedicated 0.216 hectares (108ER) and 200 Orchard Court (19ER) dedicated 0.457 hectares of land as Environmental Reserve at the time of subdivision, because the river bank was steep and unstable for development.

3.7 Sequence of Development

Much of the land contained within the Oakmont ASP has been developed. The sequencing of development in the undeveloped portions of Oakmont shall occur in a manner that promotes contiguous development and establishes an efficient servicing pattern. Staging will generally allow for the sequential development of lands. The parcels located at 230 and 250 Bellerose Drive, and 300 Orchard Court are anticipated to be built out between 2020 and 2030. Development of the school is dependent on demand and Provincial funding.

CHAPTER 4 - TRANSPORTATION

4.1 Existing Circulation Pattern (Figure 3)

Access to the Oakmont neighbourhood is provided at Oakmont Drive, Oakland Way, and Oak Vista Drive, all accessed from Bellerose Drive.

4.2 Proposed Circulation Pattern

The new Bellerose Drive forms the northern boundary of the Oakmont neighbourhood and is the dividing crosstown roadway between the Oakmont and Erin Ridge neighbourhoods.

The Oakmont ASP has an internal circulation system composed of neighbourhood roadways and a series of local roads. Oakmont Drive provides east/west access within the ASP area. Northerly access from Oakmont Drive to Bellerose Drive is provided by a re-aligned portion of Oakridge Drive South. The remaining portions of Oakridge Drive (north and south) loop through the residential area and intersect with Oakmont Drive. Roads shown in the ASP are subject to modification at the detailed design stages.

In 2019, a Transportation Impact Assessment was conducted for the Mixed Use Development. Based upon these findings, turning lanes and signalization improvements to the intersection at Boudreau Road/Bellerose Drive are necessary. To ensure managed traffic flow leaving the north-east corner of the Mixed Use Development, a new intersection is required. It is recommended this be accommodated through the creation of a roundabout.

The old Bellerose Drive is closed from the eastern boundary of Oakridge Drive South to the City of St. Albert municipal boundary. Part of the old Bellerose Drive is located in Sturgeon County, where the asphalt surface has been removed. This portion of the roadway provides access to properties in Sturgeon County and acts as a trail.

4.3 Public Transportation

At present, transit service is provided on Bellerose Drive, Oakland Way, and Oakridge Drive South.

4.4 Pedestrian Circulation

A system for pedestrian walkways and sidewalks are incorporated into the ASP design, linking the river valley to the school/park site, through natural ravine areas and linear parks, with links to recreation and commercial facilities in (1) the adjacent Erin Ridge neighbourhood, (2) the Oakmont neighbourhood, and (3) the downtown area. Walkway connections within the neighbourhood including cul-de-sacs and crescents will be provided according to City Standards. Public Utility Lots will be used to establish walkway connections at appropriate locations.

CHAPTER 5 - SERVICING AND UTILITIES

5.1 Servicing Adjacent to the Flood Plain

Development adjacent to the Sturgeon River is restricted due to the 1:100 year flood elevation (generally accepted as the 652 m contour) and a requirement to locate house footings on, or above, the 653 m contour. Sanitary sewer mains, discharging to the existing lift station on Otter Crescent, will be below groundwater elevations and will be seated and installed in a suitable bedding material in order to provide long term stability to the pipe, and to prevent inflow or infiltration of ground water into the sanitary system.

5.2 Water Distribution (Figure 4)

The existing water distribution network has been designed to accommodate future growth in Oakmont, with looping of mains as necessary to provide adequate fire flows. All water lines shall be constructed according to the City of St. Albert standards.

5.3 Sanitary Servicing (Figure 5)

Capacity has been provided in the existing lift station on Otter Crescent to accommodate sanitary flows from the future development in Oakmont. Drainage to the lift station will be by extension of a series of existing gravity mains. In 2012, the sanitary line was extended from the lift station on Otter Crescent to service development of 100 Orchard Court and future development of 101 and 200 Orchard Court. In 2019, a sanitary sewer serving analysis was completed for 230 and 250 Bellerose Drive, and 300 Orchard Court, demonstrating the existing line along Boudreau Drive can support a mixed-use development based upon the assumed density and the associated build out.

