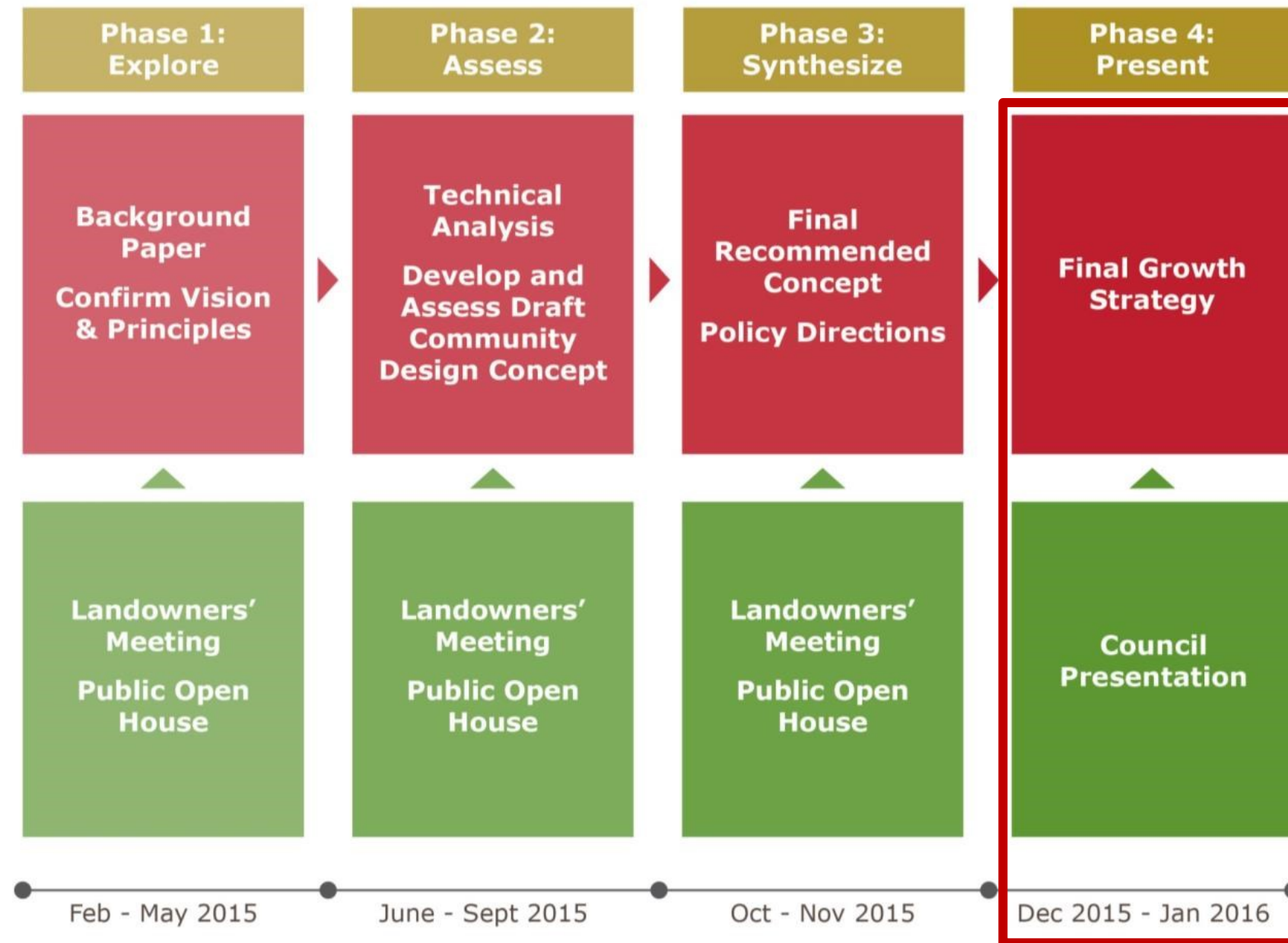


Colchester Growth Management Strategy

Priorities Committee Meeting
January 26, 2016

Imagine Colchester Process



Colchester Growth Management Strategy

1. Introduction
2. Context
3. Plan Area
4. Planning Process
5. Vision and Principles
6. Community Design Concept
7. Policy Directions
8. Implementation

Introduction

- The subject area, identified as Colchester for the strategy, is bounded by Highway 628 on the north, Highway 21 on the east, Highway 14 on the south and the Transportation Utility Corridor on the west.
- The purpose of this Growth Management Strategy (GMS) is to describe and illustrate a vision, community design concept and set of policy directions intended to guide more detailed planning in Colchester, should the County decide to proceed with its development.
- Information in this report may also assist Council in comparing growing in Colchester versus other areas in the County.

Context

History

- 2001 *Future Areas Feasibility*- An area corresponding to the majority of Colchester as it is defined today is identified as one of two preferred growth areas out of four potential options.
- 2003 *Evaluation of Urban Growth Options* – Colchester is looked at as one of three areas for future growth.
- 2007 MDP is approved by Council. Colchester designated as “Rural/Urban Transition Policy Area”. MDP policy requires that a Growth Management Strategy be completed for Colchester
- 2009 Capital Region Growth Plan identified Colchester within a Priority Growth Area.
- 2012 Council directed Administration to initiate a Growth Management Strategy (GMS) for Bremner and to commence preparation of a GMS for Colchester following the completion of the Bremner GMS.

Context

Future Growth Projections

- The CRB projects that the population of Strathcona County will reach between 138,000 and 160,000 by 2044.
- This represents an increase of between 45,500 and 67,500 people based on the 2012 population of 92,500.
- Much of this growth can be accommodated in existing and planned areas, but still leaves a population of between 15,500 and 33,100 people to be accommodated in new urban areas not yet planned.

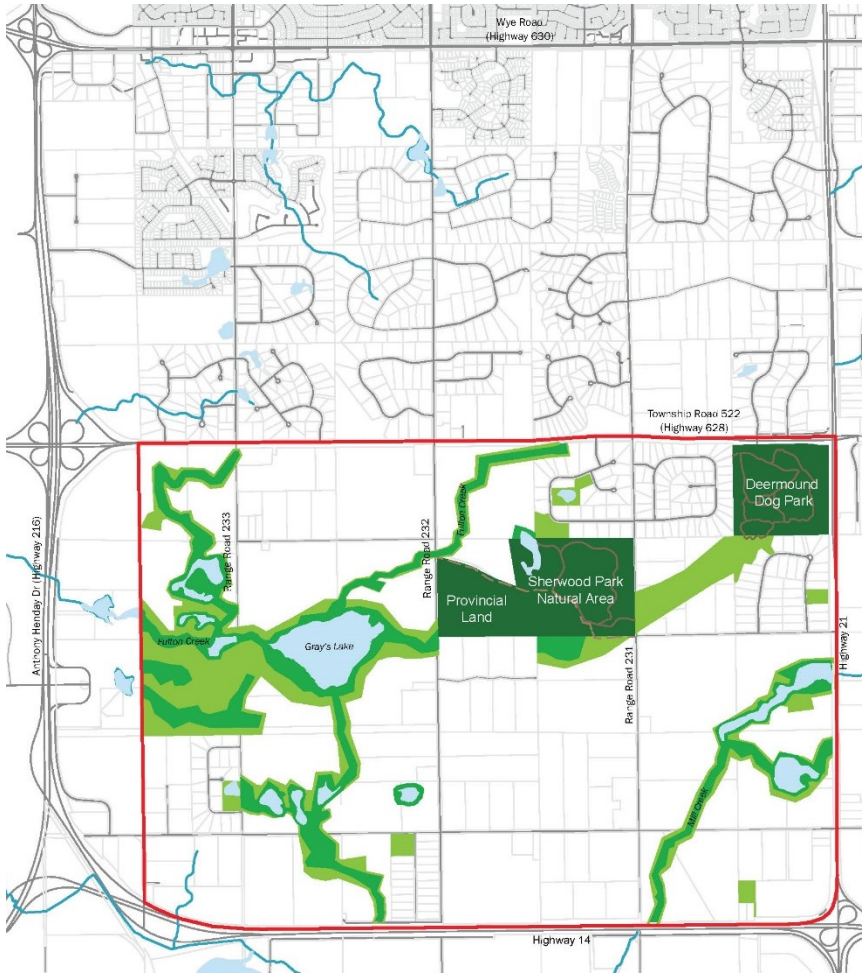
Context

Land Requirements

Use		Land Required (ha)			
		6,200 dwelling units		13,240 dwelling units	
		30 du/nrha*	40 du/nrha	30 du/nrha	40 du/nrha
Residential	Net Residential	206	155	441	331
	Total Gross Residential (net x 1.5)	309	233	662	497
Retail	Net Retail	17		37	
	Total Gross Retail (net x 1.5)	24		52	
Parkland	Neighbourhood Parks	23		50	
	Community Parks	31		66	
	County-Wide Parks	62		132	
	Total Gross Parkland	116		248	
Community Facilities	Indoor Recreation Facilities	5		15	
	Schools	24		56	
	Fire Stations	1		2	
	Total Gross Community Facilities	30		73	
Total Development Land Required		479	403	1035	870

