

Technical Report Terms of Reference  
for

Area Structure Plan - Single-tier  
Area Redevelopment Plan  
and  
Redevelopment Sites



JULY 2025



## TABLE OF CONTENTS

---

1.0	Preamble .....	2
2.0	Plan Hierarchy .....	3
	Figure 2-1: Plan Hierarchy.....	3
3.0	Purpose of Technical Report .....	4
4.0	Pre-Application Meeting .....	4
5.0	Public Participation Plan.....	5
6.0	Application.....	5
	Figure 6-1: Checklist Required Documents .....	6
	Figure 6-2: Additional Studies.....	7
7.0	Simultaneous ASP/ARP .....	12
8.0	Timeline & Process.....	13
	Figure 8-1: Process Steps .....	13
9.0	Technical Report Requirements .....	14
	Figure 9-1: Technical Report Outline.....	14
10.0	Appendices.....	41
	Appendix A: Sample Future Land Use Map.....	41
	Appendix B: Sample Development Statistics.....	42
	Appendix C: Residential Densities and Average Household Size .....	46
	Appendix D: School Population Projections.....	47
	Appendix E: Reserve Land.....	48
	Appendix F: Density Target Scenarios For TOD and RTS Areas.....	49
	Appendix G: Map Colours.....	52
	Appendix H: Parks and Open Space Standards and Guidelines .....	55

Technical Report Terms of Reference  
for

Area Structure Plan - Single-tier  
Area Redevelopment Plan  
and  
Redevelopment Sites



## 1.0 Preamble

This Terms of Reference provides requirements and details for preparing a Technical Report to amend a single-tier Area Structure Plan (ASP) approved in 2021 or earlier, to create an Area Redevelopment Plan (ARP), or to amend an ARP. This Technical Report Terms of Reference may also be applicable to redevelopment site(s).

In 2022, the City implemented a two-tier policy framework for Area Structure Plans and Neighbourhood Plans. For lands requiring an Area Structure Plan and Neighbourhood Plans see *Area Structure Plan and Neighbourhood Plan Terms of Reference*. No new single-tier ASP are anticipated to be created, only amendments to existing single-tier ASPs.

The City of St. Albert (the City), in accordance with Sections 633, 634, 635, 636, and 638 of the Municipal Government Act (MGA) and St. Albert Municipal Development Plan (MDP) - Flourish, prepares the bylaw for single-tier ASP amendments, ARP, and ARP amendments. The single-tier ASP and ARP are City documents and, as such, the City is responsible for them.

A single-tier Area Structure Plan is a statutory plan that provides a framework on future development of undeveloped areas, and may include residential, commercial, institutional, and industrial, or a combination of land uses.

An Area Redevelopment Plan is a statutory plan that guides how an existing built-up area or neighbourhood should be redeveloped/developed in the future. Such plans could include revitalization, redevelopment, or preservation.

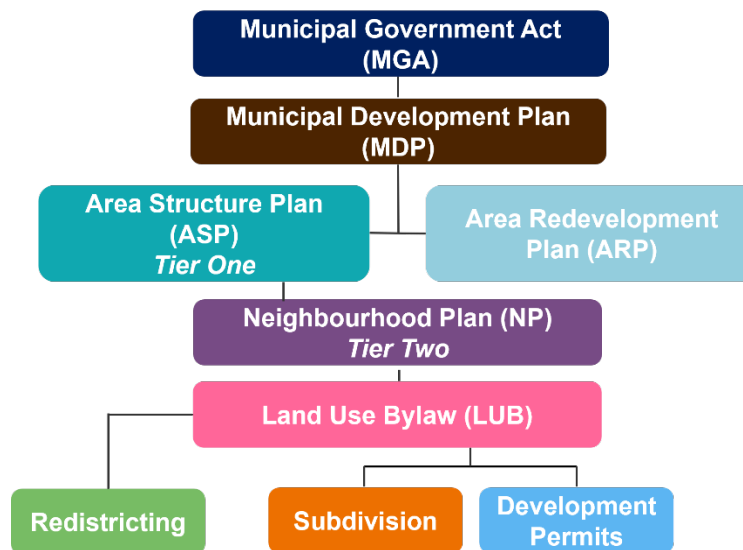
This Terms of Reference can be used for redevelopment site(s) that are not within an area structure plan or an area redevelopment plan. Redevelopment site(s) may include a change in use, intensification of a site, and/or development of an infill parcel. When reading this document, where there is reference to ARP, or an

amendment to an existing single-tier ASP or ARP, the same consideration can be made for redevelopment site(s). This Terms of Reference is not applicable to an infill single lot split subdivision.

## 2.0 Plan Hierarchy

[Figure 2-1](#) illustrates how a single-tier (Tier One) ASP and ARP fit into the larger planning framework.

**Figure 2-1: Plan Hierarchy**



The **Municipal Government Act** (MGA) provides the legal framework for governance and planning in Alberta municipalities. It enables municipalities to create statutory plans.

The **Municipal Development Plan** (MDP), *Flourish*, provides policy direction on how the City will grow to a population of 100K.

An **Area Structure Plan** (ASP) implements the MDP policies for development within a specific greenfield area of the city.

An **Area Redevelopment Plan** (ARP) implements the MDP policies for development within an already developed area of the city.

A **Neighbourhood Plan** (NP) details on how an area of an ASP will be developed and correlates to the Land Use Bylaw.

The **Land Use Bylaw** (LUB) regulates standards for development of land including land uses, housing types, densities, parking, landscaping, building height, etc.

A **Subdivision** is the division of a parcel of land often referring to creating additional parcel(s).

**Development Permits** (DP) are approvals for the development of land provided for by the Land Use Bylaw.

### 3.0 Purpose of Technical Report

This Terms of Reference outlines the requirements for preparing a Technical Report for ARP, or an amendment to an existing single-tier ASP or ARP. The intent is to provide a framework for creating an ARP or amending a single-tier ASP or ARP bylaw, and in preparing a Technical Report. With a redevelopment site, a Technical Report and supporting documents will inform City administration, stakeholders, residents, and Council if the redevelopment is possible, the impacts of redevelopment, and what may need to occur to consider redevelopment of a site.

To support the preparation of an ARP, amending a single-tier ASP or ARP bylaw, or site redevelopment, an applicant prepares a Technical Report with supporting documents as outlined in this Terms of Reference. Documents submitted to the City will be made available for public viewing and provided to referral agencies. An applicant will engage professionals in the fields of land use planning, engineering, and other areas to assist in the preparation of the Technical Report and associated documents.

City staff members work with the applicant and consider their interests, the interests of other stakeholders, referral agencies, and citizens. Staff make recommendations to City Council, to support or not support, amendments to a single-tier ASP or ARP bylaw, ARP, or redevelopment site. The applicant can make a presentation to City Council as part of the Public Hearing process.

### 4.0 Pre-Application Meeting

An applicant can contact the City's Planning Branch to request a pre-application meeting. The meeting is an opportunity to present initial development intentions, and for staff to review the application process, public participation requirements, identify potential issues, and other requirements. Fees for pre-application

meeting(s) are required as per Schedule G of the City of St. Albert Master Rates Bylaw.

As well, the type of additional studies and documentation may be determined at this meeting. In addition, during the processing of the application, supplementary information may be requested from the applicant.

## 5.0 Public Participation Plan

The applicant is responsible for organizing, conducting, and funding public consultation in accordance with the Public Participation Guidelines for Planning and Development Applications. Depending on technical complexity and public input, an application may require multiple rounds of public consultation. A Public Participation Plan is approved by the Director of Planning and Development prior to implementation of the Public Participation Plan. An Area Redevelopment Plan and site redevelopment may require significant neighbourhood consultation. Public Notification Sign is required to be installed within 14 days of acceptance of the application. The Planning Branch will provide sign guidelines and proof sign text prior to the sign being printed and installed.

## 6.0 Application

Prior to submitting the application with the supporting documents, contact the Planner assigned to the file, who will advise on the number of hard copies needed for the submission, and the fees. A PDF for each document is required, along with AUTOCAD for the maps.

All documentation must be submitted at the same time, as they are reviewed together, along with the application fee(s) and appropriate forms. Once the City deems the application(s) complete, processing of the application(s) will begin. Incomplete applications cannot be accepted and may be returned to the applicant.

Application package for [ASP](#) and [ARP](#) are on the City's website under Planning Applications & Forms, Full Package. [Figure 6-1](#) is a checklist of required documents and [Figure 6-2](#) is a list of additional studies that may be needed for a submission.

Redistricting and subdivision applications can occur concurrently with an ARP or amendment to single-tier ASP or ARP bylaw. Redistricting of the land is a Council decision and is required prior to subdivision and development of the land. A

redistricting must be consistent with the MDP, ASP, or ARP. However, there is the risk that if a higher level document is not approved, all lower level documents will not be approved and no refunds.

Once a parcel of land has been redistricted, then the Subdivision Authority can make a decision on conditions for the subdivision.

**Figure 6-1: Checklist Required Documents**

**for Single-tier Area Structure Plan Amendment, Area Redevelopment Plan Amendment, Area Redevelopment Plan**

Required Documents	Description
<b>Application Form and Checklist</b>	The Application package includes forms and checklist. There is a separate application package for Single-tier <a href="#">ASP amendment</a> and <a href="#">ARP</a> new or amendment.
<b>Technical Report &amp; Maps</b>	The purpose of a Technical Report is to explain and provide rationale for each new ARP or Plan amendment and summarizes the findings for the studies. The Technical Report is to inform Administration, stakeholders, residents, and Council if a development proposal is feasible, its impacts, and what might need to occur to consider development of the lands. The Technical Report must be based on good planning principles and demonstrate conformity to policies in the MDP and other applicable policies and bylaws. For Technical Report requirements refer to <a href="#">Section 9</a> .
<b>Current Certificate of Title</b>	Required for each parcel of land being amended and a copy of any easement, rights-of-way, or other legal document registered on the property that affects the use of the lands.
<b>Fees</b>	Cheque only. Credit card payments are not accepted.
<b>Letter</b>	Provide letter outlining consultation with landowners within and adjacent to the ASP amendment area.
<b>Owner’s Authorization</b>	Required by the primary landowner making the application.
<b>Records from Public Consultation</b>	A court report verbatim transcript of the public consultation. See Public Participation Guidelines for Planning and Development Applications.
<b>Technical Studies and Reports</b>	At the pre-application meeting, additional studies and reports will be identified that the applicant must prepare. It

Required Documents	Description
	is also possible that following circulation, more studies and reports could be identified and required.

**Figure 6-2: Additional Studies**

Additional Studies	Description
<b>Agricultural Impact Assessment (AIA)</b>	If an AIA is required, provide a description of the development proposal; describe the applicable planning policies, regulations, and contextual factors; provide an assessment on the viability of agriculture; discuss the impacts on agriculture; discuss alternative locations; and discuss mitigation measures.
<b>Alberta Energy Regulator (AER) Report</b>	To identify wells, oil and gas facilities, and pipelines within the Plan area.
<b>Biophysical Impact Assessment (May include Wetland Assessment)</b>	<p>The Biophysical Impact Assessment is a field study undertaken to identify flora (plant life including mosses and fungi) and fauna (mammals, birds, insects, fish, reptiles, and amphibians etc.), located on the subject lands, and identify environmentally sensitive areas, locally sensitive areas, and wildlife corridors as currently identified in the City of St. Albert Natural Areas Assessment – 2015 Update, and the City of St. Albert Natural Area Conservation and Management Plan. While a specific Rare Plant Survey is not required, should any rare plants be observed during any field investigations or assessments, the Assessment report shall note the findings. The assessment will study the impact of development and recommendations for compensation, conservation, naturalization, and best management practices. This report should be in keeping with provincial legislation and the City of St. Albert’s environmental policies.</p> <p>A Biophysical Impact Assessment may often be referred to as a Natural Area Assessment.</p>
<b>Constraints</b>	Map and information identifying rights-of-way locations, confined feed operations, sour gas wells, abandoned

Additional Studies	Description
	wells, high pressure pipelines, utility lines, rail lines, landfills, natural and cultural features, steep slopes, flood hazards, etc.
<b>Environmental Site Assessment (ESA)</b>	A Phase 1 investigation for all lands within the ASP boundary or redevelopment site to identify areas of potential environmental concern associated with past and present activities. Determine if additional assessment measures are required. Considerations such as wellheads, sour gas wells, chemicals used on the site, spills (chemical, oil, etc.), farming practices, railway ties, asbestos, lead paint, landfills, storage sites (snow, salt, sand, etc.), pipelines, powerlines, underground tanks (gas, septic, etc.), and any other matter that impacts land, air, and water. The ESA should identify appropriate uses for the land, such as residential, institutional, and commercial.
<b>Fiscal Impact Analysis (FIA)</b>	Based on full build-out providing anticipated capital costs, replacement costs, operational costs, and revenues to the City. This may require scenarios for different forms of development. It is possible additional analysis may be required after the initial FIA is submitted. Applications Management Consulting Ltd. prepared the City's fiscal model, which is used to produce a Fiscal Impact Analysis.
<b>Geotechnical Report</b>	<p>Provides a geotechnical assessment of land to evaluate the existing soil conditions and properties and unconfined groundwater levels to determine the potential impacts on the future development of the subject lands. The geotechnical assessment will characterize the general soil properties found within the assessment area and provide general guidance to constructability of buildings, transportation networks, and supporting infrastructure.</p> <p>The City requires information regarding groundwater levels to evaluate the range of the depth to groundwater throughout the year. The City generally asks that groundwater level data be collected over a two-year period (minimum of four measurements per piezometer). Groundwater levels should be collected in the Spring and Fall of each year. Additionally, each piezometer will be</p>

Additional Studies	Description
	<p>sampled at least once for inorganic groundwater chemistry including pH, alkalinity, and electrical conductivity. This information will assist in developing future drainage and stormwater management plans as well as provide background information for the dewatering of construction sites. The submission must identify the locations of the proposed piezometers and monitoring frequency.</p> <p>When slopes exist, the study will identify structure development line (foundations of principal building and structure cannot be built beyond the structure development line), urban development line (rear property line), and top of bank; plus, restrictions such as no fill, irrigation, or swimming pools.</p>
<b>Height Impact Study</b>	To investigate potential impacts of any wind tunnels, building massing, and noise and light refraction, etc.
<b>Historical Resources Act (HRA) Approval</b>	<p>The HRA approval can be obtained through a Historic Resources Application with the Historic Resource Statement of Justification and submitted through the Alberta Government Online Permitting and Clearance System (OPaC).</p> <p>To see if there are any lands within the Plan area that are within the Listing of Historic Resource map, visit <a href="https://www.alberta.ca/listing-historic-resources.aspx">https://www.alberta.ca/listing-historic-resources.aspx</a>, and search 'listing web map application'. The listing of historic resources will help identify if future development will impact historic resources such as archaeological sites, paleontological sites, Indigenous traditional use sites, and/or historic structures.</p> <p>The Historic Resources Statement of Justification is designed to determine if the subject lands contain any known historical resources, or if they contain potential for any unrecorded resources that will be impacted by future land development. The report requirements must be in keeping with the Historical Resources Act requirements.</p>

Additional Studies	Description
<b>Historical Resource Impact Assessment (HRIA)</b>	<p>An assessment may be required before a development activity begins if the project may impact Alberta’s historic resources.</p> <p>If there are lands that are contained within the Listing of Historic Resources, an HRIA may be required.</p>
<b>Market Analysis</b>	<p>If the proposed land use designations within the Plan area do not comply with the MDP, e.g., proposed conversion from non-residential to residential. A market analysis may be required when land use is changed, to compare change and discuss items such as absorption rates, market demand, and trends.</p>
<b>Noise and Vibration Mitigation Study</b>	<p>This study should address potential impact from noise and vibration using setbacks, screening/buffers such as landscaping, berms and fences, and appropriate building materials. This study should explore mitigation measures caused by noise and vibration impacts from industrial / commercial operations, rail line, traffic on Crosstown and Boulevard roadways, and other impactful uses.</p> <p>If the Plan area is in proximity to railway operations, please refer to: <a href="http://www.proximityissues.ca/">http://www.proximityissues.ca/</a></p>
<b>Parking Study</b>	<p>To help develop appropriate parking regulations, parking management strategies, and guide future parking development.</p>
<b>Parks &amp; Open Space Evaluation Tool</b>	<p>See <a href="#">Appendix H</a>: Parks and Open Space Standards and Guidelines: Within the Guideline is the Evaluation Tool, Figure 2: Evaluation Tool for a Single-Tier Area Structure Plan or Neighbourhood Plan, to be used in assessing how well a proposed park system meets the City’s Parks and Open Space Standards and Guidelines.</p>
<b>Servicing Design Brief</b>	<p>The Servicing Design Brief outlines all details of the stormwater, water, and wastewater/sanitary networks. Details should include connectivity to adjacent areas (including future development areas), expected utility line sizes, locations for SWMF, sanitary/storm lift stations, and water pressure reducing valves. Temporary and permanent facilities required at each stage of development should be shown. Where possible, Servicing Design</p>

