

PARKLAND COUNTY  
PROVINCE OF ALBERTA

BYLAW 2023-10

BEING A BYLAW FOR THE PURPOSE OF ADOPTING WABAMUN HAMLET AREA REDEVELOPMENT  
PLAN

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**WHEREAS** the Municipal Government Act, RSA 2000 c.M-26, authorizes council to pass bylaws for municipal purposes with respect to rescinding and adopting area redevelopment plans;

**WHEREAS** Council of Parkland County wishes to pass a bylaw for the purpose adopting the Wabamun Hamlet Area Redevelopment Plan to support future development within the hamlet;

**NOW THEREFORE** the Council of Parkland County, duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

**TITLE**

1. This bylaw shall be known as the "Wabamun Hamlet Area Redevelopment Plan Bylaw".

**DEFINITIONS**

2. The following definitions will apply to the corresponding words in this bylaw:
  - (1) "County" means the municipality of Parkland County in the Province of Alberta;
  - (2) "Hamlet" means the municipality formerly known as the Village of Wabamun.

**INTERPRETATION**

3. The headings in this bylaw are for reference purposes only.

**ENACTMENT**

4. Bylaw 2023-10 Wabamun Hamlet Area Redevelopment Plan, as outlined in Schedule A, which is attached to and forms part of this Bylaw, is hereby adopted.
5. Bylaw 06-2010 – The Village of Wabamun Municipal Development Plan is hereby repealed.
6. This bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 26<sup>th</sup> day of September, 2023.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A THIRD TIME and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SIGNED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor

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Chief Administrative Officer

SCHEDULE "A"  
Bylaw No. 2023-10

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PROPOSED

# Wabamun Hamlet Area Redevelopment Plan

August 2023

# Land Acknowledgment

*We acknowledge that these lands are located within Treaty 6 and in Metis Region 4, on the traditional and ancestral lands of many Indigenous peoples, including Paul First Nation, Alexander Cree Nation, Alexis Nakota Sioux Nation, and Enoch Cree Nation. We look forward to continuing to learn from each other and to working together towards a shared future.*



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# 1 Introduction

*The Hamlet of Wabamun is experiencing a significant transition. It is moving away from its history as an industrial centre toward a more diversified economy, emerging as a new Priority Growth Hamlet within Parkland County.*

# Introduction

This Hamlet Area Redevelopment Plan (HARP) will guide Wabamun's transition by establishing an overall development vision for the Hamlet over the next 15 years.

The HARP contains a series of policies and actions to enhance Wabamun's unique identity as a key centre within the broader Wabamun Lake Area, improve the quality of life for present and future residents, and transform the Hamlet into a memorable visitor destination.

The creation of the HARP, and the list of actions and priorities within it, was informed by community champions, business owners, residents, and visitors to the area who care deeply about Wabamun. The HARP is the starting place for redevelopment over the next 15 years, bringing together existing initiatives and setting the course for future ones. Seeing through the HARP's vision will involve sustained commitment and ongoing collaboration and community partnerships.

## 1.1 Plan Area

The Hamlet of Wabamun is located along the shore of Wabamun Lake within Parkland County. The Hamlet is adjacent to the summer villages of Lakeview and Point Allison as well as Wabamun Lake Provincial Park. It includes a mix of residential and commercial uses as well as former industrial lands and parkland. The developed areas of the Hamlet are surrounded by a gently rolling landscape of natural aspen forests and wetland areas.

The Wabamun Hamlet Area Redevelopment Plan encompasses much of the area in the boundary of the former Village of Wabamun, excluding the lands within the existing Waterfront Area Structure Plan south of the CN railway (Map 1). The plan area also includes the former Wabamun Power Generation Station lands and surrounding former industrial lands to the west.

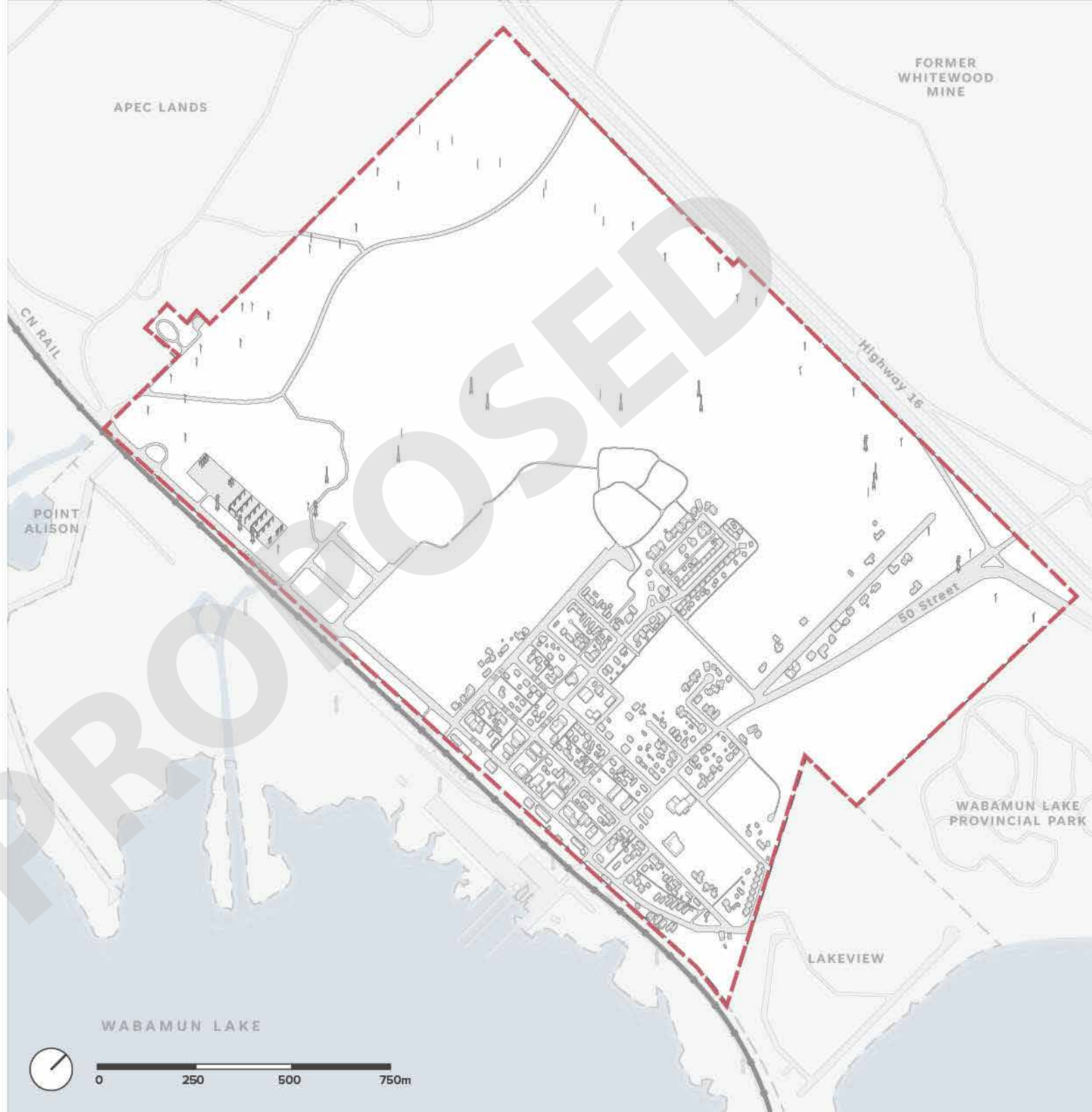
### What is a HARP?

A HARP is a statutory (legally binding) plan that sets out a future development vision and policies for a hamlet, including direction for its land use, transportation, servicing, and public realm. The plan must align with the County's higher-level Municipal Development Plan (MDP) and meet the requirements of the Edmonton Metropolitan Region Growth Plan and the *Municipal Government Act*.



Map 1

# Plan Area



## Legend

— Plan boundary



WABAMUN LAKE

0 250 500 750m



# 1.2 Timeline

Work on the HARP began in Spring 2022 and was completed in Spring 2023. Throughout the process, there were three stages of engagement with the public and key stakeholders, and a public hearing in November 2023. The feedback from the engagement process is summarized in Section 1.4.

## Project Timeline

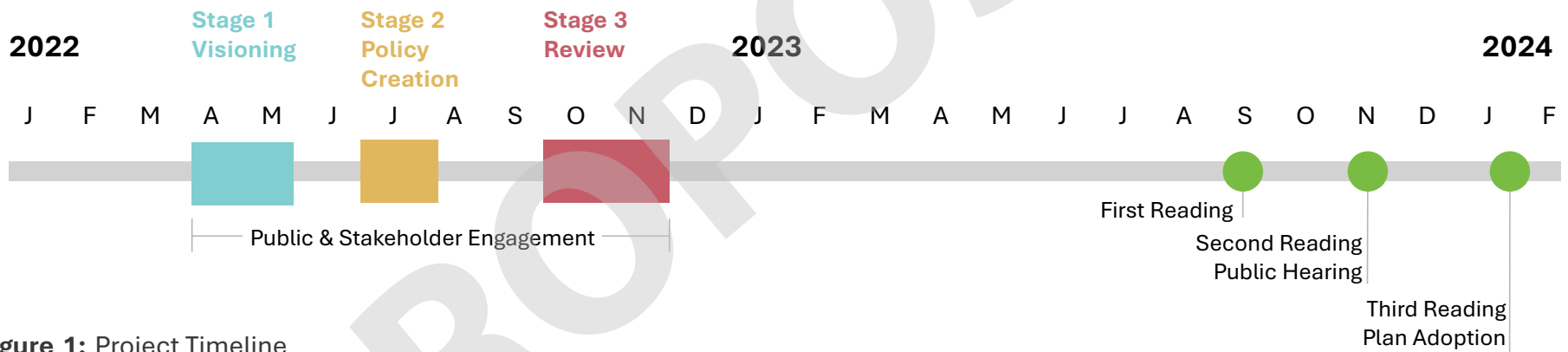


Figure 1: Project Timeline

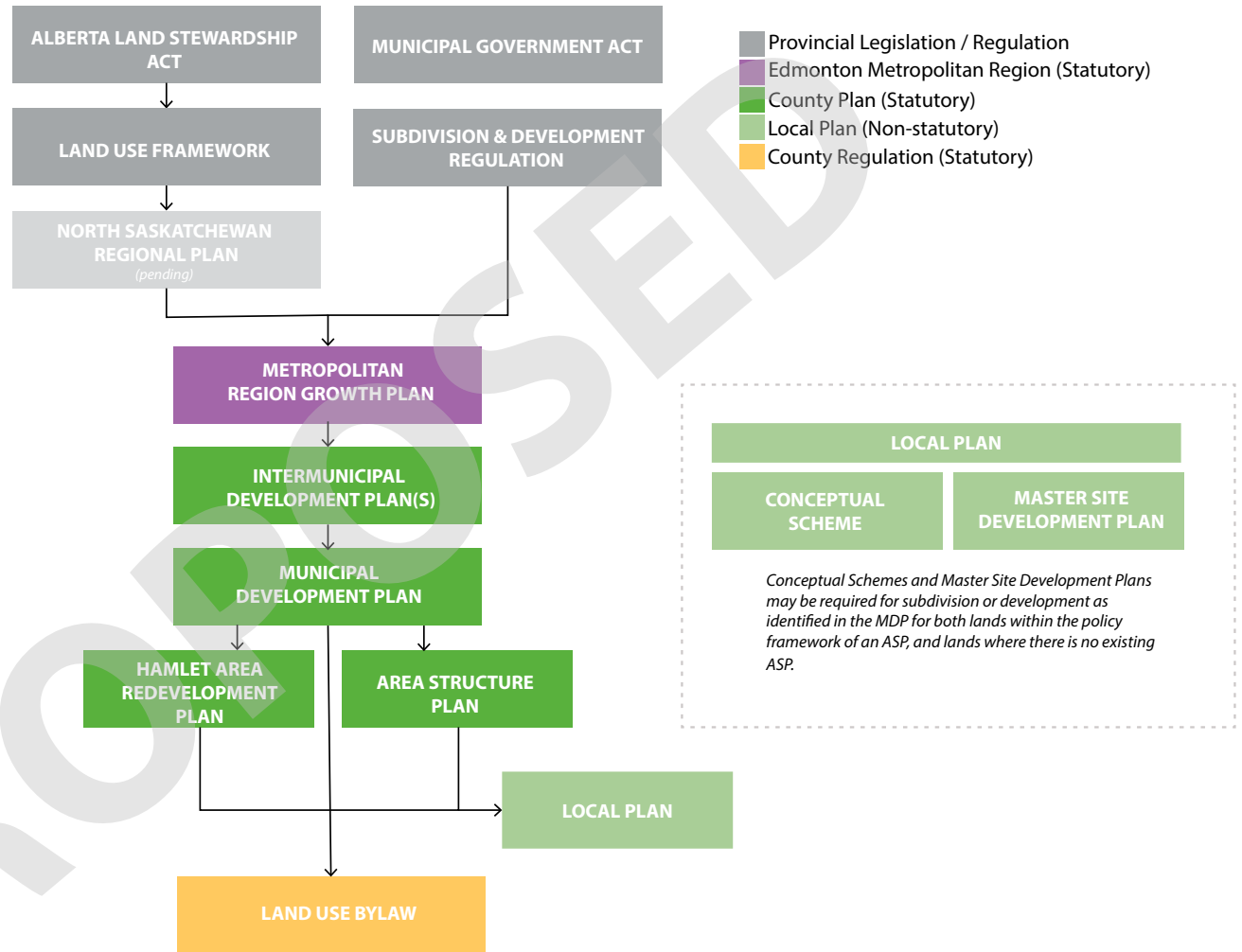
# 1.3 Policy Framework

The Hamlet Area Redevelopment Plan is part of the County’s overall planning and policy framework. The plan must align with the County’s Municipal Development Plan (MDP), the statutory (legally binding) land use plan for the entire County, which sets out the future growth patterns and goals for the area. Within the MDP development concept, Wabamun is identified as a Priority Growth Hamlet.

Priority Growth Hamlets are full service rural communities with a range of land uses, housing types, and rural services. They also have minimum density requirements as per the Edmonton Metropolitan Region Growth Plan.

In addition to the planning documents shown in the hierarchy, the creation of the HARP also considered the direction from the following:

- Wabamun Area Vision (2022)
- Hamlet Reinvestment Strategy (2021)
- Parkland County Tourism Action Plan (2018)
- Parks, Recreation, and Cultural Master Plan (2017)
- Former Village of Wabamun Municipal Development Plan (2010)
- Waterfront Area Structure Plan (2010)



**Figure 2: County Policy Hierarchy**

### 1.3.1 Hamlet Reinvestment Strategy

The Hamlet Reinvestment Strategy identifies priority capital improvements for the eight hamlets in Parkland County to enhance unique hamlet identities, foster economic and community growth, and improve quality of life (Figure 3). In the servicing gap analysis for Wabamun, seven priority services were identified as needing improvement:

- Beautification
- Economic development
- Planning & development services
- Recreation and natural areas
- Community programs
- Facilities and signage
- Tourism

Community-specific investment recommendations for Wabamun were centered around increased recreational and tourism amenities. Additionally, it was recommended that internet service (connected community) and urban agriculture be added as new services for the hamlet.

The creation of this Hamlet Area Redevelopment Plan achieves the goal of improving planning and land coordination in Wabamun and addresses all other identified service area improvements.

## Pillars of Hamlet Reinvestment

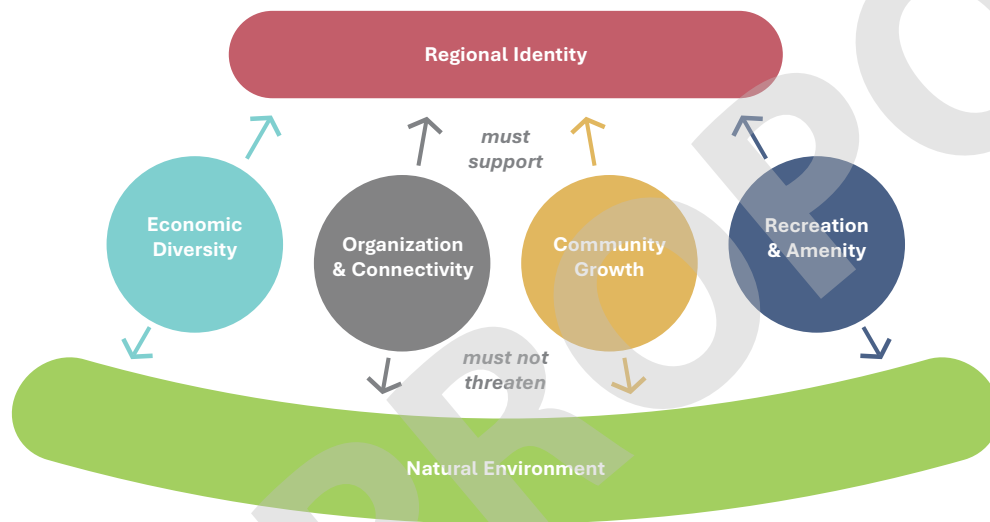


**Figure 3:** Pillars of Hamlet Reinvestment, Hamlet Reinvestment Strategy (2021)

### 1.3.2 Wabamun Area Vision

The Wabamun Area Vision is a long-range plan for Wabamun Country, a significant region surrounding Wabamun Lake and encompassing the Hamlet of Wabamun and the former TransAlta coal mine lands. Though the plan is not statutory, it provides a high-level vision and recommendations to guide the economic, social, and cultural transition of the region over the next 50 years.

