

BYLAW 9-85

A BYLAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE HERITAGE HILLS AREA STRUCTURE PLAN.

The area within the Area Structure Plan, comprising of approximately 350 acres (140 hectares), is located within a portion of the E 1/2 Section 36 and a portion of the W 1/2 Section 36-52-23-W4.

NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority conferred upon it by The Planning Act, 1980, R.S.A., enacts as follows:

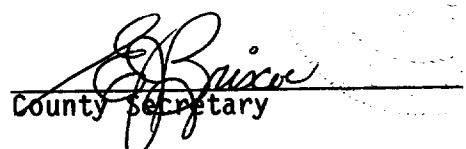
1. This Bylaw be cited the Heritage Hills Area Structure Plan.
2. Appendix "A" attached hereto and forming part of this Bylaw, entitled Heritage Hills Area Structure Plan, is hereby adopted as the Heritage Hills Area Structure Plan.

Read a first time this 19th day of March, 1985.

Read a second time this 16th day of April, 1985.

Read a third time and finally passed this 16th day of April, 1985.


Reeve


County Secretary

APPENDIX "A"

By-law 9-85



Heritage Hills

Area Structure Plan

Heritage Hills

Area Structure Plan

prepared for

Qualico Developments Ltd.

by

Mackenzie Spencer Associates Ltd.

Professional Planners

in association with

Walker Newby & Associates Limited

February 1985

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Chapter 1

Introduction & Background Information

This report proposes a development concept that will serve to guide the subsequent subdivision and ultimate development of approximately 140 hectares (350 acres) of land within Sherwood Park.

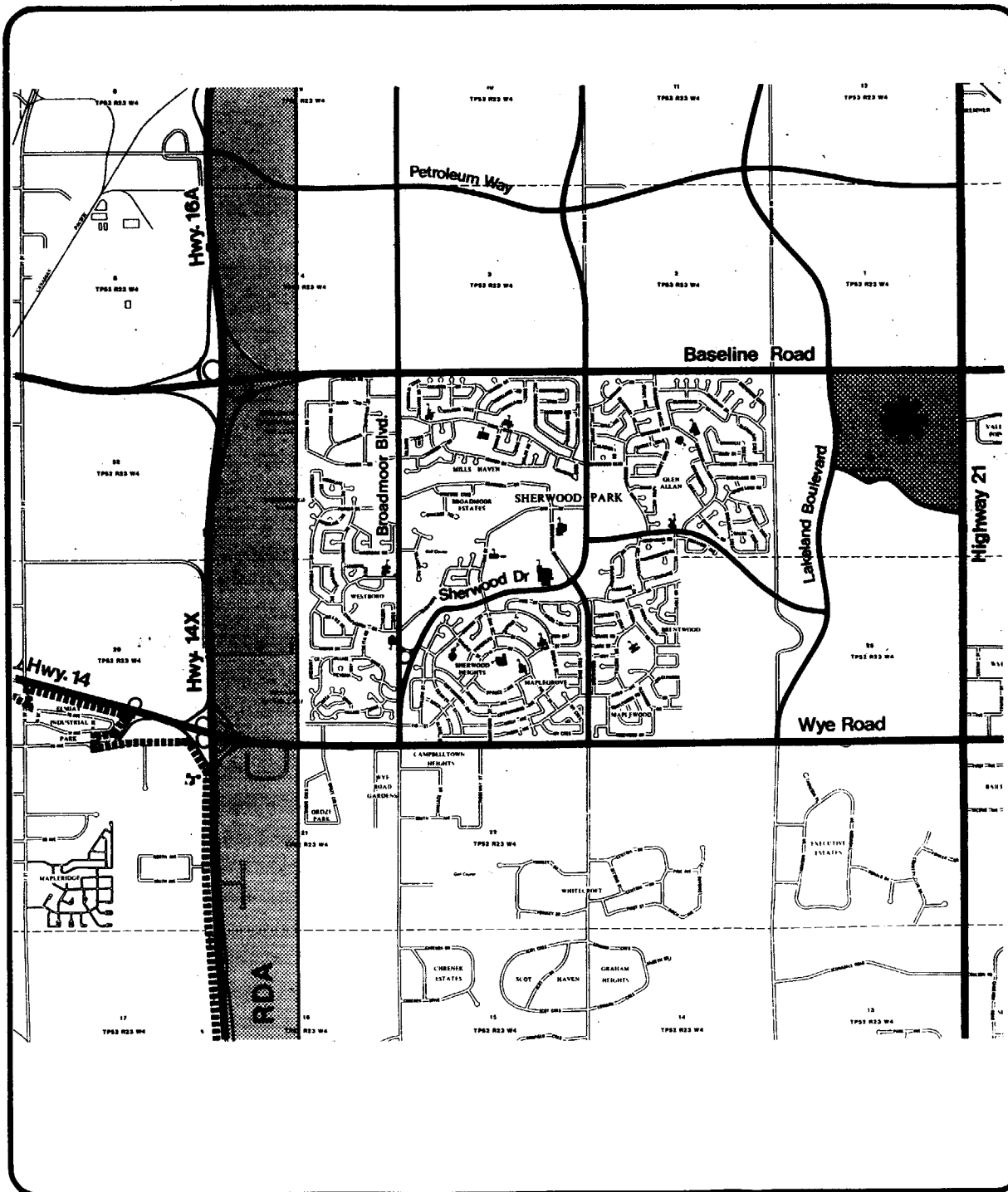
Location

The area for which this concept is proposed is situated south of Baseline Road and west of Highway 21 and forms a portion of Section 36-52-23-W4M (Figure 1 - Location). This concept represents the first of a number of neighbourhood plans which will be required ultimately to effect the subdivision and development of what previously has been referred to as "Stage IIA, Sherwood Park". The name proposed for this neighbourhood by Qualico Developments Ltd. is "Heritage Hills". This name will be used throughout this report to identify the area for which the development concept has been prepared by Mackenzie Spencer Associates Limited.

Background Information

The 1978 Strathcona General Plan stated that semi-urban sprawl within the County should be eliminated and the majority of the future population accommodated within Sherwood Park. Three general stages of development for Sherwood Park were identified by the General Plan. Stage I involved the completion of the existing Sherwood Park community. The immediate phase of expansion for Sherwood Park was identified as Stage II. This development area encompassed four sections of land which are located immediately east and northeast of the existing Sherwood Park community. Stage II was divided into two sub-phases with Baseline Road being the division line. The two sections of land south of Baseline Road were referred to as Stage IIA.

In 1979, Makale & Kylo Planning Associates Limited prepared an Area Structure Plan for Stage IIA. A number of subdivisions based on this Area Structure Plan were advanced for approval to the County during the 1979-1982 period. Although most were approved by the County, none of these subdivisions proposed during this period have been registered. The failure to register the approved subdivisions rests largely with the unfavourable economic climate created by the recession experienced in Canada in the early 1980's.



Heritage Hills

Area Structure Plan

Location



prepared for **QUALICO** DEVELOPMENTS LTD.

March, 1985



Mackenzie Spencer Associates Limited

Heritage Hills

Marginally improved economic conditions and the creation of a Planning and Development Department within the County Administration in the past two years have prompted a review of the Stage IIA Area Structure Plan. The results of this informal review have indicated that this Area Structure Plan does not adequately address the County's current priorities and development aspirations for Sherwood Park. As a consequence, the land area encompassed by Stage IIA has been divided into a number of plan areas for which separate Area Structure Plans are either being prepared or proposed to be formulated over the course of the next five to ten years. The Heritage Hills Area Structure Plan is one of these.

The Plan Proponents

The Area Structure Plan for Heritage Hills has been prepared by Mackenzie Spencer Associates Ltd. for Qualico Developments Ltd. Qualico owns in excess of 65% of the area encompassed by Heritage Hills. Three other owners - Melcor Developments Ltd., Madison Industrial Equipment Ltd., and Mr./Mrs. Roy McCaughey - hold title to the balance of the area. Appendix A details the ownership within Heritage Hills. Engineering information utilized in the preparation of this report was the responsibility of Walker, Newby & Associates Ltd.

Chapter 2

Development Objectives

The primary objective of the development concept proposed to apply within this residential neighbourhood of Sherwood Park is to serve as a guide for the subsequent subdivision and ultimate development of Heritage Hills. Specifically, the objectives of this plan are:

1. to provide a land use framework for the development of Heritage Hills that will, first, form an integral component of Sherwood Park, and second, provide an internal organization of land uses that promote community identity through the definition and integration of distinct sub-neighbourhood units;
2. to anticipate the demand of the marketplace by placing the emphasis on housing form with the single-family dwelling as opposed to the multiple-family project development and to provide that housing within the economic reach of that segment of the general population projected to ultimately reside in this sector of Sherwood Park;
3. to provide a land use framework through which may be provided a basic level of services required to sustain the resident population's day-to-day needs; and,
4. to ensure that the design of Heritage Hills is sensitive to existing "boundary conditions" of the area (i.e., the major thoroughfares which form the perimeter of Heritage Hills - Highway 21, Baseline Road, and Lakeland Boulevard) and the potential constraints/opportunities afforded by existing and proposed internal land uses (i.e., the Norcen Energy Resources pipeline right-of-way and the proposed stormwater drainage facilities which form the south boundary of Heritage Hills).