Additional Studies	Description
	Briefs should identify shared contributed infrastructure that will require cost-sharing arrangements between multiple parties. Documents shall be stamped and signed by a registered professional Engineer. (Alberta Registered)
<b>Student Population Projection</b>	This information is to inform the potential number of school sites based on the most recent municipal census data and resident population within the ASP area. Please refer to <a href="#">Appendix D</a> .
<b>Sun Shadow Study</b>	To illustrate sun and shadow impacts of proposed development in relation to its surroundings during the equinoxes of March and September, and on the solstices of June and December at the hours of 9:00 am, 12:00 pm, 3:00 pm, and 6:00 pm. A time lapse clip can also be provided.
<b>Topography Map/Survey</b>	Topography and flood mapping for the subject lands will include a topographic survey for the Plan area at one (1) metre intervals. The map will include the topography and a description of the range of slopes in the development area, 100-year flood map, show top of bank, proposed development setbacks as identified in the Geotechnical Report, and the high-water mark. High resolution LIDAR is preferred.
<b>Traffic Impact Assessment (TIA)</b>	The TIA shall follow requirements and conditions set within the City's TIA Guidelines and will provide the detailed technical evaluation and background of analysis on major roads (Boulevards, Crosstowns, Connectors, Neighbourhood roadways) and minor roads (Local roadways and Laneways), with supplementary supportive reporting on active mode considerations, parking, noise mitigation and incidental TIA details. Documents shall be stamped and signed by a registered professional Engineer (Alberta registered).
<b>Tree Inventory and Assessment</b>	To assess trees and woodland on private property for retainment. Assessment should examine the condition and ecological value of the trees, potential to acquire woodland as Municipal Reserve, and discuss measures for

Additional Studies	Description
	tree protection. The Tree Inventory and Assessment must be completed by a Certified Arborist.
<b>Urban Design Study</b>	Prepare an urban design study that should place emphasis on high quality treatments and application of good urban design principles to aesthetically enhance industrial and mixed-use developments, including well-integrated connectivity, to enable walkability and access to transit, building placement, and site design.
<b>Wetland Assessment</b>	The assessment involves the identification and classification of wetlands through field surveys when an appropriate amount of vegetation growth is present under snow-free conditions. Wetlands will be assessed in accordance with the requirements of the Alberta Wetland Identification and Delineation Directive. Field data undertaken for a Wetland Assessment is typically valid for three years, therefore, it should be completed if development is foreseeable within three (3) years from the completion of the Wetland Assessment.
<b>Additional Supporting Documents</b>	As required.

## 7.0 Simultaneous ASP/ARP

When more than one application is received by the City to amend the same single-tier ASP or ARP, the City will determine which application will go first for a decision of Council. There will be a time delay for the second application to go to Council. As per the MGA Section 187, Bylaw readings (3) “Each councillor present at the meeting at which third reading is to take place must, before the proposed bylaw receives third reading, be given or have had the opportunity to review the full text of the proposed bylaw and of any amendments that were passed after first reading.” Before a second ASP application amendment can go to Council, the decision on the first application that is before Council must be made, because the outcome of the decision may impact the text and maps.

## 8.0 Timeline & Process

To prepare a new ARP is anticipated to take a minimum of 18 months. To amend a single-tier ASP or ARP bylaw ranges between 6 to 13 months. [Figure 8-1](#) outlines the process steps.

**Figure 8-1: Process Steps**

<b>1</b>	Pre-Application Meeting
<b>2</b>	Public Participation Plan (Submission & Approval)
<b>3</b>	Public Participation
<b>4</b>	Application Submitted
<b>5</b>	Application Deemed Complete
<b>6</b>	Circulation
<b>7</b>	Circulation Comments to Applicant
<b>8</b>	Applicant Review Circulation Comments
<b>9</b>	Review and Accept Applicant Responses
<b>10</b>	Prepare and Circulate Draft ASP or ARP to Applicant
<b>11</b>	Prepare Council Package for Public Hearing & Council Decision

### Figure 8-1: Notes

- A timeline associated with the above steps will be generated when a complete application is submitted. The timeline will assume a best case / complete application.
- The applicant is required to respond to the City's comments by a given deadline. Responses to comments must be deemed satisfactory by the City's review before the application can proceed. At the discretion of Administration, an application may require re-circulation depending on the extent of changes to the proposal, and re-submission fees may be required and payable by the applicant.
- Administration will prepare the agenda report and bylaw to Council for the ASP or ARP amendment, or ARP.

## 9.0 Technical Report Requirements

This section describes what should be in a Technical Report.

### Figure 9-1: Technical Report Outline

- 1.0 Introduction**
- 1.1 Site Location**
  - On a map with a scale and a north arrow, show the location of the site in context to the whole city.
  - Provide the area, in hectares, of the Plan area.
  - Be clear of what the Plan boundaries are, in consultation with Administration, i.e., if a roadway is a boundary, clarify if the boundary includes the entire road width, or midway.
- 1.2 Name of Area Structure Plan**
  - The name of an Area Structure Plan is initiated by the developer and is approved by Council prior to or at the time of passage of the ASP.
  - There is a Names Reserve List, or the developer may propose a name.
  - Provide rationale for the name of the proposed ASP/ARP.
  - Council Policy C-CC-05 [Municipal Naming](#) provides information on naming an Area Structure Plan.
  - As the City continues to grow, remaining available letters should be used where appropriate and upon agreement between the City and the developer proposing to rename a single-tier ASP or ARP.
  - Duplicate alphabetically assigned neighbourhood names may also be considered.
- 1.3 List of Consultants**
  - Provide a list of consultants (planners, engineers, architects, market appraisers, etc.) that are involved with the single-tier ASP, ARP, or redevelopment site.
- 1.4 Purpose**
  - Provide highlights of the technical report, size of the area, and the documents used to create the technical report.
  - Provide MDP land use designations to show alignment.

- 1.5 Vision**

  - Describe the overall vision for the area: How the development or re-development will look and feel once developed; and the meaning to the public and the end-users. Describe the interest in development or re-development of this area of the city.
  - For amendments, provide rationale and justification for the proposed change(s), and how the change supports the vision of the area and Council priorities.
  
- 1.6 Objectives**

  - At full build-out, describe what this development provides to the citizens and businesses of St. Albert.
  - Provide a connection to the MDP goals, so it is clearly articulated.
  
- 1.7 History**

  - Describe previous and existing land uses on the site and adjacent lands.
  - Include any significant information about the site that should be documented and/or retained.
  - Provide any knowledge of traditional land uses of the subject area by Indigenous peoples.
  - Provide any information of historic resources that are of value to cultural heritage as identified in the Listing of Historic Resources (National, Provincial, and Municipal listings).
  - Historical Resources Act Approval from the Government of Alberta may be required.
  
- 1.8 Timeframe of the Plan**

  - Identify the expected timeframe, in years and the year, for build-out, and any factors that would speed up or slow down the development of the area.
  
- 1.9 Property Ownership Patterns**

  - A table showing legal description, ownership, area(s) in hectares, and percentage of the total land areas.
  - Identify any parcels of land that the applicant may be purchasing to incorporate into the Plan area.
  - Map of property ownership(s) for the amendment area: Map will also include ASP boundary, amendment area, gross area, City boundary, legal descriptions, name of ownership, area in hectares,

rights-of-way plan numbers and ownership, and roadway plan numbers.

- If there has been history of change in land ownership for the amendment area, provide a table showing: date, ownership, and legal description of property and size.
- Should an owner not be participating in the Plan area, discuss what attempts are being made or have been made to involve specific landowner(s), and reasons for non-participation.
- Owner authorization by the primary landowner making the application.
- At the pre-application meeting, Property Ownership Patterns and required submissions can be discussed.

## **2.0 Statutory Plan Compliance**

Provide a brief statement and identify policies of existing statutory documents that the proposal complies with and complements. Should the application not meet the policies within these documents, identify the differences and possible solutions, which may include additional statutory plan amendments.

- Municipal Development Plan (MDP).
  - Demonstrate conformance with the MDP.
  - Read the entire MDP and not consider policies or sections in isolation.
  - Should a MDP amendment be required, the applicant will provide an MDP amendment application and fees.
  - Provide justification for the amendment by upholding the intent of the MDP goals and principles, to the satisfaction of Administration.
  - Additional technical support studies may be required as part of a MDP amendment application.
  - MDP amendments may be processed concurrently.
- Existing Area Structure Plan (ASP) and Area Redevelopment Plan (ARP) for the specific area.

- Adjacent ASP or ARP to the specific area: Identify how roads, pedestrian connectivity, land uses, screening, etc. will be compatible and interfaced.
- If adjacent lands are not in an ASP or ARP, describe the land uses and the jurisdiction of the lands.

### **3.0 Municipal Documents**

The City has several municipal documents, each with a specific focus, with each relating to how land is used. These documents are available on the City's website. Please review these documents and reference the applicable documents in the technical report that support or do not support the concept of the application:

- Big Lake Stormwater Management Plan
- Carrot Creek Regional Drainage Master Plan
- City of St. Albert Land Use Bylaw
- City of St. Albert Municipal Development Plan (MDP)
- City of St. Albert Engineering Standards
- City of St. Albert Parks and Open Space Standards and Guidelines
- Complete Streets Guidelines and Implementation Strategy
- Downtown Area Redevelopment Plan (DARP)
- Environmental Master Plan (EMP)
- Grandin Park (Ball Estate South ) ARP
- Heritage Management Plan
- Municipal Government Act RSA 2000 Ch.M-26
- Natural Areas Conservation and Management Plan
- Off-Site Levy Bylaw
- Park Master Plans
- Public Participation Guidelines for Planning and Development Applications
- Smart City Master Plan
- St. Albert Natural Areas Assessment
- Stormwater Management Master Plan
- Surface Drainage Bylaw
- Traffic Bylaw
- Transportation Impact Assessment (TIA) Guidelines
- Transit Long Term Department Plan

- Transportation Master Plan (TMP)
- Utilities Master Plan (UMP)
- Water Conservation Bylaw

Additional documents that may assist in preparing an application and to consider should development proceed:

- Addressing Bylaw
- Campbell Business Park North: Design Guidelines
- Downtown St. Albert Urban Design Guidelines
- Timberlea (now Riverside) Natural Areas Protection Guidelines

#### **4.0 Public Participation Summary**

Public participation should follow the Public Participation Plan approved by the Director of Planning and Development.

The summary will outline public participation activities undertaken including:

- Summary of the public participation tools used along with dates of meetings (in-person/online) or other activities, list of attendees with addresses and postal codes, or emails, meeting location, and method of advertisements (mail-outs, newspaper ads of public notifications).
- Feedback received and how it was incorporated into the development proposal.
- Deviations from the initially approved Public Participation Plan, with rationale.

Record of public meeting(s) must be provided. Virtual meetings are recorded so that people unable to attend can view the video. A verbatim transcript prepared by a court reporter is required for in-person and online meetings. Verbatim transcripts are to be provided as PDF with the application.

#### **5.0 Site Analysis**

Provide a summary of the findings for each supporting report and study identified as a requirement by Administration, under the [Application Checklist](#). This

includes describing pre-development conditions of the amendment area.

## **6.0 Site Concept**

An amendment to a single-tier Area Structure Plan (ASP) approved in 2021 or earlier, to create an Area Redevelopment Plan (ARP), to amend an ARP, or to redevelop a site, must conform to the policies of the MDP.

Provide a description of each development area including:

- Area of land
- Type of land use
- Range of built forms for each land use type
- Number of dwelling units for low, medium, high density sites, and mixed-use sites
- Density ranges for residential land uses

The Land Use Bylaw districts will be considered when determining land use designations to ensure alignment.

The following should be included in the Technical Report corresponding to the text section of land use concept:

- A coloured map, with a scale, showing future land uses with land area (in hectares) for each land use.

See [Appendix C: Figure C-1 Residential Densities and Figure C-2 Average Household Size](#) to assist in determining units per hectare and persons per household.

See [Appendix B: Sample Development Statistics table](#).

The development statistics table should include the following information:

- Each land use type and allocated land area including, but not limited to, residential, non-residential, municipal reserve, etc.
- Percentage of total land area allocated to each land use.
- Number of units allocated to each residential and mixed-use land uses.

- Projected population for each type of residential and mixed-use land uses.
- Assumed density within the density range used to calculate projected densities for low, medium, high, and mixed-use land uses.
- Assumed persons/unit used to calculate population projection. Administration can advise on the census data of person per household used to determine the projected population.
- When applying for a single-tier ASP amendment, please keep what is shown in the approved ASP, prepare a second set of columns to show what the amendment is proposing, and then additional column(s) to show the combined existing and proposed. The statistics table needs to clearly depict what is being proposed.
- Statistics for mixed-use sites/development can include multiple entries depending on the combination of uses. Careful attention should be paid to ensure double counting does not occur between entries.

## **7.0 Residential**

### **7.1 Low Density**

- The density range for low density residential housing forms such as single-detached dwelling, semi-detached dwelling, duplex, townhouse-single, and townhouse-plex. The low density housing forms may achieve densities of 23-39 du/ha.
- The density range for townhouse within low density residential districts is 40 to 110 du/ha.

### **7.2 Medium Density**

- The density range for medium density residential with housing forms such as townhouse-complex and low-rise apartment is 40-100 du/ha, and up to 125 du/ha with site density bonus.

### **7.3 High Density**

- The density range for high density residential with housing forms such as mid-rise and high-rise

apartments is 100-140 du/ha, or greater as per the provisions of the Land Use Bylaw.

- As per the MDP, high density residential is to be located within Trail Corridor Areas and Downtown. This is to support the future LRT along St. Albert Trail.
- Consider Section 14.6 in the MDP, which relates to neighbourhood design principles, and location for medium density residential and MDP Section 7.1 'Housing Diversity' and MDP Section 7.2 'Housing for Everyone'.
- Servicing and transportation infrastructure capacity shall be considered in determining between medium and high density developments where there is overlap between density ranges.
- Compatibility with surrounding land uses shall be considered in determining the location of medium and high density developments. Good urban design principles such as adequate setback, landscaping, and architectural treatments are to be incorporated into the proposed design to reduce impacts such as height, massing, noise, traffic, privacy, sun/wind, etc.
- Building placement should consider addressing the interaction with the higher order street such as use of high-quality architectural treatments on facades facing the street, orientation of main entrances to the higher order public street, and tight front setback providing walkable connectivity to the public realm.

#### **7.4 Supportive Living Accommodation**

- Supportive living is typically in a multiple unit structure that is recognized, authorized, licensed, or certified by a public authority. The Land Use Bylaw is specific as to where these facilities can be located.
- Supportive living includes on-site professional care and daily living support such as meals, laundry, and housekeeping.
- Sleep units do not have a full kitchen.

