

# Bremner Area Project

## Phase 2 Public Engagement Summary

May - July 2018



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## INTRODUCTION

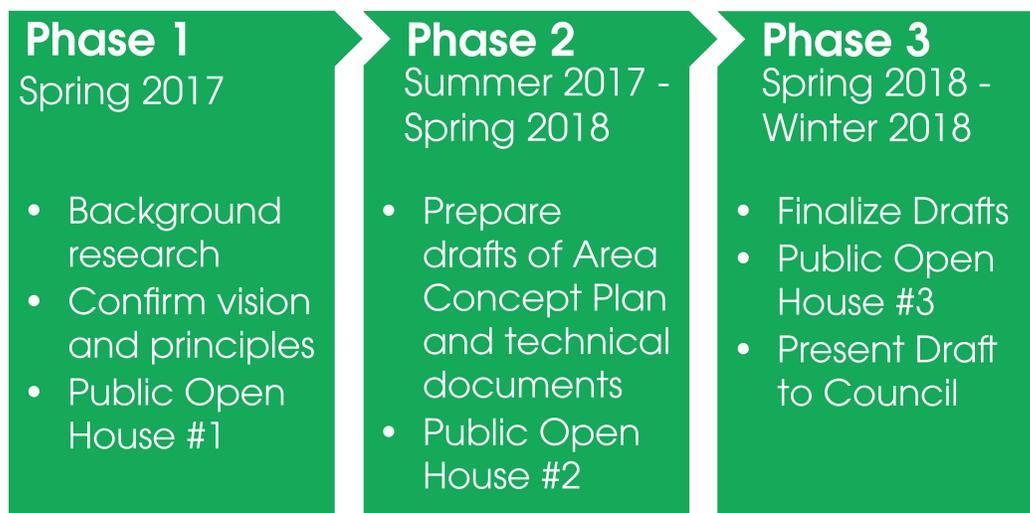
On May 17, 2017, Strathcona County launched the Bremner Area Project following the completion of the 2014 Bremner Growth Management Strategy and Council's endorsement of Bremner as the next area for urban development on March 22, 2016. The project has three phases, and we are currently within phase two.

The Bremner Area Project also has three phases of engagement: phase one occurred between May 17, 2017 and July 9, 2017; phase two ran from May 23, 2018 to July 6, 2018; and phase three is expected to occur in the winter of 2018. Engagement has generated input from residents and stakeholders through various methods, including pop-up events, open houses, online surveys, and one-on-one meetings.

Phase one engagement provided residents with a range of opportunities to contribute to the vision of the Bremner area. Following phase one engagement, a draft concept plan was developed for presentation to the public in phase two. In phase three, feedback from phase two engagement will be used to finalize drafts, and a draft concept will be presented to the public and Council.



## Bremner Area Project Phases



After the Bremner Area Concept Plan is complete and if it is adopted by Council, Sub-Area Structure Plans will be developed which will provide more detailed direction for the development of communities and neighbourhoods within Bremner. Rezoning, subdivision, and development will occur after the completion of Sub-Area Structure Plans.

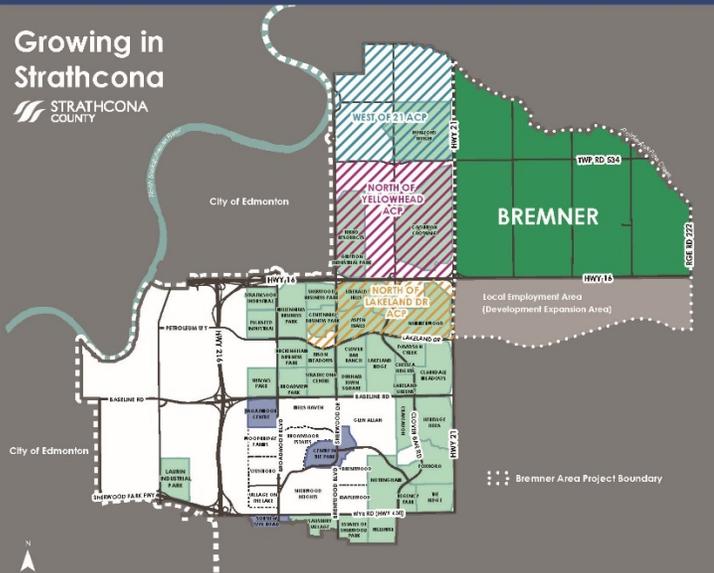
# PHASE 2 ENGAGEMENT

Two open houses and an online survey were included within phase two of engagement. The two open houses were advertised through postcards, e-newsletters, the County project webpage, social media, Sherwood Park News advertisements, and digital signs at County facilities and transit stations. In total, 214 postcards were mailed to surrounding landowners on May 23.

## NOTICE OF OPEN HOUSE



**STRATHCONA COUNTY**



### Bremner Area Project

Join us for an Open House  
**June 13 and 14, 2018**  
**6:30 pm to 8:30 pm**  
**Strathcona County**

June 13:  
 Community Centre Room 2  
 401 Festival Lane

June 14:  
 Bremner House  
 RR225, 3.6 km N Hwy 16

STRATHCONA COUNTY  
 Planning & Development Services  
 County Hall  
 2001 Sherwood Drive  
 Sherwood Park, AB T8A 3W7

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Learn more about  
 the project at  
[www.strathcona.ca/bremner](http://www.strathcona.ca/bremner)




OFFICIAL STRATHCONA COUNTY NOTICE

CANADA		POSTES
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The first open house occurred at the Strathcona County Community Centre on June 13, 2018, where fifty-eight people attended, including three Councillors and the Mayor's advisor. Based on advice received in phase one of engagement, the June 14, 2018 open house was held outside at Bremner House, which is located 3.6 km north of Highway 16 on Range Road 225. Sixty-nine people attended the June 14, 2018 open house, including one Councillor. At both open houses, storyboards showed the concept plan and explained both verbally and graphically the various policy areas that had been incorporated into the draft concept.



June 13, 2018 Open House at Strathcona County Community Centre

June 14, 2018 Open House at Bremner House

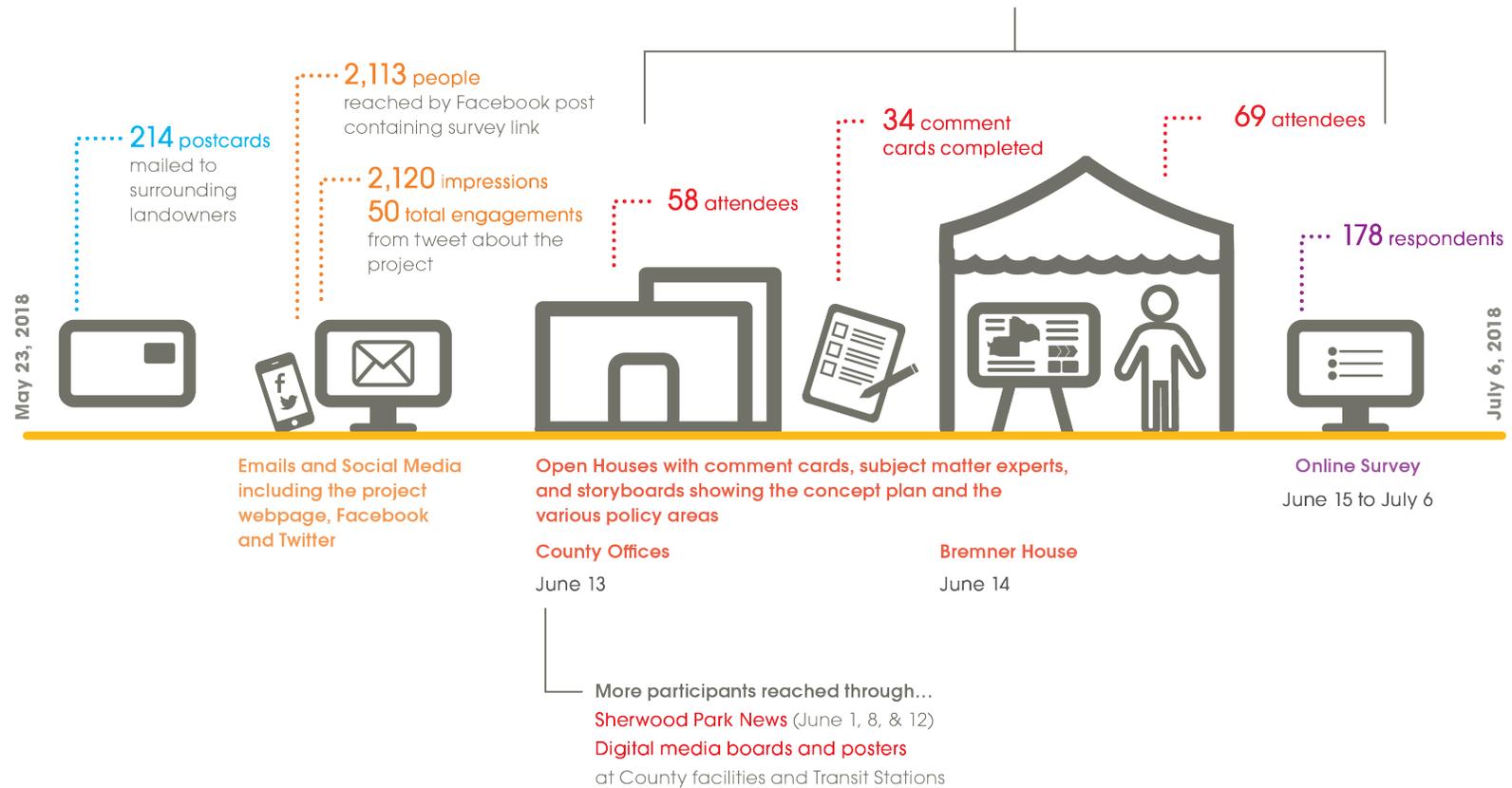


During the engagement events, County staff answered questions and Stantec staff took notes from conversations with attendees. A graffiti wall was provided as an additional avenue for attendees to provide comments. Comment cards were distributed at both open houses and the same questions were used in the online survey that ran from June 15, 2018 to July 6, 2018.

All of the notes received at the open houses are included in Appendix A. Emails received are included in Appendix B.

# Phase 2 Public Engagement

The comment cards and online survey requested information from residents associated with the policy areas regarding their interest in active transportation, potential activities in the village centres, different housing options, community nodes and the Local Employment Area.



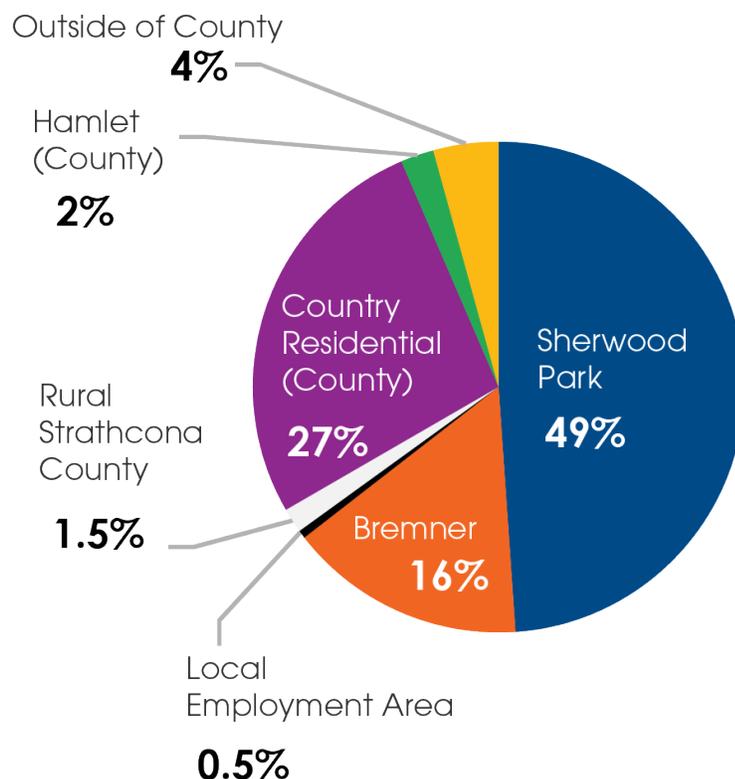
## COMMENT CARDS AND ONLINE SURVEY RESULTS

At each open house, hardcopy comment sheets were provided to attendees to get feedback on the draft concept plan, transportation policies, policy areas, and Local Employment Area that were displayed on the story boards. The online survey, which was posted on the County's website from June 15, 2018 to July 6, 2018, posed the same questions as those in the comment cards. Additional comments from comment cards and survey responses are included in Appendix C. A copy of the online survey is included in Appendix D. A copy of the story boards from the open houses is included in Appendix E.

In total, 212 responses were collected from comment cards and the online survey. The results are provided below.

- 16 people completed the survey at the June 13, 2018 open house
- 18 people completed the survey at the June 14, 2018 open house
- 178 people completed the online survey between June 15, 2018 and July 6, 2018.

### Where do you live?



Close to half of the total respondents were from Sherwood Park, with less than one-third from Country Residential in the County. Bremner residents made up 16% of the respondents.

# Active Transportation

Bremner's transportation network will:

- Support all transportation modes such as walking, biking, transit, and personal vehicles in all seasons;
- Accommodate users of all ages, abilities, and incomes;
- Prioritize different modes of transportation depending on land uses;
- Design streets to prioritize the safety of those who use it regardless of mode; and
- Integrate active transportation with open spaces.

Sidewalks will be wider with landscaped boulevards to accommodate and define the pedestrian zone. Street widths for vehicles will be narrow to focus on active mode connections. On-street parking throughout the Village Centres and Town Centre will meet commercial demand and activate the streets. For safe cycling on busy streets, bike lanes will be separated from traffic.