While these objectives form the basic design approach utilized in the formulation of the Area Structure Plan for Heritage Hills, the existing man-made and natural environments within the Area, to a large extent, dominate in shaping the future urban form of this proposed residential development area. Those environmental factors are the subject of the following Chapter.

Chapter 3

Environmental Assessment

A number of man-made factors, both existing and proposed, and natural features define potential constraints and/or opportunities which should be ameliorated or exploited, respectively, by the development concept proposed for Heritage Hills. Among those factors are the existing land use, soils, vegetation and topography, the potential noise intrusion resulting from the traffic utilizing the major thoroughfares of Baseline Road and Highway 21, and finally, the lineal land use features which bisect Heritage Hills (i.e., the Norcen Energy Resources pipeline right-of-way).

Existing Land Use

With the exception of the sites of two acreages, the land within Heritage Hills currently is being farmed. The acreages within Heritage Hills both include a principal residence and ancillary buildings. Of particular concern in the formulation of the development concept is the structural quality of these principal residences. Each of these residences appears to have been built utilizing a high standard of design and construction. Every attempt, therefore, should be made to incorporate these principal residences into the design of the development concept proposed for Heritage Hills.

Soils

Soils are generally products of the environmental conditions under which they have developed and their characteristics are dependent upon climate, vegetation, nature of parent materials, topography, drainage and time.

The soils within Heritage Hills are rated by the **Canada Land Inventory** as a mixture of Classes 2, 3 and 4. The soils within the extreme northeast corner of Heritage Hills are rated as Class 4 with topographical and soil structure limitations. With the exception of this corner, Class 3 soils with a limitation due to topography predominate in the northern half of Heritage Hills. Soils within the remaining portion of Heritage Hills are ranked as Class 2 with restrictions due to soil structure.

The **Alberta Soil Survey** classifies soils within Heritage Hills as a composite of Falun Loam (70%) and Uncas Loam (30%). Falun Loam is an Orthic Dark Grey soil which is a member of the Chernozemic Soils Group. Chernozemic Soils are found to have developed under grassland and

Heritage Hills

parkland areas. These soils have a dark top or surface soil over a fairly friable sub-surface. Falun Loam has medium water storage potential with good natural drainage and medium permeability of both the sub-soil and topsoil. This soil generally has a moderate degree of stoniness and moderate to severe limitations due to topography.

Uncas Loam is a Podzolic Soil. It is of the Dark Grey Wooded Series which is usually somewhat acidic. Uncas Loam has a medium water storage capacity, moderately good natural drainage and a medium to low permeability of the topsoil and subsoil. These characteristics of Uncas Loam indicate that in areas of hummocky topography localized depressions may not drain rapidly through the soil forming areas that are seasonally wet. Uncas Loam also has limitations due to the stoniness of the soil as well as the nature of the topography on which the soil has developed.

Regardless of the limiting characteristics of the soils for cultivation, these soils should pose no significant problems to the development of this land as a residential neighbourhood within Sherwood Park. A detailed soils analysis, however, will be undertaken for each subdivision within Heritage Hills prior to development.

Vegetation

Past agricultural practices have virtually eliminated most of the mature tree cover within Heritage Hills. As a consequence, the existing vegetation is composed primarily of cropped open field or grassland. The mature vegetation which remains is found largely in the vicinity of localized topographical low areas or adjacent the drainage course which forms the south boundary of Heritage Hills. Vegetation around these areas consists of low willow and other wetland shrubs, balsam poplar, sedge, coarse grass, and other damp area vegetation. Most of the trees within these areas appear to be at the end of their lifespan and not worthy of attempts at preservation. Given the adverse regional climate, including the prevailing winter winds and the exposed nature of the site, however, every effort should be made to retain the minor number of healthy, young trees which do exist through sensitive site design and development.

Topography

The land form within Heritage Hills provides a number of opportunities to develop a unique and interesting design for a residential neighbourhood not common within the Edmonton Metropolitan Area. The land within Heritage Hills lowers toward the south from a high point in the north portion of the area through a grade change approximating 90 feet. Three distinct hills are evident within the northern half of Heritage Hills. From these vantage points views extend south, west and north for some considerable distance. Slopes within the area, in certain limited instances, exceed 10%. These slopes, rather than providing an impediment to the development of the land for urban purposes provide the opportunity to design, within the Edmonton Metropolitan Area, a residential environment that exploits this significant natural feature (i.e., the land form) to the advantage of the ultimate residents of Heritage Hills.

Heritage Hills

Figure 2 - Natural Features graphically summarizes and describes the major elements of the natural environment which are of particular significance in the formulation of the development concept proposed for Heritage Hills. **Figure 3 - Aerial Photograph** provides a second view of the Heritage Hills development area within the context of the existing Sherwood Park community.

Noise Intrusion

Major traffic routes form the north and east boundaries of Heritage Hills. Both of these thoroughfares are potential or existing truck route inasmuch as these roads form integral components of the regional road network within the Edmonton Metropolitan Area. The potential noise intrusion into Heritage Hills as a result of the existence of these routes should be minimized. Attenuation measures sufficient to reduce the potential noise within Heritage Hills resulting from the traffic utilizing these two thoroughfares, therefore, should be provided to effect an "acceptable level" of noise within the urban, residential environment of this neighbourhood.

The Norcen Right-of-Way

Heritage Hills is bisected on a north-south alignment by a 50 foot wide easement within which is located a 10 inch, natural gas, high pressure transmission line. This line is owned and operated by Norcen Energy Resources Ltd. The land over which the easement runs cannot be developed for residential use. The location of the right-of-way and its extension north and south of Heritage Hills, however, does provide an opportunity to incorporate this lineal land use feature into the design of Heritage Hills as an integral part of a comprehensive pedestrian circulation system for the Stage IIA lands. This can be accomplished, in part, through appropriate landscaping of the surface area of the Norcen Energy Resources right-of-way and the interconnection of that corridor with the residential environment in Heritage Hills utilizing minor walkway connections. In addition, the Development Concept must recognize the 'set-back' restrictions for various uses from this pipeline defined by County Bylaw 84-84 (eg. Institutional buildings - 660 feet).

Conclusion

The development concept proposed for Heritage Hills must recognize various environmental limitations in the design of this residential neighbourhood. The natural and man-made environments, however, provide a number of opportunities which can be exploited to the long-term benefit of the urban environment within Heritage Hills. The manner in which these limitations are recognized and the opportunities exploited are detailed in the following Chapter which outlines the development concept proposed for Heritage Hills.

APPENDIX A

TABLE 1

GENERAL LAND USE ALLOCATION

Heritage Mills

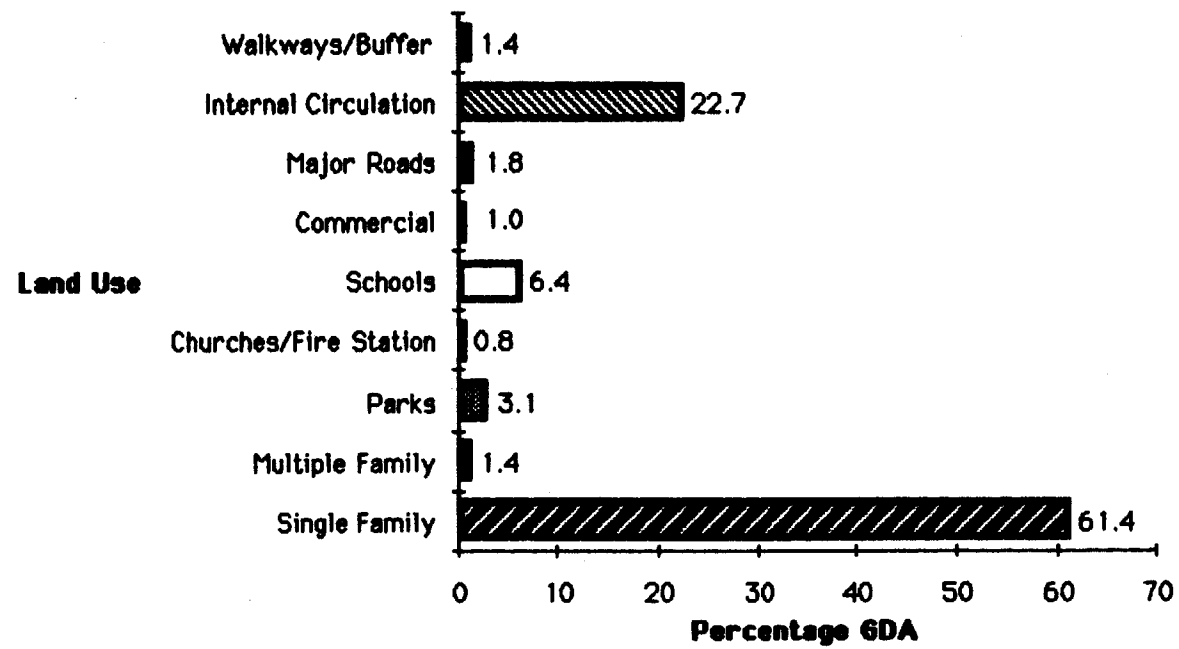
GROSS AREA:				348.1ac
Less:				
Highway 21 (widening)	15.1 ac			
Norcen right-of-way	3.8 ac			
Baseline Road (widening)	6.9 ac			
Stormwater Retention Ponds	30.1 ac			
GROSS DEVELOPABLE AREA:				292.2 ac 100.0%
Residential Land Use:				183.4 ac 62.8%
Single-Family	179.4 ac	61.4%		
Low Density Multiple Family	4.0 ac	1.4%		
Open Space/Institutional:				30.2 ac 10.3%
Neighbourhood Park	7.4 ac	2.6%		
Local Park	1.5 ac	0.5%		
Public Elementary School	8.0 ac	2.7%		
Separate Elementary/ Junior High School	10.9 ac	3.7%		
Churches (2)	1.4 ac	0.5%		
Fire Station	1.0 ac	0.3%		
Commercial:				3.0 ac 1.0%
Neighbourhood Commercial	3.0 ac	1.0%		
Circulation:				75.6 ac 25.9%
Lakeland Boulevard (1/2 R/W)	5.3 ac	1.8%		
Neighbourhood Collector (24 m)	12.2 ac	4.2%		
Minor Neighbourhood Collector (22 m)	22.9 ac	7.9%		
Local Roads	29.6 ac	10.1%		
Lanes	1.5 ac	0.5%		
Walkways (Minor)	0.7 ac	0.2%		
Buffer	3.4 ac	1.2%		

