

BYLAW 107-2002

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE DAVIDSON CREEK AREA STRUCTURE PLAN BYLAW 34-88 AS AMENDED.

WHEREAS it is deemed advisable to amend the Davidson Creek Area Structure Plan (Bylaw 34-88);

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 107-2002 is to be cited as the "Davidson Creek Area Structure Plan Amendment No. 4".
2. That Schedule "A" attached hereto is hereby adopted as part of the Bylaw.


Read a first time this 6 day of May, 2003.

Read a second time this 6 day of May, 2003.

Read a third time and finally passed this 6 day of May, 2003.



Mayor



Manager
Legislative & Legal Services

Date Signed: May 12, 2003



Stantec

**Amendment No. 4 to the
Davidson Creek
Area Structure Plan**

Strathcona County

Prepared for:
Reid Worldwide Corporation

Prepared by:
Stantec Consulting Ltd. and Master
Property Consulting Group

File: 161 21850

February 2003

AMENDMENT TO THE DAVIDSON CREEK AREA STRUCTURE PLAN

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AMENDMENT TO THE DAVIDSON CREEK AREA STRUCTURE PLAN

1.0 INTRODUCTION & BACKGROUND

This document has been prepared on behalf of Reid Worldwide Corporation, the registered owner of 4.2 hectares (ha) of the N.W. 1/4 Section of 1-53-23-W4 within the Davidson Creek Neighbourhood in Strathcona County. The Davidson Creek Area Structure Plan (ASP) was originally approved by Strathcona County Council on June 28, 1988 through Bylaw No. 34-88. The ASP area is comprised by lands within the N.W. 1/4 Section of 1-53-23-W4 bounded by the future Lakeland Drive to the north, Clarkdale Meadows to the east, Clarkdale Meadows and a portion of Chelsea Heights to the south and the undeveloped S.E.1/4 Section of 53-23-W4. The gross area is approximately 64.7 ha and consists primarily of low density residential development. The east central portion of the plan contained the neighborhood school and park sites, while a storm water management facility is located in the northwest portion of the ASP. A 0.72 ha neighborhood commercial site is located at the intersection of Clover Bar Road and Davidson Drive in the west central area of the plan.

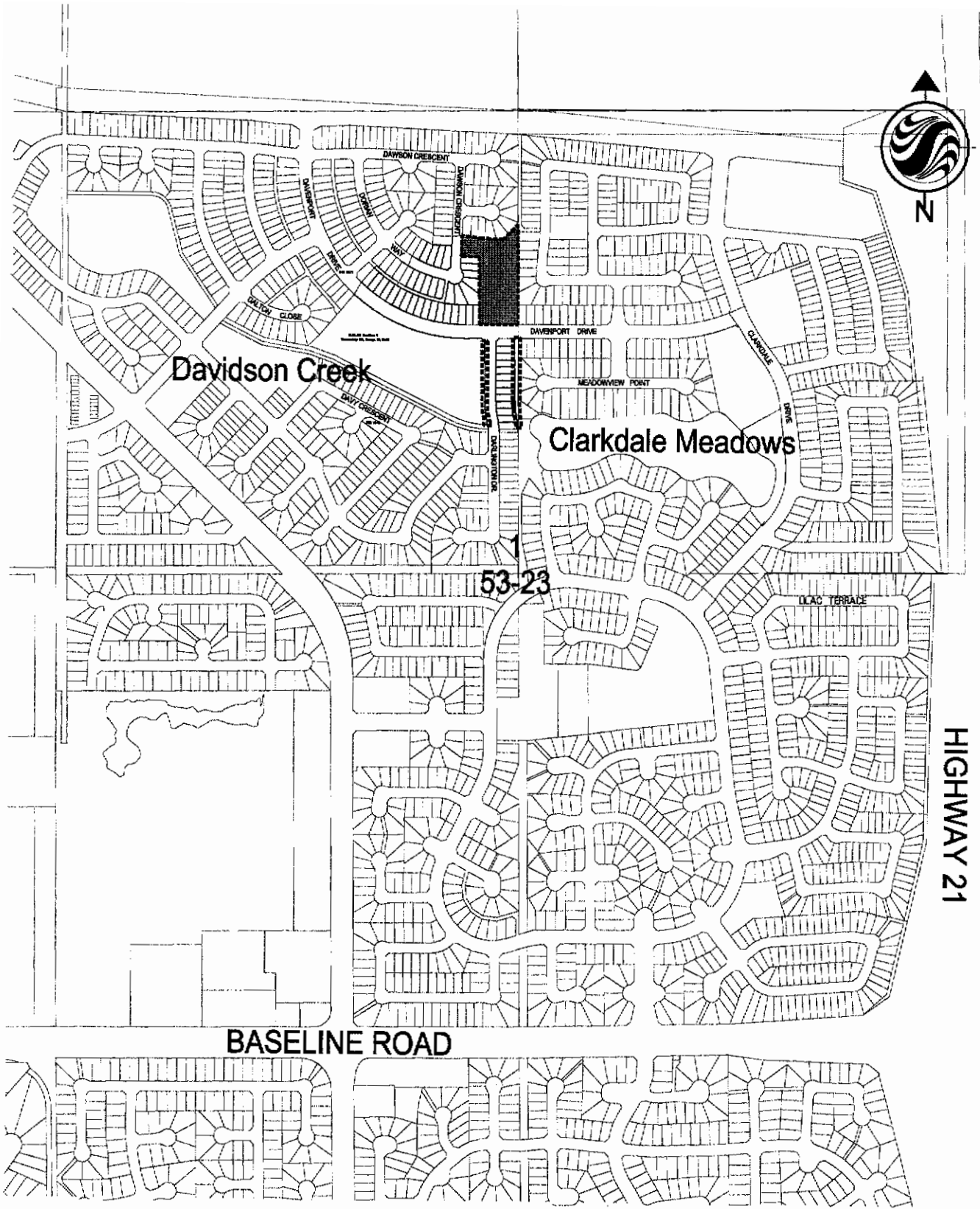
The ASP was amended by Bylaw 17-89 in June 1989 and it was amended a second time on April 28, 1992 by Bylaw 31-92, and finally a third time by Bylaw 44-95 on July, 1995. Throughout these amendments the predominant land use has remained single family residential. The current amendment proposes only single family residential land uses.