5.4 Stormwater Management (Figure 6)

Storm water drainage within the Oakmont ASP overall is accommodated by a combination of controlled flow overland drainage and subsurface storm mains discharging to the Sturgeon River at Otter Crescent. Five storm water outfalls exist in Oakmont as identified in Figure 6. Storm water runoff will be conveyed and discharged at pre-development flow rates.

Any outfall structure installed as part of the development will incorporate the necessary energy dissipaters and erosion control devices.

As with the developed lands within the Oakmont ASP, a Storm Water Drainage Master Plan is to be prepared for River Lots 36 and 37 in conjunction with the subdivision process for the review and approval of the City of St. Albert and Alberta Environment. Storm water management and storm water outfalls to the Sturgeon River would be subject to review and approval under the Water Act and the Environmental Protection and Enhancement Act.

5.5 Shallow Utilities

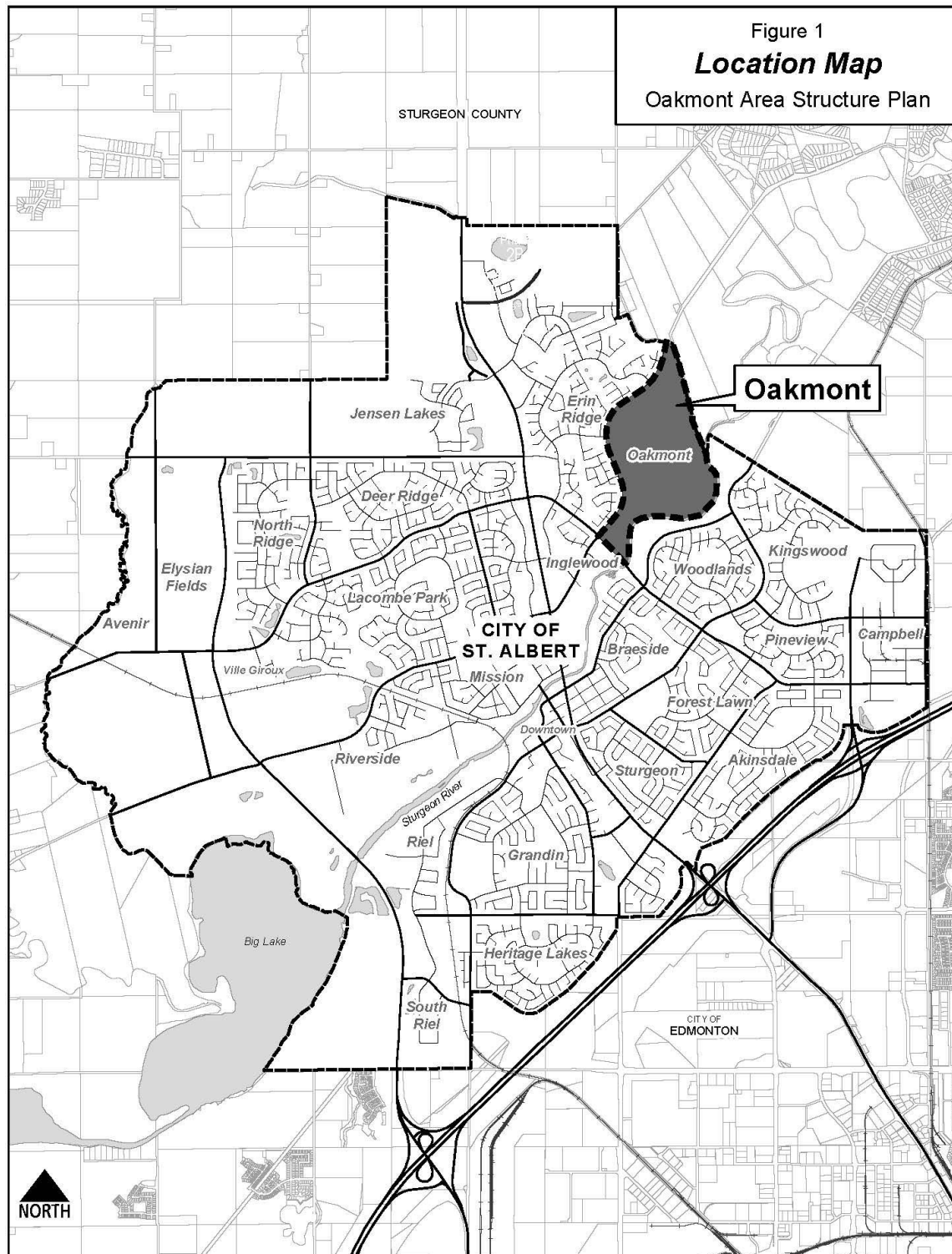
Power, gas, and communication franchise systems will service the area through agreements established with the developers.