When asked about walking or biking to a destination or work, respondents explained that commute time and safety were significant decision factors.

I would ride my bike to  a destination or to work if:

 **34%** Commute was less than 30 minutes

 **29%** There was a separate dedicated lane for bikes

 **20%** I didn't need to shower after riding

 **17%** There was no snow on the bike path

Commuter time was the deciding factor for most respondents

# I do not currently ride my bike to a destination or work because:



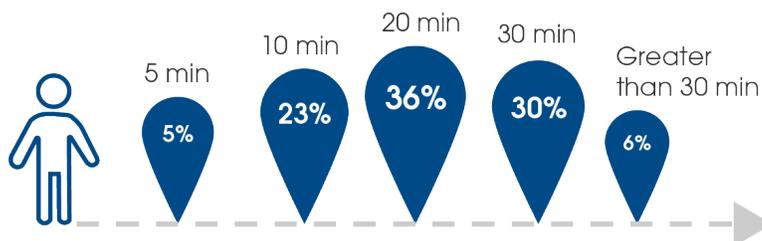
 **38%** I do not feel safe riding near or alongside cars

 **34%** I need to transport other people and things in my commute

 **29%** I need to dress up for work

*Safety and convenience were deciding factors on bikes as a choice of transport. Some respondents explained they don't have a bike.*

# The maximum distance I would walk to work or a destination is:



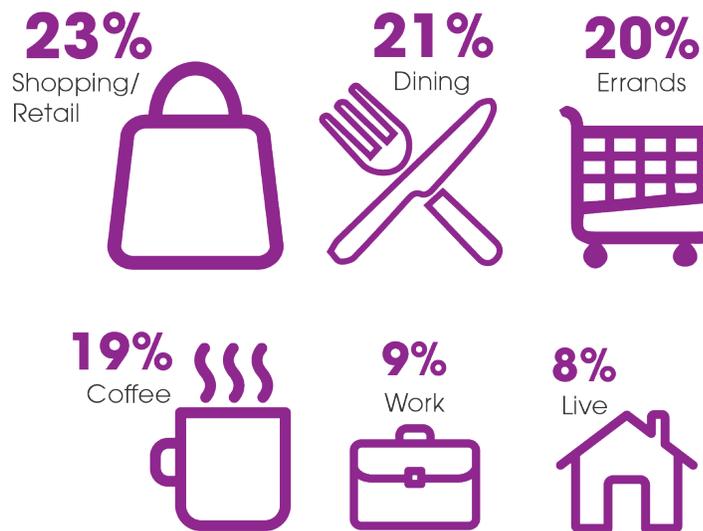
*Most respondents would walk between 10 and 30 minutes to a destination or work. This supports the concept plans focus on a 20 min walk.*

## Village Centres

Village Centres will serve surrounding neighbourhoods, offering local services such as grocery stores, restaurants, recreation and employment and will also contain housing in the form of row housing, low rise apartments and mixed-use buildings less than five storeys.

When asked what services participants would like to see within the Village Centre, shopping, dining, errands, and coffee were ranked as the highest activities of interest, while work and live ranked lowest.

### What would you like to do in a Village Centre?

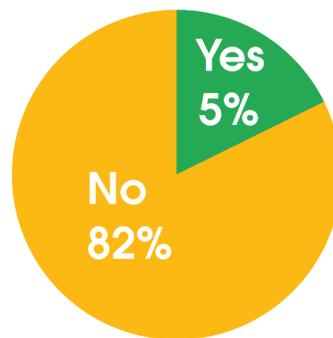


## Town Centre

*The Bremner Town Centre will contain a series of main streets and a mixture of uses that service the entire Bremner area such as regional commercial and community services and high density residential. The Town Centre will be the largest service centre in Bremner. Housing in the Town Centre will be a variety of apartment-style and mixed-use buildings greater than four storeys.*

When asked if they would like to live in the Town Centre, the majority of respondents said no. The survey did not ask respondents to explain why. However, the responses could be connected to the type of housing available in the Town Centre. In a later question regarding residential housing, the majority of respondents, 65%, want to live in single family dwellings, which will not be available in the proposed Town Centre, and only 6% of respondents said they would live in an apartment greater than four storeys.

### Would you like to live in the Town Centre?



# Employment Areas

There are four types of employment areas included as part of the Bremner Area Project.

- The Business Park will accommodate light industrial urban development such as research facilities, large format warehouses, distribution centres, and office complexes. It will be an urban area located on the north side of Highway 16 and will be a major employment generator for Bremner.
- The Local Employment Area could see rural medium industrial development such as industrial storage and manufacturing facilities, including rural servicing. It will be located on the south side of Highway 16 and will function as a rural industrial area.
- The Town Centre will include regional commercial and community services, providing ample employment opportunities.
- Village Centres will offer local services and further employment opportunities.

Most survey respondents who indicated that the type of work they do could be located in one of the four employment areas identified the Town Centre and the Business Park as the most likely locations for their work. However, 36% did not associate their work with any of the employment areas. The survey did not ask respondents to disclose the type of work they do.

## Is it possible for the type of work you do, to have your employment located:

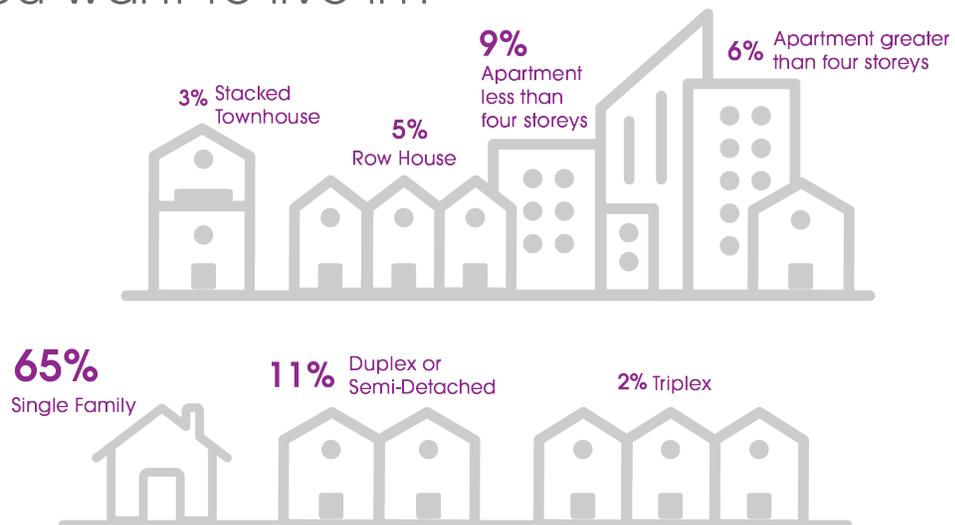


# Residential Housing

Residential development in Bremner will include a range of housing forms that accommodate the diversity of resident needs. This includes high density apartments in the Town Centre, row housing and low rise apartments in Village Centres, and low to medium density housing in the residential areas. Low density housing includes single family, duplex and semi-detached housing. Medium density housing includes triplexes, stacked townhouses, row housing and apartments less than five storeys. Medium density housing includes triplexes, stacked townhouses, row housing and apartments less than five storeys.

Most respondents want to live in single family houses. The remaining respondents ranked duplexes, apartments less than four storeys, apartments greater than four storeys, row houses, stacked townhouses, and triplexes from most to least favourable.

## What kind of Residential Housing do you want to live in?



# Open Space

Open Space means public lands that provide social and environmental benefit and may include outdoor infrastructure that provides an identity or sense of place for the community. Open space may include landscaped areas, natural areas, active and passive recreational areas, and outdoor community gathering spaces. In Bremner, priority environmental features include:

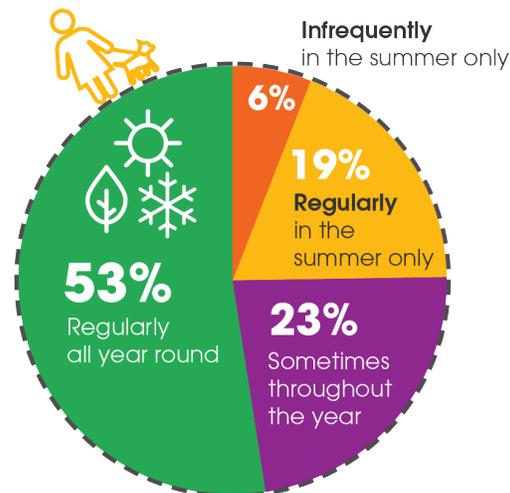
- Pointe-Aux Pins Creek and Old Man Creek, which are highly sensitive watercourses
- Priority Uplands and Wetlands that have been identified in the Biophysical Assessment for conservation

Priority open spaces in Bremner include:

- A Major Open Space Corridor: a looped continuous trail network connecting Pointe-Aux Pins Creek, Old Man Creek, and all of Bremner
- The Regional Park: a large central public space located adjacent to the Town Centre that will contain community facilities, schools, parks, and gathering spaces

Most survey respondents indicated that if walking trails were near where they lived, they would use them regularly all year round.

## If there were walking trails near my house, I would use them:



# Community Node

The main purpose of a Community Node is to provide a location for schools and community parks. Primary Community Nodes are primary schools and community parks with the opportunity for shared school sites; 13 have been proposed in Bremner. Secondary Community Nodes are secondary schools and community parks located adjacent to centres; 4 have been proposed in Bremner. Both types of nodes provide the opportunity for complementary uses located within walking distance, such as recreation centres. There may also be potential for commercial and residential uses such as community or seniors housing in Community Nodes.

The vast majority of survey respondents, 92%, saw sharing school sites with complementary uses as beneficial to the community.

## Sharing school sites with complementary uses would be beneficial to the community.



# Local Employment Area

The Local Employment Area located outside of Bremner on the south side of Highway 16, functions as a rural industrial area for Strathcona County and provides the opportunity to accommodate rural medium industrial development such as industrial storage and manufacturing facilities.

## What business opportunities do you see in the Local Employment Area?



In the "Other" category, some of the suggestions included those at right. A complete list is included in Appendix C.



## Additional comments or main topics/themes

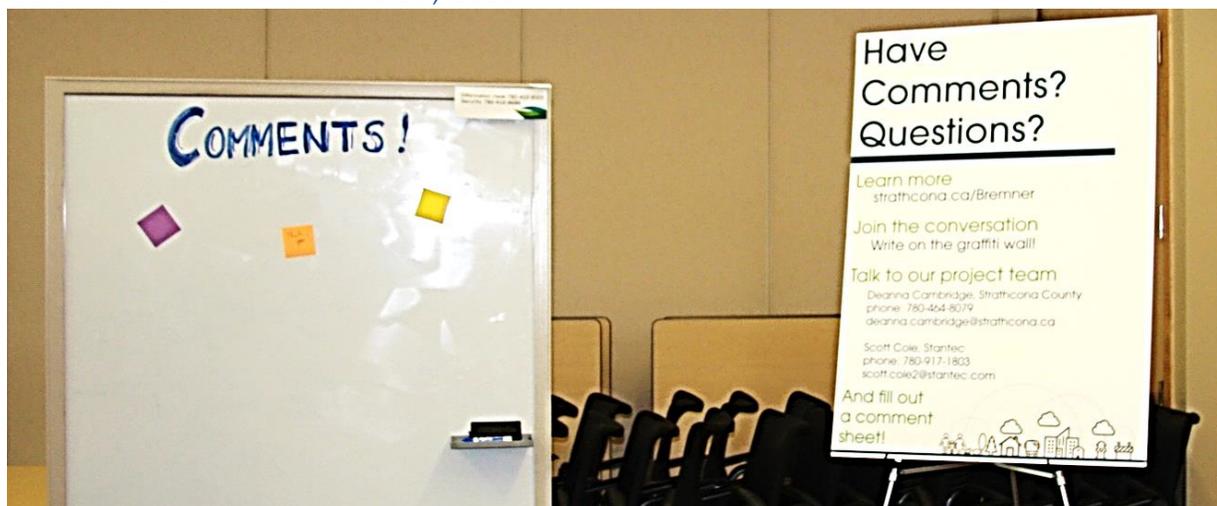
Additional comments from the comment cards and online survey are included in Appendix C. In addition to ideas for other businesses in the Local Employment Area, other general comments focused on growth areas for the County, the timing of project completion, and project costs.

## Next Steps

Based on the feedback received from phase two, a revised concept plan will be prepared and presented to the public in Q4 2018.

## Appendix A

## Notes from Graffiti Wall June 13, 2018



At the Open House on June 13, 2018, a Graffiti Wall was provided for residents to leave comments on a sticky note. The following comments were left by those who attended the open house on June 13, 2018. The notes have not been edited or altered.

Taxpayer cost? Province approval

Does all large commercial + residential have underground or elevator parking for customers, residents + guests?

Mange the soil for urban food production

- NB: someone wrote "Red Herring" across this comment

Good presentation so positive to see plans for our childrens future

Have schools + playgrounds inside neighbourhoods not on neighbourhood main roads. And not at intersections.

I wish it could move quicker. Lots of delays

Farmers aren't the only ones who can grow food.

Thanks for the update. Hope it is finished by Christmas. go Bremner go

Looks Good Thank You Lets Do It

Farmland can always be replaced. There is no shortage. Especially in AB. Go ahead and develop a community for future generations.

All schools to have a property bus + parent traffic. NO street parking around schools.

Alberta Education determines what size school building will be there is maxim sizes There is 29 schools in ShPk. You don't have enough school sites 17 will not be enough!

Whatever Get with it. Go Pick another area too many times.

## Raw notes from discussions with attendees

At the open houses, members of the project team spoke with attendees and noted questions and conversation topics. These are transcriptions of the conversations that took place.

