

Sturgeon Valley

Information and Engagement Session

May 30, 2024

CFB Edmonton, 6:00 – 9:00 pm



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Tonight's Overview

- 1. Introductions & Opening Comments (20 mins)**
- 2. Overview Presentation (40 mins)**
 - Sturgeon Valley Historical Context
 - Provincial and Local Planning Context
 - Future Potential Development Context
 - Engaging With You Further
- 3. Room Stations and Direct Discussions (1 hr)**
- 4. Question and Answer Session (45 mins)**
- 5. Closing Comments and Survey Launch (15 mins)**

Opening Comments

Mayor Alanna Hnatiw

And

Division 2 Councillor Kristin Toms

Your Sturgeon County Representatives

1. **Mayor Alanna Hnatiw**
2. **Area Council Members: Dan Derouin and Kristin Toms**
3. **Other Council Members: Neal Comeau, Jason Berry, Matthew McLennan, and Deanna Stang**
4. **Chief Administrative Officer: Reegan McCullough**

Administrative Speakers:

1. Bonnie McInnis, Mgr Planning and Development Services
2. Milad Asdaghi, Mgr Integrated Development and Land Services

Other Administrative Supports:

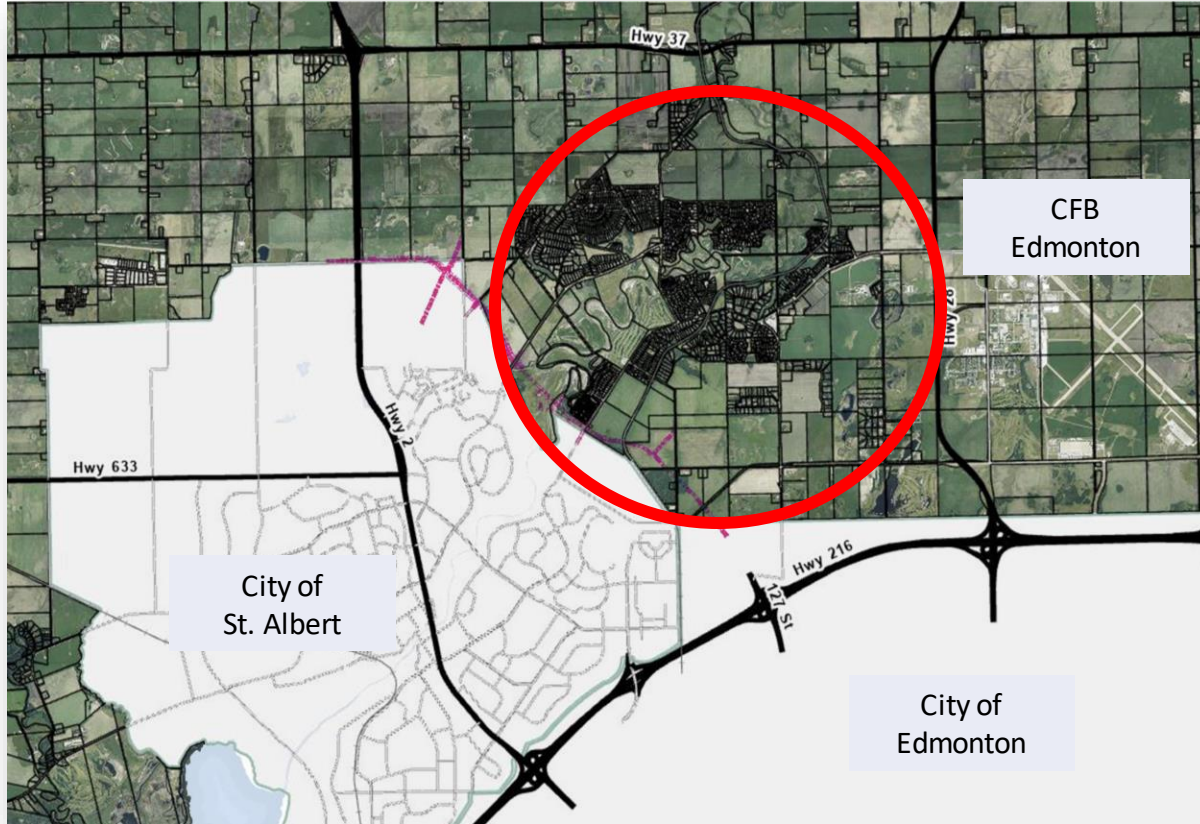
1. Travis Peter, GM Development Services
2. Members of Sturgeon County management team, various technical experts

Sturgeon Valley Historical Context



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Sturgeon Valley Location



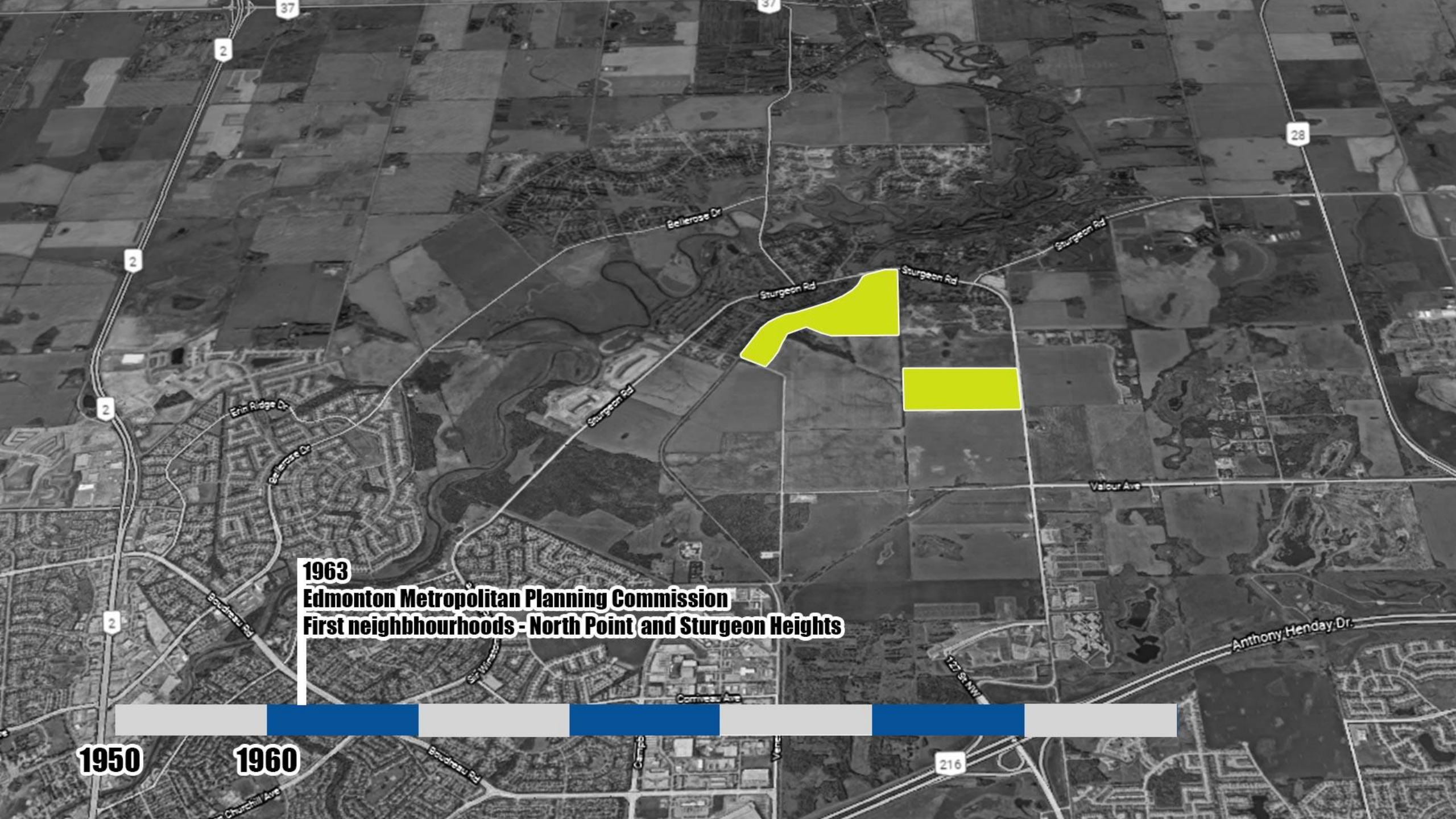
- Adjacent to cities of Edmonton and St. Albert
- Adjacent to CFB Edmonton
- Connected with Henday interchange, Highway 28, Highway 2
- Land purchased privately and held for decades, waiting for clarity from region
- Highly desirable area within region for development, with good servicing potential and natural features



Planning and Growth Over Time

- Founded in 1960s, development over last 60+ years
- Detailed planning over the last 30 years, several iterations
- Residents and developers have owned land for decades
- Multiple plans advanced over the years
- In 2016 the Regional Board – the EMRB - designated Valley as a ‘special study area’
- Regional interests differed during negotiations. County focused on protecting interests of current residents, increasing certainty for landowners, protecting against annexations, fostering community
- Following a lengthy negotiation process spanning Council terms, in 2019 specific provincial / regional requirements for development ‘density’ and other policy confirmed





1963
Edmonton Metropolitan Planning Commission
First neighbourhoods - North Point and Sturgeon Heights

1950

1960



1970s
7 new Neighbourhoods in the Sturgeon Valley

1950 **1960** **1970**



1980-1995

1981 - Edmonton Metropolitan Planning Commission develops Regional Plan

7 new Neighbourhoods in the Sturgeon Valley

Edmonton Regional Commission Authority's - approved 19 Valley neighbourhoods in total