The Wabamun Area Vision sets out an overall vision and six pillars for the region (Figure 4). The Hamlet of Wabamun inherits these pillars and the Hamlet-specific direction from the Wabamun Area Vision concept (Figure 5).



**The Wabamun Area will leverage its unique natural and industrial assets to enable its transformation into a thriving regional anchor.**

- premised on healthy and well-connected ecologies for all generations
- widely known as a beautiful, unique, and accessible regional destination
- strategically planned to create a well-connected rural region
- sharing its community spirit to attract a wide range of families and lifestyles
- energized by diverse, year-round economic drivers and employment
- with an exciting collection of recreation sites and amenities

**Figure 4:** Wabamun Area Vision and Pillars

## Wabamun Area Vision - Hamlet Concept

The Wabamun Area Vision describes intents for this area as a hub for new growth and regional activity. Wabamun Hamlet is positioned as the cultural heart, service centre, and base camp for the region.

- A. Passive and active recreation uses grow in the area north of Highway 16
- B. *Removed (Council decision RFD 23-15 to remove the existing underpass on January 24, 2023)*
- C. Gateway highway signage indicates traffic is entering or exiting 'Wabamun Country'.
- D. Former industrial lands are leveraged to create unique RV and camping sites
- E. New growth is focused in Wabamun Hamlet
- F. A formalized and well-signed pathway connection links the Provincial Park and Wabamun Hamlet
- G. A naturalized wetland amenity treats stormwater and creates a green corridor
- H. A revitalized waterfront creates public access and new amenity
- I. A pedestrian bridge runs parallel to the CN rail bridge, providing a key link in the lake perimeter trail system
- J. A public ferry connection and winter snowmobile routes link boat launches, creating a wide range of experiences and loops
- K. The south boat launch becomes a new public activity focal point, drawing new recreation and commercial amenity and providing a public anchor to the south shore.



**Figure 5:** Wabamun Area Vision - Hamlet Specific Direction



## 1.4 Community Engagement

Future redevelopment of Wabamun must be shaped by the community. Wabamun residents, business owners, community organizations, and other stakeholders bring valuable knowledge and instinct to the planning process — a lived understanding of the area’s challenges and opportunities. As such, the plan is founded on meaningful and transparent community and stakeholder engagement.

There were three main stages of community input throughout the plan’s development prior to the public hearing and approval of the plan in November 2023. These engagement processes were conducted in tandem with the engagement for the Wabamun Area Vision (for the full What We Heard Reports, see Appendix A).



## 1.4.1 Stage 1 Engagement

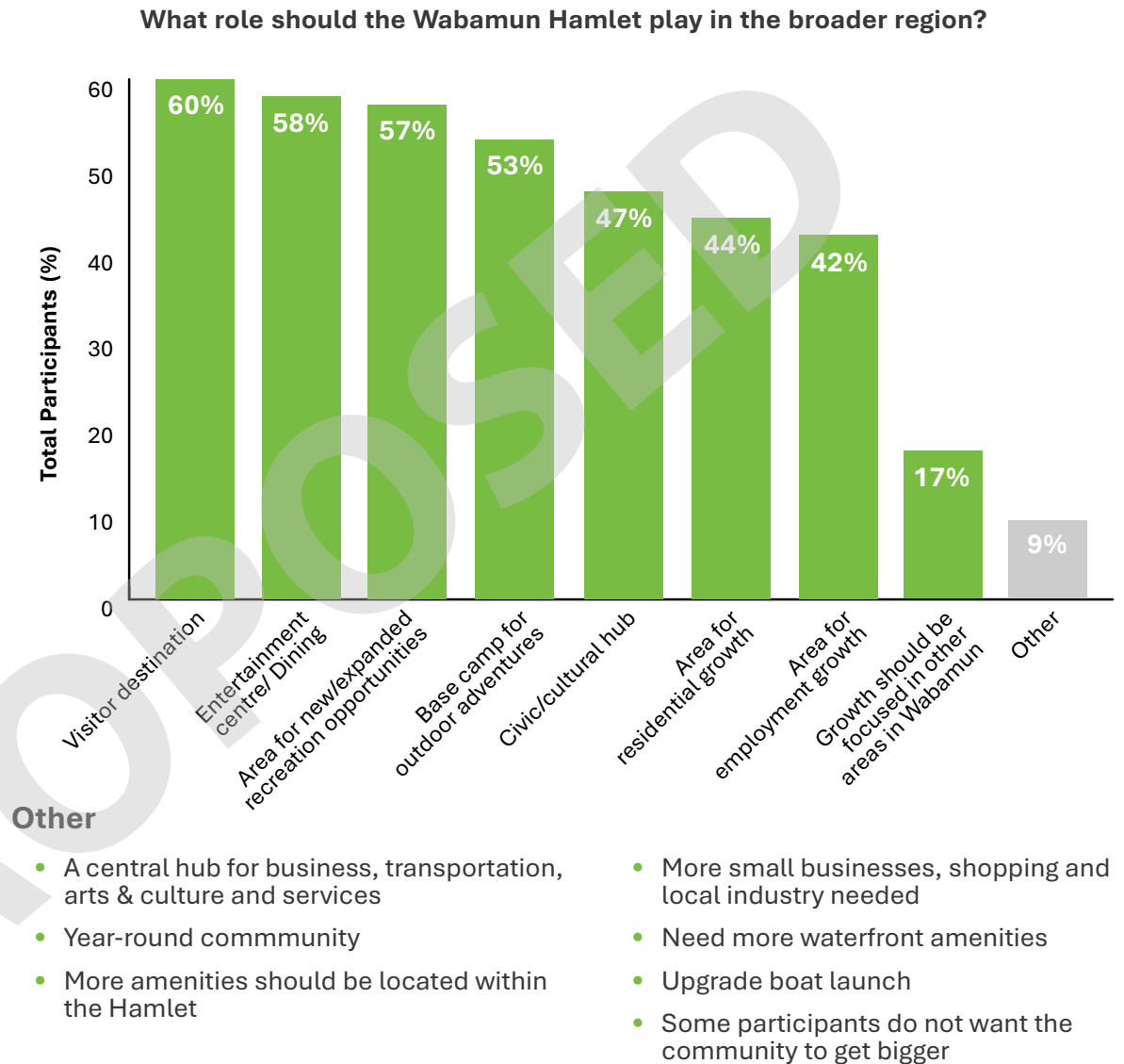
(April 4 - May 23, 2022)

The aim of the first phase of engagement was to introduce the project, gather feedback on the draft vision and pillars, and collect information on issues and opportunities in the area. Stage 1 involved an online public survey and map tool from April to May, 2022. 411 people responded to the survey and 231 comments were provided in the survey's online mapping tool.

Participants wanted to see the Hamlet of Wabamun take on a larger role as a visitor destination, entertainment / dining centre, and area for new recreation opportunities (Figure 6). Other key themes that emerged included the need:

- for protection and expansion of access to Wabamun Lake
- to balance recreational and ecosystem priorities
- for more recreation and social opportunities for youth and seniors
- to recognize existing initiatives and community organizations
- to provide more seniors housing and supports

The feedback from Stage 1 was used to refine the vision and pillars and as input into the opportunities analysis for the project.



**Figure 6:** Stage 1 Engagement Results: Hamlet Role

## 1.4.2 Stage 2 Engagement

(July 3 - July 31, 2022)

Stage 2 engagement took place in July 2022 and included a series of in-person events, pop-ups, and an online survey. The aim of this second stage of engagement was to share the opportunities analysis and to gather feedback to help determine where future uses and development should be prioritized in the Wabamun Area. Feedback from Stage 2 also informed the list of implementation actions and key places for the HARP. The online survey received 172 responses and more than 80 participants interacted with the project team in-person.

Participants wanted to see future full-time residential, destination resort, and commercial development prioritized within the Hamlet of Wabamun. The reasons included:

- Desire for compact, walkable development
- Supportive of increased business, tourism opportunities, and amenities
- Developing within an already developed area reduces environmental impacts of developing a new site in the region.

Non-motorized recreation was identified as a priority west of the Hamlet, to be accessible to existing and future residents of the area. Overall, this indicated a desire to see the Hamlet expand its role as a regional service centre and a walkable, complete community for all ages.





### 1.4.3 Stage 3 Engagement

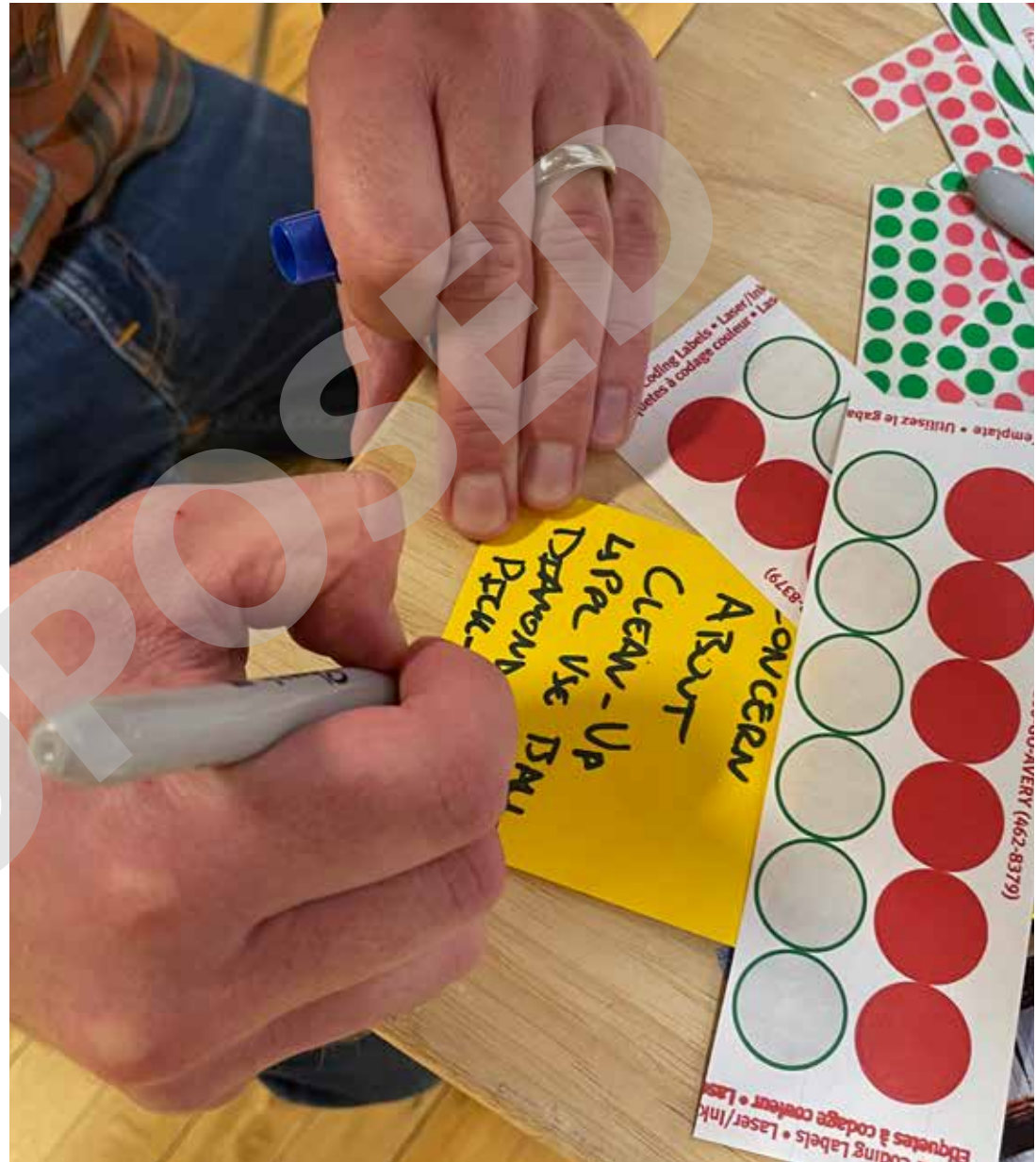
(October 12 - November 10, 2022)

Stage 3 Engagement took place from October to November 2022 and included both online and in-person engagement. The project team connected with over 130 people. The aim of this stage was to confirm and solicit feedback on the draft vision, goals, concept, and proposed actions for the HARP.

Overall, the plan components received a high level of overall support, particularly for activity nodes and trails. Participants shared several perspectives for what they would like to see improved overall, including:

- Greater emphasis on sustainability in the HARP goals
- Balance between growth and protection of natural areas / Wabamun Lake
- Promotion and support for all-season recreation and business
- Inclusive and sustained implementation (make it happen)

The feedback from this Stage helped to refine the draft concept, policies, and implementation actions of the HARP.



# 1.5 Current Context

## 1.5.1 Demographics

Wabamun’s population is growing and anticipated to continue growing at a moderate rate. The Hamlet had a population of 711 people in 2021, approximately double the population of Entwistle, Parkland County’s second Priority Growth Hamlet (Figure 7).

Wabamun had a growth rate of 2.45% over the last five years, which included a decrease from 2015-2020 and then significant growth from 2020 to 2021 (Alberta, 2022). This was about half the provincial growth rate of 4.8% for the same five years (Statistics Canada, 2022).

