

BYLAW 35-2017

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE DURHAM TOWN SQUARE AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Durham Town Square Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

1. That Bylaw 35-2017 is to be cited as the "Durham Town Square Area Structure Plan."
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. This Bylaw comes into effect after third reading and upon being signed.
4. Bylaw 27-2006 is repealed.
5. Bylaw 99-2005 is repealed.

Read a first time this _____ day of _____, 2017.

Read a second time this _____ day of _____, 2017.

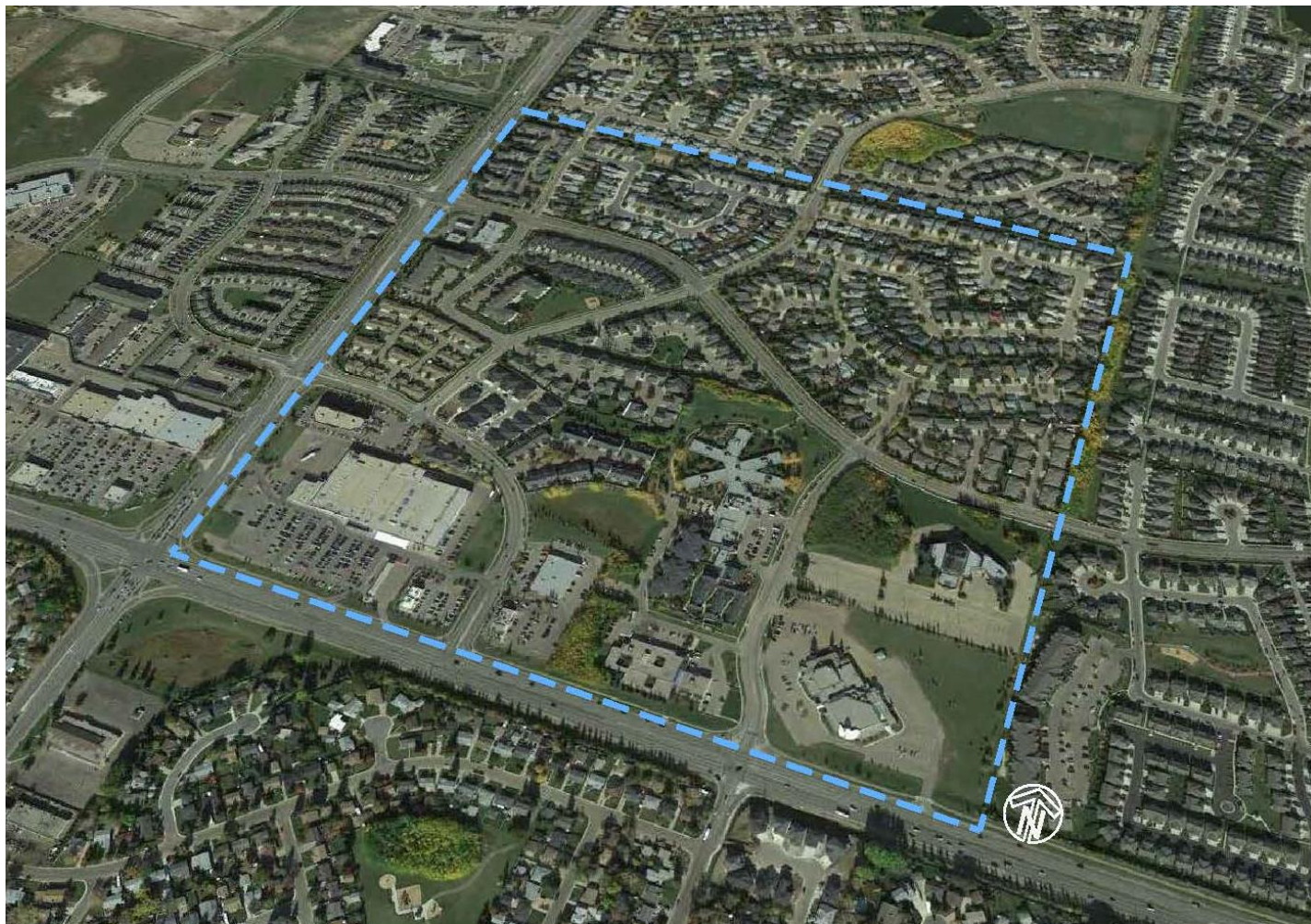
Read a third time and finally passed this _____ day of _____, 2017.

Mayor

Director,
Legislative and Legal Services

Date Signed: _____

Durham Town Square Area Structure Plan



May 2017



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1.0 Introduction

1.1 Overview

An Area Structure Plan (ASP) is a statutory planning document which describes general development patterns within the plan area by describing land uses, population density, sequencing of development and the general location of transportation routes and public utilities. The original Durham Town Square Area Structure Plan (ASP) was adopted by Strathcona County as Bylaw 38-86 on July 8, 1986. The ASP provided a framework for development of the SW ¼ Section 2-53-23-W4M, located to the northeast of Baseline Road and Sherwood Drive.

Since the adoption of the original bylaw in 1986 there have been seven amendments to the Durham Town Square ASP. The purpose of this bylaw is to amend the Durham Town Square ASP and repeal bylaws 99-2005 and 27-2006 into a single reference document ASP. Furthermore, the document recognizes existing development within Durham Town Square and reflects the built form and future development opportunities.

1.2 Purpose

The purpose of the Durham Town Square Area Structure Plan is to provide a statutory framework to allow for the orderly and efficient use of land, supporting infrastructure, staging of development, and future development within the Plan area and is prepared in accordance with the Municipal Government Act.

2.0 Plan Area

2.1 Location

The Plan area is shown on Map 1 and encompasses all of the lands within the SW ¼-2-53-23-W4M. The quarter section is located at the north east corner of the Baseline Road and Sherwood Drive intersection and comprises 64.67 hectares (159.81 acres). This ASP is part of a larger planning area and affects adjoining lands to the north and east. Durham Town Square has been designed to ensure a suitable transition of land uses and alignments of transportation routes and required services with the areas to the north, east, west and south.

The adjacent Area Structure Plans adjoining the Durham Town Square ASP include: Clover Bar Ranch to the north, Strathcona Centre to the west, and Lakeland Ridge to the east. The area to the south is primarily single family residential and is not contained within an Area Structure Plan.

2.2 Ownership

The Plan area has been extensively subdivided and developed since the adoption of the initial Area Structure Plan in 1986. Land ownership is currently distributed over 703 residential units, multiple commercial operations, health care providers and two religious assembly facilities.

3.0 Public Consultation

Public engagement was conducted for the 2017 ASP amendment to increase the Park Pentecostal site density from 24 to 165, and the following public engagement events were held as part of the consultation process:

Public Information Meeting 1

An Open House was held on November 21, 2016 at the Park Church, inviting the public to view and discuss the proposed increase in density and height for a proposed seniors congregate care facility north of the Park Church. The event was advertised in the Sherwood Park / Strathcona County News on Friday November 18, 2016 and November 11, 2016 and notification to adjacent landowners. Approximately 75 people attended the open house.

Public Information Meeting 2

An Open House was held on May 29, 2017 at the Park Church, inviting the public to view and discuss the draft ASP. The event was advertised in the Sherwood Park /Strathcona County News on Friday May 19, 2017 and May 26, 2017 and notification to adjacent landowners. Approximately 105 people attended the open house.

4.0 Land Use Concept

4.1 Land Use Concept Background

The initial development concept on which the Durham Town Square Area Structure Plan is based is the result of a comprehensive integration of ideas by the initial Durham Owners Group, Markborough Properties Limited, Strathcona County Council and administration and through consultation with the population of the County at large.

The submission of the Draft Area Structure Plan by the Durham Owners Group (SW-2-53-23-W4M) and by Markborough Properties Limited (SE-3-53-23-W4M) and the public information programs associated with the Draft Plans and the recommendations resulting from the Commercial & Institutional Land Development Study by the County Planning Department in 1985 resulted in administrative recommendations for commercial and institutional land development for Sherwood Park being considered by Council and approved, on November 26, 1985 and established the framework and objectives for commercial and institutional development throughout Sherwood Park.

The approved recommendations which specifically affect the Durham Town Square area state in part:

" That in order to provide the County with regional identity, centralized community focus, civic pride, investment opportunity, linkage between existing and future community centers, and successful competition with present and future commercial areas in Edmonton, a Twin Complimentary Town Centers concept is recommended for the future commercial and institutional land developments in Sherwood Park. This concept includes the following elements:

- 1. The location for the proposed town centers should be:
a) A new center north of Baseline Road at Sherwood Drive
b) The existing Eastgate Center*
- 2. The New Center north of Baseline Road shall include both SW 2 and SE 3-53-23-W4M and the proposed Area Structure Plans for those lands be revised.*

Future land uses for Durham Town Square were confirmed in principle by Council through the approval of the amended Outline Plan. The approval of the amended Outline Plan identified certain areas that may be acquired by the County for specific public uses.

The required 10% municipal reserve dedication for the gross land area of the entire quarter section was provided under Plan 620RS.

The land use concept integrates Durham Town Square with adjoining areas. This concept shows future land uses which have been designed to complement and form

a smooth transition between Durham Town Square and Strathcona Center and Durham Town Square and the approved Clover Bar Ranch Area Structure Plan.