### Open House June 13, 2018:

Agriculture – this has caused delay

- No loss, adjust more use
- Urban agriculture production is higher
- Environmental net impact – fuel consumption, emissions in farming is high

But some people might not respect what quality of soil they have

Cambrian Crossing timing 2014 – when will it happen?

Driverless shuttles in the future

Electric vehicles are becoming more popular

Frank was elected in 7/8 ridings – his platform was to reverse Bremner

- There is a trust issue with Council
- Strathcona County agrees that there should be a cost
- Lots of people riding the wave
- Someone needs to be fixed
- Zoned as small agriculture and we can't do anything
- You don't need development – there's Ardrossan and Colchester. I live in Colchester and there's poor farmland and I don't want prime farmland built over
- Don't use my name
- Are you writing this down?
- Admin is running the show – not the Councillors
- Beautiful pictures here; no substance – we need the price of the project
- You didn't present the facts
- This is called trickery
- It's too late to change; we want control back; someone needs to be fired
- We need a major shake up
- 40% of the population want this project reversed
- Colchester is \$1.3 billion cheaper than Bremner
- The population number reported in the paper on Bremner was trickery
- I paid \$6000 in property taxes today
- Stantec is in conflict of interest for working on this because Stantec could work on Bremner
- Need a referendum – people should vote on this
- When you have a multi-billion dollar project you should have a referendum
- They had a referendum on Millennium Place
- There is a number (cost of project) - why isn't it public
- Planning and Development staff have been accused of changing the Consultant's estimated cost of the Bremner Development
- Citizen input from Growth Management Study from Bremner never presented to Council
- Colchester cost was estimated at \$1.3 billion less than Bremner

- Initial request for proposals contained a false statement that Sherwood Park residents had advised that they did not want the boundaries of the Park expanded to accommodate the urban development – when the residents of Sherwood Park were never surveyed or asked this question
- To place an Urban development site in Bremner prime farmland is a violation of the unanimously approved Strathcona County Agricultural Master Plan
- KPMG conducted an audit of the County's disclosure of costs for Bremner versus Colchester. They found nothing wrong but KPMG has been hired by government too. This wasn't an independent audit.
- The original site for expansion was always Colchester. The soil in Colchester is crap
- Planning and Development is like the fox protecting the hen house.

Good planning work – wrong location! (wants Colchester)

Should have the vision and principles posted at the open house

How will green space be delineated? The concept shows some areas too large. Some of the priority areas are not even wet anymore.

HWY 16 – 1 interchange and 2 flyovers with connection to Lakeland

In Havana when Russia forsaked them, they changed their policy on bits of land and they now are self-sufficient in food production

Incentivize urban people to use the soil for their food production

Interchange costs will they be shared with Cambrian? What's the role of the province?

Just take the topsoil from good land and move it offsite so the asset of the soil is preserved

Live by creek to the north, they do not have the good soils – clay. Neighbours had to bring in topsoil

Look at east boundary and creek. Might be additional opportunities for growth

Other people in the world would be protecting this type of land

Rural people said they prefer the road buckling than land

Should we make a condition of Bremner that the topsoil is managed and kept for future production?

Shouldn't be destroying land that could allow food to be grown locally

Soil preservation in urban area (as opposed to agricultural land)

- Small scale farming
- Food production vs. farmers land

Storm – use natural drainage where possible (pump station)

Strathcona County needs more affordable housing and seniors housing

The problem with urban sprawl is that the soil is not being properly managed.

The soil won't be lost - it will (should) be dispersed to people

They won't pave over the soil. They can store the soil and dispense it

Thoughts to agricultural reserve integrated into urban area. Like a golf course but a small farm that people can buy into as CSA's

- Burlington Vermont example

I want to know the price of the project

- 100,000 people financing a \$5 billion project
- Planning is a mess
- 15 years

We have come to look at the information but will be long gone before this happens

What about solar lights and solar roads

What are the next steps? Have the developers already brought forward their plans?

What type of businesses will be in the Local Employment Area? How is this area offering a different product than the industrial lands West of 21? What advantage does rural servicing offer to industrial businesses?

When will this project be completed? Are additional delays expected again? We have been to so many meetings.

Why isn't the railroad shown on development plan?

#### Open House June 14, 2018:

Alberta Transportation/Schools – how can you plan now?

Bremner poll in Sherwood Park newspaper showed significantly different percentages than the online poll. The paper said, when contacted, that the polls are not scientific. The paper will reprint the poll results.

Does not want to see ACP move forward but understands

Financials – where is the information?

Fire standards and building standards – compatibility.

Plan extremely well done

Question about what happens when they own land with past labelled environmental reserve

Sharing of space for schools – would prefer 34 sites rather than 17 sites. Same amount of space would be used. Not educationally sound to have that many schools on one site. Transportation would be a problem. Narrow roads will be problematic for school buses.

The bookmobile is fantastic for our Rural Residents. Keep this service going.

TWP 534 beside creek – the bike path goes right into the illegal creek on the development plan

- There's an owl ranch at 2222 66 TWP 534 where people studied owls at night from the University or Natural Society

Want Bremner to stay wheat farmers. Wildlife corridor needs to be protected.

What happens if people currently in Bremner don't want to sell their land?

You need two or more developers competing with each other to keep prices down.

Where are the first phases of Bremner development starting?

Bremner is not contiguous development as Cambrian has not gone forward yet. Planning in Bremner should wait until Cambrian has been completed.

## APPENDIX B

## FEEDBACK RECEIVED BY EMAIL

Contact information for the project was provided on open house invitations, the County website, open house story boards, and comment cards. County staff received the following email messages regarding the Bremner Area Project during Phase 2 of engagement. Responses from the County are also provided.

### 1. Email from Sherwood Park resident:

"I will be mailing in my response with the comments and questions which I have in the near future – The following are my immediate reactions:

This questions in this 3 sheet survey, for the most part, are inappropriate at this time. The mentality of the person or persons who seem to have constructed it has clearly not focused on the priorities of the residents who are now living in various locations in Strathcona County and must consider cost implications and the impact the cost and construction of such a New Hamlet will have on existing programs services and other pressing capital projects.

I realize that you are coming New to this initiative but I would encourage you and those with whom you are working to shift your focus to the residents perspective - a proposed \$5.5 Billion project you are asking them to pay for, what will be the impact on the present \$1 Billion annual Agricultural industry and what will be the impact it might have on existing and needed services, the values of their properties, the reduction of sales to existing businesses. I certainly object to my tax dollars being spent for an unnecessary New Hamlet.

The Open House, although it is primarily being managed by County P& D staff, seems not to have allowed the so-called independent consultant have input on what an Outside expert would be seeking information on. It has been concerning to see the dominance of the Municipal Staff and the minimal role of the Consultant in both phases. Why do we hire Consultants if County Staff or shadowing and dictation outcome that we hire for their expertise?

Let me use an example – while viewing the displays on June 13<sup>th</sup> I asked a county employee: Who had designed and paid for the displays which showed no logo? The response was – the costs were split between Stantec and the County. There is no evidence of cost splitting in the RFP document. This raises the question, What will be the TOTAL cost of the Bremner ACP to the taxpayers? – The approved \$\$\$\$\$ for the ACP and Fiscal Analysis was ( \$386,250 + \$813,410 = **\$1,199,660**). **What is the amount of the county's split for the open house costs? What will be the total cost for County Staff in support of the Bremner ACP project?**

**Four other incidents come to mind –**

1. The GMS made no mention of what this survey refers to as the "Local Employment Area "– which it appears was formerly known as the Half Fish, or the Commercial

& Industrial Development area. Neither the Urban System Report or the Applications Management Fiscal Analysis GMS make any reference to this area. - Are you aware that Council on December 9, 2014 voted NOT to proceed with developing this area and there are NO references in Council Minutes since that time, which I can locate, of this decision being reversed? Who took the decision to include it? Is not the entire County seen as a "Local Employment Area?"

County records show that two separate dollar amounts (\$386,250 and \$813,410) were approved for the "Bremner ACP and Financial Analysis). What will be the additional Cost to do an ACP for this newly added area? No reference was found in Council Minutes showing that an amount of \$\$\$\$ were approved for either an ACP or Financial Analysis of this area. **Why is this ACP being allowed to Continue when an additional Massive piece of Commercial & Industrial land which has not had an GMS being undertaken? Should it not – be put on hold to determine its approved or unapproved status? This is NOT an administrative decision it is a governance decision.**

2. The final Growth Management Reports from Urban Systems and Applications Management were based on a population for Bremner of 54,000, although at one point it was 46,500. I now see the ACP is showing an 85,000 population. Who authorized these changes? On what are they based? And over what period of time?

If you have read the history of planning for Bremner – in 2007 then Mayor Olesen projected a 200,000 City in 20 years and in 2013 Mayor Carr projected a doubling of the County Population by 2033. Our current County Population is 98,000 and the average growth for the past five years has been 1.2% per year. What are these projections being based upon? We know that Sherwood Park has a 20,000 growth potential within its present boundaries, Cambrian (15-18,20,000 potential. If Council would consider expanding existing Hamlet boundaries as other Municipalities in Alberta have we would save our prime Agricultural lands and billions in urban growth costs. **There is no justifiable logic to be considering Bremner.**

3. We know that Strathcona County has an Agricultural Master Plan which was unanimously approved in June of 2014 along with a motion to create an implementation Committee to manage its implementation. It states that the Bremner area is only to be considered as a last resort for Urban Development. **Has Planning & Development's Administration reminded Council of this Conflict? If so what was the reaction? Has the present Council been advised?**
4. The Applications Management Consultants fiscal Analysis showed the projected the Cost to develop Bremner would be **\$4,978,451,633 plus Soft Costs of \$513,250,000** for a total cost of **\$5,491,701,633. At no time has Council addressed**

**how this project is to be financed. Has administration brought this reality to the present council for consideration?”**

Response from County to email 1:

“Thank you for your comments and questions regarding the Bremner Area Project. Please see the following responses to your questions below.

**Bremner ACP Costs**

Regarding the cost of the Bremner Area Concept Plan please note that any purchases such as printing or advertisements, regardless of whether paid for by directly by Stantec or the County, are allocated to the approved Bremner budget. As with all county planning projects, staff time allotted to this project is identified through the department business plan.

**Local Employment Area**

Regarding the Local Employment Area (formerly referred to as the Development Expansion Area or “half fish”) this area has been identified for future commercial/industrial development within the County’s Municipal Development Plan since 1998. On January 17, 2017, a report titled “Bremner Area Project and Scope Update” was presented to Council. At this time administration presented the scope of the Bremner Area Project to council which included incorporating the planning and engineering of the Development Expansion Area (the “half fish”). As the transportation infrastructure will be shared between Bremner and the Local Employment Policy Area, planning and engineering both areas concurrently under one plan was considered the most efficient and cost effective way to plan and engineer the lands. In addition, on May 16, 2017, administration presented to the Priorities Committee the final draft Municipal Development Plan and it was again indicated that the Local Employment Area (half fish) would be reviewed under the Bremner Area Concept Plan. The Local Employment Area forms a part of the Bremner Area Project and is not a standalone project. This area was included in the original RFP for the Bremner Area Concept plan and therefore is included in the approved budget.

**Population Projections**

Regarding the population projections, the GMS was completed using the greenfield density requirements from the 2010 Edmonton Metropolitan Region Board Growth Plan of 25-35 dwelling units per net residential hectare. The Edmonton Metropolitan Region Board, of which Strathcona County is a participating member, adopted a new Growth Plan in 2017 with a minimum greenfield density requirement of 40 dwelling units per net residential hectare. As a member of the Edmonton Metropolitan Region Board Strathcona County is required to meet this density within our statutory plans for greenfield areas. The population projections within the Draft Area Concept Plan are based on these required densities. Regarding the timeline for population growth, the Edmonton Metropolitan Region Board estimates that Strathcona County will reach a population between 138,000 and 160,000 by 2044 based on regional growth trends.

### **Agriculture Master Plan**

Regarding the Agriculture Master Plan please note that Council gave consideration to the recommendations and potential actions within the Agricultural Master Plan when direction was given to administration to move forward with the creation of an Area Concept Plan for the Bremner Area. Please also note that the Agricultural Master Plan is not a statutory plan and therefore is one of many important plans and factors used to support the creation of statutory plans, such as the Bremner Area Concept Plan. The Bremner Area Concept Plan will include policies regarding urban agriculture and densification as recommended by the Agricultural Master Plan for new and existing urban areas.

### **GMS Fiscal Analysis**

Regarding the fiscal analysis from the Bremner GMS please note that this exercise was completed with high level information only and that a detailed financial analysis will be completed through the Bremner Area Project. At this time, administration is waiting for information from external agencies such as Alberta Transportation and Epcor regarding major infrastructure elements so that the concept may be finalized and the financial model populated by the consultant. Once we have all the costs, and the financial model has been populated, we will bring forward the initial costs as well as the Financial Viability Analysis assumptions to Council for discussion and direction.

Thank you again for sharing your comments. Please note we have also shared your comments with Stantec to ensure they are captured in the consultation summary."

#### 2. Email message:

"I am thoroughly disappointed, disgusted and upset for Council going ahead with Bremner build. If there is a demand for residential growth etc. they can go somewhere else. Strathcona County is well known for it's largest Hamlet in the world and good farm land outside of it's boundaries. Where is this going to stop. I know those in power will keep spreading for money. It will cost a phenominal amount to put in all utilities and streets etc. Placing concrete on #1 soil is insane. PLEASE STOP"

#### 3. Email message from Bremner resident:

"I'm a resident in Bremner, in favour of the proposed developments. Could you please send me the most current information showing the proposed land uses. I saw a bit of info in the newspapers but can't find it on your website.