Figure 1 – Location Plan shows the location of the Davidson Creek ASP within the northeast portion of Sherwood Park, including an outline of the area to which the current amendment applies. Figure 2 – Davidson Creek ASP shows the land use concept from the existing ASP (Bylaw 31-92).

2.0 PURPOSE

The current amendment does not propose to change the fundamental elements of the Davidson Creek ASP. The revised plan conforms to the 1998 Strathcona County MDP and also continues to conform to the Strathcona County Land Use Bylaw and other related policies and regulations.

The general purpose of this amendment is to facilitate the development of the final stage of Davidson Creek neighbourhood by bringing the Davidson Creek ASP into compliance with approved changes to school and park sites initiated by the Clarkdale Meadows ASP through Bylaw 14-98 in April of 1998. A second purpose is to accommodate the inclusion of an addition to the Heritage Trail by providing a connection between the existing Trail at the south-east corner of the amendment area to the proposed Trail to be constructed by Genstar in Clarkdale Meadows, at the north-east corner of the amendment area.



HIGHWAY 21

BASELINE ROAD

53-23

Davidson Creek

Clarkdale Meadows

1:10,000



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Legend

----- Amendment Area

Client/Project

REID WORLDWIDE COORPORATION
DAVIDSON CREEK
AREA STRUCTURE PLAN AMENDMENT

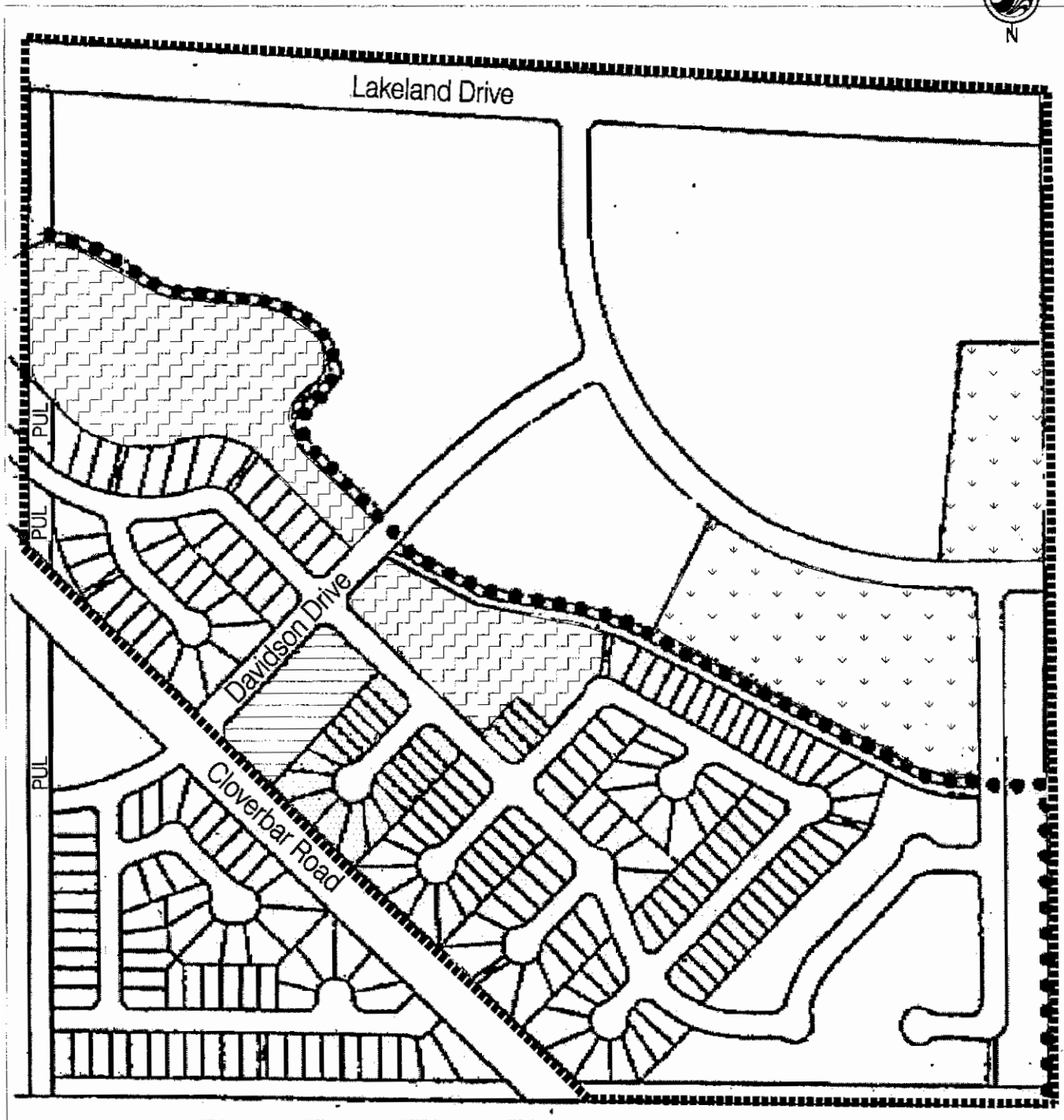
Figure No.

1.0

Title

Context Map

February, 2003
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Legend

- Single Detached
- Semi-Detached
- School/Park Site
- Neighbourhood Commercial
- Stormwater/Dry Pond
- Heritage Trail
- ASP Boundary

Client/Project

REID WORLDWIDE CORPORATION
 DAVIDSON CREEK
 AREA STRUCTURE PLAN AMENDMENT

Figure No.

2.0

Title

Existing Bylaw 31-92

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AMENDMENT TO THE DAVIDSON CREEK AREA STRUCTURE PLAN

3.0 DESCRIPTION OF AMENDMENTS

All proposed amendments occur in the east central portion of the ASP. Amendments are based upon changes to the size and configuration of the Municipal Reserve (MR). Consequently, both the future and existing MR dedication is affected by the amendment.

North School/Park Site

A North School and Park site is proposed in the current ASP, which was intended to mirror a similar site in the adjacent Clarkdale neighbourhood. With changes approved to the Clarkdale ASP (Bylaw 14-98), the portion of the Clarkdale site has been removed and replaced primarily with single family residential. This change results in a site too small for school purposes in Davidson Creek.

