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

Stantec

STRATHCONA COUNTY

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.

Growth Management Strategy

Described and illustrated a vision, community design concept, and set of policy directions intended to guide more detailed planning in Bremner.

Bremner Area Project

The Bremner Area Project will be developed through an Area Concept Plan - a statutory plan that provides a planning framework and future land use concept that guides subsequent development plans.

Moving Forward with Bremner

Subsequent planning for Bremner will focus on detailed design of smaller neighbourhood areas, through Area Structure Plans, subdivision, rezoning, and development.

Bremner Area Project Phases

Phase 1
Spring 2017

- Background research
- Confirm vision and principles
- Public Open House #1

Phase 2
Summer 2017 - Spring 2018

- Prepare drafts of Area Concept Plan and technical documents
- Public Open House #2

WE ARE HERE!

Phase 3
Spring 2018 - Winter 2018

- Finalize Drafts
- Public Open House #3
- Present Draft to Council

Where is the Bremner Area Project?

North Saskatchewan River

Pointe-Aux-Pins Creek

City of Edmonton

WEST OF 21 ACP

HORIZONS NORTH

NORTH OF YELLOWHEAD ACP

TURBO RESOURCES

CAMBRIAN CROSSING

GRIFFION INDUSTRIAL PARK

HWY 21

TWP RD 534

BREMNER

RGE RD 222

HWY 16

LOCAL EMPLOYMENT AREA (DEVELOPMENT EXPANSION AREA)

NORTH OF LAKELAND DR ACP

STRATHMOOR INDUSTRIAL

SHERWOOD BUSINESS PARK

EMERALD HILLS

MILLENNIUM BUSINESS PARK

CENTENNIAL BUSINESS PARK

PICKSEED INDUSTRIAL

ASPEN TRAILS

SUMMERWOOD

PETROLEUM WY

HWY 216

LAKELAND DR

DAVIDSON CREEK

BUCKINGHAM BUSINESS PARK

BISON MEADOWS

CLOVER BAR RANCH

LAKELAND RIDGE

CHELSEA HEIGHTS

CLARKDALE MEADOWS

SHIVAM PARK

STRATHCONA CENTRE

DURHAM TOWN SQUARE

BROADVIEW PARK

LAKELAND GREENS

BASELINE RD

BROADMOOR CENTRE

MILLS HAVEN

GLEN ALLAN

CRAIGAVON

CLOVER BAR RD

HERITAGE HILLS

BROADMOOR BLVD

SHERWOOD DR

WOODBRIDGE FARMS

BROADMOOR ESTATES

CENTRE IN THE PARK

HWY 21

City of Edmonton

WESTBORO

BRENTWOOD

FOXBORO

NOTTINGHAM

LAURIN INDUSTRIAL PARK

SHERWOOD HEIGHTS

VILLAGE ON THE LAKE

MAPLEWOOD

REGENCY PARK

THE RIDGE

SHERWOOD PARK FWY

BRENTWOOD BLVD

WYE RD (HWY 630)