APPENDIX A
TABLE 1A

GENERAL LAND USE ALLOCATION
Heritage Mills

GROSS AREA:			140.8 ha
Less:			
Highway 21 (widening)	6.1 ha		
Norcen right-of-way	1.5 ha		
Baseline Road (widening)	2.8 ha		
Stormwater Retention Ponds	12.2 ha		
GROSS DEVELOPABLE ACREAGE:			118.2 ha 100.0%
Residential Land Use:			74.2 ha 62.8%
Single-Family	72.6 ha	61.4%	
Low Density Multiple Family	1.6 ha	1.4%	
Open Space/Institutional:			12.2 ha 10.3%
Neighbourhood Park	3.0 ha	2.6%	
Local Park	0.6 ha	0.5%	
Public Elementary School	3.2 ha	2.7%	
Separate Elementary/ Junior High School	4.4 ha	3.7%	
Churches (2)	0.6 ha	0.5%	
Fire Station	0.4 ha	0.3%	
Commercial:			1.2 ha 1.0%
Neighbourhood Commercial	1.2 ha	1.0%	
Circulation:			30.6 ha 25.9%
Lakeland Boulevard (1/2 R/W)	2.1 ha	1.8%	
Neighbourhood Collector (24 m)	4.9 ha	4.2%	
Minor Neighbourhood Collector (22 m)	9.3 ha	7.9%	
Local Roads	12.0 ha	10.1%	
Lanes	0.6 ha	0.5%	
Walkways (Minor)	0.3 ha	0.2%	
Buffer	1.4 ha	1.2%	

Heritage Hills Land Use Profile



APPENDIX A

TABLE 2

POPULATION, HOUSING UNITS & SCHOOL GENERATION *Heritage Mills*

<u>Land Use</u>	<u>Acres</u>	<u>Units/ Net Acre</u>	<u>Total Units</u>	<u>Persons/ Unit</u>	<u>Population</u>
Single Family	179.4	7.3	1,310	3.4	4,454
Low Density MF	4.0	15.0	60	3.4	204
TOTAL:	183.4	n/a	1,370	n/a	4,658

DENSITY OF DEVELOPMENT:

= Total Population ÷ Gross Developable Area
 = 4,658 persons ÷ 292.2 ac
 = 15.9 persons/GDA

STUDENT GENERATION:

<u>School</u>	<u># Families</u>	<u>Factor</u>	<u>Distribution</u>	<u>Student Generation</u>
Public Elementary	1,370	.43	.75	442
Seperate Elementary	1,370	.43	.25	147
Public Junior High	1,370	.20	.75	206
Seperate Junior High	1,370	.20	.25	69
Public Senior High	1,370	.16	.75	164
Seperate Senior High	1,370	.16	.25	55

APPENDIX A

TABLE 2A

POPULATION, HOUSING UNITS & SCHOOL GENERATION *Heritage Mills*

<u>Land Use</u>	<u>Hectares</u>	<u>Units/ Net Hectare</u>	<u>Total Units</u>	<u>Persons/ Unit</u>	<u>Population</u>
Single Family	72.6	18.0	1,310	3.4	4,454
Low Density MF	1.6	37.1	60	3.4	204
TOTAL:	74.2	n/a	1,370	n/a	4,658

DENSITY OF DEVELOPMENT:

= Total Population ÷ Gross Developable Area
 = 4,658 persons ÷ 118.3ha
 = 39.4 persons/Gross Developable Hectare

STUDENT GENERATION:

<u>School</u>	<u>* Families</u>	<u>Factor</u>	<u>Distribution</u>	<u>Student Generation</u>
Public Elementary	1,370	.43	.75	442
Separate Elementary	1,370	.43	.25	147
Public Junior High	1,370	.20	.75	206
Separate Junior High	1,370	.20	.25	69
Public Senior High	1,370	.16	.75	164
Separate Senior High	1,370	.16	.25	55

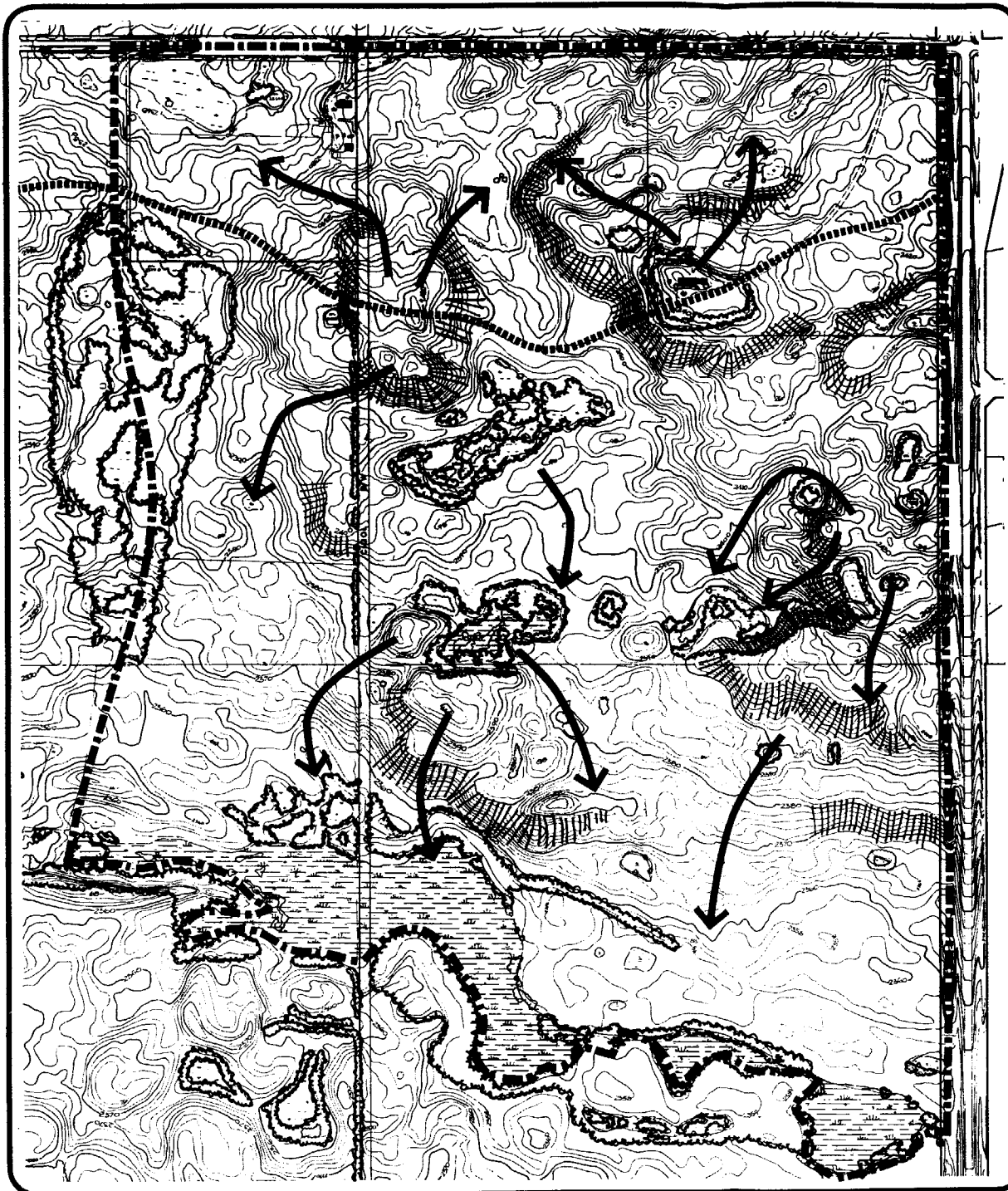
APPENDIX A

TABLE 3

OWNERSHIP

Heritage Mills








<u>Registered Owner</u>	<u>Legal Description</u>	<u>Purchaser/Beneficial Owner</u>
Qualico Developments Ltd.	NE 1/4 36-52-23-W4 (C of T 822 121 019)	n/a
Qualico Developments Ltd.	SE 1/4 36-52-23-W4 (C of T 792 153 163)	n/a
Madison Industrial Equipment Ltd. et al	Block A, Plan 4139 K.S. (C of T 822 288 831)	n/a
Samuel McCaughey	W 1/2 Sec. 36-52-23-W4 (C of T 842 171 482)	Melcor Developments Ltd.
Roy & Anita McCaughey	Lot A, Plan 651 N.Y. (C of T 832 138 639)	n/a