4.2 Land Use Concept Description and Statistics - 2017

Map 4 shows the land use concept for Durham Town Square. The concept reflects the current built form within the Plan area, as well as any approved land uses that are not currently developed. Access to the Plan area is via Brower Drive and Cranford way from the south, Jim Common Drive and Cranford Way to the west, and Jim Common Drive North/Crystal Lane to the north. All access points are all-directional accesses.

Nine land uses have been developed throughout Durham Town Square. Single Detached Residential, Semi-Detached Multiple Residential, Low Density Multiple Residential, Medium Density Multiple Residential, Neighbourhood Commercial, Professional Commercial/Health Care Site, Town Center Commercial, Multi Health Care Facility, and Religious Assembly/Community Housing.

Residential uses are located in the north, west and central portions of the Plan area. The densities of the residential areas generally are higher in the central and west portion of the site, decreasing in density towards the north. The residential areas are linked via internal roadways and walkways. Four parks are located within the Plan area and are shown on Map 4.

A community commercial area is located south of Jim Common Drive adjacent to Sherwood Drive. The remainder of commercial development is located in the south-west portion of the Plan area adjacent to Sherwood Drive and Baseline Road.

The lands in the south-east portion of the site are institutional uses. Professional commercial/health care facilities are located east of Cranford Way. West of Brower Drive are multi-health care facilities, and the areas east of Brower Drive are Religious Assembly/Community Housing. Both Religious Assembly sites are contemplated for the development of community housing, including congregate and senior housing. The Religious Assembly Sites are bounded by Jim Common Drive to the north, Baseline Road to the south, and existing residential development to the east.

4.2.1 Durham Town Square Development Statistics**Table 1: Land Use Allocation**

Durham Town Square Land Use Allocation			
	Hectares	Acres	% of GDA
Gross Developable Area (GDA)	64.67	159.81	100.00
Storm Water Facility and Parks	1.42	3.26	2.21
Circulation	8.66	21.40	13.40
Commercial (Total)	6.62	16.36	10.24
Town Center Commercial	6.31	15.60	9.76
Neighbourhood Commercial	0.31	0.76	0.48
Residential (Total)	33.31	82.29	51.51
Single Detached	18.57	45.87	28.72
Semi-Detached Multiple	10.65	26.31	16.47
Low Density Multiple	1.59	3.93	2.46
Medium Density Multiple	2.50	6.18	3.87
Professional Commercial/Health Care	1.32	3.26	2.01
Multi Health Care Site/Religious Assembly/Community Housing	13.34	33.00	20.63

Table 2: Distribution of Residential Uses

Durham Town Square Distribution of Residential Uses			
	Hectares	Acres	% of GDA
Single Detached	18.57	45.87	28.72
Semi-Detached Multiple	10.65	26.31	16.47
Low Density Multiple	1.59	3.93	2.46
Medium Density Multiple	2.50	6.18	3.87
Total	33.31	82.29	100.00

Table 3: Distribution of Dwelling Units

Durham Town Square Distribution of Dwelling Units		
	Units	% of Total
Single Detached	250	28.03
Semi-Detached Multiple	213	23.88
Low Density Multiple	57	6.39
Medium Density Multiple	183	20.51
Community Housing	189	21.19
Total	892	100.00

Table 4: Population and Density

Durham Town Square Population and Density			
	Persons/Unit*	Units	Persons
Single Detached	2.79	250	698
Semi-Detached Multiple	1.75	213	373
Low Density Multiple	2.09	57	119
Medium Density Multiple	1.52	183	278
Community Housing	1.52	189	287
Total		892	1755

5.0 Development Concept

5.1 Urban Design Concept

The quarter section which constitutes Durham Town Square contains 64.67 hectares (159.81 acres). Of this area:

- 51.51% is designated for residential use
- 15.61% is designated for circulation, parks and public utility
- 10.24% is designated for commercial use
- 20.63% is designated for Religious Assembly/Community Housing including seniors/congregate housing and multi-health care facilities
- 2.01% is designated for professional offices/health care specialists

The urban design philosophy for the community is based on creating identity and place. Identity is considered to embrace not only the quality of recognition, but also the sense of relationship or organization in the environment. Also, it is the sense of association with the functional, symbolic and social life of the community. These qualities are highly subjective and are difficult to assess. However, there are techniques that enhance community identity depending on the context and scale of the area considered. Three geographic scales are identified: community wide, district/sector, and development area. The Durham Town Square ASP is considered a development area and which combined with the adjacent areas constitute the local district and community.

5.1.1 Town Center

Durham Town Square has been designated as a Town Center in Sherwood Park. This identification requires that the commercial and higher density residential areas along Sherwood Drive receive special design consideration and integration with other Town Center uses to realize a desirable and identifiable Town Center in Sherwood Park.

Appropriate urban design, architectural, and landscaping techniques have been and shall continue to be employed to create a sense of enclosure and feeling of arrival focused on this portion of Sherwood Drive. Sherwood Drive should be developed as the main road in the town center area. Vehicular and pedestrian linkages shall be provided as an integral component of urban design.

The Town Center major commercial area should be developed with due consideration for functional compatibility with the nearby residential and other commercial uses, and the major institutional uses to the east. The proposed uses in this Plan provide functional integration and context sensitive siting of various land uses. The design of Durham Town Square will be based on a transition of land uses from town center commercial to institutional and higher density residential to low density residential. The design of the town center is controlled through the Land Use Bylaw.

Development in the town center commercial area and along Sherwood Drive shall be designed to facilitate functional integration and to create a mutually complementary relationship with development in the Durham Town Square ASP area. Appropriate urban design, architectural, and landscaping techniques should be employed to create a sense of enclosure and feeling of arrival focused on this portion of Sherwood Drive. The measure may include the location of buildings close to Sherwood Drive. Vehicular and pedestrian linkages east and west of Sherwood Drive shall be provided as an integral component of the urban design concept.

The proposed land uses defined in this Area Structure Plan provide for functional integration and complementary activities for the designated Town Centre area.

5.1.2 Open Space

Roads have been designed to follow site topography. Site surface water drainage is managed through a storm water system. Preservation and sensitive integration of remaining environmental features (landforms and vegetation) will remain a priority.

Park space is provided throughout the Plan area and linkages to adjacent communities provide additional recreation opportunities. An extensively landscaped open space has been provided, integrated with the Multi-Health Care Facility site. Boulevards are grassed and treated with strong and consistent tree planting. Pathways are lighted, with refuse bins and benches provided along the pathways. Wayfinding is enhanced with proper signage and use of landmarks and design transitions provide a distinctive theme.

5.1.3 Entries and Edges

Clearly identifiable edges of Durham Town Square are Baseline Road and Sherwood Drive. Treatment of perimeter space will be a combination of landscaping, berming, tree planting, grassing and fencing without blocking the view of the commercial and residential developments. All urban design features shall be developed in accordance with the County's Design and Construction Standards.

The entry points to Durham Town Square offer key opportunities where distinctive identity statements can be created. Durham Town Square will use special landscaping, signing, lighting, siting of special uses or particularly distinctive architecture at all entry points.

Clearly identifiable edges of Durham Town Square are Baseline Road and Sherwood Drive. Treatment of the perimeter space will be a combination of landscaping, berming, tree planting, grassing and fencing without blocking the view of the proposed commercial and residential developments.

The northern boundary of Durham Town Square is defined by a TransAlta right of way. This right of way should be integrated into the open space system through suitable landscaping by the adjoining owner to the north.

All Urban Design features will be developed in accordance with the County's Design and Construction Standards.

5.2 Residential

The total number of 892 dwelling units will accommodate a projected population of 1808. This includes all forms of housing within the Plan area. The housing density is 30.22 dwelling units per net residential hectare of residential lands with an average population of 54 persons per net residential hectare. The housing mix developed and proposed for Durham Town Square relates to expected demand in Sherwood Park and housing types are consistent with usual types near major commercial centers.

The range of housing forms includes single detached, semi-detached multiple, low density multiple, and medium density multiple including congregate and seniors housing facilities within the Religious Assembly/Community Housing sites which are described below, and in **section 5.5**. Congregate and seniors citizen housing within the institutional areas are encouraged types of community housing development.

Single Detached Residential represents 18.57 hectares and is located within the north portion of the Plan area. It includes a compatible mix of lane and lane-less lots ranging from 12m to 15m in width. These areas have been located to provide a transition between Durham Town Square and the approved Clover Bar Ranch Area Structure Plan to the north.

The semi-detached multiple residential areas comprise of 10.65 hectares and provides semi-detached or town housing planned sites possibly with internal roadways. The intent of the semi-detached multiple residential land use is to provide a stepped transition from the single detached development in the north and north east parts of the plan area to the high density development adjacent to Sherwood Drive to the west and the Town Center commercial to the south.

The low density multiple residential land use comprises of 1.59 hectares and provides land primarily for the development of low rise apartment buildings within the plan area.

The medium density multiple residential land use comprises 2.50 hectares and supports the development of higher density housing products including low rise apartment buildings within the plan area.

Community housing for seniors is encouraged in the religious assembly/community housing areas in the south east portion of the site facing onto Brower Drive. The total number of dwellings proposed for housing has been incorporated into the plan and is supported by available servicing capacity in the area.

The distribution of dwelling units within the Plan area shall be as shown on the Unit Allocation Map (Map 5).

All municipal reserve dedications have been made for the Plan area. Refer to Appendix A for background information.

Any proposed increase in residential unit allocation must be done with due regard to compatibility of land use, servicing considerations and suitability of the land to accommodate such development.

Projected school enrolment figures are shown below. Neither the public elementary school population nor the separate school population generated by Durham Town Square is adequate to require enough classrooms to warrant a school within the Plan area.