Plan Area

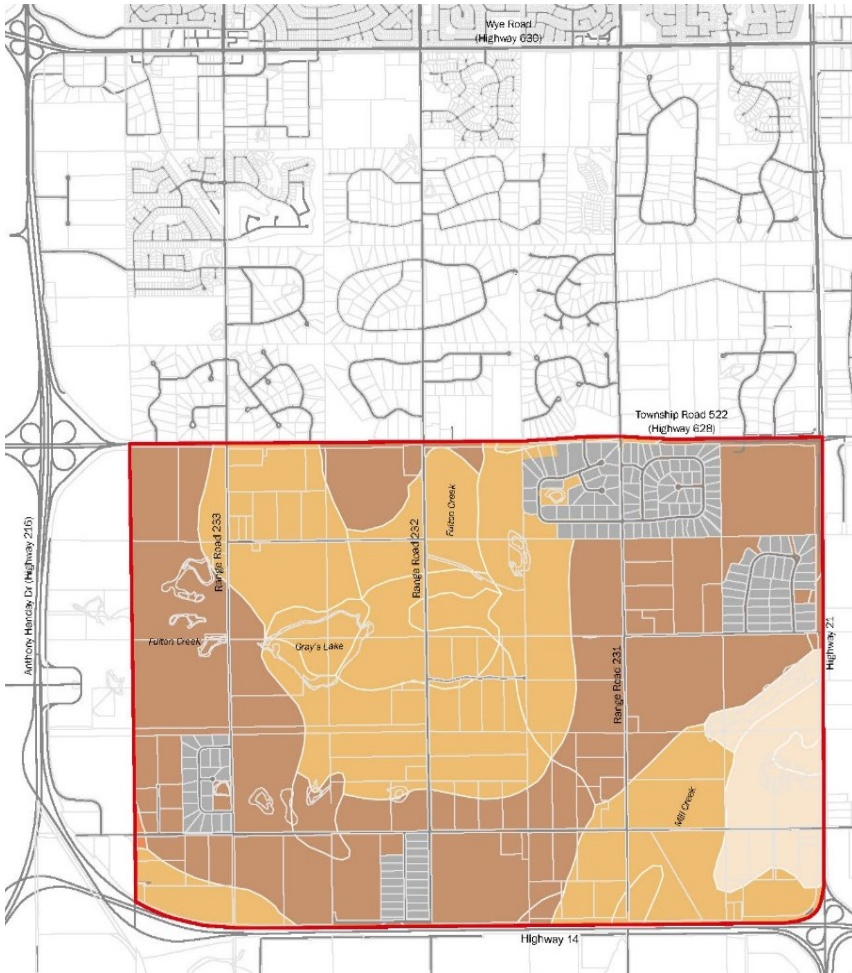
Natural Features



Legend

- Proposed Environmental Reserve
- Proposed Municipal Reserve
- Existing Protected Areas

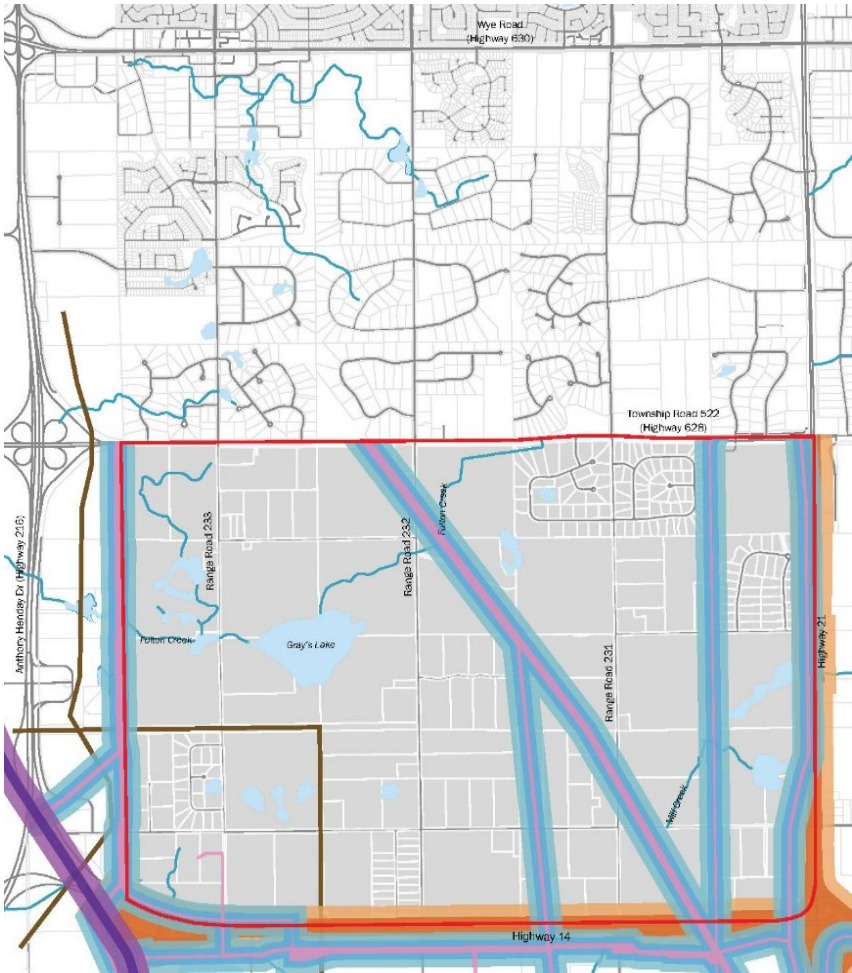
Agriculture and Soils



Legend

- Existing Residential
- Class 2 Soils
- Class 3 Soils
- Class 4 Soils
- Class 5 Soils

Risk Management



Legend

- Pipeline Right of Way (15m)
- Pipeline 1X10-5 Risk Contour (120m)
- Pipeline 1X10-6 Risk Contour (250m)
- Highway 1X10-5 Risk Contour (50m)
- Highway 1X10-6 Risk Contour (250m)
- Railway 1X10-5 Risk Contour (70m)
- Railway 1X10-6 Risk Contour (250m)
- Powerlines

Planning Process

Public Consultation to Date:

May 13, 2015

Consultant interviews with key stakeholders (Community Centre)

Details: Consultant interviews with community groups, referral agencies, provincial government representatives, land developers, etc.

May 13, 2015

Landowners' Meeting (Community Centre)

Details: An invitational information meeting for landowners in the Colchester Growth Area.

May 14, 2015

Imagine Colchester Launch (Community Centre, Agora)

Details: Launch of Imagine Colchester project to the public.

June 1, 2015

Design Charrette

Details: A one-day design charrette was held with County staff, including members of a Technical Advisory Committee. Outcomes from the charrette informed the development of three initial community design concepts for a new community in Colchester.

September 30, 2015

Landowners' Meeting (Community Centre)

Details: An invitational information meeting for landowners in the Colchester Growth Area.

October 1, 2015

Open House (Community Centre)

Details: An advertised Open House. Landowners adjacent to Colchester were sent letters of invitation to the open house, and it was also advertised through the Sherwood Park News, the County's digital display boards and project website, and a media release. The purpose of the meeting was to introduce and receive feedback on the draft community design concept for Colchester as well as the vision and principles.

Planning Process

Public Consultation to Date (continued):

November 25, 2015

Landowners' Meeting (Community Centre)

Details: An invitational information meeting for landowners in the Colchester Growth Area.

November 26, 2015

Open House (Community Centre)

Details: An advertised Open House to view and comment on the draft recommended community design concept and draft policy directions. Landowners adjacent to Colchester were sent letters of invitation to the open house, and it was also advertised through the Sherwood Park News, the County's digital display boards and project website, and a media release.



Vision



Colchester will be a **unique community** distinguished by the area's moraine landscape.



Development will respect Colchester's natural features and **connect people to the environment.**



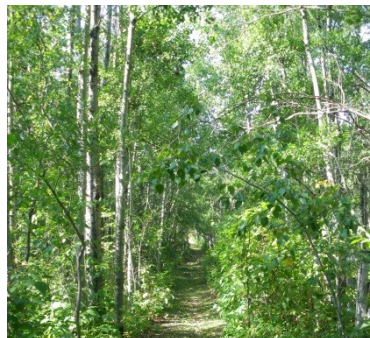
Direct road, transit and trail links will **integrate the community** with its surroundings and the larger region.



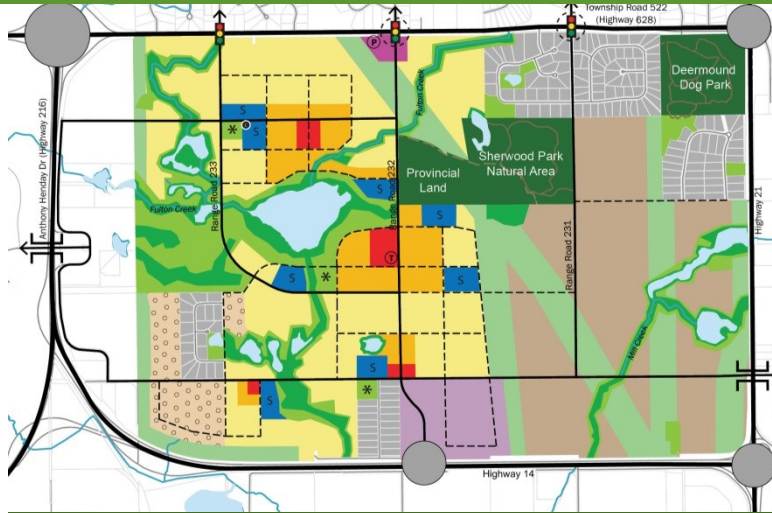
Colchester will be a **welcoming community**, providing affordable and diverse housing options for all who choose to live there as well as mixed use centres and a variety of community spaces for people to come together.