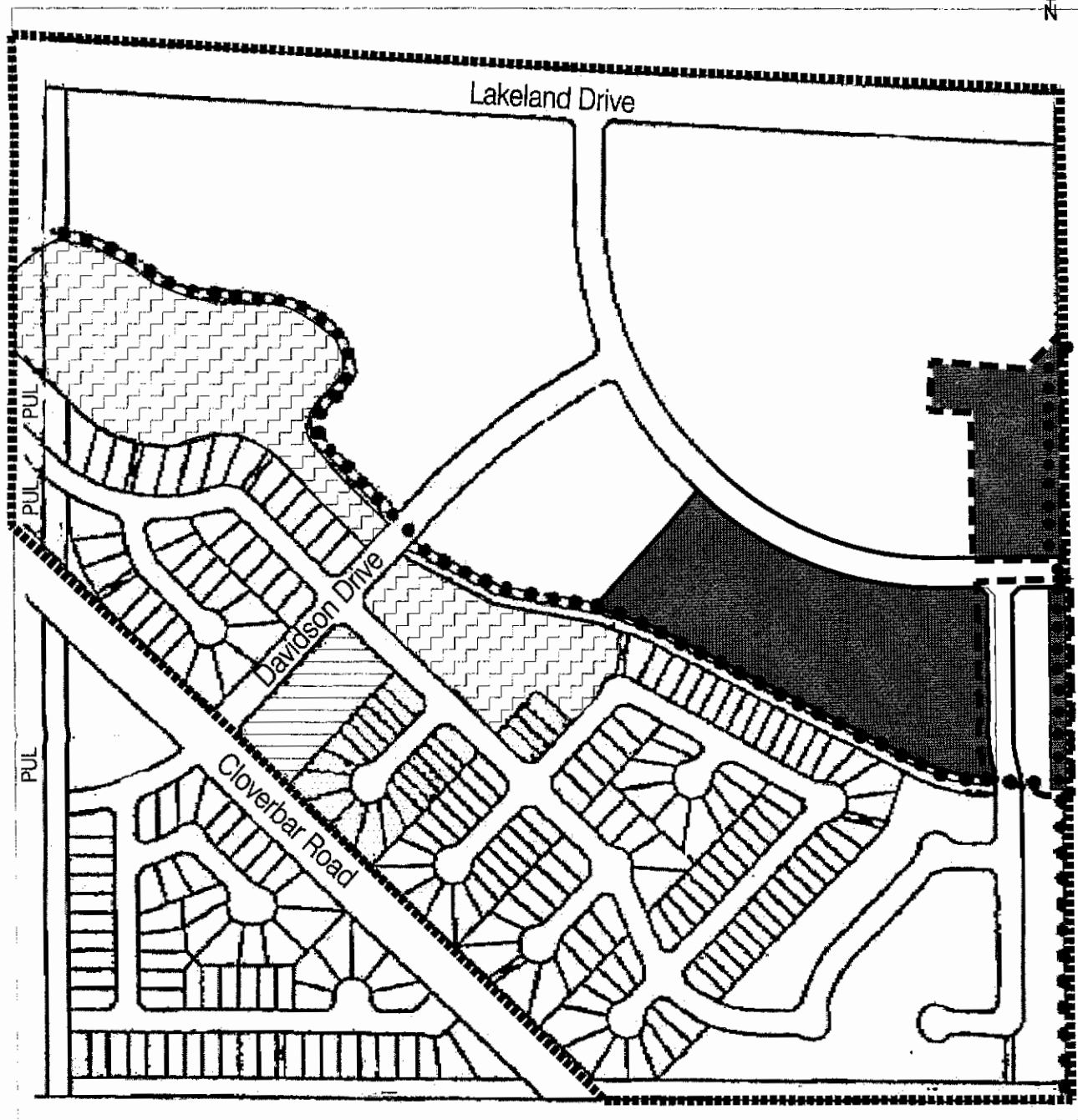
The amendment proposes to dedicate approximately 1.17 ha of MR immediately south of the existing single family housing development on Dawson Crescent. This amendment will reduce the MR in this area by approximately 0.13 ha.

South School/Park Site

An existing park site designated MR, containing 3.54 ha. Is located south of Davenport Drive in the south eastern portion of the ASP. The amendment proposes to reduce the eastern portion of the site by 0.09 ha. Which results in a 3.45 ha. Park site. It is proposed to transfer this MR area into a proposed MR area of the same size to accommodate the addition to the Heritage Trail behind the single family lots being created on the east side of Darlington Drive. It is important to note that no sports fields or playgrounds will be eliminated or disturbed by this 0.9 ha. transfer of MR dedication to accommodate the Heritage Trail. (See Figure 4 – Site Features).