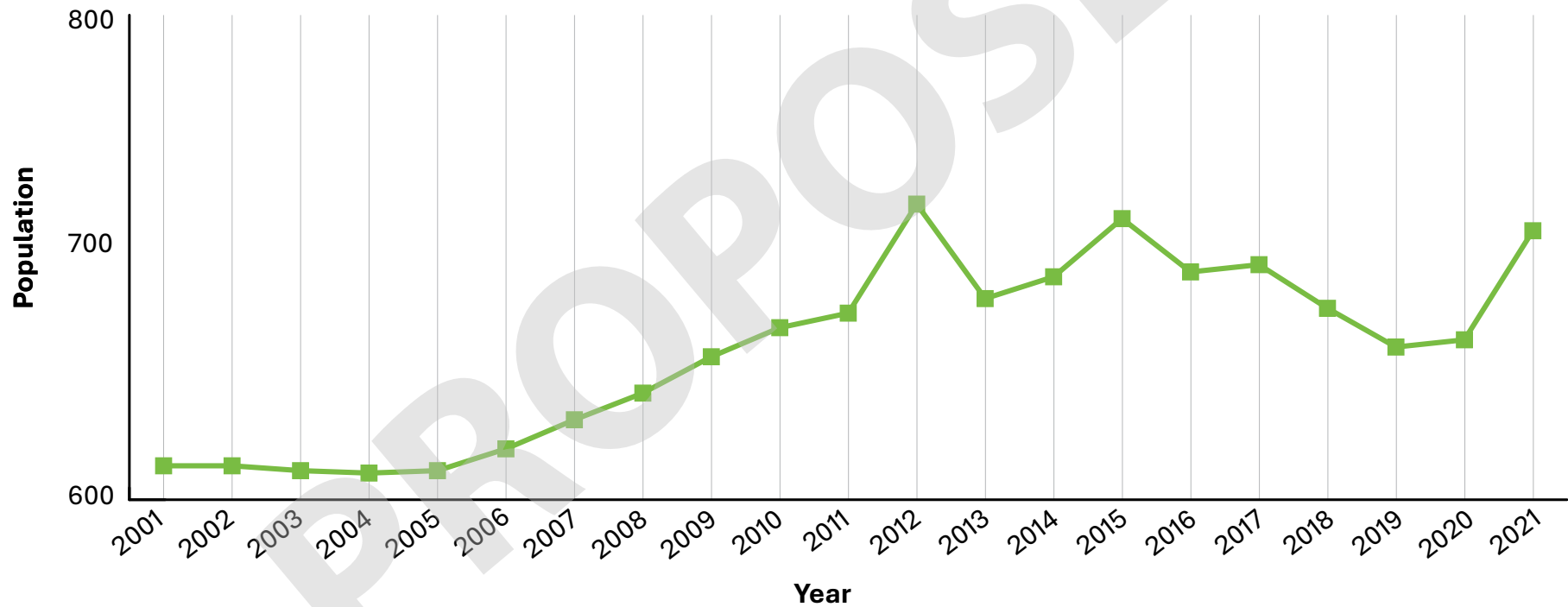


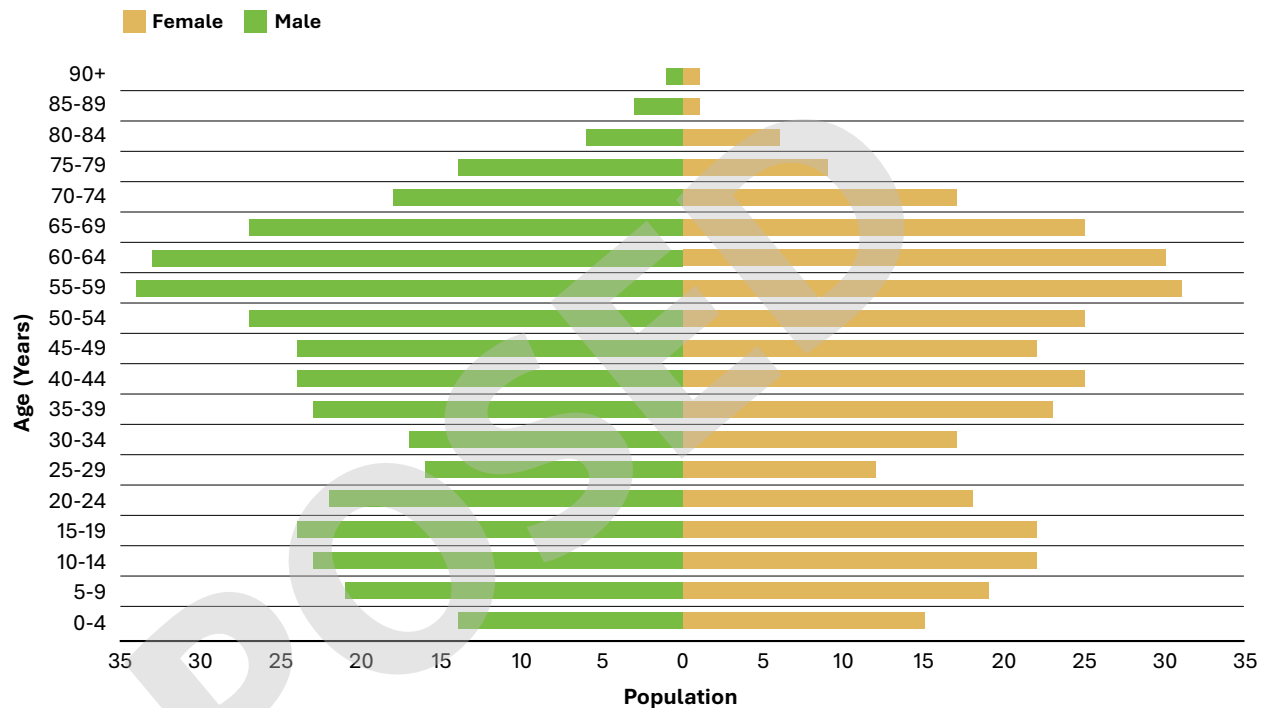
Figure 7: Wabamun Population Growth (Alberta, 2022)

Source: Province of Alberta (2022). Wabamun Population. From <https://regionaldashboard.alberta.ca/>



The Edmonton Metropolitan Region (EMR) projected a low growth scenario of 1,100 and a high growth scenario of 1,400 people living in Wabamun by 2044. The high growth scenario would involve a doubling of the existing population. Growth in Wabamun has implications for infrastructure, services, and housing. With an average household size of 2.5 people (Statistics Canada, 2016), the Hamlet would need approximately 275 new dwelling units by 2044. At 20 dwelling units per net residential hectare, this is equivalent to about 12-15 net residential hectares of land. However, with continued **infill** growth in existing developed areas, less **greenfield** land will be required.

The median age of Wabamun residents was 44.5 years old in 2016, slightly higher than Parkland County’s median age of 43.3 years old, and much higher than the provincial median of 36.7 years old (Statistics Canada, 2016; Figure 8). Overall, the population of the Wabamun and the County is aging. It is likely that Wabamun will continue to see growth in its senior population, as residents move from more rural parts of the County to be closer to services.



**Figure 8: Wabamun Population Pyramid**

Source: Province of Alberta (2022). Wabamun Population. From <https://regionaldashboard.alberta.ca/>

## 1.5.2 Assets, Constraints, & Opportunities

Through engagement and technical analysis as part of this work, several assets and constraints were identified and considered in the creation of the HARP. These assets and constraints highlight several opportunities for the Hamlet.

Assets	Constraints
<ul style="list-style-type: none"> <li>• Location on Wabamun Lake and existing Waterfront Park &amp; boat launch amenities</li> <li>• Access from Highway 16</li> <li>• Wabamun School</li> <li>• Jubilee Hall &amp; Library</li> <li>• Lions Bowling Alley &amp; Seniors Centre</li> <li>• Coal Diamond Sports Park</li> <li>• Existing community volunteer organizations, events, &amp; initiatives</li> <li>• New clinic and fire station</li> <li>• Recent wastewater upgrades</li> <li>• Existing trails</li> <li>• Existing public buildings and lands</li> <li>• Proximity to Wabamun Lake Provincial Park</li> <li>• Surrounding agricultural community to support local food and agri-tourism</li> </ul>	<ul style="list-style-type: none"> <li>• Rail line severing Hamlet from the waterfront with few crossings</li> <li>• Loss of mines as major employers in the region</li> <li>• Infrastructure upgrades required to support fire suppression requirements for commercial / industrial development</li> <li>• Industrial or contaminated lands requiring remediation</li> <li>• Significant utility corridors (power lines, pipelines)</li> <li>• Lack of bank lending confidence for commercial businesses</li> <li>• Single highway access</li> <li>• Significantly large road rights of way and minimal <b>active transportation</b> infrastructure</li> </ul>

## History of Wabamun

Wabamun inherits its name from the Cree word “wâpamon”, which means mirror. The Hamlet is located in Treaty 6 Territory and in Metis Region 4, on the traditional ancestral lands of many indigenous peoples including Paul First Nation, Alexander Cree Nation, Alexis Nakota Sioux Nation, and Enoch Cree Nation.

European settlement in the area began after the signing of Treaty 6 in 1876, in the mid 1910s. The townsite was actually moved from its original location in Moonlight Bay to its current location, with the arrival of the Grand Trunk Pacific Railway.

Wabamun’s economy has transitioned multiple times. The settlement was officially incorporated as a village in 1912 with the economic and population boost of the railway, but reverted back to a hamlet in 1945 when its population declined. With the introduction of electric power generation, and then the Whitewood Coal mine in the 1950-60s, the Hamlet’s economy and population grew to again receive village status in 1980. With the closure of the Wabamun Generating Station in 2010 and ceasing of coal mining operations in the surrounding area, Wabamun lost a major employer and revenue source, leading to the decision to amalgamate as a hamlet within Parkland County in 2021.

A major focus of the HARP is leveraging Wabamun’s unique assets and proximity to Wabamun Lake to diversify the Hamlet’s economy, writing the next resilient chapter for this remarkable place.

Sources:

Wagh, E. (2023). Alberta Elder’s Cree Dictionary / alperta ohci kehtehayak nehiyaw otwestamakewasinahikan. From [creedictionary.com](http://creedictionary.com).

Florkewich, V. et al. (1976). Hills of Hope. Spruce Grove: Carvel Unifarm.

Baird, C. (2022). The History of Wabamun. Canadian History Ehx. From <https://canadaehx.com/2022/04/22/the-history-of-wabamun/>

## Wabamun Lake

The Hamlet's greatest asset is its location along Wabamun Lake; however, the Hamlet has not yet harnessed this asset fully. Waterfront Park is the only public water access and boat launch for the Hamlet, which becomes very crowded in the summer. This is also a heavily programmed area, which does not address the desire for a more natural interface with the lake and shoreline habitat. The CN rail line also creates a significant physical and visual barrier to accessing the lake and viewing the lake.

There are several opportunities to increase both access and visual connectivity to the waterfront, including strategic clearing of vegetation to provide view corridors, establishing new trail connections, providing more passive waterfront use areas, and providing additional rail crossings in collaboration with CN and as part of the overall connectivity concept for the Wabamun Region.

Growth must also consider impacts to the Lake and riparian habitat. There are opportunities to provide naturalized filtrations systems to improve the quality of stormwater runoff from the Hamlet before it enters the lake.

## Municipal Servicing

Wabamun is a fully serviced community. Work has been completed recently to upgrade parts of the wastewater system. Future upgrades will be needed to increase the water servicing capacity and ensure there is adequate fire suppression to meet commercial standards (see Appendix B for full servicing report). Internet service is another area for improvement identified by the public and within the Hamlet Reinvestment Strategy.

## Existing Community Organizations

Wabamun has a dedicated series of volunteer organizations that have been working in the community for years. These volunteer organizations contribute to the overall vibrancy and community life of the Hamlet by running events, fundraising for community amenities, and providing beautification throughout the area. There is great opportunity for the County to work in partnership with these organizations towards mutual Hamlet revitalization goals.

## Large Road Widths

Wabamun has significantly wide vehicle right of ways. This is a challenge from a maintenance and operations perspective (large amount of asphalt to maintain) and prioritizes vehicle mobility over other modes. On the other hand, the significant right of way presents an opportunity to reduce driving lane widths and use the extra space for streetscape beautification, providing

safe spaces for non-vehicle modes of transportation, and providing public street parking to support businesses.

## Position within the Wabamun Lake Region

Wabamun is well positioned in the region, with access to Highway 16, situation along the shores of Wabamun Lake, and proximity to Wabamun Lake Provincial Park. The Hamlet has the potential to become the fully serviced first stop for those looking to explore the Wabamun area. There is opportunity to enhance trail connections and enhance Wabamun's appeal as a visitor destination through additional hospitality and recreation-focused development.

## Remediation of Former Industrial / Contaminated Lands

There are several former industrial sites on the west side of the plan area that are being remediated by TransAlta. Some of these lands will not be suitable for certain types of new development post remediation. These areas provide a significant opportunity to re-naturalize lands and expand year-round public recreation access. There is also opportunity to explore the creation of drainage and naturalized stormwater treatment facilities in these areas to help filter runoff from the Hamlet and the remediated lands.

In addition to the TransAlta lands, the former RaceTrac gas station site and surrounding road rights of way will also require remediation prior to any redevelopment.



## 2 Vision & Goals

*The vision and goals are the heart of the plan. They articulate a common intention for where the Hamlet needs to go and how it will get there. The Vision & Goals of the HARP build from the vision and pillars of the Wabamun Area Vision and the recommendations from the Hamlet Reinvestment Strategy.*

# Vision & Goals

The vision reflects the aspirational future for the Hamlet of Wabamun. The goals provide more detail on how to achieve that vision. Both the vision and goals were informed by the Wabamun Area Vision pillars as well as three phases of public engagement.

## The Vision

*The Hamlet of Wabamun is a complete, sustainable, lakeside community that provides a gateway to the Wabamun Lake Region.*



Figure 9: Hamlet Goals



## Goals



### Develop sustainably for human and natural health

Wabamun is surrounded by incredible natural landscapes that connect to Wabamun Lake. Future growth and development should be compact and contiguous to existing development to protect natural areas and reduce impacts on the lake, ensuring these landscapes will remain for future generations.



### Grow as a complete, fully serviced community

Wabamun is a Priority Growth hamlet within Parkland County. Concentrating housing, services, public spaces, and amenities in the Hamlet will help to sustain a thriving community where everyone can meet their basic needs within walking distance of home.



### Enhance connections to the Region

The Hamlet is part of the broader Wabamun Lake Region. Linking the Hamlet to a regional network of trails and connections will provide local recreational opportunities for both residents and visitors of the region, and a means to travel without relying on an automobile.



### Sustain a thriving local business community

Local businesses are a key ingredient for the success of the Hamlet, providing key services, amenities, and employment opportunities. There is a symbiotic relationship between residential and commercial uses, as more residents will help to sustain local business and local business will help to support a full-time resident population.



### Support quality of life for all ages

Wabamun is a diverse community with diverse needs. To support health and wellbeing for all, the Hamlet should provide activities, places, and services that support the full spectrum of life stages – from children and teens through to adults and seniors. This means ensuring a good mix of housing types and providing accessible recreation opportunities and public spaces for everyone.



### Reinforce the Hamlet's identity as a lakeside destination

The Hamlet's greatest asset is the Lake. Improving waterfront access and views of Wabamun Lake from the Hamlet. Encouraging lake-based recreation and associated hospitality amenities will help to reinforce the Hamlet's role as a key lakeside destination in the region.





## 3 Concept

*The Hamlet Area Redevelopment Plan (HARP) concept sets out the overall organizational framework for redevelopment and improvements in the Hamlet. It shows how land use, open space, and mobility networks can be organized to achieve the vision and goals. The concept is implemented through the policies and actions of the plan.*

# Concept

The concept concentrates commercial development and residential density into a vibrant, mixed-use Hamlet Centre. The Hamlet Centre is supported by a framework of pedestrian-oriented Main Streets and Mixed-use Priority Streets (50 Street, 51 Avenue, 52 Street, 53 Avenue). These pedestrian-oriented streets are anchored at each intersection by four main activity nodes: Waterfront Park, Wabamun Commons, Jubilee Hall, and Wabamun School. The activity nodes are intended to serve as centres for community activity and public life, which will be supported by public realm improvements and programming.

Residential growth should be in the form of ground-oriented housing in existing developed areas and through the extension of a residential growth area to connect the Hamlet Centre to the currently isolated Osprey subdivision in the west. A natural corridor should be maintained throughout the growth area to protect the existing watercourse and forested areas.

The former industrial lands in the west of the plan area should be remediated as part of the overarching Recreation and Utility

Corridor that wraps around the northwest of the Hamlet. This corridor can support summer and winter recreation opportunities while also improving the ecological function and connectivity. Naturalized stormwater features will help to filter runoff from development before it is released into the lake.

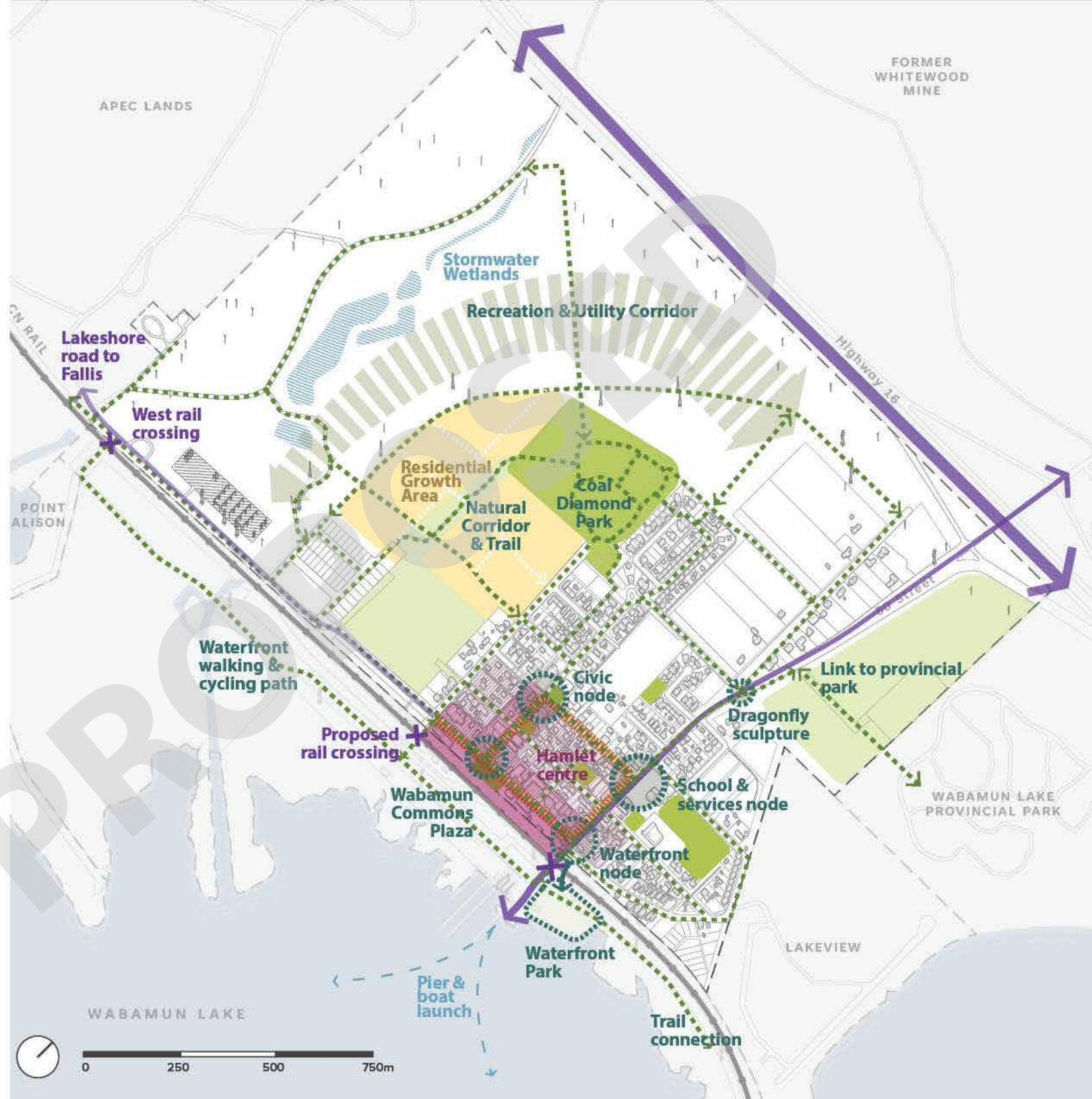
New trail linkages are proposed to expand pedestrian and multi-modal connectivity in a series of arcs and spokes radiating from the Hamlet Centre to key destinations like the waterfront and Wabamun Provincial Park. New street connections are shown to stitch together existing neighbourhoods and provide access to the new Recreation and Utility Corridor. A new at-grade rail crossing is also envisioned at the terminus of 53 Street to create additional access to the Hamlet's greatest amenity – Wabamun Lake. The concept will reinforce connections to the waterfront, connecting to the development and trail connections proposed in the approved Waterfront Area Structure Plan.