Heritage Hills

Area Structure Plan

Natural Features

-  Plan Area Boundary
-  Significant Slope Area
-  Surface Water Divide
-  Overland Drainage Direction
-  Seasonal Wet Areas
-  Existing Vegetation
-  Contours every 2 feet

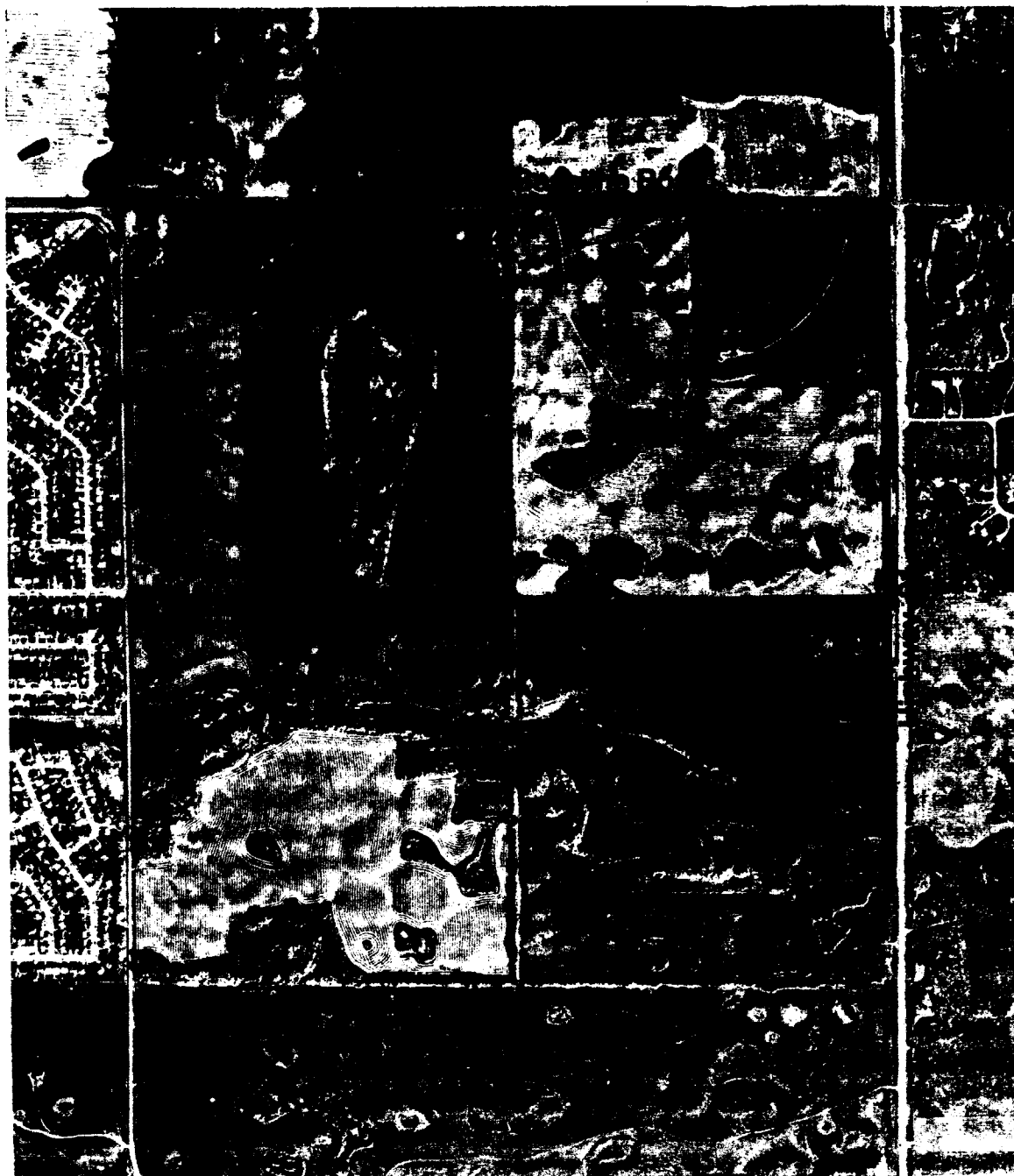
prepared for **QUALICO** DEVELOPMENTS LTD

March 1985



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Mackenzie Spencer Associates Limited



Heritage Hills

Area Structure Plan

Aerial Photograph



Plan Area

prepared for **QUALICO** DEVELOPMENTS LTD

MARCH 1985



3

Mackenzie Spencer Associates Limited

Chapter 4

The Development Concept

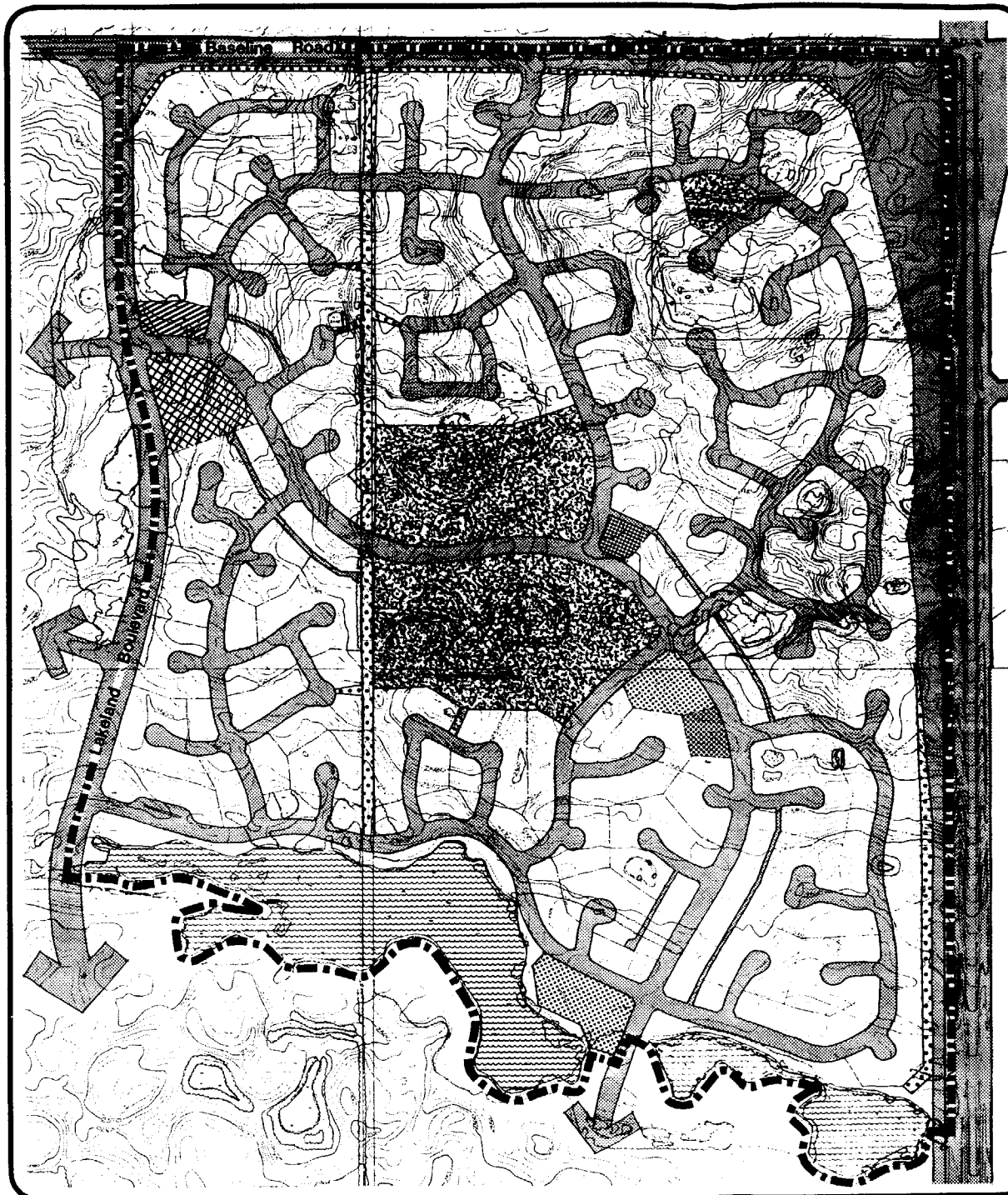
Background to the Concept

Lacking the guidance of a general land use framework for the two Sections of land previously referred to as "Stage IIA", it became necessary, prior to the formulation of a development concept for Heritage Hills, to establish certain basic land use parameters that would serve to guide the detailed design of these lands. This was accomplished through discussions with representatives of the Planning and Development Department, the Strathcona County Board of Education, the Recreation and Parks Department, the Sherwood Park Roman Catholic Separate School Board, and the County Engineer. The results of these discussions may be summarized as follows. First, the Planning and Development Department indicated that the density of development within the Stage IIA lands of which Heritage Hills forms a part should approximate 16 persons per gross acre. Second, the County Engineer detailed the design standards for residential streets which form part of County policy. Third, the Recreation and Parks Department jointly with the Board of Education and the Separate School Board defined the size and preferred location of the various school and park facilities required to serve the population that will ultimately reside within the Stage IIA development area.