Thanks."

#### Response from County to email 3:

"Thank you for your interest in the Bremner Area Project. The draft concept will be presented to the public at our open houses on June 13<sup>th</sup> and 14<sup>th</sup> next week. June 13 we will be in Strathcona County Community Centre Room 2 from 6:30 – 8:30 p.m. and June 14 we will be at Bremner House from 6:30 – 8:30 p.m. The information at both open houses will be the same.

Following the open houses, the information boards presented at the meetings, including the land use concept, will be posted to the Bremner website at

[www.strathcona.ca/bremner](http://www.strathcona.ca/bremner) and an online survey will become available **June 15<sup>th</sup>, 2018**.

Please feel free to contact me should you have any additional questions or concerns. We hope to see you at an open house."

4. Email from resident:

"I am a resident in this area and just want to know if this development is going to proceed or not.

It is going to destroy the area we live in, and I am for one totally against it.

There is a reason we live in this area and it is all going to be gone and destroyed.

There are malls in Sherwood park that are within a mile or so which cannot maintain occupancy and yet this development plans for more of it?

Totally wrong area for this type of development.

Very disappointed resident."

Response from County to email 4:

"Thank you for your comments regarding the Bremner Area project. Based on current direction, County administration is in the second of three phases in the development of an Area Concept Plan for the Bremner area. Administration's intent is to bring the Bremner Area Concept Plan to Council for a decision following the third phase of the project. If approved by Council and the Edmonton Metropolitan Region Board (EMRB), developers or landowners would be required to submit more detailed Area Structure Plans, and receive Council approvals on them, prior to any development occurring.

To learn more about the project or complete our online survey which runs until July 6, 2018, please visit our project page at <https://www.strathcona.ca/bremner>.

Thank you."

## APPENDIX C

## ADDITIONAL COMMENTS FROM COMMENT CARDS AND SURVEY RESPONSES

The following are written comments from residents from the Open House comment sheets and online survey.

### Other Business Opportunities in Local Employment Area.

In the comment card there was a question, "What Business opportunities do you see in the Local Employment Area?" respondents were given the opportunity to provide ideas for an "Other" category. Responses received include:

Other
Shopping
A facility that turns waste plastic into useable items (fence posts & picnic tables etc)
Agri business , RV sales and repairing , Green Houses , Market Gardens, Landscaping Supplies ,
Agricultural
Agricultural services
Agriculture Services, market gardens, urban gardening
Agriculture complimentary business
Bremner has enough space! Why use up more land!
Get a spur off the main line and you have access to major container shipments to redistribute
Grain Farming
Hopefully some farm based business. Either things required by the farms, acreage animal people and place for them to sell their products ie stores that daily stock fresh local produce, meat and products
Less industrial type business
Marijuana Production
Marijuana growing
None
Smaller business. Office space

Upper management
Very limited
agricultural
garages, mechanics, tire stores,
not sure
prefer none
retail
retail, food estb.
shops
transportation links would have to be much better to encourage manufacturers to set up operations as there are no funds for overpass onto direct routes. Also there would need to be a dependable labour force that can access the location with public transportation as workers in those areas often require shift work transit hours. I do not think this location is a suitable choice as it is prime farmland. Warehousing and other uses should be set up on land that is not so valuable
urban agriculture
useless

### Additional Comments

At the end of the comment cards and online survey, a space was provided for respondents to leave additional comments. In total 123 comments were provided. These are the additional comments provided by residents.

Additional comments from June 13, 2018 Open House:

I think this is a good plan.
I really appreciate the Bremner project reaching completion. Thank-you!
Thank you for completing the Bremner expansion.
In Village Centre would like an entertainment centre - movie theatre
High density is important in commercial areas including residential above

Would use trails regularly in the summer and as weather permits in winter

In Europe there is a complex for Alzheimer persons. The outside grounds had curved walking paths that always led the residents back to an entry to the buildings. The complex also contained a large restaurant and movie theatre that the general public had access to as well.

I would like to live in the Town Centre only along the greenbelt and only if costs / lifestyle opportunities presented

I want to live in one level, roomy housing, opening onto trees / greenery

Admire walkable development in Bedford Village / Centre in the Park. It is the most favourable, walkable centre I have seen in the surrounding metropolitan area. Pedestrian walkways need to be segregated from bike lanes so as not to run down small children or senior citizens.

I think we as a community are moving too fast and if we just slow down and smell the roses we could curtail expansions like these and not over reach our capacities.

I believe the development of Bremner would be beneficial for residents of Strathcona County. For example cheaper housing costs could prevent Strathcona County residents from choosing to move to Edmonton for more affordable living, thus keeping families closer as well as a stronger sense of community.

Glad that density was increased. All ages like walkable communities. Town Centre should be large enough to accommodate entertainment venues.

I do not feel safe riding my bike near or alongside cars without spacing.

Sharing school site should be combined public and separate.

I want to live in a single family house in the country on an acreage.

I cannot grasp the Bremner project at all!! It does not belong east by Highway 21 on this beautiful rolling green, lush farmland where many people enjoy some sense of quiet from industry and concrete surroundings. We understand that mayor Rod Frank was voted in on his view that Bremner was not going to happen.

I do not currently ride my bike to a destination or work because retired.

I want to live in apartment less than four storeys or seniors housing.

I am concerned about the obvious bias of Sherwood Park News. Only print negative editorials, only print negative letters. The misinformation has been very detrimental to this project.

One complementary use to consider is library services - a smaller library presence to supplement a central library branch in the Town Centre.

Get it done. We need sustainable living - FAST. Environment is quickly getting away from us.

Too bad the past councils chose Bremner with #1 land vs. Colchester with 4+5 soil. Development should be elsewhere. How about a plebiscite!

There are high density areas just outside Sherwood Park that need addressing first! [w.r.t. dedicated bike lanes]

You're dreamin'. [w.r.t. employment location]

Solve these concerns in existing (rural) areas first. [w.r.t. walking trails]

You are getting way ahead of where this project is (approval). So many concerns to take care of (Rural County) before looking this far ahead.

I would like to live in a Village or Town Centre in future (senior years).

The longer the process, the more people complain. I think most County residents will love Bremner once developed, but they complain in the meantime. Once construction starts, the dissidents will silence.

At the next open house, please have a structured information session. It would be nice to have a speaker at a podium going through where we are in process and what needs to happen next.

The plan or purpose behind the Local Employment Area is not clear. Industrial development with "rural services" limits uses significantly.

Been waiting a long time to see this happen. We're losing ground to other municipalities and their growth.

I already use trails less in winter.

Let's try to incorporate an ag component - central greenhouse farm concept supported by residents - own shares (similar to living beside golf course) different amenity perception - marketing angle cachet. Try to utilize no net loss of soil - green roofs - vertical gardening concept. Incorporate urban ag more - Bremner Heritage House Ag Complex good idea.

Low and medium density ratio?

Neighbourhood barriers!! YES in residential

## Additional comments from June 14, 2018 Open House:

Sharing school sites with complementary uses would be beneficial if lots are large enough
Mosquitos!
Where is consideration of the County's Agriculture Master Plan? Where are the costs for infrastructure? Define: "continuous expansion". The mayor has vowed to stop this and yet you push on. Why?
Do not cover up this farm land with a new city. One cannot eat concrete and asphalt.
Mosquitos
The staff attending were (yes) approachable and somewhat helpful
I'm on a farm, no commute - some of us are rural!
I want to live in a farmhouse (x2)
There are huge traffic safety issues now. Don't add any development without upgrades first. Starting development where proposed does not match the requirement for contiguous development. Finish Cambrian and then start at that end to be contiguous.
Mosquitos!
I do not currently ride my bike because I work 30 km away
No development should be allowed until traffic access (offsite infrastructure) is in place to prevent further fatalities. Class #1 farmland is supposed to be protected by Ag Master Plan. Development is supposed to be contiguous with existing development, not proposed development.
I am totally against this -----.
Will you build entertainment for seniors such as rec centres? Casino? How will you handle marijuana? Issue?
Get on with it already
Great concept
Looks like a great concept!
I do not currently ride my bike because it is too far

Curious about traffic access to the area. Two highways form boundaries - will there be overpass, etc.? Rural roads (bounding) - will there be upgraded widths? Have traffic studies been done on impact on rural roads e.g. Rge Rd 222 used to access the plants (Heartland). Are you looking at impacts only in the immediate Bremner area or across the larger area surrounding the development area?

Residential lots are too expensive in Sherwood park (ask Alberta Real Estate Association) - why - because no developer competition

This seems like a poor location for additional development. I have concerns about additional costs put on existing taxpayers for new interchanges and roads.

I look forward to seeing the development of the project

Retired, so don't ride to work, but I do a lot of road riding. I would like dedicated bike lanes.

[Re: Village Centres]: I would like to do coffee, dining (preferably quality independent restaurants, shopping/retail, and live - would consider it, depends what it is like.

For now single family or duplex/semi-detached, but will be looking at senior's housing in the future. What are the plans for senior's housing?

Several studies have shown significant loss of farmland in Alberta and on a global scale. Studies also show degradation of soils that are in production. Strathcona County adopted the Ag Master Plan that states prime farmland should only be used for urban development as a last resort. The Edmonton Metro Board has established a task force to address the preservation of farmlands. In spite of all this, the County chooses to develop Bremner! I understand the desire to work with developers, but at what point is it undue influence? When do we stop just giving lip service to the preservation of prime agricultural lands and actually preserve it? It is not too late - council should seriously consider reversing the decision to develop Bremner!

I would maybe live in the Town Centre if I were a senior

Add commuter bike routes and commuter bus routes

#### Additional comments from online survey:

I do not understand why this project is going ahead. There is a lot of opposition to it. I am opposed to it as is everyone I have spoken to about it. Mayor Rod Frank was supposedly opposed to it and during the last municipal election promised to get the decision reversed. Why is this still going ahead? Prime farmland is being destroyed. People need to be fed. Why

is this not going ahead in the Colchester area? This is a very disappointing decision by the council.

Worst Idea Ever

This is a poorly designed survey that is both misleading and incomplete. Most of the questions should be answered by "it depends". As an example, local shopping "depends" on price, variety, parking, &c. I already ride a bike; whether I would continue to do so would "depend" on a combination of factors: safety, weather, distance, reason. One cannot simply respond "yes" or "no" to these independent factors. The answers you receive to this survey will be totally meaningless.

I am not willing to pay an extra billion dollars to build a growth node on prime agricultural land. Something doesn't add up here. A little under the table action? Just a thought...

What happened to the original growth node being Ardrossan? Rural strathcona county residents pay for all the same amenities such as public transportation and have zero access to it. Last thing we need is to use up beautiful vibrant fertile farmland against the property owners wishes when planning has already been done in Ardrossan. We really need to have a clearer look at what's about to happen here. The Colchester community also is in favor of the node moving south and has access to the infrastructure already. Bremner is a bad idea. PERIOD!

I strongly disagree with municipal development on these prime agricultural lands. Colchester would be a much preferred development. The growth of the local food industry is just the beginning—we should be fostering not killing it.

For question 3., the real reason I don't ride my bike to work was not given: because it's too far away (~25km) How are all the highway interpasses and cloverleaves going to be paid for? Quite a few are needed. It sounds like the expectation would be that people would walk or bike all year round. I think that unrealistic for our climate. Public transit would have to be top-notch (read: \$\$\$!!) to facilitate this. I still do not support building Bremner. The loss of farmland concerns me greatly, and I don't see how it can be built without substantial tax increases (on a municipal or provincial level). In other words, I see building Bremner as a threat to sustainability, not an aid to it.

I don't agree with the dev. of Bremner, it is too expensive, it destroys prime farm land, a gift to our community that we should cherish.

I don't think that we need to start another village at this time and I feel that it is not appropriate to remove all that prime farm land. There are better areas than Brenner. East of

Hwy 21 has lots of unusable land that can be used for another village. Also the population growth is not in high demand. There are still lots of undeveloped land in the city core, emerald hills, summerwood, aspen trails, and the new corner if wye rd and rr231. It is pointless and an expense we do not need. There are more important things that need doing than this.

I feel the agricultural history is being lost in this project. More focus to the good agricultural land is needed.

I did not foresee this happening in the county. This seems like developers and business is the real winners in this. Nothing being said about community here. What not name this another hamlet.. like Colchester!!!

Any new large development area must consider adding a new dog off-leash park. Sherwood Park is already woefully under serviced in this area, and the current main park has periods where there are far too many people and dogs for safety. Adding more people (and by association more dogs) to the population without creating "legal and local" opportunities for people to enjoy their dogs increases the chance of unfortunate events for all.

Looking forward to the ACP being completed and moving forward with this development

I thought this was a done deal? How will kids go to school? Our schools are already full maybe we should start worrying about Sherwood park instead of expanding.

I consider Bremner to be unnecessary, and making the county unattractive as a place to live. We don't need another city which seems to be what this council is doing!

Scrap Bremner. It is a bad concept and will cost tax payers millions. The current service(s) in Sherwood Park are lacking now, Bremner will not help matters.

This is not a logical questionnaire, I found the question confusing.

I do not support the development of the Bremner area as a housing and business development area in Strathcona County.

I do not think this is good idea! We don't need more stores, warehouses, restaurants or highrises/ multi family. We like peace, trees and quiet!

I encourage developers give consideration to tiny housing in the single family category without miniturizing the lot. I encourage the developers give consideration of architecture

reflective of rural character and heritage of the area. Also building next to a Biosphere brings character. I encourage the developer be responsible for seniors housing as part of and integrated into neighbourhoods. The developer should be required to include public serviced with water gardens and central park areas as gathering spaces with amphitheatre on smaller scale for local events. Developer builds in spaces for business..coffee shops..pubs..Whyte Avenue feel bed and breakfast. Developer include Medical facilities where in home services and local small scale treatment centers are available. I encourage single family tiny homes price points actually be affordable.

