



Sturgeon Valley South Planning Area 1 Neighbourhood Area Structure Plan

Public Engagement Summary

Project Information:

The proposed Sturgeon Valley South Planning Area 1 Neighborhood Area Structure Plan (NASP) provides a framework for future development in Sturgeon Valley South Planning Area 1 to achieve the vision of a well-connected and fully serviced community that honours the rural character and heritage of the area. The plan follows approved higher order statutory plans, specifically following the direction set out in the Sturgeon Valley South Area Structure Plan (ASP). The proposed NASP will act as a guidance document for the development of more detailed Outline Plans within the plan area that are required for the review and approval of future neighbourhood development within Sturgeon Valley South.

Sturgeon Valley South Planning Area 1 contains 402 ha of land located east of Sturgeon Road. The plan borders the City of St. Albert on the southwest, City of Edmonton on the south, Sturgeon Valley Core to the northeast and undeveloped future Planning Area 3 to the east.

Public Engagement:

A public open house was held on February 4, 2025 at the Sturgeon Valley Golf and Country Club from 5:30-7:00pm. The meeting was held to inform the public about the proposed NASP, gather feedback and answer questions about the project.

A formal presentation was held at 6:00pm to share project information. Additionally, display boards were placed around the room with representatives from Select Engineering, landowners, and Sturgeon County administration available to answer any project or process related questions. There were approximately 103 residents who signed in and attended the public open house.

To inform the public about the event, an advertisement was placed in the St. Albert Gazette prior to the event. In addition, post cards were delivered to 640 nearby residents within Sturgeon County with a temporary sign placed along Sturgeon Road with contact information for Select Engineering to find out more information.



What We Heard: Comments and Responses

Contact information for Select Engineering was provided in the advertising for the public open house for any questions, feedback or comments related to the project. During the public open house, comment sheets were available for residents to fill out as well as business cards to provide opportunity for residents to provide feedback after the event.

In total, 15 residents provided written comments during or after the public open house. The table below outlines a summary of the written comments provided as well as the comments shared with project representatives during the public open house.

TOPIC	WHAT WE HEARD	RESPONSE / RESULTING ACTIONS
Density/Buffer/adjacent Land uses	<ul style="list-style-type: none"> - Residents expressed the need for transitional density for all established adjacent Country Residential areas and made some suggestions of utilizing maximum densities in the plan area. - Residents shared feedback that they would like to see increased buffering to existing residential areas, with higher density closer to bordering cities. 	<ul style="list-style-type: none"> - Transitional density and buffering was reviewed throughout the plan area, with input from County administration. Additional transitional maximum densities at 10 du/nrha and 15 du/nrha were added to the plan area adjacent to current residents, along with strategic additional buffers (park buffer) to ensure that the plan provides land uses in consideration of current residents concerns. A maximum was added to the 35du/nrha area to ensure that the target could be met as outlined in the ASP, but not exceeded, to help provide reassurance about density and housing products.
Commercial	<ul style="list-style-type: none"> - Some residents expressed desire to not have mixed use or commercial adjacent to their current homes. Additionally, some feedback was received about not wanting any commercial within the plan area or having it further away from current residents. - Residents expressed concern that commercial sites would lead to crime, congestion and traffic. - Some residents expressed support for having the convenience of commercial and amenities nearby. - A comment was made that commercial amenity provides opportunity for new business and job 	<ul style="list-style-type: none"> - The mixed use site was removed from the area and the commercial site along Sturgeon Road was reduced by half to minimize the amount of commercial near residents and provide reassurance that big box stores would not be located at this site. Commercial land use provides amenities for residents with the opportunity to support local businesses. The commercial sites within the plan provide convenience and services to help meet the local needs of the neighbourhood as well as providing gathering spots that can help build a sense of community within the neighbourhood.