5.6 Soil Conditions

Through development agreements, all public utilities and roads will be designed to overcome any site constraints like a high water table or difficult soil conditions.

Through the ongoing preparation of geotechnical reports, soil conditions will be evaluated to ensure that the area subject to this Area Structure Plan is suitable for subdivision and development. At the time of subdivision, geotechnical reports may be required.

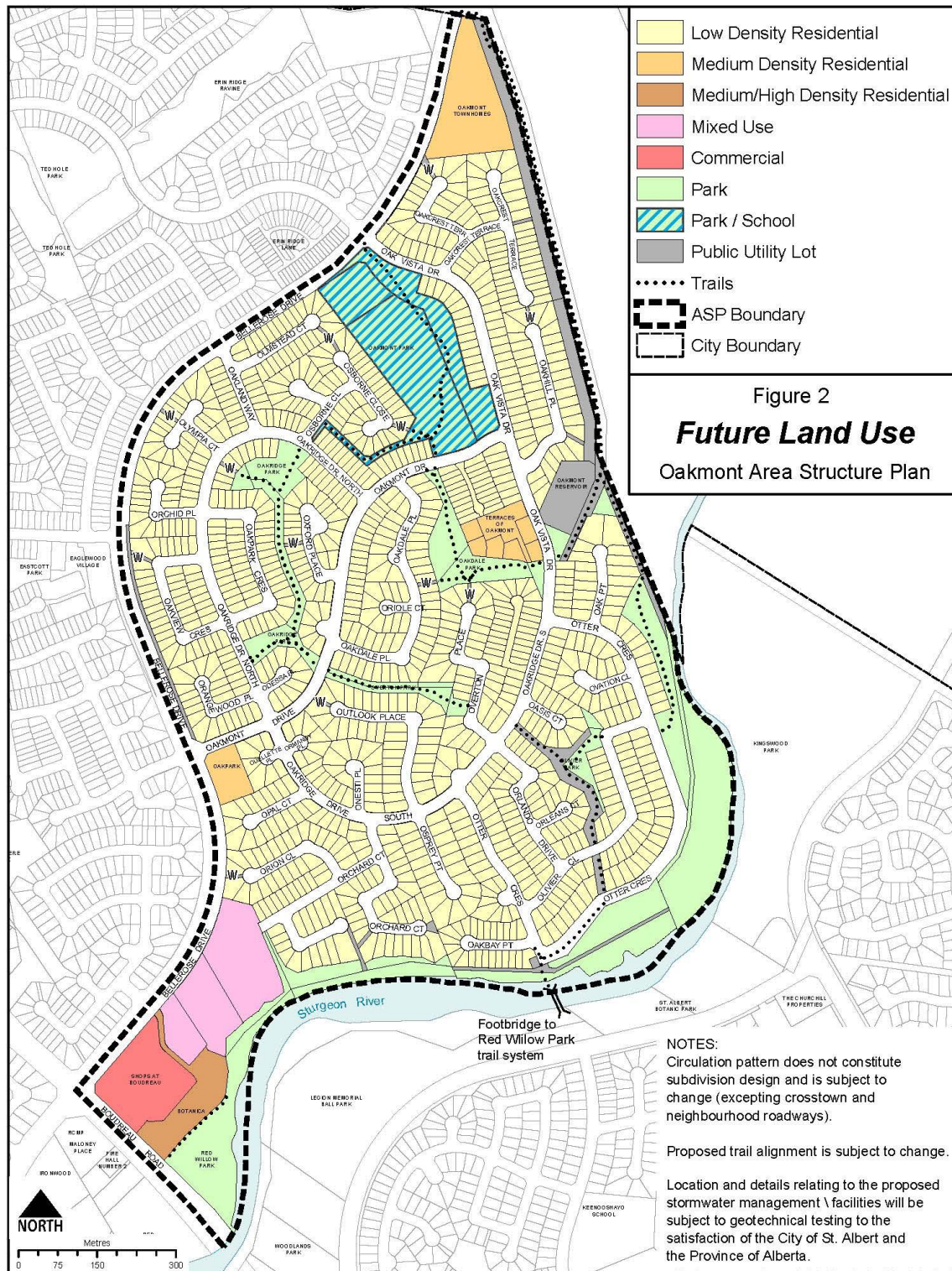
Through the City of St. Albert's Municipal Engineering Standards, all public utilities and roads will be designed and constructed to those standards. As required by the City, builders must provide an engineer's foundation design based on soil testing at the time of excavation before being issued a building permit.