Principles

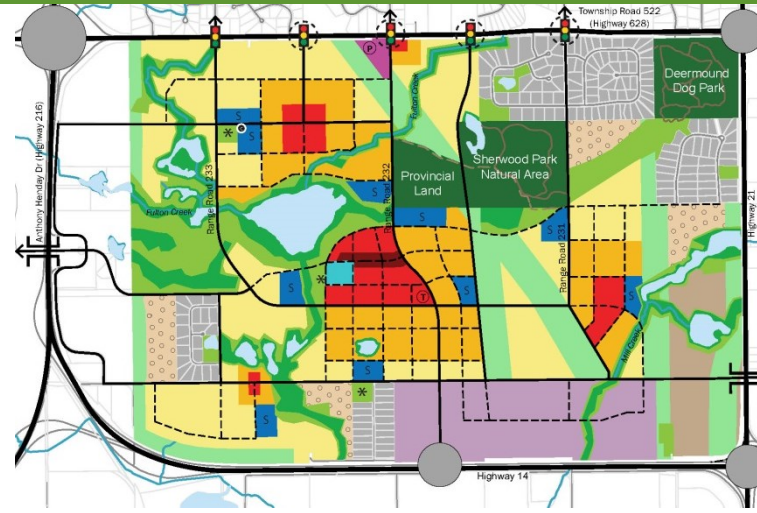
1. Acknowledge and Respect Colchester's Rural Heritage
2. Integrate and Protect the Natural Environment
3. Support the Local and County Economies
4. Provide Diverse Housing and Neighbourhoods
5. Establish Mixed-Use Centres
6. Provide Transportation Choice
7. Create a Healthy and Fun Community



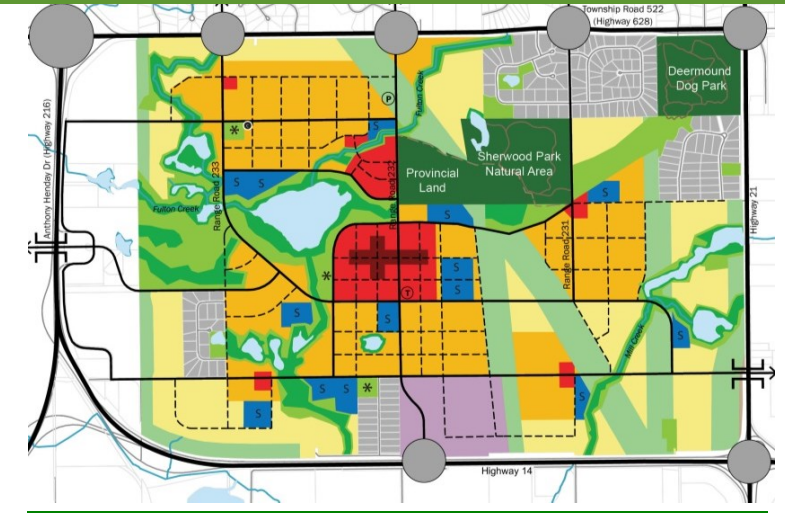
Initial Community Design Concepts



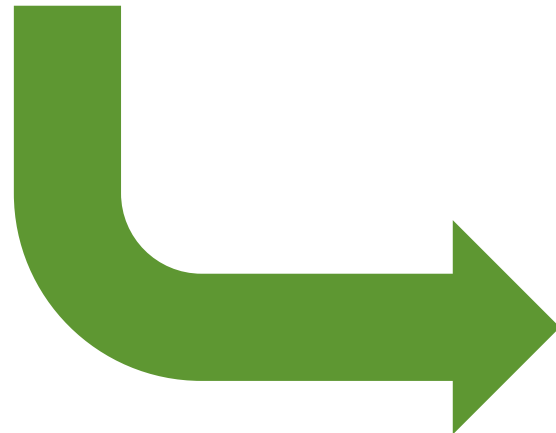
A: Small Town Centre



B: Intermediate Town Centre



C: Large Town Centre



**Recommended
Concept**



Community Design Concept

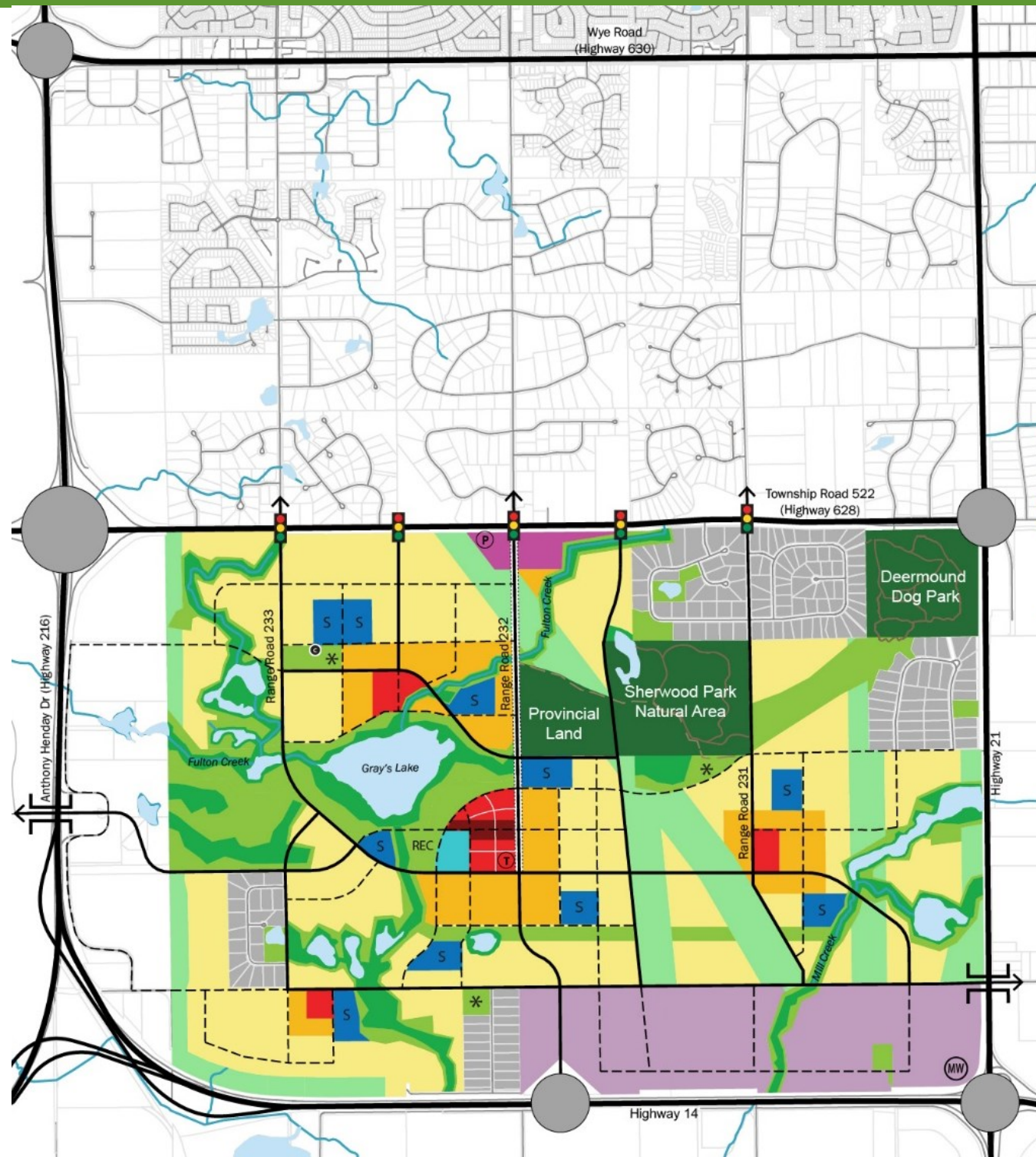
Fiscal Impact Analysis

- The FIA assessed the impact of each of the three initial concepts for a new community on the County's residential property tax rate.
- The analysis found that as the community grows in population, hard and soft infrastructure costs generally would be in line with increasing revenues from the development.
- Since the fiscal impact analysis showed the three concepts to be very similar, it did not affect the development of the recommended concept.

Transportation Analysis

- The population capacity of Colchester will be limited by the number and type of access points provided to the new community. A transportation analysis of four different transportation infrastructure scenarios on Highway 628 was undertaken to determine the population that each could support.
- The maximum population would be approximately 38,000 under the preferred traffic scenario, which includes five signalized intersections on Highway 628. Further discussion will be required with Alberta Transportation at the Area Concept Plan (ACP) stage.
- A new interchange will be required on Highway 14 to the south. Access to the west will be provided via an existing flyover across Highway 216 and access to the east will be provided via a planned flyover across Highway 21.