## 7.5 Mixed-Use

- Units without full kitchens will not be counted in the dwelling unit count. The population statistics will count the anticipated population within the facility.
- Mixed-use may be a combination of residential and commercial; a combination of residential and institutional such as religious assembly or school; or residential, commercial, and transit.
- Mixed-use with non-residential may include a combination of industrial, commercial, and institutional uses.
- Residential housing is not permitted in business park or industrial districts.
- Mixed-use may be on a single parcel, and within a building.
- MDP Map 3: Urban Structure and General Land Use, identifies Rapid Transit Station (RTS) Areas, North Transit Oriented Development (TOD) Centre, Trail Corridor Areas, and Mixed-use Nodes as places for mixed-use developments with residential. Development may occur on more than one parcel of land.
- The related MDP policies are in Sections 13.2, 14.4, and 14.5.
- MDP Map 3 and Section 14.8, identifies and discusses Mixed-use Employment Areas.
- MDP Section 14.6, discusses mixed-use development and redevelopment sites.
- MPD Policy 13.1.4, identifies residential density range for Mixed-use Nodes is 50-60 dwelling units per net residential hectare (du/nrha).
- Small scale mixed-use developments can be identified at the single-tier ASP and ARP, with non-residential uses at grade on corner lots with transitions to surrounding existing and proposed uses.

- Multi-storey, multi-unit, mixed-use buildings are encouraged to enable compact and walkable mixed-use developments that meet the people + jobs / gross hectare (gha) requirements.
- Housing development may include medium density residential units, live/work units, and high density residential in mixed-use area of an RTS area or TOD Centre.
- Indicate the mix and where the residential is located in relation to the commercial, such as residential located above the commercial, live/work units behind the commercial areas, or if the uses are within the same building or in separate buildings.
- Indicate the area of land for each use within horizontal mixed-use sites or the proportion of floor area of each use within a vertically integrated mixed-use building.
- Discuss how compact built form and enhanced urban design will achieve walkability for pedestrians and transit connection within the mixed-use area.
- Consideration for parking, for example, adequate supply of parking, how residential and commercial parking is separated within parkade structure, etc.
- Mitigation measures to address potential issues from commercial operations such as noise, light, odour, delivery trucks, garbage locations, screening, staff and patron accesses, and hours of operation.
- Indicate the number of dwelling units with the mixed-use area of land in hectares for the residential and the commercial components.
- Potential architectural controls and pedestrian oriented development.
- The commercial component must address the items as listed under [Section 8.0 \(Commercial\)](#), of this document.
- All Rapid Transit Station (RTS) Areas and the North Transit Oriented Development (TOD) Centre are

## 7.6 Rapid Transit Station (RTS) Areas and

## **Transit Oriented Development (TOD) Centre**

located along the Trail Corridor Areas, as show on MDP Map 3.

- MDP Policy 13.2.5, indicates that within the 800-metre radius of the rapid transit station area, the minimum density target is 140 people and jobs per gross hectare (gha). See [Appendix F](#) for potential scenarios in achieving a minimum of 140 people and jobs per gross hectare.
- MDP Policy 14.4.6, encourages medium and high density residential forms within 400 metres of an RTS area.
- MDP Policy 13.2.6, identifies 50-125 dwelling units per net hectare for development within 800 metres, and 200 dwelling units per net hectare for development located within 400 metres of an RTS area.

The following discussion applies to Rapid Transit Stations (RTS) and Transit Oriented Development (TOD) Centre.

- Commercial and mixed-uses that create an active streetscape such retail storefronts are encouraged to be located centrally within the site. Commercial uses that focus more on generating employment rather than an active streetscape, are encouraged to be located outside of the central TOD and RTS areas. This is intended to prioritize access and walkability from transit to the active uses.
- Sites should be designed with redevelopment potential in mind to allow transition to future intensification supported by transit. Smaller parcel size and grid pattern road network should support the transition and intensification of designated and future sites. Use existing transit and multi-modal transportation as a means of mobility to support highest and best use developments and intensive land uses around TOD and RTS areas. Emphasis should be placed on high quality treatments and

application of good urban design principles to esthetically enhance these developments.

- Compatibility with surrounding land uses shall be considered in determining the location of medium and high density developments. Good urban design principles such as adequate setback, landscaping, and architectural treatments to be incorporated into the proposed design to reduce impacts such as height, massing, noise, traffic, privacy, sun/wind, etc.
- Building placement should consider addressing the interaction with the higher order street such as use of high-quality architectural treatments on facades facing the street, orientation of main entrances to the higher order public street, and reduced front setback providing walkable connectivity to the public realm.

## **8.0 Commercial**

### **8.1 Trail Corridor Commercial**

- MDP Map 3, identifies Trail Corridor Areas. MDP Section 8.3 encourages coordinated land use with transit planning.
- MDP Section 14.4, discusses undeveloped Trail Corridor Areas, and Trail Corridor Areas for redevelopment with gradual transition in height and density to existing Neighbourhoods.
- Depending on the location of development in the Trail Corridor Areas, MDP Policy 13.2.6, shows potential number of dwelling units per net hectare.
- Vertical mixed-use buildings with commercial on ground floor are encouraged.
- Refer to [Appendix F](#) for the TOD density calculation.

### **8.2 Neighbourhood Commercial**

The planned function of the neighbourhood commercial land use is to provide convenient goods and services that are generally within walking distance of the market being served in the immediate residential neighbourhood. These uses are permitted within small-scale sites and that are easy access of residents.

- Neighbourhood commercial uses will generally be located on the corner of a Crosstown or Connector roadway. The residential amenity of the surrounding neighbourhood will be maintained or enhanced through design, accessibility, limited size of uses, siting of parking or service/loading areas, landscaping, lighting, and access locations. Such matters will be regulated through the Land Uses Bylaw and Development Permit.
- Low rise building forms are encouraged with uses that create an active street front such as ground level retail and restaurant. Consideration should be given to mixed-uses such as residential units, or office spaces to be located on the second floor of the building.
- The proposed small scale neighbourhood commercial use must demonstrate compatibility with adjacent residential uses. Buffering may be required through the provision of setback, landscaping, fences, etc., between a proposed neighbourhood commercial use and abutting residential uses.
- Open storage of goods and materials is not permitted.
- Parking is encouraged to be located at the rear or side of buildings, or underground.
- Orient the principal entrance to the street.
- Building and site design must complement and contribute to a safe and desirable neighbourhood character.
- Convenient, accessible, and appealing streetscape is encouraged between the front of the building and the street curb.
- Pedestrian access or connectivity between uses.

**9.0 Institutional and Community Facilities**

Provide a description of each development area, including area of land, style of institutional development, who the product will be marketed to, parking management and access, and anticipated land use district from the Land Use Bylaw. Also, describe what mitigation is provided to

adjacent land uses, especially residential land uses. Potential uses may include place of worship, government services, schools, hospital, community care facilities, and library.

Post-secondary education facilities are encouraged to locate within Downtown, Trail Corridor Areas, and Employment Areas, as per MDP Policy 6.4.3.

**10.0 Industrial**

Provide a description of each type of industrial development area, including area of land, and anticipated land use district from the Land Use Bylaw.

**10.1 Industrial (Employment Area)**

MDP Map 3, identifies Employment Areas with related policies in Section 14.7.

Employment Areas provide convenient locations for manufacturing, wholesale trade, construction, transportation, storage, communications, utilities, and similar uses.

- Identify mitigation measures when industrial uses are adjacent to residential land uses, bodies of water, and environmentally sensitive areas.
- Identify industrial parcel sizes, anticipated mix of industrial uses, and alignment with City's focus sectors.
- Demonstrate the economic impact for industrial development.
- Consider synergies needed to enable industrial development.
- Consider the location and design of the public realm for the main entrance or gateway into the industrial area.
- Provide the anticipated percentage mix of industrial, office, and complementary commercial uses.

**10.2 Business Park Industrial (Mixed-use)**

MDP Map 3, identifies Mixed-use Employment Areas with related policies in Section 14.8.

Business Park Industrial provides prominent locations for light industrial, office uses, and complementary commercial

**Employment Areas)**

amenities and services in architecturally treated and finished buildings with a high-quality landscaped setting.

**11.0 Reserves, Parks, Open Space, & Schools Sites**

- Identify mitigation measures when industrial uses are adjacent residential land uses, bodies of water, and environmentally sensitive areas.
- MDP Section 5.1, provides policies for environmental reserve, municipal reserve, and conservation reserve dedication.
- MDP Section 5.2, provides policies on ecological networks and biodiversity.
- MDP Section 11.1, provides policies on municipal reserve.
- MDP Section 11.2, provides policies on parks, open space, and trails.
- MDP Section 11.4, provides policies for school sites and developing school sites.
- Single-tier ASP will have a minimum of one school site.

As part of the application submission, complete the single-tier ASP Evaluation Tool in the Parks and Open Space Standards and Guidelines (see [Appendix H](#)) and provide a detailed parks map, with graphic scale, to show the following:

- Municipal Reserve(s) (MR) designation.
- Environmental Reserve(s) (ER) designation.
- Conservation Reserve(s) (CR) designation.
- Park Classification identified for each MR parcel and park including parcel size(s) proposed for dedication in hectares.
- Open space.
- School site(s).
- Walkway connections.
- Street classification.
- Percentage of street frontage of the park (required street frontage varies with park classification).
- Width and length of connector(s) in metres.

- Trail connections within single-tier ASP and connection to adjacent neighbourhood(s). See Reserve Land in [Appendix E](#).

When designing park spaces consideration must be made with the following points:

- Proposed park(s) and open space(s) must meet the requirements identified in the Parks and Open Space Standards and Guidelines.
- From their home, every resident will be within 400-metre access to a park or open space, unobstructed (high traffic road, railway line, fence or other barriers) walk on the active transportation network.
- Park spaces being dedicated as Municipal Reserve need to be parcels of land that are developable and of a size to support a variety of unprogrammed and programmed recreational spaces. Remnant un-useable spaces will not be accepted.
- Identify the timeframe for development of parks through phasing of the plan.
- Identify any park elements provided by the developer above and beyond City's standards.
- State the amount of land in hectares for Municipal Reserve, the percentage of Municipal Reserve for the single-tier ASP or ARP gross developable area, and development stage when the reserves are anticipated to be dedicated to the City.
- Lands dedicated to the City for future school and park development must be free from encumbrance, and of soils that can be developed with structures; therefore, no marginal soils, or "snake pitted" lands.
- Pipes located underground within parkland shall be within PULs, no Municipal Reserve credit will be given to parkland containing underground pipes.
- Some trail connections could be through a Public Utility Lot (PUL); therefore, no Municipal Reserve credits will be granted for that portion of a trail.

- Connectivity is required between adjacent and future developments.
- Multi-use trails adjacent to roadways will not receive Municipal Reserve credit.
- Storm Water Management Facilities (SWMF): See MDP Policy 10.5.5 Stormwater Management, which indicates that no Municipal Reserve will be given to lands prone to flooding. In addition, public safety and liability must be considered when placing SWMF adjacent to certain types of parks.
- Provide a description of special natural features within the development site, if it will be retained, and what steps need to be taken to retain the natural feature. Examples may include tree cluster, wetlands, migration corridor, etc.
- Park should be accessible from a roadway as per the street frontage requirements and not closed in by adjoining lots.

### **11.1 Municipal Reserve Calculations**

- Municipal Reserve is calculated at 10% of the aggregate amount of land (the full plan area), less environmental reserve and conservation reserve as per MGA 666(2). This means roadways and un-built Crosstown and Connector roadways are part of the aggregate land mass.
- Existing Crosstown and Connector roadways are typically the boundary for a Plan area and are not part of the Plan calculation for municipal reserve.
- When a service road is adjacent to another roadway, and the service road is being included in the Plan area, the service road is part of the full plan calculation for municipal reserve dedication.
- If some of the Municipal Reserve (MR) were paid as cash-in-lieu to another municipality for lands that were annexed, it may mean that the 10% MR dedication of the Plan area may not be possible.

## **11.2 School Site Development**

- MR requirements to be satisfied through land dedication for new residential developments as per MDP Policy 11.1.2.
- It is possible that additional schools or sites beyond what is identified in the single-tier ASP may be required based on increase in density, population projection, corresponding census data, and Alberta Infrastructure.
- Schools must front onto and be accessed from a Neighbourhood roadway. Ideally, a school will be on two road frontages.
- The site selection must consider amount of land, quality of the soils, building setback, building expansion, play area, playfields, use of multi-storey building(s), and on-site parking for teachers and students. In addition, bus drop-off spaces and movement of traffic.
- Every single-tier ASP will have a minimum of one school site.
- Minimum school size is 1.8 hectares with an adjoining community park site with a minimum of 2.0 hectares, for a total minimum parcel size of 3.8 hectares.
- At time of subdivision, the school site(s) and park site(s) will be divided. The school site(s) will become owned by the assigned School District, and the park site will be City owned. The school site will encompass school building(s), parking lot, playground, tarmac area, and future classroom space expansion. The city park site will encompass the park and recreation amenities for school and community use.
- During subdivision of the school site(s), the frontage of the remnant public park parcel should be considered so that frontage requirements for public parks are met.

- School demand projection data should be provided for the single-tier ASP and ARP area in the Technical Report.
- St. Albert's municipal census is typically completed every two years. The most recent census data is available on the City's website. At the time of undertaking the single-tier ASP or ARP Technical Report, please refer to the current census data to calculate school population projections, as shown in [Appendix D](#).

## **12.0 Shadow Plan Area**

- Should an area be adjacent to, but outside of, the development area, and is integral to the development; then discuss the area, the vision for the area, and development statistics.
- Mapping for the area is recommended.
- When the single-tier Area Structure Plan bylaw is prepared, it may be possible to show the shadow plan area, and at a future date, amend the area structure boundary to incorporate the shadow area.
- A shadow plan area may occur adjacent to a future freeway where the road alignment is not known, but there is potential for remnant land; hence, development has been considered.

## **13.0 Transportation**

The City of St. Albert Municipal Engineering Standards and the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads apply to the roadways of St. Albert. The City of St. Albert utilizes its Complete Streets Guidelines and Implementation Strategy for typology and naming of roadway classes, which may be supplemented by TAC roadway classifications.

- The transportation map will show all road classifications, anticipated roundabouts, and intersections.

- Roadways should be connected; therefore, not creating single access points to any part of the single-tier ASP or ARP.
- For each roadway classification, identify the interface with adjacent land uses, timing for roadway constructions, roadway widths, intersections and spacing, type of intersections (right in/right out, full signalizations, turn lanes, roundabouts, etc.), traffic calming, and pedestrian/bicycle movement.
- Roadways will accommodate pedestrians and cyclists to ensure walking and cycling are viable transportation options.

### **13.1 Boulevard Roadway**

- Regional streets that support the Edmonton metropolitan area, serving local and regional travel, typically used for public transit services, and often providing commercial / large load movement.
- Identify access points from a Boulevard roadway to a single-tier ASP or ARP; what are the possible benefits the accesses provide to the single-tier ASP or ARP; and what must be developed to enable the access points.
- Examples of Boulevard roadways would be St. Albert Trail (Highway 2), Ray Gibbon Drive, and Anthony Henday Drive.

### **13.2 Crosstown Roadway**

- Major streets that allow users to travel across the City, without changing corridors. These streets provide connectivity for public transit buses and may provide for commercial / large load movements.
- Identify pedestrian areas for crossing these major roadways.
- Examples of a Crosstown roadway would be Boudreau Road, Giroux Road, Hebert Road, Neil Ross Road, future Fowler Way, future extension of 127 Street, Gervais Road, LeClair Way,

Campbell Road, McKenney Avenue, Bellerose Drive, and Sir Winston Churchill Avenue.

**13.3 Connector Roadway**

- Major streets that connect Crosstown roadways together. Connectors provide connectivity for public transit buses and may provide for commercial / large load movements.
- Examples of Connector roadway would be Dawson Road, Garden Road, Poirier Avenue, and Sturgeon Road.

**13.4 Neighbourhood Roadway**

- Minor streets that provide direct access to, and around a neighbourhood. Capable of accommodating public transit buses.
- Access to schools shall be from a Neighbourhood roadway.
- Examples of Neighbourhood roadway would be Akins Drive, North Ridge Drive, and Willoughby Drive.

**13.5 Local Roadway**

- Minor streets that provide direct access to the fronts of properties, do not accommodate public transit buses or large load movement, and typically connect to neighbourhood roadways.

**13.6 Laneways**

- Minor roads that provide access to the rear of properties and do not provide for public transit buses or commercial / large load movement.
- Lane/Alley discuss where lanes will be located and the built form that will access the lane.
- Identify the percentage of lanes to the overall road network of the single-tier ASP or ARP.
- Require vehicular access from lanes where a lane is provided.