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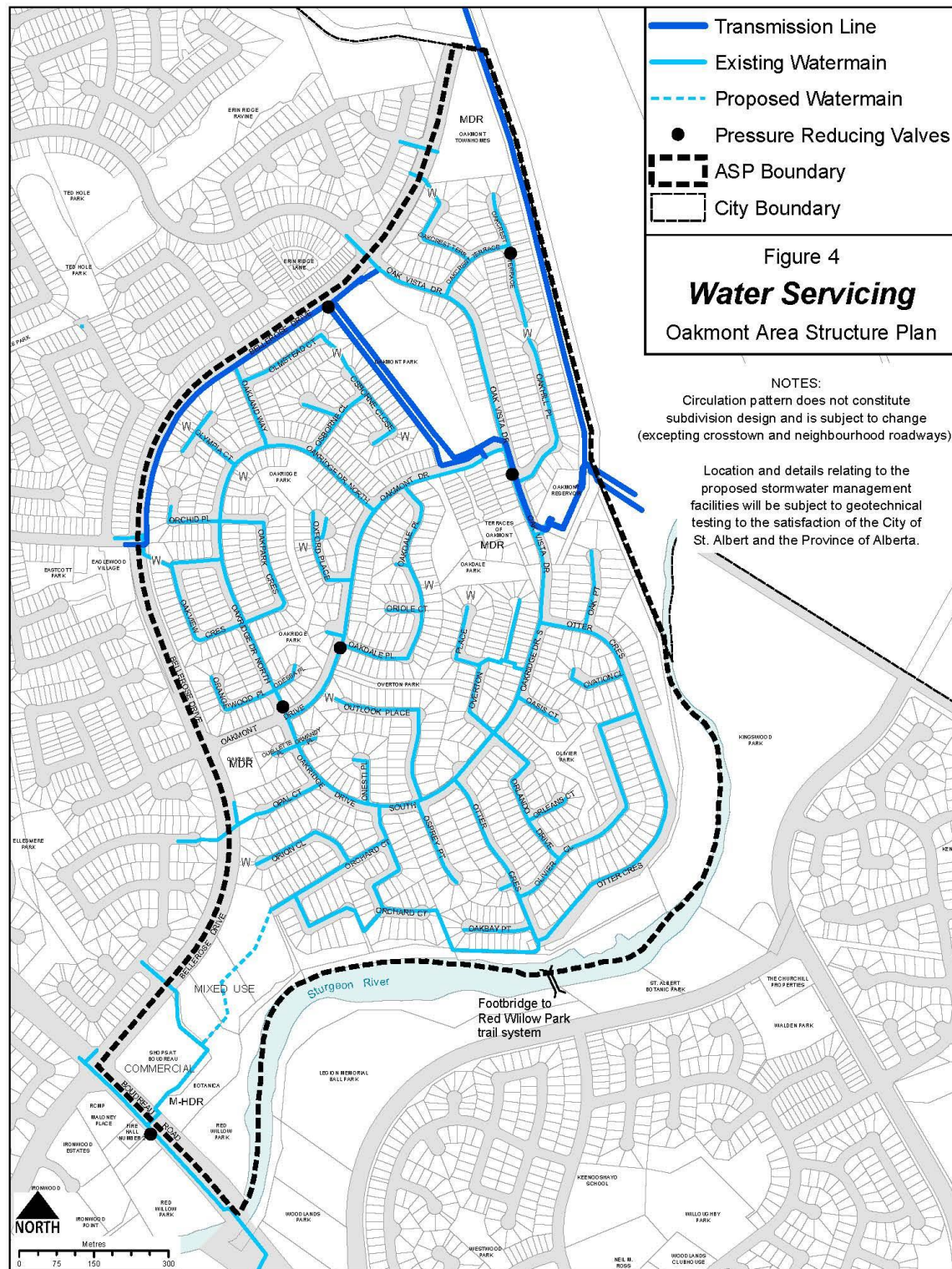
OAKMONT AREA STRUCTURE PLAN