Table 5: School Requirements by Housing Type

Durham Town Square School Requirements by Housing Type*			
	Pupils Per Unit/Enrolment		
	Elementary	Junior High	Senior High
Single Detached	0.43/108	0.20/50	0.16/40
Semi-Detached Multiple	0.25/67	0.08/22	0.08/22
Low Density Multiple	0.43/25	0.12/17	0.12/7
Medium Density Multiple	0.25/46	0.08/15	0.08/15
(*Edmonton Public School Board)	246	94	84

Table 6: Public/Separate School Enrolment

Durham Town Square Public/Separate School Enrolment*		
	Public	Separate
Elementary	184	62
Junior High	70	24
Senior High	63	21
(*2005 Municipal Census)	317	107

5.3 Commercial

The commercial uses integrate Town Center Commercial, Arterial Commercial, Professional Commercial, Institutional and Recreational uses adjacent to the existing major road systems, specifically Baseline Road and Sherwood Drive. The commercial areas have been previously developed and include retail, grocery, convenience, gas stations, restaurants, and professional/health care services. These commercial properties serve residents of the Plan area, as well as residents further afield in Sherwood Park.

A small community commercial area is designated at the south-east corner of Sherwood Drive and proposed major east-west residential collector to serve the

residential area, specifically the higher density residential area, with day to day needs.

5.4 Religious Assembly/Community Housing and Multi-Health Care

There are 13.34 hectares of land zoned for institutional uses consisting of the The Park Pentecostal Church and Our Lady of Perpetual Help Catholic Church and Multi Health Care Facility sites.

The existing church sites are located east of Brower Drive are established uses and have been identified to accommodate seniors' housing development within the institutional land areas. The use of a portion of these sites for seniors' housing is recommended because of the optimal location near shopping, health and care facilities as well as recreational, social, and worship activities. The permitted number of units is 165 for the Park Pentecostal Church site and 24 for the Catholic Church. The form and character of the community housing facilities that may be developed within these sites will be controlled through Direct Control districts in the Land Use Bylaw.

The rationale for providing opportunities for community housing in these locations are:

- a. Direct access to public transit and an established pedestrian network;
- b. Direct access to social and worship opportunities;
- c. Close proximity to health care services; and
- d. Availability of serviced land with minimal conflicts between adjacent uses.

Providing opportunities for development of community housing is essential to the long term social sustainability of the County. Incorporating community housing within established urban areas will allow residents to stay in their communities and social networks. For these reasons, opportunities for community housing projects are supported within the ASP area.

The Multi Health Care Facilities are located west of Brower Drive include the Strathcona County Health Center and CapitalCare Strathcona. These facilities provide a range of care and nursing home services to the local community and the greater Sherwood Park and County area.

5.5 Open Space and Recreation

Four park/open spaces have been developed within the Plan area for a total area of 1.42 hectares. These areas are accessible to the public and are connected via sidewalks, pathways and the roadway network of the community. No further formal park spaces are identified within the ASP, however a number of significant tree stands have been retained in the south and east portions of the Plan area and are recommended to be protected from development.

The three smaller park spaces have been developed with playground equipment for use by children. The larger central park space is grasses with tree plantings and is part of the stormwater management infrastructure of the community.

Landscaping is provided along roadways to create pleasing environments for residents. Also, along the north edge of the Plan area, contained within the Clover Bar Ranch Area Structure Plan area, is a long landscaped pedestrian corridor with a multi-use trail that links the community to extensive park and recreation amenities located to the east and west.

6.0 Transportation

A Strathcona County Transportation Study, in support of Sherwood Park North Area Structure Plans, by Barton-Aschman Associates Ltd., was undertaken jointly by Markborough Properties Ltd. and the Durham Owners group in December 1985 to define access and roadway requirements for the Town Center area (SE 2 & SE 3-53-23-W4M). The transportation study was submitted as an addendum to the original Area Structure Plan.

The road right of way dedicated for the major east-west collector (Jim Common Drive) through the Plan area was of sufficient width to allow for the development of landscape boulevards on both sides on the road with tree plantings on the north side of the road and on some portions of the south side. Brower Drive, Cranford Way, and Jim Common Drive North are also collector roadways and have boulevards located on both sides on the road. The remaining local roads contain a mix of boulevard and monolithic sidewalks and contain sidewalks on both sides of all roads, excepting private strata roads. The road network is shown on Map 6.

Access to the Plan area is provided via Jim Common Drive, Cranford Way, Jim Common Drive North, and Brower Drive. The Durham Town Square road network is fully developed and provides access to all parcels within the Plan area. Any new developments proposals shall demonstrate acceptable roadway operation in the form of a transportation study, and if required a Traffic Impact Analysis may be required by the County.

In addition to sidewalks provided within road rights-of-way, pedestrian trails are provided along Sherwood Drive and Baseline Road. A long pedestrian trail is provided along the north edge of the Plan area, directly linking Durham Town Square pedestrians with adjacent communities to the north and west. Pedestrian permeability through the Health Care and commercial areas of the Plan is high, allowing pedestrians many options for connection between the different uses in the Plan area. Additional connections include crossings of Sherwood Drive to the west, and across Baseline Road to the south located at signalized intersections.

7.0 Utilities

The Durham Owners Group engaged Al-Terra Engineering Ltd. to define required municipal services for Durham Town Square and to coordinate such proposed servicing with adjoining development areas. The Durham Town Square Municipal Servicing Report, January 1986, was submitted as an addendum to the initial Area Structure Plan.

Appropriate services exist within the Plan area to support the current level of development. Any future applications for development shall demonstrate available servicing capacity for the proposed developments to the satisfaction of Strathcona County. This may include the need to construct additional infrastructure to support a new development at the cost of the applicant/developer.

All storm drainage, water supply and sanitary sewer systems shall be designed and provided in compliance with County guidelines and subject to County review and approval. Any deviation from County design standards shall require approval from Strathcona County prior to construction approval.

7.1 Water Supply

Water service for the Plan area is provided via existing water mains. The current water network is shown on Map 7. Any future development may require water main expansion or improvements, design and construction must be completed as per the County Design and Construction Standards to the satisfaction of the County.

7.2 Sanitary Sewer

Sanitary servicing will utilize conventional gravity sewers, and maintain consistency with the overall sanitary concept of the Sherwood Park Area Master Plan. The sanitary sewer concept for the Plan area is shown on Map 8. Any future development may require sanitary sewer expansion or improvements, design and construction must be completed as per the County Design and Construction Standards to the satisfaction of the County.

7.3 Storm Water Management

Current stormwater management infrastructure within the Plan has been designed to manage stormwater runoff within the plan area. These existing facilities are shown on Map 9 are expected to operate to a satisfactorily level of service in the foreseeable future.

7.4 Franchise Utilities

Franchise utilities including power, lighting, natural gas, telephone and cable services are all currently installed and service the Plan area. Any further development or redevelopment in the area will require coordination with the service providers to ensure proper levels of service are maintained.