Map 2  
**Hamlet Area  
 Redevelopment  
 Plan Concept**

**Legend**

-  Plan boundary
-  Hamlet Centre
-  Active Commercial Frontage
-  Residential Growth Area
-  Parks
-  Open Space
-  Stormwater Wetlands
-  Recreation & Utility Corridor
-  Proposed Active Transportation Network and Trails
-  Primary Roadways
-  Pedestrian Focused Streets
-  Rail Crossing
-  Activity Node







PROPOSED

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Wabamun Lake, Alberta  
Call: 403-241-1111  
www.wabamunlakeinn.com



## 4 Policies

*The policies form the main statutory elements of the HARP, setting out the requirements for new private and public development in alignment with the overall concept. There are three main policy sections: Mobility, Land Use, and County Initiatives. Each section has accompanying concept maps and graphics to help illustrate the policy intent.*

## 4.1 Land Use

The Land Use Policies provide direction for the types of uses that are supported in the Hamlet and how those uses should be developed in the future. To sustain a complete and fully-serviced community, as well as make the Hamlet a lakeside destination, uses need to provide a mix of services and functions for both residents and visitors. The form of buildings and their setback, height, and building design also influence a building's relationship to public streets and spaces and, in turn, how people perceive and experience the Hamlet.

The land use concept shown in Map 3 divides the plan area into six land use areas:

- Hamlet centre
- **Ground-oriented residential**
- Civic facilities & parks
- Recreation & utility corridor
- General open space

Each district has a series of policies associated with it, to guide future development and land use in that area. The plan also provides general land use policies that apply to all future development. The Land Use Policies of the HARP will be implemented through the County's Land Use Bylaw and development permit process.

The Land Use Concept concentrates commercial activity along main streets and focuses residential density within the Hamlet Centre to reinforce a pedestrian-oriented central heart of the community. To the west, a new **ground-oriented residential** growth area is linked between existing developed areas of the Hamlet, enabling a walkable and fully-serviced new neighbourhood. In the reclaimed industrial lands to the west, the concept provides for a future recreation and open space corridor that will support a series of connected trails and amenities to expand all season use of the area. Throughout the rest of the Hamlet, compact ground-oriented housing areas provide a variety of housing types to support quality of life for all ages.

### Objectives

- Reinforce the Hamlet Centre as the social and commercial heart of the Hamlet.
- Activate Main Streets by encouraging ground floor retail, restaurants, and other pedestrian attracting businesses to locate along them.
- Logically extend new serviced residential neighbourhoods, connecting them to the Hamlet Centre to ensure walkability.
- Maintain high-quality public spaces, parks, and facilities to enhance quality of life of residents and the visitor experience of the Hamlet.
- Establish a Recreation and Utility Corridor to expand all-season recreation access in the reclaimed TransAlta lands.

### Policy Interpretation

For interpretation of the policies:

- Where “shall” is used in a policy, the policy is considered mandatory.
- Where “should” is used in a policy, it can be relaxed at the discretion of the development authority as long as the relaxation is consistent with the overall intent of the policy.
- Where “may” is used, this is considered an optional policy.

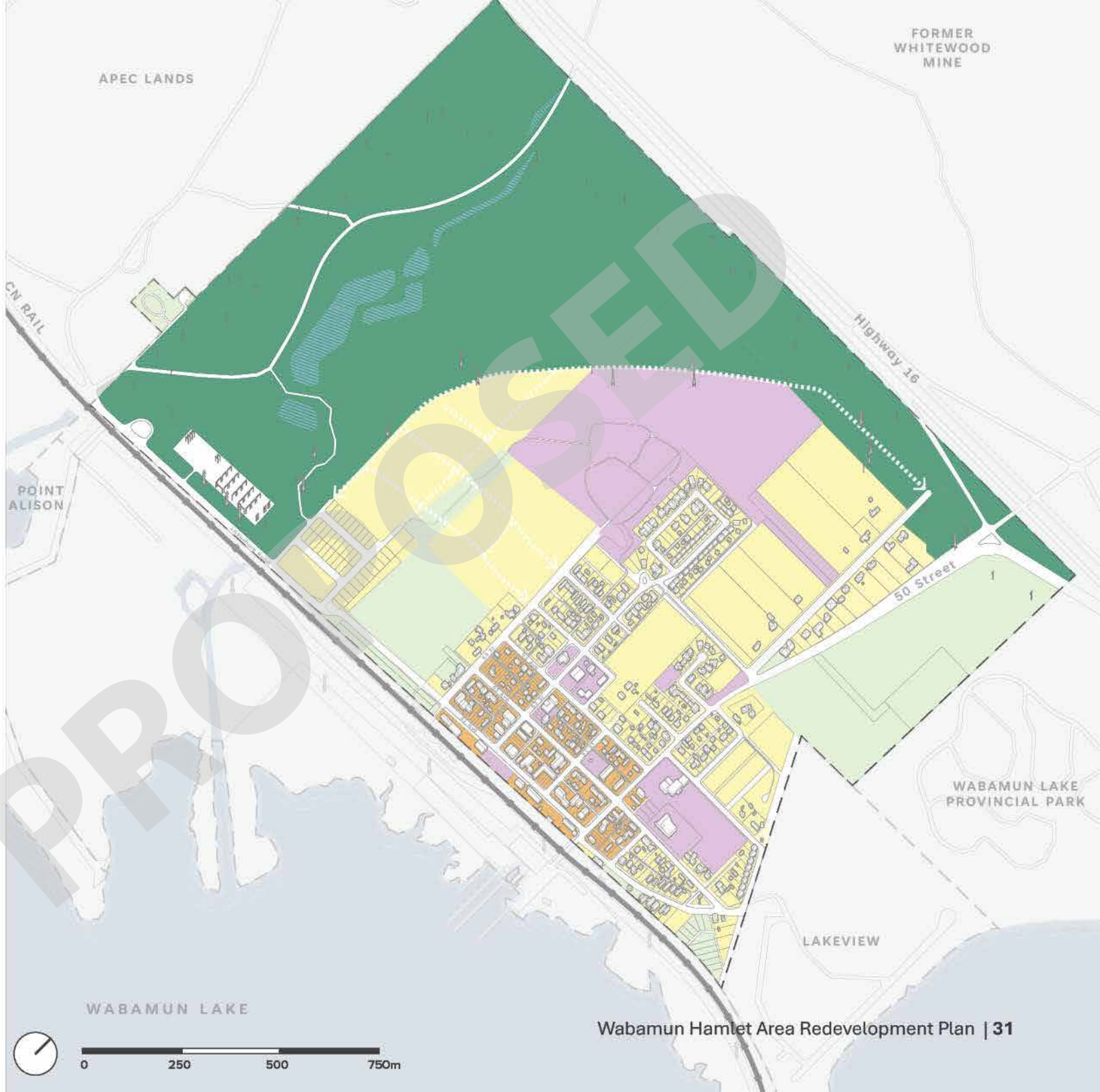


Map 3

# Land Use Concept

## Legend

-  Hamlet Centre
-  Ground-oriented Residential
-  Civic Facilities & Parks
-  Recreation & Utility Corridor
-  General Open Space
-  Stormwater Wetlands



0 250 500 750m

## 4.1.1 General Policies

The general policies apply to all of the Land Use Areas within the Hamlet.

### Conformity

- a. All existing development shall be considered conforming to this Plan.
- b. All future development and land use bylaw re-designations shall conform to the policies of the relevant Land Use Area and the general land use policies in this plan.

### Servicing

- c. All new development shall be connected to municipal water and wastewater servicing and shall demonstrate adequate servicing capacity to support the development.
- d. All new development shall use **best management practices** for stormwater management to slow and filter runoff before it reaches Wabamun Lake.

### Reserve Lands

- e. All environmentally sensitive areas shall be designated as part of subdivision in accordance with the Municipal Government Act to protect environmentally sensitive lands and watercourses.
- f. Municipal reserve dedication or cash in lieu shall be required as part of subdivision, as per the Municipal Development Plan and applicable County bylaws.

## 4.1.2 Hamlet Centre

The Hamlet Centre is the commercial heart of the Hamlet. Commercial and mixed-use development should be concentrated here to maximize active frontage along main streets. Active frontage means ground floor commercial or other uses that generate foot-traffic and activate the street. These uses can spill out onto the sidewalk in the form of patios or displays, adding to the interest and overall vibrancy for passersby. Less active spaces, such as surface parking lots or drive-throughs, will be avoided, and existing ones programmed or screened to create consistent activity and vibrancy along main streets.

Buildings should be limited to two storeys in height on the south side of 51 Avenue to protect views of Wabamun Lake. To take advantage of views to the Lake, buildings are encouraged to provide rooftop patios. Higher density multi-family residential and commercial forms will be clustered on supporting main streets. Professional services, **light industrial**, and residential uses will also be encouraged throughout the Hamlet Centre to increase the number of people living and working here.

### Land Use

- a. New mixed-use buildings shall be encouraged and permitted in the Hamlet Centre to increase the number of commercial services and residential dwelling units in the Hamlet.
- b. New **active commercial uses** shall be encouraged and permitted along Main Streets in the Hamlet Centre, as shown on Map 4, to create a sense of destination and generate additional foot-traffic.
- c. New single-use commercial buildings and multi-unit residential buildings should be permitted in the Hamlet Centre, provided that they contribute to a high-quality pedestrian experience and meet any applicable active frontage requirements of Main Streets Identified in Map 4



- d. **Light industrial** uses, should be permitted in the Hamlet Centre, provided that they contribute to a high-quality pedestrian experience and meet any applicable active frontage requirements of Main Streets Identified in Map 4.
- e. Large format commercial uses, drive-throughs, and auto-oriented uses may be permitted in the Hamlet Centre if significant design measures are undertaken to limit their negative impacts on the pedestrian experience.
- f. New single-detached dwellings shall not be permitted in the Hamlet Centre.
- g. Seniors' group care facilities and associated amenities and services shall be encouraged and permitted in the Hamlet Centre to support a growing senior population.
- h. Rooftop patios should be encouraged and permitted in the Hamlet Centre to capitalize on upper storey views of Wabamun Lake.
- i. Multi-unit residential development in the Hamlet Centre should accommodate a range of dwelling unit types, including larger family units, seniors' units, rental units, and accessible units, to accommodate different income levels, age groups, households, tenures, and lifestyles.
- j. New value-added agricultural uses shall be encouraged and permitted within the region Hamlet Centre to promote economic growth, job creation, and diversification of the local agricultural sector, in accordance with the Edmonton Metropolitan Region Board Regional Agricultural Master Plan.
- k. Community gardens, rooftop gardens, vertical farming structures or small-scale greenhouse facilities may permitted in the Hamlet Centre to support urban agriculture initiatives while enhancing the public realm.



**Map 1**  
**Active Frontage Areas**

## Active Frontage Requirements

- l. Development with frontage along Main Streets, as identified in Map 4, is subject to the following active frontage requirements:
  - i. Active commercial uses shall be permitted and strongly encouraged on the ground floor frontage of new buildings;
  - ii. **Non-active uses** should be located above or behind ground floor **active commercial uses** in new buildings;
  - iii. Small scale or temporary **active commercial uses**, such as a small retail/food vendor, artist display, outdoor seating area, or a photo opportunity, should be permitted and encouraged as part of existing and new development;
  - iv. New commercial buildings with frontages exceeding 15 metres wide should provide multiple entrances on the street.
  - v. Outdoor patio extensions onto Main Streets should be permitted and encouraged in accordance with applicable bylaws, provided a minimum 1.5 metre unobstructed pedestrian pathway is maintained.
- m. Development fronting onto Main Streets should be designed to encourage foot traffic and enhance the pedestrian experience of the street (Refer to Appendix D for Design Guidelines – Private Development on Main Streets).

## Height and Setbacks

- n. Buildings along the south side of 51 Avenue should be limited to 2 storeys in height to retain views of the lake from the North side of 51 Avenue.
- o. Buildings in the remainder of the Hamlet Centre should be limited to 4 storeys in height.
- p. New development may be set back up to a maximum of 3 metres from the property line along a public street to allow for expansion of the pedestrian realm while maintaining an active street interface.

## Parking and Servicing

- q. All new on-site parking should be located behind or beside buildings and accessed by a lane. Where there is no lane, driveways providing site access should be as narrow as possible to minimize impacts on street parking and the pedestrian experience of the street.
- r. New on-site surface parking lots should not be permitted along public streets.
- s. Servicing and loading access should be located where it is least disruptive to the pedestrian environment, such as at the rear of buildings with access from a lane.

**Figure 10: Active Frontage Example**



### **Active Frontage**

Active frontage refers to a ground floor use that helps to activate an adjacent street by generating lots of foot traffic, providing lots of entrances and windows, and providing complimentary uses such as patios on the street. Active frontage can include retail shops, restaurants, art galleries, breweries or other similar uses. Residential and office uses are not considered active uses, as they do not generate as much activity on the street. In active frontage areas, these less active uses should be located above or behind the active ground floor use.

### 4.1.3 Ground Oriented Residential

Ground Oriented Residential areas include existing residential neighbourhoods in the Hamlet and future areas for residential growth. Ground Oriented Residential neighbourhoods should provide a range of housing types for residents to meet the diverse needs of the community. Gradual **infill** in and the creation of **hidden density**, such as secondary suites and cottages, will be encouraged in these areas to continue to provide a range of affordable housing choices.

New neighbourhoods will be connected to existing developed areas of the hamlet, serving as a logical extension of the community. These areas will be fully serviced and must comply with the Edmonton Metropolitan Region growth policies.

#### Land Use

- a. A mix of **ground-oriented residential** forms, including single-detached residential, duplexes, triplexes, and fourplexes, and manufactured homes shall be permitted throughout Ground-Oriented Residential Areas.
- b. Secondary suites and bed and breakfast cottages shall be permitted and encouraged in Ground-Oriented Residential areas to provide additional density in existing developed areas.
- c. Live-work uses and home based businesses should be permitted in Ground-Oriented Residential areas to provide local services.
- d. Buildings in Ground-Oriented Residential areas should be limited to 2 storeys in height. Exemptions may be made for seniors' housing developments, provided they are contextually sensitive to surrounding residential development.
- e. Seniors' residential group care facilities shall be permitted in the Ground-Oriented Residential area and should be located near the Hamlet Centre to be close to existing services.

### Greenfield Development

- f. All future residential **greenfield** development shall:
  - i. require an approved **Local Plan**, as per the requirements of the County's Municipal Development Plan.
  - ii. connect to municipal water and wastewater servicing;
  - iii. provide a minimum density of 20 dwelling units per net residential hectare;
  - iv. implement **best management practices** for stormwater management;
  - v. support robust **tree canopy** in the hamlet;
  - vi. locate utilities underground;
  - vii. preserve sensitive natural areas and watercourses;
  - viii. provide street connections to the Hamlet Centre;
  - ix. provide linkages to existing trail networks.

## 4.1.4 Civic Facilities and Parks

Civic facilities and parks are critical elements of a complete community. These spaces are “third places”, separate from living and working areas, that provide community members with indoor and outdoor public places to socialize, gather, perform, and connect with each other. This land use area includes important community facilities like Jubilee Hall and Wabamun School and significant recreation areas such as the Coal Diamond Sports Park.

Parks have multiple functions in the Hamlet, serving as places for gathering, celebration, nature, and play. The Hamlet is fortunate to have significant open spaces for its population size. These spaces invite participation in civic life and are focal points for community activities and programs. Parks support quality of life for residents, providing opportunities for both passive and active recreation. They also contribute to the visitor experience of the area and provide ecological functions that support human and environmental health.

- a. Civic uses, such as community centres, schools, emergency services, and parks shall be permitted in the Civic Facilities and Parks areas.
- b. Limited commercial uses may be permitted in the Civic Facilities and Parks areas provided they are consistent with the intent of providing active public spaces.
- c. Parks should be designed to support a wide range of passive and active recreation opportunities for diverse users (Refer to Appendix C Public Realm Design Guidelines – Civic Facilities and Parks).