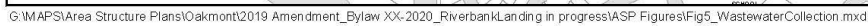
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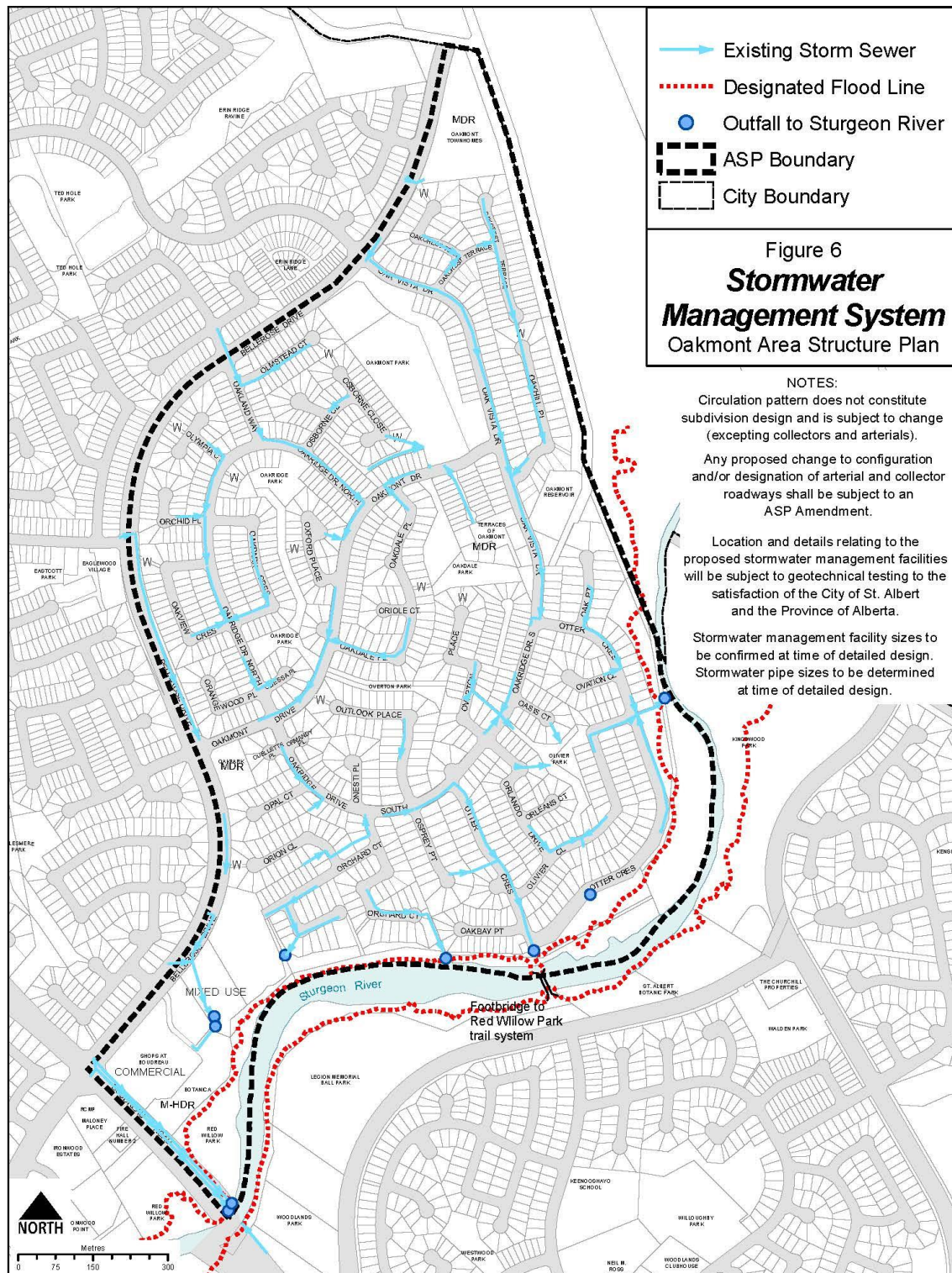