1950

1960

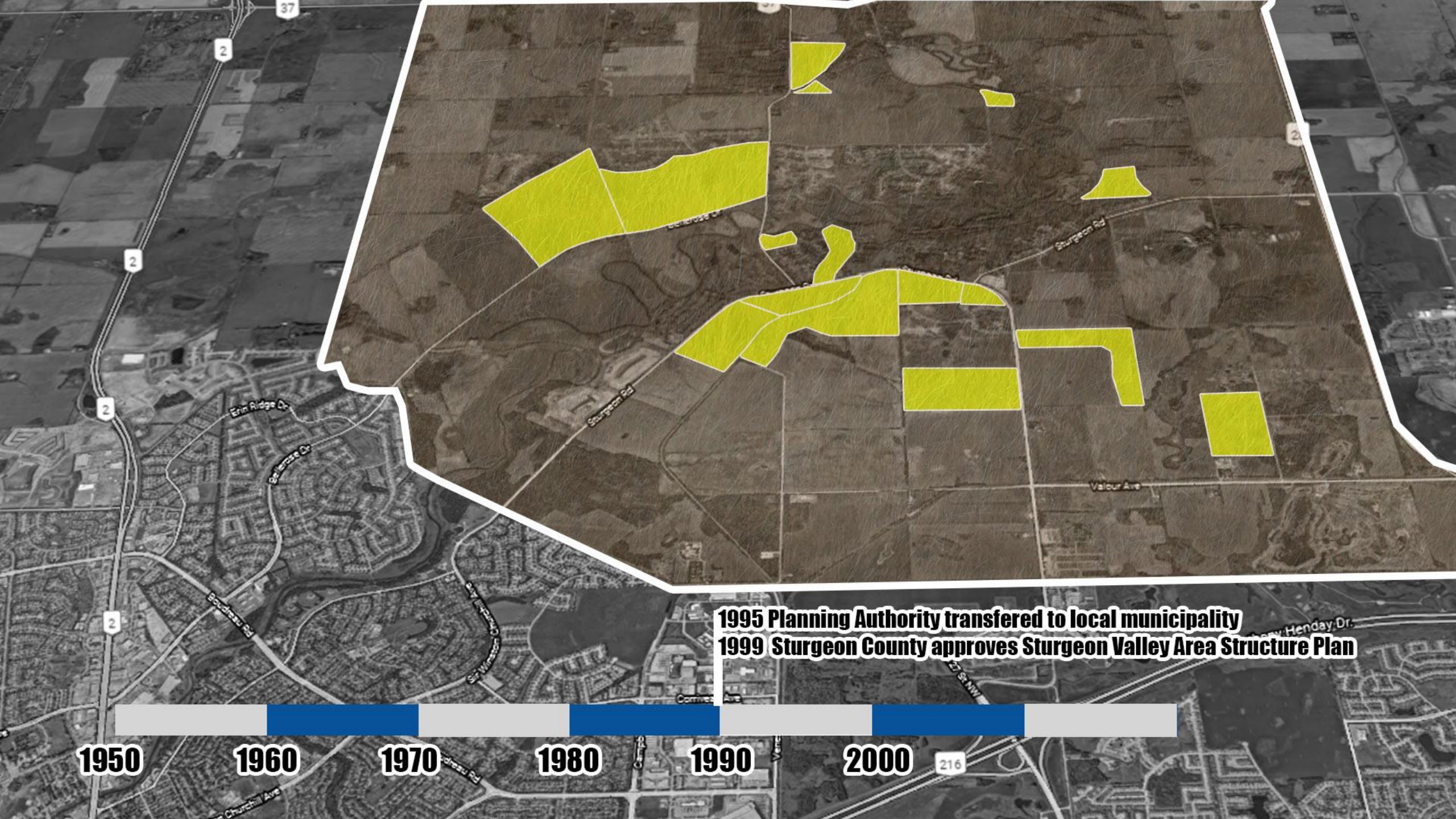
1970

1980

1990

2000

216



1995 Planning Authority transferred to local municipality
1999 Sturgeon County approves Sturgeon Valley Area Structure Plan