**13.7 Pedestrian/Bicycle Linkages**

- Specify how this development will be walkable and accessible to different modes of transportation such as bicycles and walking, and how the pedestrian/bicycling system will connect to adjacent and future developments. Active mode accommodation is considered and

standardized within the Complete Streets roadway cross sections.

- Highlight significant pedestrian crossing locations (crossings of roadways) that maintain connectivity within and to adjacent neighbourhoods.
- Identify how the connectivity is safe for the end-user, and how it will link to the Red Willow Park system.
- Walkway connections, show on future land use map with a 'w'.
- Pedestrian connectivity in low density areas should be promoted through the provision of mid-block connections, and to connect cul-de-sacs to Connector and Neighbourhood roadways.
- Provisions for active mode connections, by trail or sidewalk, to the broader city network should be completed in the early stages of development, where applicable.
- Planning, design, and integration of active modes will incorporate considerations of Universal Accessibility.
- Where commercial uses abut residential uses, walkways should be incorporated into the site layout and proposed building design to enable walkability between commercial and residential uses and reduce dependency on vehicular trips.

## **14.0 Transit**

MDP Section 8.3, provides policies on Public Transit.

### **14.1 Transit Servicing**

- Transit service may be initiated in the first phase of development.
- At time of circulation of the application, Transit Services may identify future transit.
- The transit distances: 400 metres to 90% of dwelling units; 250 metres to large multi-unit dwelling developments, and institutional uses; and 150 metres to major seniors' residences and activity centres.

## **14.2 Transit Planning**

- Discuss how the Plan area may coordinate and support existing and future park and ride facilities, and future light rail train or rapid bus services.

## **15.0 Utilities**

### **15.1 Wastewater Collection System (Sanitary), Stormwater Management, and Water Servicing**

- In the Technical Report, the wastewater collection system (sanitary), stormwater management, and water servicing each require a summary based on the Servicing Design Brief, separate maps, and discussion of required new builds, upgrades, direction of flow, pipe sizes, capacity in existing systems, and an overview of how the development will be serviced.
- The Utilities Master Plan should be studied, as off-site projects may be required before development can proceed.
- Identify any off-site infrastructure required to support development.
- The applicant must identify stages of development for servicing needs.
- All servicing must conform to the current City of St. Albert Municipal Engineering Standards, and relevant bylaws.
- Requirements for oversizing of servicing shall be determined by the City's Engineering Department.

### **15.2 Public Utility Lot (PUL)**

- Public Utility Lot(s) range in size from 6 metres to 15 metres in width depending on the pipe size and the utility services within.
- PULs may be used for walkways to provide connectivity. A PUL as a walkway can be shown with a 'w' on the future land use concept. If the grades are too steep, a walkway connection may not be possible.
- No municipal reserve credit is given to a PUL.

### **15.3 Shallow Utilities**

- Developer(s) should contact utility companies for agreements and development requirements.
- Existing overhead services must be relocated and placed underground at the time of development.

Coordination with the various service providers is the Developer's responsibility. The Developer should advise the City, as part of the single-tier ASP/ARP process, of relocation of services or requirements for installation.

#### **15.4 Energy Efficiency & Green Initiatives**

- Services should be placed in a public utility lot, or at a minimum within a utility right-of-way that could be made into a PUL at time of subdivision.
- Identify how energy efficiency will be maximized through design and construction. This can include building orientation, solar exposure and shading, ventilation, high albedo roofing materials, maximum glazing, and on-site renewable energy production.
- Identify other green initiatives that will be implemented through design and construction. This can include stormwater management practices, electric vehicle charging infrastructure, restricting drive-through facilities, and maximizing quality and quantity of tree plantings.
- Energy conservation or smart building technology concepts and measures to be used to make the development energy efficient.
- Winter city principles that encourage compatibility of design with seasonal variations.

#### **16.0 Other Criteria**

##### **16.1 Noise Attenuation and Vibration**

- When developing adjacent to major roadways and railway tracks, there is a risk of traffic noise and vibration to adjacent land uses.
- In the development concept, identify what noise issues may be minimized and at what stage of development the noise could be addressed. Also, identify what mitigation measure will address vibration issues.

## **16.2 Proximity to Railway Operations**

The Federation of Canadian Municipalities and the Railway Association of Canada have prepared guidelines for new development in proximity to railway operations. Please refer to: [www.proximityissues.ca/](http://www.proximityissues.ca/).

- The guidelines discuss safety, train derailments, crossings, noise & vibration, and mitigation.
- The guidelines discuss multi-storey building designs, noise barrier walls, and design for vibration isolation.
- Brick veneer on the building.
- The railway line in St. Albert is the Sangudo Principal Branch Line, with the standard recommended building setback for new residential development or other sensitive land uses at a minimum of 15 metres from the railway's property line.
- The standard mitigation includes a 1.83-metre high chain link fence along the railway property line for trespass issues. Additionally, within the 15-metre setback from the railway property line:
  - A 2.5-metre earth berm to protect against the physical component of a derailment.
  - A 3.0-metre high acoustical fence. The 3.0-metre high acoustical fence needs to be discussed with the Planning and Engineering Department. The Land Use Bylaw regulation on rear fencing is a maximum height of 2 metres. If there is a walkway between the railway line and private property, this may create a pedestrian safety issue if private property has a solid fence; as no one can see what is happening on the walkway.

## **16.3 Off-Site Levies**

- Off-site levies are assessed on the development for items such as roadway infrastructure, water infrastructure, sanitary sewer infrastructure, and storm sewer infrastructure.

#### **16.4 Redevelopment Levies**

- At time of subdivision, levies are typically determined as part of the Development Agreement.
- Additional costs may be borne to the developer to facilitate the near-term plan of infrastructure capacity improvements.
- An ARP or redevelopment site may have redevelopment levies or requirements to upgrade services and roadway to support the redevelopment project. This may be determined at the time of Development Agreement, or it may occur at the time of Development Permit.

#### **16.5 Other Areas to Consider**

- Mitigation measures for high water table and wet soils that may impact building foundations and footings. Future bottom of building foundation/footing elevations should not be negatively impacted by the water table.
- When developing near powerlines, a PUL to accommodate the swing of powerlines, which will restrict development, may be required for safety and must adhere to the Electrical Code, as required by the service provider.
- CPTED principles providing for greater safety through environmental design.

#### **17.0 Implementation**

##### **17.1 Timing of Development**

- When the application is circulated for comments, it is possible that development will be restricted until infrastructure and roadways are installed to support the development, or for other reasons that will be identified.
- Provide a description of the overall direction and staging of the build-out period so that development is sequential, and each stage is contiguous. A map may be used to supplement the description. Be clear in the document that the

anticipated development staging is based on the logistics of engineering.

- Identify anticipated challenges and possible solutions for the direction/staging of development.

## 18.0 Maps

All maps should include the north arrow, scale, legend, and colour that aligns with mapping. See [Appendix G](#) Map Colours. Maps to include:

- Location
- Future Land Use
- Transportation
- Water Servicing
- Wastewater Collection System
- Stormwater Management
- Legal Descriptions
- Municipal Reserve
- Constraints
- Staging Plan
- Aerial
  - Pre-Development [Year]
  - Current [Year]

Consideration of Additional Maps:

- Development Node Area
- Natural Areas
- Heritage Sites
- Former Historic River Lots

# 10.0 Appendices

## Appendix A: Sample Future Land Use Map

Figure A-1 is an example of a Future Land Use Map that shows the area of land, in hectares, for each type of land use. Colour is used to show the different land uses.

**Figure A-1: Single-tier ASP Future Land Use Map**

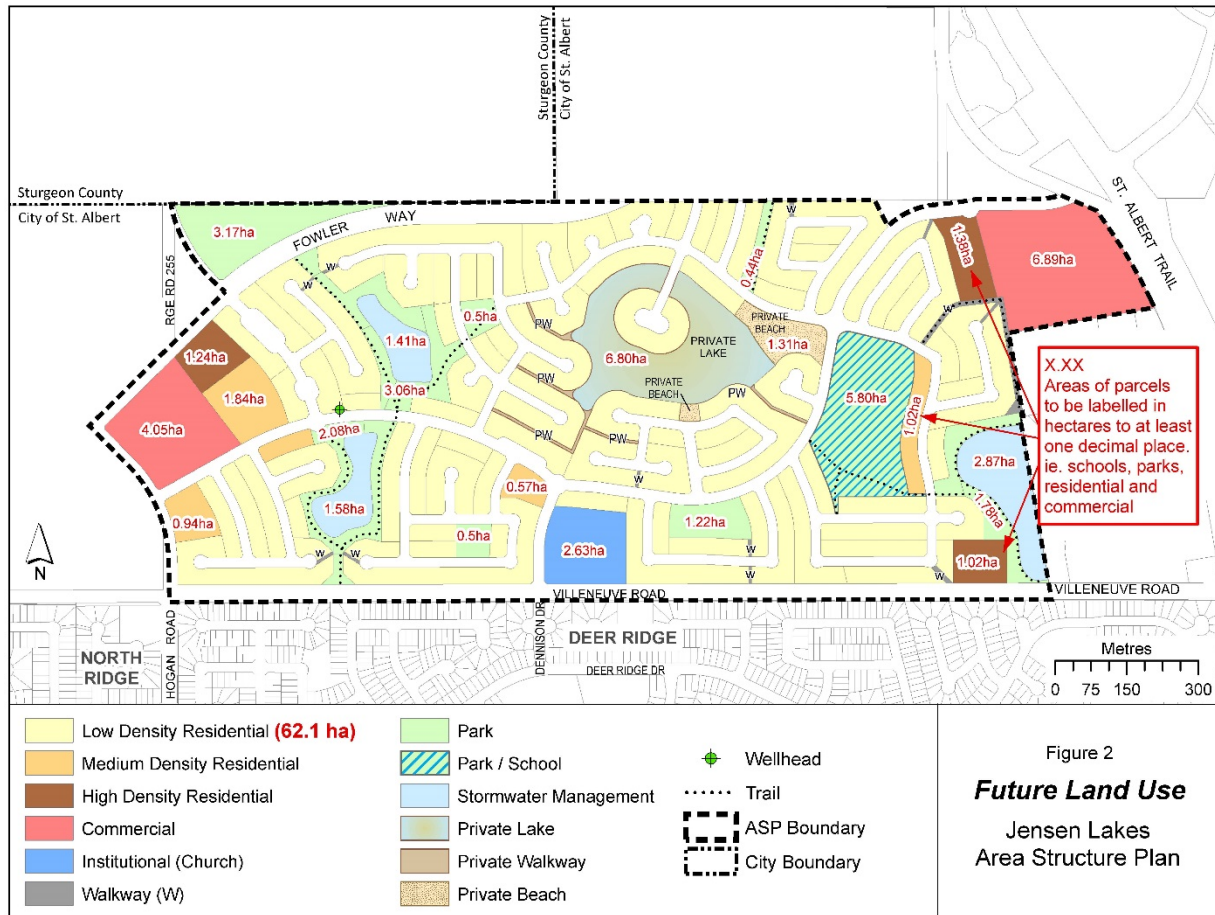


Figure 2  
**Future Land Use**  
Jensen Lakes  
Area Structure Plan

## Appendix B: Sample Development Statistics

The sample development statistics table shows details of land areas, infrastructure, residential units, population, and jobs per gross hectare.

**Figure B-1: Single-tier ASP Development Statistics Table Template**

	Phase 1					Phase 2					Overall				
	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha
<b>Gross Area</b>															
<b>Non-Developable Area</b>															
Environmental Reserve (ER)															
Conservation Reserve (CR)															
<b>Subtotal Non-Developable Area</b>															
<b>Net Developable Area (NDA)</b>															
<b>Infrastructure</b>															
Walkways (PUL)															
Other PUL															
• Gas line															
• Transmission line															
Stormwater Management Facility															
Boulevard Roadway															
Crosstown and Connector Roadways															
Neighbourhood and Local Roadways															
Laneways															
<b>Subtotal Infrastructure</b>															
<b>Municipal Reserve (MR)</b>															

	Phase 1					Phase 2					Overall				
	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha
Proposed MR															
<ul style="list-style-type: none"> <li>Trails not over utilities</li> <li>Parks</li> <li>Woodlots</li> </ul>															
School Site(s)															
Registered MR															
<b>Subtotal Municipal Reserve Non-Residential</b>															
Commercial															
Institutional															
Industrial															
Mixed-use Commercial (with Residential)															
Mixed-use Commercial (with Institutional)															
Mixed-use Institutional (with Residential)															
Mixed-use Institutional (with Commercial)															
<b>Subtotal Non-Residential Supportive Living</b>															
Supportive Living Accommodation															
<ul style="list-style-type: none"> <li>Not counted as a dwelling unit if the unit does not include a full kitchen &amp; sleeping area</li> <li>Population statistics are included</li> </ul>															
<b>Subtotal Supportive Living Residential (Neighbourhood)</b>															
Low Density Residential (Single and 2-Unit)															

	Phase 1					Phase 2					Overall				
	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha	Area (ha)	% of NDA	Units	Pop.	Pop. & Jobs / Gross Ha
Low Density Residential (Townhouse: single, plex)															
Medium Density Residential (Townhouse: complex)															
Medium Density Residential (Apartment)															
High Density Residential															
Mixed-use Residential (with Commercial)															
Mixed-use Residential (with Institutional)															
<b>Subtotal Residential</b>															

**Figure B-1: Notes**

- The column with % of Net Developable Area (NDA), may be changed to % of Gross Developable Area (GDA), if no non-developable area(s) exists.
- The development statistics table can be modified depending on what is being proposed.
- Overall, there must be a minimum of 40 dwelling units per net residential hectare, as per MDP Policies 13.1.3 and 14.6.8(c). The residential breakdown may consist of:
  - 23-39 du/ha for low density residential development
  - 40-60 du/ha for townhouse
  - 60-100 du/ha or low to mid-rise apartment
  - 40-100 du/ha for medium density residential (may go to 125 du/ha if the development meets the site density bonus in the Land Use Bylaw)

- 100-140 du/ha for high density residential (greater if the development meets the provisions of the Land Use Bylaw)
- Population per residential dwelling unit based on the City's most recent census data of 2024:
  - 2.8 persons per single-detached dwelling and duplex
  - 2.4 persons per semi-detached
  - 2.2 persons per townhouse
  - 2.0 persons per apartment

## Appendix C: Residential Densities and Average Household Size

[Figure C-1](#) densities are based on the Land Use Bylaw 18/2024.

**Figure C-1: Residential Densities**

Land Use Designations	Density Land Use Bylaw	Average Household Size (2024 Census)
Low Density Residential	23-39 du/ha	Single-detached & duplex 2.8 Semi-detached 2.4 Townhouse 2.2
Medium Density Residential	40-100 du/ha, meet site density bonus 125 du/ha	Townhouse 2.2 Apartment 2.0
High Density Residential	100-140 du/ha, greater if meets LUB provisions	Apartment 2.0

Person per dwelling unit type should be based on the City's most recent Census.

**Figure C-2: Person per Household based on Type of Dwelling Unit**

Dwelling Unit Type	Average Person per Household Size (2024 Census)
Single-detached & duplex	2.8
Semi-detached	2.4
Townhouse	2.2
Apartment	2.0

## Appendix D: School Population Projections

[Figure D-1](#) is a blank template and [Figure D-2](#) is an example on calculating student population.