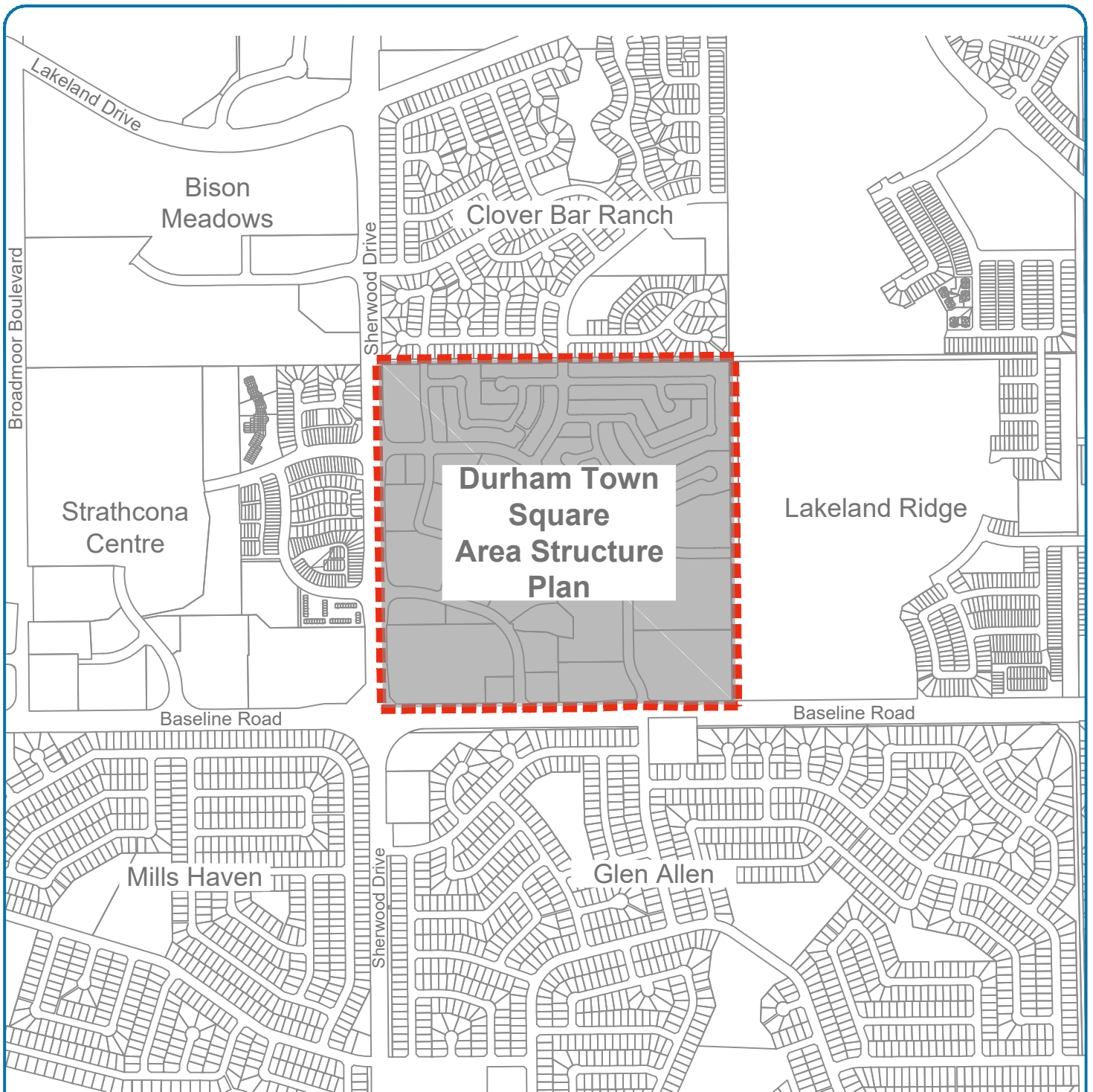
8.0 Implementation


The major stages of development have been implemented within the Plan area since the initial adoption of the Area Structure Plan in 1986.

As a mature community, further opportunities for implementation of policies outlined in this Plan are primarily in regards to development.


To realize the Town Center concept and any other policies in this Plan, certain areas within Durham Town Square have been and may be designated under provisions of Direct Control districts within the Land Use Bylaw. Direct Control designation requires submission of detailed development plans including site concepts and building massing as part of an application for area structure plan amendments, rezoning and/or subdivision.

Figures



Scale 1:12,500 
 Project

Legend

 Area Structure Plan Location

Durham Town Square
 Area Structure Plan
 Consolidation

Title
 Location

Map
 1

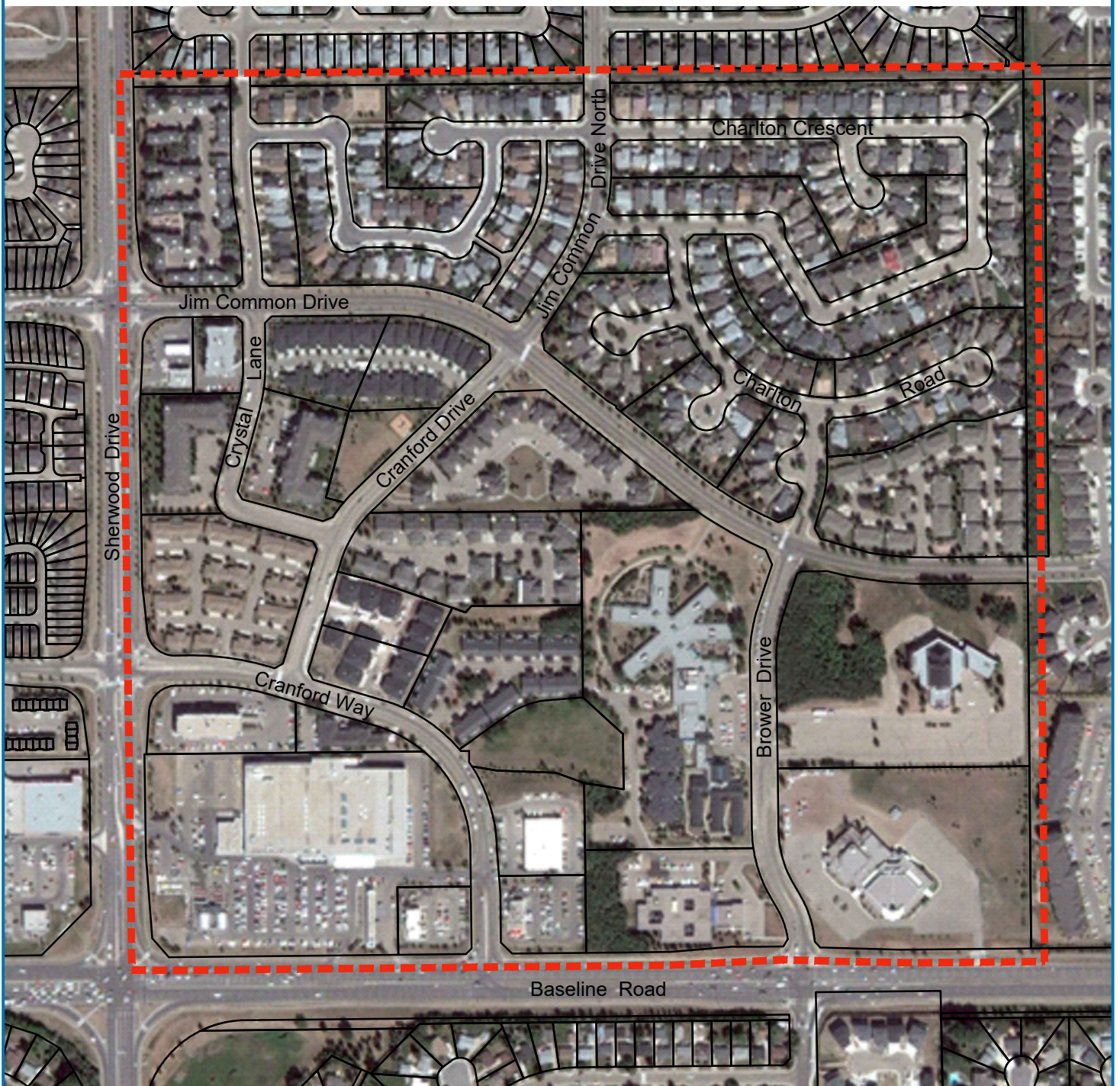


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Legend

--- Area Structure Plan Boundary

Project

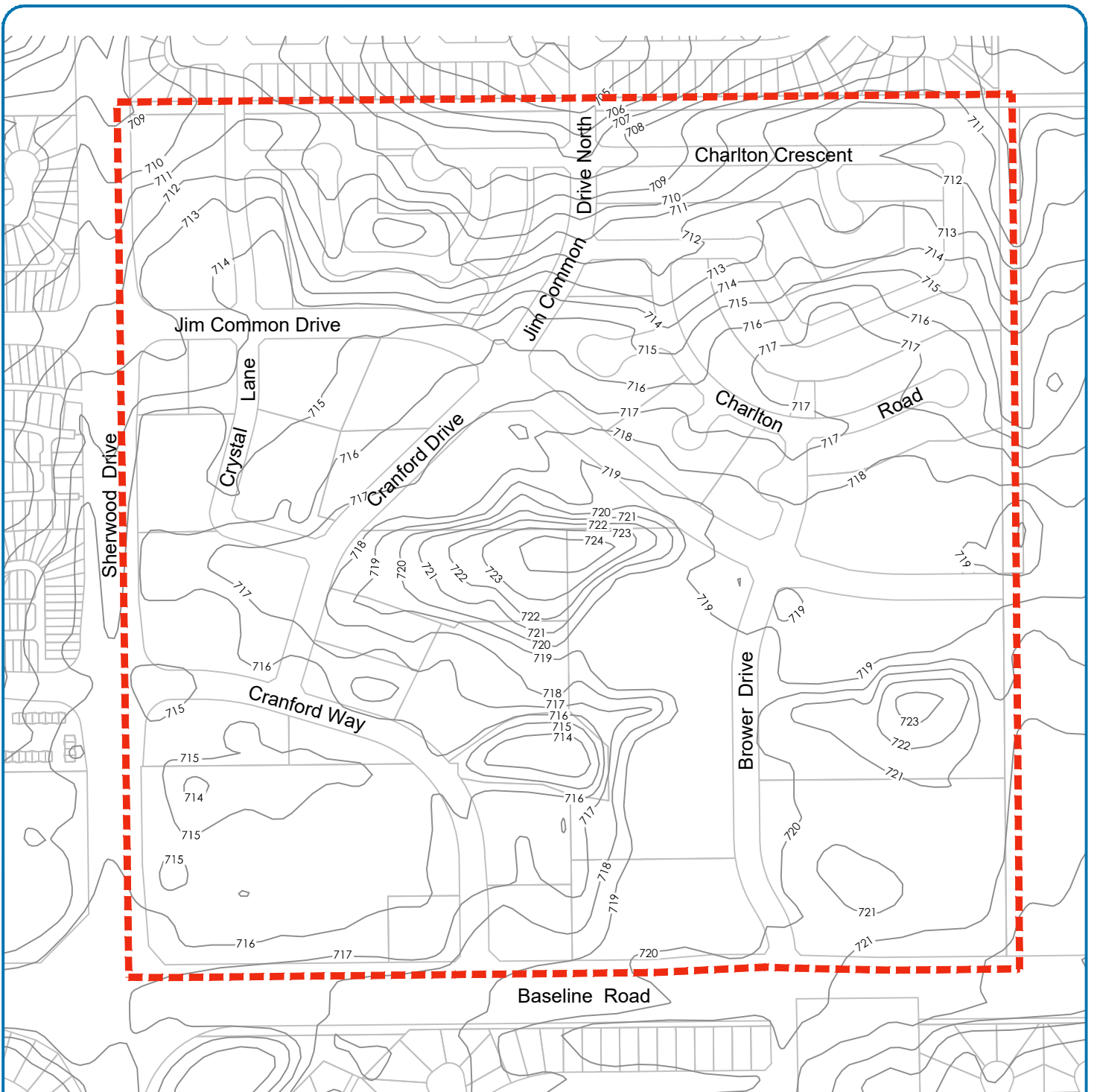
Durham Town Square
Area Structure Plan
Consolidation