Recommended Community Design Concept



Yields

- Population 38,900
- 14,900 units
- 33 du/nrha
- 6,800 jobs

Legend

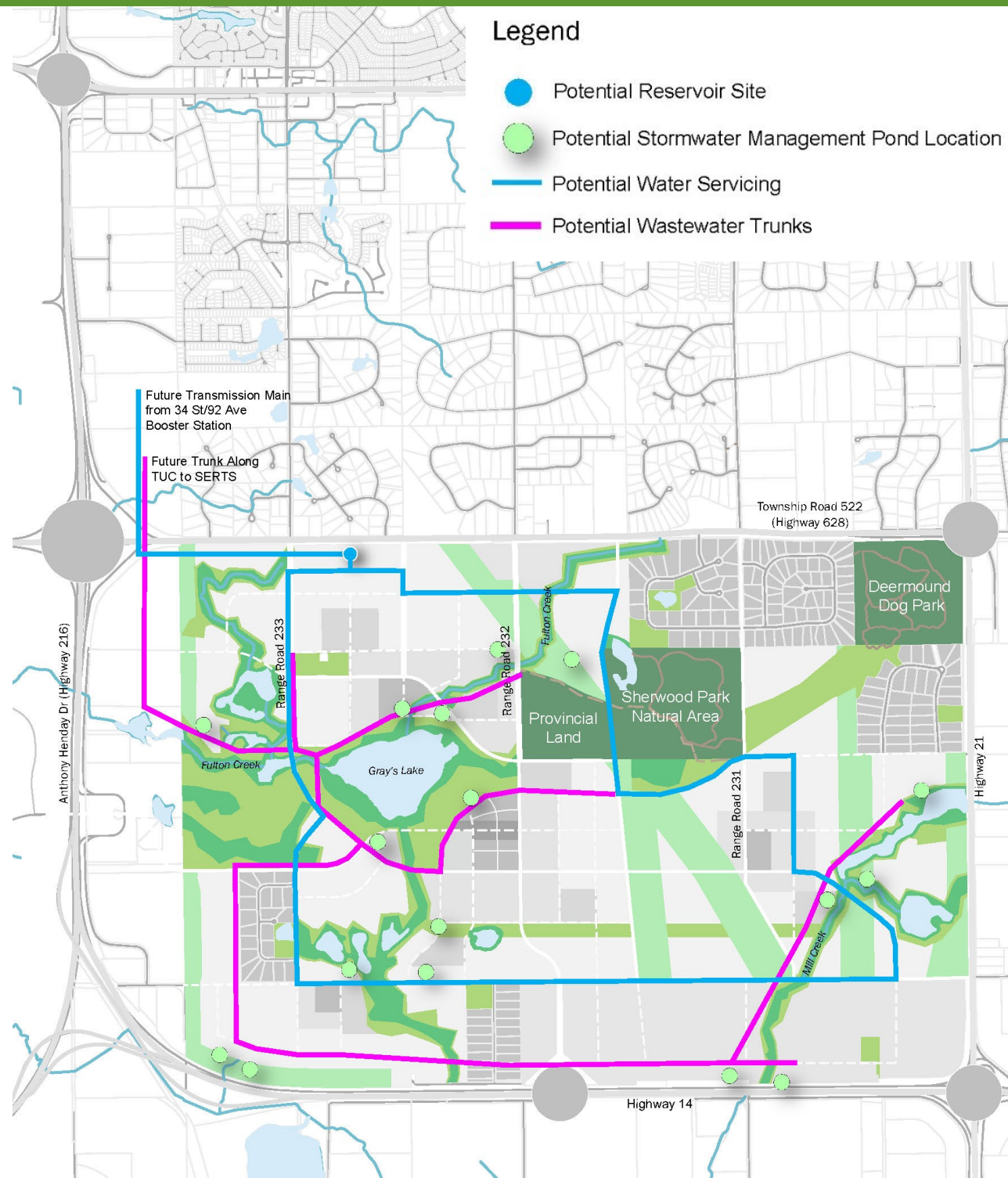
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed-Use Centres
- Town Centre Commercial Core
- Business Park Area
- Major Retail Area

- Schools
- Institutional
- Community Centre
- Major Recreation Centre
- Existing Protected Areas
- Municipal Reserve
- Environmental Reserve
- Pipeline Corridors (With setbacks for sensitive uses)

- Lakes
- Streams
- Old Edmonton Trail
- Arterial Roads
- Arterial Roads with HOV lanes
- Collector Roads
- Interchange
- Highway Flyover

- Cemetery
- Transit Station
- Park & Ride
- Traffic Signal
- Potential Meltwater Facility

Recommended Community Design Concept



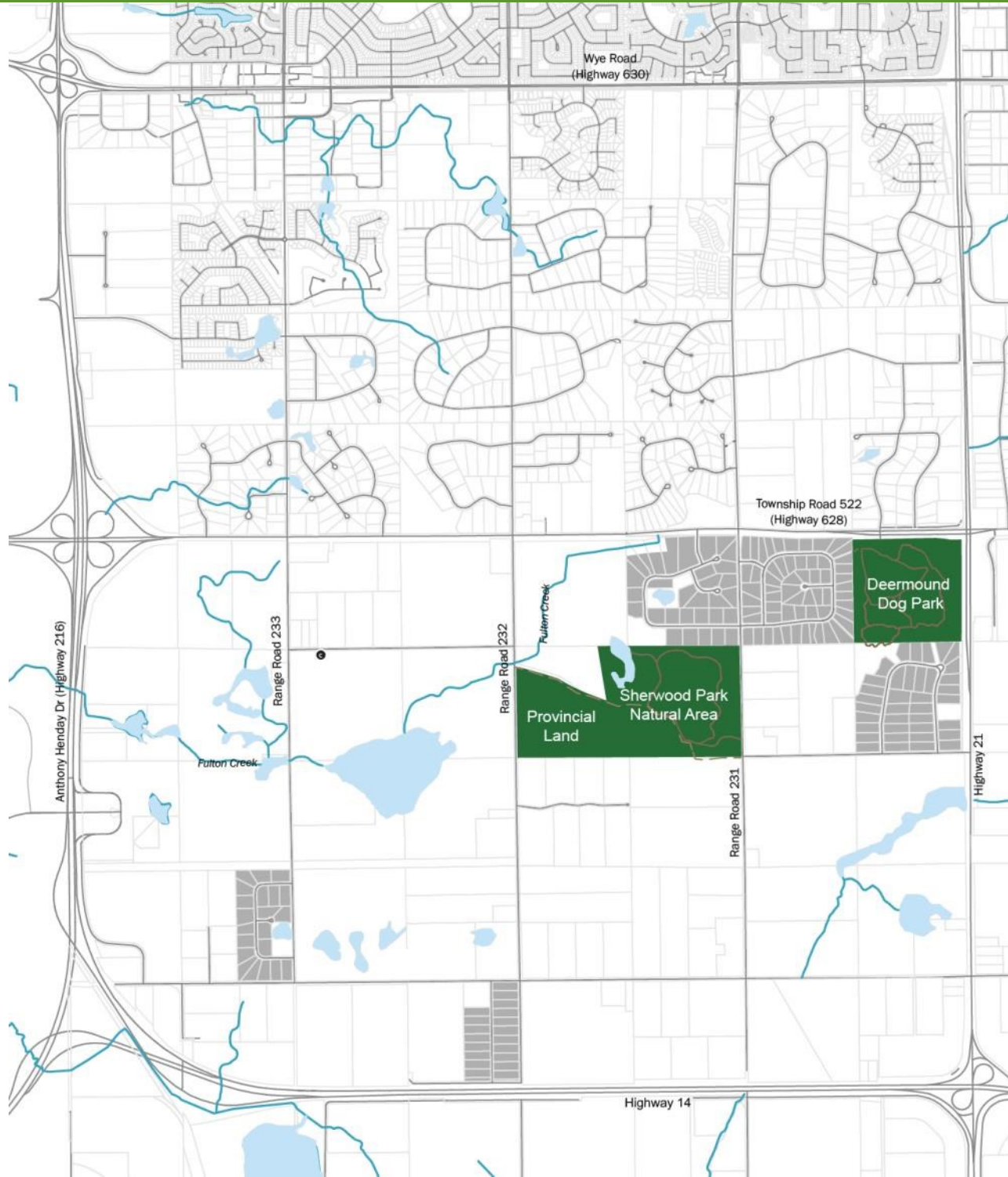
Water – Will require a new transmission line to be constructed from the 34 Street / 92 Avenue booster station. Further study and discussions with EPCOR and Capital Region Northeast Water Service Commission (CRNWSC) at ACP.

Wastewater - Can be provided by the Southeast Regional Trunk Sewer (SERTS). Trunk will be required through Transportation and Utility Corridor. Further study required at ACP stage.

Stormwater - Onsite stormwater management facilities (SWMF) and servicing utilizing Low Impact Development (LID) features, engineered fill may be required. Further study at ACP stage.

Transportation – 2 additional intersections required along Highway 628 to support full population target. Further study and discussion with Alberta Transportation at Area Concept Plan(ACP) stage.