1950

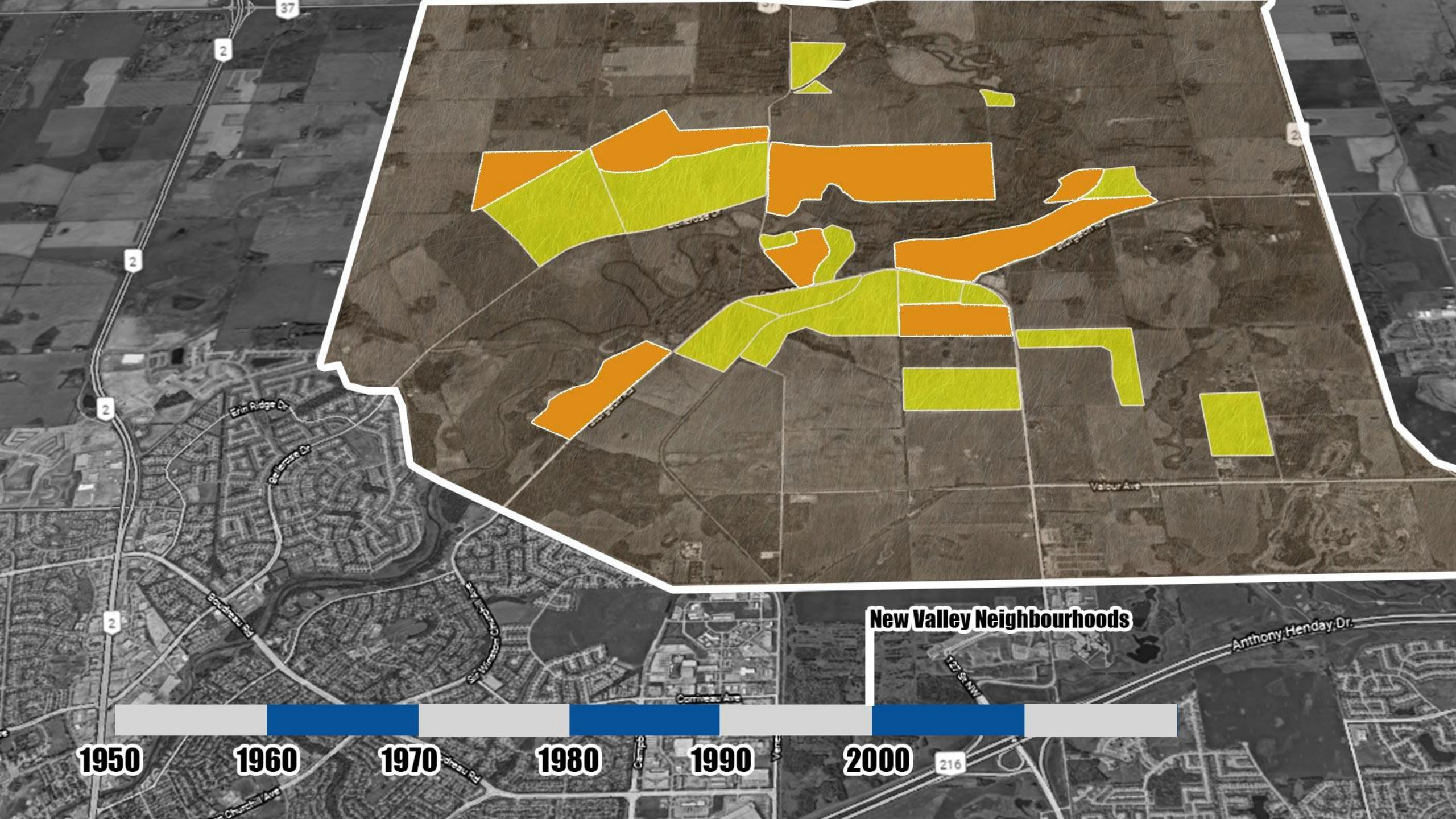
1960

1970

1980

1990

2000



New Valley Neighbourhoods

1950

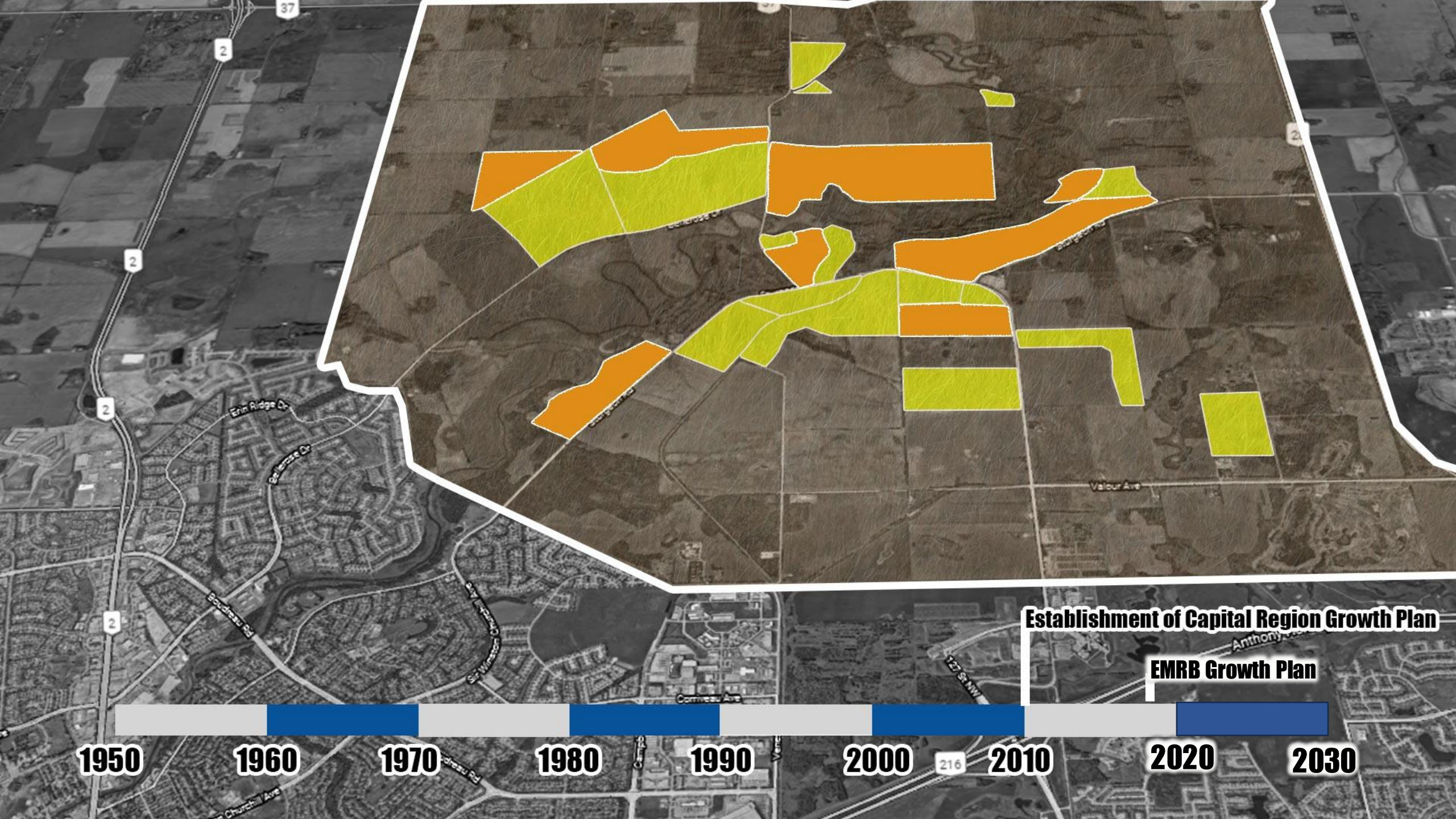
1960

1970

1980

1990

2000



Establishment of Capital Region Growth Plan

EMRB Growth Plan

1950

1960

1970

1980

1990

2000

2010

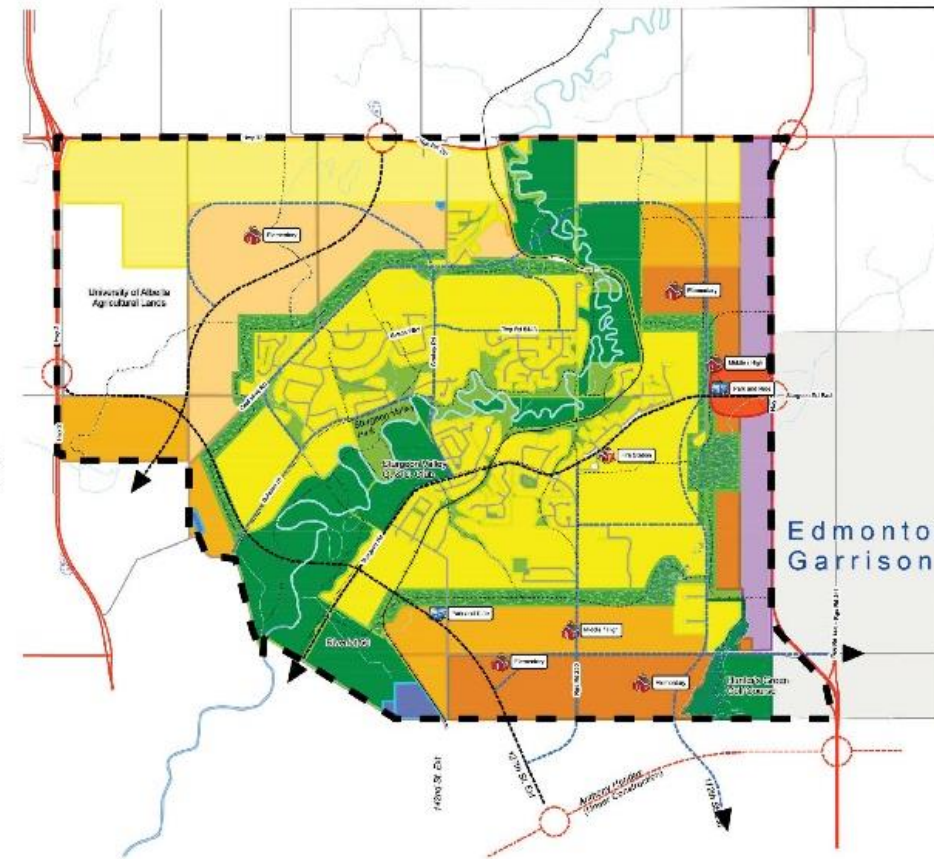
2020

2030

Previous Plans for the Sturgeon Valley

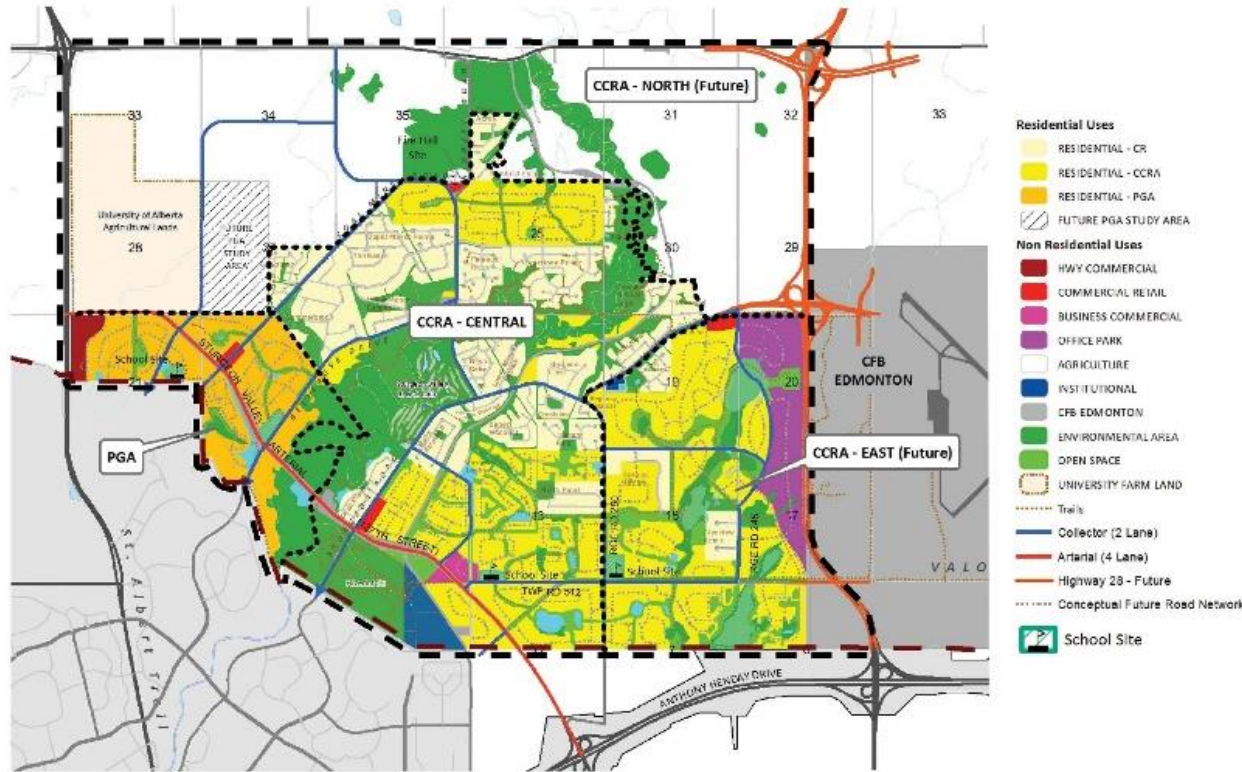


SEPTEMBER 1999

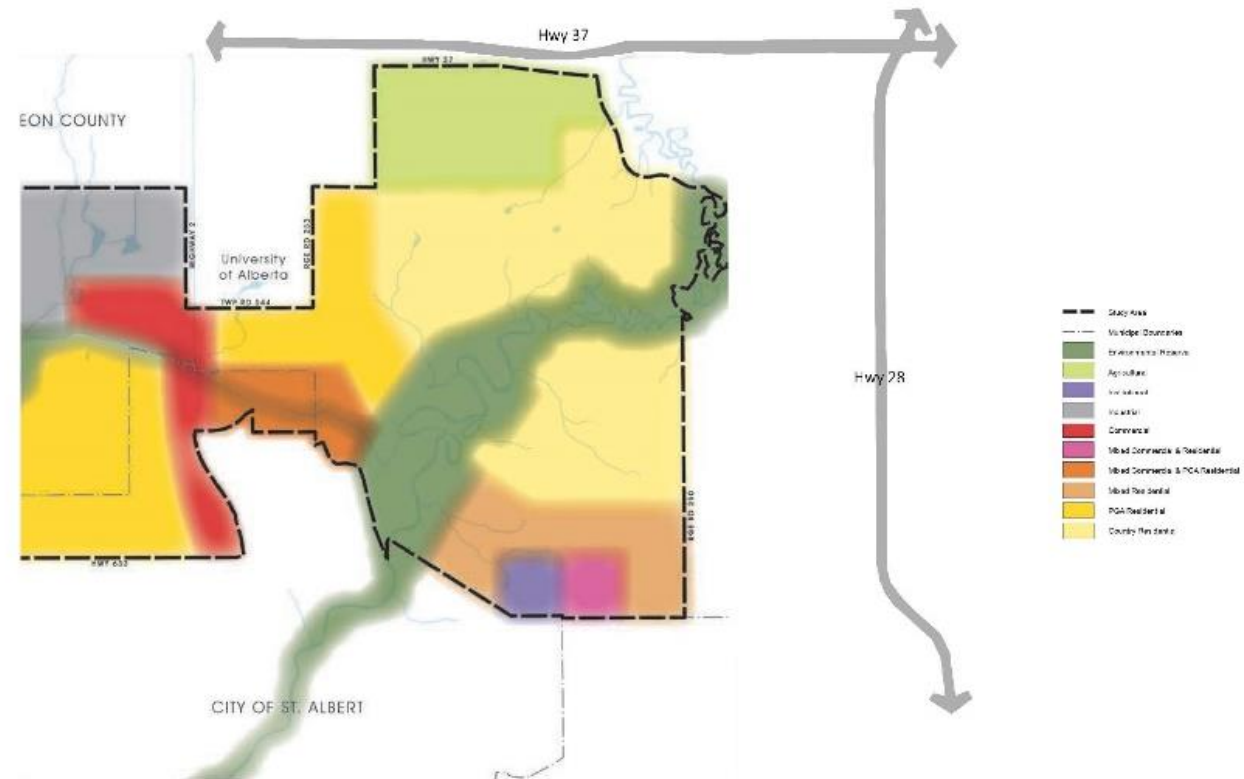


MARCH 2009

Previous Plans for the Sturgeon Valley (cont.)



MARCH 2013



JULY 2015

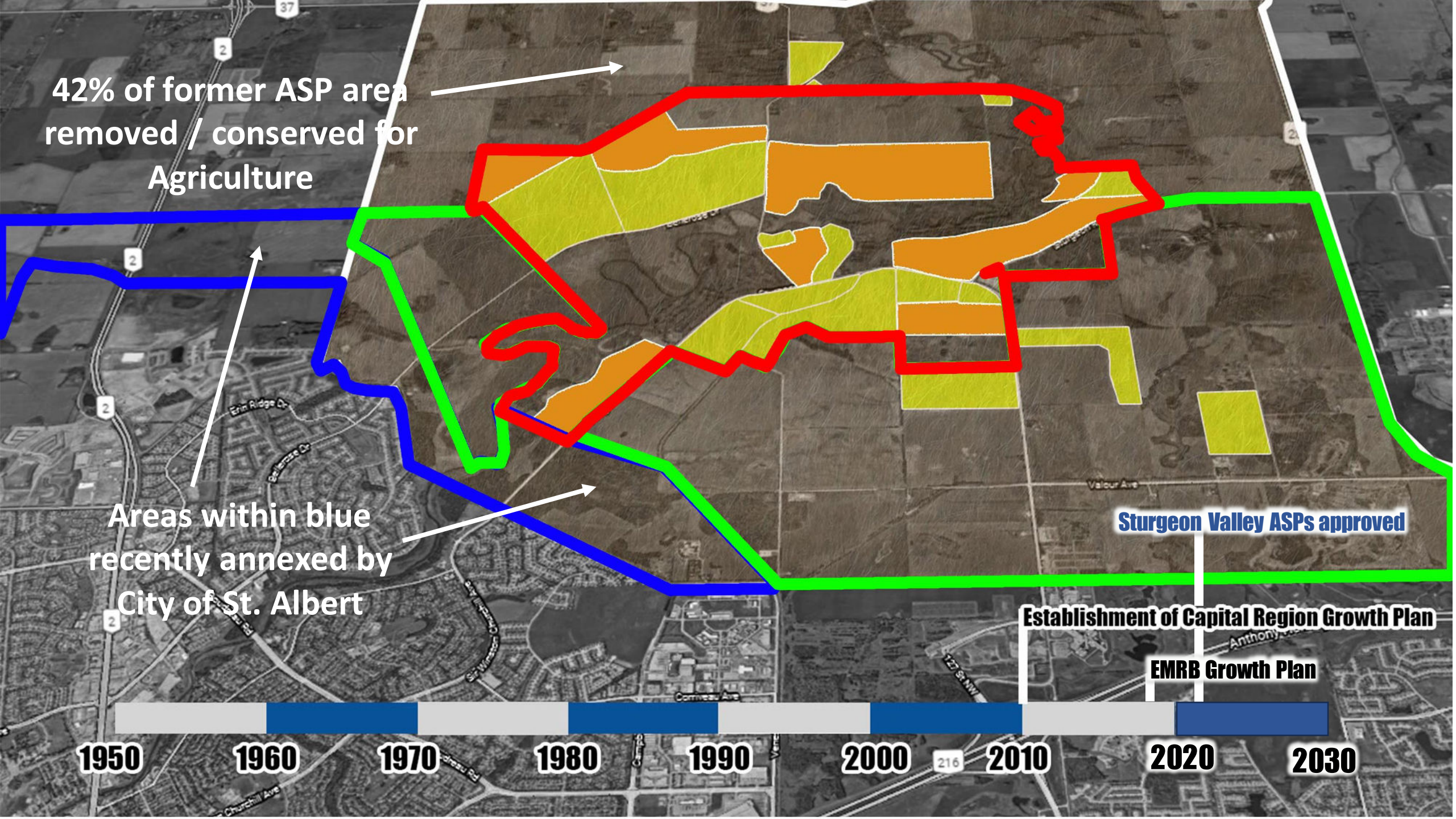
42% of former ASP area removed / conserved for Agriculture

