

Oakmont Area Structure Plan

Bylaw 12/97

Consolidated by Bylaw 7/2021
(Approved June 10, 2021)

CITY OF ST. ALBERT

CONSOLIDATION OF BYLAW 12/97

OAKMONT AREA STRUCTURE PLAN

Consolidated by Bylaw 7/2021

Being a bylaw to adopt the Oakmont Area Structure Plan

WHEREAS the Municipal Government Act provides that a Council may by Bylaw establish a framework for subsequent subdivision and development of land; and

WHEREAS Council deems it desirable to establish an Area Structure Plan for the Oakmont neighbourhood;

NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Municipal Government Act, S.A. 1994, c. M-26.1, as amended, hereby ENACTS AS FOLLOWS:

1. That the Oakmont Area Structure Plan attached hereto as Schedule "A" be adopted.
2. That Bylaw 39/90 and all amendments thereto be repealed.

OAKMONT AREA STRUCTURE PLAN

AMENDMENT NUMBER	BYLAW NUMBER	1ST READING	2ND READING	3RD READING
	39/90	Sep 4 C532	Sep 17 C562	Sep 17 C564
1	37/91	Dec 2 C636	Dec 16 C675	Dec 16 C676
2	11/91	Apr 2 C128	Sep 3 C237	Sep 3 C449
3	40/93	Nov. 1 C460	Nov 15 C474	May 2 C133
4	23/95	Sep 18 C238	Nov 6 C262	*
Repeals 39/90	7/96	Apr 1 C63	Abandoned C90-97	
Repeals 39/90	12/97	Mar 17 C91	Apr 7 C151	Apr 7 C152
1	11/2001	Apr 17 C127	June 4 C245 Recorded vote	June 4 C247
2	8/2013	Apr 29 C165	June 24 C304	June 24 C305
3	25/2013	Aug 26 C373	Aug 26 C374	Aug 26 C376
4	11/2020	defeated		
5	07/2021	July 9, 2021	July 9, 2021	July 9, 2021

*Proposed Bylaw 23/95 incorporated the Oakmont ASP with Oakmont Stage 15. Prior to third reading references to the ASP were deleted from the Bylaw.

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

CHAPTER 1 - INTRODUCTION

1.1 Purpose

This plan establishes the basic residential, mixed-use, commercial land use, and circulation patterns for the Oakmont neighbourhood. It addresses planning and servicing matters as well as the staging of future development according to St. Albert's current guidelines and standards. The Oakmont Area Structure Plan (ASP) Technical Report, dated February 1997, may be used to assist the reader in the implementation of this Bylaw. The mixed-use is referenced in the Oakmont Area Structure Plan Technical Report, prepared by Boudreau Communities November 13, 2020, and submitted by Boudreau Communities.

CHAPTER 2 - THE DEVELOPMENT AREA

2.1 Location and Area (Figure 1)

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

2.2 Policy Context

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

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

2.3 Existing Features

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

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

2.4 Land Ownership

The majority of land within the Oakmont neighbourhood is developed.

CHAPTER 3 - THE DEVELOPMENT PLAN

3.1 Residential Development (Figure 2)

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

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

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

Bylaw 7/2021 adjusts the development numbers to decrease the Low Density Residential designation to ± 71.82 hectares.

The total number of residential units projected for the Oakmont ASP is 2,081. Based on the number of residential units, 57.4% of the units are low density residential units and 30.6% are multiple family residential units. The Municipal Development Plan Bylaw 15/2007, Section 4.10 indicates a minimum of 30% of dwelling units must be medium and or high density residential. Single family residential lots will comply with the lot size distribution established in the Land Use Bylaw.

3.2 Mixed-Use Development (Figure 2)

Bylaw 7/2021 added a land use designation of Mixed-Use to the Area Structure Plan. The mixed-use development provides the opportunity to create a neighbourhood activity centre. Residential units could be located above commercial units or in a standalone building. The total 4.0 hectares of mixed-use site, for density calculations, contains 0.08 hectares of

commercial use and 0.98 hectares of residential. Proposed is 360 residential dwelling units in the mixed-use portion of Oakmont, which will be approximately 17.3% of the total residential units.