Heritage Trail Addition

A significant factor in proposing the amendments, is the Strathcona County Administration's request to have the Owner extend the Heritage Trail in a 6 meter wide MR parcel from its current terminus in Clarkdale Meadows to the proposed 1.17 ha. MR site in the north eastern part of this amendment.











NTS



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Legend

-  Single Detached
-  Semi-Detached
-  Neighbourhood Commercial
-  Stormwater/Dry Pond
-  Municipal Reserve
-  Heritage Trail
-  Amendment Boundary
-  ASP Boundary

Client/Project

REID WORLDWIDE CORPORATION
 DAVIDSON CREEK
 AREA STRUCTURE PLAN AMENDMENT

Figure No.

3.0

Title

**Proposed Bylaw Amendment
 To Existing Bylaw 31-92**

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AMENDMENT TO THE DAVIDSON CREEK AREA STRUCTURE PLAN

Single Family Lot Increase

The minor 0.13 ha. reduction in MR dedication for the north school/park site will result in a net increase, based on per hectare densities, of three (3) single family lots. The Land Use Concept for the amendment is shown in Figure 3 – Davidson Creek ASP Amendment. A discussion of the amendments and the rationale is provided in further detail below. The land use statistics and demographic profile is provided in the attached Appendix.

4.0 RATIONALE

In hindsight the Davidson Creek ASP should have been amended concurrently with the Clarkdale Meadows Amendment, Bylaw 14-98, which addressed and revised the area's school and park site. However, at that time, the owner was not prepared to initiate an amendment. The new owner is now ready to proceed with the servicing and development of the final stage of the Davidson Creek neighbourhood, as well as a rationalization of the ASP.

4.1 North School/Park Site

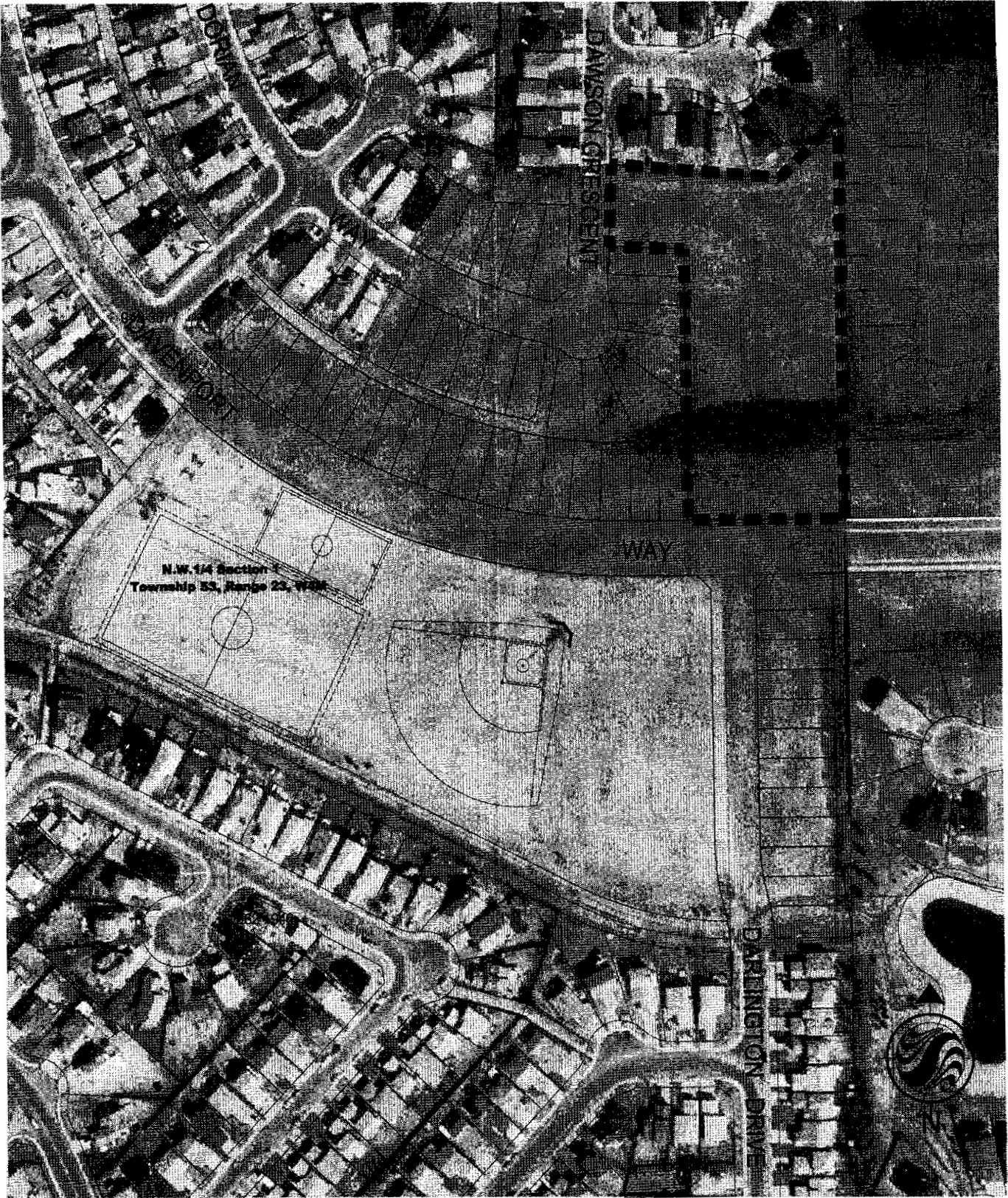
The intent of the original ASP was to create a school/park site straddling the property line between Davidson Creek and Clarkdale Meadows. In this original ASP it was proposed that there would be an MR dedication of approximately 1.3 ha in Davidson Creek and a somewhat larger MR parcel dedicated in Clarkdale Meadows.