SOUTH of WYE ROAD

SALISBURY VILLAGE

ESTATES OF SHERWOOD PARK

HILLSHIRE

N

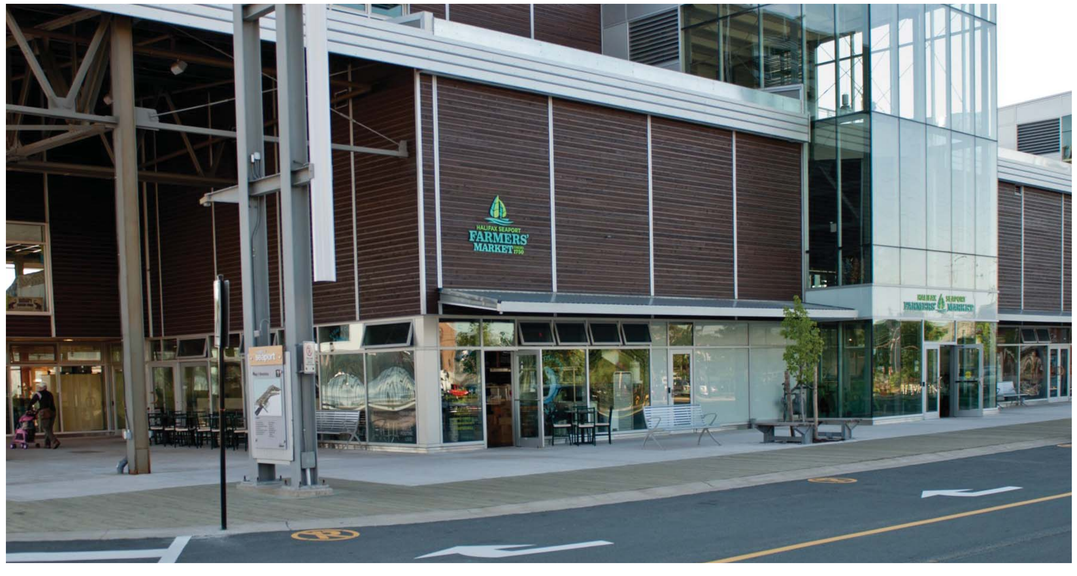
Bremner Area Project Boundary

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.

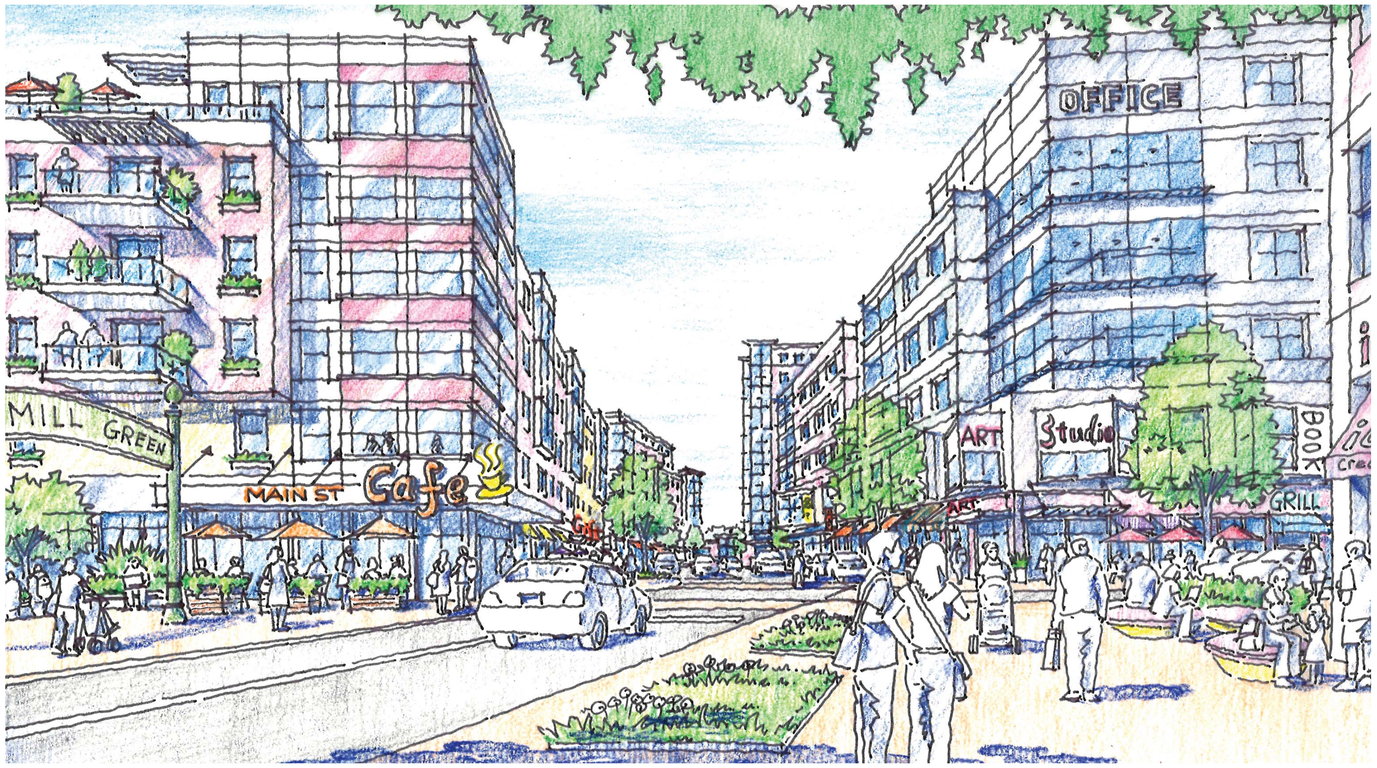
POLICY AREA: TOWN CENTRE

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.