## 4.1.5 Recreation and Utility Corridor

The Recreation and Utility Corridor wraps around the northwest of the Hamlet. The former industrial lands to the west of the developed area of the Hamlet are being reclaimed, providing new opportunities for use. This area will act as a naturalized greenbelt and exploratory trail network throughout remediated areas. Any future park and trail development in this area will focus on providing all season recreation opportunities while retaining naturalized lands for habitat and stormwater management.

- a. Recreation development, such as campgrounds, should be permitted in the Recreation and Utility Corridor, subject to a **Local Plan**.
- b. Public parkland and trail development shall be permitted and encouraged in the Recreation and Utility Corridor.
- c. Former industrial lands in the Recreation and Utility Corridor should be reclaimed and naturalized.

## 4.1.6 General Open Space

General open spaces are unprogrammed publicly owned green spaces within the Hamlet. Some of these spaces provide important ecological functions, such as the provision of habitat or buffer spaces around watercourses. Others are primarily used as utility corridors. Some of these spaces may become parks in the future.

- a. Public amenities and public utilities, such as parks, trails and related amenities, shall be permitted in General Open Space areas.
- b. Undeveloped lands in General Open Space areas should be naturalized.



## 4.2 Mobility

Streets and trails are the key routes that enable movement through the Hamlet. Streets provide the structure for all development in Wabamun. They are an important part of the Hamlet's public space network, especially in the Hamlet Centre. Trails provide additional connections and recreational routes for alternative modes of transportation, such as walking, biking, or snowshoeing.

The policies in this section establish a clear hierarchy of types of streets and their functions, which will guide future improvements made by the County. There are 5 types of streets identified in the mobility concept in Map 5. These are:

- Hamlet entrance (50 Street)
- Main Streets (51 Avenue & 52 Street)
- Mixed Use Priority Streets (52 Avenue, 53 Avenue, 51 Street)
- Lakeshore Road
- Local Streets & Lanes

All street types are subject to the general streets policies as well as policies specific to their type. There are also policies that apply to trails.

### Objectives

- Support **active transportation** throughout the Hamlet, like walking and biking, through well-connected streets and pathway networks
- Reinforce the Hamlet Centre as a pedestrian priority destination by designing Main Streets and Mixed-use Priority Streets as both high-quality mobility corridors and public places
- Increase safety for all modes of transportation and reduce modal conflicts at intersections

### 4.2.1 Complete Streets

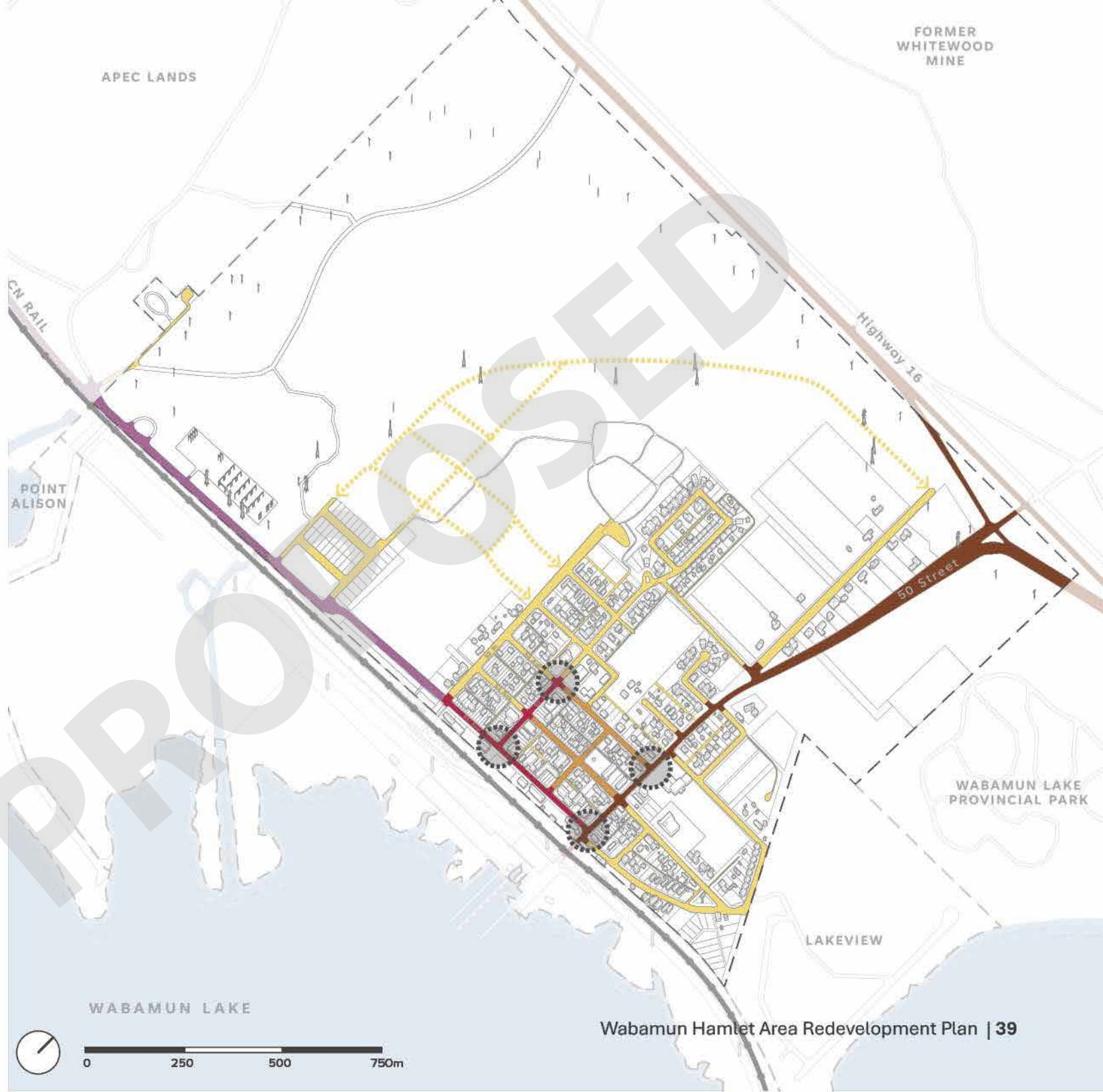
**Complete streets** provide safe routes, space, and amenities for all modes of transportation. They serve as not just movement corridors, but also as public places for people to spend time in. Each mode has its own needs and user experience, requiring different approaches to ensure safety, accessibility, and wayfinding. The policies in this section apply to County improvements of Main Streets and Mixed-Use Priority Streets in the Hamlet.

- a. Design Main Streets and Mixed-Use Priority Streets in Wabamun as **complete streets** to prioritize safe mobility and comfort for **active transportation** modes, including walking and cycling, in addition to serving as movement corridors for vehicles (Refer to Appendix C Design Guidelines - Complete Streets).
- b. Street parking along public streets in the Hamlet Centre should be retained, where possible, to ensure easy access to businesses and services and to provide a buffer between moving vehicles and pedestrians.

Map 5  
**Mobility Concept**

**Legend**

- Plan boundary
- 50 Street Entrance
- Main Street
- Mixed-use Priority Street
- Local Street
- Future Local Street
- Lakeshore Road
- Priority Intersection





**Figure 11: Complete Streets Example**

### **Complete Streets**

Compared to roads in other rural areas of Parkland County, which are primarily designed to move vehicles efficiently, streets in Wabamun need to dedicate more of their total right of way to safe mobility for other modes of travel as well. In particular, main streets and mixed-use priority streets should be designed as both mobility corridors for all modes of travel and as places to linger. A street designed as both a multi-modal corridor and a place will have wider sidewalks, more landscaping, traffic calming, and street parking than a typical rural roadway.

## 4.2.2 Hamlet Entrance - 50 Street

50th Street is the primary entrance to Wabamun, connecting the Hamlet from Highway 16 to Wabamun Lake and the Waterfront Park. This is the main route for vehicles towing boats to the boat launch and for anyone coming to visit the Hamlet Centre. The drive along this road provides the first impression for visitors entering the Hamlet. The sidewalks along 50th Street also provide the main **active transportation** connection between the Hamlet Centre and the access road to Wabamun Lake Provincial Park.

- a. Maintain a safe and well-signed sidewalk connection from Waterfront Park to the Wabamun Lake Provincial Park access road.
- b. Consider upgrades to the 50 Street and 51 Avenue intersection, to improve pedestrian safety and traffic flow, such as:
  - i. Creating crosswalk curb bump-outs or raised crosswalks;
  - ii. Changing the surface texture of the road or crosswalks; and
  - iii. Realigning or signaling the intersection.
- c. Consider providing an updated entrance feature at the 50 Street and 51 Avenue to enhance sense of place and to signal the entrances to the Hamlet Centre and to Waterfront Park.
- d. Consider providing a pedestrian-controlled signal at the 53 Avenue crosswalk to ensure safety for those crossing to and from Wabamun School.

## 4.2.3 Main Streets

The two Main Streets, 51 Avenue and 52 Street, provide the framework for the vibrant, mixed-use Hamlet Centre. These are the highest pedestrian priority streets within the overall network hierarchy and the location of the majority of the Hamlet's commercial development. They should provide wide sidewalks and significant amenities to support public life and pedestrian mobility. These will also be priority streets for accessibility upgrades to support daily mobility and walkable access to services for residents.

- a. When conducting future upgrades to 52 Street, consider re-allocating right of way to accommodate wider sidewalks and landscaped areas, reduce vehicle drive lane width, and enhance the pedestrian experience of the street.
- b. Provide a higher level of service for Main Streets than a typical County collector road, including a higher level of landscaping, street furniture, signage, and lighting, to enhance the sense of place and reinforce Main Streets as the highest order pedestrian streets in the Hamlet.
- c. Consider the provision of a mid-block pedestrian crossing on 51 Avenue in front of Wabamun Commons to enhance connectivity between the public space and businesses across the street.
- d. Consider the provision of an at-grade rail crossing at 51 Avenue and 53 Street to increase connectivity between the Hamlet Centre and the Wabamun Lake waterfront.

## 4.2.4 Mixed-use Priority Streets

Mixed-Use Priority Streets are the remainder of the streets that make up the framework of the Hamlet Centre, including 52 and 53 Avenues and 51 Street. These streets will be upgraded over time as new mixed-used development occurs in the area to support increased mobility and quality of life for community members.

- a. When conducting future upgrades to Mixed-use Priority Streets, consider re-allocating right of way to accommodate wider sidewalks and landscaped areas, reduce vehicle drive lane width, and enhance the pedestrian experience of the street.
- b. Provide a higher level of service for Mixed-use Priority Streets than a typical County collector road, but less than Main Streets. Mixed-use Priority Streets should provide some landscaping, street furniture, signage, and lighting, to enhance the sense of place and support a comfortable walkable environment in the Hamlet Centre. These amenities could be clustered into sidewalk and curb “bumpouts” rather than distributed evenly throughout the street.
- c. Consider the provision of angled parking on both sides of the Mixed-Use Priority Streets to increase the availability of parking in front of future mixed-use development.

## 4.2.5 Lakeshore Road

Lakeshore Road is a secondary entrance into the Hamlet along the rail corridor and lake, providing connections to the rest of the region. This connection is a key part of the regional **active transportation** network outlined in the Wabamun Area Vision.

- a. Maintain the existing separated multi-use pathway along the north side of Lakeshore Drive.
- b. Consider providing the following improvements to enhance active mode connectivity and safety along Lakeshore Road, in alignment with the Wabamun Area Vision:
  - i. a shoulder or extending the multi-use pathway to Prospect Drive;
  - ii. a formal crosswalk at Prospect Drive; and
  - iii. road and trail signage to identify points of interest along the route.

## 4.2.6 Local Streets and Lanes

Local Streets and Lanes make up the remainder of the street network in the Hamlet. These provide important vehicle access to residential properties while also serving as key pedestrian connections throughout the Hamlet.

- a. As part of the creation of new residential neighbourhoods, extend Local Streets to connect to the existing developed areas of the Hamlet.
- b. Consider the provision of a rural road connection from 56 Street to 50 Street to support access to Coal Diamond Park and the Recreation and Utility Corridor.
- c. Retain the public right of way between 50 Street and Westview Estates for a potential future Local Road connection to support any future subdivision and **infill** of existing large lot residential.





## 4.2.7 Trails and Pathways

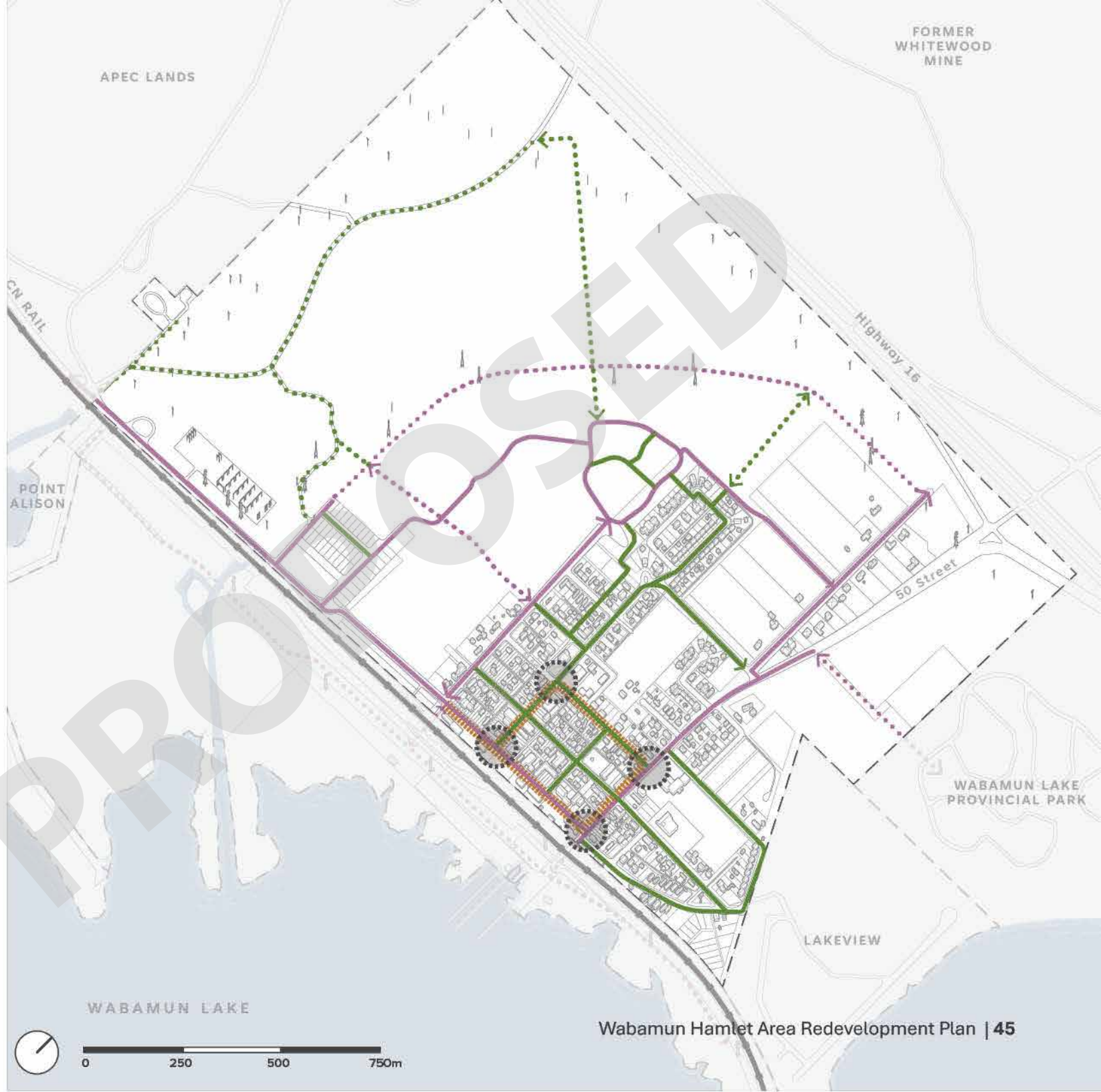
Trails provide multi-modal connections within and beyond the Hamlet, linking the area to other important destinations in the region. These routes also provide recreational opportunities for both residents and visitors to explore, exercise, and connect with nature. A series of new and enhanced trail connections are proposed throughout the Hamlet as shown in Map 6.

- a. Expand the trail network in Wabamun to connect the Hamlet Centre to other key destinations in the region and provide local opportunities for all-season trail-based recreation.
- b. Develop different levels of service for trails, such as paved, gravel, and natural surface to provide a diversity of trail experiences in the Hamlet.
- c. Formalize a trail connection to Wabamun Provincial Park, in collaboration with the Province.
- d. Establish a series of trails and trailheads throughout the recreation and utility corridor, making use of existing service roads to provide all-season trail-based recreation opportunities.
- e. Align local wayfinding to the regional wayfinding as directed by the Wabamun Area Vision.
- f. Investigate opportunities to formalize cycling routes through the Hamlet, such as dedicated bike lanes, multi-use pathways, or shared streets.