Areas within blue recently annexed by City of St. Albert

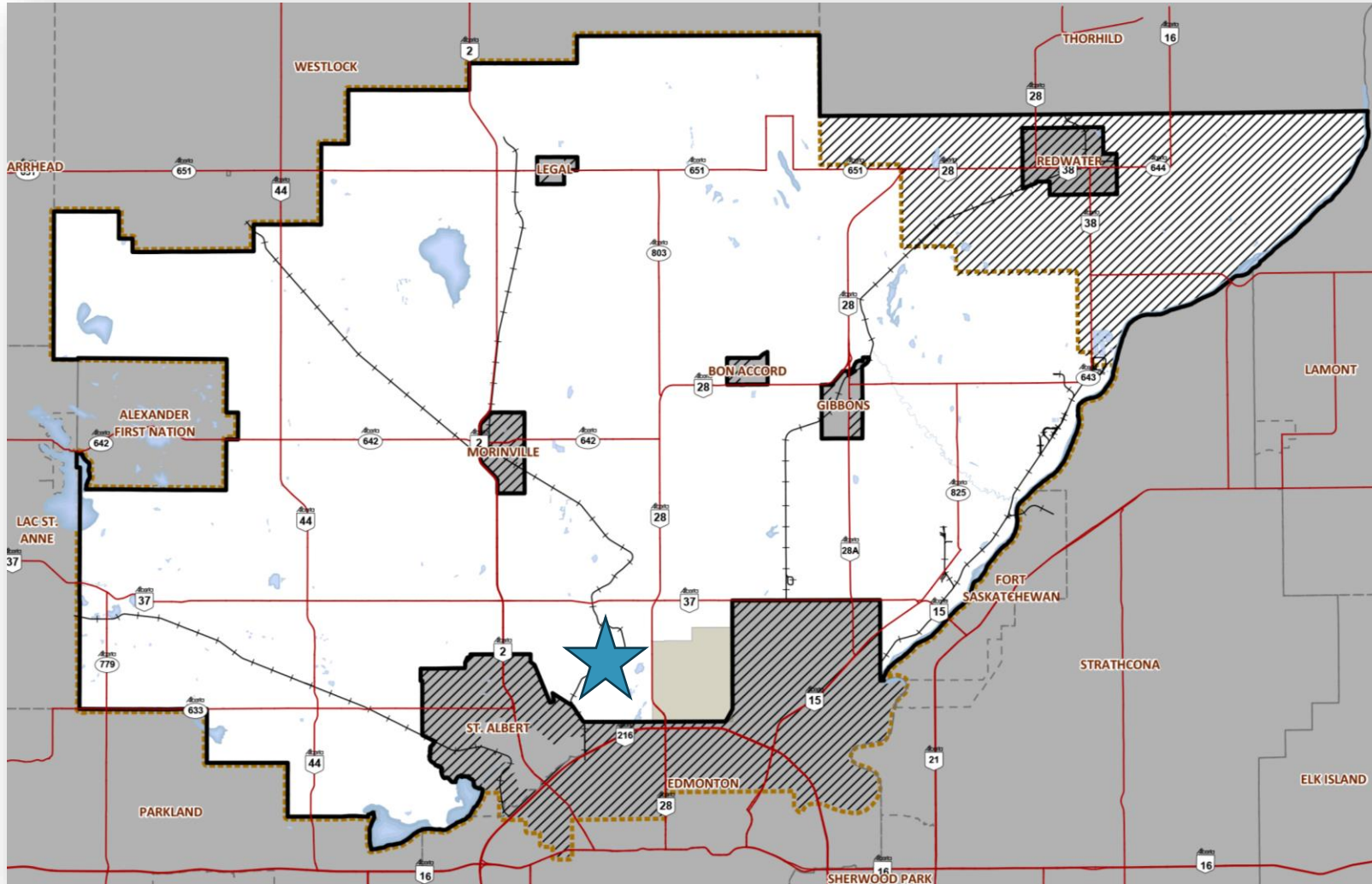
Sturgeon Valley ASPs approved

Establishment of Capital Region Growth Plan

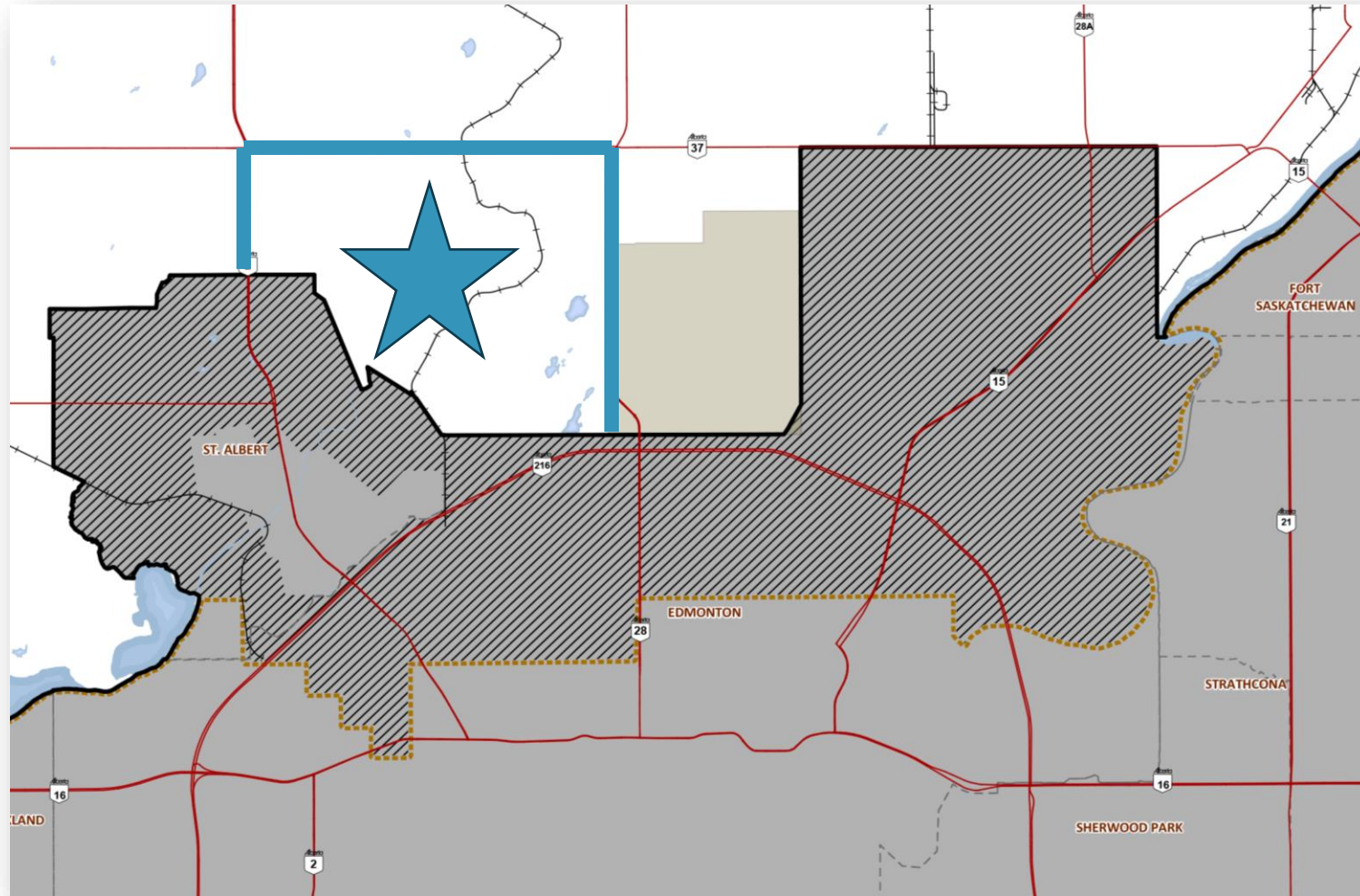
EMRB Growth Plan



Annexations – County Wide Context



Annexations – Sturgeon Valley Context



Provincial and Local Planning Context



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Alberta's Planning Hierarchy

Provincial (Primary Authority)

Municipal Government Act, Alberta Land Use Framework, Land Stewardship Act, Other Statutes and Regulations



Regional Board – EMRB (Directed by Mayors of 13 Municipalities)

Edmonton Metropolitan Region Growth Plan, Other Regional Plans (Transportation, Servicing, Agriculture, etc.)