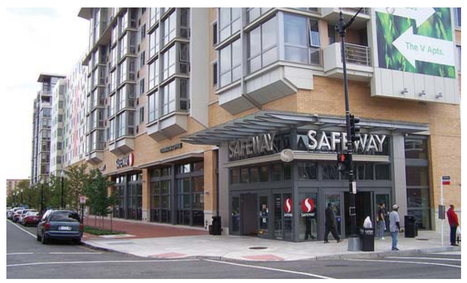
Regional Commercial and Community Services

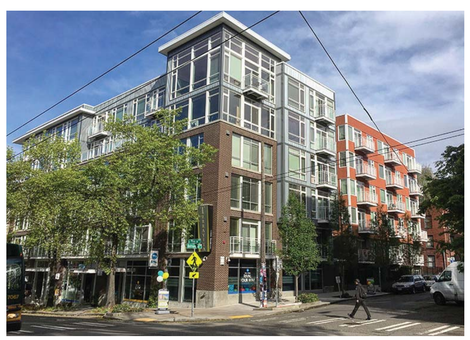
The Town Centre will be the largest service centre in Bremner, containing major community and public services, employment and commercial uses.



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.

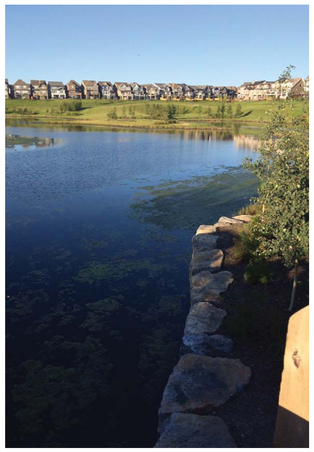
Bremner House and Multi-Purpose Agricultural Facility
The Agricultural Policy Area includes Bremner House and a future multi-purpose agricultural facility.

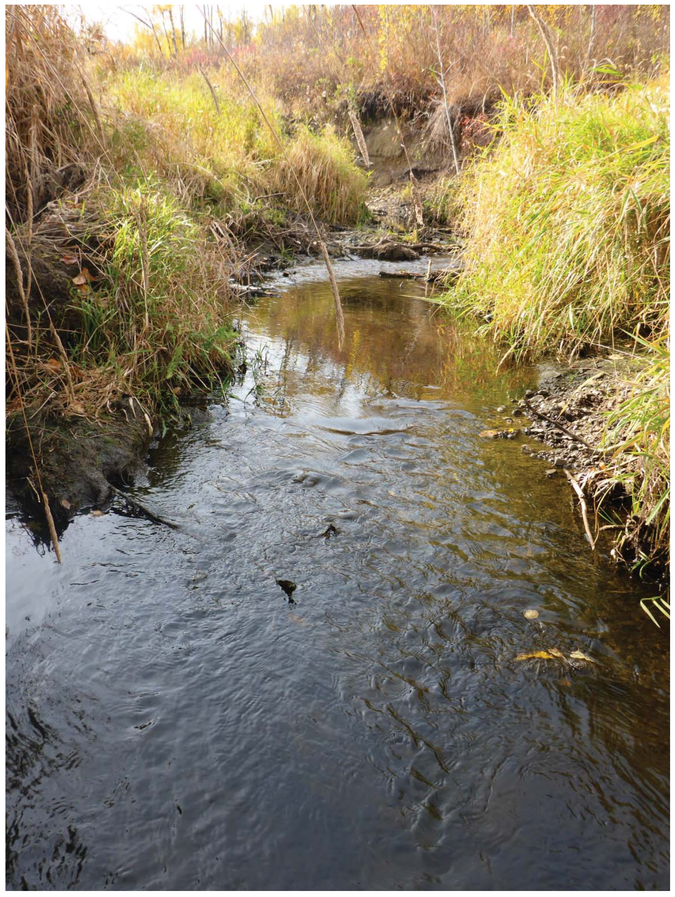
POLICY AREA: PRIORITY ENVIRONMENTAL FEATURES AND OPEN SPACE

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.