As the soil is so precious in this area, that food production should be a larger focus of land use.Council's decision for this type of development should be given the highest attention of approval & encouragement to "these" developers.

I am not interested in this development happening in the Bremner area, I would like for it to happen elsewhere...where is that question in the survey seen as Mayor Rod Frank says he's going to reverse this decision?

Given the current population of Strathcona County and the rate of change of population, why are we working towards such a large population in Bremner - over 80000?! Why not develop something smaller and leave the rest as farm land. Also, why not make better land use in areas already developed rather than sprawling out further.

Abandon the Bremner expansion!!!

I believe Bremner is a mistake.

Good area to develop, will have it's own identity away from Edmonton and will not be thought of as a community of Edmonton

I find this survey useless. It does nothing to allow disagreement with the Bremner project. The questions do not apply to me as a retired person living in the county. Do a proper survey of how people feel about the destruction of prime agricultural land.

People want low density and yards and nature. High density is something urban planners learn in school and try to force on use. Canada and Alberta are huge. Let us enjoy that

I still think it's a shame this development is occurring right on top of prime Agricultural land. Albertans take our fertile, black Chernozemic (grassland) soils for granted. We should be focused on adapting to the future food challenges that climate change will bring. Step 1:

Don't develop on the best soil we have available. Step 2: Develop more sustainable agricultural practices.

This survey is intended as if the project is going through. I live in the area and do not want this project to continue. It is the wrong area for any future development. The development should go south not north. it is only half a mile or so to the closet mall in Sherwood park which is empty half the time anyway. Retail would suffer in this area. Current residents are going to suffer if this project goes forward. Have lived there all my life and now they want to destroy our area. Construction and road problems for the next twenty years. I am adamantly against this and will do everything in my power to stop it. it is going to totally destroy the area that all of the residents have enjoyed. That is the reason we live there. Not to have a development destroy our area.

First: The description of Bremner as a "continuous expansion of Sherwood Park" is inaccurate and misleading. The area is NOT contiguous to Sh Pk. Much of my survey is blank as the questions are not applicable to someone who owns farmland in the FARMING community of Bremner. Agriculture is the only activity that should take place in this area of prime soil. (Bike trails are obviously not a consideration for most farmers.) Our quarter section has many "walking trails" that should be left to the deer and other animals who use them. Asking if I would like to live in a Town Center is an bizarre question to pose to someone who chooses to live in a farming community and who has worked hard to save it from urban development. I hope that ALL responses to this survey will be made public - this has not always been the case. I have many questions, but among them: When was the "half fish," now being described as the "local employment area," approved by council as part of the Bremner ACP? Is the

This area seems empty of urban garden plans and any agricultural activities.

Don't develop Bremner. I don't want to live in Strathcona County if that many more people are expected. Also, my in-laws live in the Bremner area and their way of life will be greatly affected in a negative way.

Still disagree with Bremner, prime farmland when we are losing such land is counter productive!

A good plan but for the wrong location.

I work from home so anywhere in the world is OK for work. I don't ride a bicycle so walking is better. What are you doing about net zero housing options? Also buildings (home and business) too close to each other should have a choice of concrete siding. Or expand the distance between homes that can burn to the ground in less than an hour -- quite common

these days. Also are tiny houses going to be an option as they can be environmentally friendly. No emergency services on the diagrams but as I was told they will be part of the next phase.

The Bremner location is a poor choice for future development because it uses up the country's most valuable resource - prime farmland. The county leaders should respect the right of future generations to have a protected food supply and should not be paving over the best farmland in the county. The county web page includes this description: "Set in the centre of Alberta's energy and agricultural heartland, Strathcona County is a thriving, successful and vibrant community of almost 96,000 residents. Strathcona County is made up of the urban area of Sherwood Park and a large adjacent rural area of farms, acreages and smaller hamlets. It is home to 75 per cent of refining in Western Canada. With a focus on economic, governance, social, cultural and environmental sustainability, Strathcona County is committed to balancing the unique needs of its diverse community" If refining is already such a large economic basis then environmental sustainability requires attention. The plan for gr

Great plan ... Keep the process rolling. Especially happy to see that the local employment area is planning for rural servicing. This should allow for much quicker and less expensive development which will result in more affordable lots for future users

We do not agree with the Bremner development because it is going to use the good farm land that we require to produce crops. Why isn't the county looking at developing areas within the county that do not have such good soil for farming? At what cost to the taxpayers are the overpasses going to be to get to the Bremner area? Why isn't the county looking at developing areas like Colchester which want the development?

Scrap the Bremner Project, your wasting Tax payers money. Some of the Councillors were misinformed & made a mistake. There is a mandate for the county to follow & we now have a Mayor leading the correct objective. Get with his program if you have a moral conscience.

As a resident of Tidan Heights in the proposed Bremner area I'm concerned about what kind of residential development will happen adjacent to my property. I would love to see a green belt or park separating my acreage from the new homes as well as keep the medium density and apartment style homes away from my area. My future property value depends on good decisions made by the county.

From a completely objective point of view, looking at the map of the actual Bremner area... I think it is a dumb place to grow... Would never be "part" of Sherwood Park, it would be like Ardrossan, a community on it's own. Which is fine, but don't try to make it part of "my community", it's someone else's community...

I think other areas of the county should be developed and not Bremmar. South cooking lake or ardrrossan areas should receive more development instead.

I do not agree with building out bremner and losing all of the agricultural farm land in the area. I live in the southern end of Strathcona County on a farm.

It's disappointing to see Bremner getting blindly pushed through when it has been grossly misrepresented. Colchester needs to be developed first.

Stop growing!!!!!!!!!!!! There's no community or 'county' feel anymore. It should not take 25 minutes to drive from one side of Sherwood park to the other!!!! This is beyond ridiculous, and the number of high-density multi-family buildings is driving our property values into the toilet! Try building a school instead of bussing kids 40 minutes within town because there's not a school within walking distance. How about we get our crime under control before we expand? Smarten up already!

Your questions are poorly worded and irrelevant.

Keeping true to the natural beauty of the land is at the utmost importance. Not over populating it and having larger lot sizes would be nice

Avoid complexes that warehouse seniors.

Please do not have protected bike lanes. They will not be utilized and a waste of taxpayers money.

Keep up the good work! Looking forward to the "end product" and seeing Bremner come to fruition.

This was a terrible and confusing survey. Was I supposed to answer as if I wanted to live in bremner? I don't bicycle to work right now because it is too far into the city (that was not one of the options offered). Q 5- if there are walking trails near my house? Well, there ARE trails near my house now, so how do I answer? Q7- what kind of house do I want to live in?? When? When I move to bremner? When I move next? What if I am in the kind of house I want to live in right now? Extremely frustrating and confusing to answer this survey- very poorly worded.

What considerations have been made to connect to the metro Edmonton river valley trail and parks?

This survey does not lend itself to participation by retired (or planning-to-be retired) individuals. I don't understand where/how public mass transit will fit into this plan. Narrow vehicle lanes will not be compatible with transit busses. Will other forms of transit (e.g. trolley, tram, elevated, "people mover" systems be incorporated? I don't see any reference to mass transit considerations linking Bremner to the greater Edmonton metropolitan region. Note that the CNR main line defines the southern boundary of the "local employment area" along the south side of Hwy. 16 - not the CPR. This type of error at this stage in the planning process can bring into question the caliber of other aspects of planning documents produced to date.

DO NOT LIKE BREMNER - NOT A GOOD IDEA TRYING TO COMBINE FARM LIFE AND CITY LIFE

Planning for accessibility for all citizens makes for a healthy community. I would like to see that type of planning.

These survey questions are totally inappropriate as it does not look at the big picture of what residents in Strathcona County feel. At no time were residents consulted regarding expansion of Sherwood Park with a growth node - despite this the pressure of developers has moved Bremner forward. Putting this development on prime Ag land is ludicrous especially as there is reference to the environmental impact of the Bremner project survey. I would not want to live in this area and find the questions totally off base. When did the Local Employment area become part of this development as I was under the impression that it was on hold? Why have the population limits risen for Bremner when the current projection for Sherwood Park growth will allow for growth within its boundary without Bremner? How did the Multipurpose Ag Facility become part of this? Most of the dealings with this were in camera and therefore unavailable to residents who are concerned regarding cost? This whole pr

This survey is a complete waste of time and money. First off Bremner should NOT be developed. It is a complete waste of resources county tax dollars and hypocritical to councils own vote of preserving top tier farm land. This survey is so far out of touch for county needs, it falls on ridiculous that my tax dollars are supporting this. Any council member supporting Bremner and the continue wasted tax dollars is either out of touch with the residents of Strathcona County or has personal financial gains with the development of Bremner. Talking to fellow residents of Sherwood Park I find a vast majority agree STOP wasting time and money with Bremner as it should NOT be built.

Several studies have clearly identified the loss of farm land in Alberta and on a global basis as a serious issue. The Edm Region has identified farm land preservation as important. The County's Ag Master Plan stated that prime farm land should not be used for urban development. Yet Strathcona County has chosen to develop the prime farm lands of Bremner! Public records reveal a significant portion of election campaign contributions have come from developers/builders with interest in Bremner. It is important to work with these

developers, but not have them drive the agenda! It is very concerning that Bremner, and for that matter, Cambrian were even considered for development. It is very short sighted!

## APPENDIX D

# Bremner Area Project

Open House: June 13, 2018



Thank you for attending tonight's open house. What did you think?

## Open House Comments (Please circle yes, no or somewhat)

1. Did you find the Open House informative?	Yes	No	Somewhat
2. Was the date/time/location/venue convenient?	Yes	No	Somewhat
3. Were the staff attending approachable and helpful?	Yes	No	Somewhat
4. Were the story boards informative?	Yes	No	Somewhat
5. Will you come to the next open house?	Yes	No	Maybe

## Comments about the Bremner Area Project:

6. Where do you live?

- |                                                                             |                                                                |
|-----------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Sherwood Park                                      | <input type="checkbox"/> Country Residential Strathcona County |
| <input type="checkbox"/> Bremner                                            | <input type="checkbox"/> A Hamlet in Strathcona County         |
| <input type="checkbox"/> Local Employment Area (Development Expansion Area) | <input type="checkbox"/> Outside of Strathcona County          |
| <input type="checkbox"/> Rural Strathcona County                            |                                                                |

*Active Transportation includes human-powered travel such as walking and cycling as well as the use of mobility aids such as motorized wheelchairs.*

7. I would ride my bike to a destination or to work if:

- There was a separate dedicated lane for bikes
- Commute was less than 30 minutes
- There was no snow on the bike path
- I didn't need to shower after riding

8. I do not currently ride my bike to a destination or work because:

- I do not feel safe riding near or alongside cars
- I need to transport other people and things in my commute
- I need to dress up for work

9. The maximum distance I would walk to work or a destination is:

- 5 min walk
- 10 min walk
- 20 min walk
- 30 min walk
- Greater than 30 min

*Village Centres will serve surrounding neighbourhoods with local services such as grocery stores, restaurants, recreation and employment and will also contain housing in the form of row housing, low rise apartments and mixed-use buildings less than five storeys.*

10. What would you like to do in a Village Centre? Identify all that are important:

- Errands
- Coffee
- Dining
- Shopping/retail
- Work
- Live

# Bremner Area Project

Open House: June 13, 2018



*The Town Centre will be the largest service centre and contain major community, public, employment and commercial uses. Housing in this area will be a variety of apartment style and mixed-use buildings greater than four storeys.*

11. Would you like to live in the Town Centre?

- Yes
- No

*There are four types of employment areas as part of the Bremner Area Project. The Business Park will accommodate light industrial urban development such as research facilities, large format warehouse, distribution and office complexes. The Local Employment Area could see rural medium industrial development such as industrial storage and manufacturing facilities. The Town Centre and Village Centre will see employment and commercial uses.*

12. Is it possible for the type of work you do, to have your employment located:

- Town Centre
- Village Centre
- Business Park
- Local Employment Area
- None of the Above

13. What kind of Residential Housing do you want to live in?

- Single Family
- Duplex or Semi-Detached
- Triplex
- Stacked Townhouse
- Row House
- Apartment less than four storeys
- Apartment greater than four storeys

*Open Space means public lands that provide social and environmental benefit and may include outdoor infrastructure that provides an identity or sense of place for the community. Open space may include, but is not limited to, landscaped areas, natural areas, active and passive recreational areas and outdoor community gathering spaces.*

14. If there were walking trails near my house, I would use them:

- regularly in the summer only
- infrequently in the summer only
- regularly all year round
- sometimes throughout the year

# Bremner Area Project

Open House: June 13, 2018



*The main purpose of a Community Node is to provide a location for schools and community parks. These nodes may also integrate complementary uses such as recreation centres. There may be potential for commercial and residential such as community or seniors housing in Community Nodes.*

15. Sharing school sites with complementary uses would be beneficial to the community.
- Agree
  - Disagree

*The Local Employment Area located outside of Bremner on the south side of Highway 16 functions as a rural industrial area for Strathcona County and provides the opportunity to accommodate rural medium industrial development such as industrial storage and manufacturing facilities.*

16. What business opportunities do you see in the Local Employment Area?
- Warehousing
  - Commercial Storage
  - Indoor Manufacturing
  - Other \_\_\_\_\_

## General Comments:

17. Any additional comments?

*Feel free to complete our online survey starting June 15th or complete these questions at home and email your responses to:*

Deanna Cambridge, Strathcona County  
780-464-8079  
[deanna.cambridge@strathcona.ca](mailto:deanna.cambridge@strathcona.ca)

Scott Cole, Stantec  
780-917-1803  
[scott.cole2@stantec.com](mailto:scott.cole2@stantec.com)

For more information visit our website at [Strathcona.ca/Bremner](http://Strathcona.ca/Bremner)

## APPENDIX E

# Welcome

The purpose of this Open House is to provide an update on the Bremner Area Project.