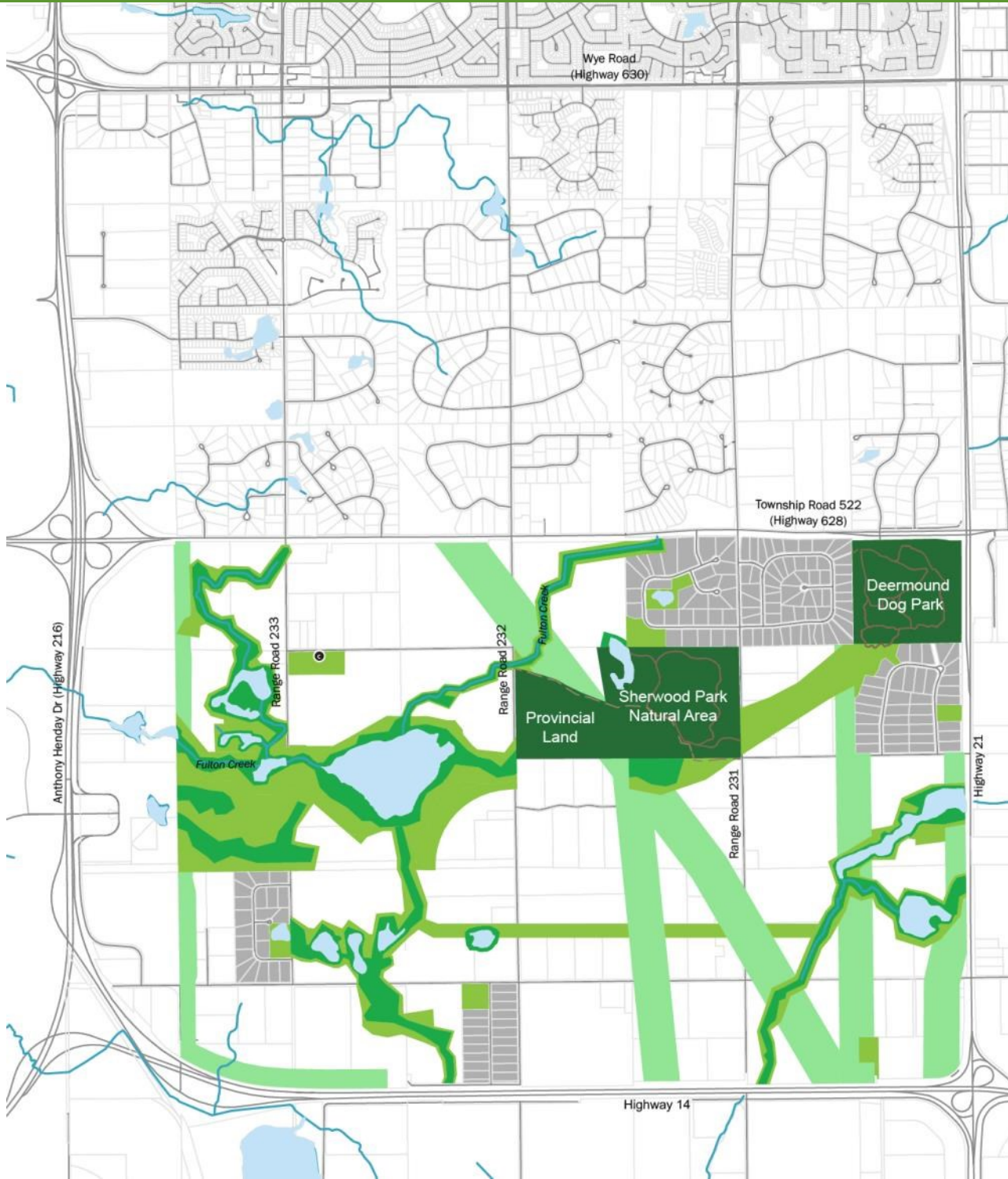
Policy Directions - Rural Heritage



Policy Directions:

- Retain Colchester Cemetery and Old Edmonton Trail
- Transitions to existing rural subdivisions within and north of Colchester
- Contiguous development to avoid creating fragments of rural land.

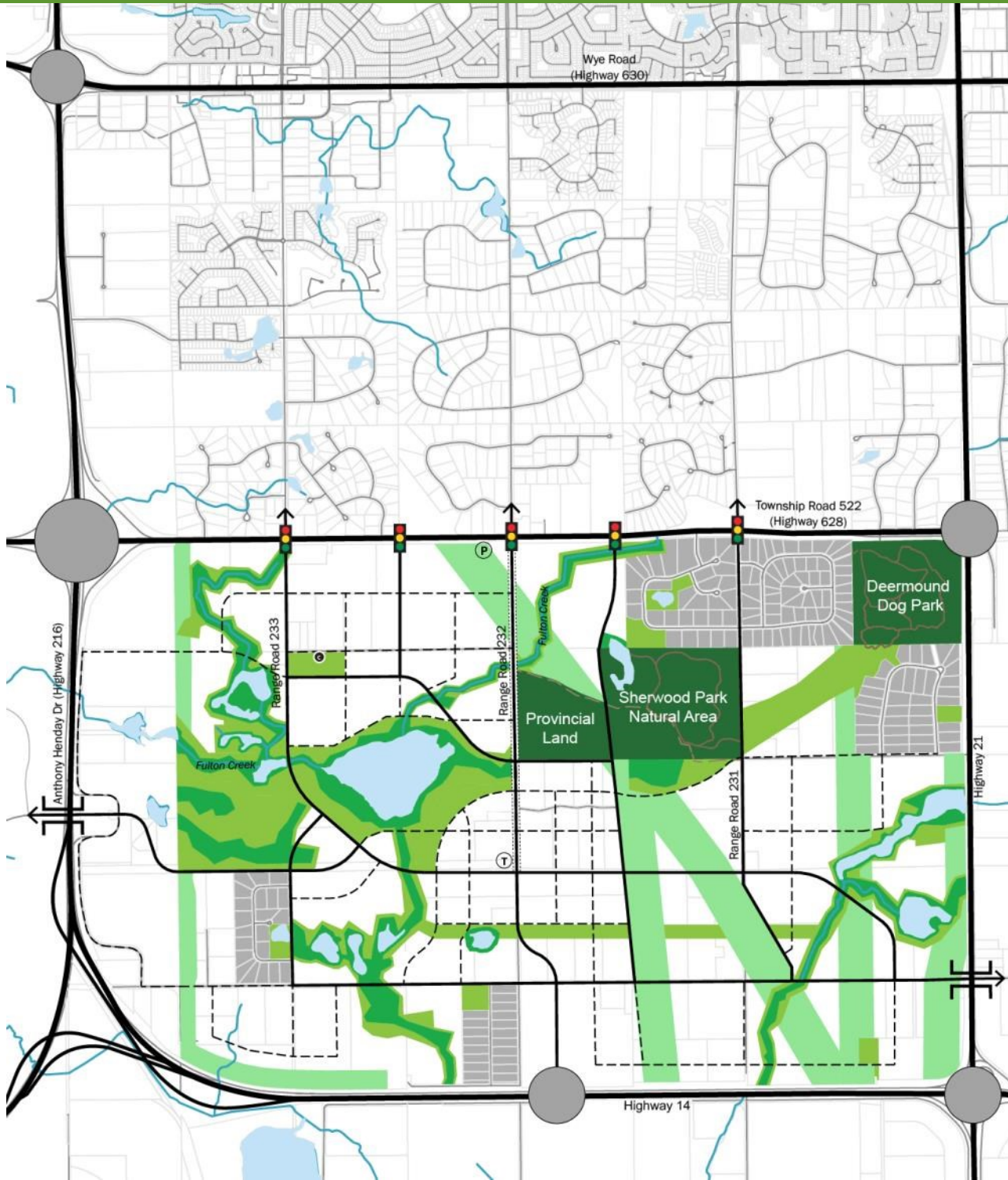
Policy Directions - Natural Environment



Policy Directions:

- Linked network of open space including Sherwood Park Natural Area, Deermound Dog Park and Provincial Land
- Wherever possible, retain wetlands
- Publicly accessible and visible natural features