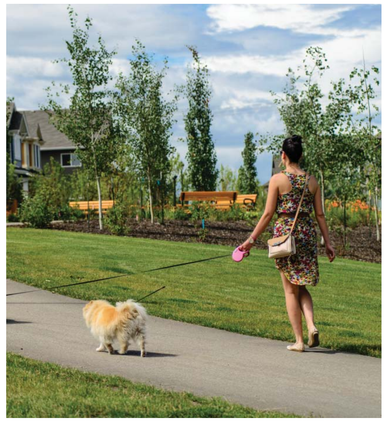


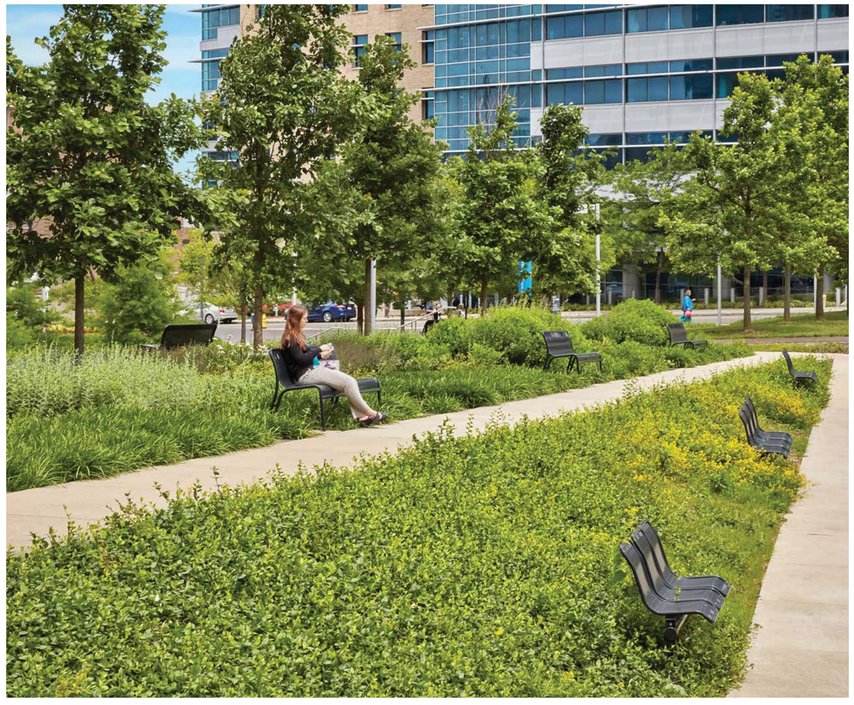
POLICY AREA: PRIORITY ENVIRONMENTAL FEATURES AND OPEN SPACE

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.