Municipal and Private Landowner

All specific land use plans must be consistent with Provincial and Regional requirements



Municipal Development Plan

Area Structure Plans

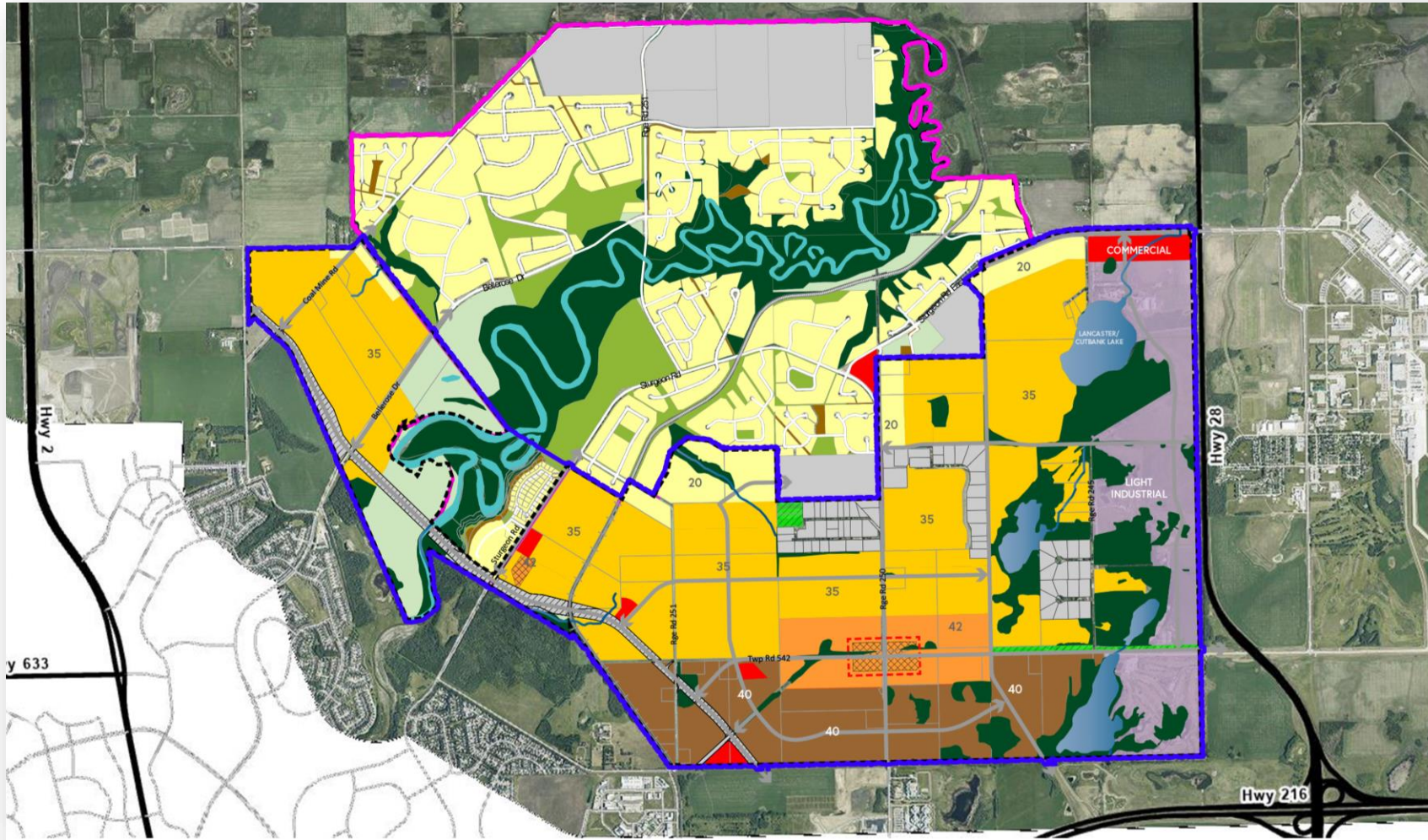
Neighbourhood
Area Structure Plans

Outline Plan

Land Use Bylaw



Current Valley “Core” and “South” Area Structure Plans



- 42% smaller planning area (no longer to Hwy 37), preserves Ag lands
- Reflects St. Albert recent annexation
- Reflects **provincial and regional requirements**
- Preserves existing neighbourhoods
- Only a few areas potential to advance
- Reflects vision residents articulated to date, as best possible



Past Valley Engagement – Pre 2020

- 2010 – CRB Establishment of a Regional Growth Plan and Valley policies
- 2010-2013 – Update of County's Municipal Development Plan and Valley Policies
- 2013 – Future 127 Street Right-of-Way Functional Planning
- 2016 – EMRB Regional Growth Plan Update, Valley named a “Special Study Area”
- 2018 – Valley “Special Study Area” Policies approved at Regional Board (ERMB)
- 2019 – Valley “Special Study Area” Policies (through Regional Growth Plan amendment) approved by Province
- 2019 – Development of Valley Growth Framework (financial assessment, land use concepts, traffic impacts, etc) for Council consideration and approval



Past Valley Engagement – 2020 to 2021

- August to October 2020 – Council consideration and approval of initial land use assessments, Communication and Engagement Plan for “Our Future Valley” engagement
- December 2020 to March 2021 (*impacted by COVID-19 restrictions*)
 - Multiple information and engagement sessions
 - Notification and materials - Website, YouTube videos, full page newspaper ads, videos, monthly social media, and e-newsletters. Resident surveys and email direct. Road signs, and postcard invitations sent door to door.
 - Multiple “Call-a-Planner” and “Call-the-Panel” sessions.
 - Several rounds of meetings with CFB Edmonton, school boards, landowners/developers, area municipalities
- March 18, 2021 – Public presentation of engagement outcomes
- May 25, 2021 – Public presentation of “Valley Planning Information Update” including draft Sturgeon Valley Core ASP and Sturgeon Valley South ASP
- June 8 to July 13, 2021 – Initial readings and Public Hearings for the ASPs (with required advertising, media coverage, etc). Submission to EMRB for approval (approved August 2021)
- Sept 14, 2021 - Sturgeon Valley Core and Sturgeon Valley South ASPs 3rd readings / approval



Past Valley Engagement Summary

- Heard from **over 300 people** during 2020/2021 information and engagement sessions.
- **Sample** of what we heard directly from participants:

“Best of both worlds needed - rural life but with urban benefits” ... “Rural life but City infrastructure!”

“There is no common place that all residents to go, making it more isolated”

“Love the trails, would like more multiuse trails”

“When you enter into RQB or Namao, you know where you are, the Valley is missing that”

“When you think about communities, they are built around a school or a park or something which makes the area unique. Where is that here?”

“We don’t have what the other subdivisions have, no parks or things for us – we want parks!”

“Perfect as is – very quiet, I like quiet”

“We need a Sturgeon Valley pub!”

“I’d like more, a coffee shop, close by so we can walk to it”

“Local - not chains. Boutique style business supported”

“Hwy 28 would be a good area for larger scale employment area for the Valley”

“More people more traffic – what are you going to do?”

“127th should be high priority”

“Everyone wants to go to Edmonton and St. Albert, make that easier for us.”



Development in the Valley Could...

- Support **rights of landowners** to advance development interest on the land they privately own.
- Provide **housing choices** for County residents (young adults, families, seniors, etc.).
 - CFB needs housing off base, Heartland jobs rising, new opportunities.
- Allow an implementation of land use policies designed to **protect existing residents**, such as complementary and transitional densities, unique development, etc.
- **Protect against future annexation interests** from neighbouring cities, through development near the borders.

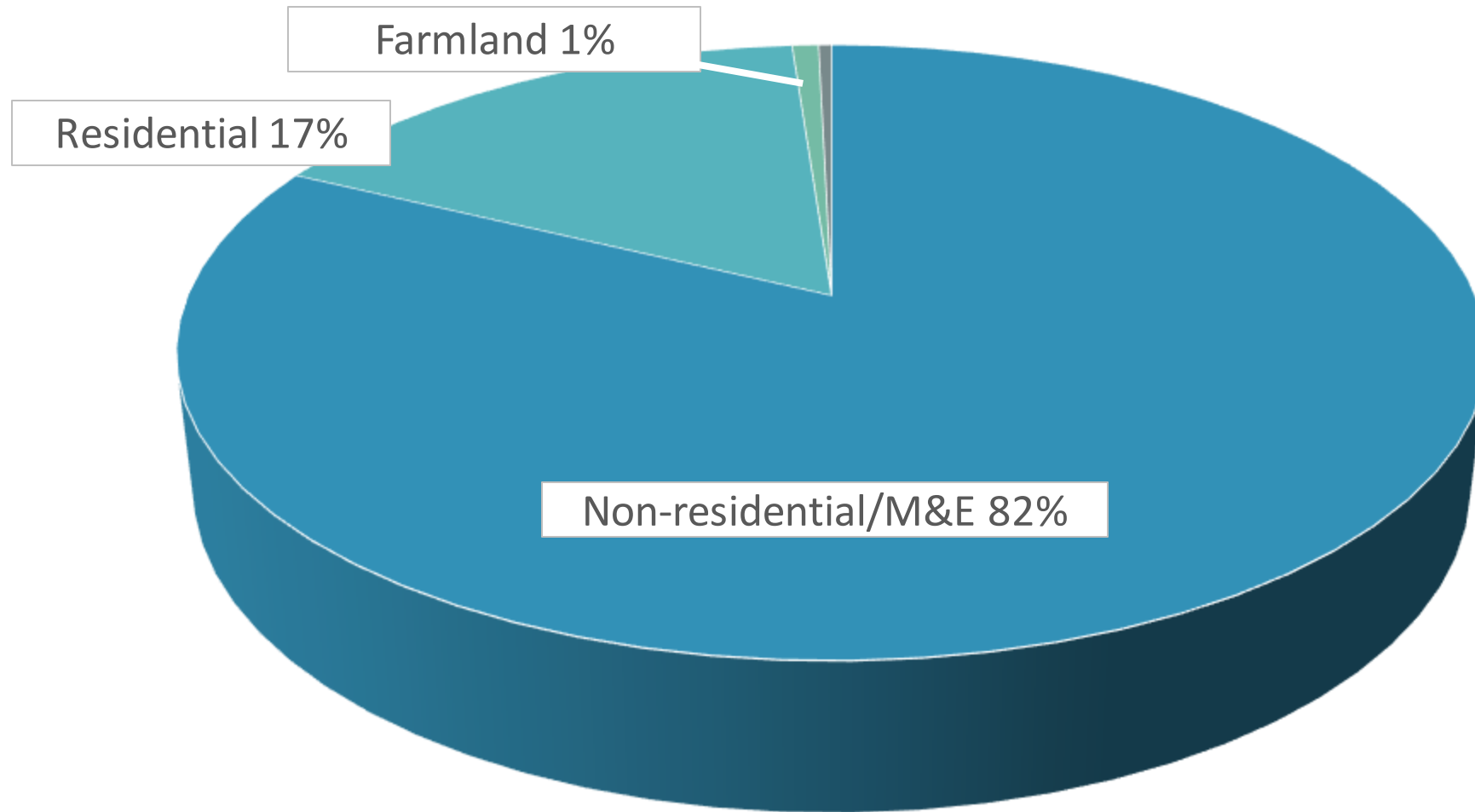


Development in the Valley Could... (cont.)

- Support **new lifestyle amenities and services**, such as integrated trails, new natural and green spaces, gathering spaces, municipal facilities (libraries, cultural centres, recreation places), etc.
- Facilitate **new transportation connections**, including a future 127 Street connection to the Anthony Henday, upgrades to existing roads to efficiently manage traffic, etc.
- Offer more **balance and stability in County's tax base**, versus high ratio of industrial assessments.
- Reflect past and upcoming **input from residents** on the future of this area.