Map 6  
Trails Concept

Legend

- Plan boundary
- Primary pedestrian routes
- Shared-use routes (pedestrian and cycling)
- Proposed connections
- Pedestrian-focused streets
- Priority Intersection





## 4.3 County Initiatives

In addition to setting out policies to direct future land use and mobility, the HARP sets out direction for future County initiatives to improve the Hamlet. These improvements, which were identified through internal and external engagement as well as through previous work on the Hamlet Reinvestment Strategy, are intended to improve quality of life in the Hamlet and reinforce other goals within the Plan. Additional actions and initiatives are outlined in Appendix E Action Plan.

### Objectives:

- Ensure adequate servicing capacity to support sustainable Hamlet growth.
- Conduct strategic upgrades to Main Streets and other Key Places in the Hamlet to foster public life and improve the visitor experience.
- Reinforce the Hamlet Centre as the social and commercial heart of the Hamlet through programming and other initiatives.

### 4.3.1 Servicing and Utilities

Through the servicing and utilities analysis (Appendix B), several servicing upgrades were recommended to support sustainable Hamlet growth over time. These are reflected in the policies below.

- a. Assess and conduct necessary upgrades to water and wastewater servicing to support Hamlet growth and development as envisioned in the Land Use Concept.
- b. Investigate the opportunity to create a naturalized stormwater filtration system in the Recreation and Utility Corridor to achieve the dual benefits of stormwater management and the creation of a recreational amenity.
- c. Work with utility providers to enhance internet service throughout the Hamlet.

### 4.3.2 Public Land and Facilities

The following policies reflect priority Hamlet-wide considerations for public lands and facilities. This includes operations, future retrofit considerations, and land divestment and acquisition direction.

#### Operations

- a. Continue to operate existing civic facilities for community uses, where feasible, to support quality of life and recreation.
- b. Support Parkland School Division with the continued operation of Wabamun School to provide for community growth.
- c. Provide opportunities for community urban agriculture, such as space for community gardens or food forests, in accordance with the Edmonton Metropolitan Region Board Regional Agricultural Master Plan.

#### Facility Retrofits

- d. Incorporate universal accessibility upgrades when retrofitting civic facilities and parks.
- e. Integrate stormwater management into the design of new / retrofit civic facilities and parks, and investigate opportunity for water capture, storage, and recycling for irrigation on public property.

#### Public Ownership / Acquisition

- f. When public buildings are no longer required by the municipality, consider leveraging public ownership to convert the buildings to another active use that supports the goals of Hamlet revitalization.
- g. Consider acquiring public land in the Recreation and Utility Corridor to provide for public access and passive recreation use.







### 4.3.3 Key Places

Through the HARP process and engagement, five Key Places were identified as priorities for public realm improvements. The intent of the key places is to serve as the main indoor and outdoor public places in the Hamlet, providing focal points or “nodes” for community activity.

The six key places shown on Map 7 include:

1. Jubilee Hall and Old Fire Hall
2. Community Hub
3. Wabamun Commons
4. Waterfront Entrance
5. Provincial Park Trailhead

The first four key places should anchor the Main Streets and Mixed-use Priority Streets in the Hamlet Centre. These include Wabamun Commons, the Community Hub, Jubilee Hall and the Old Fire Hall, and the Waterfront Entrance. These spaces should support public life by encouraging people to linger, gather with others, or participate in civic activities. These should be priority places for visitor-oriented amenities, in addition to providing important gathering spaces for recreation and community. The key places are intended to be programmed more regularly with events, activating the Hamlet Centre.

The final proposed key place is the Provincial Park Trailhead. This key place should be an important node along the existing access route to Wabamun Lake Provincial Park. Formalizing this area as a trailhead can help support greater use of this route and bring more foot traffic into the Hamlet.

This section provides high-level direction for the County on how to improve and program these key places. Additional detail on potential improvements is provided in the Action Plan in Appendix E.

## Key Places Map

1. Jubilee Hall & Old Fire Hall
2. Community Hub
3. Wabamun Commons
4. Wabamun Entrance
5. Provincial Park Trailhead



## 1. Jubilee Hall & Old Fire Hall

Jubilee Hall is an important community events space within the Hamlet, supporting everything from arts and cultural performances to weddings and family gatherings. The space has seen some recent building retrofits to the exterior but could use some additional retrofits to modernize the building.

With the relocation of the fire department to the new fire hall, the former fire hall building presents an opportunity for a new use that will generate activity and support the existing functions of the adjacent Jubilee Hall. The existing vehicle bays and garage doors present a unique opportunity for joint indoor and outdoor uses, which has been demonstrated through the use of the space for the seasonal Wabamun Farmer's Market. The critical action for this key place is to find a year-round use for the building and reconfigure existing open spaces and parking in front of both buildings support greater connectivity to these spaces and host a range of programming.

- a. Leverage the existing public ownership of the fire hall building to ensure adaptive re-use of the building for an active use that programs both indoor and outdoor space. This may be implemented through a conditional lease or by selling the building with a conditional agreement.
- b. Consider redesigning the surface parking and open space in front of and between Jubilee Hall and the former Wabamun Fire Hall into a cohesive park and plaza space that can be activated by community events.
- c. Consider conducting building modernization improvements to Jubilee Hall to facilitate greater use as a performance and events space.
- d. Review and update current venue rental agreements and pricing to ensure the space is affordable for use by community organizations.





## 2. Community Hub

The Community Hub lies at the centre of the 52 Street Main Street at the intersection with 52 Avenue in the Hamlet Centre. This key place includes the former Village of Wabamun Office – now the Wabamun Community Centre – the Wabamun & District Museum, and the park adjoining the two buildings.

The Wabamun Community Centre presents an opportunity to create a dynamic community space that brings together multiple community services, activities, and supports under one roof. Envisioning the space as a multi-purpose hub, it could be reconfigured to accommodate both office and meeting type spaces to support community uses and economic development.

A key opportunity is to relocate the Wabamun Public Library to the building. This would resolve two issues: one of the deteriorating conditions of the library's current space in the basement of Jubilee Hall, and the second, the need to provide an anchor use for the community hub. The library is already an important service within the community, providing not only a place to read and borrow books, but a space to connect with others and learn important skills. Retrofitted space in the Community Centre could provide further opportunities for the library to expand its mandate, particularly to serve youth and senior citizens.

- a. Retrofit and re-program the Community Centre as part of a community hub for multiple complimentary community and economic development uses to activate the Hamlet Centre, improve quality of life for residents, and support economic growth.
- b. When completing retrofits, seek to create a more integrated relationship between the buildings and park spaces in the Community Hub through programming and design.
- c. When completing retrofits, improve the accessibility of the buildings and the park spaces in the Community Hub to ensure inclusive access for all.



### 3. Wabamun Commons

Wabamun Commons is the central plaza space in the Hamlet Centre at the corner of the 51 Avenue and 52 Street Main Streets. This space has already been recently improved. Future improvements should focus on creating a better visual connection to Wabamun Lake and enhancing the programmability of the space by ensuring adequate hookups for power and water to support food vendors and other events. There is also opportunity to provide a feature public art installation and additional seating to attract more visitors to venture into the Hamlet Centre and linger there.

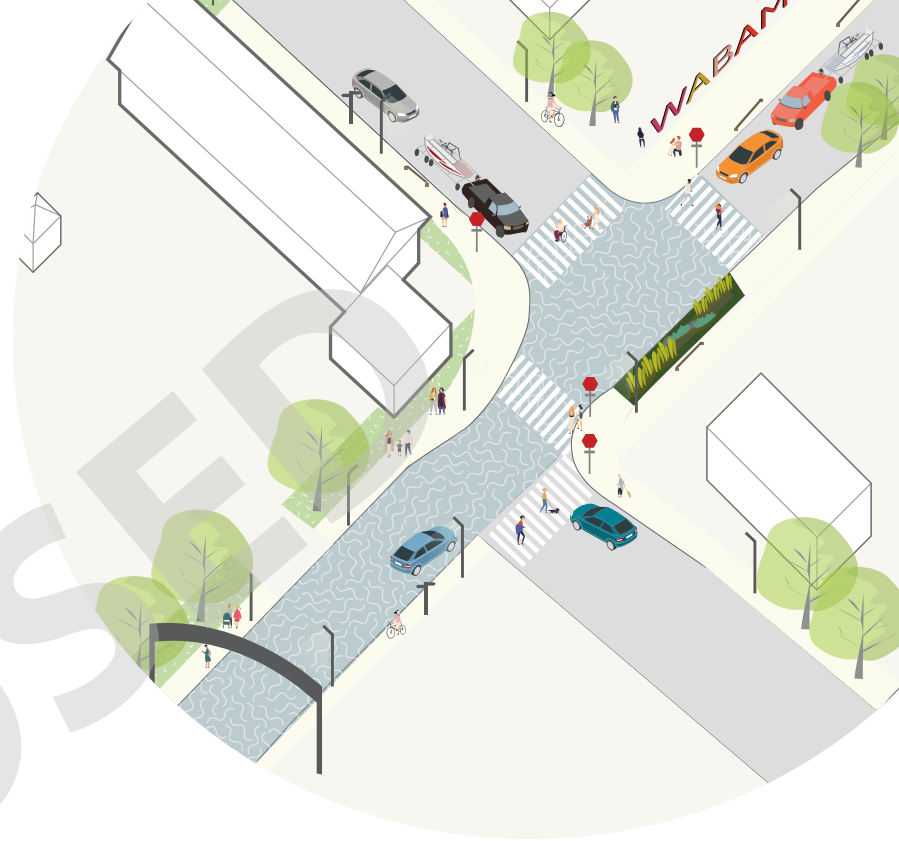
- a. Create a viewpoint to Wabamun Lake from Wabamun Commons to create a clearer visual link between the Hamlet and the water.
- b. Consider opportunities to enhance programming in the park to bring new activities and events to the Hamlet Centre and generate more foot traffic for surrounding businesses.
- c. Consider the provision of an interactive public art feature or attraction in the centre of the plaza space to generate additional foot traffic and provide a reason for visitors to visit the Hamlet Centre.



## 4. Wabamun Entrance

The 50 Street and 51 Avenue intersection is an important entrance to both Waterfront Park and the Hamlet Centre. Improvements here will focus on creating a safer intersection that reduces mode conflicts between cars and pedestrians as well as providing gateway features and wayfinding.

- a. Assess and improve the intersection to promote better pedestrian connectivity and safety.
- b. Upgrade entrance features to Waterfront Park to create a clearer visual connection between the Hamlet and the Lake.
- c. Provide clear wayfinding direction to Waterfront Park and the Hamlet Centre to encourage visitors to visit both locations.
- d. When replacing the existing Wabamun welcome signage, seek to relocate the signage to this intersection in a location where it can be easily interacted with.



## 5. Provincial Park Trailhead

The creation of a trailhead off of 50th Street will help formalize the multi-modal connection to Wabamun Lake Provincial Park. Improvements here will focus on providing amenities and wayfinding for trail users.

- a. Collaborate with the province to create a trailhead off of 50th Street to formalize the existing access road as a multi-use trail between the Hamlet and Wabamun Lake Provincial Park.
- b. Create a cleared space with amenities for trail users to support greater recreation and visitor use.
- c. Consider the provision of temporary washrooms and/or drinking water station at the trailhead during the summertime to support recreation use.











## 5 Implementation

*Ongoing revitalization of the Wabamun Hamlet will require sustained momentum and investment. The following section provides direction to coordinate HARP priorities with other County Initiatives as well as high level phasing considerations.*

# Implementation

*A more detailed Action Plan can be found in Appendix E. The Action Plan is a non-statutory appendix that outlines current priorities and initiatives for the Hamlet that were developed through the HARP process and engagement. The Action Plan is intended to be a live document, which will change over time to address new opportunities, funding, and community and Council priorities.*

## 5.1 Internal Coordination

Several policy and regulatory changes are needed to implement the HARP effectively. The following guidance will ensure that the work of the HARP is coordinated with other County planning initiatives and documents.

### Land Use Planning

- a. Update the Land Use Bylaw districts and regulations to align with and implement the Land Use Concept of the HARP. In the updates to the Land Use Bylaw, consider the following:
  - i. Removing or reducing parking minimum requirements and establishing parking maximums for commercial development in the Hamlet Centre to enable greater flexibility for development and reduce the amount of private surface parking in the Hamlet Centre.
  - ii. Creating flexible district regulations to allow for a greater mix of uses in the Hamlet Centre, such as live/work units, **light industrial** or manufacturing, or breweries, that may not fit into conventional land use categories.

- iii. Simplifying and reducing the number of residential districts and creating a more flexible hamlet residential land use district that permits a wide variety of ground oriented residential buildings.
  - iv. Embedding active frontage requirements into land use regulations.
  - v. Providing some form-based regulations for development along Main Streets to ensure a cohesive pedestrian district.
- b. Coordinate planning and initiatives in the Wabamun HARP with the Waterfront ASP area to ensure connectivity and cohesiveness.

### Operational Considerations

- c. Update engineering design standards to accommodate new design standards for Hamlet Main Street and Mixed-Use Priority Street types.
- d. Coordinate trail design and standards with the broader trails strategy in the Wabamun Area Vision and the County's Trail Strategy.
- e. Ensure public assets in the Wabamun Hamlet are evaluated and their anticipated replacement costs are included in County asset management and lifecycle planning.

### Collaboration

- f. Continue to foster relationships with and engage First Nations, residents, community organizations, regional partners, and other stakeholders on major initiatives and improvements conducted in the Hamlet.
- g. Consider the Hamlet as part of the broader Wabamun Region and seek opportunities to further advance the Wabamun Area Vision.

## 5.2 Phasing

The timeline for implementation of the HARP is anticipated to be 15 years. Priorities from both internal and public engagement have been grouped into three 5-year phases: Short, Medium, and Long-term. The following section describes the overall intent of each phase. The full list of recommended actions and initiatives can be found in Appendix E: Action Plan. It is anticipated that the specific actions within each phase will likely change as new opportunities arise; however, the overall intent of each phase should be consistent to generate momentum, development, and activity in the Hamlet.

### 5.2.1 Short Term (0-5 years)

#### *Connect and Activate*

Short term actions in Wabamun should focus on building upon existing community assets, including community initiatives, events, and facilities to increase connections (physical and social) and activate the Hamlet year-round. From engagement, it was clear that mobility and quality of life were high priorities, which were reflected in the support for actions like new trail connections, seniors housing incentives, and accessibility upgrades. Food culture was also a theme, with a desire to see more restaurants, food trucks, and outdoor patios.

In this phase, ideas should be tested through temporary uses and pilots, such as pop-ups, food-trucks, and events to generate more year-round activity in the Hamlet and incubate businesses that could eventually inhabit retail space in the Hamlet Centre.

Overall short-term priorities should include:

1. Completing trail connections to increase trail-based recreation opportunities for residents and visitors and implement the Wabamun Area Vision.
2. Improving servicing, public facilities, and housing opportunities to support sustainable residential and commercial growth and quality of life for residents.

3. Building upon the success of existing events and venues to generate more activity in the Hamlet throughout the year.
4. Supporting the growth of local business and a vibrant public food culture.
5. Supporting and promoting waterfront connectivity and use.
6. Tracking, sharing, and celebrating success to build momentum and support for future initiatives.

### 5.2.2 Medium Term (6-10 years)

#### *Reinforce the Hamlet Centre*

With the momentum and activity generated through public investments and programming in years 1-5, medium term priorities should be to formalize the Hamlet Centre as a destination through larger streetscape upgrades and economic development initiatives and supports. Successful pilot programs from Phase 1 should be translated into permanent programs or improvements.

Overall medium-term priorities include:

1. Completing public realm upgrades to improve the pedestrian experience of Main Streets and encourage public life.
2. Building on existing programming and formalizing successful pilot programs from phase 1 to activate public spaces and streets, focusing on the Hamlet Centre.
3. Working with businesses and the arts/cultural community to improve financing, coordination, and marketing of Wabamun's Hamlet Centre as a unique destination.
4. Incentivizing new mixed-use and active commercial development along upgraded Main Streets.
5. Reviewing and updating wayfinding by testing different approaches.

## 5.2.3 Long Term (11-15 years)

### *Sustain Momentum*

After 10 years of work on the HARP initiatives, there should be a significant level of activity and development generated in the Hamlet. The focus of this final phase is ensuring initiatives are self-sustaining. This will be a time to assess which programs and incentives have been most successful and determine which ones the County will continue with, seek to partner on, or transfer ownership of, or discontinue.

By this phase, there will likely also be new community priorities and challenges that will need to be considered and addressed. As such, this phase should focus re-assessing community needs, particularly recreation and community services, which may be facing additional pressure from population growth.

Finally, this phase should be about celebrating success and continuing to promote all the Hamlet has to offer to continue to attract new employment, residents, and visitors.