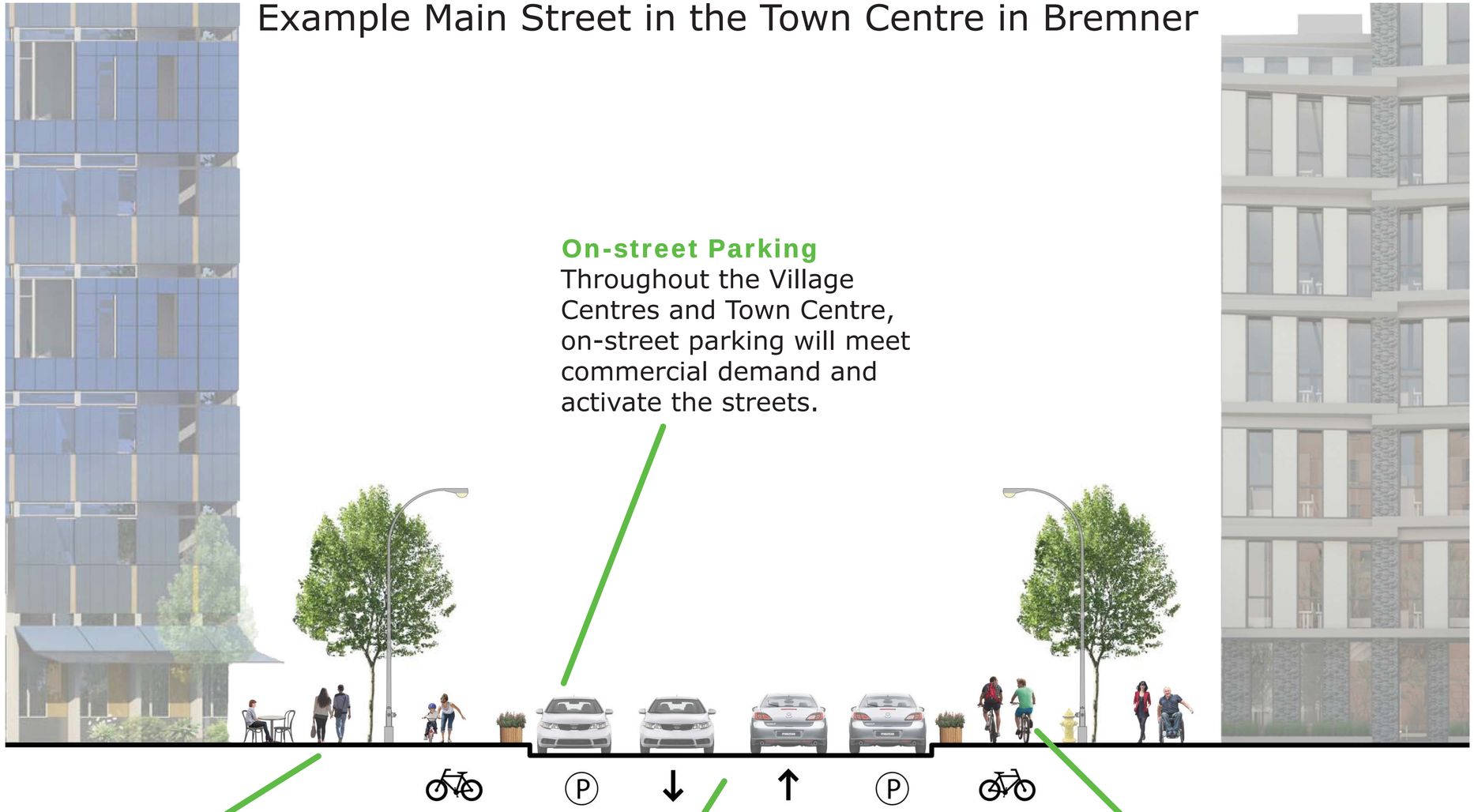
Secondary Community Nodes
Are secondary schools and community parks with potential complementary uses, located adjacent to centres. There are four (4) secondary community nodes.

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



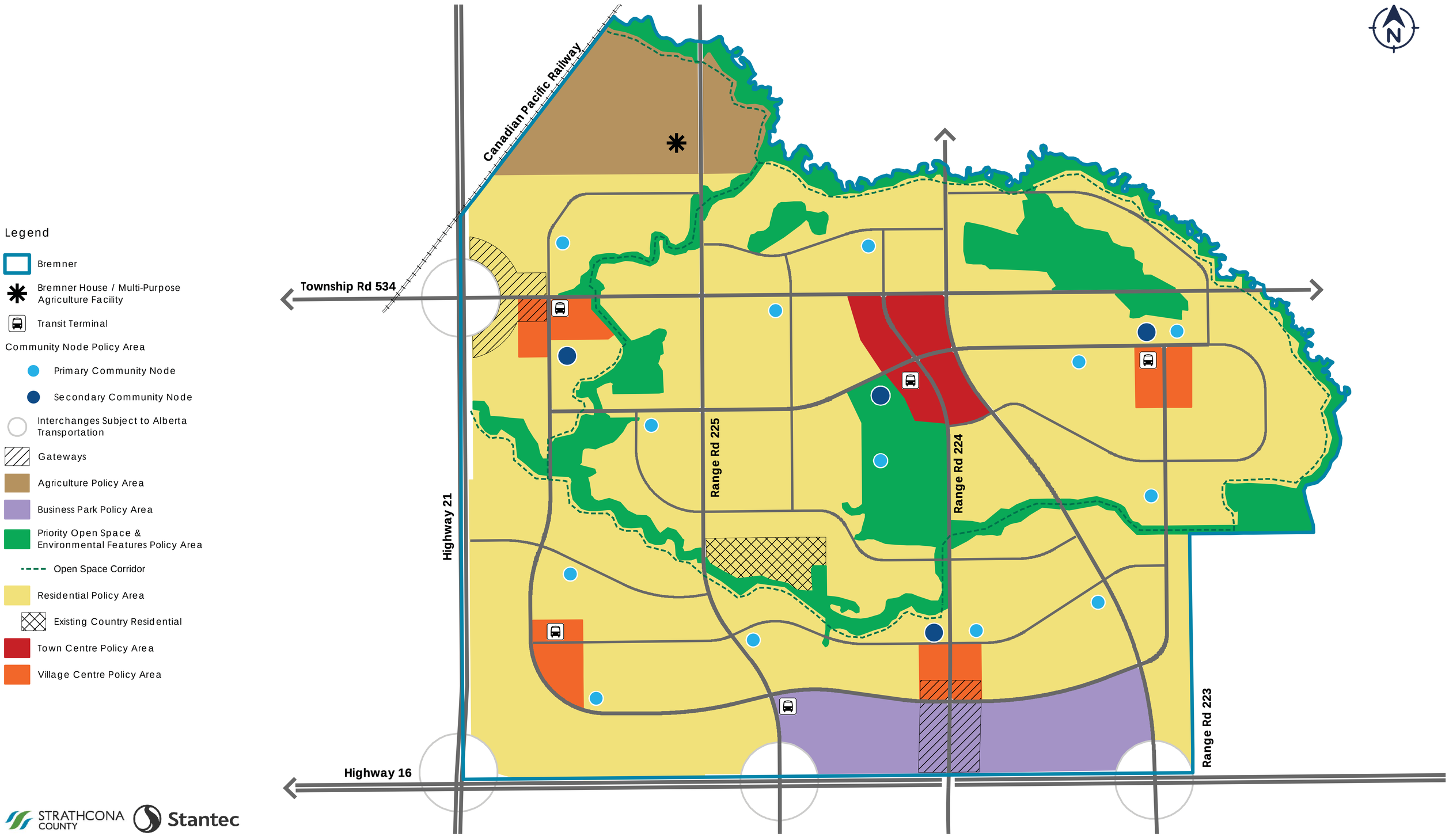
On-street Parking
Throughout the Village Centres and Town Centre, on-street parking will meet commercial demand and activate the streets.