Sturgeon County Revenue



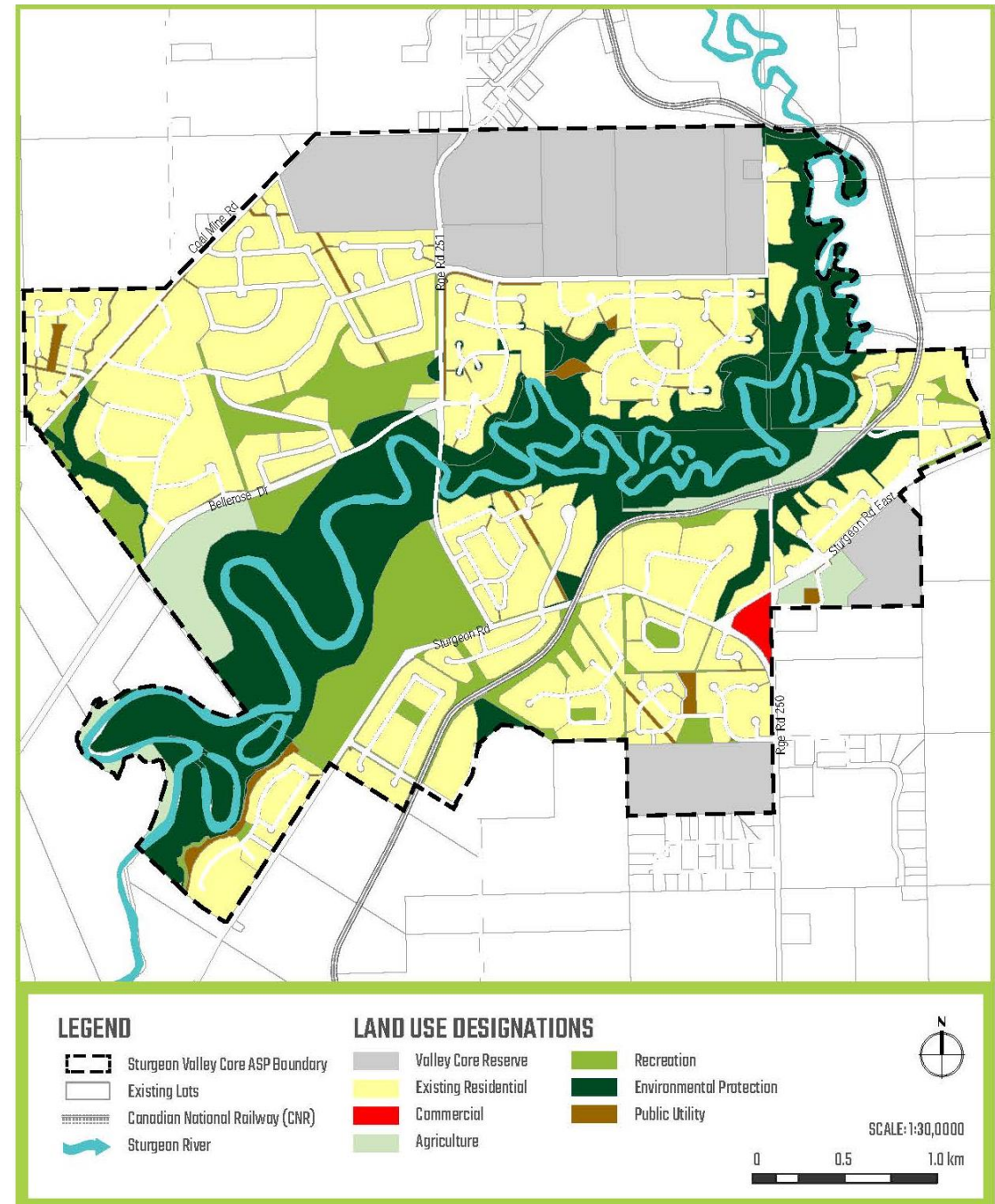
Future Potential Development Context



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Sturgeon Valley Core ASP Concept

- No development changes within existing neighbourhoods are planned
- Opportunities for new neighbourhood subdivisions only in the surrounding areas identified in grey
- Agricultural lands to north of the ASP boundary to Hwy 37 removed from ASP / protected for Agriculture with no future development
- Limited commercial potential
- Infrastructure / servicing capacities limit development potential



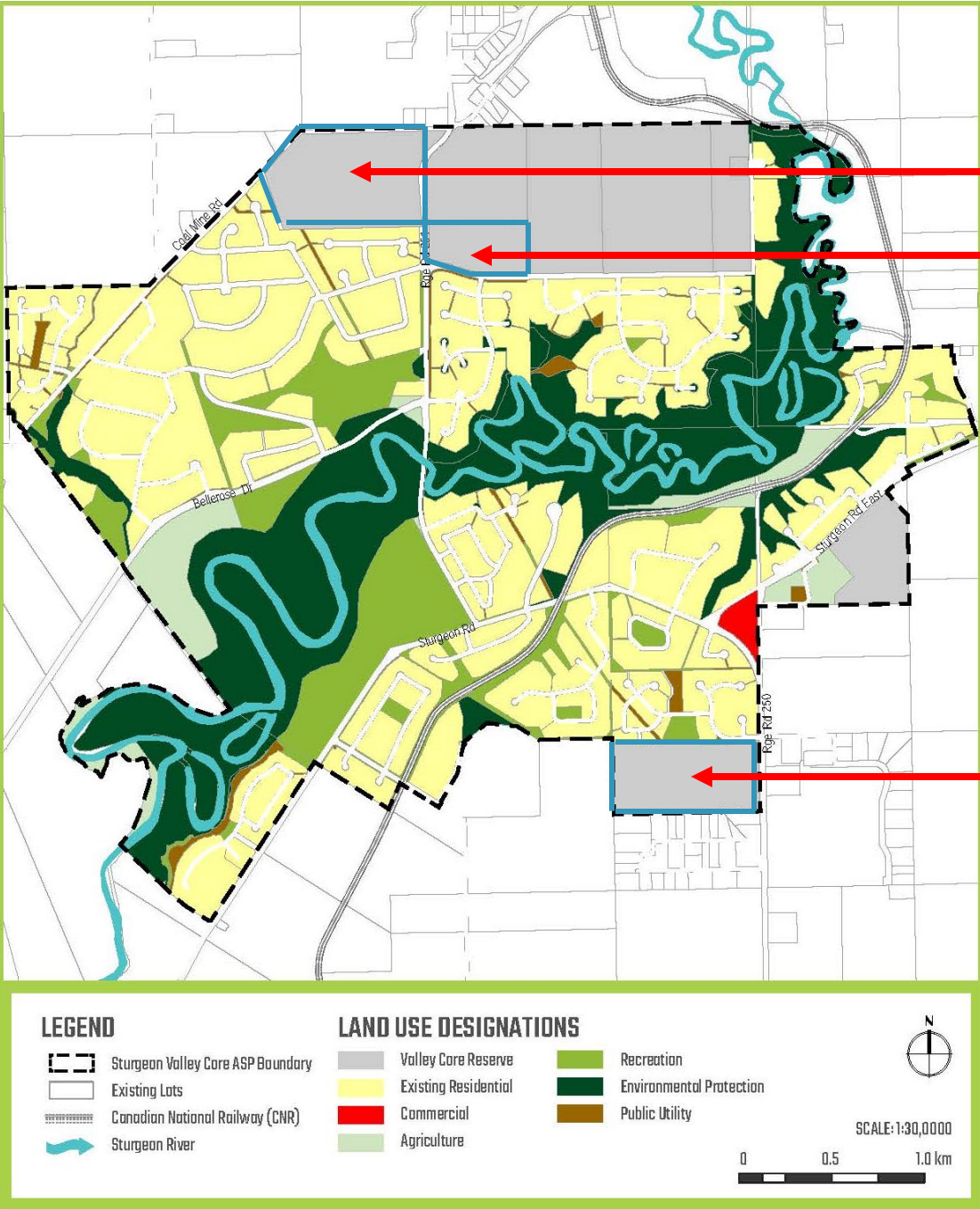
Sturgeon Valley Core Pending Applications

3 Neighbourhoods being planned to date.

- 1 Submitted (pending public hearing)
- 2 Pending

Maximum of 20 du/nrha density (prescribed by EMRB), with specific density proposed by landowner based on market and other factors

These areas will be complementary to existing neighbourhoods.



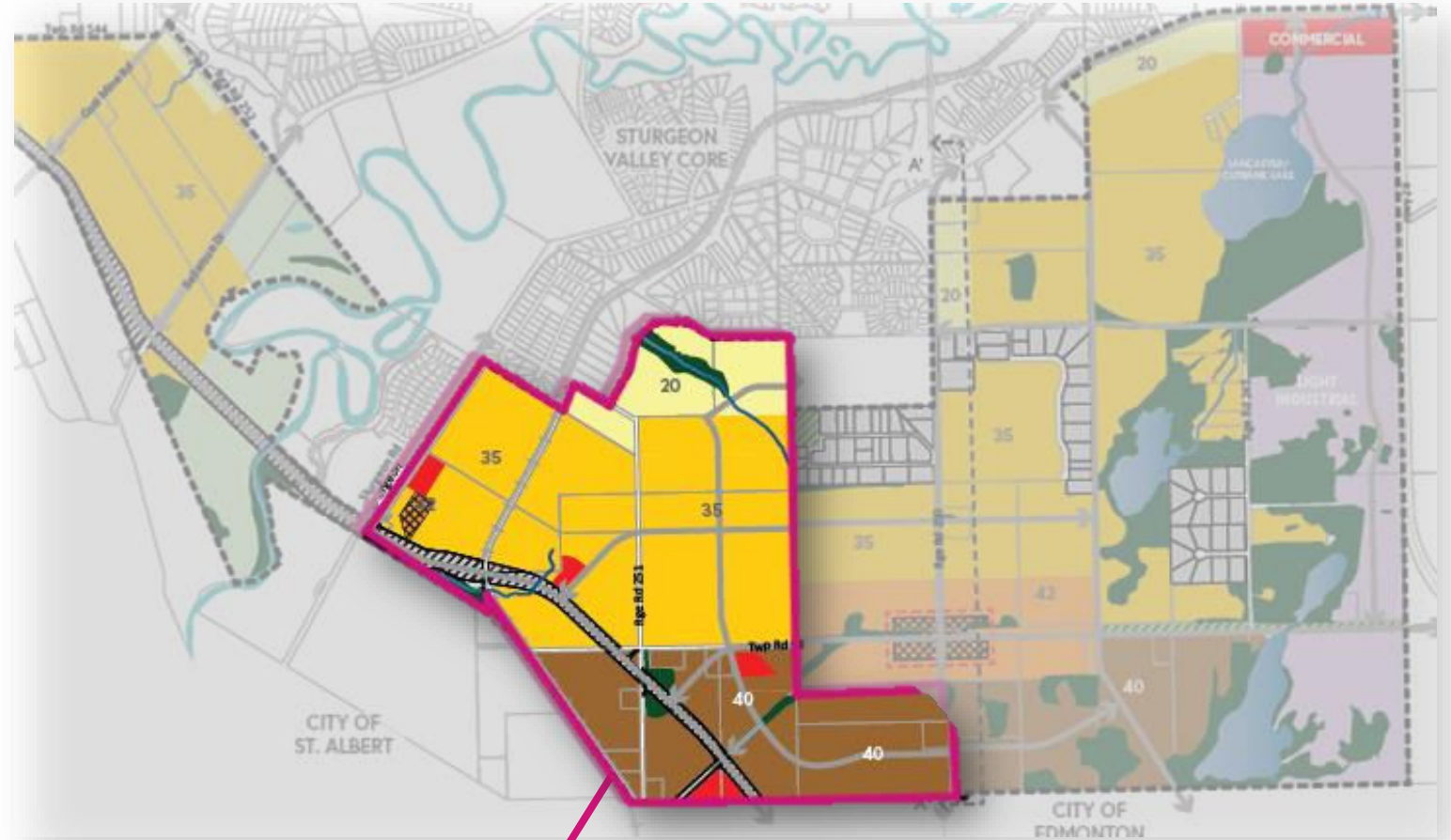
Starkey Hills

Pinnacle Village

Estates of Tuscany

Sturgeon Valley South ASP Concept

- Multiple potential neighbourhoods over time – none submitted yet
- Areas outside of pink lines would need Plan amendment and EMRB approval to proceed
- Minimum of 35 du/nrha density, and density bands (prescribed by EMRB) – *upcoming slides on what this could look like*
- Minimum densities in cities is now 40 - 45 du/nrha