This area is proposed to be built under the Direct Control Mixed Use (DCMU) Land Use District of the Land Use Bylaw. This would allow a flexible range of land uses with the intention to create a human-scale, mixed-use environment with a pedestrian-friendly commercial component, a variety of housing options, and the provision of commercial and residential uses being within the same structure. Architectural controls could be implemented, to establish criteria to develop a complementary site, with the mix of land uses. In the DCMU Land Use District, an overall conceptual site plan or site development plan in relation to the portion being developed is required at the time of development permit to illustrate how the development will be integrated with the area.

Mitigation measures may be required to address noise, light, and odour issues created by the commercial uses, to reduce impacts to adjacent residential areas.

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

Table 1.0: Proposed Oakmont Development Statistics

Land Use	Area (ha)	% of GDA	Units	Population
Gross Area	150.0			
Environmental Reserve	8.54			
Bellerose Drive	8.36			
Gross Developable Area (GDA)	133.10	100%		
Municipal Reserve (park, school, trails not over utilities)	13.25	9.95%		
Open Space	7.57	5.68%		
Open Space (non-credit)	0.07	0.05%		
Water Reservoir	0.96	0.72%		
Public Utility Lots (PULs)	4.07	3.06%		
Roads	23.42	17.60%		
Subtotal Other Uses	49.34	37.06%		
Mixed Use – Commercial Portion (DCMU)	0.35	0.26%		
Commercial	2.17	1.63%		
Subtotal Commercial	2.52	1.89%		
Residential				
Low Density Residential	71.67	53.85%	1,195	3,465
Medium Density Residential (R3, R3A)	4.53	3.40%	237	528
Medium/High Density Residential (R4)	1.53	1.15%	289	644
Mixed Use - Residential Portion (DCMU)	3.65	2.74%	360	378
Subtotal Residential	81.38	61.14%	2,081	5,015

- May not add up to 100% due to rounding.
- Overall there will be 25.57 dwelling units per net residential hectare, with a residential breakdown of:

- 16.7 du/ha for low density residential;
- 52.3 to 188.9 du/ha for medium/high density residential; and
- 98.6 du/ha for mixed-use residential.
- Expected population per residential unit based on the City of St. Albert Census 2018:
 - 2.90 persons per low density dwelling unit;
 - 2.23 persons per medium density dwelling unit; and
 - 1.76 persons per high density dwelling unit.

3.3 Population Density and School Generation

The estimated population in Oakmont is 5,015 persons. The density, based on the 2018 City Census, is calculated at 2.90 persons per household for low density residential, 2.23 persons per household for medium density residential, and 1.76 persons per household for high density residential.

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

Age	School Grades	% of 2018 City of St. Albert Census Population	Projected Student Population
5-9	K-4	6.5%	325
10-14	5-9	6.9%	346
15-19	10-12	6.6%	331
Total			1,002

The anticipated number of students in the Oakmont neighbourhood at full build-out is around 1,002 students, between the ages of 5 to 19 years. This is based on the City of St. Albert 2018 Census Age Composition population of 62,842, the anticipated population of 5,015 for Oakmont, and the percentage of each age/grade category. At the time of development, the most current Census for St. Albert and consultation with school boards will occur to better anticipate student population.

The projected student population for the multiple family development at 230 and 250 Bellerose Drive, and 300 Orchard Court, could potentially have 72 students ranging from kindergarten to grade 12.

3.4 Commercial Development

A portion of the formers Hole's Greenhouse site has been developed with commercial shops. The addresses of 230 and 250 Bellerose Drive, and 300 Orchard Court are designated as mixed-use.

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

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

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

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

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

3.6 Environmental Assessment

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

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

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

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

3.7 Sequence of Development

The sequencing of development in the undeveloped portions of Oakmont shall occur in a manner that promotes contiguous development and establishes an efficient servicing pattern. Staging will generally allow for the sequential development of lands. The parcels located at 230 and 250 Bellerose Drive, and 300 Orchard Court are anticipated to be built-out between 2021 and 2030. Development of the school is dependent on demand and Provincial funding.