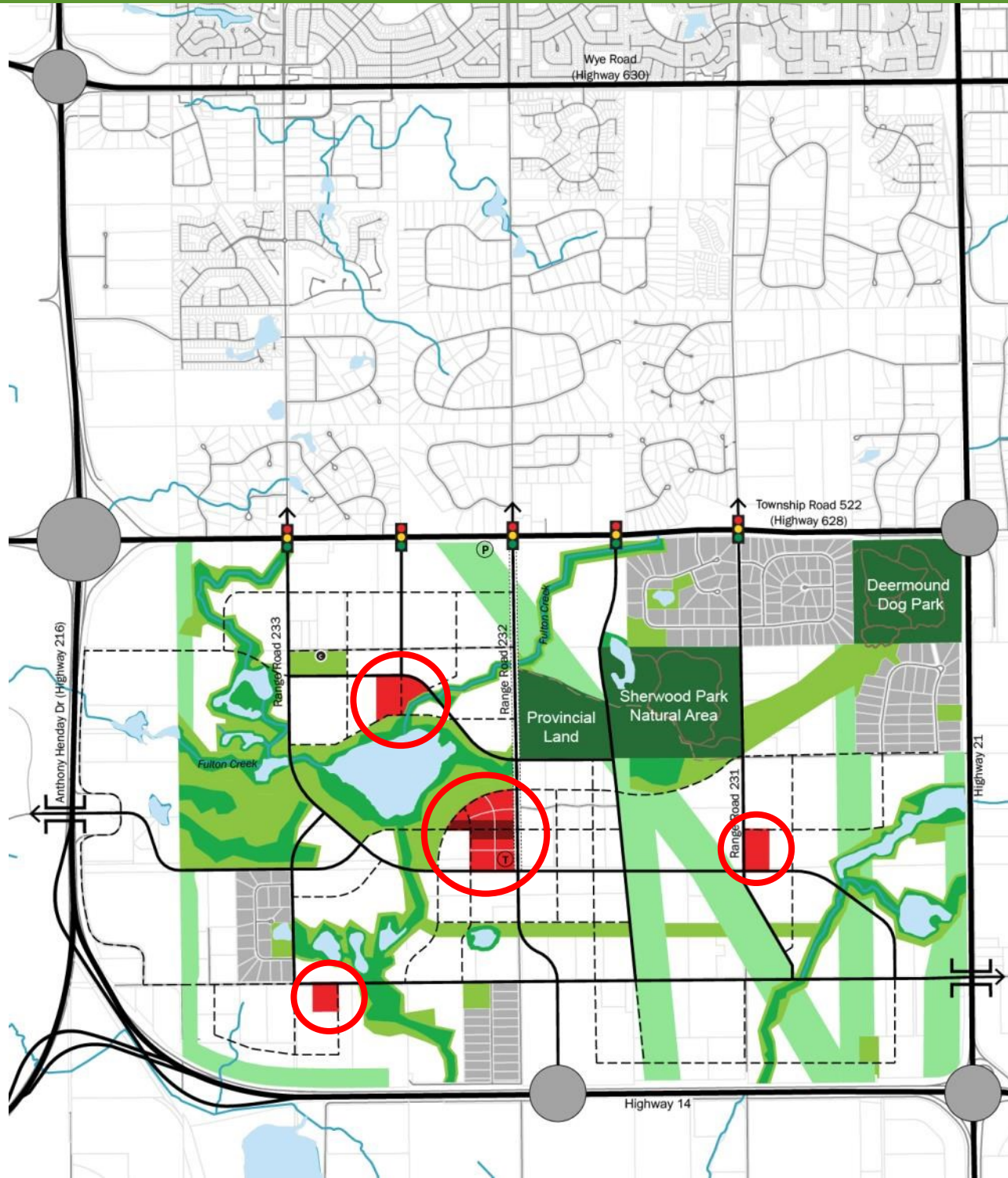
Policy Directions - Primary Road Network



Policy Directions:

- Complete streets
- Interconnected grid network
- Contain an extensive off-street trail network
- Transit hub and park-and-ride facility

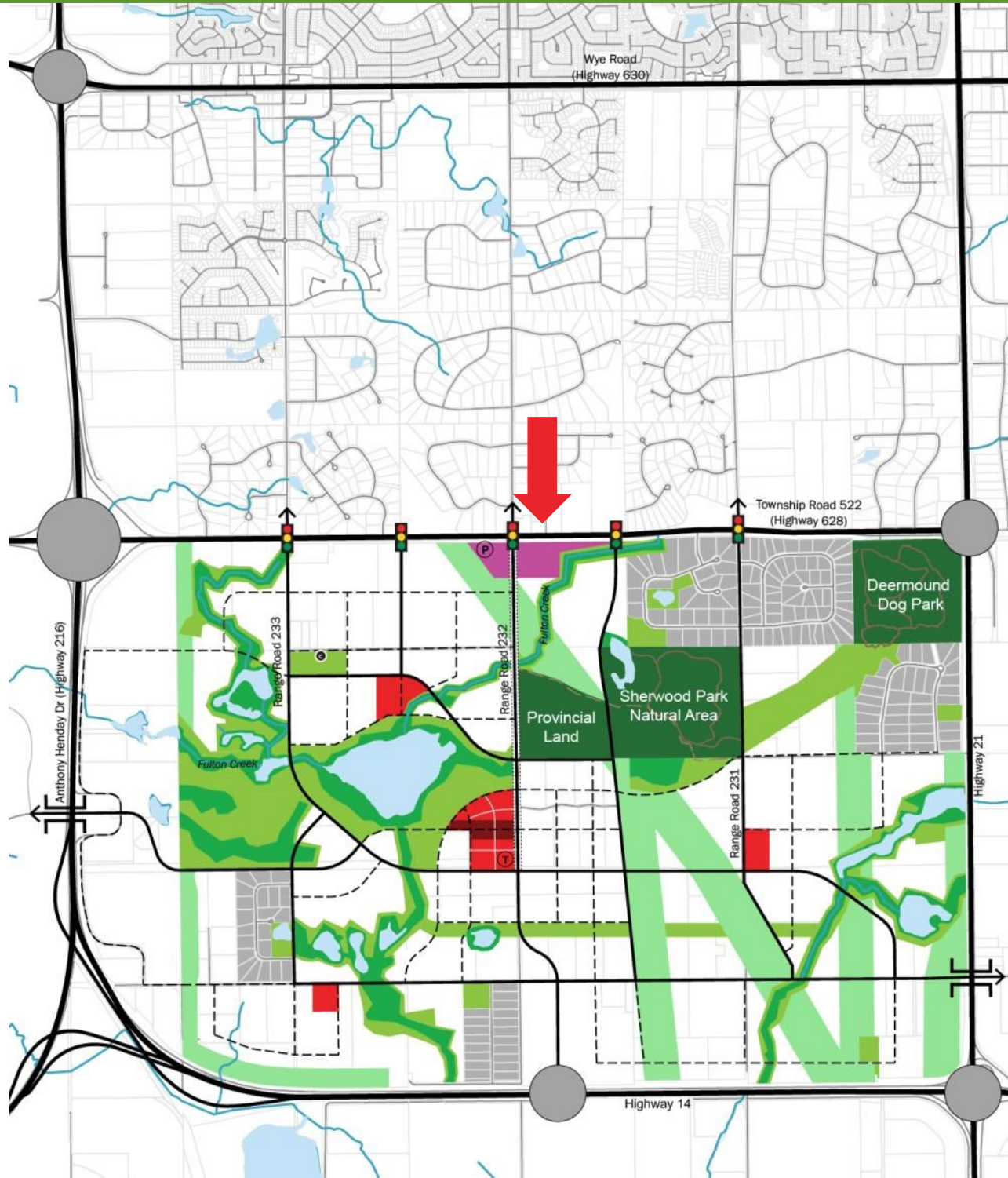
Policy Directions - Mixed-Use Centres



Policy Directions:

- Town centre adjacent to Gray's Lake
- Three village centres
- Higher densities and mixed-use development
- Pedestrian oriented design
- Gathering places

