

Bylaw 43-2016 Hillshire Area Structure Plan (Ward 6)

Owner: Various
Applicant: Hillshire Developments
Development: Proposed Hillshire Area Structure Plan
Location: South of Wye Road; West of Range Road 231
Legal Description: NE 23-52-23-W4

Report Purpose

To give three readings to the Hillshire Area Structure Plan (ASP) Bylaw 43-2016 which proposes changes in land use policy areas within the NE 23-52-23-W4.

Recommendations

1. THAT Bylaw 43-2016, a bylaw that proposes to adopt the Hillshire Area Structure Plan within the NE 23-52-23-W4, be given first reading.
2. THAT Bylaw 43-2016 be given second reading.
3. THAT Bylaw 43-2016 be considered for third reading.
4. THAT Bylaw 43-2016 be given third reading.

Council History

May 24, 2016 – Council gave first reading to associated Municipal Development Plan (MDP) Amendment Bylaw 20-2016.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept proposes to utilize the existing infrastructure capacity.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, a public information meeting was held on February 19, 2014 for the public to provide input into the plan. Further, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

Social: The proposal includes principals on Crime Prevention through Environmental Design Principals.

Culture: The proposal provides a variety of gathering spaces.

Environment: The proposed amendment meets the strategic priority area to protect our environment and preserve biodiversity.

Other Impacts

Policy: The ASP has been prepared in accordance with Area Structure Plan Policy SER-008-007.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP Bylaw.

Interdepartmental: The proposal has been circulated to internal County departments and external agencies.

Summary

The purpose of Bylaw 43-2016 is to adopt the Hillshire ASP to facilitate changes in land use policy areas within the NE 23-52-23-W4. The subject parcel is located within the Country Residential Policy Area of MDP 1-2007 and the CR High Density Area of the Country Residential Area Concept Plan (ACP) 58-2011. Concurrent Bylaws 20-2016 to amend the MDP and 44-2016 to amend the Country Residential ACP are being proposed with this ASP Bylaw to ensure the statutory plan boundaries align.

Land Use Concept

The Hillshire ASP proposes a new compact residential community on the southeast edge of Sherwood Park. It contains a mix of residential housing types with the highest densities clustered in a central location and a small mixed-use commercial development at the north entrance. There is an existing school site within the quarter section as well as a Municipal Reserve parcel current leased to Elk Island Public Schools. Parks, trails and storm water management facilities have been linked to insure contiguous open space. The plan proposes to attain the current Capital Region Growth Plan density range of 30 to 45+ dwelling units per net residential hectare.

Low-Density Residential

The areas of low-density residential proposed within the plan consists of single-dwelling houses and semi-detached houses along the eastern, western and southern edges of the property. These single and semi-detached housing areas will be situated adjacent to country and lower-density residential uses to provide an adequate transition in terms of built form. Beyond the outer edges of the low-density area, ground-oriented town houses and row houses will be added to provide further diversity and choice of housing. These low-density areas will range from 1-2 ½ stories in height to match the type of development of the adjoining residential neighbourhoods.

Low to Medium-Density Residential

Areas designated for low to medium-density residential are proposed to be located farther away from the existing adjacent single-family development, in interior areas of the site. These areas will generally be planned for a mix of single family, duplex and townhouse-style units of 1-3 stories.

Medium-Density Residential

Areas designated for medium-density residential will be located in the central and north areas of the site farther away from the existing development. These areas will generally be planned for apartment style units to a maximum height of four stories. These buildings will provide for a variety of unit sizes creating a diversity of housing choice in the development.

There is a medium-density area shown within a mixed-use overlay located at Wye Road on the west side of the main entry that will allow for some commercial uses similar to the community commercial mixed use centre. The primary focus of this area remains residential.

Community Commercial Mixed-Use Centre

The community commercial site is proposed to be located adjacent to Wye Road on the east side of the main entry to the development to service local needs. The plan contemplates that these buildings will be a maximum of four stories and will have an architectural character that blends well with the adjoining residential character. The high-visibility commercial corridor along Wye Road provides opportunities for ground floor convenience retail, and permit professional office uses and residential uses on the upper floors.

Residential buildings may also be considered at this location to create a mixed-use area with a community commercial focus.

Parks and Recreation

The comprehensive parks and recreational network will consist of the southeast and northwest wooded areas, the west park, the central constructed wetland/pond, the north storm water pond, as well as the interconnection of trails and pathways.

The existing vegetative buffer on the western edge of the site will be retained where possible to provide a green buffer to the adjoining country residential neighbourhoods.

The southeast passive park will be complemented by the more active west park, which will include a playground and informal open space.

Institutional and School

The plan has been prepared with the intent of integrating the proposed development with the existing institutional uses, including the Strathcona Christian Academy Elementary School and the Elk Island Public School District offices. A pathway network will connect to the adjoining residential and commercial uses for convenience and safety.

Transportation and Mobility

The ASP proposes two main accesses to the development, one off of Range Road 231 and one off of Wye Road opposite Nottingham Drive that are connected by a major collector named Hillshire Boulevard. A potential right-in/right-out on the north side of the development has been proposed to provide supplementary access to the community commercial area. This access has not been approved at this time, and will require further review at future development stages.

The proposed timeline for the build out of this ASP will coincide with County's Wye Road widening project. The applicant will continue to work closely with Strathcona County to ensure coordination. The applicant has been advised that the transportation impact assessment that supports the development will need to be updated as part of a subdivision application.

Water Distribution System

The proposed water distribution system will be constructed in accordance with Strathcona County's Design and Construction Standards.

Sanitary Sewer System

As a part of this ASP, the Developer requested variances to Strathcona County's Design and Construction Standards for the proposed wastewater (sanitary) Sewer System.

Administration has accepted these variances as the Developer's engineers have stated that the Nottingham wastewater system shows sufficient capacity for peak dry weather flows and the application of these variances does not pose any risk to downstream Nottingham residents. The wet weather wastewater flows will be stored within the Hillshire development.

Geotechnical Report

The geotechnical report identified high-groundwater table and the County continues to view the groundwater mitigation strategy as a critical factor for the development of the site. The proposed mitigation measures for the high-groundwater table will result in encumbrances on private land owners within the development including but not limited to restrictive

covenants registered on title that will outline the necessary mitigation measures required for each individual lot.

In order to further evaluate the extent of effect of the high-groundwater table, it has been requested that further evaluation be conducted by a hydrogeological specialist for the County's review at the earliest possible opportunity, to assess the effectiveness of the proposed groundwater mitigation strategies as well as the effects of the proposed strategies on regional aquifers (i.e. impacts to existing and potential groundwater users, groundwater quality and quantity due to interception or recharge and impacts to existing natural areas etc.).

Should the ASP be approved, a hydrogeological report will be required to be prepared and submitted by the applicant as part of the first rezoning application for these lands.

Communication Plan

The applicant and landowner will receive a letter of notification of Council's decision on the bylaw.

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Air Photo
- 4 Notification Map
- 5 Bylaw 43-2016