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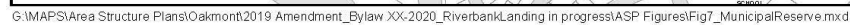


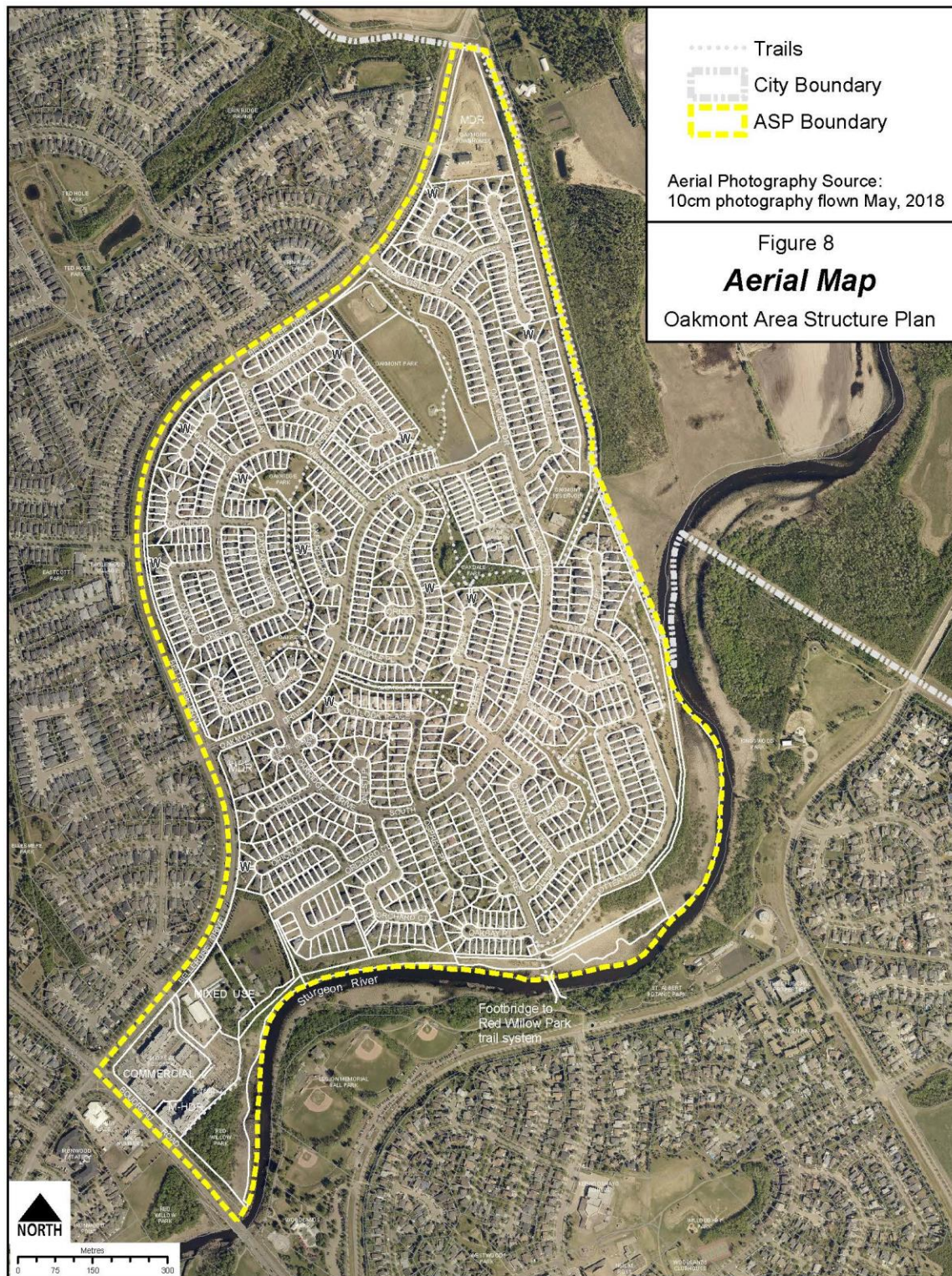