CHAPTER 4 - TRANSPORTATION

4.1 Existing Circulation Pattern (Figure 3)

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

4.2 Proposed Circulation Pattern

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

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

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

4.3 Public Transportation

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

4.4 Pedestrian Circulation

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

CHAPTER 5 - SERVICING AND UTILITIES

5.1 Servicing Adjacent to the Flood Plain

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

5.2 Water Distribution (Figure 4)

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

5.3 Sanitary Servicing (Figure 5)

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

5.4 Stormwater Management (Figure 6)

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

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

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

5.5 Shallow Utilities

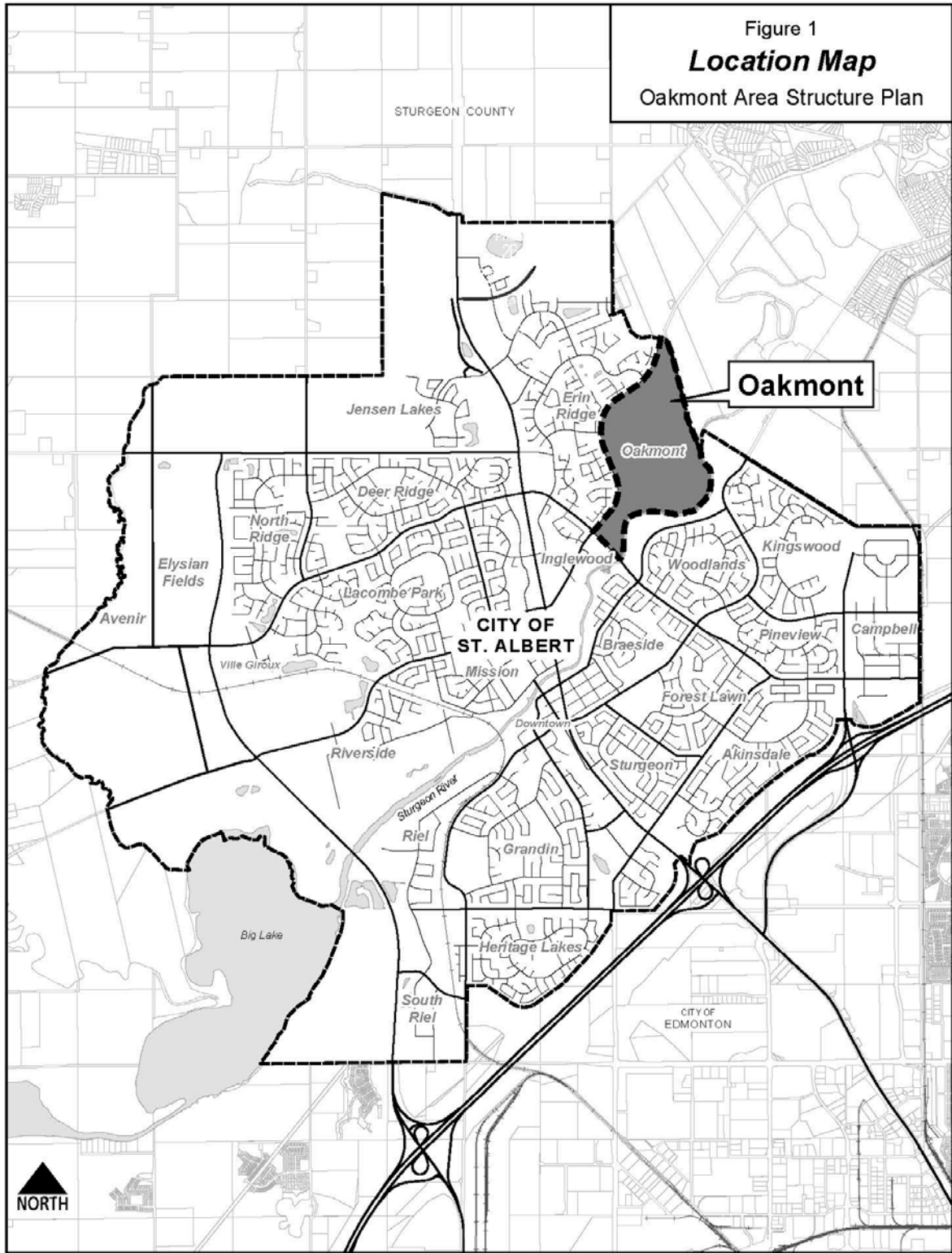
Power, gas, and communication franchise systems will service the area through agreements established with the developers.

5.6 Soil Conditions

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

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

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



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