Wide Sidewalks & Landscaped Boulevard
To accommodate pedestrians of all abilities, sidewalks on main streets will be wide. A treed boulevard will define the pedestrian zone.

Narrow Vehicle Right-of-Way
To focus the main street on active mode connections, the street widths for vehicles are narrow.

Protected Bike Lanes
For safe cycling on busy streets, bike lanes are separated from vehicular traffic.

BREMNER AREA CONCEPT PLAN - DRAFT CONCEPT



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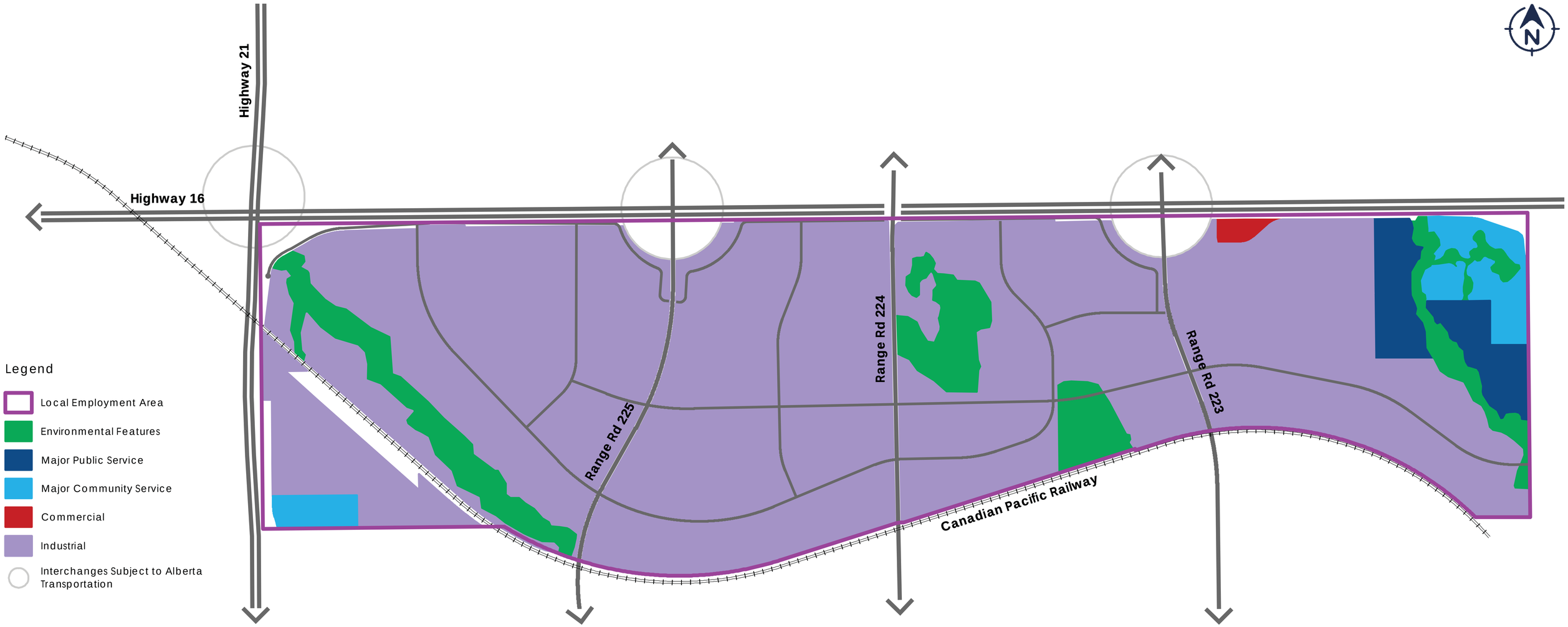
**Draft Concept yields a population of approximately 81,500 people*