With the adoption of Bylaw 14-98 in Clarkdale Meadows, the school/park site was eliminated and a small tot lot was proposed internally together with two walkway lots to maintain pedestrian access between the two neighborhoods.

This amendment completes the rationalization of the school/park site in Davidson Creek. An open space area of approximately 1.17 ha. is proposed in a similar shape to the ASP school/park site. Due to this change, there will be approximately 0.13 ha less MR dedication than in the ASP, which will result in the developer providing cash in lieu to Strathcona County for the balance owing. The results are that approximately 9.8% of the M.R. will be dedicated as land and 0.2% as cash in lieu. It is worth noting that in the adjacent community of Clarkdale Meadows, 9.5% of M.R. is provided as land and 0.5% as cash in lieu.

This area will also provide for connecting walkways to Clarkdale Meadows and the proposed extension to the Heritage Trail. The area will include provision for fencing, trees and landscaping to County standards. The Strathcona County Administration has advised local residents during the public consultation process for this amendment that they are prepared to use the Owner's cash in lieu money to construct an asphalt pad and basketball hoop and backboard in this park site.

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Legend
 - - - Amendment Area

Client/Project
 REID WORLDWIDE CORPORATION
 DAVIDSON CREEK
 AREA STRUCTURE PLAN AMENDMENT

Figure No.
4.0

Title
Site Features



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4.2 South School/Park Site

In 1992, the previous owner dedicated a 3.54 ha. south park site through an earlier subdivision. Since the time of dedication, the site has been improved with the addition of grass, sports fields, a play structure and some trees. Single family housing is located on the west end of this park site. A drainage course, the Heritage Trail and existing single family housing are located along the south boundary of the park site.

The reason the amendment proposes to reduce the size of the dedicated site by 0.09 ha. and transfer the same area to a new MR parcel along the east boundary of the area is to accommodate the extension of the Heritage Trail as requested by Strathcona Count Administration. Two options were considered in the location of the proposed Trail addition.

The preferred configuration by the Administration, was to place the Trail immediately west of the neighborhood boundaries, which would result in the future single family lots being moved approximately 6 meters west. An identical shaped parcel was then required out of the existing 3.54 ha. park site to accommodate the now slightly curved Darlington Drive.

4.3 Heritage Trail Addition

In the original ASP, the Heritage Trail was planned only in an east/west direction. The Trail therefore exists at the far southeast corner of the amendment area. It is proposed to construct an addition straight north along the property line within Davidson Creek.

To accommodate the minimum 6 meter walkway, the previously planned row of single family lots backing onto this property line will be moved west. The extension of Darlington Drive will result in the now slightly curved road right of way also moving west 6 meters into the south park site. The Trail can then be accommodated in the design of the proposed 1.17 ha. north park site.