## We want your input!

Do you have any questions?

Our project team members, from Strathcona County and Stantec, are here to answer your questions about the Project.

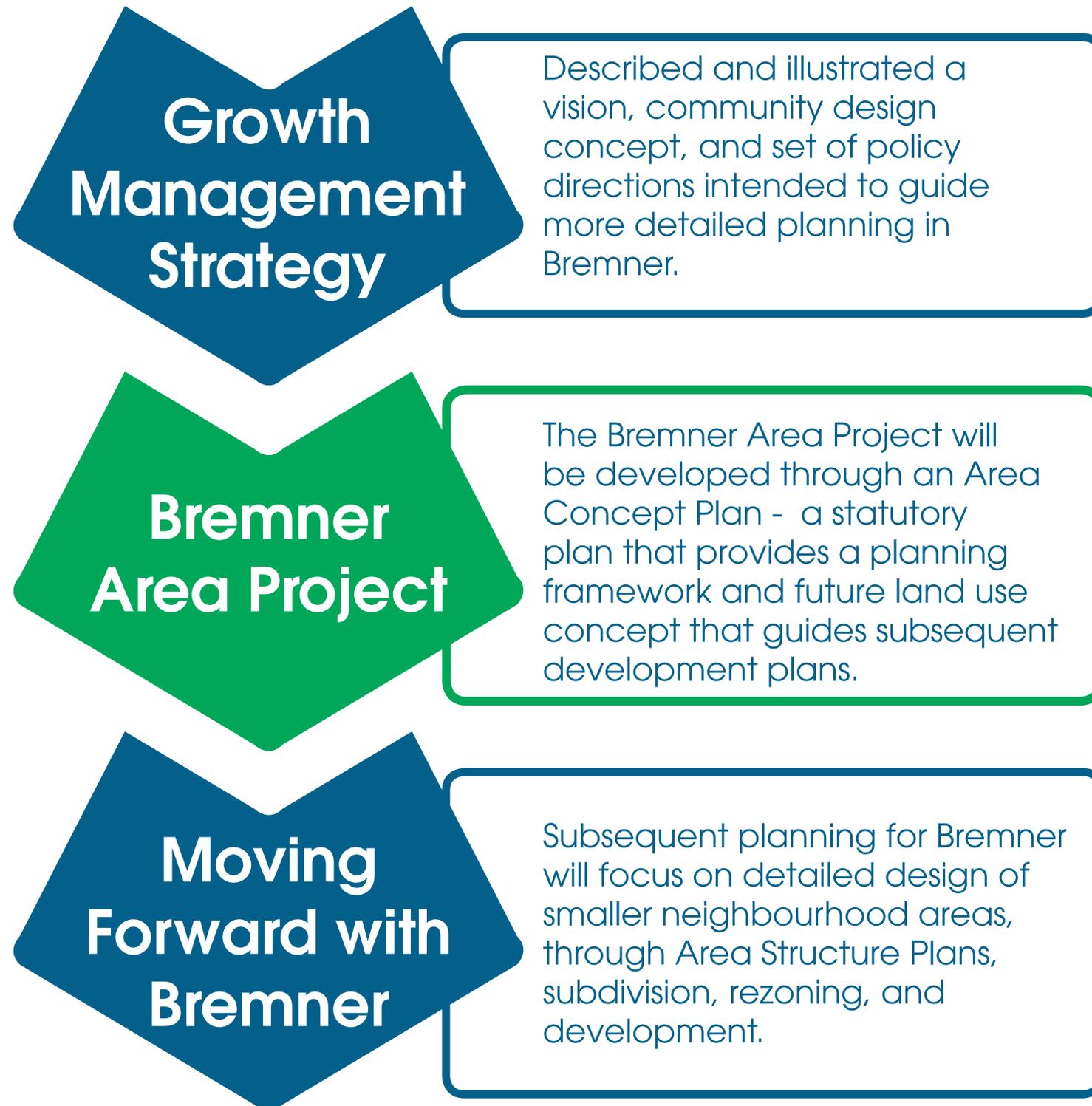
Provide your comments! Talk to one of our project team members, write on our graffiti wall or fill out a comment sheet.



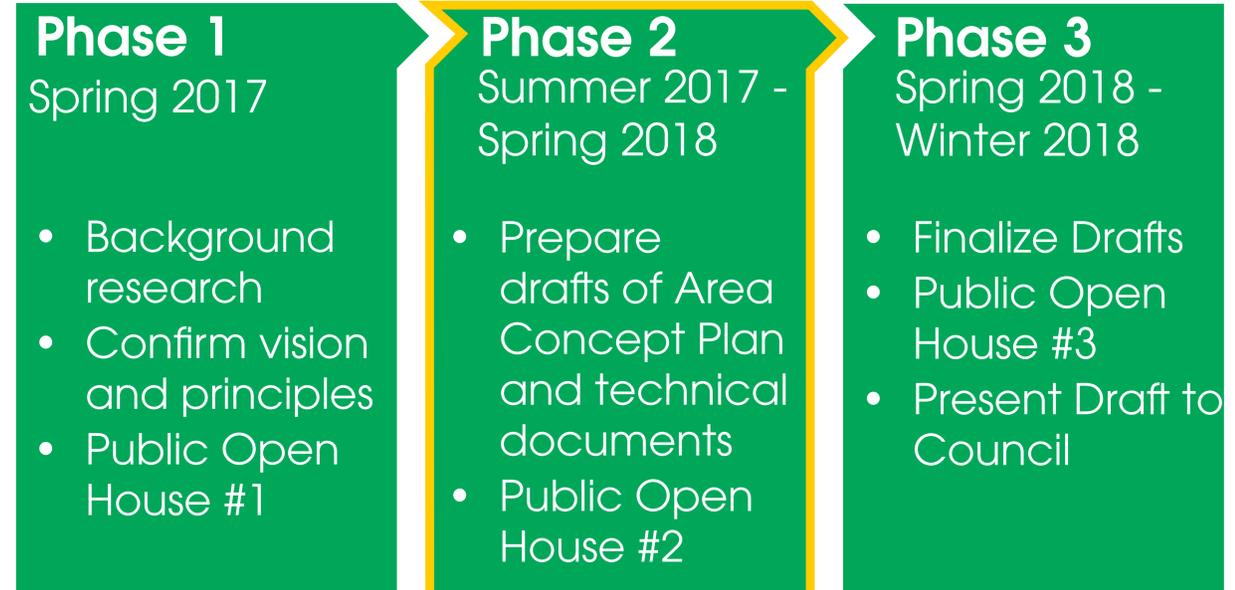
Bremner  
Area Project

# Growing in Strathcona County

The Bremner Area Project is the next step to create a more detailed plan and will build on the work and vision created through the Bremner Growth Management Strategy.



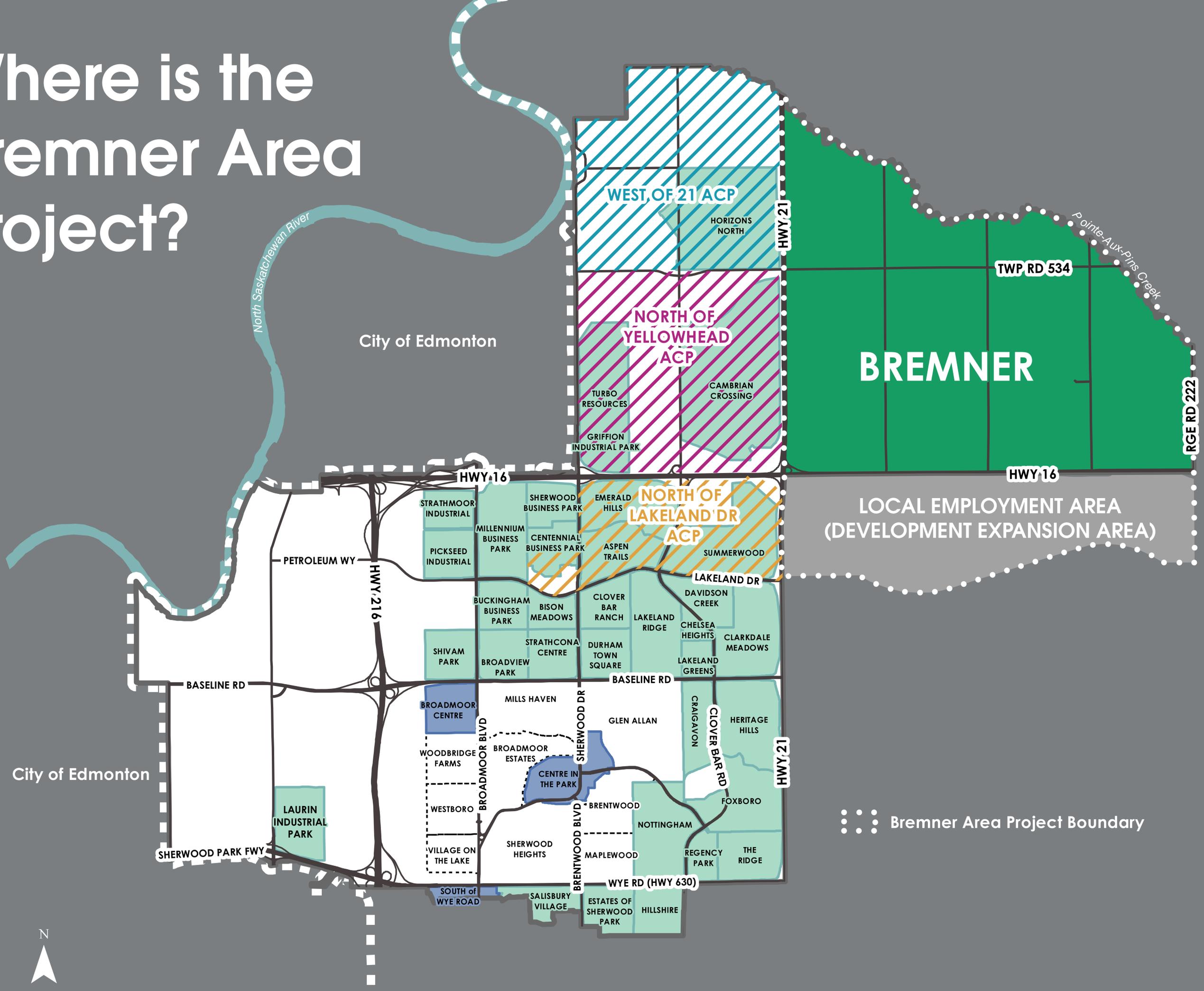
## Bremner Area Project Phases



**WE ARE HERE!**



# Where is the Bremner Area Project?

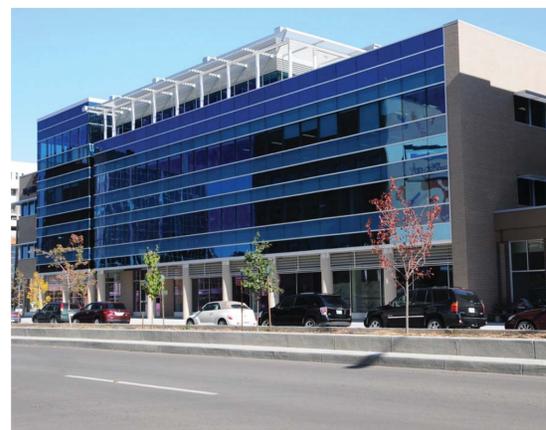
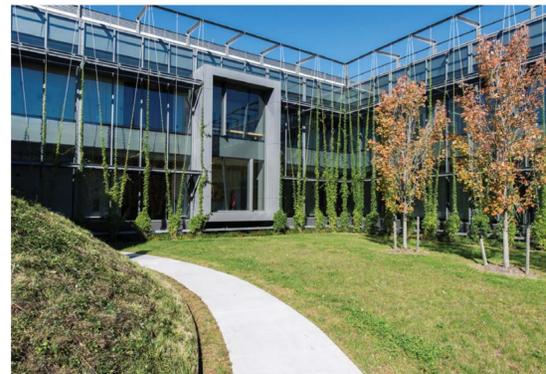


# POLICY AREA: BUSINESS PARK

What will be in the Business Park Policy Area in Bremner?

The **Business Park Policy Area** is located within Bremner on the north side of Highway 16. This area is urban and functions as a major employment generator for Bremner.

- Urban level utilities
- Light Industrial Urban Development such as research facilities, large format warehouse, distribution and office complexes



# LOCAL EMPLOYMENT AREA

What is the Local Employment Area (LEA)?

The **Local Employment Area** is located outside of Bremner on the south side of Highway 16 and functions as a rural industrial area for Strathcona County.

- Rural level utilities
- Rural Medium Industrial Development such as industrial storage and manufacturing facilities



# POLICY AREA: VILLAGE CENTRES

What would a **Village Centre** in Bremner look like?

There are four (4) village centres; one located in the centre of each community. These centres contain a main street and a mixture of uses such as neighbourhood services and medium density housing.

## Neighbourhood Services

Village Centres will serve the surrounding neighbourhoods, offering local services such as grocery stores, restaurants, recreation, and employment.

## Medium Density Housing

Village Centres will also contain housing in the form of row housing, as well as low rise apartment and mixed use buildings less than five storeys.



# POLICY AREA: TOWN CENTRE

What will the  
Town Centre  
in Bremner  
look like?