Planning Area 1

Summary of Valley South Vision Statement

- Attempted to reflect and balance comments, honour community in Plans / Policy.
- Collective vision of the Valley “South” area is a **safe, connected, green, and unique community full of life.**
- Specifically, future Valley South neighbourhoods would seek to be:
 - ✓ Attractive and unique;
 - ✓ Safe and maintaining a small-scale community feel;
 - ✓ Inclusive with housing options for different generations and needs;
 - ✓ Integrated with trails and natural features with green and open spaces;
 - ✓ Innovative with a lower environmental impact;
 - ✓ Easy to navigate and walkable with small scale neighbourhood commercial (not big box, and unique vs cities); and
 - ✓ Showcasing both contemporary architecture and the area’s proud agricultural history.



Delivering on the Vision – Design

- The Valley South Area Structure Plan contains specific vision statements and policy requirements that private developers must align to.
- “Form Based” zoning provides flexibility and County requires developers to submit “Architectural and Design Briefs”
- These describe how the **neighbourhood design would align to the ASP’s vision.**
- Council / residents would also consider Briefs during required Outline Plan **pre-application engagements**, and the County’s **public hearing process.**
- When development permits come in for buildings, those plans will also be reviewed to ensure alignment with the approved Design Brief for the neighbourhood.



General Valley South Residential Site Concepts

Photos for representation only



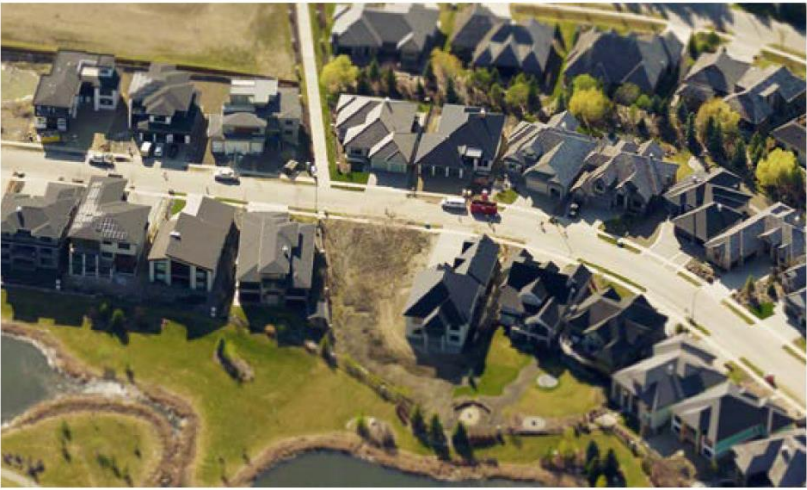
Photos for representation only

RESIDENTIAL DENSITY

du/nrha = dwelling units per net residential hectare



< 20 du/nrha



- Large lot single family residential.



> 35 du/nrha



- Single family lots.
- Semi-detached lots.
- Street-oriented townhouses.
- Low - Rise Apartments



> 40 du/nrha



- Narrow single family lots.
- Semi-detached lots.
- Street-oriented townhouses.
- Site specific townhouses.
- Apartments

Large Lot Transitional
Lots immediately backing onto existing
Valley Core Neighbourhoods



Low Density Transitional
Lands not abutting existing Core neighbourhoods



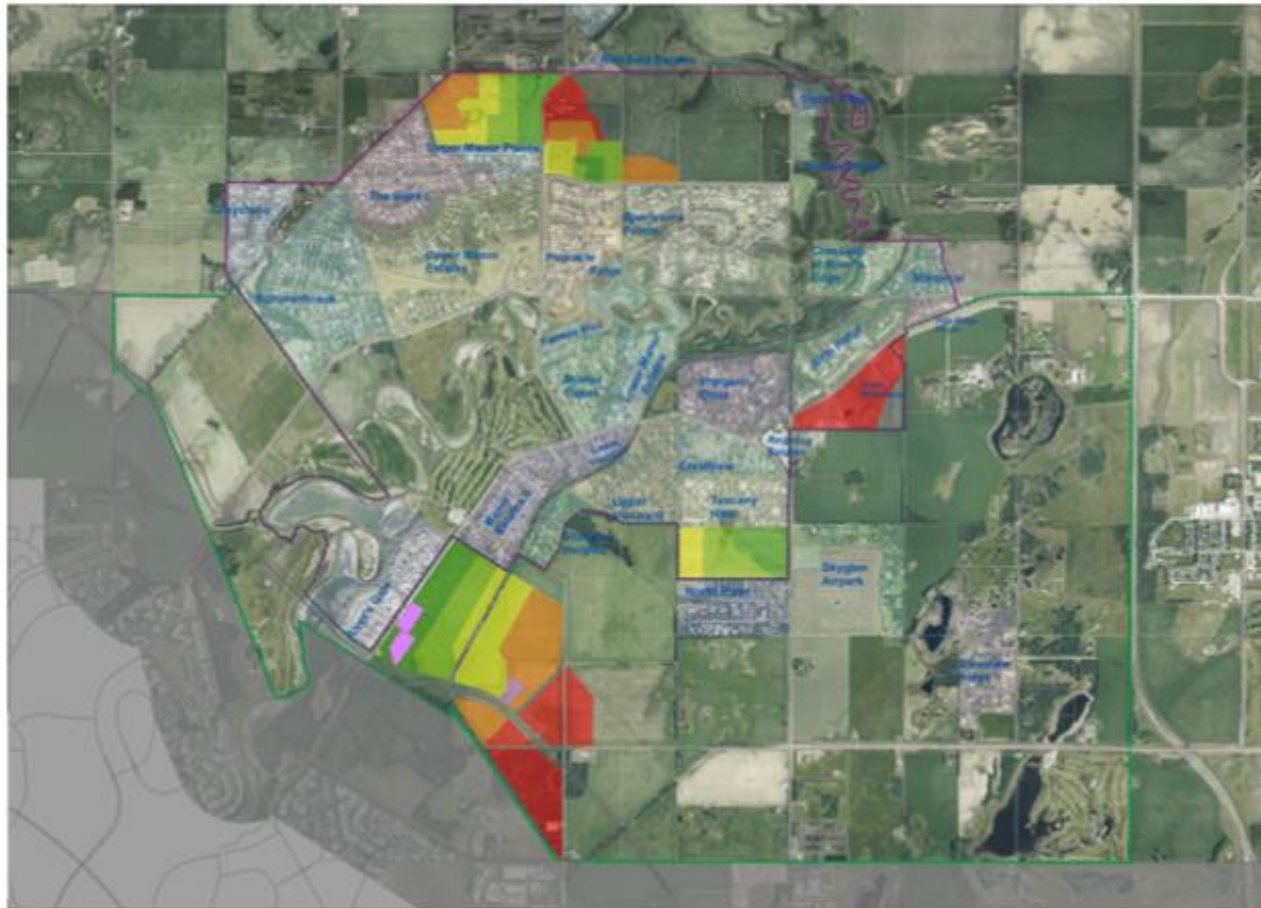
Example – Estates of Tuscany Concepts (2024)

General Valley South Commercial Site Concepts

Photos for representation only



Pace of Development – 25 Year Visualization



Growth Projection



This map shows the potential rate of development and does not reflect a specific development pattern.



Pace of Development - Influences

- Residential and commercial market conditions
 - *Note – current densities are considered to be generally aligned to market demand at this time, and feasible to finance*
- Cost of infrastructure, financing, labour, materials, etc.
- National, provincial, and local policies and regulations
- Timing of regional or provincial approvals
- Community engagement, plan amendments, timing of Council approvals
- On-site conditions and development factors, including weather

Who Pays for Infrastructure Development?

- The standard practice in Alberta is that the Developer pays for the infrastructure that results from the development.
- This includes 'onsite' costs on the lands identified for development in addition to the 'offsite' costs related to impacts/expansion to roads, water, wastewater and stormwater, and other infrastructure necessary to support the newly developed area.
- The Province of Alberta permits municipalities to charge "off-site levies" to developers for these off-site improvements. The developers pays for all "onsite" costs.
- These off-levies are critical to ensure that '**growth pays for growth**' and that the County can maintain its **low tax rates** compared to other places.



Infrastructure / Servicing Highlights

- County's responsibility is a safe and efficient infrastructure network that meets the needs of current and future residents.
- Water Servicing would be provided by EPCOR through the expansion of the Alin Ridge Reservoir, then distributed through a transmission main.
- Some benefits of Water Servicing to current residents by improving fire flow capabilities and redundancy to the existing network.
- Sanitary Servicing would be provided by the Arrow Utilities regional transmission main which has available capacity.
- Sturgeon County would continue to operate water and sanitary utilities.
- Telecommunications, home heating fuel and internet integrated by private operators at development phase.