**Figure D-1: Template for Calculating the Student Generation**

Age	Grades	% of [Most Recent Year of Census Data] City of St. Albert Census Age Composition [City Population]	Student Generation [Single-tier ASP Name] [Neighbourhood Population]
5-9	K-4	x%	x
10-14	5-9	x%	x
15-19	10-12	x%	x
<b>Total</b>	-	-	<b>x</b>

**Figure D-2: Sample Calculation of the Student Generation for Single-tier ASP**

Age	Grades	% of 2024 City of St. Albert Census Age Composition 64,573	Student Generation Jensen Lakes 9,288
5-9	K-4	6.1%	567
10-14	5-9	6.8%	632
15-19	10-12	6.6%	613
<b>Total</b>	-	-	<b>1,812</b>

### Figures D-1 and D-2: Notes

- The percentage for each *Age* is based on the most recent census data.
- To populate the column, *Student Generation*, the residential population of the single-tier ASP or ARP area must be determined. The calculation below is an example for determining the number of K-4 students.
  - Age % Composition Population × Neighbourhood Population = Student Generation
  - 6.1% × 9,288 = 567 K-4 Students

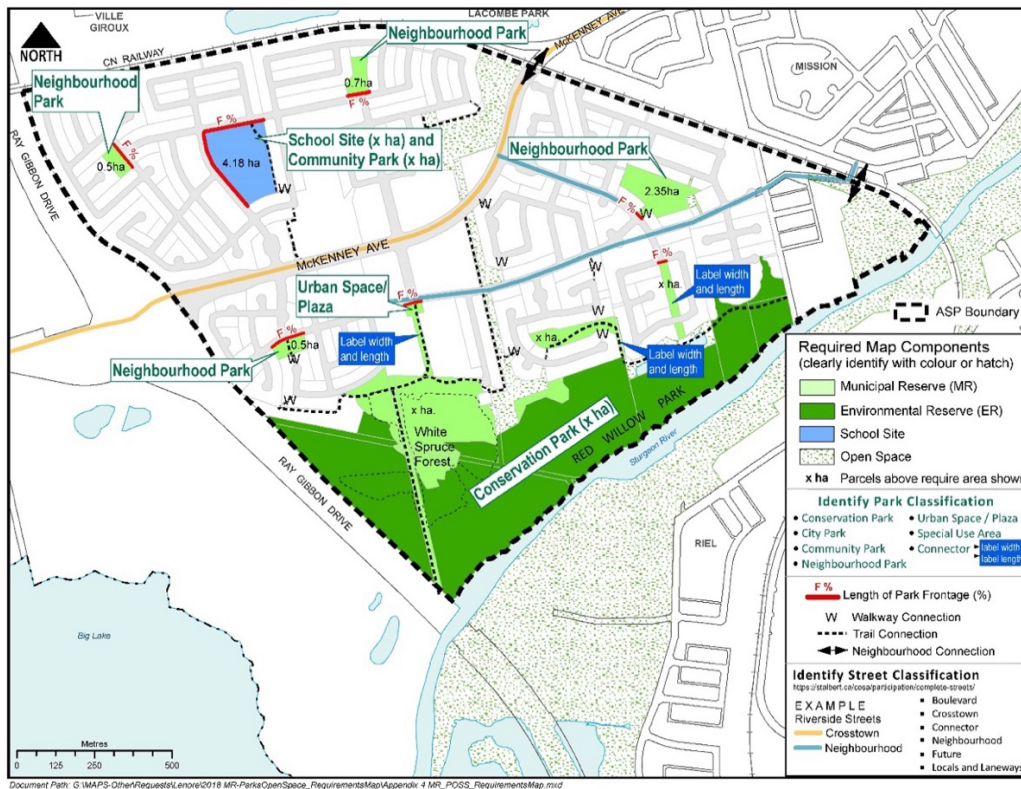
## Appendix E: Reserve Land

[Figure E-1](#) discusses Municipal Reserve dedication and [Figure E-2](#) is a Sample Park Map.

**Figure E-1: Reserve Land Requirements**

	RESERVE REQUIREMENTS	SUPPORTING DOCUMENTS
<b>Reserve Amount</b>	The City requires 10% of gross land (less ER and CR) as Municipal Reserve.	<ul style="list-style-type: none"> <li>Section 666, Municipal Government Act</li> </ul>
<b>School Site</b>	At least one school site per single-tier ASP. The minimum size of a school site is 1.8 ha combined with a minimum Community Park of 2 ha for a minimum total area of 3.8 ha.	<ul style="list-style-type: none"> <li>Municipal Development Plan</li> <li>Joint Use and Planning Agreement (formerly School Site Allocation Agreement)</li> <li>City of St. Albert Parks and Open Space Standards and Guidelines</li> </ul>
<b>Community Park</b>	One Community Park required with an adjoining to school site. Minimum park size is 2 ha.	<ul style="list-style-type: none"> <li>Municipal Development Plan</li> <li>City of St. Albert Parks and Open Space Standards and Guidelines</li> </ul>

**Figure E-2: Sample Park Map**



## Appendix F: Density Target Scenarios For TOD and RTS Areas

Development within 400 metres of the North Transit Oriented Development (TOD) and a Rapid Transit Station (RTS) is to achieve a minimum density of 140 people and jobs per gross hectare through mixed-use development, as per the MDP. There are multiple ways that this density target can be met. As an example, below is a table that describes six (6) different scenarios of a mixed-use area within 400-m of an RTS area.

**Figure F-1: Sample Scenarios of Population & Jobs / Gross Hectare in TOD**

Scenarios	Commercial			Mixed-use Commercial				Mixed-use Residential						Medium Density Residential					People & Jobs	People & Jobs / gha
	Area (ha)	Job Density (jobs / ha)	Jobs	%	Area (ha)	Job Density (jobs / ha)	Jobs	%	Area (ha)	Density (units / ha)	Units	People Per Unit	People	Area (ha)	Density (units / ha)	Units	People Per Unit	People		
1	8.7	85	680	20%	0.98	85	83	80%	3.92	201	788	1.76	1,387	1.2	90	108	1.76	190	2,400	140
2	8.7	85	680	25%	1.22	90	110	75%	3.68	211	775	1.76	1,365	1.2	90	108	1.76	190	2,405	140
3	8.7	85	680	30%	1.47	95	140	70%	3.43	221	758	1.76	1,334	1.2	90	108	1.76	190	2,403	140
4	8.7	85	680	35%	1.72	100	172	65%	3.19	232	739	1.76	1,300	1.2	90	108	1.76	190	2,402	140
5	8.7	85	680	40%	1.96	105	206	60%	2.94	245	720	1.76	1,268	1.2	90	108	1.76	190	2,403	140
6	8.7	85	680	50%	2.45	110	270	50%	2.45	279	684	1.76	1,203	1.2	90	108	1.76	190	2,402	140

## Scenario #1:









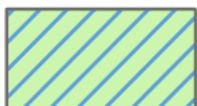
1. The gross area of the mixed-use area is 17.2 ha, which is the total TOD land area including all road infrastructure and Municipal Reserve. The mixed-use area comprises:
  - Stand-alone commercial building of 8.7 ha.
  - Mixed-use building containing both commercial (0.98 ha) and residential (3.92 ha) uses, for a total of 4.9 ha.
    - 20% Mixed-use Commercial Area =  $20\% \times 4.9 \text{ ha} = 0.98 \text{ ha}$
    - 80% Mixed-use Residential Area =  $80\% \times 4.9 \text{ ha} = 3.92 \text{ ha}$
  - Stand-alone medium density residential building of 1.2 ha.
2. Regarding job and people density:
  - 85 jobs per hectare is assumed for the commercial development.
  - 90 units per hectare is assumed for the medium density residential development.
  - 1.76 people per unit is assumed for multi-unit residential development.
  - Residential density increases as its total hectares decreases. The residential density for a mixed-use building is estimated and may vary.
  - Job density increases as its total non-residential hectares increases. The job density for a mixed-use building is estimated and may vary.
3. The numbers of jobs are calculated for non-residential development only. For example, to calculate the number of jobs for the commercial uses in a mixed-use building in Scenario 1:
  - Area (ha)  $\times$  Jobs Density (jobs/ha) = Jobs
    - $0.98 \text{ ha} \times 85 \text{ jobs/ha} = \mathbf{83 \text{ Jobs}}$
4. To calculate the number of people, we need to first understand the number of residential units in that scenario using the density identified. For example, in Scenario 1:
  - Area (ha)  $\times$  Density (units/ha) = Units
    - $3.92 \text{ ha} \times 201 \text{ units/ha} = \mathbf{788 \text{ Units}}$
  - Units  $\times$  People per Unit = People


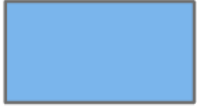







- $788 \text{ Units} \times 1.76 \text{ People / Unit} = \mathbf{1,387 \text{ People}}$
5. The second last column is the sum of the Total Number of People and Total Number of Jobs calculated in that scenario. For example, in Scenario 1:
- Commercial Jobs + Mixed-use Commercial Jobs + Mixed-use Residential People + Medium Density Residential People = People & Jobs
    - $680 \text{ Jobs} + 83 \text{ Jobs} + 1,387 \text{ People} + 190 \text{ People} = \mathbf{2,400 \text{ People \& Jobs}}$
6. The last column is determined by the (Total Number of People + Total Number of Jobs) / Gross Area. The gross area is 17.2 ha. For example, in Scenario 1:
- People & Jobs / Gross Area = People & Jobs / Gross Area
    - $2,400 \text{ People \& Jobs} / 17.2 \text{ ha} = \mathbf{140 \text{ People \& Jobs / Gross Area}}$
7. Overall, the example demonstrates that 140 people and jobs can be achieved despite six (6) difference scenarios, particularly in relation to how much commercial versus residential area are allocated in the mixed-use building.

## Appendix G: Map Colours







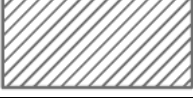
[Figure G-1](#) shows the Land Use colours and [Figure G-2](#) shows the Roadway colours.

**Figure G-1: Land Use Colours**

Land Use Colour Table				
Single-Tier ASP, NP, LUB, MR Use	Two-Tier ASP Use	Colour	Symbol Properties	Legend
Low Density Residential	Neighbourhood <ul style="list-style-type: none"> <li>Includes low and medium density residential</li> </ul>	Yellow	Solid Fill: #FFFFBE Solid Stroke: #6E6E6E	
Medium Density Residential <ul style="list-style-type: none"> <li>Townhousing, or densities of 40 to 60 units per hectare</li> </ul>	N/A	Orange	Solid Fill: #FFD37F Solid Stroke: #6E6E6E	
Medium Density Residential <ul style="list-style-type: none"> <li>Apartments, or densities of 60 to 125 units per hectare</li> </ul>	N/A	Orange with hatch pattern	Solid Fill: #FFD37F 45° Hatched Fill: #CD8966 Solid Stroke: #6E6E6E	
High Density Residential	N/A	Brown	Solid Fill: #BB8666 Solid Stroke: #6E6E6E	
Mixed-use <ul style="list-style-type: none"> <li>Commercial with Residential</li> </ul>	Mixed-use Areas	Pink	Solid Fill: #FFD1DA Solid Stroke: #6E6E6E	
Commercial	Trail Corridor Areas	Red	Solid Fill: #FF7F7F Solid Stroke: #6E6E6E	
Park	Major Open Spaces	Green	Solid Fill: #CCF6AD Solid Stroke: #6E6E6E	
N/A	School	Symbol of a school building with flag generally located in the middle of the School/Park parcel	Solid Fill: #CCF6AD School Shape Marker: #5C9FDD 45° Hatched Fill: #5C9FDD Solid Stroke: #6E6E6E	
School	N/A	Green with hatch pattern	Solid Fill: #CCF6AD 45° Hatched Fill: #5C9FDD Solid Stroke: #6E6E6E	

Land Use Colour Table				
Single-Tier ASP, NP, LUB, MR Use	Two-Tier ASP Use	Colour	Symbol Properties	Legend
Public Utility Lot	N/A	Grey	Solid Fill: #9FA1A4 Solid Stroke: #6E6E6E	
Institutional	N/A	Dark blue	Solid Fill: #7AB5EC Solid Stroke: #6E6E6E	
Business Park	N/A	Dark purple	Solid Fill: #B073CF Solid Stroke: #6E6E6E	
Industrial	Employment Areas	Purple	Solid Fill: #D7B5EE Solid Stroke: #6E6E6E	
Mixed-use Employment Areas	Mixed-use Employment Areas	Purple with white hatch	Solid Fill: #D7B5EE 45° Hatched Fill: #FFFFFF Solid Stroke: #6E6E6E	
N/A	Stormwater Management Facility (SWMF)	Symbol as a circle in light blue with wavy hatch pattern	Solid Fill: #C6EBFF 0° Wavy Hatched Fill: #5C9FDD Solid Stroke: #6E6E6E	
Stormwater Management Facility (SWMF)	N/A	Light blue	Solid Fill: #C6EBFF Solid Stroke: #6E6E6E	
Mixed-use Nodes	N/A	Fuchsia pink outline	Solid Stroke: #F343AF	
Transit Centre / Transit Station Areas	N/A	Lime green outline	Solid Stroke: #AEE24A	

**Figure G-2: Roadway Colours**

Roadway Colour Table			
Type	Colour	Symbol Properties	Legend
Boulevard Road	Coral Red	Solid Fill: #E77777 Solid Stroke: #6E6E6E	
Crosstown Road	Orange	Solid Fill: #F0A71B Solid Stroke: #6E6E6E	
Connector Road	Green	Solid Fill: #63AB5C Solid Stroke: #6E6E6E	
Neighbourhood Road	Blue	Solid Fill: #5BA2E3 Solid Stroke: #6E6E6E	
Local Road	Yellow	Solid Fill: #F4F2AE Solid Stroke: #6E6E6E	
Lane	Grey	Solid Fill: #9FA1A4 Solid Stroke: #6E6E6E	
Potential Future Roadway	Hatched Black and White	Solid Fill: #FFFFFF 45° Hatched Fill: #6E6E6E Solid Stroke: #6E6E6E	

## Appendix H: Parks and Open Space Standards and Guidelines

City of St. Albert Parks and Open Space Standards and Guidelines provides information on Parks and Open Space Principles and Criteria, Parks and Open Space Classifications, Parks Amenities, and Evaluation Tools. Figure 1 is the Evaluation Tool for a two-tier area structure plan and Figure 2 is the Evaluation Tool for a single-tier area structure plan and a neighbourhood plan.

# City of St. Albert Parks and Open Space Standards and Guidelines

Adopted November 2018, updated November 2023

This document was developed in partnership with McElhanney Consulting Services



## Table of Contents

---

<b>1. Introduction</b> .....	<b>1</b>
1.1 Purpose of the Parks and Open Space Standards and Guidelines .....	1
<b>2. Foundations</b> .....	<b>2</b>
<b>3. Parks and Open Space Principles &amp; Criteria</b> .....	<b>3</b>
Principle 1: Quality of Life .....	3
Principle 2: Connectivity & Integration .....	4
Principle 3: Diversity & Inclusivity .....	5
Principle 4: Sustainability & Conservation.....	6
<b>4. Parks and Open Space Classification</b> .....	<b>8</b>
4.1 Purpose of the Parks & Open Space Classification .....	8
4.2 Parks & Open Space Classifications.....	8
4.3 Parks & Open Space Tables .....	8
<b>5. Parks and Open Space Amenities</b> .....	<b>16</b>
5.1 Purpose of Parks and Open Space Amenities .....	16
<b>6. Evaluation</b> .....	<b>19</b>
6.1 Evaluation Tools .....	19
Figure 1: Evaluation Tool for a Two-Tier Area Structure Plan .....	22
Figure 2: Evaluation Tool for a Single-Tier Area Structure Plan or Neighbourhood Plan .....	27
<b>7. Definitions</b> .....	<b>34</b>

# 1. INTRODUCTION

---

St. Albert residents cherish their parks and the City's network of parks is an essential community service that yields many benefits to individuals, families, the environment, and economy. To realize these benefits, the park system must be purposefully planned, and individual parks must be thoughtfully designed, constructed, and operated. To enable the development of a well-planned and designed park system, the City has Parks and Open Space Standards and Guidelines.

## 1.1 Purpose of the Parks and Open Space Standards and Guidelines

The Parks and Open Space Standards and Guidelines are intended to provide a clear, modernized and principle-focused approach to parks planning and design at both the Area Structure Plan and Neighbourhood Plan. This document replaces the 1994 City of St. Albert Parks and Open Space Standards and Guidelines and provides a strong guide to enable the City, developers, partners, and stakeholders to design and build parks that meet the present and future needs of the community.