LOCAL EMPLOYMENT AREA (DEVELOPMENT EXPANSION AREA) - DRAFT CONCEPT



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Have Comments? Questions?

Learn more

strathcona.ca/Bremner

Join the conversation

Write on the graffiti wall!

Talk to our project team

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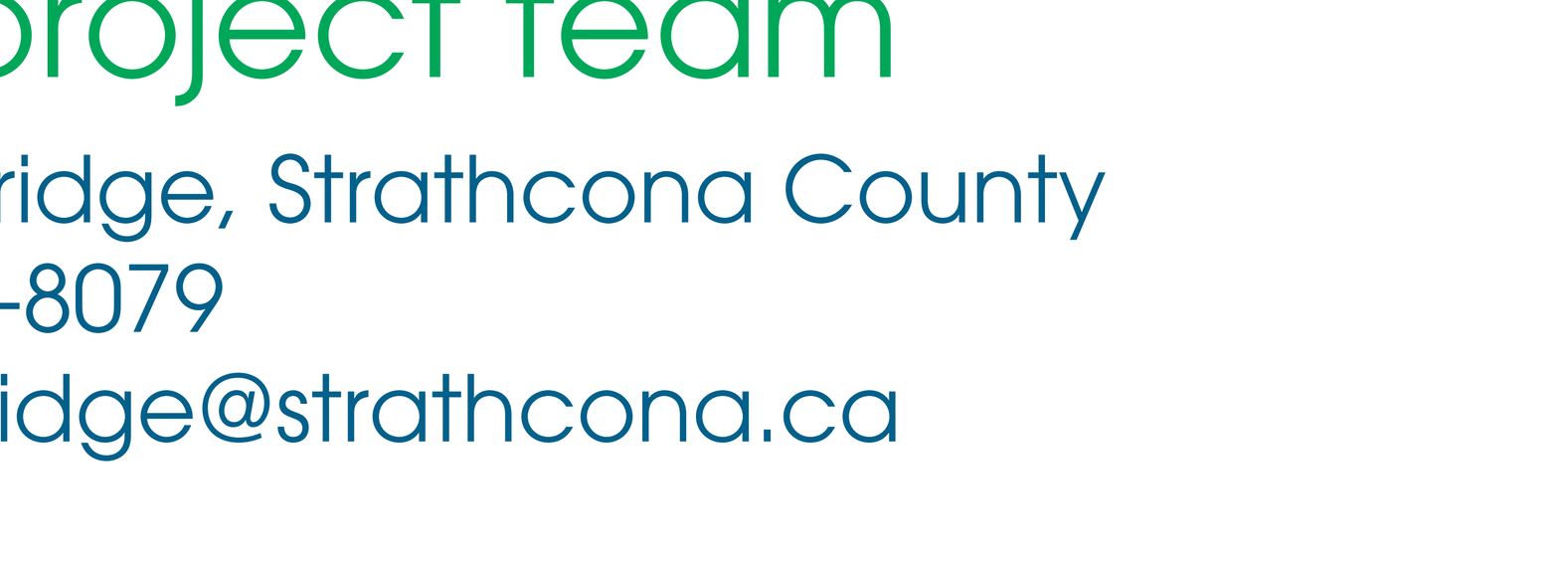
And fill out a comment sheet!