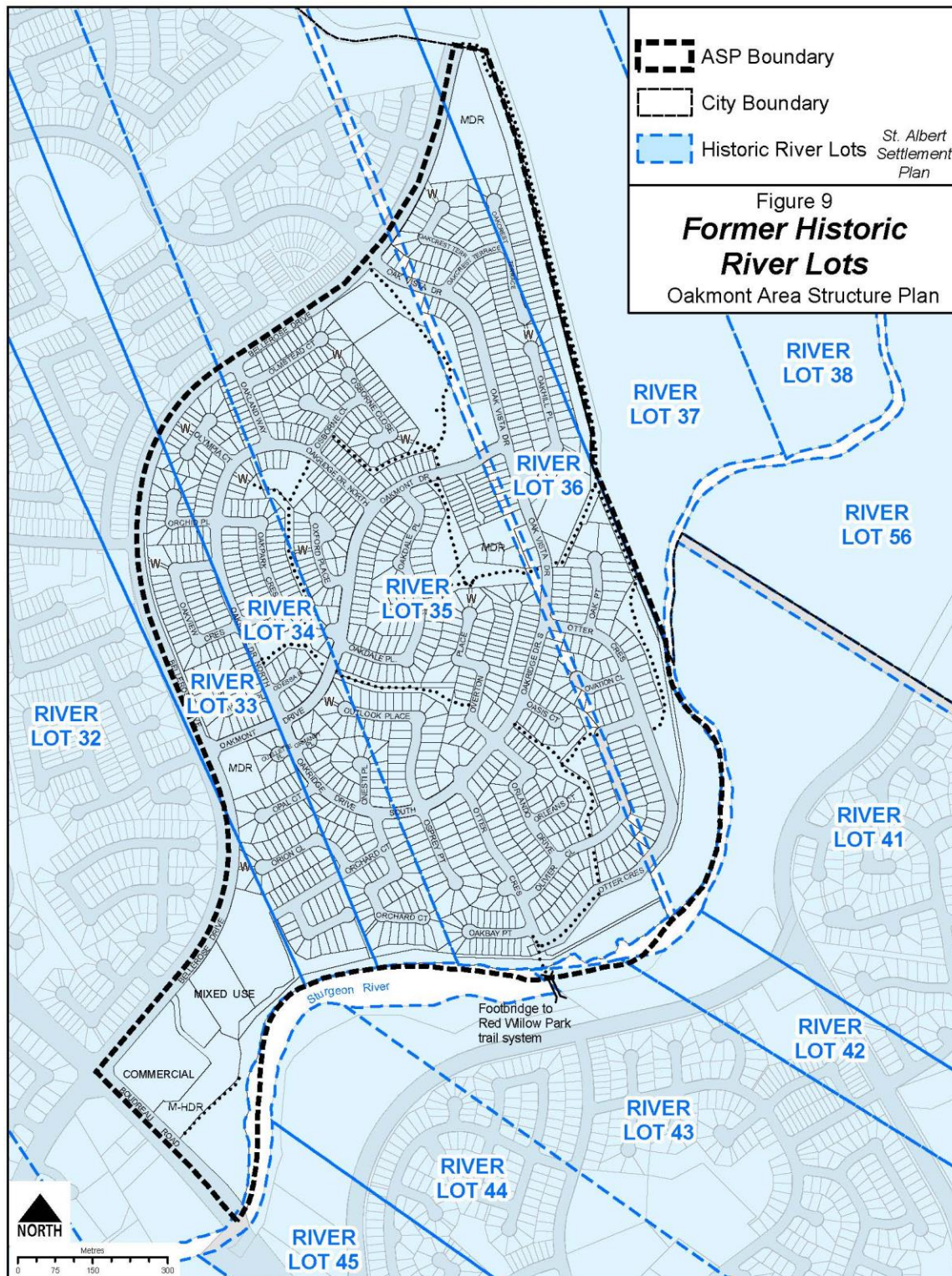


Figures





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