Title

Aerial Photo

Map

2



Scale 1:5,000



Legend

--- Area Structure Plan Boundary

—717— Contours (1.0m interval)

Project

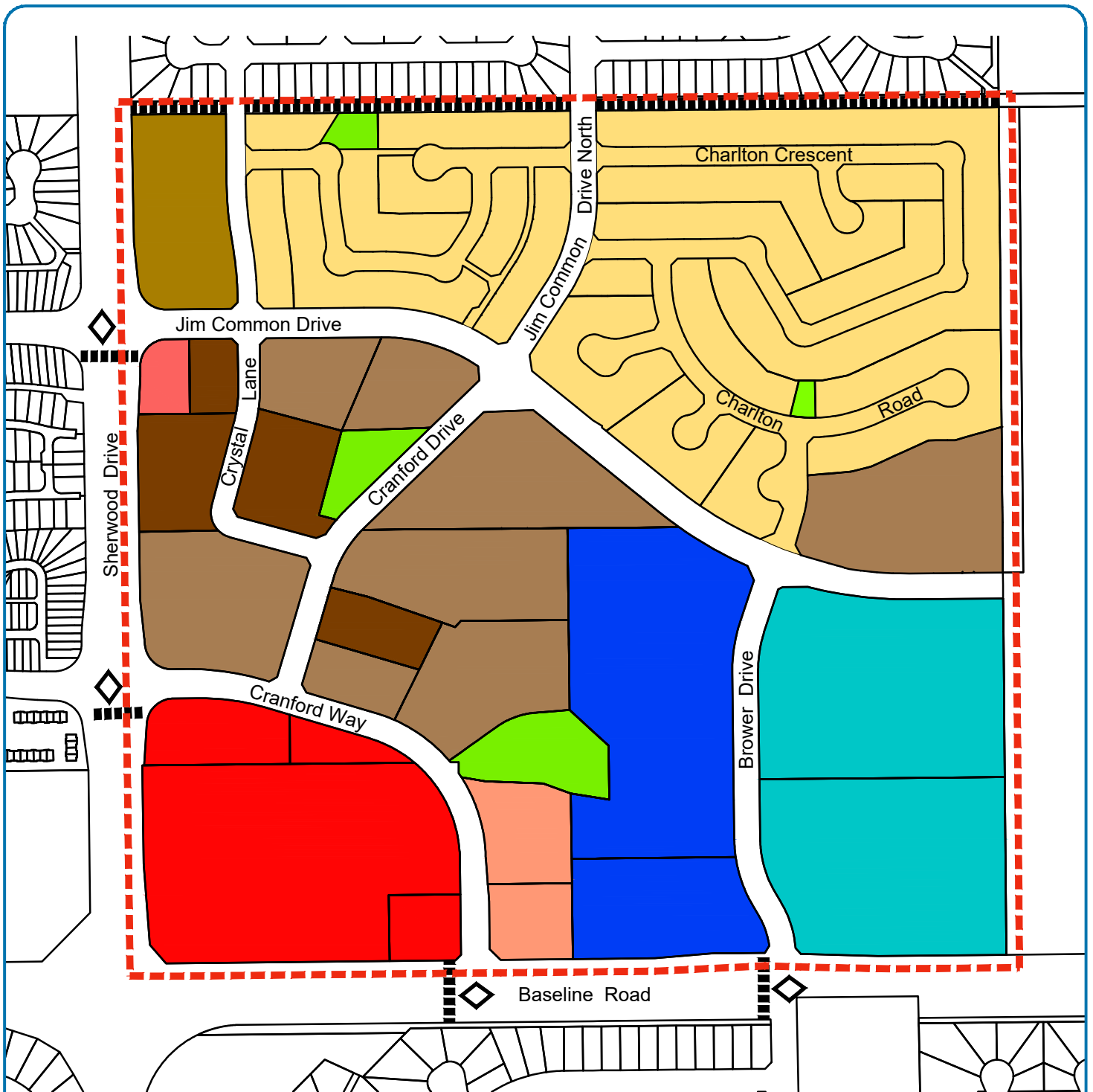
Durham Town Square Area Structure Plan Consolidation

Title

Topography

Map

3



Scale 1:5,000



Legend

- | | |
|--|--|
| --- Area Structure Plan Boundary | ■ Town Centre Commercial |
| ■ Single Detached Residential | ■ Multi Health Care Facility |
| ■ Semi-Detached Multiple Residential | ■ Religious Assembly / Institutional |
| ■ Low Density Multiple Residential | ■ SWMF / Passive Park Area |
| ■ Medium Density Multiple Residential | ◇ All Direction Access |
| ■ Neighbourhood Commercial | ---- Pedestrian Walkway System |
| ■ Professional Commercial / Health Care Site | |

Project

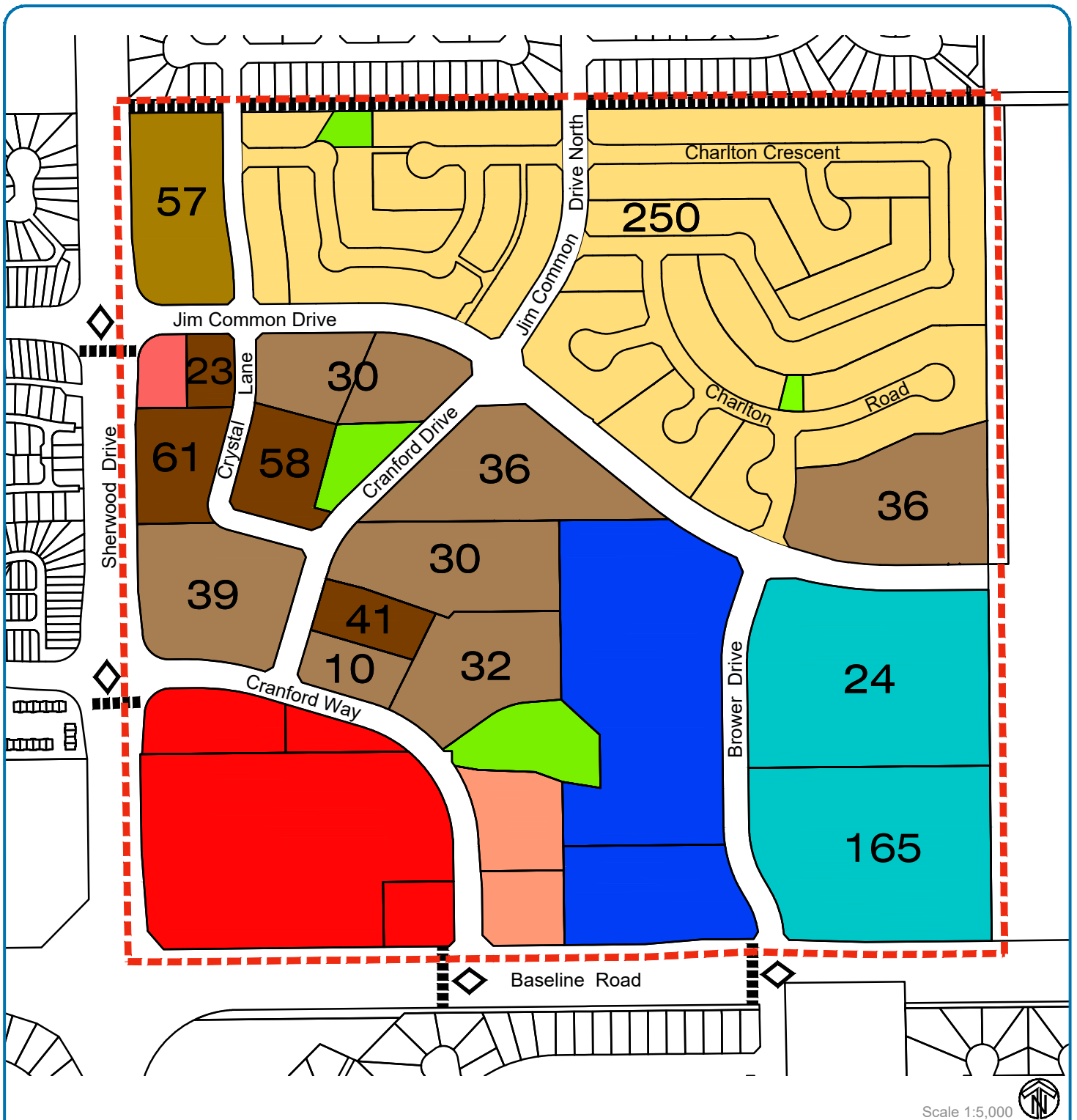
Durham Town Square Area Structure Plan Consolidation

Title

Land Use Concept

Map

4



Legend

- | | |
|---|--|
| --- Area Structure Plan Boundary | Professional Commercial / Health Care Site |
| Single Detached Residential | Town Centre Commercial |
| Semi-Detached Multiple Residential | Multi Health Care Facility |
| Low Density Multiple Residential | Religious Assembly / Institutional |
| Medium Density Multiple Residential | SWMF / Passive Park Area |
| Neighbourhood Commercial | |