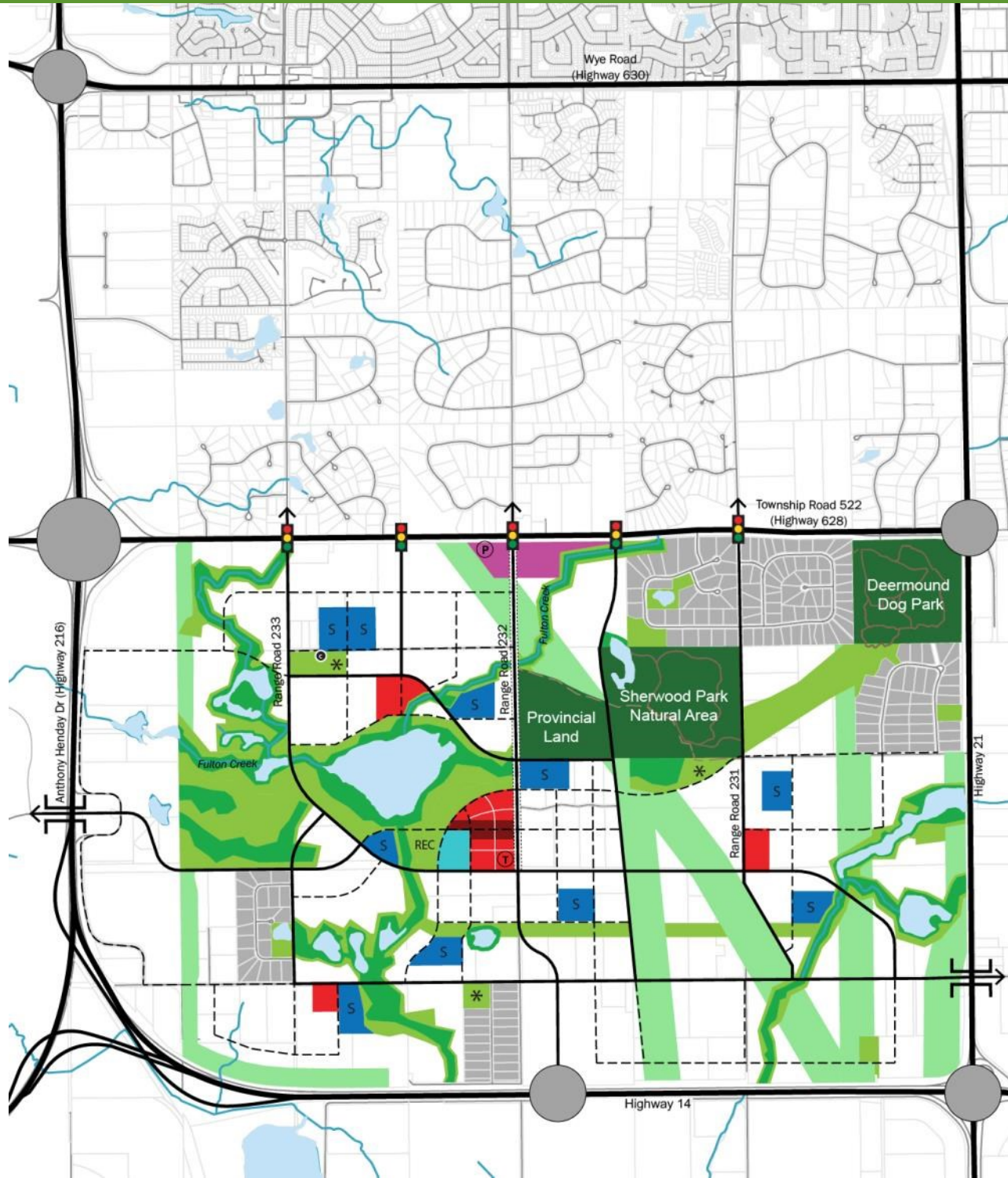
Policy Directions - Major Retail



Policy Directions will:

- Reserved for large-format retail
- Limit mid-size and smaller retail and entertainment uses
- Plan for all transportation modes

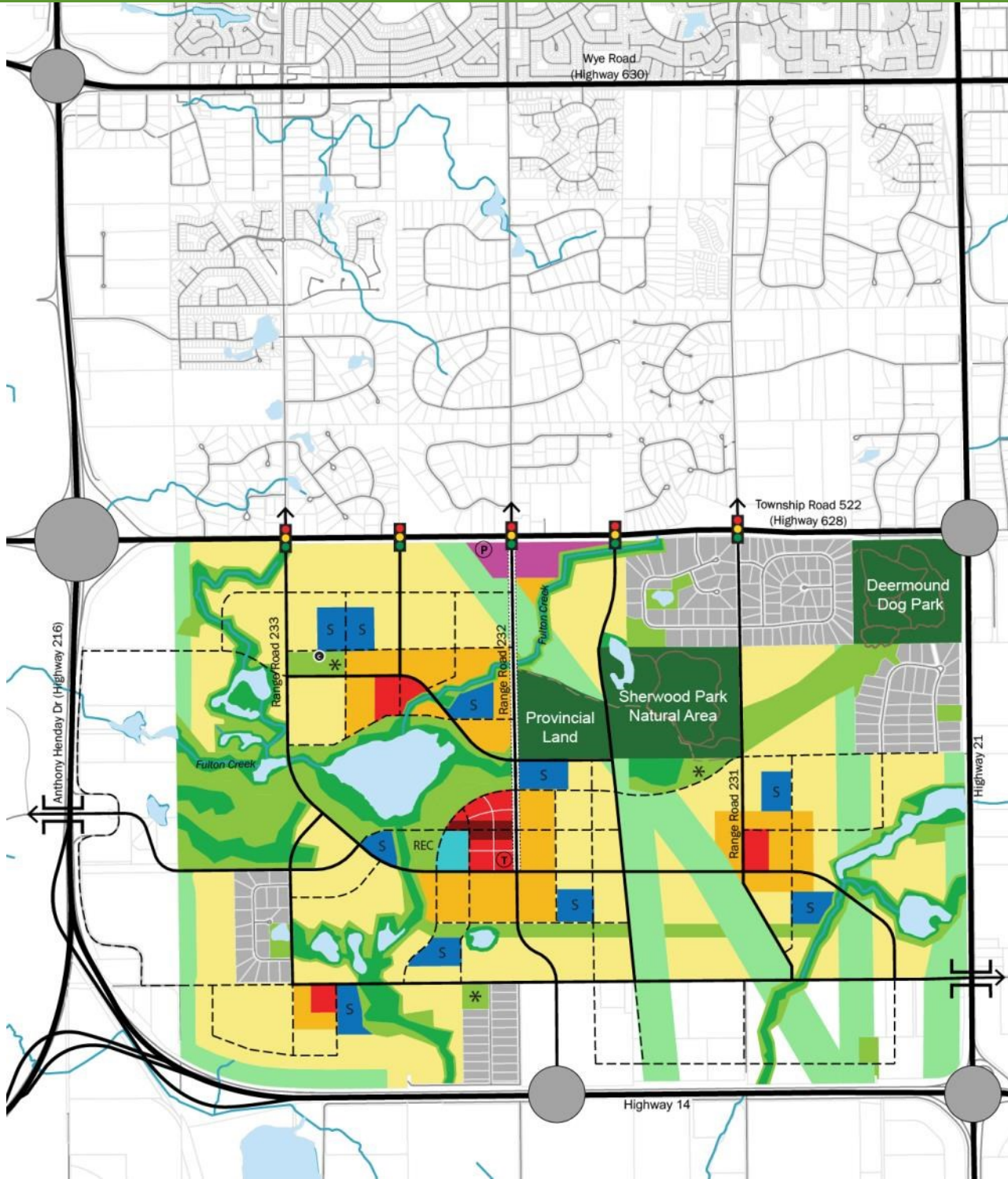
Policy Directions - Parks, Schools, and Community Centres



Policy Directions will:

- Major recreation complex south of Gray's Lake
- Smaller community centres adjacent to village centres and open space
- All residents within 400 metres of a park
- Schools adjacent to community open space where possible and most residents within 800 metres of a primary school

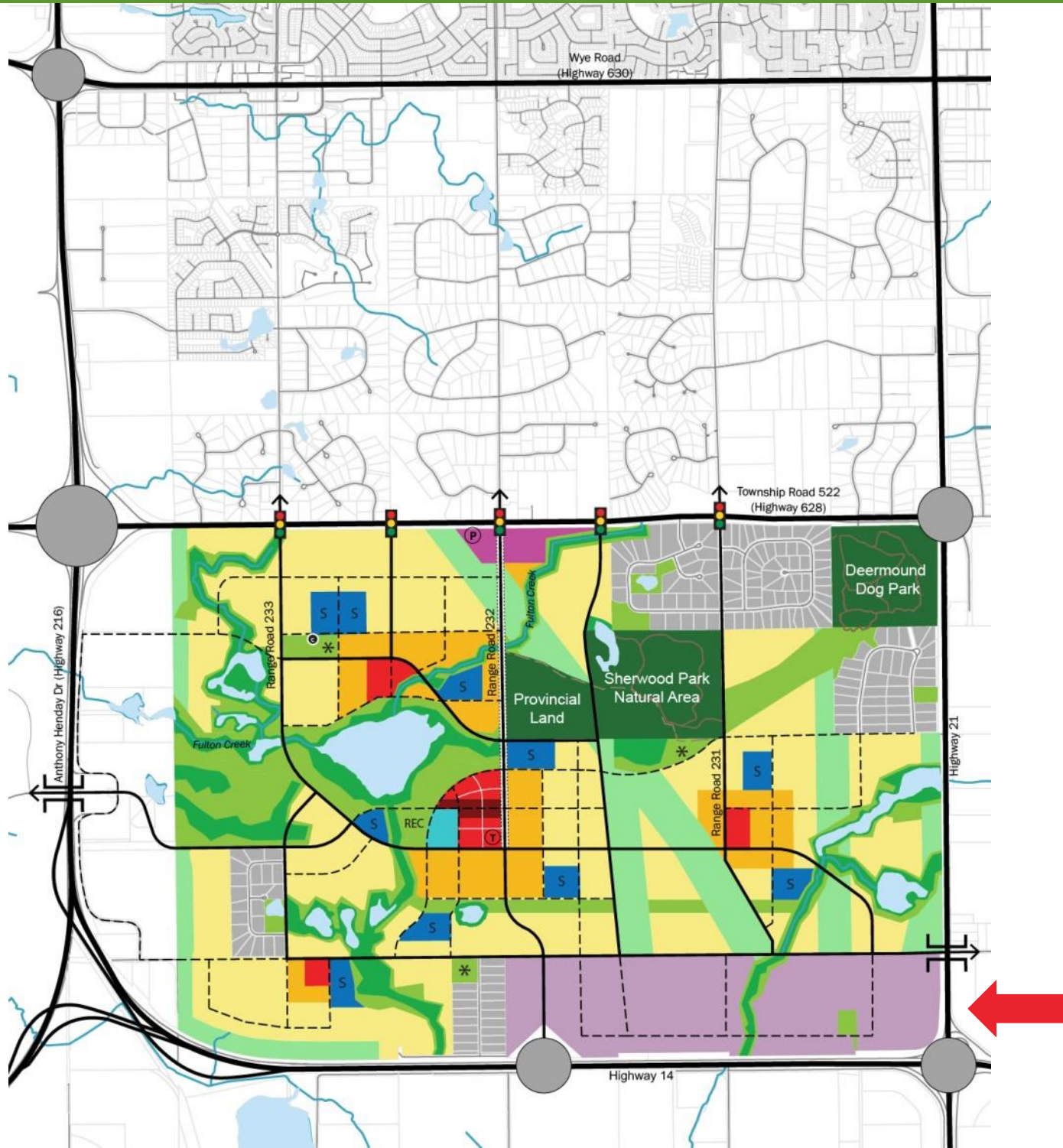
Policy Directions - Residential



Policy Directions:

