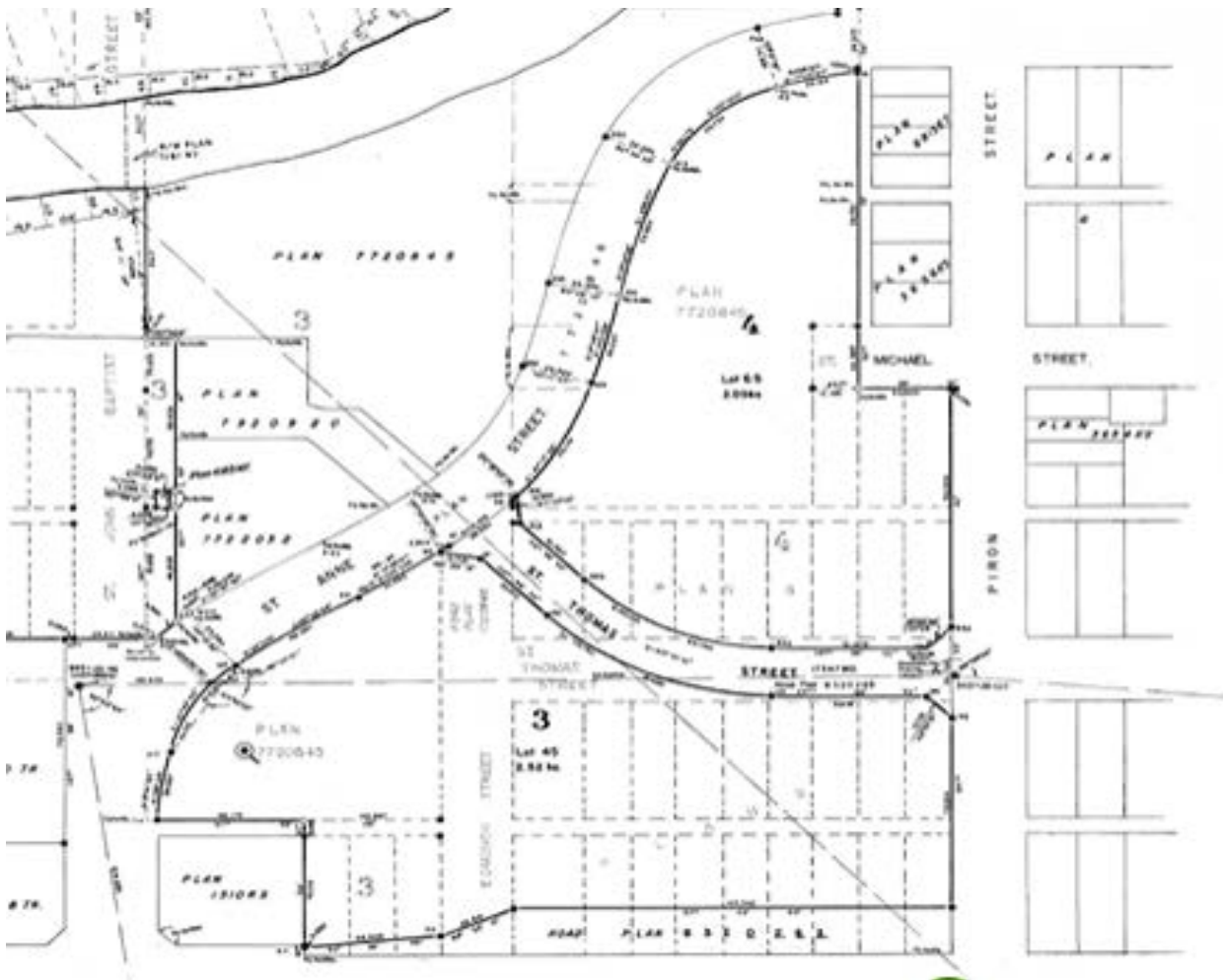


## **Subdivision History of 22 St. Thomas Street**

22 St. Thomas Street was originally part of River Lot 52 registered within the St. Albert Settlement Plan in 1884. At that time, the river lot was owned by La Corporation des Révérends Pères Oblats Marie Immaculée.

In 1887, the registration of Plan G, created the St. Albert town plot, subdividing the land located in River lots 26, 27, and 52 into a grid street pattern with individual lots within each block. This subdivision occurred when St. Albert was still part of the North West Territories.