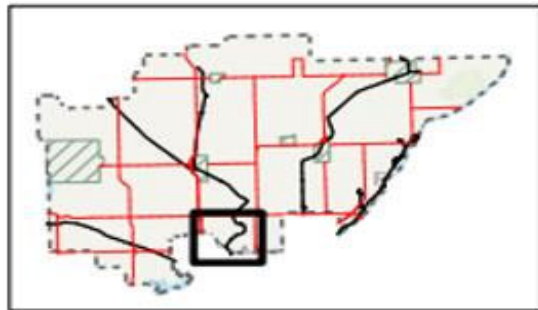
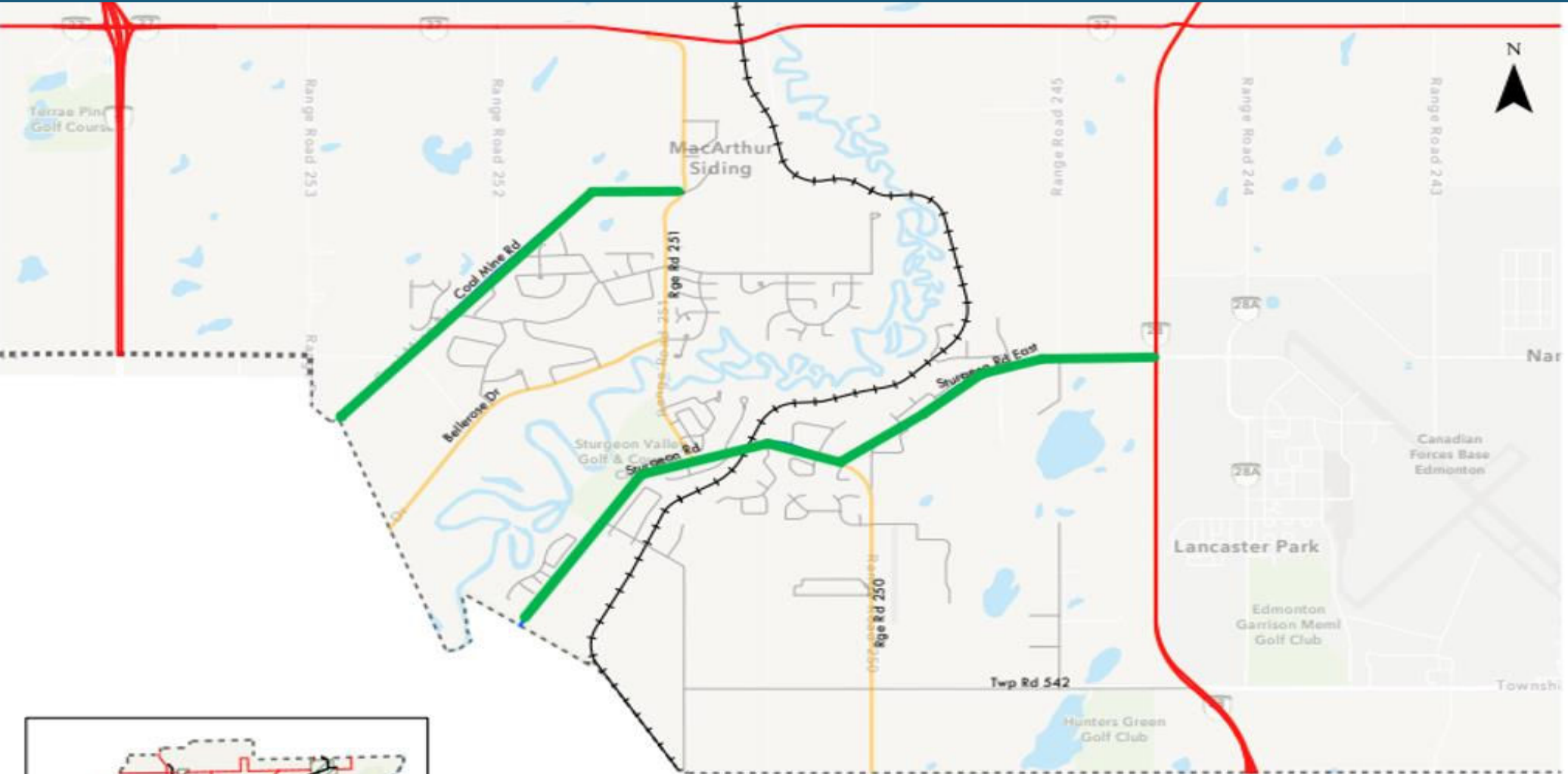


Traffic and Transportation Highlights

- Growth in the Valley would lead to various transportation projects, that will improve and manage traffic into the long term.
- For example, County has completed a review of Sturgeon Road to ensure current needs are met, and to consider potential road widening into the future.
 - Plans include two-lanes with the addition of protected turning lanes at various intersections to improve safety and traffic flow.
 - Plans also include curb-and-gutter, connectivity improvements, and active transportation options both pedestrians.
- Coal Mine Road and Starkey Road also being reviewed for best alignment and sizing.
- Roundabouts will also continue to be placed at major intersections where technically warranted for calming/safe speeds, improved flow, and overall look / aesthetic.

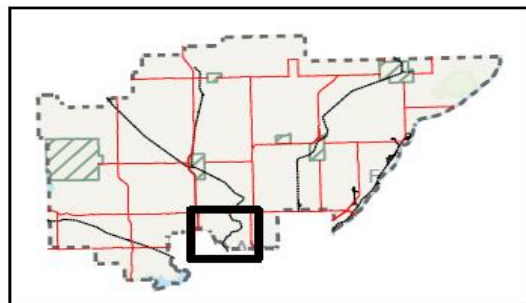
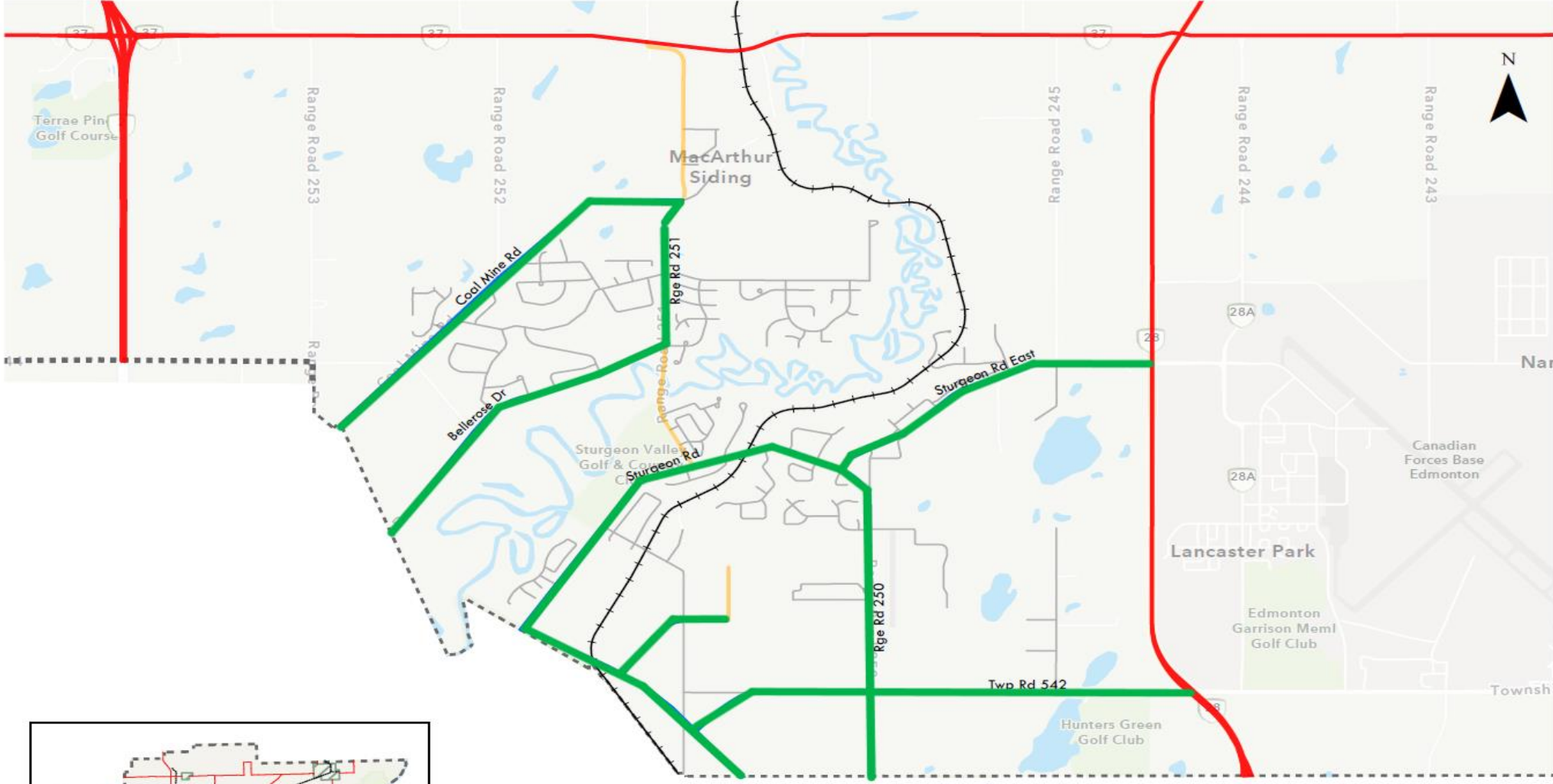


Road Network Concept – 10 Yr



- Legend**
- Provincial Highway
 - 10-Year Urban Classes
Arterial
 - Railways
 - Collector
 - County Boundary
 - Local
 - Municipal_Boundary

Road Network Concept – 25 Yr



- Legend**
- Provincial Highway
 - 25-Year Urban Classes
 - Arterial
 - Collector
 - Local
 - Railways
 - County Boundary
 - ▨ Municipal_Boundary

Future Amenities and Public Services

- Depending on the amount and type of growth, opportunity for new amenities and services in south areas could arise.
- Could include new:
 - community services, such as open spaces, playgrounds, dog parks, trails, recreation (indoor and outdoor) facilities, etc.
 - emergency services, such as fire, medical response, police, etc.
 - public services, such as libraries, community halls, gathering places, etc.
- Engagement with school boards on school sites, and with community and adjacent cities on service levels would be ongoing.



Engaging With You Further



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Where We Are Today

We are Here



Future Engagement Opportunities / Process

- **Neighbourhood Area Structure Plan Applications (NASP)**
 - Developer hosted open house
 - Public Hearing
 - Council consideration
- **Outline Plan Applications**
- Developer hosted open house
 - Non-statutory Public Hearing (*note - provincial Bill 20 may remove this engagement option*)
 - Architectural and Urban Design Brief Review
 - Council consideration
- **Zoning Applications**
 - Public Hearing
 - Council consideration



Stations and Discussion Period



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Today's Direct Discussions

- **Station 1** – Sturgeon Valley Historical Context
- **Station 2** – Area Planning Context
- **Station 3** – Sturgeon Valley Core and Pending Applications
- **Station 4** – Sturgeon Valley South and Pending Applications
- **Station 5** – Potential Growth Scenarios (*with feedback opportunities*)
- **Station 6** – Potential Transportation and Amenities (*with feedback opportunities*)
- Other Council and administrative officials roaming for general questions or comments
- Questions will be noted in engagement reporting, as much as possible



Question and Answer Session



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Today's Question and Answer Period

- Opportunity to ask any remaining questions within large group setting
- Microphone used so all can hear
- Please reference your full name and neighbourhood you live in
- Questions need to be brief (~30 seconds), to allow for responses and other questions
- Appreciate constructive solutions and comments
- Questions and responses will be noted in engagement reporting, publicly available



Closing Remarks



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Survey and Next Steps

- Engage in **tonight's station discussions and Q&A period.**
- Complete the **Valley Resident Survey** at SturgeonCounty.ca/SturgeonValley before end of day **Sunday, June 16, 2024**
- Need **more information?**
 - More details on County's website
 - Contact Sturgeon County Council – Divisions 1 and 2 for the Valley
 - Contact admin officials through County main line or pandd@sturgeoncounty.com
- Attendees will receive an email with links to Valley webpage, presentation and survey
- Council will consider a report from this engagement session and results of the Survey
- Council will **debate next steps** in public and report back to those interested



Survey Open – Thank You!



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