General Land Use Structure

The development concept proposed to guide the future subdivision of Heritage Hills is outlined on **Figure 4 - Development Concept**. This concept envisions the creation of a number of sub-neighbourhood development units many of which will have an individual and distinct physical identity. Each sub-unit is either oriented toward the vehicular circulation system defined by the major and minor neighbourhood collector roads or the pedestrian circulation/open space system. This network of open space includes the stormwater retention ponds, Public Elementary and Separate Elementary/Junior High School sites, neighbourhood park, and Norcen Energy Resources right-of-way.

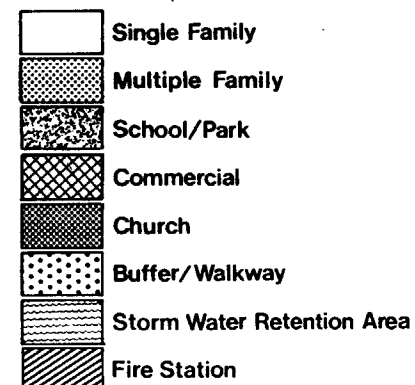
Sites of various community facilities such as schools, neighbourhood parks, retail commercial services and churches, which are required to support and serve the ultimate resident population of Heritage Hills, complete the general land use structure defined by the development concept. The development concept respects the specific locational criteria of each of these facilities while attempting to locate the respective sites in a manner that will ultimately benefit the community



Heritage Hills

Area Structure Plan

Development Concept



Prepared by **QUALICO** DEVELOPMENTS LTD.

March 1985



4

Mackenzie Spencer Associates Limited

Heritage Hills

of residents that will live in Heritage Hills. A detailed description of these community facilities is provided in the following section of this Area Structure Plan.

Urban Design

The design of Heritage Hills was influenced, to a considerable extent, by the development area's rolling terrain and its southern exposure. As noted in Chapter 3, the land within Heritage Hills lowers toward the south from a high point in the north through a grade change approximating 90 feet. Within the area are three distinct hills.

The basic approach utilized in the design of Heritage Hills was to emphasize these hills while respecting natural drainage patterns. Accordingly, the major road system (i.e., the neighbourhood collector roads) circumscribes the hills following the meandering routes defined by the natural runoff of stormwater. Local roads "reach up" to the top of the hills from the collector routes. The form of the majority of these local roads is the cul-de-sac which was utilized primarily to define distinct clusters of single-family housing, or, "sub-neighbourhood units". With the major road system following natural drainage patterns and the local roads extending up the slopes from these collector routes, the design of Heritage Hills not only accomplishes a horizontal but a vertical separation of the majority of the residential clusters from the concentrated traffic flows within the neighbourhood and its associated noise.

The neighbourhood park and institutional uses planned within Heritage Hills, on the other hand, are located on relatively flat land adjacent the neighbourhood collector road. In essence, residential development north of the school and neighbourhood park sites "steps down" to this central core of open space. Beyond the school/park sites to the south, the residential clusters "step down" again to the chain of stormwater lakes which form the south boundary of Heritage Hills. Each of the major open space features - the school grounds, neighbourhood park, and stormwater lakes - purposely are not "closed in" by residential development. Rather, these neighbourhood elements have been opened up to full public access - both visually and physically - to extend the benefit of these features throughout the entire neighbourhood.

Rather than detracting from the physical environment within Heritage Hills, the Norcen Energy Resources right-of-way has been integrated into the development by utilizing its surface area as a pedestrian corridor. Links back into the residential clusters and its alignment through the central, school/park area effectively transform this right-of-way from a potential liability and physical barrier into a functional component of the Heritage Hills residential environment and its pedestrian circulation system.

The landscape treatment of the road system is the last element of the design which is of significance in the planned, urban environment within Heritage Hills. Adjacent the major arterials, a berm/fence noise attenuation system will be developed where the residential

Heritage Hills

clusters are at the same grade as the adjacent roads. Where Highway 21 is proposed to underpass Baseline Road, the vertical separation of the road from the residential environment will effectively perform the same function. This system, rather than creating what may be perceived as a "walled community", will be landscaped with vegetation and the berm contoured to achieve a "soft" edge to the residential environment. Internally, boulevards will be landscaped on a graduated scale with the most intensive being placed adjacent the neighbourhood collector roads. This gradation in the intensity of landscaping, in addition to serving a limited noise reduction function, will serve to provide a further visual clue as to the significance of the various roads which comprise the internal vehicular circulation system within Heritage Hills. Finally, within various cul-de-sacs, low maintenance, landscaped islands are proposed. The islands will serve to enhance the physical environment within these residential clusters through reducing the amount and expense of pavement in the cul-de-sac head. These cul-de-sacs, however, have been purposely designed to accommodate the island as well as providing for normal vehicular movements including snow removal.

Housing Profile

The housing proposed to be emphasized in Heritage Hills is the single-family dwelling unit. Rather than developing the single-family accommodation at a uniform density throughout Heritage Hills, however, it is proposed to utilize various densities of this housing form in selected sectors of Heritage Hills. Optimum utilization of the RR-1 Restricted Residential and R-1 One Family Residential Districts of the County's Land Use Bylaw, therefore, is contemplated in order to achieve this objective. With this variance in the density of development of single-family accommodation within Heritage Hills and the emphasis being placed on this housing form, the demand of the marketplace is being realistically anticipated. Also, housing will be provided that is within the economic reach of that segment of the general population projected to ultimately reside in this sector of Sherwood Park.

Integrated within the land use structure for Heritage Hills are two multiple-family project development sites. Definition of these sites will ensure a full complement of housing types is provided in Heritage Hills. These sites are proposed to be developed within the R-3 Low Density Multiple-Family District provisions of the County's Land Use Bylaw. The proposed Multiple-Family project development sites have been placed adjacent major open space features in Heritage Hills and the neighbourhood collector road. The rationale for the placement of these multiple-family project developments is to provide ease of access, both pedestrian and vehicular, for residents of this form of accommodation to public open space, commercial facilities and schools. The placement of these sites in this manner, therefore, encourages the use of the public transit system by project residents, provides access to public open space where minimal private open space is potentially available and creates within Heritage Hills the potential for significant, visual urban focal points.

Heritage Hills

Statistical Summary

The allocation of the land area within Heritage Hills to various uses is defined by Table 1. The number of housing units by type, total population, density of development and school generation within Heritage Hills is summarized by Table 2.

Community Facilities

Schools

Within Heritage Hills two school sites have been provided as discussed with the Recreation and Parks Department, the Strathcona County Board of Education and the Sherwood Park Roman Catholic Separate School Board. A Public Elementary School site of approximately eight acres in size is proposed adjacent the neighbourhood collector roadway and central to its ultimate catchment area. This catchment area will be approximately the north half of Heritage Hills and the future development area lying west of Lakeland Boulevard. A second Public Elementary School to serve the students located in the remainder of Heritage Hills is proposed to be located south of Heritage Hills. Students of the Public School System at the Junior and Senior High School levels will attend facilities either existing or proposed to be located in the balance of the Stage IIA development area.

Within Heritage Hills, the site of a future Separate Elementary/Junior High School has been defined. This site approximates eleven acres in size and is located central to the Heritage Hills Neighbourhood. Students of the Separate School System at the Senior High School level will attend a facility proposed to be located adjacent the existing Public Senior High School in the south half of the Stage IIA development area.

Both the potential building sites of the Public Elementary and Separate Elementary/Junior High Schools are separated from the Norcen right-of-way by a distance of 660 feet (200 metres).

Parks and Open Space

Two parks are proposed for ultimate development in Heritage Hills. First, an approximately 7.4 acre Neighbourhood Park is proposed adjacent the site of the Public Elementary School. This park has been placed between the Norcen right-of-way and the school site in an attempt to create within Heritage Hills the potential for a significant open space and recreation focus for the community. The Norcen right-of-way, to ensure its function as a central pedestrian corridor, will be intensively landscaped and include a six foot wide, hard surface, bicycle/pedestrian path that will continue east and west along the north shore of the chain of stormwater lakes. The landscape treatment of the lake shore will conform to County guidelines.

Heritage Hills

Second, an approximately 1.5 acre local park is proposed in the northeast sector of Heritage Hills. This park has been defined and located in an area of Heritage Hills that is not well served by the central Neighbourhood Park or the pedestrian circulation system anchored by the Norcen Energy Resources right-of-way. In addition to these two parks and the open space associated with the pedestrian circulation system, the entire perimeter of the stormwater retention lakes, which form the south boundary of Heritage Hills, effectively functions as an integral component and continuation of the open space system within the Neighbourhood.

Retail Commercial

Local convenience and neighbourhood commercial facilities, the ultimate service area of which is projected to be approximately the north half of the Stage IIA development area, are proposed to be accommodated within Heritage Hills at a single site of approximately three acres in size. This site is proposed at the southeast corner of the intersection of Lakeland Boulevard and the neighbourhood collector road. This facility is anticipated to accommodate such uses as convenience retail stores, health services, minor eating establishments, personal service shops and professional, financial, and office support services.

Churches

Two church sites are proposed within Heritage Hills. These sites were located proximate to the sites of future school buildings so as to ensure adequate parking for these religious institutions. The number of church sites required to serve the ultimate population of Heritage Hills was defined in consultation with the Planning and Development Department.

Protective Services

Police services will be provided to the future residents of Heritage Hills from existing facilities located in Sherwood Park. Fire protection will be provided from a new station to be located in Heritage Hills on Lakeland Boulevard adjacent the neighbourhood collector road.