The Bremner  
Town Centre will  
contain a series  
of main streets  
and a mixture  
of uses that  
serve the entire  
Bremner Area  
such as regional  
commercial  
and community  
services and high  
density residential.

## Regional Commercial and Community Services

The Town Centre will  
be the largest service  
centre in Bremner,  
containing major  
community and public  
services, employment  
and commercial uses.

## High Density Residential

To complement the  
regional level of service  
focused within the Town  
Centre, housing will be  
provided in a variety  
of apartment-style and  
mixed use-buildings  
greater than four  
storeys.



# POLICY AREA: RESIDENTIAL

## What does the Residential Policy Area in Bremner look like?

The Residential Policy Area contains the majority of residential neighbourhood development. Residential development will include a range of housing forms that accommodate the diversity of resident needs. This area also includes open space for outdoor recreation and opportunities for local neighbourhood business.

### Low Density Housing

- Includes single family, duplex and semi-detached housing



### Medium Density Housing

- Includes triplex, stacked townhouses, row housing and apartments less than five storeys



### Open Space

- Neighbourhood parks
- Trails
- Community gardens



### Neighbourhood Business

- Can include live-work units
- Local corner store



# POLICY AREA: AGRICULTURAL

What is considered in the Agricultural Policy Area in Bremner?

## Agriculture

This policy area will contain opportunities for agricultural operations, agri-tourism, and agri-business.



## Bremner House and Multi-Purpose Agricultural Facility

The Agricultural Policy Area includes Bremner House and a future multi-purpose agricultural facility.

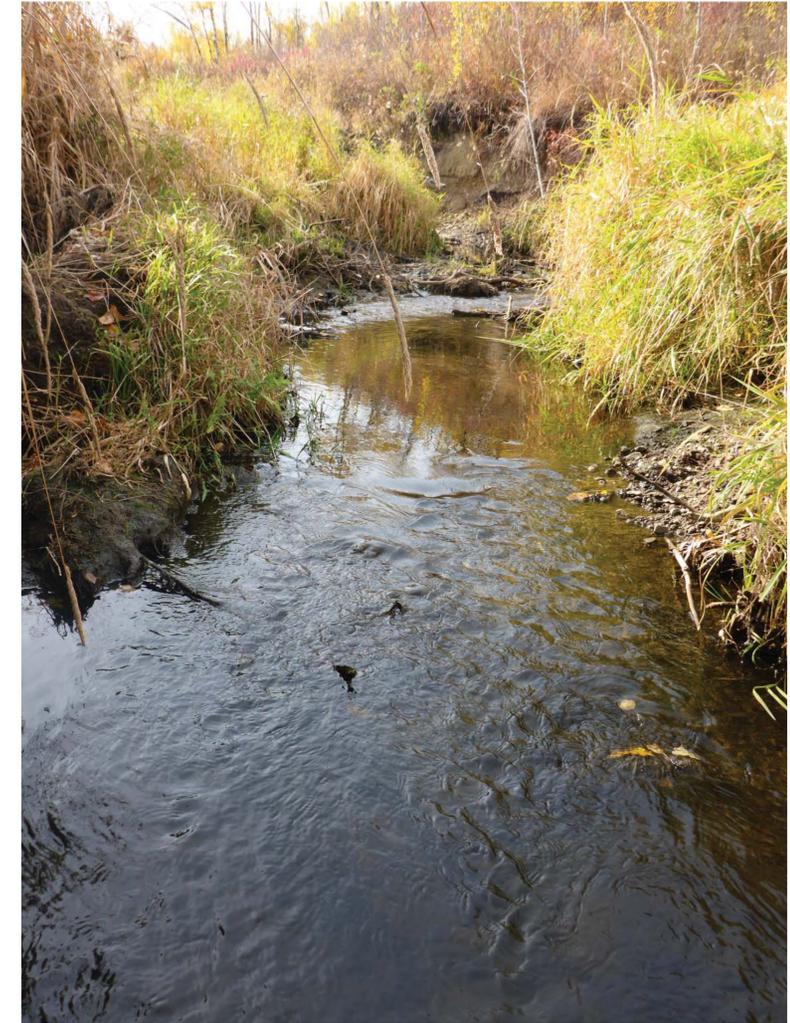


# POLICY AREA: PRIORITY ENVIRONMENTAL FEATURES AND OPEN SPACE

What Priority Environmental Features are included in this policy area in Bremner?

## Pointe-Aux Pins Creek and Old Man Creek

These important watercourses are highly sensitive and require conservation.



## Priority Uplands and Priority Wetlands

These environmental features have been identified in the Biophysical Assessment for conservation.



# POLICY AREA: PRIORITY ENVIRONMENTAL FEATURES AND OPEN SPACE

What Priority Open Spaces are in this policy area in Bremner?

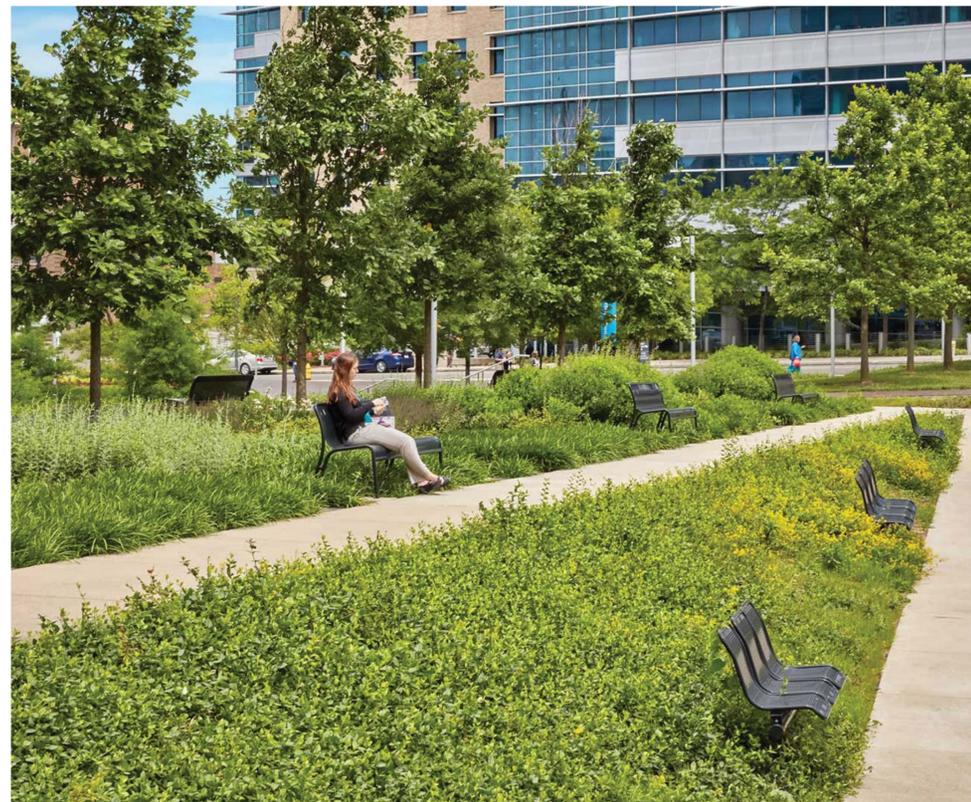
## A Major Open Space Corridor

A looped continuous trail network connects the two creeks and all of Bremner.



## The Regional Park

A large central public space located adjacent to the Town Centre will contain community facilities, schools, park and gathering spaces.



# POLICY AREA: COMMUNITY NODES

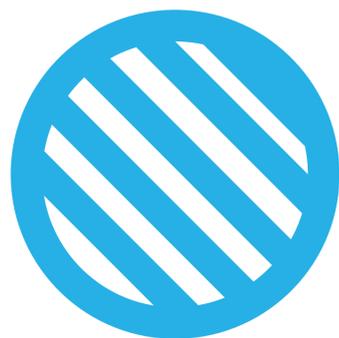
## What is a Community Node in Bremner?

The main purpose is to provide a location for schools and community parks. These nodes may also integrate complementary uses such as community services. Additionally, there may be potential for commercial and residential such as community or seniors housing.



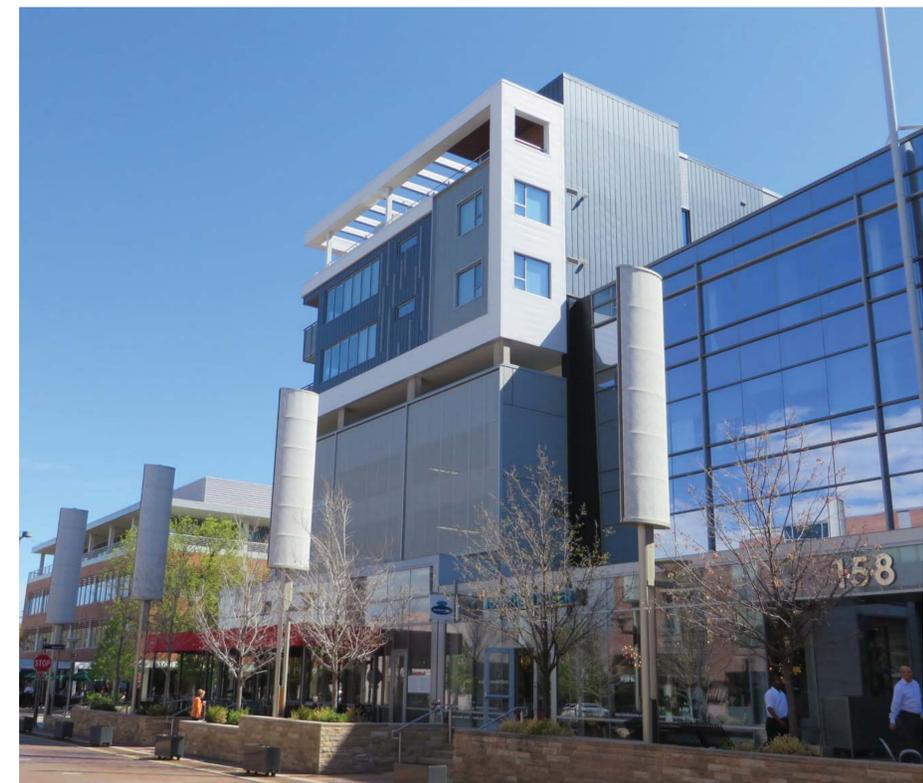
### Primary Community Nodes

Are primary schools and community parks with the opportunity for shared school sites or potential complementary uses, located within walking distance. There are thirteen (13) primary community nodes.



### Secondary Community Nodes

Are secondary schools and community parks with potential complementary uses, located adjacent to centres. There are four (4) secondary community nodes.

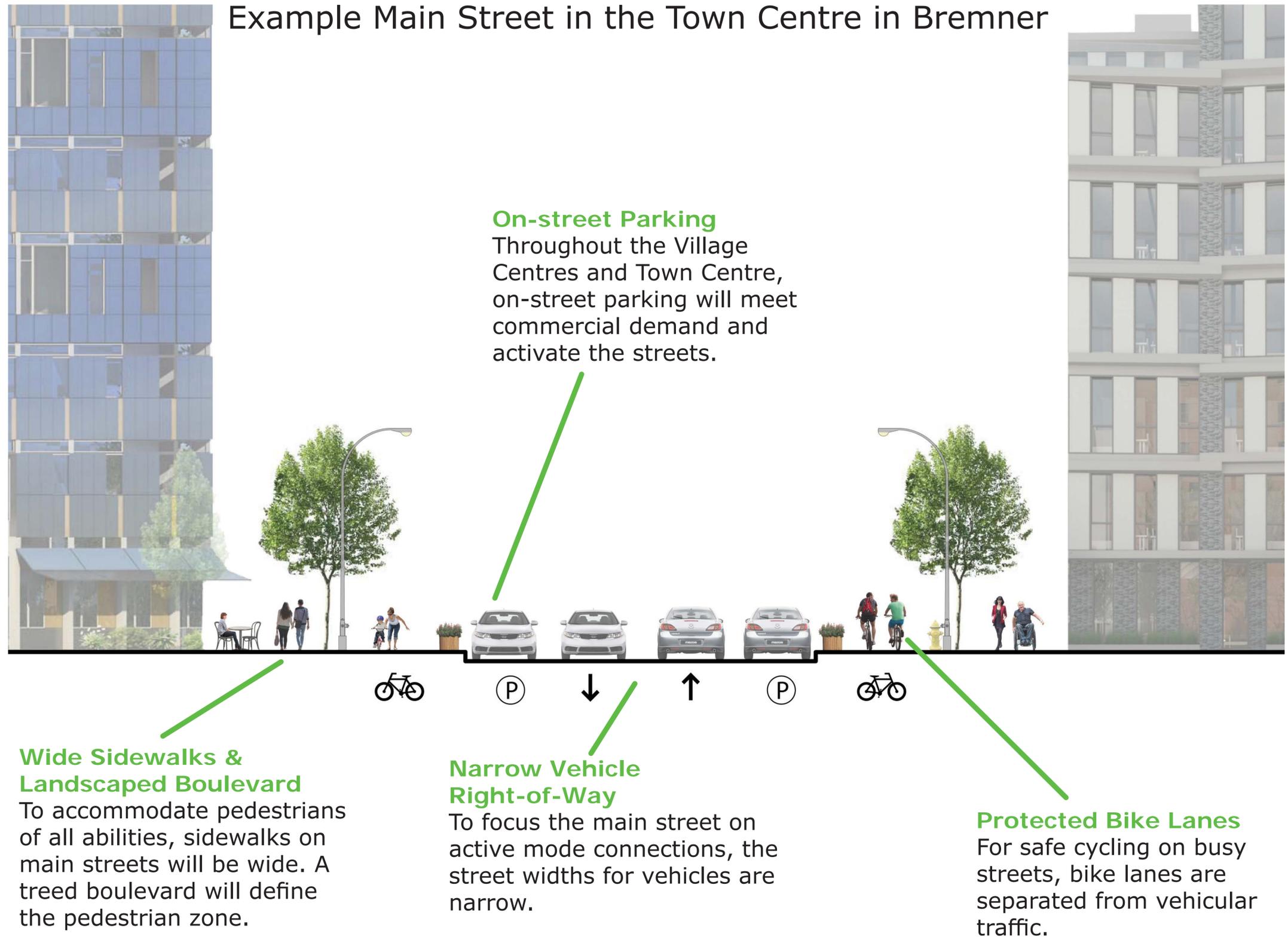


# TRANSPORTATION POLICIES

## Bremner's Transportation Network will...

- support all transportation modes such as walking, biking, transit and personal vehicles in all seasons
- accommodate users of all ages, abilities, and incomes
- prioritize different modes of transportation depending on land uses
- design streets to prioritize the safety of those who use it regardless of mode
- integrate active transportation with open spaces