Overall long-term priorities include:

1. Evaluating work completed on the Hamlet Area Redevelopment Plan and reviewing priorities.
2. Succession planning for successful HARP initiatives to ensure their continued sustainability, with or without future County involvement.
3. Assessing recreation needs in the community and conducting upgrades to support identified needs.
4. Formalizing wayfinding and tying into regional wayfinding initiatives and strategies.
5. Identifying additional major actions, such as new public-private partnerships or attracting catalytic new anchor uses / institutions to the Hamlet.
6. Celebrating and sharing success.

## 5.3 Plan Monitoring

The Hamlet Area Redevelopment Plan should be regularly monitored and undergo a review at the end of every five years to ensure it remains consistent with community and Council priorities and economic realities. Where possible, plan reporting should be made publicly available to demonstrate accountability and show progress towards the HARP goals. A list of potential plan indicators is provided in Appendix E.



# Definitions

**Active Transportation:** Active transportation includes any mode of travel that uses human-power to move. This includes walking, cycling, roller-blading, and many other modes.

**Active Commercial Uses:** Active Uses are land uses that generate foot-traffic and activity on public streets. Buildings with active uses generally provide frequent entrances, windows, and spill-over uses, such as patios, that blur the edges between private and public space.

**Best Management Practices:** Best Management Practices are proven industry standards, technical methods, and guidelines used to ensure that development meets environmental legislation, regulation, and policies. Best Management Practices adapt over time as new methods are tested and improved.

**Complete Streets:** Complete Streets are streets that focus on safe mobility for people using all types of transportation. They are different from many traditional streets, which are designed primarily for motor vehicles, as they provide more space and amenities for pedestrians and those using transit or active transportation.

**Greenfield:** means the redistricting, subdivision or development of a previously undeveloped, un-serviced site.

**Ground-Oriented Residential:** Ground-Oriented Residential refers to various forms of housing between 1-2 storeys, with main entrances at-grade. This can include **infill** or **greenfield** development.

**Hidden Density:** Hidden Density refers the provision of additional dwelling units in established low-density residential areas, generally in the form of secondary residences such as secondary suites, basement suites, and garage / granny suites.

**Infill:** Infill means the development of vacant or under-utilized lands and buildings within otherwise built-up or mature areas. These areas are already served by public infrastructure such as transportation, water, wastewater and other utilities.

**Light Industrial:** Light industrial uses are smaller manufacturing, service, and/or warehouse uses that are primarily contained within a building and do not contain significant outdoor operations or storage. Light industrial uses are intended to be compatible with commercial / retail and residential uses.

**Local Plan:** Local Plan means a Conceptual Scheme or a Master Site Development Plan as defined in the County's Municipal Development Plan. A Local Plan must include planning considerations and requirements specific to the Plan area as outlined in this HARP, in addition to the requirements outlined the County's Municipal Development Plan.

**Non-Active Use:** A Non-Active Use is a land use that does not generate a significant amount of foot-traffic or activity on public streets. These uses are usually more self-contained within a building and may include offices or other employment activities that do not involve a lot of interaction with public streets.

**Tree Canopy:** Tree Canopy is a term used in urban forestry that refers to the aboveground branches / coverage of mature trees. Tree canopy is usually calculated as a percentage coverage of an area.



# Plan Appendices

PROPOSED

# Appendix A | Engagement Summaries

PROPOSED

# Appendix B | Servicing Report

PROPOSED



# Appendix C | Public Realm Design Guidelines

*The following public realm design guidelines are intended to provide the County with design guidance for streets and public places. These guidelines should be consulted when designing new public spaces or completing retrofits to existing public spaces and streets in the Wabamun Hamlet.*

## Complete Streets

Compared to roads in other rural areas of Parkland County, which are primarily designed to move vehicles efficiently, streets in Wabamun need to dedicate more of their total right of way to safe mobility for other modes of travel. In particular, main streets and mixed-use priority streets should be designed as both mobility corridors and as places to linger. A street designed as both a multi-modal corridor and a place will have wide sidewalks, more landscaping, traffic calming, and street parking than a typical rural roadway.

The following guidelines apply to public streets in the Hamlet.

### Right of Way

- a. Maximize the right of way available for pedestrians and active modes, reducing vehicle lanes as required while retaining a minimum lane width of 3.5 metres.

### Sidewalks

- b. Provide an even, and clear sidewalk surface to ensure pathways remain safe, accessible, and easy to maintain/clear of snow and ice.
- c. Remove driveway curb cuts where they are no longer required to make sidewalks level and more accessible.
- d. Locate utility infrastructure, municipal signage, and lighting standards so that they do not impede pedestrian flow on sidewalks.

- e. Provide curb and sidewalk bumpouts to accommodate the provision of clusters of seating and trees and to delineate parking areas.

### Trees and Vegetation

- f. Use hardy tree and plant species that are well adapted to Wabamun's climate and winter conditions. Where possible, use native vegetation in landscaping or xeriscaping to reduce watering requirements.
- g. Ensure street trees are provided with ample soil for root growth and protection from soil compaction.
- h. Integrate trees and vegetation as part of green stormwater management infrastructure, such as bio-swales or rain gardens, where possible.
- i. Ensure vegetation does not impede driver and pedestrian sightlines at intersections.
- j. Locate street trees so that they do not block business signage, where possible.

### Street Furniture

- k. Provide public waste/recycling receptacles near street corners for ease of use and maintenance, where possible.
- l. When providing lighting on a street, consider the use of light fixtures that can be used for interchangeable displays such as festive signage/displays/banners.

### Public Parking

- m. Ensure that off-street municipally-owned parking is clearly signed and located to minimize impact on sidewalks.
- n. Demarcate street parking areas with curb bumpouts, where possible.

### Intersections

- o. Provide high-quality pedestrian focused design at intersections, including:
  - i. Curb extensions;
  - ii. Directional curb cuts;
  - iii. Street braille on curb cuts;
  - iv. High-visibility crosswalk markings on the roadway; and
  - v. Pedestrian-scaled lighting.

## Main Streets

- p. Ensure Main Streets are safe and accessible for all users and modes by:
  - i. Providing adequate pedestrian scaled lighting;
  - ii. Placing accessible seating at approximately 30 metre intervals or closer along Main Streets;
  - iii. Providing designated accessible street parking on every block;
  - iv. Providing bike racks at regular intervals along Main Streets; and
  - v. Prioritizing snow clearance of Main Streets and Main Street sidewalks in the winter.

## Civic Facilities and Parks

Civic Facilities and parks should be designed to be inclusive and welcoming to all. The following guidelines apply to County owned and operated facilities and parks in the Hamlet.

### Safety & Inclusivity

- a. Design civic facilities and parks to be welcoming and accessible to all users by:
- b. Avoiding the use of defensive architecture, such as spikes along planters or benches with central armrests to prevent lying down, intended to exclude certain groups or activities;
- c. Designing spaces to be universally accessible for people of all ages and abilities, including providing accessible seating; and
- d. Where accessible seating and amenities are provided, ensuring there are accessible paths leading to them.
- e. Implement Crime Prevention Through Environmental Design (CPTED) principles in the design of civic facilities and parks, including:
  - i. Ensuring public spaces and pathways are well lit; and
  - ii. Maintaining clear pedestrian sightlines throughout public spaces.
- f. Design pathways and hardscaped spaces to accommodate snow removal and storage.
- g. Follow the Council Dark Sky Outdoor Lighting Policy (C-ES06) to mitigate lighting impacts.

## Wayfinding

- h. Coordinate wayfinding in civic facilities and parks with wayfinding on streets.
- i. Where possible, use similar furnishings on streets and parks for continuity of the public realm, such as benches, bicycle racks, and waste receptacles.

## Multi-functionality

- j. Consider designing surface parking to enable adaptation as a programmable extension of park spaces for events.
- k. Collaborate with local artists and fabricators in the design of park amenities, public art, and furnishings.
- l. Consider providing multi-functional amenities, such as planters that also serve as seating.
- m. Ensure frequent waste, organics, and recycling receptacles are provided and are located where they can be easily collected/maintained.
- n. Provide clusters of seating and shade adjacent to playground facilities.
- o. Provide a mix of spaces with shade and shelter from the elements as well as sunny open spaces.
- p. Provide a mix of vegetated and hardscaped areas to increase water infiltration and reduce urban heat island impacts.

# Appendix D | Design Guidelines for Private Development on Main Streets

*The Hamlet Area Redevelopment Plan (HARP) aims to create a vibrant main street district that is pedestrian focused and concentrates the Hamlet's commercial activities. Creating a successful district and a positive pedestrian experience along the street involves coordination between private development and public streets. The following guidelines should be consulted when developing or redeveloping private properties fronting onto Main Streets, as designated in the HARP, but they are not binding.*

## Multi-unit Residential

- a. Dwelling units within new mixed-use buildings should be:
  - i. located above or behind commercial uses, and
  - ii. have entrances accessed via a separate lobby on the street, with a potential secondary access from a lane.
- b. New multi-unit residential development should provide separate dedicated entrances and patios for ground floor units fronting onto the public street.

## Entrances

- c. All front entrances of buildings should face the street and be easily identifiable through elements such as:
  - i. Material changes and/or colour accents;
  - ii. Accent paving in front of entrances; and
  - iii. Lighting.

- d. For corner properties, entrances should be provided on both public streets. Alternatively, a feature corner entrance may be provided.

## Façade Design

- e. New ground floor commercial development should provide clear glass windows and doors to maximize transparency of frontage on public streets.
  - f. New development should avoid creating blank walls along the street.
  - g. Murals may be used to activate existing blank walls.
  - h. Buildings should provide snow, wind, and rain protection along Main Streets, such as canopies, awnings, and recessed entrances. Weather protection:
    - i. Should be provided at a consistent height;
    - ii. Should be designed to compliment the building design, material, and colour; and
    - iii. May encroach over the sidewalk if it does not obstruct pedestrian movement.
  - i. High-quality materials, such as wood, masonry, metal, and textured concrete should be used in façade design.
  - j. The number of materials and colours used in one façade should be limited.
  - k. Where feasible, consider adaptive reuse of heritage buildings or providing heritage interpretation if the historic building is not able to be re-purposed.
  - l. Vacant lots and buildings should be screened from the street or activated through temporary programming, such as park space, pop ups, and public art.
  - m. Landscaping and other pedestrian amenities are encouraged to improve the pedestrian experience and transition between private and public spaces.
- ## Parking and Servicing
- n. Existing development with on-site surface parking lots adjacent to the street should provide a landscaped edge or other pedestrian amenities along the sidewalk.
  - o. Utilities, vents, and other utilitarian elements should be located away from the lower levels of building facades adjacent to the public realm.

# Appendix E | Action Plan

Ongoing revitalization of the Wabamun Hamlet will require sustained momentum and investment. Through engagement with residents and stakeholders, as well as technical analysis of the area and existing conditions, a series of actions were generated to guide improvements to the Hamlet, in alignment with the HARP goals and policies. These actions were prioritized by the community and have been grouped and phased within this Action Plan to ensure successful implementation of the HARP.

The Action Plan is intended to be a non-statutory living document. It should be frequently updated to incorporate new opportunities and conditions and reflect changing community and Council priorities.

The Action Plan is structured into the following four sections:

- Actions
- Key Places
- Phasing
- Measuring Success

## Actions

The actions are key initiatives that can help to achieve the goals of the HARP. These actions were generated and prioritized through engagement with the community.

There are four main types of actions:

**Upgrades:** Physical built improvements to the public realm, infrastructure, and buildings.

**Incentives:** “Behind the scenes” tactics like grants or mechanisms that change the conditions of investment.

**Activities:** Programs or events that are intended to bring life to the Hamlet and its public spaces.

**Supports:** Supporting actions that enable facilitation and coordination of all other actions.

When applied strategically together, these types of actions can build upon each other. For example, creating a new public space (upgrade) can make it easier to host events (activities).

A summary of each of the actions is provided with its description, and level of participant support from Stage 3 Engagement. Throughout the life of the HARP, additional actions should be added to the library, informed by new ideas, innovations, lessons learned, and opportunities.



## Upgrades

Action	Description	Support
Winter Trails	Partner to develop cross-country ski/snowshoe trails and connections.	93%
Accessibility Upgrades	Conduct an age-friendly mobility assessment and upgrades of the Hamlet Centre to make it more accessible for everyone.	84%
Sports Court	Provide additional outdoor recreation courts, such as basketball or tennis/pickleball.	81%
Internet Upgrades	Work with internet providers to install reliable high speed internet throughout the Hamlet.	78%
Off-leash Dog Area	Provide a designated space for residents and visitors to bring their dogs to play/run.	68%
Community Garden	Support the creation and operation of a community garden.	62%
Public Art / Mural Project	Create a community mural program to activate existing blank building walls and spaces in the Hamlet Centre.	58%
Visitor Info Kiosk	Provide and staff a small visitor kiosk with tourism information on the region and what activities to do.	51%
Wastewater & Water Servicing Upgrades	Upgrade fire capacity of water servicing and wastewater capacity to support Hamlet Growth.	-

“-” means that the idea was not part of the prioritization exercise in Phase 3 engagement.

## Activities

Action	Description	Support
Winter Festival	Partner to provide a winter event with lights and winter programming such as fire pits, warming huts, skating, and hot chocolate.	92%
Outdoor Concerts	Partner to host free outdoor concerts in public places. Could be supported by food trucks and/or an outdoor market.	89%
Pop-up Businesses	Work with property owners to accommodate “pop-up” businesses to occupy empty commercial spaces or vacant lots temporarily, such as container shops.	83%
Hamlet Stories Project	In collaboration with the Wabamun Museum, update existing historic walk signage, create a virtual historic tour, and work towards guided walking tours of the area.	71%
Outdoor Movies	Host free outdoor movie showing in public places. Could be supported by food trucks and/or a night market.	71%
Outdoor Fitness Classes	Encourage group fitness activities such as yoga or dance in parks.	65%
Temporary Placemaking	Turn small, unused spaces into public spaces/ small parks using temporary and low cost materials.	61%
Outdoor Games	Increase opportunities for spontaneous play along main streets and in public places, such as outdoor ping pong tables, human scaled chess sets, and connect four.	60%

## Incentives

Action	Description	Support
New Restaurant / Food Business Incentives	Provide economic incentives to encourage support existing and new food establishments, coffee shops, breweries, food trucks, etc	90%
Seniors' Housing Incentives	Provide economic incentives to encourage the provision of supportive housing or age-in-place facilities for seniors.	87%
Bike or Watercraft Rental Incentives	Provide economic incentives to encourage establishment of short-term bike and boat rentals.	84%
Community Events Grants	Provide grant funding to support more events/ festivals.	82%
Mixed-Use Development Incentives	Provide economic incentives to support the development of mixed use buildings (Commercial on the ground floor and residential above).	71%
Façade / Building Grants	Provide grants to support private landowners to improve the appearance of their property from main streets, in accordance with design criteria.	64%
Arts & Cultural Activities Grants	Provide grants to support public art, art programs, performances, etc.	62%
Co-working Spaces Incentives	Provide incentives or space for the creation of rentable shared workspaces.	54%

## Supports

Action	Description	Support
Outdoor Patios	Make it easier for businesses to establish outdoor patios year round by providing a clear permitting system.	89%
Hamlet Website	Create and maintain a website of initiatives/ events in the Hamlet.	84%
Regional Advertising	Advertise community events and opportunities in the region/ other communities.	80%
Food Trucks	Designate areas with movable seating and develop policies to support mobile food vendors in the Hamlet Centre.	79%
Improve Financing	Liaise with banks to improve business access funding for new ventures in the Hamlet.	74%
Coordinated Store Hours	Work with businesses to coordinate store hours on certain days or weekends.	69%
Wayfinding / Signage Strategy	Create a comprehensive wayfinding system with signage to help visitors navigate the area and work with online map tools/ search engines to update wayfinding information.	69%
Business Incubator	Subsidize lease rates in a storefront for start-up businesses to lower the businesses' initial occupancy expenses.	61%
Community League	Work with the community to formalize a Wabamun Community League and associated funding.	61%
Boat Launch Booking System	Develop a boat launch queuing app and booking system so that vehicles can reserve a time to use the boat launch and do not need to queue at Waterfront Park.	-
WAVES Activity Park	Support the completion of the WAVES activity park.	-

# Key Places

Five key places are identified in the Hamlet Area Redevelopment Plan (HARP). These key places are intended to provide focal points or “nodes” for community activity. The HARP sets out high-level direction to improve and program these spaces. In this Action Plan, additional recommendations are provided to guide future improvements.