- Minimum density: 33 units/net ha
- Diverse neighbourhoods
- Architectural variety
- Integrate existing country residential subdivisions

Policy Directions - Business Park

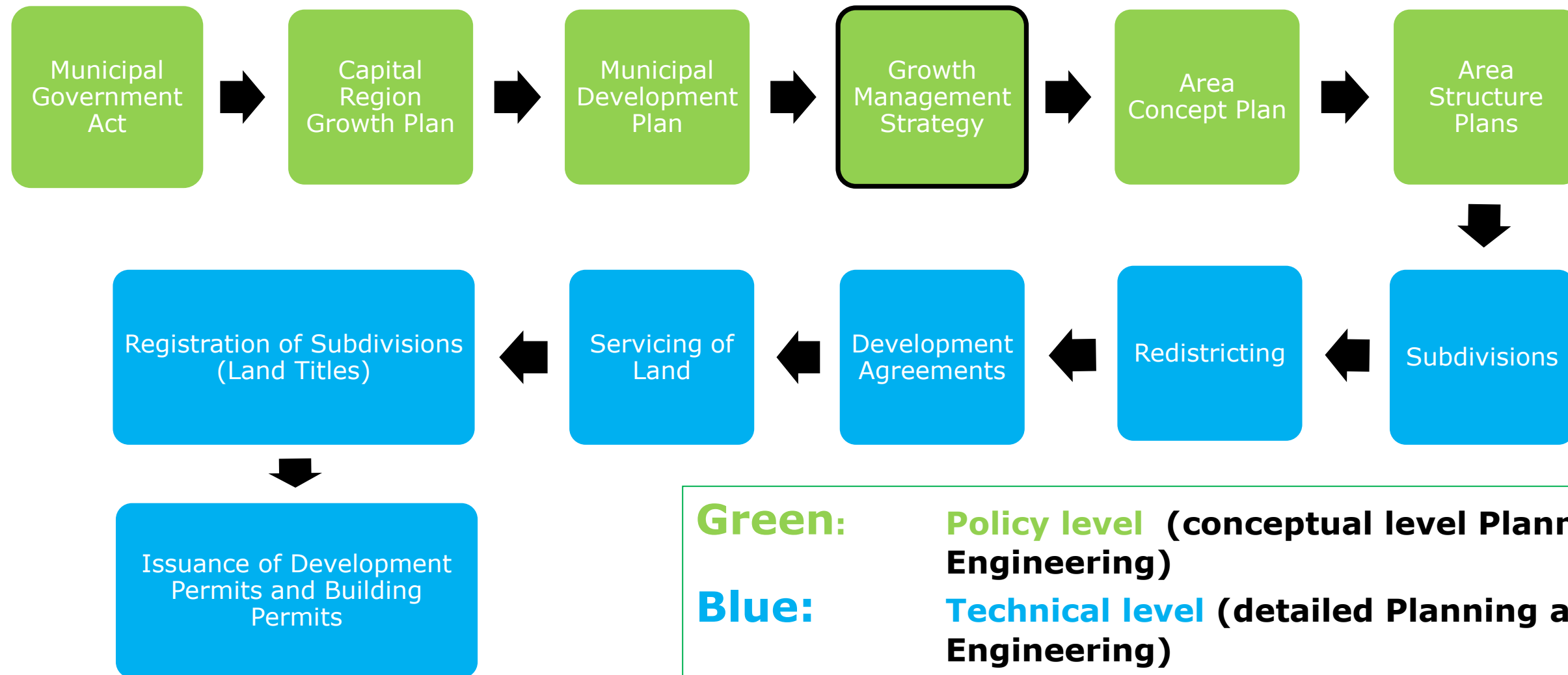


Policy Directions will:

- Reserve lands along Highway 14 for office and business, employment, light industrial uses
- High quality landscaping and attractive facades along Highway 14
- Only accessory retail uses to encourage retail to locate in mixed-use centres

Implementation

Planning Hierarchy

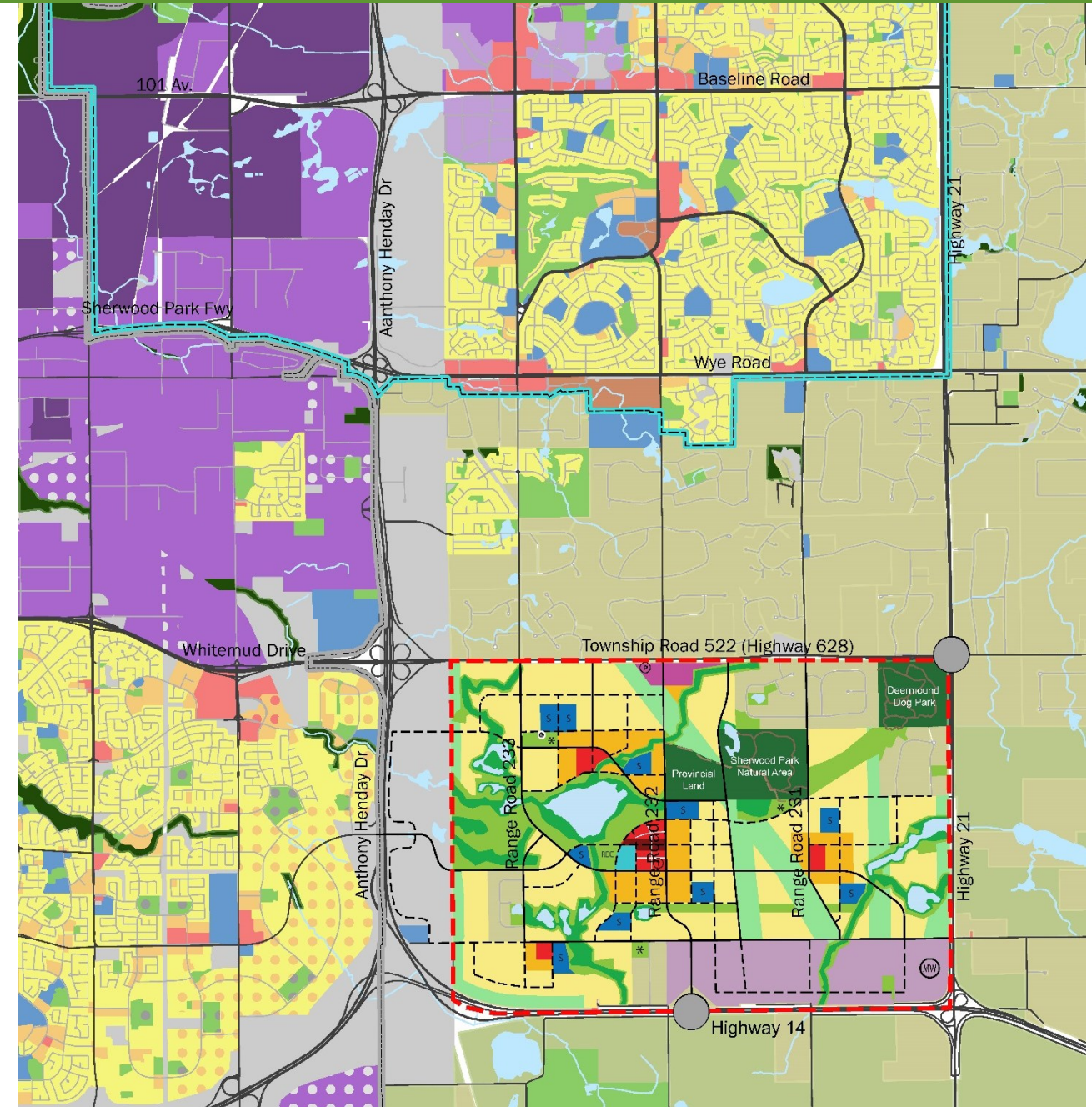


Implementation

- Amendments to the MDP required to facilitate future development and ensure objectives of the GMS are realized in new ASPs for Colchester.
- Area Concept Plan (ACP) next step needed to translate GMS into a statutory document.
- Further discussion at ACP stage with Alberta Transportation, EPCOR, School Boards, City of Edmonton and other stakeholders.
- After completion of ACP, Area Structure Plans would generally follow the phasing plan provided in the GMS.
- More detailed technical studies than those undertaken for the GMS will be required at either the ACP or ASP stage.
- MDP, ACP and ASPs must be approved by the Capital Region Board.

Implementation

- Urban Design Guidelines recommended to achieve the architectural and public realm objectives for Colchester.
- Review Engineering Standards to reflect a “complete streets” approach.
- Incentives should be created to implement affordable housing, green building, and renewable energy objectives of the GMS.



Referrals

External Referrals

- The draft strategy was referred to the City of Edmonton, EPCOR, Fortis, EICS, EIPS, ESRD and Alberta Transportation.