Example Main Street in the Town Centre in Bremner

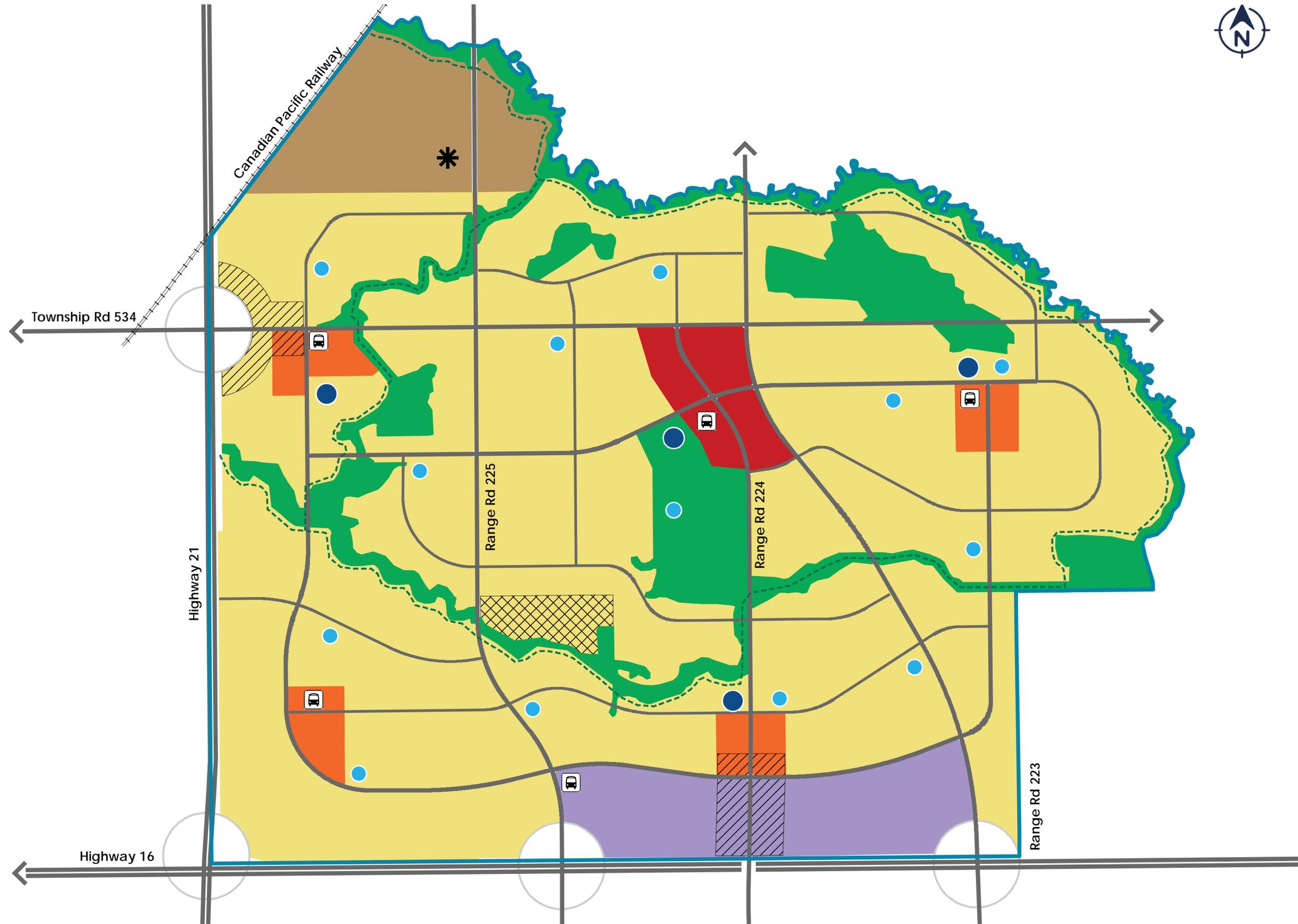


# BREMNER AREA CONCEPT PLAN - DRAFT CONCEPT



## Legend

-  Bremner
-  Bremner House / Multi-Purpose Agriculture Facility
-  Transit Terminal
- Community Node Policy Area**
  -  Primary Community Node
  -  Secondary Community Node
-  Interchanges Subject to Alberta Transportation
-  Gateways
-  Agriculture Policy Area
-  Business Park Policy Area
-  Priority Open Space & Environmental Features Policy Area
-  Open Space Corridor
-  Residential Policy Area
-  Existing Country Residential
-  Town Centre Policy Area
-  Village Centre Policy Area



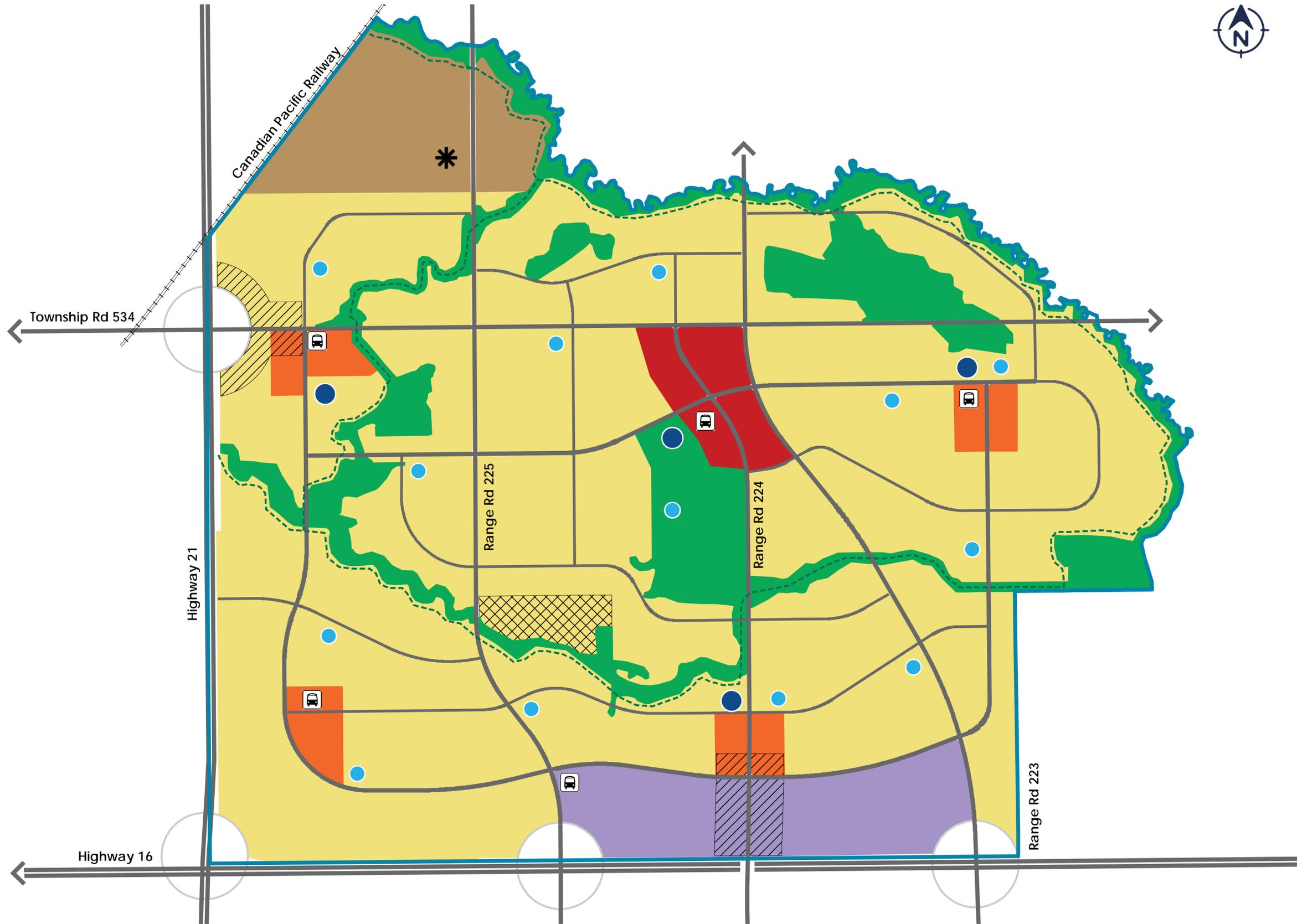
*\*Draft Concept yields a population of approximately 81,500 people*

# BREMNER AREA CONCEPT PLAN - DRAFT CONCEPT



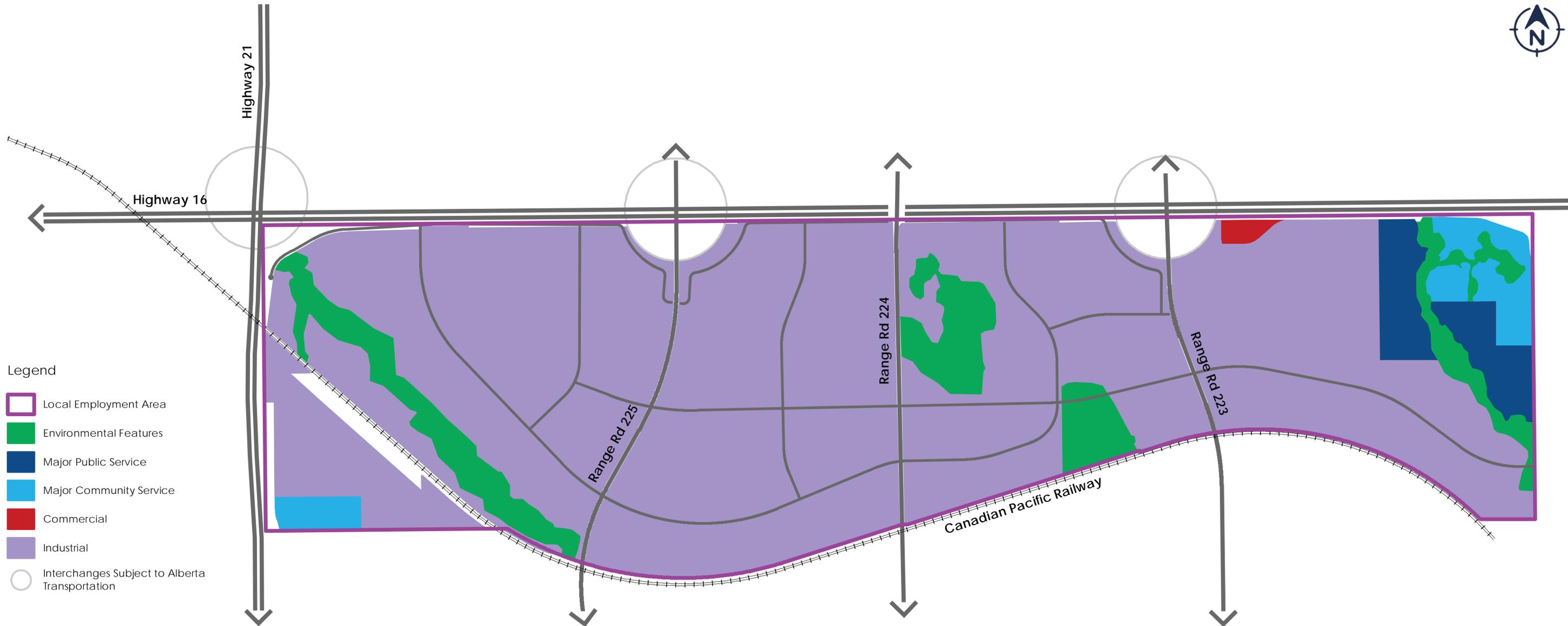
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-  Open Space Corridor
-  Residential Policy Area
-  Existing Country Residential
-  Town Centre Policy Area
-  Village Centre Policy Area



*\*Draft Concept yields a population of approximately 81,500 people*

# LOCAL EMPLOYMENT AREA (DEVELOPMENT EXPANSION AREA) - DRAFT CONCEPT



- Legend
- Local Employment Area
  - Environmental Features
  - Major Public Service
  - Major Community Service
  - Commercial
  - Industrial
  - Interchanges Subject to Alberta Transportation

# Have Comments? Questions?

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Learn more

[strathcona.ca/Bremner](http://strathcona.ca/Bremner)

Join the conversation

Write on the graffiti wall!

Talk to our project team

Deanna Cambridge, Strathcona County

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[deanna.cambridge@strathcona.ca](mailto:deanna.cambridge@strathcona.ca)

Scott Cole, Stantec

phone: 780-917-1803

[scott.cole2@stantec.com](mailto:scott.cole2@stantec.com)

And fill out  
a comment  
sheet!