Scale 1:5,000



Project

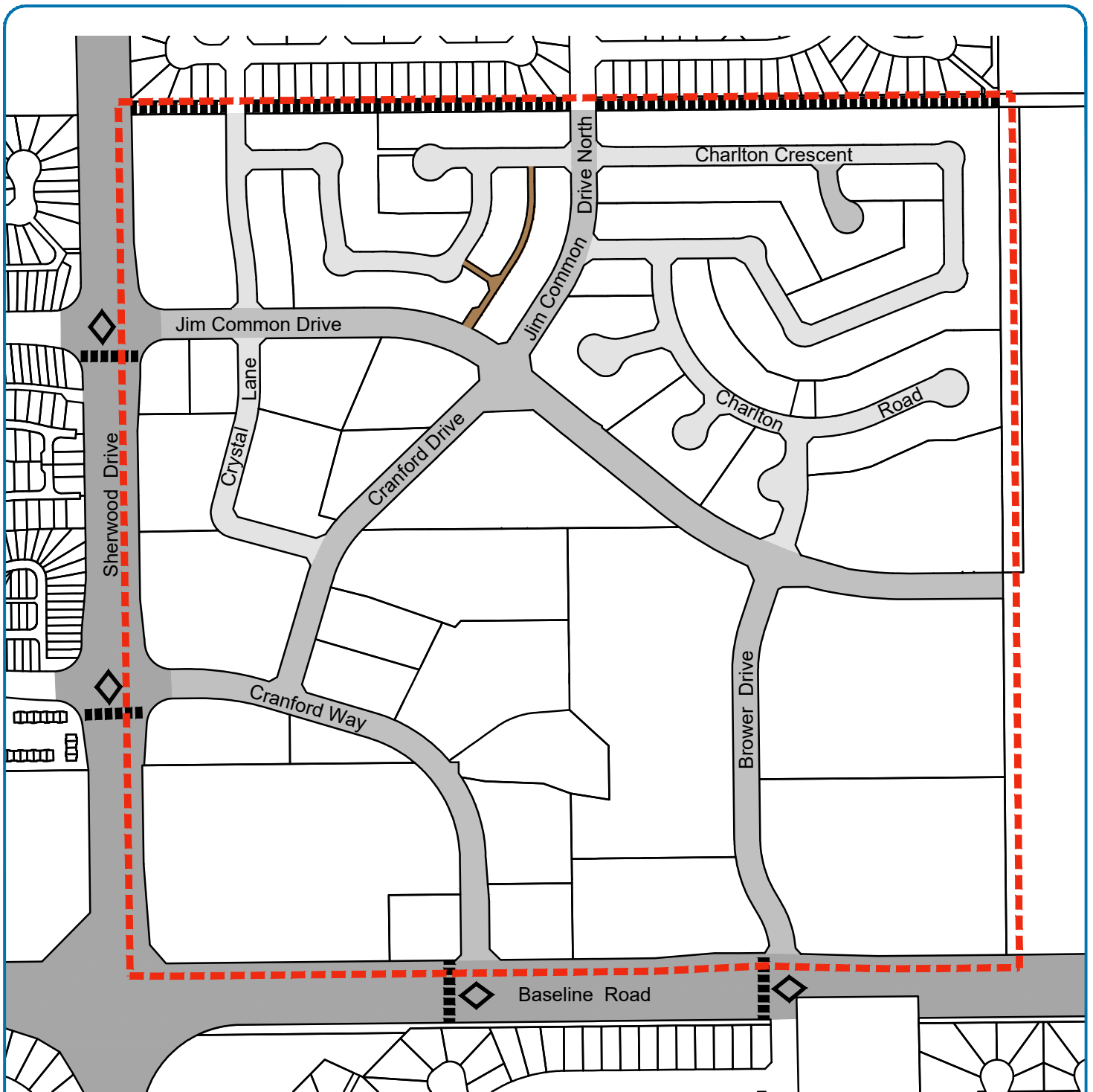
Durham Town Square Area Structure Plan Consolidation

Title

Unit Allocation

Map

5



Scale 1:5,000



Legend

- Area Structure Plan Boundary
- Arterial Road
- Collector Road
- Local Road
- Lane
- All Direction Access
- Pedestrian Walkway System

Project

Durham Town Square Area Structure Plan Consolidation

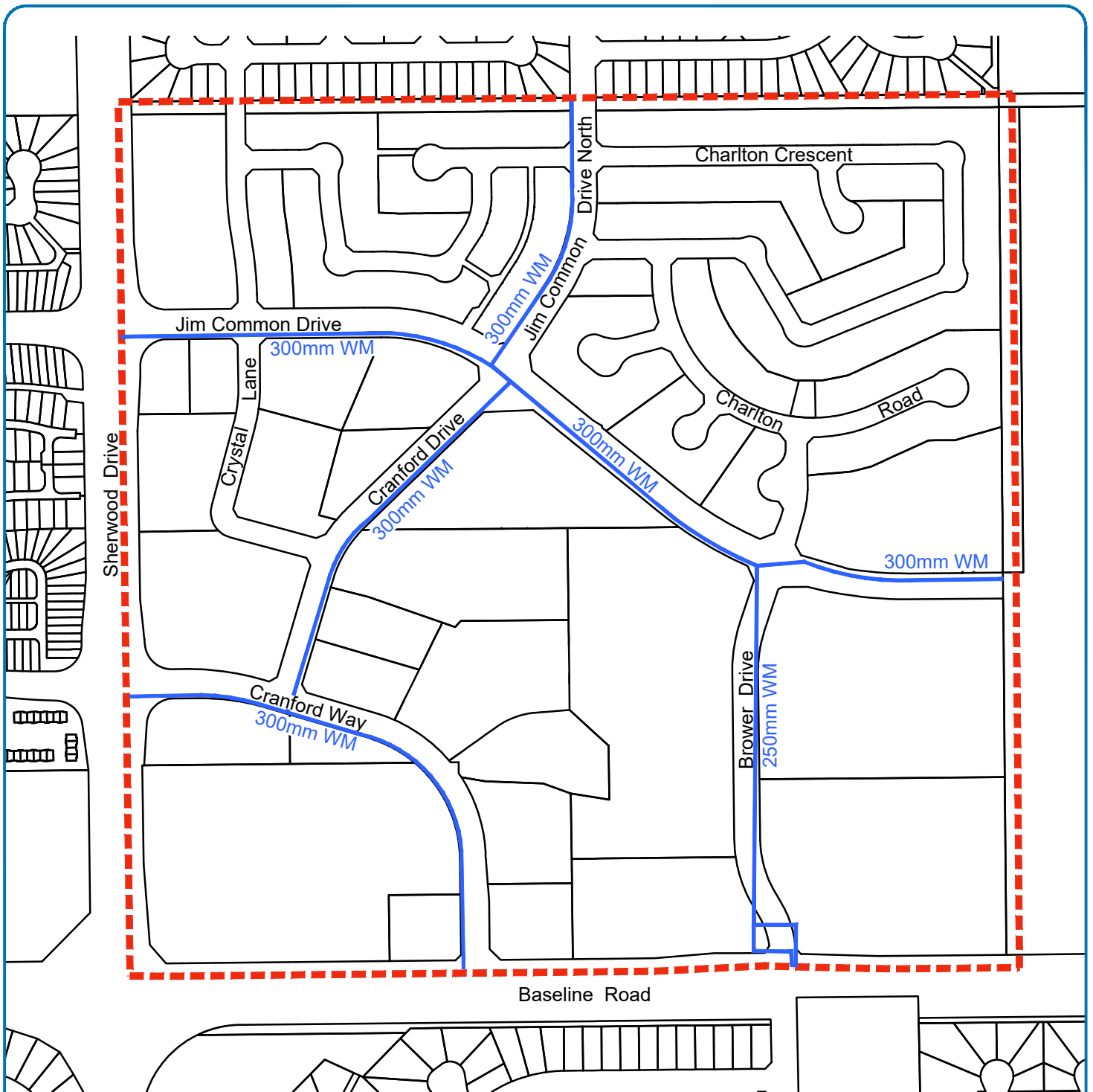
Title

Roadways

Map

6

May 2017



Scale 1:5,000



Legend

- Area Structure Plan Boundary
- Existing Water Main (>250mm Diameter)

