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December 9, 2025

Project/File: 1161112195

City of Edmonton

Andrea Wadsworth
6th Floor, Edmonton Tower
10111 104 Ave NW
Edmonton, AB T5J 0J4

Hello Andrea,

Reference: Submission of Snowberry Neighbourhood Structure Plan

Stantec Consulting Ltd., on behalf of our clients Brookfield Residential, NAC Management Group, and Rohit Communities, is pleased to submit the enclosed Snowberry Neighbourhood Structure Plan application for lands within the Decoteau Neighbourhood. Included are the proposed Snowberry NSP and accompanying technical studies for your review.

The Snowberry NSP is located in southeast Edmonton and is bounded by 28 Avenue SW to the north, 17 Street SW to the east, 41 Avenue SW to the south, and 50 Street SW to the west. The plan area encompasses approximately 385 hectares (951 acres) of land. The NSP was authorized by council on September 9, 2025.

A number of technical studies were confirmed during a pre-application meeting on May 7, 2025. The following technical studies were identified during that meeting as requirements for a formal application:

- Neighborhood Design Report (NDR)
- Traffic Impact Assessment (TIA)
- Phase II Ecological Network Report (ENR)
- A Site Specific Natural Area Management Plan (SSNAMP) for any Natural Area identified for retention (to be submitted prior to acceptance of a rezoning or subdivision application within 250 m)
- Parkland Impact Assessment (PIA)
- Knowledge Campus Needs Assessment (CKCNA)
- Water Servicing Report (WSR)

During the pre-application meeting, the city requested that we use this NSP as an opportunity to test the new TOR for NSPs, which was in draft form at that time. It was understood that several items in the new TOR package, including land use designations, densities, NSP templates, CAD templates, and process elements, may change as we worked together to test and resolve challenges with the evolving process.

Land Use Categories

The Procedure and TOR for new NSPs were circulated on September 15, 2025. This package included the NSP/ASP drafting templates, procedure documents, and the ASP/NSP stats calculator. It was issued

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following several meetings with the city to review opportunities and challenges related to land use categories.

Following further discussions, we have prepared the NSP using the land use categories as shown on the land use concept map.

ASP Amendment

As part of this submission, we have included a Plan Amendment report outlining the proposed changes to the Decoteau Area Structure Plan. The new Terms of Reference introduces land uses that do not align one-to-one with the existing ASP categories in terms of descriptions or assumed densities. As such, on October 3, 2025 we received direction from the city to proceed with a simplified statistics update by removing the detailed residential land use designation breakdown and focusing instead on total residential area, population, and units for each neighbourhood. Each NSP will then provide further breakdowns of residential land use in its own statistics. This will help expedite future ASP processes for similar instances where the NSP was prepared until the new TOR and the ASP was produced under an older TOR.

In addition to that change, instances of "medium density" are proposed to be replaced with "medium density or low rise residential" and all references to "high density" with "high density or mid rise residential" to ensure both old and new terminology are captured in future amendments.

Submission Items

Please find the following supporting documents attached as part of this application:

- Pre-Application Meeting Record
- NSP Document
- ASP Amendment Report
- Technical Studies including:
 - Neighborhood Design Report (NDR)
 - Transportation Impact Assessment (TIA)
 - Phase II Ecological Network Report (ENR)
 - Environmental Overview
 - Parkland Impact Assessment (PIA)
 - Knowledge Campus Needs Assessment (CKCNA)
 - Water Servicing Report (WSR)
- Certificates of titles
- Note, the Historical Resources Application has been submitted to the Province for review.

Please confirm the applicable fee upon receipt of this application. We would appreciate your timely review, circulation, and comments. Should you have any questions or require further information, please feel free to contact me.

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Regards,

Stantec Consulting Ltd.

A handwritten signature in black ink, reading "Yolanda Lew", is positioned above a thin red horizontal line.

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