Circulation System

The circulation system proposed to serve Heritage Hills is comprised of three key elements - the road network, the public transit system, and the pedestrian circulation system.

The Road Network

Heritage Hills is bounded on the north by Baseline Road and on the east by Highway 21 both of which are integral components of the regional road network within the Edmonton Metropolitan Area. Ultimately, Baseline Road will be developed as a six lane divided

Heritage Hills

arterial road. Highway 21 currently serves to interconnect Sherwood Park with Fort Saskatchewan to the north and the Camrose and Wetaskiwin communities to the south.

Noise attenuation measures, as a consequence, are proposed along each of these routes to minimize the potential noise intrusion into Heritage Hills resulting from the traffic using these thoroughfares. The devices that will provide the required attenuation may be a berm or noise attenuation wall, or, a combination of these two techniques. The actual design of these devices will be undertaken in consultation with either the County of Strathcona or Alberta Transportation depending on whether or not the road of concern is Baseline Road or Highway 21 respectively. The placement of the noise attenuation device will be such that the "internal" side of the device will be within the rear lot of adjacent properties thereby increasing the lot depth by one-half the width of the base dimension of the noise attenuation device. This placement of the noise attenuation device utilized will minimize the long-term maintenance responsibility of this system by the County of Strathcona and Alberta Transportation.

The west limit of Heritage Hills is the future Lakeland Boulevard, a minor urban arterial. This road will be developed as a four lane divided facility within a 40 metre right-of-way and will serve to link Heritage Hills to other residential sectors within Sherwood Park situated north and south of Baseline Road. Residential development is proposed to "back on" this roadway. The road boulevard will be landscaped with undulating berms and cluster tree planting. NOTE: The County is currently evaluating the format of residential development adjacent arterial roads "backing on" with an intensively landscaped boulevard (i.e., the Heritage Hills example) or "fronting on" with the provision for a service road. Subdivision of the lands adjacent Lakeland Boulevard within Heritage Hills will have to conform to the format ultimately adopted by the County provided a precedent has not been set by a previous subdivision that precludes a logical implementation and progression of the format.

The internal road network focuses on the major and minor neighbourhood collector roadways which link the sub-neighbourhood development units to Lakeland Boulevard and Baseline Road. The balance of the internal road network is a series of local and sub-collector streets which define, in effect, the sub-neighbourhood development units.

Public Transportation

Ultimately, Heritage Hills will be served by extensions of the public transportation system which currently serves the resident population of the existing Sherwood Park community. It is envisioned that the public transportation system will be extended into Heritage Hills utilizing a combination of the major and minor neighbourhood collector roadways. The routing of this system within Heritage Hills, however, depends on the definition of an entire network that ultimately will be required to serve the newly developing residential areas within east Sherwood Park (i.e., Stages IIA & B). This evaluation and definition of

Heritage Hills

the ultimate public transportation network will be undertaken by the County's Transportation Department.

Pedestrian Circulation

The pedestrian circulation system envisioned for Heritage Hills focuses on three key elements - the Norcen right-of-way, the Neighbourhood Park/School sites located central to the Neighbourhood, and the chain of stormwater retention lakes which form the south boundary of Heritage Hills. The Norcen right-of-way is envisioned to be developed as a major pedestrian spine that will serve to link residential areas external to Heritage Hills to the major open space features within the Neighbourhood. Minor walkway connections, in turn, will serve to link the sub-neighbourhood development units within Heritage Hills to this pedestrian corridor. This corridor will be intensively landscaped and will include a six foot wide, hard surface, bicycle/pedestrian path. Completing the pedestrian circulation system is a proposed network of pathways adjacent the perimeter of the chain of stormwater retention lakes that are extensions of the bicycle/pedestrian path located within the Norcen right-of-way.

Utility Infrastructure

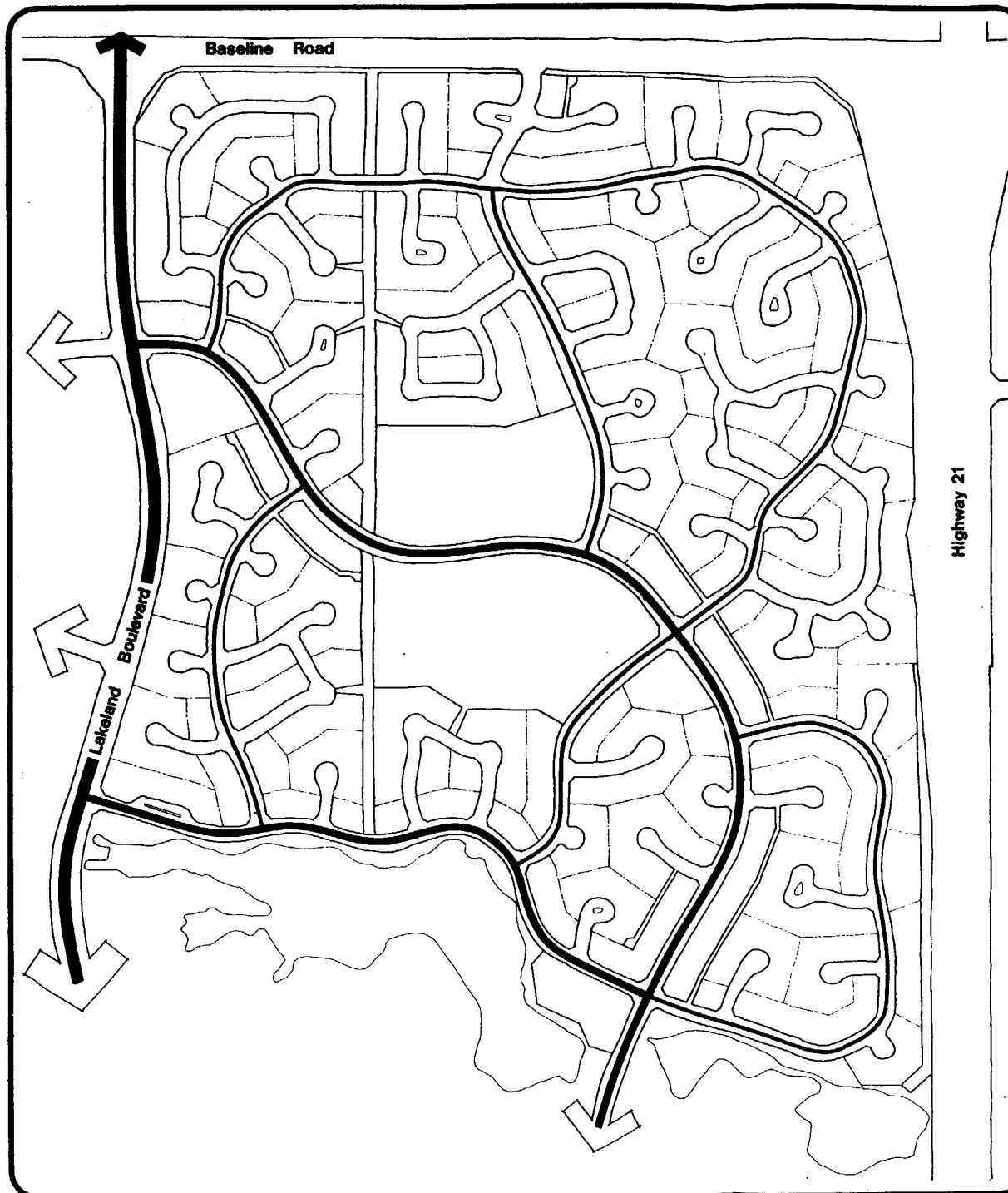
Water supply and distribution, sanitary sewage collection and disposal, and stormwater drainage form the three major components of the servicing system which must be provided to allow development of Heritage Hills.

Water Supply and Distribution

A 900 mm supply main currently exists within the projected alignment of Lakeland Boulevard which forms the west boundary of Heritage Hills. Water will be supplied to Heritage Hills through connections to this supply main. Internally, the lateral servicing of Heritage Hills will conform to the "County of Strathcona 20, Sherwood Park Water Network Study" completed in October, 1979 by Associated Engineering Services Ltd. This report indicates that water supply internal to Heritage Hills will be provided through the construction of a 300 mm water main that eventually will be looped through the West 1/2, Section 36 thereby providing a water supply for potential development areas to the south of Heritage Hills. **Figure 5 - Water Distribution System** defines the major elements of the water supply and distribution network required to service Heritage Hills.

Sanitary Sewage Collection and Disposal


The entire development area defined as Heritage Hills will be serviced by the existing 900 mm Northeast Regional Sanitary Trunk Sewer which is located within the projected alignment of Lakeland Boulevard. This development area is divided into three sub-basins with the two most northerly basins draining west into the 900 mm trunk sewer. The



Heritage Hills

Area Structure Plan

Water Distribution System

-  Existing 900mm Main
-  300mm Water Main
-  200mm Water Main

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MARCH 1985



0 25 50m 100m 200m 350

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Heritage Hills

southeast portion of Heritage Hills will drain south and eventually connect to a proposed sanitary sewer main to be located immediately south of the chain of stormwater lakes which define the southerly limit of Heritage Hills. This proposed sanitary sewer main will provide service to the areas south of Heritage Hills and will drain east to the 900 mm Regional Sanitary Trunk Sewer. **Figure 6 - Sanitary Sewerage System** graphically describes the major elements of the sanitary sewage system proposed to service Heritage Hills.