Project

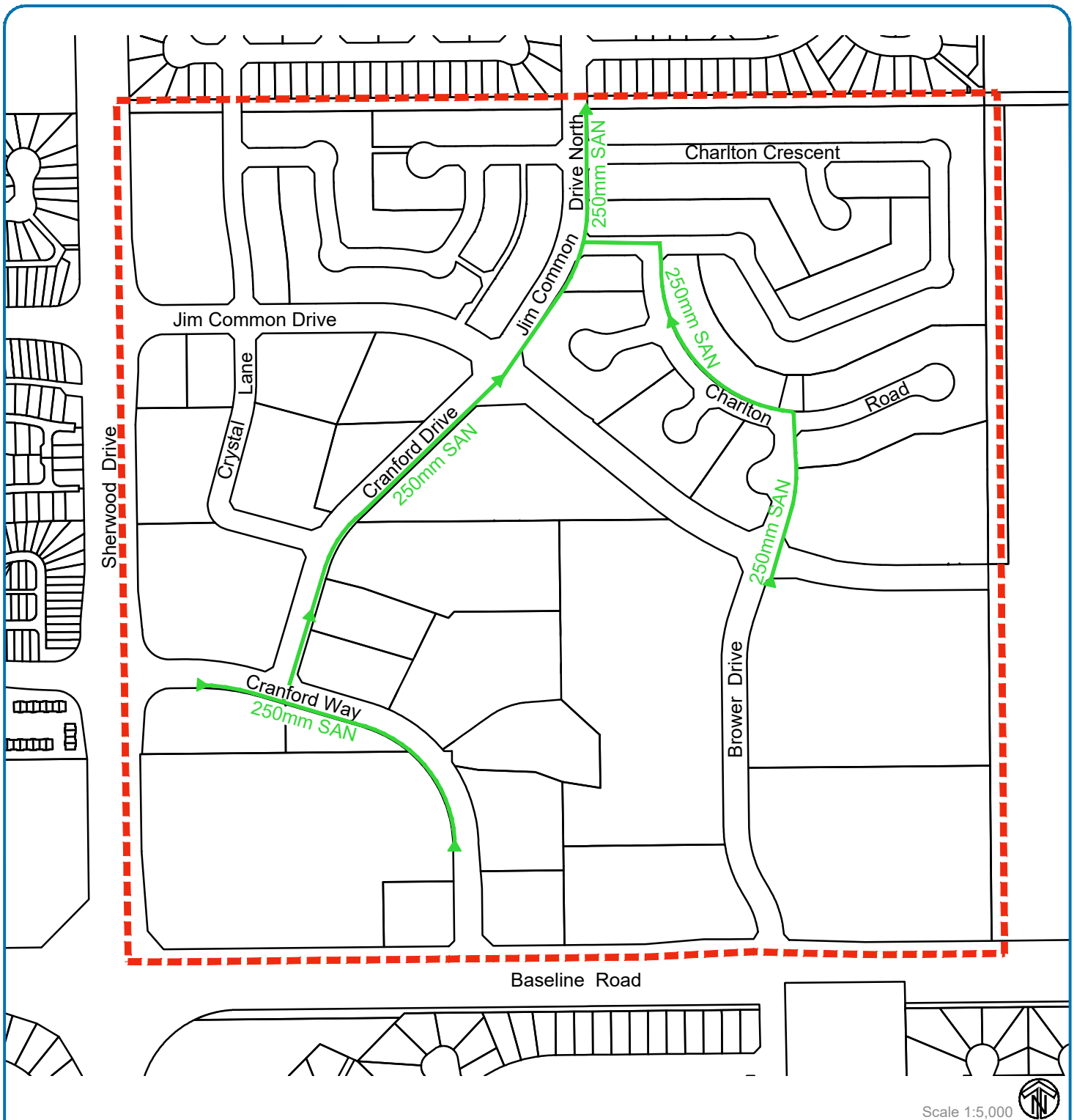
Durham Town Square
Area Structure Plan
Consolidation

Title

Water Network

Map

7



Scale 1:5,000



Legend

- - - Area Structure Plan Boundary
- Existing Sanitary Gravity Main (>375mm Diameter)

Project

Durham Town Square
Area Structure Plan
Consolidation

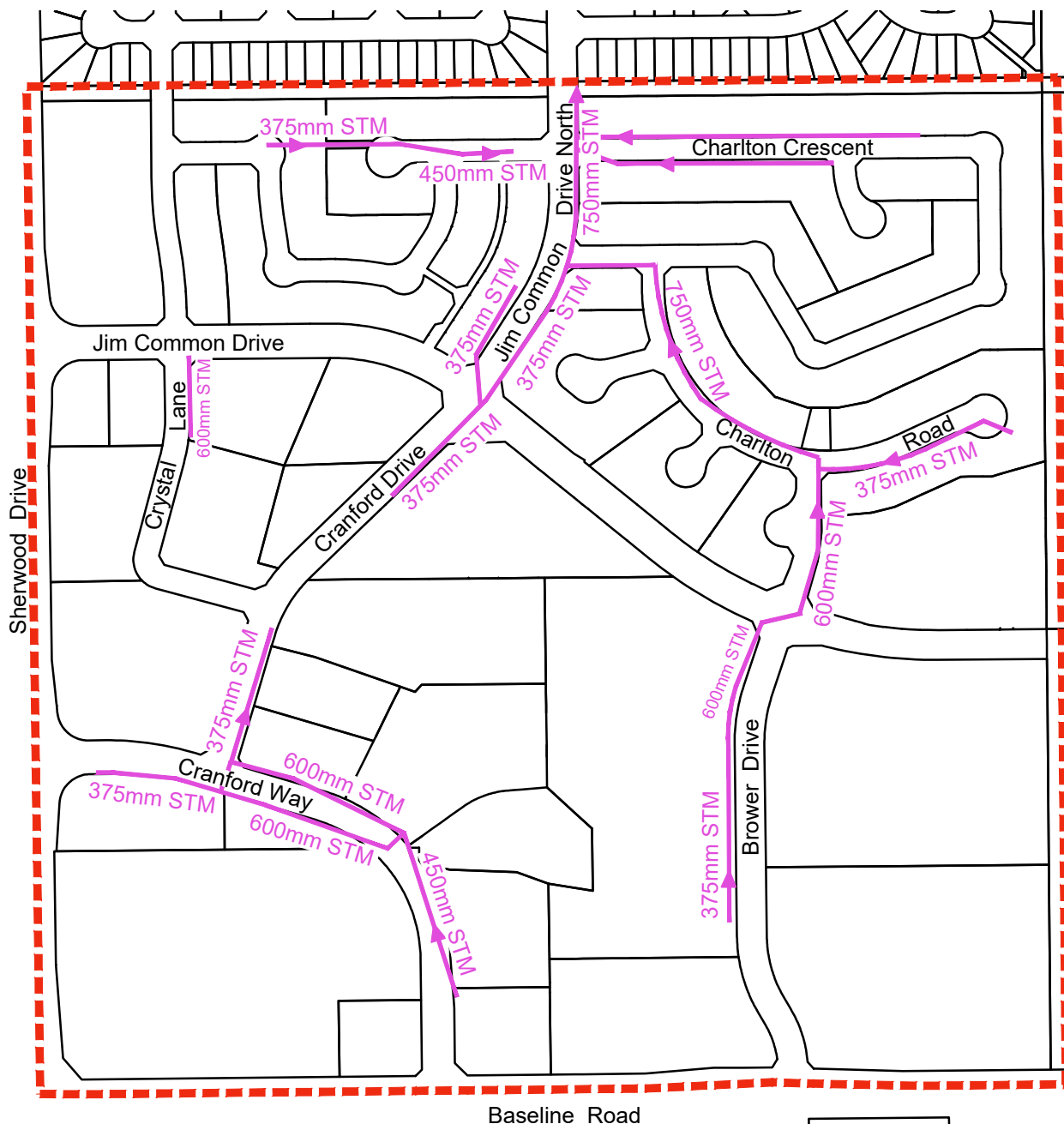
Title

Sanitary Network

Map

8

May 2017



Scale 1:5,000



Legend

- - - Area Structure Plan Boundary
- Existing Storm Sewer (>250mm Diameter)

Project

**Durham Town Square
Area Structure Plan
Consolidation**

Title

Storm Water Network

Map

9

Appendix A

Background

Appendix A - Background

The information contained within this appendix is information from the original Durham Town Square ASP including prior amendments and consolidations from 1986 through 2006. The information provides background and context for the original vision for the plan area.

I. Prior Plan Consultation

The Concept for Development presented in this Area Structure Plan is the result of a comprehensive integration of ideas by the Durham Owners Group, Markborough Properties Limited, the County of Strathcona Council and Administration and the population of the County at large.

II. Natural Features

The natural features of the Planning Area do not impose restrictions on proposed urban development. This Area Structure Plan proposes that these natural features be retained to enhance the various land uses proposed for Durham Town Square.

The quarter section has its highest elevation in the centre of the quarter with a ridge running toward the south-east corner.

The north half of the area slopes to the north, toward the North Saskatchewan River. The south-western portion slopes to the south-west.

The area was never actively cultivated and has extensive treed areas.

Topography

- a) The topography as identified within "Area Structure Plan, Section 1,2,3,10,11,12-53-23-W4th. Sherwood Park, Stage 11b and III", Genstar Development Company, August 1979, of the area varies from undulation to rolling.
- b) The variations in topography present no restriction on development or building. The slopes within the Planning Area lend interest to the design layout and provided an opportunity for designs for future developments that take advantage of these natural features.
- c) The elevational variation on the site is 724.8 m. (2378') to 704.1 m. (2310'). There is one low area, forming part of the existing drainage system, that will be developed as an open space/passive recreation area and actively integrated in the Durham Town Square planning design.

Vegetation

- a) One of the main planning objectives is to preserve the basic landscape structure. The source of the following information was provided within "Area Structure Plan, Section 1,2,3,10,11,12-53-23-W4th. Sherwood

Park, Stage 11b and III", Genstar Development Company, August 1979.

- b) Approximately 50 per cent of the total site contains tree stands which are generally classified as woodlots.
- c) The woodlots vary in size from isolated tree clusters to woodlands. Trembling aspen and balsam poplar dominate the tree canopies in varying proportions within the woodlots. Characteristically, most stands are similar in age having arisen from widespread fires. Decadence is beginning to reveal itself in the stands indicating they are approaching their biological maturity.
- d) Understory species are dominated by woody shrubs such as wild rose, beaked hazel, saskatoon, involute honeysuckle, red oxier dogwood, choke cherry, gooseberry, currant, raspberry and cranberries. Ground flora is floristically rich and characteristic of mature aspen-poplar stands in this area of Alberta.
- e) A significant stand of spruce trees located at the centre of the north boundary of the area will be preserved and integrated with the proposed development.
- f) The remaining 50 per cent of the area is pasture or grass land normally associated with smallholding residential development.