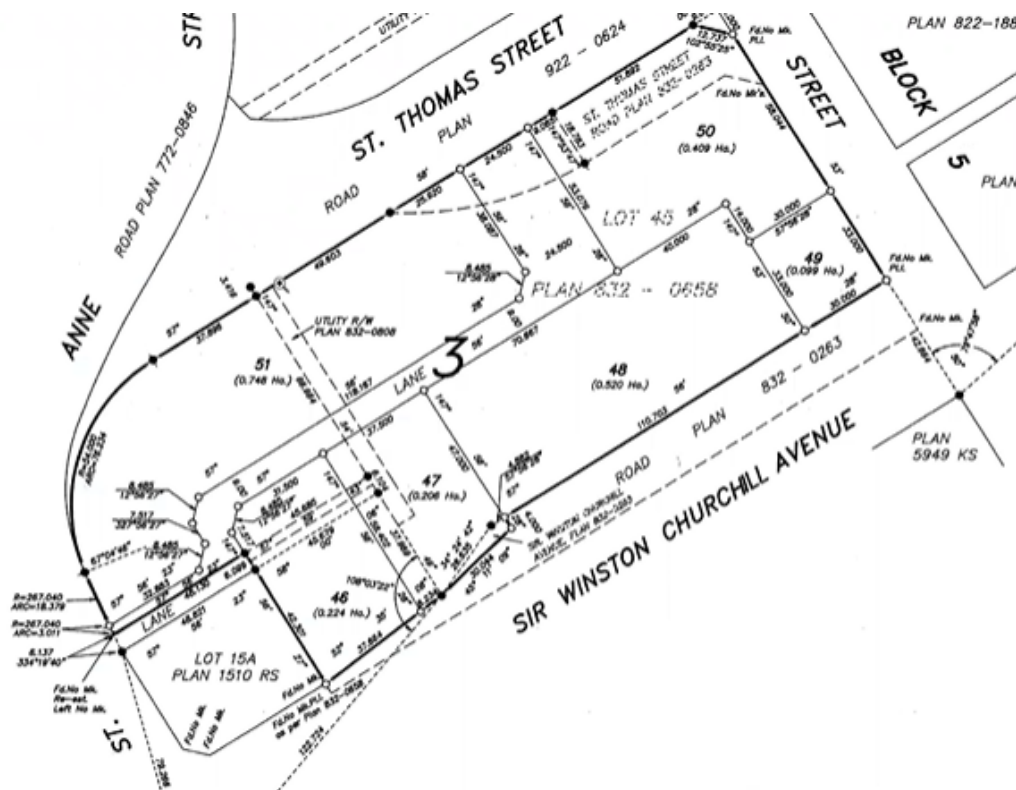
In 1977, a consolidation of the downtown lots occurred, removing a number of the individual lots previously subdivided in 1887 to consolidate the downtown property as Block A within Plan 772 8845. All land within the consolidation area was owned by the City of St. Albert at the time of registration. Immediately afterwards, the St. Anne Street Road Plan was registered, which divided the city-owned land into areas separated by St. Anne Street. The property where the St. Albert Courthouse currently sits was subsequently subdivided into a separate parcel.



**1977 Plan 772 8845**

In 1983, registration of Plan 832 0658 occurred, further subdividing Block A with the registration of St. Thomas Street. At that time, all areas of Block 3 and 4 on either side of St. Thomas Street were owned by the City.

In 1992, the lots facing Sir Winston Churchill Avenue were subdivided from the city owned parcel, sold, and subsequently developed as multi-family apartments with the municipal addresses of 35 and 37 Sir Winston Churchill Ave.



In 2004, further subdivision of the lot facing St. Thomas Street created two parcels - 2 St. Anne Street, and 22 St. Thomas Street.

In 2016, the site area of 2 St. Anne Street was reduced by the registration of Road Plan 162 3706 for the traffic circle.

In 2019, the City listed 22 St. Anne and 22 St. Thomas Street for sale on the open market at a price of \$3.8 m. There was no interest in the lots from the 23 developers contacted by the listing agent. The properties were subsequently taken off the market.

In 2021, 22 St. Thomas Street and 2 St. Anne Street were consolidated into a single lot, with the municipal address of 22 St. Thomas Street.

## Downtown Development Plan History

- In 1982, the City Centre Area Redevelopment Plan Bylaw 7/82 identified objective 6.1 to set aside an area of the City for the highest and most intense use of land, and to encourage businesses to stay or locate in the City Centre.

### *Downtown Area Redevelopment Plan*

Figure 2  
Land Ownership (1990)



- In 1990, the Downtown Area Redevelopment Plan Bylaw No. 11/90 section 3.1.7 stated “a mix of land uses need to be identified for the downtown which will spur redevelopment and attract pedestrians”. The intended use of the land at 22 St. Thomas Street and 2 St. Anne Street was for central commercial mixed uses.

- In 2010, the Downtown Area Redevelopment Plan Bylaw 5/2010 was approved and subsequently amended by Bylaw 7/2016. Development goals have remained consistent to promote investment in downtown, and to continue to evolve downtown to create a unique, walkable and attractive urban community acting as the City's civic, cultural, and commercial hub.
- In 2021, Flourish the City's new Municipal Development Plan was approved. Downtown development policies focus on:
  - o Establishing aspirational intensification targets for urban centres; of which downtown is identified as the city's primary urban centre.
  - o Planning for and promoting market affordable and non-market housing:
  - o Shifting away from reliance on private vehicle use by providing more transit and active transportation options guiding transit-oriented development
  - o Development targets in alignment with the Edmonton Metropolitan Region Growth Plan (EMRB) key policy targets for built up urban areas.