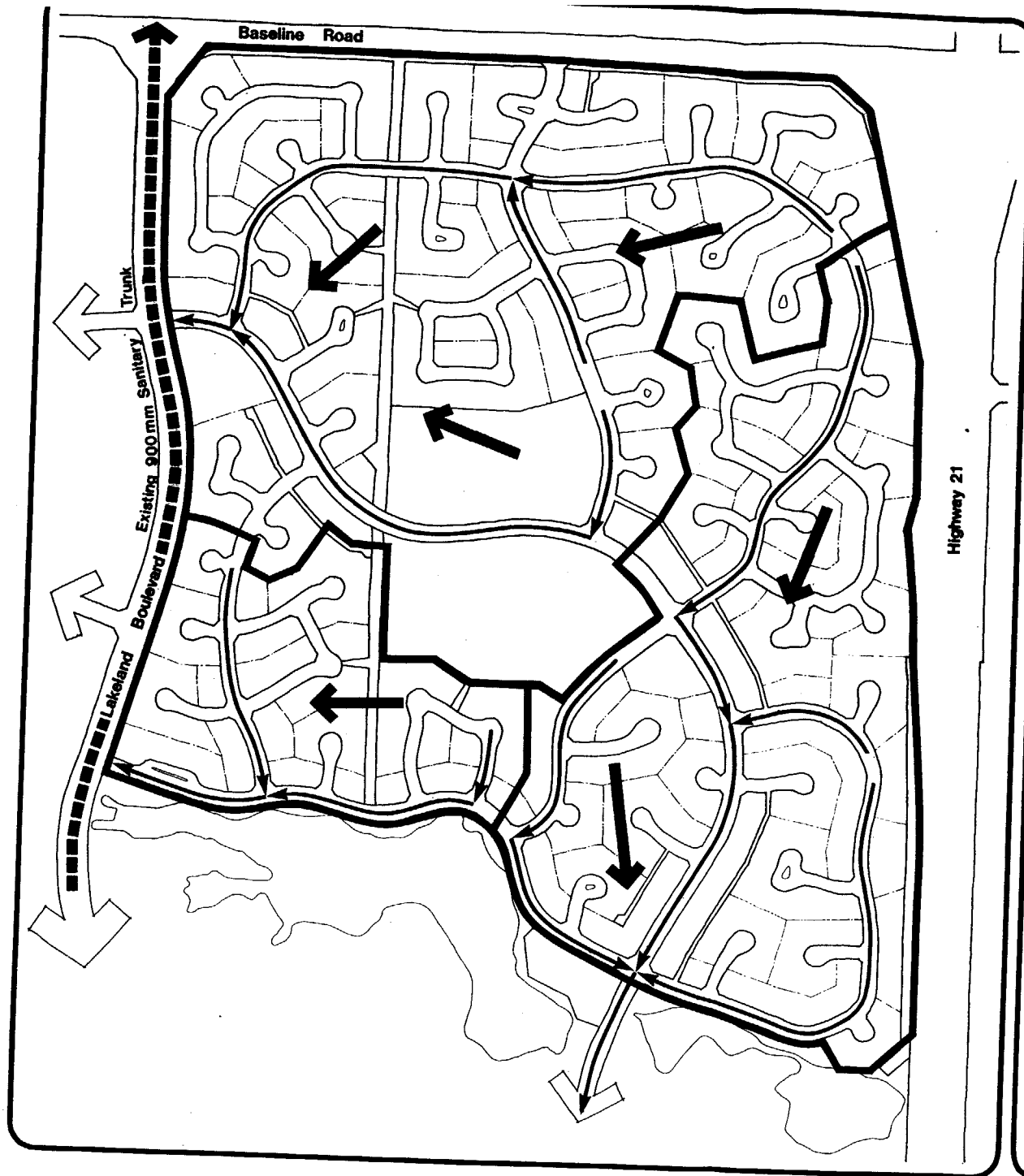
Stormwater Drainage

The Heritage Hills development area is divided into two major drainage basins by a ridge running on an east-west alignment approximately 400 metres south of Baseline Road (**Figure 7 - Storm Drainage System**).

The north drainage basin forms part of the Clarkdale Meadows stormwater management system being developed by Genstar Development Company. This stormwater management system is comprised of a retention lake, located approximately 1,000 metres north of Baseline Road, and a network of storm sewer trunks. The north drainage basin within Heritage Hills will have two outlet points that will discharge stormwater into the lands north of Baseline Road. One outlet point located approximately 550 metres west of Highway 21 will drain that portion of the north basin situated east of the Norcen pipeline right-of-way into the Clarkdale Meadows stormwater management system. The other outlet point proposed to be located within Lakeland Boulevard will drain that portion of the north basin west of the Norcen right-of-way north into the Clarkdale Meadows system.

The south drainage basin within Heritage Hills comprises the majority of the Development Area. This basin will drain south to a series of proposed stormwater retention lakes that form the southerly limit of Heritage Hills. These lakes will detain the stormwater runoff from Heritage Hills as well as the projected runoff from future development areas to the south and discharge that water across Highway 21. This discharge will eventually drain to Oldman Creek and the North Saskatchewan River. These lakes will be dedicated as Public Utility Lots (PUL) including the land between normal water level and the adjacent road. In addition, the lakes will be designed and constructed to conform with the County's Stormwater Lake Guidelines.




The south drainage basin within Heritage Hills forms part of a larger stormwater management system that was studied in detail by Stanley Associates Engineering Ltd. in February, 1981. The results of the Stanley study are documented in the report entitled "Sherwood Park Stage IIA Master Drainage Plan". A more detailed study of the south drainage basin in Heritage Hills based on this Master Drainage Plan will be completed at the time of detailed engineering design to determine final lake elevations and sizes.



Heritage Hills

Area Structure Plan

Sanitary Sewerage System

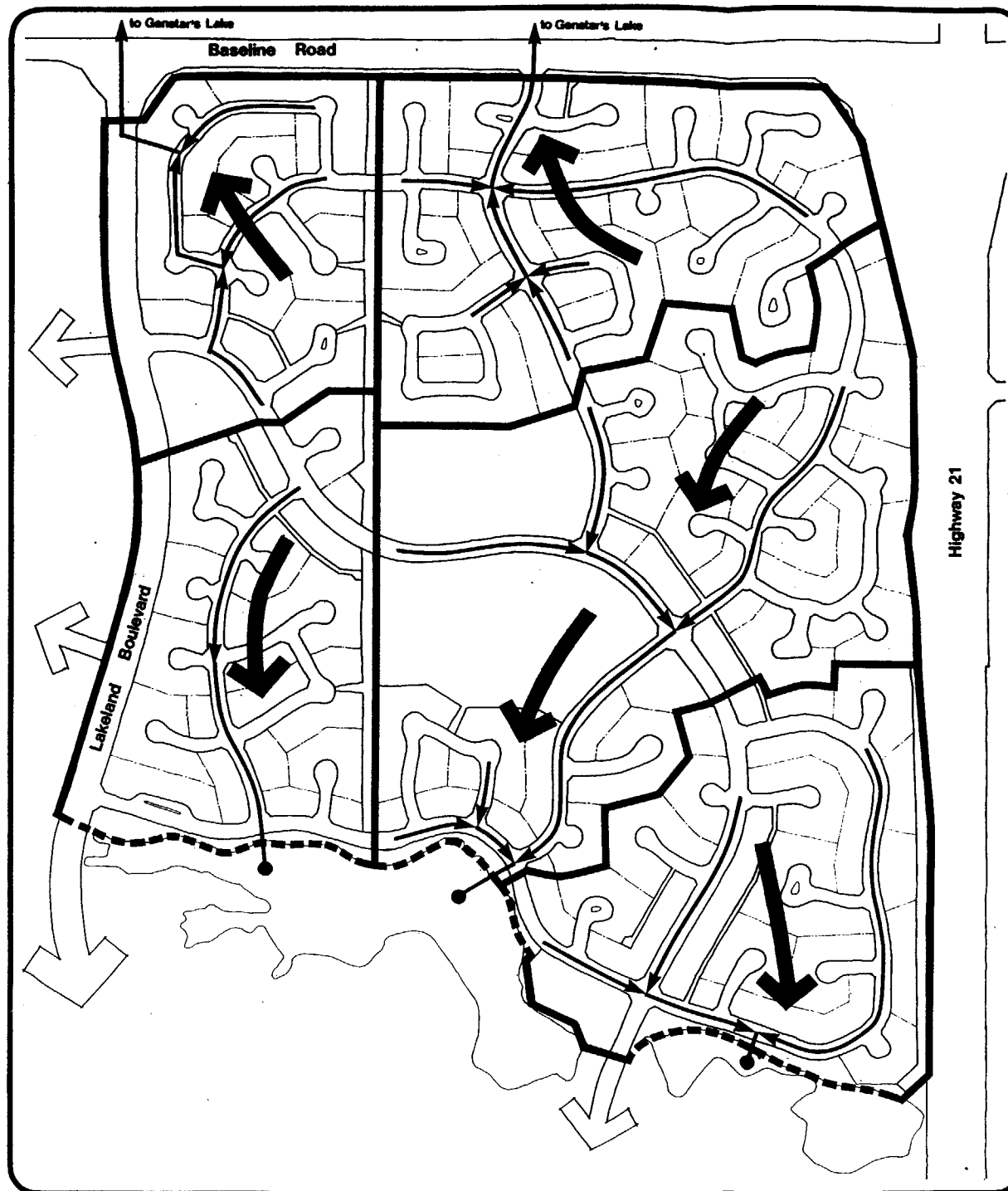
-  Sanitary Sewer Main
-  Direction of Flow
-  Catchment Area