Surficial Geology

- a) The surficial geology of the Planning Area, as identified within "Area Structure Plan, Section 1,2,3,10,11,12-53-23-W4th. Sherwood Park, Stage 11b and III", Genstar Development Company, August 1979, is one characterized by ground moraine which is glacial till composed of clay, silt and sand with boulders, pebbles and gravel in variable thickness.

Soils

- a) The underlying till ground moraine is generally covered with loam soils. The Alberta Soils Survey indicates that the Planning Area consists of a composite of Falun Loam (70%) and Uncas Loam (30%). (Source: "Bedrock Topography and Surficial Aquifers of the Edmonton District, Alberta", V.A. Carlson, Research Council of Alberta, Report 66-3, 1967.)
- b) Falun Loam is an Orthic Dark Grey Soil of the Chernozemic Soils Great Group. It has developed on till and is usually quite stony. Falun Loam has medium water storage potential with good natural drainage and medium permeability of both the subsoil and topsoil.

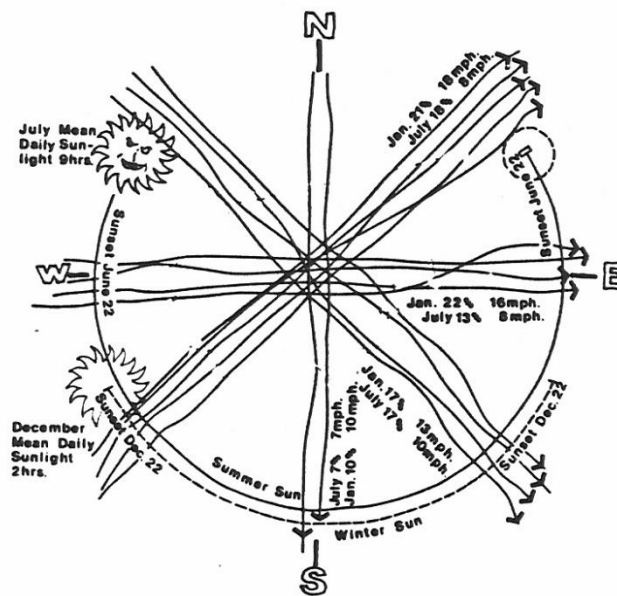
- c) Uncas Loam is a Dark Grey Wooded Soil of the Luvisolic Soils Great Group. These soils are fairly well to well drained, slightly acidic and are very stony throughout their profiles.
- d) The topography is undulating to rolling – much of it knob and kettle.
- e) Most soils in the study area have developed from glacial till and should pose no major problem to development. Loam soils are not normally erodible except when they have been disturbed on slopes greater than 30°.
- f) The Canada Land Inventory designates the Planning Area as Class 3 with adverse topography in respect to the soils capability for agriculture.

Surface Drainage

- a) Surface water drainage is divided into two watersheds within the Planning Area.
- b) Approximately 24.28 ha (60.0 ac.) in the south-west portion drains toward the south-west. The remainder of the quarter section drains toward the north. Both watershed districts drain generally toward the north or north-west via intermittent streams and chains of sloughs.
- c) Local drainage toward isolated depressions is common. Eventually all surface drainage of both watersheds drains into the North Saskatchewan River.

Climate

- a) This area of Sherwood Park possesses a continental climate, as identified within "Area Structure Plan, Section 1,2,3,10,11,12-53-23-W4th. Sherwood Park, Stage 11b and III", Genstar Development Company, August 1979, is characterized by short duration warm summers and long duration cold winters. The mean winter temperature is -8.5° C (10° F) with January minimums recorded as low as -40° C (-40° F). The mean summer temperature is about 13° C (56° F).
- b) Prevailing winds, usually from the north-west do affect local temperatures. There has been a growing trend for winds to blow more frequently and stronger from the south and south-east during winter, and from the west and north-west during summer.



- c) Precipitation varies within the region between 40 cm to 46 cm (16 to 18") annually, with about 65 to 70 % of the total falling during the spring and summer months. Snowfall of this area averages about 137 cm (54") annually.

Wildlife

- a) The wide discontinuity of wildlife habitat precludes the occurrence of significant numbers of major wildlife species. In addition the entire area has been developed as residential smallholdings.
- b) Field observations indicate minor occurrence of white tailed deer, coyote, various raptors such as hawks and owls, and waterfowl. Ground squirrels and song birds are prevalent throughout the area.
- c) Encroaching urbanization with its influx of domestic dogs and cats scares off many wildlife species leaving behind certain adaptable song birds and small animals. (Source: "Area Structure Plan, Section 1,2,3,10,11,12-53-23-W4th. Sherwood Park, Stage 11b and III", Genstar Development Company, August 1979.)

III. Man Made Constraints

Man-made features within the Planning Area do not negatively affect the design of Durham Town Square.

Existing Structures

- a) The buildings associated with the residential smallholdings will be integrated into the Durham Town Square design or removed.
- b) Major church developments in the south-east corner of the site will not be affected by the Area Structure Plan except by improving accessibility through the proposed road network.

Roads

- a) The location of Brower Drive, offset from Glenbrook Boulevard, has the potential for future traffic difficulties. Realignment of Brower Drive has been undertaken by the County to create an acceptable intersection of these roads with Baseline Road.
- b) The remainder of Brower Drive is incorporated in the Area Structure Plan as a connector road between Baseline Road and the proposed Residential Collector.

Utilities

- a) There are Northwestern Utilities rights of way along the west and south boundaries of the quarter section and along the east side of Brower Drive.
- b) A 138 kV Calgary Power transmission line along the north boundary of the quarter section separates Durham Town Square from the Clover Bar Ranch Area Structure Plan. This power line right of way is located entirely within the NW 2-53-23-4 and forms part of the Clover Bar Ranch Area Structure Plan.

Archaeological Survey

- a) An Historical Resources Impact Assessment of Sherwood Park, Phase IIb and III", Permit 79-57, Aresco Limited, 1979, undertaken for the overall northward expansion area of Sherwood Park recommended three of the twenty three sites studied for further investigation.
- b) Sites FjPL – 24 (SE,SE 11-53-23-4, FjPL – 28 (SW,SE 10-53-23-4), and FjPL – 35 (SW,SW 3-53-23-4) are recommended for additional field investigation.
- c) Durham Town Square is not near the area which require further investigation.

IV. Urban Design

Natural Setting

- a) Durham Town Square identifies the natural setting as the most basic factor which can establish identity. Preservation and sensitive

integration of significant land forms, vegetation and water bodies into the urban setting interlock Durham Town Square both psychologically and ecologically with its locale.

- b) Roads have been designed to follow site topography. Major road cuts and fills, which disturb the natural land form will not be required.
- c) The natural drainage of the area is not significantly altered. An existing water holding depression will be improved as a open space/passive recreation feature while also serving as a storm water holding pond. Major removal of vegetation and regrading of land use areas normally associated with drainage alteration, will not be required.
- d) Durham Town Square will preserve the natural land form, drainage and major vegetation areas to retain the existing ecological balance.
- e) Preservation will involve the provision of extensive natural areas for institutional, park and recreation use. These extensive natural areas will necessitate some level of Government acquisition and management.

Unique Activities

- a) Special activities and land uses will be developed to capitalize on identity giving elements. The Town Centre Commercial, Institutional and Open Space/Passive Recreation Area form the key uses in Durham Town Square.
- b) Suggested uses for this area include: Day care center, art gallery, outdoor theatre/bandstand, natural water area/skating area, health information center, general information/referral bureau, lawn bowling, horseshoe area, playground and other activities.

Open Space/Passive Recreation Area

- a) A major district park area in the northeast quadrant of Durham Town Square may be acquired and be under the direct control of the County.
- b) In addition an open space/passive recreation area will be provided to integrate with the Multi-Health Care Facility site. This area will also enhance the surrounding commercial and residential uses. This area will be extensively landscaped and the pond will contain a water fountain or other water feature.
- c) Additional park and recreational areas may be developed with the commercial and higher density residential uses.
- d) There will also be landscaped protection areas where land uses adjoin Baseline Road, Sherwood Drive, the major residential collectors and

the commercial loop. This landscaped area will be a combination of berming, grading, grassing, tree planting and fencing.

- e) Boulevards will be graded, grassed and treated with strong and consistent tree planting.

Streetscape

- a) Although the treatment associated with main roads will consist of boulevard landscaping and tree planting the main emphasis of the urban design treatment will be on the pathways. Lighting along paths and around the pond will be at a pedestrian scale, refuse bins and park benches will be dotted along the ways.
- b) There will be differentiation of path paving to assist in direction orientation. Required directional signs will be specifically designed for Durham Town Square. All repetitive elements encountered throughout Durham Town Square will be given custom design treatment to provide a distinctive theme.

Multi Health Care Facility

- a) The 10% reserve dedication by the original owners of Durham Town Square has been identified as the site for this use by the Council of the Strathcona County.
- b) The area designated as professional commercial/multi health care area in this Area Structure Plan may be acquired by the County to increase the Multi Health Care Facility site.
- c) The Area Structure Plan also suggests certain land exchanges in the northern boundaries of the Multi Health Care Facility site. Such land exchanges will be equal area exchanges, are intended to establish acceptable land use boundaries and will not affect the total area available for specific land uses.