The *Parks and Open Space Standards and Guidelines* are comprised of 4 key components:

### **Parks and Open Space Principles & Criteria**

Parks and Open Space Principles & Criteria provide the framework and the action items for designing parks in alignment with the principles and policies of the Municipal Development Plan. The evaluation of parks and open space system in a single-tier Area Structure Plan, two-tier Area Structure Plan, and Neighbourhood Plan, are directly aligned with the Principles and Criteria.

### **Parks and Open Space Classifications**

The Parks and Open Space Classifications provides direction on the types of parks to be included in a single-tier Area Structure Plan, two-tier Area Structure Plan, and Neighbourhood Plan to provide a well-balanced, cohesive parks and open space system.

### **Parks Amenities**

The Parks Amenities provides direction on the park amenities (or components) to be provided with each park. The amenities are defined by park classification and identified as:

- Standard for Park Classification
- Optional for Park Classification
- Incompatible with Park Classification

### **Evaluation**

A comprehensive evaluation tool helps the City to determine how well a single-tier Area Structure Plan, two-tier Area Structure Plan, and Neighbourhood Plan, meet the City's Parks and Open Space Standards and Guidelines.

## 2. FOUNDATIONS

The City's park system is planned, designed, constructed, and operated in alignment with the City's statutory and non-statutory plans and policies. Any new parks must adhere to the vision, policies, and regulations of the following statutory and non-statutory plans:

- The City's **Municipal Development Plan (MDP), *Flourish***, directs the City to maintain and develop a city-wide integrated system of schools, parks, open space, culture, recreation, and library facilities, which enhances the quality of life for all residents and helps preserve the natural environment.
- The **City of St. Albert Land Use (LUB)** provides the regulatory direction for the use and development of land for the City, including parks.
- The **Area Structure (Single-tier) & Redevelopment Plans, and Redevelopment Sites: Technical Report Terms of Reference** details the application requirements for Area Structure Plans approved in 2021 or earlier (referenced in this document as single-tier ASP), Area Redevelopment Plan or an amendment to an existing Plan including requirements for parks.
- The **Area Structure Plan & Neighbourhood Plan Terms of Reference** details the application requirements for the two-tier policy structure for Area Structure Plans approved in 2022 and onward (referenced in this document as two-tier ASP), and Neighbourhood Plans (NP). The two-tier ASPs are areas of approximately 256 hectares, and NP are areas of approximately 64 hectares.
- The **City of St. Albert Municipal Engineering and Landscape Standards** provides the standards for the design of municipal infrastructure including landscape design guidelines, drawing standards, park amenities, pathways and trails, plantings, storm water management and maintenance.
- The **City of St. Albert Recreation Master Plan** is a non-statutory 'road map' that guides recreation development in the City.
- The **City of St. Albert Environmental Master Plan** provides strategic direction for environmental performance including a framework for environmental objectives and targets.
- The **City of St. Albert Natural Area Conservation and Management Plan** identifies the City's important natural areas, provides the tools for conserving natural areas as well as the principles and objectives of managing natural areas.



### 3. PARKS AND OPEN SPACE PRINCIPLES & CRITERIA

Aligned with the City's Municipal Development Plan and policy direction from MDP Section 5: Green Environment, and MDP Section 11: Community Well-being, along with best practices from the recreation and parks sector, the following Parks and Open Space Principles and Criteria are to be used to guide the design of a new park system. The rationale for each principle is provided and specific planning criteria are described on which evaluation of the proposed park system will occur. When effectively applied, the Principles and Criteria will ensure the new park system will deliver on the City's vision.

**PARKS AND OPEN SPACE** includes all parks and / or open space associated with a defined classification (see Section 4).

**PARK PLANNING PRINCIPLES** are concepts that guide decisions about the configuration of the park system and the design of individual park sites.

**PARK PLANNING CRITERIA** outlines the specific planning direction that will be evaluated for each principle.

#### Principle 1: Quality of Life

**Rationale:** Parks and open space are essential to making St. Albert an attractive place to live and work. Parks and open space offer opportunities for the City and neighbourhoods to support social cohesion and celebrate the City's uniqueness. To do so, the Parks and Open Space system is planned to address known recreation and conservation priorities, needs and desires of the community, and to provide deliberate opportunities for residents to enhance their health and wellness.

##### **Criteria: *Community Needs & Trends***

Parks and open spaces are planned and designed to address known community needs, as determined through available needs assessments, market research, city policies and city staff knowledge, and to reflect the contemporary trends in the parks and recreation sector.

##### **Criteria: *Health & Wellness***

Parks and open spaces are sited to and include amenities that support and enhance physical and mental well-being.

##### **Criteria: *Social Interaction***

Parks and open spaces are sited and designed to be a central focal point within neighbourhoods that enable community gathering and support social cohesion. Parks and open spaces contain amenities that enable social interaction and the opportunity for people to gather or share experiences.

##### **Criteria: *Character & Identity***

Themes, amenities, and programming that reflect the distinct character of the City and the neighbourhoods are coordinated and integrated into the design of the park, amenities and

infrastructure to ensure aesthetic continuity and consistency with the development. The City's brand as a "Botanical Arts City" is reflected in park designs.

**Criteria: *Safety***

Safety is provided by universal access design which aims to eliminate physical barriers. In addition, user safety and security will be enhanced by incorporating Crime Prevention Through Environmental Design (CPTED) principles into the parks and open space siting and design and through best practises.

**Criteria: *Visual Aesthetics***

Parks and open spaces are designed and arranged to protect the scenic quality of the City and the visual and spatial relationships of the surrounding neighbourhood context.

## **Principle 2: Connectivity & Integration**

**Rationale:** To ensure the City's park system can be enjoyed by all residents, the Parks and Open Space system needs to be easily accessible, conveniently and compatibly sited, inviting, and visually and physically integrated with the community and to each other.

**Criteria: *Access***

From their home, every resident will be within a 400-metre unobstructed (high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space. This is an estimated 5-minute walk.

**Criteria: *Active Transportation Integration***

Each park and / or open space is fully connected to and integrated with the City's public and active transportation network.

**Criteria: *Inviting***

Parks and open spaces front onto the street with unobstructed visibility to be clearly welcoming and meet the minimum street frontage indicated in the Parks and Open Space classifications.

**Criteria: *Compatibility***

Parks and open spaces are sited and designed to maximize compatibility and minimize conflicts with adjacent non-park land uses and between recreation uses within each park.

### **Criteria: *Wayfinding***

Cohesive wayfinding and spatial awareness are incorporated to identify landmarks and gateways, and to support easy orientation and route finding within and between parks and other destinations in the City; thereby, enhancing the user experience; promoting safety and security, and opportunities for learning.



## **Principle 3: Diversity & Inclusivity**

**Rationale:** Recreation demands are diverse, and no single park can meet the full range of opportunities desired by city residents. It is key that the broadest range of people are able to equitably access parks and open spaces, increasing social integration. To meet resident's needs, deliberate attention needs to be given to ensuring the network offers a diversity of year-round opportunities that are desirable and available to all members of the community.

### **Criteria: *Functionality***

The land identified for a given park classification will facilitate the function as described in the Park Classifications (Section 4); shape of the park, topography and soil conditions are key to the functionality of the park.

### **Criteria: *Demographics***

Parks and open spaces are planned to meet the current and anticipated demographic needs of the community which include age, gender, and ethnic background.

### **Criteria: *Diversity***

Parks and open spaces are planned to include a diversity of park classifications and amenities as identified in Table 1: Parks and Open Space Amenities (Section 5).

### **Criteria: *Four Season Design***

Parks and open spaces are designed to embrace the winter season, making the most of opportunities to capture the sun and protecting from the wind as well as the inclusion of amenities which provide opportunities for four season use.

### **Criteria: *Universal Design***

In alignment with the park classification, parks and open spaces are designed, to the extent practical, to be universally accessible to support inclusivity. Park design should align with the City's adopted accessibility standards in alignment with the province of Alberta barrier free design requirements.



## Principle 4: Sustainability & Conservation

**Rationale:** To ensure future generations enjoy the Parks and Open Space system, sustainability of the parks and natural ecosystems must be considered. The City's Parks and Open Space system needs to be planned to protect its highest priority natural areas and to integrate ecological systems and green infrastructure in park design and operations. Alignment must occur with the current City of St. Albert Natural Area Conservation and Management Plan.

### **Criteria: *Conservation***

Parks and Open Space system is sited, planned, designed, and operated to protect and conserve high priority natural and sensitive areas and maintain or enhance natural ecosystem processes and wildlife habitat.

### **Criteria: *Landscape Connectivity***

The network of parks and open spaces should be planned and sited to maintain landscape connectivity throughout the City and to surrounding regional corridors, parks, open spaces, natural areas, environmentally significant areas, and protected areas. Wildlife corridors must be taken into account.

### **Criteria: *Ecological Design & Green Infrastructure***

Parks and open spaces incorporate ecological design and low impact development practices (e.g., stormwater management, rainwater harvesting, alternative energy use) during siting, design, construction, and operations.

### **Criteria: *Flexibility & Adaptability***

Parks and open spaces are designed to be flexible and adaptable to accommodate changing demands, trends, and innovations in park use and recreation.

**Criteria: *Sustainable Funding & Resources***

Parks and open spaces are planned and designed to achieve operational efficiencies for the City through the integration of ecological design and the use of quality materials and construction practices.



## 4. PARKS AND OPEN SPACE CLASSIFICATION

---

### 4.1 Purpose of the Parks & Open Space Classification

The City's Parks and Open Space system is diverse and serves multiple functions. Some provide active recreation opportunities that elevate individual health or serve as places to gather and celebrate. Others protect environmentally significant areas and wildlife habitat and allow natural processes such as flooding and pollination to occur. While other parks and open spaces provide quiet contemplative places that improve residents' mental well being and provide opportunities to appreciate the City's natural and cultural heritage. Collectively, the system of parks and open space sites combine to deliver the outcomes that have been set for the City's Parks and Open Space system.

Deliberate planning can create a great parks and open space system. Clear design direction is required to ensure that each individual site plays a purposeful role in the City-wide system. Planning and design direction begin with a clear Parks and Open Space Classification system. A classification system is a useful tool to clearly articulate the desires and requirements the City has regarding the provision of parks and open spaces for its residents.

The purpose of the Parks and Open Space Classification is to:

- Clearly define the intended purpose(s) and uses of each park and open space.
- Ensure the Parks and Open Space system is consistently and effectively supplied and configured to provide a deliberate spectrum of opportunities across the city.
- Ensure the Parks and Open Space system is functional and accessible.
- Provide general design guidance and requirements for each class of park and open space.
- Enable developers and the City to evaluate how well the proposed Parks and Open Space system meet City requirements.

### 4.2 Parks & Open Space Classifications

Seven classes of parks and open space will be applied throughout the City:

- Conservation Park
- City Park
- Community Park
- Neighbourhood Park
- Urban Square / Plaza
- Special Use Area
- Connector Park

### 4.3 Parks & Open Space Tables

The following tables present the purpose of each park class as well as clear siting and design direction that is to be applied during park system planning.

## CONSERVATION PARK

<b>PURPOSE</b>	To conserve environmentally sensitive areas and natural areas (as identified in the Natural Area Conservation and Management Plan). Conservation Parks are natural areas of land and / or water that are dominated by native ecosystems and vegetation in naturally occurring patterns. Conservation Parks may provide appropriate low-impact and low-density outdoor recreation opportunities and serve as physical connections throughout the City where these uses will not unacceptably compromise the site's environmental values and habitat connectivity.
<b>PRIMARY FUNCTION</b>	Conservation. Passive recreation.
<b>SIZE</b>	Variable – dependent on the conservation values the site is intended to protect.
<b>LOCATION</b>	Areas of high conservation value as identified in the City's Natural Area Conservation and Management Plan. Conservation Parks are identified at the single-tier ASP, two-tier ASP, and NP.
<b>STREET FRONTAGE</b>	Recommend 15% but may be affected by site constraints.
<b>ACCESS AND CONNECTIVITY</b>	From their home, every resident must be within a 400-metre unobstructed (free from any high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space. This is an estimated 5-minute walk. Minimum one access point – where compatible with conservation values.
<b>UNIVERSAL DESIGN</b>	Desired. Refer to the City's adopted accessibility standards in alignment with the provincial barrier free design requirements.

## EXAMPLES

- Grey Nuns White Spruce Park
- Coal Mine Park

<b>CITY PARK</b>	
<b>PURPOSE</b>	A major multi-purpose destination for structured and unstructured recreation, social gathering and community events that attracts residents from across the City and motivates people from the Edmonton Metropolitan Region to visit the City. City Parks are focused on providing unique recreation opportunities and contain features that are not found in Community or Neighbourhood Parks.
<b>PRIMARY FUNCTION</b>	Major city-wide / regional special events & city gatherings. Active structured and unstructured recreation. Competition quality outdoor sport.
<b>SIZE</b>	5 hectares or greater.
<b>LOCATION</b>	Located along crosstown and connector roads, near major intersections with safe and practical road crossings and are accessible by various modes of transportation.  City Parks are identified at the single-tier ASP, two-tier ASP, and NP.
<b>STREET FRONTAGE</b>	Minimum 30%.
<b>ACCESS AND CONNECTIVITY</b>	From their home, every resident must be within a 400-metre unobstructed (free from any high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space. This is an estimated 5-minute walk.  Minimum two access points into park.
<b>UNIVERSAL DESIGN</b>	High priority for park amenities to be designed to be universally accessible.  Refer to the City's adopted accessibility standards in alignment with the provincial barrier free design requirements.
<b>EXAMPLES</b>	
<ul style="list-style-type: none"> <li>• Red Willow Park</li> <li>• Lions Park</li> <li>• Kingswood Park</li> <li>• Lacombe Lake Park</li> </ul>	

<b>COMMUNITY PARK</b>	
<b>PURPOSE</b>	Provide structured recreation amenities not available in City Parks or Neighbourhood Parks such as ball diamonds, outdoor rinks, sport fields, tennis courts, etc., either in association with a designated school site, or on its own. Additional unstructured spaces may be considered.
<b>PRIMARY FUNCTION</b>	<p>Active structured recreation.</p> <p>Minimum one Community Park with a school site(s) as per single-tier ASP terms of reference requirements.</p> <p>Under the two-tier ASP and NP framework, at least one school site (non-high school) is anticipated for every 64 hectares (NP), and one high school site is anticipated for each ASP.</p> <p>Each non-high school site must have an adjacent Community Park of a minimum of 2 hectares.</p> <p>Each high school site must have an adjacent Community Park. The size of the school site and size of the Community Park will be at the discretion of the City.</p>
<b>SIZE</b>	2 - 5 hectares.
<b>LOCATION</b>	<p>Located along neighbourhood roads with safe and practical road crossings.</p> <p>Community Parks are identified at the single-tier ASP, two-tier ASP, and NP.</p>
<b>STREET FRONTAGE</b>	Minimum 30%.
<b>ACCESS AND CONNECTIVITY</b>	<p>From their home, every resident must be within a 400-metre unobstructed (free from any high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space. This is an estimated 5-minute walk.</p> <p>Minimum two access points into park.</p>
<b>UNIVERSAL DESIGN</b>	<p>Desired.</p> <p>Refer to the City's adopted accessibility standards in alignment with the provincial barrier free design requirements.</p>
<b>EXAMPLES</b>	
<ul style="list-style-type: none"> <li>• Flagstone Park</li> <li>• Deer Ridge Park</li> <li>• Willoughby Park</li> <li>• Alpine Park</li> <li>• Natalia Park</li> </ul>	

<b>NEIGHBOURHOOD PARK</b>	
<b>PURPOSE</b>	The outdoor recreation focal point of a neighbourhood, Neighbourhood Parks provide unstructured active and passive recreation opportunities for a variety of ages that aim to meet the interests of residents in the neighbourhood.
<b>PRIMARY FUNCTION</b>	Passive unstructured recreation. Active unstructured recreation.
<b>SIZE</b>	0.5 - 2 hectares.
<b>LOCATION</b>	Distributed appropriately throughout the neighbourhood and adjacent to a local or neighbourhood road.  Neighbourhood Parks are identified at the single-tier ASP and NP.
<b>STREET FRONTAGE</b>	Minimum 30%.
<b>ACCESS AND CONNECTIVITY</b>	From their home, every resident must be within a 400-metre unobstructed (free from any high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space. This is an estimated 5-minute walk.  Minimum one access point into park.
<b>UNIVERSAL DESIGN</b>	Desired.  Refer to the City's adopted accessibility standards in alignment with the provincial barrier free design requirements.
<b>EXAMPLES</b>	
<ul style="list-style-type: none"> <li>• Delage Park</li> <li>• Naples Park</li> <li>• Gordon Park</li> <li>• Lafleur Park</li> </ul>	