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March 1985



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Area Structure Plan

Storm Drainage System

- ← Storm Sewer Main
- ← Direction of Flow
- Catchment Area

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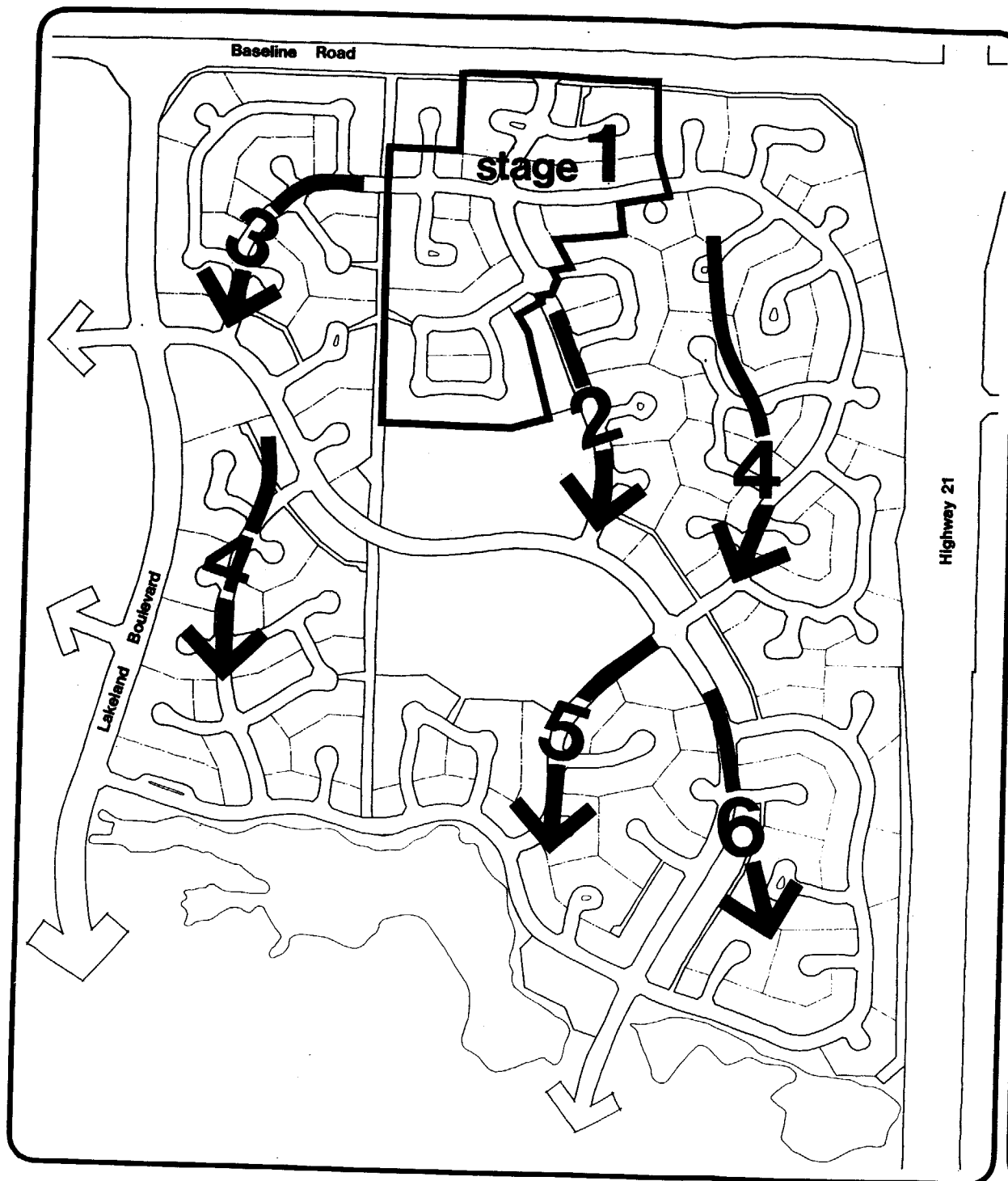
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Heritage Hills

Implementation

Vehicular access and the logical extension of municipal servicing systems to Heritage Hills, and to a lesser extent ownership, determine the staging of development that could occur within this Sherwood Park Neighbourhood. In summary, this sequence envisions up to ten phases of development commencing in the north central sector of Heritage Hills and progressing, first, south, and then, west and southeast (**Figure 8 - General Staging Sequence**). These stages of development will require both plans of subdivision and/or replotting schemes. The first stage of residential development proposed to be subdivided is being submitted concurrently with this Area Structure Plan by Qualico Developments Ltd. This first stage of development is anticipated to be serviced and marketed in the Spring, 1985. The timing of subsequent stages of development will depend on the general market that exists at the time within the Edmonton Metropolitan Area.



Heritage Hills

Area Structure Plan

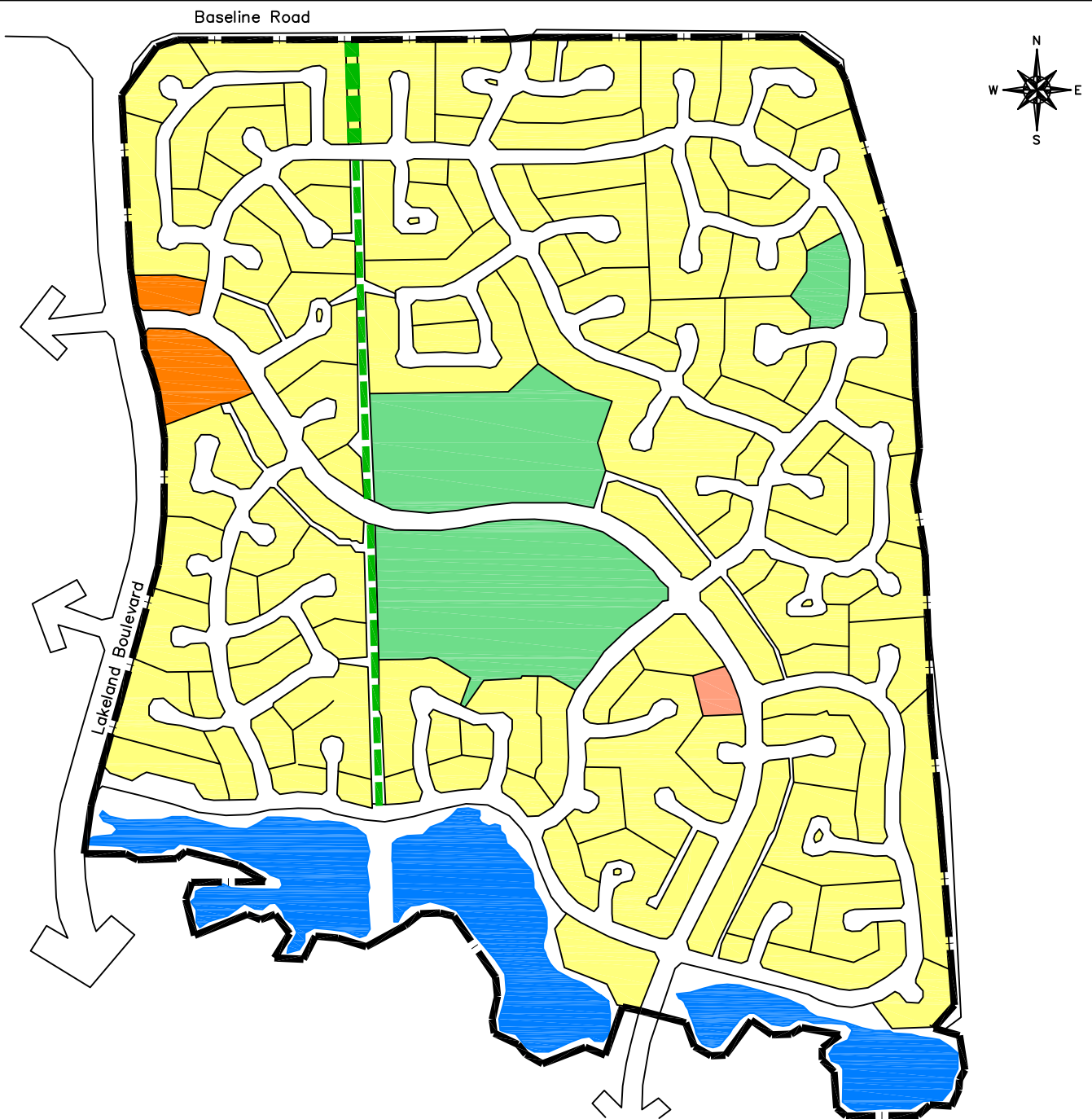
General Staging Sequence

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March 1985









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Heritage Hills Area Structure Plan

Bylaw 09-85

Date of Adoption 16-April-1985

Church		Road Plan	
Fire Station		ASP Boundary	
Residential		Buffer/Walkway	
School/Park			
Stormwater Retention Area			

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 Any reliance on the information contained herein is at the user's risk.
 Changes are periodically made to the ASP's/ARP's and may be made without notice. It is therefore recommended that you contact Planning & Development Review Services for original Plans.

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