The five key places are:

- Jubilee Hall & Old Fire Hall
- Community Hub
- Wabamun Commons
- Wabamun Entrance
- Provincial Park Trailhead

## Jubilee Hall & Old Fire Hall

HARP Direction	Action Plan Guidance
<p><b>p.</b> Leverage the existing public ownership of the fire hall building to ensure adaptive re-use of the building for an active use that makes use of both indoor and outdoor space. This may be implemented through a conditional lease or by selling the building with a conditional agreement.</p>	<p>Potential active uses could include but are not limited to:</p> <ul style="list-style-type: none"> <li>• A permanent indoor / outdoor market</li> <li>• A brewery or restaurant with outdoor patio space</li> <li>• A maker space for artists and fabricators</li> <li>• Rock climbing gym or other recreation facility.</li> </ul>
<p><b>q.</b> Consider redesigning the surface parking and open space in front of and between Jubilee Hall and the former Wabamun Fire Hall into a cohesive park and plaza space that can be activated by community events.</p>	<p>Explore the following opportunities:</p> <ul style="list-style-type: none"> <li>• Providing outdoor event space to be used in tandem with events at Jubilee Hall.</li> <li>• Re-organizing and potentially reduce parking area to be more efficient and reduce impacts on the pedestrian experience of the site.</li> <li>• Providing additional permanent and temporary seating, including picnic tables or similar.</li> <li>• Providing overhead string or other lighting in the park.</li> <li>• Incorporating low impact development (LID) features to reduce stormwater runoff.</li> </ul>

HARP Direction	Action Plan Guidance
<p><b>r.</b> Consider conducting building modernization improvements to Jubilee Hall to facilitate greater use as a performance and events space.</p>	<p>Consider upgrades such as:</p> <ul style="list-style-type: none"> <li>• Accessibility upgrades to entrances and facilities</li> <li>• Additional electrical outlets</li> <li>• Upgraded stage</li> <li>• Upgraded facility lighting</li> <li>• Upgraded sound system</li> <li>• Upgrades to support the use of the facility as an emergency centre (warming shelter, cooling shelter, etc)</li> </ul>
<p><b>s.</b> Review and update current venue rental agreements and pricing to ensure the space is affordable for use by community organizations.</p>	<p>N/A</p>

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## Community Hub

HARP Direction	Action Plan Guidance
<p><b>a.</b> Retrofit and re-program the Community Centre as part of a community hub for multiple complimentary community and economic development uses to activate the Hamlet Centre, improve quality of life for residents, and support economic growth.</p>	<p>Explore opportunities, such as providing:</p> <ul style="list-style-type: none"> <li>• Space for the library to re-locate from the Jubilee Hall basement (dependent on loading requirements and feasibility), and potentially expand its overall footprint</li> <li>• Flexible indoor community gathering spaces, linked to the potential library use</li> <li>• Offices for local County staff use</li> <li>• Bookable or leasable offices or meeting spaces for community organizations</li> <li>• Social service offices, as permanent or flexible spaces</li> <li>• Economic development space, such as co-working space</li> <li>• Tourism supportive services, such as brochures or a staff interpreter</li> <li>• Space for a private local food service, such as a coffee shop, to support community and economic development uses</li> <li>• Accessible public washroom facilities</li> </ul> <p>Consider opportunities to partner with local community groups to re-program the Community Hub.</p>
<p><b>b.</b> When completing retrofits, seek to create a more integrated relationship between the buildings and park spaces in the Community Hub through programming and design.</p>	<p>Consider the following programming and design options:</p> <ul style="list-style-type: none"> <li>• Expanding historical programming from the museum to the rest of the site, such as a temporary exhibit space in the Community Centre or interactive art or displays in the park</li> <li>• If feasible, providing an additional entrance or windows to the park space from the Community Centre as part of building retrofits to allow for greater passive surveillance of the space</li> <li>• Providing a mural on the wall of the Community Centre adjacent to the park</li> <li>• Creating a small plaza space with seating adjacent to the former village office building and re-organizing the community signage boards</li> <li>• Provide complimentary programming in the park, such as library or museum events or rentable activity kits</li> <li>• At the end of the playground's lifecycle, collaborating with the museum to replace it with custom interactive play structures and interpretation that relate to Wabamun's history</li> </ul>
<p><b>c.</b> When completing retrofits, improve the accessibility of the buildings and the park spaces in the Community Hub to ensure inclusive access for all.</p>	<ul style="list-style-type: none"> <li>• Consider the following accessibility improvements:</li> <li>• Additional accessible seating, including picnic-style seating</li> <li>• Clear, accessible pathways from adjacent accessible street parking to amenities and seating</li> <li>• Accessible play features in the playground</li> </ul>

## Wabamun Commons

HARP Direction	Action Plan Guidance
<p><b>a.</b> Create a viewpoint to Wabamun Lake from Wabamun Commons to create a clearer visual link between the Hamlet and the water.</p>	<p>Consider the following initiatives:</p> <ul style="list-style-type: none"> <li>• Strategically clearing some vegetation to create a view corridor</li> <li>• Working with CN rail to maintain the aesthetic condition of the view corridor</li> <li>• Providing a structure or frame for the viewpoint, to encourage photo taking and interaction</li> </ul>
<p><b>b.</b> Consider opportunities to enhance programming in the park to bring new activities and events to the Hamlet Centre and generate more foot traffic for surrounding businesses.</p>	<p>Consider the following opportunities:</p> <ul style="list-style-type: none"> <li>• Providing dedicated food truck / vendor spaces in the existing parking lot surrounding the park</li> <li>• Upgrading servicing in the park in to support events, including water and electrical hookups for lighting, sound equipment, food service, etc</li> <li>• Investing in a temporary stage for the park to support events</li> <li>• Providing additional picnic seating in the park to support food trucks and nearby food service businesses</li> <li>• Enabling easy booking of the space for community events and temporary closure of the parking lot to extend event space</li> <li>• Providing visitor information signage and direction to the nearest public washroom facilities (Community Centre &amp; Waterfront Park)</li> <li>• Providing temporary portable washrooms and/ or a potable water station during the peak visitor season</li> <li>• Relocating the Wabamun Farmer’s Market to this space and closing the parking lot for the event</li> </ul>
<p><b>c.</b> Consider the provision of an interactive public art feature or attraction in the centre of the plaza space to generate additional foot traffic and provide a reason for visitors to visit the Hamlet Centre.</p>	<p>Consider:</p> <ul style="list-style-type: none"> <li>• Relocating the Dragon Fly Sculpture to the park from the Hamlet entrance; or</li> <li>• Providing a new feature public art piece.</li> </ul>

## Wabamun Entrance / Intersection

HARP Direction	Action Plan Guidance
<p><b>a.</b> Assess and improve the intersection to promote better pedestrian connectivity and safety.</p>	<p>Remediation of the area will be required prior to any redevelopment of the intersection or adjacent lands due to existing contamination from a former gas station.</p> <p>Consider the following improvements:</p> <ul style="list-style-type: none"> <li>• Providing significant sidewalk bulbouts at the intersection to reduce the crossing distance for pedestrians</li> <li>• Clearly demarcating crosswalks with different paving, raised crosswalk, or uniquely painted crosswalks</li> <li>• Consolidating and reducing signage</li> <li>• Mitigating curb cuts along 50 Street</li> <li>• Providing a feature, elevated pedestrian crossing of the CN rail tracks to enable greater mobility across the tracks</li> <li>• Providing pedestrian scaled lighting</li> </ul>
<p><b>b.</b> Upgrade entrance features to Waterfront Park to create a clearer visual connection between the Hamlet and the Lake.</p>	<p>Consider the following suggestions:</p> <ul style="list-style-type: none"> <li>• Providing an entrance feature, such as an archway</li> <li>• Providing public art as part of intersection bulbouts</li> <li>• Providing some kind of textured pathway or device that demonstrates which way the lake is.</li> </ul>
<p><b>c.</b> Provide clear wayfinding direction to Waterfront Park and the Hamlet Centre to encourage visitors to visit both locations.</p>	<p>Consider:</p> <ul style="list-style-type: none"> <li>• Providing trail information and other wayfinding that ties into regional wayfinding initiatives</li> <li>• Providing wayfinding information on public access to Wabamun Lake</li> </ul>
<p><b>d.</b> When replacing the existing Wabamun welcome signage, seek to relocate the signage to this intersection in a location where it can be easily interacted with.</p>	<p>Consider modernizing the main ‘welcome to Wabamun’ sign and providing a sculptural or interactive sign that encourages visitors to stop and take photos.</p>

## Provincial Park Trailhead

HARP Direction	Action Plan Guidance
<b>a.</b> Collaborate with the province to create a trailhead off of 50th Street to formalize the existing access road as a multi-use trail between the Hamlet and Wabamun Lake Provincial Park.	N/A
<b>b.</b> Create a cleared space with amenities for trail users to support greater recreation and visitor use.	Consider providing the following amenities: <ul style="list-style-type: none"><li>• A map and notice board for trail information and wayfinding.</li><li>• Bike racks (and potentially cross-country ski racks).</li><li>• Seating / benches.</li><li>• Waste receptacles and dog cleanup bags.</li></ul>
<b>c.</b> Consider the provision of temporary washrooms and/or drinking water station at the trailhead during the summertime to support recreation use.	N/A

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# Phasing

The following section provides additional phasing recommendations to accompany the implementation section of the HARP.

## Short Term (0-5 years)

### *Connect and Activate*

Short term actions in Wabamun should focus on building upon existing community assets, including community initiatives, events, and facilities to increase connections (physical and social) and activate the Hamlet year-round. From engagement, it was clear that mobility and quality of life were high priorities, which were reflected in the support for actions like new trail connections, seniors housing incentives, and accessibility upgrades. Food culture was also a theme, with a desire to see more restaurants, food trucks, and outdoor patios.

In this phase, ideas should be tested through temporary uses and pilots, such as pop-ups, food-trucks, and events to generate more year-round activity in the Hamlet and incubate businesses that could eventually inhabit retail space in the Hamlet Centre.

Overall short-term priorities include:

1. Completing trail connections to increase trail-based recreation opportunities for residents and visitors and implement the Wabamun Area Vision.
2. Improving servicing, public facilities, and housing opportunities to support sustainable residential and commercial growth and quality of life for residents.
3. Building upon the success of existing events and venues to generate more activity in the Hamlet throughout the year.
4. Supporting the growth of local business and a vibrant public food culture.
5. Supporting and promoting waterfront connectivity and use.
6. Tracking, sharing, and celebrating success to build momentum and support for future initiatives.

## Potential Short-Term Actions | 0-5 years

### Key Places

- Provincial Park trail connection
- Fire Hall & Jubilee Hall
- Community Hub

### Upgrades

- Water & wastewater infrastructure upgrades
- Internet upgrades
- Winter trails
- Accessibility upgrades

### Activities

- Winter festival
- Outdoor concerts
- Pop-up businesses
- Temporary placemaking

### Incentives

- New restaurant / food business incentives
- Senior's housing incentives
- Watercraft rental incentives
- Community event grants

### Supports

- Outdoor patios
- Food trucks
- Hamlet website
- Regional advertising
- Boat launch booking system\*

## Medium Term (6-10 years)

### *Reinforce the Hamlet Centre*

With the momentum and activity generated through public investments and programming in years 1-5, medium term priorities should be to formalize the Hamlet Centre as a destination through larger streetscape upgrades and economic development initiatives and supports. Successful pilot programs from Phase 1 should be translated into permanent programs or improvements.

Overall medium-term priorities include:

1. Completing public realm upgrades to improve the pedestrian experience of Main Streets and encourage public life.
2. Building on existing programming and formalizing successful pilot programs to activate public spaces and streets, focusing on the Hamlet Centre.
3. Working with businesses and the arts/cultural community to improve financing, coordination, and marketing of Wabamun's Hamlet Centre as a unique destination.
4. Incentivizing new mixed-use and active commercial development along upgraded Main Streets.
5. Reviewing and updating wayfinding by testing different approaches.

## Potential Medium-Term Actions | 6-10 years

### Key Places

- Wabamun Entrance (50 St & 51 Ave intersection)
- Entrance Signage

### Upgrades

- Main Streets

### Activities

- Hamlet stories project
- Outdoor movies
- Outdoor fitness classes
- Outdoor games

### Incentives

- Mixed-use development incentives
- Façade / building improvement grants
- Arts & cultural activities grants
- Co-working space incentives

### Supports

- Wayfinding / signage strategy
- Improve financing
- Business incubator
- Coordinated store hours

## Long Term (11-15 years)

### *Sustain Momentum*

After 10 years of work on the HARP initiatives, there should be a significant level of activity and development generated in the Hamlet. The focus of this final phase is ensuring initiatives are self-sustaining. This will be a time to assess which programs and incentives have been most successful and determine which ones the County will continue with, seek to partner on, or transfer ownership of, or discontinue.

By this phase, there will likely also be new community priorities and challenges that will need to be considered and addressed. As such, this phase should focus re-assessing community needs, particularly recreation and community services, which may be facing additional pressure from population growth.

Finally, this phase should be about celebrating success and continuing to promote all the Hamlet has to offer to continue to attract new employment, residents, and visitors.

Overall long-term priorities include:

1. Evaluating work completed on the Hamlet Area Redevelopment Plan and reviewing priorities.
2. Succession planning for successful HARP initiatives to ensure their continued sustainability, with or without future County involvement.
3. Assessing recreation needs in the community and conducting upgrades to support identified needs.
4. Formalizing wayfinding and tying into regional wayfinding initiatives and strategies.
5. Identifying additional major actions, such as new public-private partnerships or attracting new catalytic new anchor uses / institutions to the Hamlet.
6. Celebrating success.

## Potential Medium-Term Actions | 6-10 years

### Key Places

- Wabamun Commons

### Upgrades

- Sports courts
- Off-leash dog area
- Community garden
- Public art / mural project
- Visitor info kiosk

# Measuring Success

Implementation of the HARP should be measured and shared with the community to track and celebrate progress and ensure accountability. As monitoring and data collection can be resource intensive, the County will evaluate existing data sources first and seek to partner with other organizations or institutions in the collection and sharing of new data.

The following performance measures are suggested for monitoring plan implementation.

HARP Goal	Metric	Potential Sources
All	<ul style="list-style-type: none"> <li>• Actions started</li> <li>• Actions completed</li> <li>• Number of grant applications for each program</li> </ul>	<ul style="list-style-type: none"> <li>• Annual action inventory</li> </ul>
Sustainable Development	<ul style="list-style-type: none"> <li>• Overall <b>tree canopy</b> coverage (maintain / improve)</li> <li>• Overall impervious area (decrease)</li> <li>• New low-impact development or best stormwater management practice features (increase)</li> <li>• Lake health (maintain / improve)</li> <li>• Number of algae blooms (reduce)</li> <li>• Biodiversity (increase)</li> <li>• Stormwater quality entering Wabamun Lake (improve)</li> </ul>	<ul style="list-style-type: none"> <li>• Aerial imagery / remote sensing</li> <li>• Annual bioblitz / wildlife survey</li> <li>• iNaturalist and eBird data</li> <li>• Stormwater quality monitoring at outflows</li> <li>• Development permits</li> </ul>
Complete Community	<ul style="list-style-type: none"> <li>• Walk / Bike score of services (increase)</li> <li>• Servicing capacity (increase)</li> <li>• Community diversity (age, gender, ethnicity, etc)</li> <li>• Number of new residences built (increase)</li> <li>• Diversity of residential unit type and tenure (increase)</li> <li>• Number of new senior's facilities built (increase)</li> <li>• Number of students at Wabamun School (increase)</li> </ul>	<ul style="list-style-type: none"> <li>• Resident survey</li> <li>• County servicing data</li> <li>• Census block data, Statistics Canada</li> <li>• Development permits</li> </ul>
Regional Connections	<ul style="list-style-type: none"> <li>• Length of new trails (increase)</li> <li>• Number of trail users (increase)</li> <li>• Visitor trips / routes (increase / more year round)</li> </ul>	<ul style="list-style-type: none"> <li>• Capital construction data</li> <li>• Trail counters</li> <li>• Anonymized cellphone data</li> </ul>



<p>Thriving Local Business</p>	<ul style="list-style-type: none"> <li>• Total number of businesses (increase)</li> <li>• Square foot of additional active commercial and office space built (increase)</li> <li>• Annual business change (increase new, decrease loss)</li> <li>• Diversity of businesses (increase)</li> <li>• Number of vacant properties in the Hamlet Centre (decrease)</li> <li>• Number of full-time &amp; part-time employment (increase)</li> <li>• Number of visitors and estimated value by season</li> <li>• Visitor satisfaction</li> <li>• Annual number of events hosted and total value (increase)</li> <li>• Residential vs Commercial tax split (increase commercial)</li> </ul>	<ul style="list-style-type: none"> <li>• Business survey</li> <li>• Visitor survey</li> <li>• Regional business and tourism data</li> </ul>
<p>Quality of Life for All Ages</p>	<ul style="list-style-type: none"> <li>• Resident satisfaction (maintain/increase)</li> <li>• Number of community volunteers (maintain / increase)</li> <li>• Community amenity and facility use (increase)</li> <li>• Annual cost of living</li> </ul>	<ul style="list-style-type: none"> <li>• Resident survey</li> <li>• Community partner data</li> <li>• County rental / booking data</li> <li>• Market data</li> </ul>

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