The addition to the Trail north/south through the amendment area will connect to a new piece of Heritage Trail to be constructed by Genstar. This will be constructed along a common property line with Clarkdale Meadows behind the existing single family homes in Davidson Creek, north of the amendment area.

4.4 Low Density Residential

As a result of the reduction in MR and some alteration to the internal roadway network, it is expected that the number of single family lots in the amendment area will increase by approximately five (5) lots. Thus, it is proposed that all remaining developable land in the amendment area be designated single family use.

AMENDMENT TO THE DAVIDSON CREEK AREA STRUCTURE PLAN

5.0 LINKAGES

The completion of the final stage of the Davidson Creek neighbourhood has been greatly anticipated by local residents who have clearly stated that there is a strong need to complete both pedestrian and vehicular linkages.

This amendment also formalizes the alignment of the Heritage Trail. The trail will travel north from its current location, just west of the Clarkdale S.W.M.F., along the east boundary of the amendment area to Davenport Drive. Once across Davenport Drive the Trail will travel straight north, close to the eastern boundary of the amendment area, to connect to the portion of the Trail to be constructed by Genstar near the north east corner of the amendment area.

5.1 Davenport Drive

The final stage of development will facilitate the completion of Davenport Drive as a neighborhood collector road. This road provides vehicular traffic access to Clover Bar Road in both Davidson Creek and Clarkdale Meadows. Therefore, this completion of the final stage of development will provide the opportunity for a transit loop through both neighborhoods. As well, the completion of Darlington Drive in the southeast corner of the amendment area will provide an alternate access to Davenport Drive in case of emergency.

6.0 ENGINEERING SERVICES

No significant impact is seen in the development and servicing of the amendment area as a result of the proposed amendments.

The major water and sanitary sewer lines have been installed in Davenport Drive to extend services to Clarkdale Meadows. Consequently, ample capacity to service the future single family housing development in the amendment area exists in these lines. Storm sewer studies and traffic analyses done for earlier ASP submissions are still applicable and valid for the servicing of the amendment area.

7.0 IMPLEMENTATION

Development of the final stage of Davidson Creek is anticipated in summer/fall 2003. Redistricting and subdivision applications will be prepared in accordance with the ASP and submitted concurrently with this amendment.

8.0 SUMMARY

The adoption of this ASP amendment gives expression to the County's desire to see the final stage of development within the Davidson Creek neighbourhood completed. It also meets the Administration's strong desire to properly connect the Heritage Trail north/south from the Clarkdale Meadows S.W.M.F., to the future Lakeland Boulevard. The changes described in this amendment, however, do not affect the land uses in the remaining quarter, NW ¼ of Section 1-53-23-W4, in any significant way. Consequently, the approved Davidson Creek ASP will continue to apply, unchanged, to development in the northeast portion of Davidson Creek.

APPENDIX
LAND USE AND DEMOGRAPHIC PROFILE

**DAVIDSON CREEK AREA STRUCTURE PLAN
PROPOSED LAND USE & DEMOGRAPHIC PROFILE**

	HECTARES (ha)
GROSS AREA	64.75
Less Lakeland Blvd.	2.43
Less Cigol Transmission Ltd. (future PUL)	1.14
GROSS DEVELOPABLE AREA	61.18
Stormwater Management Facilities (SWMF)	3.15
Municipal Reserve (including 0.6 ha of MR surrounding the SWMF)	5.99
Commercial Neighbourhood Convenience	0.72
Circulation	12.32
NET RESIDENTIAL AREA	39.00

RESIDENTIAL LAND USE ANALYSIS

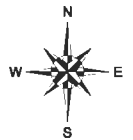
	Area (ha)	Density	Units	Population
Single Family	37.50	18	675	2,093
Multi-Family	1.50	37	56	140
TOTAL	39.00		731	2,233

STUDENT GENERATION STATISTICS

	Elementary	Junior High	High School	TOTAL	LDR/MDR RATIO 93% /07%
Level					
Public	236	110	88	434	DENSITY
Separate	78	36	29	143	36.89 persons gross developable ha.
TOTAL	314	146	117	577	



Davidson Creek Area Structure Plan Bylaw 107-2002 (Amendment 4)



Date of Adoption May 6, 2003

EXISTING LAND USE

Residential

Municipal Reserve

PUL

Commercial



Storm Water Management Facility

Road Plan

ASP Boundary

Amendment Boundary