<b>URBAN SQUARE / PLAZA</b>	
<b>PURPOSE</b>	Urban Squares / Plazas are flexible spaces that provide opportunity for community gathering, civic events, and social interactions. They contribute to the character, vibrancy and livability of higher density mixed use and commercial areas.
<b>PRIMARY FUNCTION</b>	<p>Community and civic gatherings.</p> <p>Events providing social interaction.</p> <p>Urban squares generally encompass hardscaped surfaces and therefore create higher construction and maintenance costs. To ensure financial sustainability and adequate green space within the entire ASP park system, the number of urban squares will be limited.</p>
<b>SIZE</b>	0.1 - 1 hectares.
<b>LOCATION</b>	<p>Located in the single-tier ASP and NP within higher density mixed use areas. These spaces are highly visible with significant frontage along local or neighbourhood roads, are inviting to the general public, and are accessible by various modes of transportation.</p> <p>Urban Squares / Plazas shall be identified at the single-tier ASP and NP.</p> <p>Urban Squares / Plazas are identified at the two-tier ASP, if being considered.</p>
<b>STREET FRONTAGE</b>	Minimum 50%.
<b>ACCESS AND CONNECTIVITY</b>	From their home, every resident must be within a 400-metre unobstructed (free from any high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space. This is an estimated 5-minute walk.
<b>UNIVERSAL DESIGN</b>	<p>High priority for park amenities to be designed to be universally accessible.</p> <p>Refer to the City's adopted accessibility standards in alignment with the provincial barrier free design requirements</p>
<b>EXAMPLES</b>	
<ul style="list-style-type: none"> <li>• St. Albert Place Plaza</li> </ul>	

## SPECIAL USE AREA

<b>PURPOSE</b>	A Special Use Area provides specialized and often single-purpose recreational opportunities. They are designed for a particular use such as BMX parks, mountain bike skills parks, skate parks, or specialty gardens. Special Use Areas are owned by the City, but can be operated and managed through a lease or license to a non-profit organization(s) who wish to provide recreational opportunities.
<b>PRIMARY FUNCTION</b>	Specialized structured and unstructured recreation opportunities.
<b>SECONDARY FUNCTION</b>	N/A
<b>SIZE</b>	Dependant on the needs of the activity(s) to be provided.
<b>LOCATION</b>	Varies. Special Use Areas are identified at single-tier ASP and NP.
<b>STREET FRONTAGE</b>	Varies. Minimum of one access to a public roadway.
<b>ACCESS AND CONNECTIVITY</b>	Access to the park may or may not be restricted in accordance with stated hours of operation. Connectivity will vary. However, efforts should be made to ensure the park is connected to the City pathway and trail system, and located close to City transit stops and the active transportation network.
<b>UNIVERSAL DESIGN</b>	Desired, but will be dependant on the activity provided at the park.

## EXAMPLES

- Woodlands Skatepark (City operated)
- Woodlands Water Play Park (City operated)
- St. Albert BMX in Riel Recreation Area (Leased)
- Fowler Athletic Park (City operated)

## CONNECTOR PARK

<b>PURPOSE</b>	Connector Parks provide physical connections and access to and between neighbourhoods, parks, shopping areas, roads, and other destinations in the City. Connector Parks are primarily pathways and trails with some associated open space and park amenities such as small seating areas or landscaping. In some cases, Connector Parks may occur along PULs (including SWMF) and will be designed and managed to ensure the original intent of the PUL is maintained.
<b>PRIMARY FUNCTION</b>	Provide physical connection and access.
<b>SIZE</b>	Varies. Minimum width of 20 metres for Municipal Reserve parcels.
<b>LOCATION</b>	Varies. Connector Parks are identified at the single-tier ASP and NP.
<b>STREET FRONTAGE</b>	Varies.
<b>ACCESS AND CONNECTIVITY</b>	From their home, every resident must be within a 400-metre unobstructed (free from any high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space. This is an estimated 5-minute walk.
<b>UNIVERSAL DESIGN</b>	Desired. Refer to the City's adopted accessibility standards in alignment with the provincial barrier free design requirements.

## EXAMPLES

- Public Utility Lots (PUL)
- Trails along Storm Water Management Facilities
- Municipal Reserve

## 5. PARKS AND OPEN SPACE AMENITIES

---




### 5.1 Purpose of Parks and Open Space Amenities




Park amenities facilitate quality park-based recreation experiences and enhance the comfort and convenience for park users. The City is working to ensure residents have access to a diversity of park-based experiences. Providing diversity is achieved, in part, but ensuring a diversity of park amenities are available to residents. **Table 1** illustrates which park amenities are most common in each park classification. Not all amenities are required, or even desired, in each park classification. As such, **Table 1** also illustrates whether those amenities are standard, optional, or incompatible with each park classification.

The list of amenities below is not exhaustive. Though the list includes the most common amenities, the City recognizes that some amenities may not have been included and that as technology and activities evolve, new amenities will emerge.



**Table 1: Parks and Open Space Amenities**

 Incompatible - would not be considered  Optional - could be considered  Standard for Park - located in every park	Conservation Park	City Park	Community Park	Neighbourhood Park	Urban Space / Plaza	Special Use Area	Connector Park
	<b>PARK CLASSIFICATION</b>						
<b>AMENITIES</b>							
<b>Aquatics</b>							
Outdoor Leisure Pool	Incompatible	Optional	Optional	Incompatible	Incompatible	Optional	Incompatible
Outdoor Spray Park	Incompatible	Optional	Optional	Incompatible	Incompatible	Optional	Incompatible
Spray / Water Feature	Incompatible	Optional	Optional	Incompatible	Optional	Optional	Incompatible
<b>Ice Surfaces</b>							
Outdoor Rink	Incompatible	Optional	Optional	Incompatible	Incompatible	Optional	Incompatible
Social Ice Surface	Incompatible	Optional	Optional	Incompatible	Optional	Optional	Incompatible
<b>Park Signage</b>							
Identification Sign	Standard	Standard	Standard	Standard	Standard	Optional	Standard
Information Sign	Standard	Standard	Optional	Optional	Optional	Optional	Optional
<b>Site Furnishings</b>							
BBQ Pit / Fire Pit	Incompatible	Optional	Optional	Incompatible	Optional	Optional	Incompatible
Bike Racks	Optional	Standard	Standard	Standard	Standard	Optional	Optional
Picnic Tables	Optional	Optional	Optional	Optional	Optional	Optional	Optional
<b>Shelters</b>							
Clubhouse	Incompatible	Optional	Optional	Incompatible	Incompatible	Incompatible	Incompatible
Pavilion	Optional	Optional	Optional	Incompatible	Optional	Optional	Incompatible
Picnic Shelters	Optional	Optional	Optional	Incompatible	Optional	Optional	Incompatible
Shade Shelters	Optional	Optional	Optional	Optional	Optional	Optional	Incompatible
<b>Sport Courts</b>							
Basketball Court	Incompatible	Optional	Optional	Optional	Optional	Optional	Incompatible
Beach Volleyball	Incompatible	Optional	Optional	Incompatible	Incompatible	Optional	Incompatible
Small Unstructured Courts (e.g., bocce ball, horseshoe pit, etc.)	Incompatible	Optional	Optional	Optional	Optional	Optional	Incompatible
Tarmac Area	Incompatible	Optional	Optional	Optional	Optional	Optional	Incompatible
Tennis Court	Incompatible	Optional	Optional	Optional	Optional	Optional	Incompatible

 Incompatible - would not be considered  Optional - could be considered  Standard for Park - located in every park	Conservation Park	City Park	Community Park	Neighbourhood Park	Urban Space / Plaza	Special Use Area	Connector Park
	<b>PARK CLASSIFICATION</b>						
<b>Washrooms</b>							
Full-Service Washroom	Optional	Standard	Incompatible	Incompatible	Optional	Optional	Incompatible
Portable Washroom	Optional	Optional	Optional	Optional	Optional	Optional	Incompatible
<b>Other</b>							
Amphitheatre	Optional	Optional	Optional	Incompatible	Optional	Optional	Incompatible
Cross Country Ski Trails	Incompatible	Optional	Optional	Optional	Optional	Optional	Optional
Dog Designated Area - Fenced	Incompatible	Optional	Optional	Incompatible	Optional	Optional	Incompatible
Multi-Purpose Rectangular Field / Sport Field	Optional	Optional	Optional	Optional	Optional	Optional	Incompatible
Mountain Bike	Optional	Optional	Optional	Incompatible	Optional	Optional	Incompatible
Off-leash Dog Area - Non-Fenced	Incompatible	Incompatible	Incompatible	Optional	Incompatible	Incompatible	Optional
Outdoor Fitness Equipment	Incompatible	Optional	Optional	Optional	Optional	Optional	Optional
Playground	Optional	Optional	Optional	Optional	Optional	Optional	Incompatible
Skateboarding / Inline	Incompatible	Optional	Optional	Incompatible	Incompatible	Optional	Incompatible
Sliding Hill	Incompatible	Optional	Optional	Optional	Incompatible	Optional	Incompatible
Parking Lot	Optional	Standard	Optional	Incompatible	Optional	Optional	Incompatible
<b>Servicing Requirements</b>							
Water	Optional	Standard	Standard	Optional	Standard	Optional	Optional
Sanitary	Optional	Standard	Standard	Optional	Standard	Optional	Optional
Stormwater	Optional	Standard	Standard	Optional	Standard	Optional	Optional
Power	Optional	Standard	Standard	Optional	Standard	Optional	Optional
Gas	Optional	Standard	Standard	Optional	Standard	Optional	Optional
Telecommunications	Optional	Standard	Standard	Optional	Standard	Optional	Optional

The list of amenities above is not exhaustive. Though the list includes the most common amenities, the City recognizes that some amenities may not have been included and that as technology and activities evolve, new amenities will emerge. The City will work to maintain this list of amenities with feedback from developers and stakeholders.

As per the Municipal Engineering Standards, developers are required to install, at minimum, benches, and garbage cans within a park.

## 6. EVALUATION

The planning and design of Parks and Open Space system will be evaluated objectively and consistently against the Principles and Criteria presented in Section 3. This principles-based evaluation will foster a collaborative planning process that encourages the City and the development community to undertake excellent park and open space planning and design.

### 6.1 Evaluation Tools

Park and open space content provided in two-tier Area Structure Plan (ASP), single-tier ASP, and Neighbourhood Plan (NP) will be assessed through the appropriate evaluation tool. The tool is an objective and consistent means of assessing how well a proposed park system meets the standards and guidelines. Since different levels of details on Municipal Reserve is needed for the review of two-tier ASPs, single-tier ASPs, and NPs, choose the appropriate evaluation tool.

The following categories are used to assess each criterion:

- **Meets Expectations:** Plan meets expectations for that criteria and does not require any revisions.
- **Needs Improvement:** Plan does not meet the expectation for that criteria and needs revisions.
- **Not Applicable:** Due to specific circumstances the criteria are not applicable for this plan, or the criteria cannot be met. Example:
  - *Criteria: Flexibility and adaptability may not be appropriate for a Conservation Park.*

#### 6.1.1 Evaluation Process for Two-Tier Area Structure Plan

1. Pre-application meeting to discuss park planning.
2. Applicant to provide the following in two-tier ASP submission, as AutoCAD, PDF, and paper:
  - Identify Conservation Park(s), City Park(s), Community Park(s), and Community Park with school site(s).
  - Conservation Park parcel size.
  - Municipal Reserve parcel size for the identified City Park(s), Community Park(s), and Community Park with school site(s).
  - Percentage of Municipal Reserve (MR) to be added at the Neighbourhood Plan stage to achieve a minimum of 10% MR dedication.
  - Street classification, as per the Complete Streets Guidelines and Implementation Strategy.
  - Proposed policy statements that are relevant to provision of parks and open spaces.
  - Reference the sections of the studies provided with the ASP application, to outline the reasons for that park classification. If the ASP was written by the applicant, reference the park policy section of the ASP.
  - PDF of the Parks Map(s) to scale, with scalable bar, labeled park types, park sizes.

3. Using the Evaluation Tool, **Figure 1**, applicant completes the comments section and provides a short explanation of how the plan meets the specific criteria. The completed Evaluation Tool is submitted as part of the two-tier ASP application.
4. City reviews and provides comments through the two-tier ASP review process.

**Note:** Although not directly evaluated at the two-tier ASP stage, the Neighbourhood Plans within the two-tier ASP must conform to the criteria in this document, including, but not limited to:

- All residences must be within a 400-metre unobstructed walk (free from any high traffic road, railway line, fence, or other barriers) to parks and/or open spaces.
- All parks must meet the minimum street frontage requirement appropriate to the Parks and Open Space Classification.
- Active transportation network must be considered within a Neighbourhood Plan with connections to the parks within the neighbourhood and connections to adjacent neighbourhood(s).
- Connection to the Red Willow Trail System should be enabled wherever possible.

### **6.1.2 Evaluation Process for Single-Tier Area Structure Plan or Neighbourhood Plan**

1. Pre-application meeting to discuss park planning.
2. Applicant to provide the following in single-tier ASP or NP submission, as AutoCAD, PDF, and paper:
  - Identify every park and the park's classification.
  - Identify Municipal Reserve parcels with 'MR'.
  - Municipal Reserve parcel size (all Parks must be 0.5 ha or larger, unless intended as a Conservation Park, Special Use Area, or Urban Square/Plaza) suitable for park development and programming.
  - Width of Connector Parks (minimum 20 m).
  - Active transportation design connections within single-tier ASP or NP, which includes connections within the Plan area, connections to adjacent neighbourhoods, and connection to the Red Willow Trail System, where possible.
  - Percentage of street frontage must be met for each Park Classification.
  - Street classification, based on the Complete Streets Guidelines and Implementation Strategy.
  - All residences must be within a 400-metre unobstructed walk to parks and/or open spaces.
  - Reference the sections of the studies provided with the single-tier ASP or NP application, to outline the reasons for that park classification. If the single-tier ASP or NP was written by the applicant, reference the park policy section of the single-tier ASP or NP.
  - Park configuration, space, access, and connectivity are proposed with thoughtfulness for the park's future design.

- PDF of the Parks Map(s) to scale, with scalable bar; label – park type, size of park, park dimensions, MR designation, and percentage of street frontage.
3. Using the Evaluation Tool, **Figure 2**, applicant completes the comments section and provides a short explanation of how the Plan meets the specific criteria. The completed Evaluation Tool is submitted as part of the single-tier ASP or NP application.
  4. City reviews and provides comments through the single-tier ASP or NP review process.