	opportunities in the area boosting the local economy.	
Growth/Development	<p>-Some comments were made that development would produce a large population and change the rural nature of the area, impacting quality of life. Some feedback was shared for the desire for the area to remain country residential.</p> <p>-Additional comments were made that development would lead to increased noise, congestion and less privacy for current residents.</p> <p>- A comment was provided that densification of the area is happening at a rate too fast for the area to absorb & adapt.</p> <p>-Feedback was also provided that development could improve quality of life by providing easier access to essential services and amenities and attract a vibrant and diverse population to the area.</p> <p>-Feedback was shared about the desire for increased green space, with opportunity for spaces to be utilized for community needs such as community gardens or dog parks.</p> <p>-Feedback provided that green space and community amenities would benefit new and current residents</p>	<p>- Growth brings change but also potential opportunity for the area. The location of the land is adjacent to two cities, which provides a logical progression for development that provides opportunity to benefit from the broader Edmonton Metropolitan region hub of business and services nearby. The area has been planned with consideration of current residents, with measures taken to move higher density away from current residents to help protect their desire to continue to enjoy their current way of life as much as possible. The plan is anticipated to come to fruition over a large time frame of 25-30 years, dependent on market conditions, allowing residents time to adapt to the changes. The plan provides multiple types of green space within the plan area (greenways, school sites, pocket parks, natural areas), with opportunity for a variety of programming. Residents can connect to the open spaces through an extensive network of trails, supporting active lifestyles.</p>
Traffic	<p>-Concerns were shared about future increased traffic volume and current speed on Sturgeon Road and overall congestion/increased noise due to traffic.</p>	<p>- The addition of 127th street will act as a 'release valve' for the area to reduce traffic going through existing neighborhoods to get south. Additional traffic generated from the development of Planning Area 1 will mostly be self-contained within the neighbourhood, with 127th being utilized to access the City of Edmonton and St. Albert, helping to keep traffic away from Sturgeon Valley Core.</p>
Property Values	<p>-Concern that commercial and multi-use land uses across the street from River's Gate could impact property values.</p>	<p>Mixed-use has been removed from the plan area, along with the reduction of the size of the commercial land use across Sturgeon Road from River's Gate. Housing costs have increased greatly in recent years and the houses in the low density transitional areas could be over a million dollars.</p>



Servicing	Concerns were raised regarding how development will impact sanitary and water pressure, with current constraints noted. – A comment was shared that the SWMF next to North Point was in a good location based on existing drainage noted.	Development in the area will bring additional servicing infrastructure to the area, which will be primarily funded at developers' cost. Details of how servicing of the land will be achieved, are outlined in the servicing design brief and will be further outlined during future phases of development that will need to adhere to County's standards.
Community services	- Some residents shared concerns about policing and fire controls for the area, with the County currently been supported by volunteer firefighting. Additionally, one comment was received about the importance of timing of schools to ensure that the educational needs for school aged residents can be met.	- As the population increases and tax revenue is collected, there will be opportunity for funding of additional community services to meet the needs of a growing community. As the time frame for development of the plan area is over a large span, service capacity can be planned in conjunction with anticipated growth. The school board indicated that there is capacity within current schools in the school division for additional students, and these established schools would be utilized by residents within the early phases of the plan. As development progresses, planned school sites will develop as opportunity for provincial funding becomes available.
Parking	The availability of public parking was raised, particularly for condo/townhouses, with concerns that increased parking demand would spill over into existing residential areas.	Medium density sites for condo/townhouses and apartments are planned away from current residents in adjacent neighbourhoods, so parking spill over would not be anticipated. Parking would be provided for these uses within the plan area and need to adhere to County standards.
Aesthetics/Design	Residents shared feedback that the visual appeal and landscaping is important to the community and would like it to complement existing aesthetic.	Natural landscaping is encouraged within the plan to help maintain a rural aesthetic with design guidelines being developed as part of Outline Plans at later stages of the planning process. Wider roads and boulevards provide opportunity for more street landscaping.
Housing	Increased housing options/opportunities for the community could cater to a wider range of needs and preference.	The plan area will provide housing diversity for the area, providing more opportunity for people to stay within the community as housing needs change and adapt over time.