## FIGURE 1: EVALUATION TOOL FOR A TWO-TIER AREA STRUCTURE PLAN

Evaluation – Two-Tier ASP				
Name of Two-Tier Area Structure Plan:				
CRITERIA	EVALUATION QUESTIONS	COMMENTS	CITY ADMINISTRATION ONLY	
			QUALIFICATION	COMMENTS
<b>PRINCIPLE 1: QUALITY OF LIFE</b>				
<b>Community Needs and Trends</b>	Has information been provided on how the Parks and Open Space system responds to city policies and known city needs?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
	Do the proposed parks and open spaces adequately address city policies and known city needs?  Provide proposed ASP policy statements for parks and open space planning.			
<b>Social Interaction</b>	Are the proposed parks and open spaces located in a way that future Neighbourhood Plans within this two-tier ASP have parks and open spaces?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
	Are there policies for parks and open spaces to be appropriate focal points in Neighbourhood			

Evaluation – Two-Tier ASP				
	Plans to enable social interaction?			
<b>Character and Identity</b>	<p>Based on the proposed parks classification, what policies will enable those parks classification?</p> <p>What consideration have been given for park themes, amenities, and programming to reflect the distinct character of the anticipated neighbourhoods within the ASP and the relationship the City has a whole?</p>			
<b>Visual Aesthetics</b>	How are the proposed parks and open spaces arranged to protect the scenic quality of the surrounding area?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
PRINCIPLE 2: CONNECTIVITY & INTEGRATION				
<b>Access</b>	What are the policies within the two-tier ASP that supports locating a park or open space within a 400-metre unobstructed (free from any high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space, at the Neighbourhood Plan stage?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	

**Evaluation – Two-Tier ASP**

<p><b>Active Transportation Integration</b></p>	<p>For future Neighbourhood Plans within the two-tier ASP, what policies support that each park and open space is fully integrated with the public and active transportation network?</p> <p>What policies will provide for connectivity to parks within future NPs, to adjacent neighbourhoods, and to the Red Willow Trail System?</p> <p>What policies provide required road frontage to the various Park Classifications?</p>		<p><input type="checkbox"/> Meets Expectations</p> <p><input type="checkbox"/> Needs Improvement</p> <p><input type="checkbox"/> Not Applicable</p>	
<p><b>Compatibility</b></p>	<p>Consider proximity to medium and high density housing, park classification and compatibility with non-residential uses.</p> <p>Are the proposed parks sited to maximize compatibility and minimize conflicts with adjacent non-park land uses?</p> <p>Example: A neighbourhood park may not be appropriate in a proposed industrial area.</p>		<p><input type="checkbox"/> Meets Expectations</p> <p><input type="checkbox"/> Needs Improvement</p> <p><input type="checkbox"/> Not Applicable</p>	
<p><b>PRINCIPLE 3: DIVERSITY &amp; INCLUSION</b></p>				
<p><b>Functionality</b></p>	<p>Is the configuration and size of the park conducive to future siting of amenities?</p>		<p><input type="checkbox"/> Meets Expectations</p> <p><input type="checkbox"/> Needs Improvement</p> <p><input type="checkbox"/> Not Applicable</p>	

<b>Evaluation – Two-Tier ASP</b>				
	Example: Does the quality of the land, the shape and or size, limit options for amenities or placement of amenities?			
<b>Diversity</b>	Does the two-tier ASP include city park(s), community park(s), and community park/school site(s) including space for a high school?  How many parks are there, and what is the anticipated park classification for each park?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
<b>Universal Design</b>	What policies are there that support universal design principles in the development of parks and open spaces?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
<b>PRINCIPLE 4: SUSTAINABILITY &amp; CONSERVATION</b>				
<b>Conservation</b>	Are the proposed parks and open spaces planned, designed, and operated to protect and conserve the City's natural areas and wildlife habitat?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
<b>Landscape Connectivity</b>	Does the network of parks and open spaces create and/or maintain landscape connectivity to surrounding regional corridors, parks, open spaces,		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	

Evaluation – Two-Tier ASP				
	environmentally significant areas, or protected areas?			
<b>Ecological Design &amp; Green Infrastructure</b>	<p>Discuss the general locations of proposed stormwater management facilities.</p> <p>What green initiatives may be considered for stormwater management, rain harvesting, or alternative energy use?</p>		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	

	<b>Completed By:</b>	<b>Reviewed By:</b>
	Name (Print)	Name (Print)
	Signature	Signature
	Organization	Position
	Date	Date

## FIGURE 2: EVALUATION TOOL FOR A SINGLE-TIER AREA STRUCTURE PLAN OR NEIGHBOURHOOD PLAN

Evaluation – Single-Tier ASP or Neighbourhood Plan				
Name of Single-Tier Area Structure Plan or Neighbourhood Plan:				
Name of the Two-Tier ASP the NP is Within:				
CRITERIA	EVALUATION QUESTIONS	COMMENTS	CITY ADMINISTRATION ONLY	
			QUALIFICATION	COMMENTS
<b>PRINCIPLE 1: QUALITY OF LIFE</b>				
<b>Community Needs and Trends</b>	Has information been provided on how the Parks and Open Space system responds to market research; city policies and known city needs?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
	Do the proposed parks and open spaces adequately address the market research, city policies and known city needs?			
<b>Social Interaction</b>	Are the proposed parks and open spaces sited in a location with an appropriate focal point in the neighbourhood?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
	Examples: <ul style="list-style-type: none"> <li>• Urban Square is located within high use area.</li> </ul>			

**Evaluation – Single-Tier ASP or Neighbourhood Plan**

	<ul style="list-style-type: none"> <li>No enclosed parks.</li> </ul>			
<b>Safety</b>	<p>Are parks and open spaces adequately incorporating Crime Prevention Through Environmental Design (CPTED) principles?</p> <p>Examples:</p> <ul style="list-style-type: none"> <li>Minimum width of Connector Park(s) is met.</li> <li>Minimum street frontage is met.</li> </ul> <p>Please note that MR parcels adjacent to SWMF pose a safety risk and are discouraged.</p>		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
<b>PRINCIPLE 2: CONNECTIVITY &amp; INTEGRATION</b>				
<b>Access</b>	<p>From their home, every resident must be within 400-metre or 5-minute unobstructed (free from any high traffic road, rail line, fence, or other barriers) walk on the active transportation network to a park or open space.</p>		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
<b>Active Transportation Integration</b>	<p>Is each park and open space fully integrated with the public and active transportation network?</p>		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	

**Evaluation – Single-Tier ASP or Neighbourhood Plan**

	<p>How do trails connect to adjacent neighbourhoods, and existing and proposed trails?</p> <p>What is the connection to the Red Willow Trail System?</p> <p>Confirm that street frontages, as identified for each Park Classification, is met.</p> <p>Example: Do any trails lead to dead ends or are there any gaps in the trail system?</p>			
<p><b>Compatibility</b></p>	<p>Are parks and open spaces adequately sited and designed to maximize compatibility with adjacent non-park land uses?</p> <p>Are the proposed parks and open space amenities compatible with each other or will they lead to potential conflict between uses within each park?</p> <p>Examples of potential compatibility:</p> <ul style="list-style-type: none"> <li>• Urban Square is adjacent to high density area.</li> <li>• Outdoor fitness equipment adjacent to a playground.</li> </ul>		<p><input type="checkbox"/> Meets Expectations</p> <p><input type="checkbox"/> Needs Improvement</p> <p><input type="checkbox"/> Not Applicable</p>	

## Evaluation – Single-Tier ASP or Neighbourhood Plan

	<ul style="list-style-type: none"> <li>• Integration of existing tree stands or natural features.</li> </ul> <p>Examples of potential conflicts:</p> <ul style="list-style-type: none"> <li>• Lit outdoor sports field adjacent to residential area.</li> <li>• Off-leash dog area on an active transportation trail.</li> <li>• Sledding hill that leads to a SWMF.</li> </ul>			
<p><b>Inviting</b></p>	<p>Are all parks and open spaces fronting on the street with unobstructed visibility?</p> <p>Are all parks and open spaces clearly welcoming to the public and not just to surrounding residents?</p> <p>Example: Parks should have obvious gateways that provide a visually appealing first impression, so all feel welcome to enter.</p>		<p><input type="checkbox"/> Meets Expectations</p> <p><input type="checkbox"/> Needs Improvement</p> <p><input type="checkbox"/> Not Applicable</p>	
<p><b>PRINCIPLE 3: DIVERSITY &amp; INCLUSION</b></p>				
<p><b>Diversity</b></p>	<p>Is there a diversity of Park Classifications to serve the people that will live there and use the park system?</p> <p>Is there a Community Park as part of the school site?</p>		<p><input type="checkbox"/> Meets Expectations</p> <p><input type="checkbox"/> Needs Improvement</p> <p><input type="checkbox"/> Not Applicable</p>	

**Evaluation – Single-Tier ASP or Neighbourhood Plan**

	<p>Special Use Area or Urban Square address these questions:</p> <ul style="list-style-type: none"> <li>• Context surrounding the park.</li> <li>• Does the park’s configuration enable programming and accessible from more than one frontage?</li> <li>• If the Plan takes years to develop, will the Special Use Area or Urban Square be appropriate in that location?</li> <li>• Does an amendment to the single-tier ASP, or NP changes the Urban Square functionality?</li> <li>• If the Special Use Area or Urban Square are not developed, is there an alternate park classification?</li> <li>• Why is the Special Use Area or Urban Square being proposed in this location?</li> <li>• What is the developer’s contribution?</li> </ul>			
<p><b>Four Season Design</b></p>	<p>Are the proposed parks and open spaces located in a way where they can attain sufficient sunlight, wind protection, and be used all year-round?</p>		<p><input type="checkbox"/> Meets Expectations  <input type="checkbox"/> Needs Improvement  <input type="checkbox"/> Not Applicable</p>	

## Evaluation – Single-Tier ASP or Neighbourhood Plan

	What qualities do the park and open space have to be four season places?			
<b>Functionality</b>	<p>Is the configuration of the park conducive to the siting the appropriate amenities?</p> <p>Example: Does the quality of the land, the shape and or size, limit options for amenities or placement of amenities?</p>		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
<b>PRINCIPLE 4: SUSTAINABILITY &amp; CONSERVATION</b>				
<b>Conservation</b>	Are parks and open spaces planned, designed, and operated to protect and conserve the City's natural areas and wildlife habitat?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	
<b>Landscape Connectivity</b>	Does the network of parks and open spaces create and/or maintain landscape connectivity to surrounding regional corridors, parks, open spaces, environmentally significant areas, or protected areas?		<input type="checkbox"/> Meets Expectations <input type="checkbox"/> Needs Improvement <input type="checkbox"/> Not Applicable	

	<b>Completed By:</b>	<b>Reviewed By:</b>
	Name (Print)	Name (Print)

**Evaluation – Single-Tier ASP or Neighbourhood Plan**

	Signature	Signature
	Organization	Position
	Date	Date

## 7. DEFINITIONS

---

**Access** – Means an area that serves as the physical connection between a park and an adjacent site or a park amenity and a park (adapted from *St. Albert Land Use Bylaw*).

**Active Recreation** – Recreation activities which require physical exertion, e.g., jogging, bicycling, rowing, skating (*Edmonton Urban Parks Management Plan-June 2006*).

**Active Transportation** – Includes modes of travel that require physical activity, such as walking or cycling, in contrast to other modes that require little physical effort (adapted from *Active Alberta 2011-2021*).

**Active Transportation Network** – The network of sidewalks, trails, pathways on on-street cycling lanes that facilitate active transportation (adapted from *Active Alberta 2011-2021*).

**Area Structure Plan Scale** – Refers to the location, size, and classification of the Parks and Open Space system for a plan adopted by Council as an Area Structure Plan Bylaw pursuant to the Municipal Government Act that provides a framework for the future subdivisions and development of an area (adapted from *St. Albert MDP Flourish Bylaw 20/2020*).

**Area Structure and Redevelopment Plans Technical Report Terms of Reference** – Provides the application requirements for Area Structure Plan approved in 2021 or earlier (referenced in this document as single-tier ASP), Area Redevelopment Plan or an amendment to an existing Plan including requirements for parks.

**Area Structure Plan & Neighbourhood Plan Terms of Reference** – Provides the application requirements for the two-tier policy structure for Area Structure Plans approved in 2022 and onward (referenced in this document as two-tier ASP), and Neighbourhood Plans (NP). The two-tier ASPs are areas of 256 hectares±, and NP are areas of approximately 64 hectares.

**Catchment** – The area from which a park attracts a population that uses its services (*Center for Spatially Integrated Social Science*).

**City of St. Albert Environmental Master Plan** – Provides strategic direction for environmental performance including a framework for environmental objectives and targets. This document defines how the City will protect the natural environment as part of long-term economic and social prosperity. The Parks and Open Space system will support the implementation this plan by aligning parks classifications with the environmentally significant and natural areas of the City.

**City of St. Albert Land Use Bylaw (LUB)** – The bylaw that divides the City of St. Albert into land use districts and establishes procedures for processing and deciding upon development applications. It sets out rules that affect how each parcel of land in the City of St. Albert can be used and developed and includes a district (zoning) map.

**City of St. Albert Municipal Engineering and Landscape Standards** – Provides the standards for the design of municipal infrastructure including landscape design guidelines, drawing

standards, park amenities, pathways and trails, plantings, stormwater management and maintenance. The standards are minimums and are intended to ensure that new municipal infrastructure is acceptable to the City regarding overall quality, safety and environmental considerations, functionality, operation and maintenance requirements, and lifecycle costs. These standards will be applicable to all parks and open space.

**City of St. Albert Natural Area Conservation and Management Plan** – Provides the tools for conserving natural areas as well as the principles and objectives of managing natural areas. This document identifies the legal tools used to conserve natural areas including and the management requirements to ensure these natural areas are protected for future generations.

**City of St. Albert Recreation Master Plan** – A non-statutory ‘road map’ for all things recreation that responds to resident and group recreation needs for the City of St. Albert. This plan provides a long-term framework for addressing recreation in St. Albert including casual recreation opportunities such as parks and trails, scheduled activities, such as swim programs. This plan provides the framework for how to achieve and integrate recreational opportunities in St. Albert. Park design and amenities, as well as the location and sizing of parks will compliment and facilitate the recreation priorities for the City.

**Municipal Development Plan (MDP)** – A “plan adopted by Council as a Municipal Development Plan pursuant to the Municipal Government Act” (*St. Albert Flourish Bylaw 20/2020*).

**Individual Park (or Site) Scale** – Refers to size, location, orientation, integration, and amenities of one park within the overall neighbourhood Parks and Open Space system.

**Landscape Connectivity** – The degree to which the Parks and Open Space system facilitates movement (adapted from the *Ecological Society of America*).

**Local Pathway** – Is a pathway that provides secondary routes within communities, linking residential areas to facilities such as neighbourhood parks, schools, and other local community designation. Local pathway may also serve as links to the regional pathway system. (*City of St. Albert Engineering Standards*).

**Low Impact Development (LID)** – A land development and stormwater management approach that works with nature to manage stormwater as close to the sources as possible. (*City of Edmonton*).

**Park** – A specific use for open space area which is managed to provide opportunities for recreation, education, cultural or aesthetic use (*St. Albert Green Assets Committee City Manager Directive- 2017*).

**Park Planning Criteria (Criteria)** – Outlines the specific planning direction that will be evaluated for each principle.

**Park Planning Principles (Principles)** – Are concepts that guide decisions about the configuration of the park system and the design of individual park sites.

**Passive Recreation** – Recreation activities which require limited physical exertion such as bird watching, walking, photography (*Edmonton Urban Parks Management Plan 2006*).

**Percent Developed** – The percentage of a park that is altered from its natural state to accommodate the function and amenities of the proposed park design.

**Open Space** – Space owned and maintained by a public agency and dedicated for the common use and enjoyment of the general public. This could include open green space, parks, public squares, or other spaces, and may include stormwater ponds or systems (*St. Albert Green Assets Committee City Manager Directive 2017*).

**Regional Pathway** – Regional pathway system is a citywide linear network that facilitates non-motorized movements for recreation and transportation purposes. The regional pathway is hard-surfaced, typically asphalt and located off-street. It is a multi-use facility and no one user or type of user is to be given preference (*City of St. Albert Engineering Standards*).

**Street frontage** – Means the width of a lot, parcel, or site at the front property line adjoining a public roadway (*St. Albert Land Use Bylaw*). Street frontage percentage, as identified in the Park Classifications, is calculated by property line distance adjacent to the public roadway divided by the overall property line for the entire park.

**Structured Recreation** – Recreation activities that are organized and typically have clear rules, set times, and set locations / equipment (adapted from *National Recreation and Park Association*).

**Tertiary Pathway** – Tertiary pathway is a pathway generally located in natural areas or in parks in addition to a regional or local pathway (*City of St. Albert Engineering Standards*).

**Universal Design** – The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design (*Center for Universal Design*).

**Universal Design Principles** – The principles by which the environment can be designed to accommodate the abilities of all.

**Unstructured Recreation** – Recreation activities that are not organized, and can be impromptu, have little to no rules, set times or required equipment (adapted from *National Recreation and Park Association*).

**Wayfinding** – Refers to information systems, including environmental cues and / or signage, that guide people through a physical environment and enhance their understanding and experience of the space (adapted from *Society for Experiential Graphic Design*).