

BYLAW 35-99

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE HERITAGE HILLS AREA STRUCTURE PLAN BYLAW NO. 52-93.

WHEREAS it is deemed advisable to amend the Heritage Hills Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:

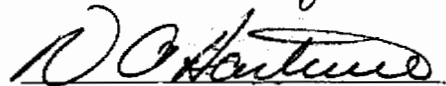
That Bylaw 52-93 be amended as follows:

1. That this Bylaw 35-99 is to be cited as the "Heritage Hills Area Structure Plan Amendment No. 4".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

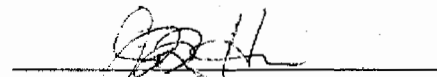
Read a first time this 4 day of May, 1999.

Read a second time this 18 day of May, 1999.

Read a third time and finally passed this 18 day of May, 1999.



Mayor



Corporate Secretary

Date Signed: May 30, 1999

**Proposed Amendment to
the Heritage Hills
Area Structure Plan**

Prepared for:
Qualico Developments (West) Ltd.

Prepared by:
Stantec Consulting Ltd.

February 1999

File: 161 09018



Stantec

PROPOSED AMENDMENT TO THE HERITAGE HILLS AREA STRUCTURE PLAN

	Page
1.0 INTRODUCTION	1
2.0 PURPOSE & DESCRIPTION OF AMENDMENT	1
2.1.1 Collector Roadway Network	1
2.1.2 Multiple Family Residential	2
2.1.3 Small Lot Residential	2
3.0 LAND USE IMPLICATIONS & RATIONALE FOR AMENDMENT	2
3.1.1 Collector Roadway Network	2
3.1.2 Multiple Family Residential	3
3.1.3 Small Lot Residential	3
3.1.4 Land Use and Demographic Impact	3
4.0 ENGINEERING SERVICES	3
5.0 IMPLEMENTATION	3

PROPOSED AMENDMENT TO THE HERITAGE HILLS AREA STRUCTURE PLAN

1.0 INTRODUCTION

The Heritage Hills Area Structure Plan (ASP) was originally approved by Strathcona County Council on 16 April 1985 under Bylaw No. 9-85. The ASP was subsequently amended on 26 May 1992 to designate a commercial site, fire station and dry pond in the northwest corner of the plan area.

The ASP was also amended on 31 August 1993 to designate a multi-family parcel and redesignate a portion of lands from single family to small lot development. The ASP was amended again on 7 July 1998 under Bylaw No. 39-98 to remove the Neighbourhood Commercial site along Clover Bar Road and to reconfigure the collector road access points along Clover Bar Road and within the area west of the pipeline right-of-way.

This current Proposed Amendment to the Heritage Hills Area Structure Plan has been prepared on behalf of Qualico Developments (West) Ltd., owners of the land in the southern portion of the neighbourhood. The Heritage Hills ASP is bound on the west by Clover Bar Road, the north by Baseline Road, the east by Highway 21 and the south by Heritage Lake and the Wetlands.

2.0 PURPOSE & DESCRIPTION OF AMENDMENT

The Proposed Amendment to the Heritage Hills ASP describes three changes to the plan within the southeastern quadrant of the Neighbourhood east of the Northwestern Utilities Ltd. pipeline right-of-way.

2.1.1 Collector Roadway Network

First, the amendment proposes to modify the collector roadway network in the southeast portion of the neighbourhood. The approved ASP identifies a looping collector road north of the Wetlands connecting areas within the southeast quadrant of the plan (see Figure 1.0 - Approved ASP).

The amendment proposes to replace the easternmost leg of the looping collector road network (Heritage Drive) within this undeveloped southeastern portion of the plan and replace it with a local roadway network to provide access to future residential development (see Figure 2.0 - Proposed ASP Amendment).

The connection between the east-west collector roads is maintained east of the pipeline corridor with the existing Highland Way and a future north-south connection further to the east.

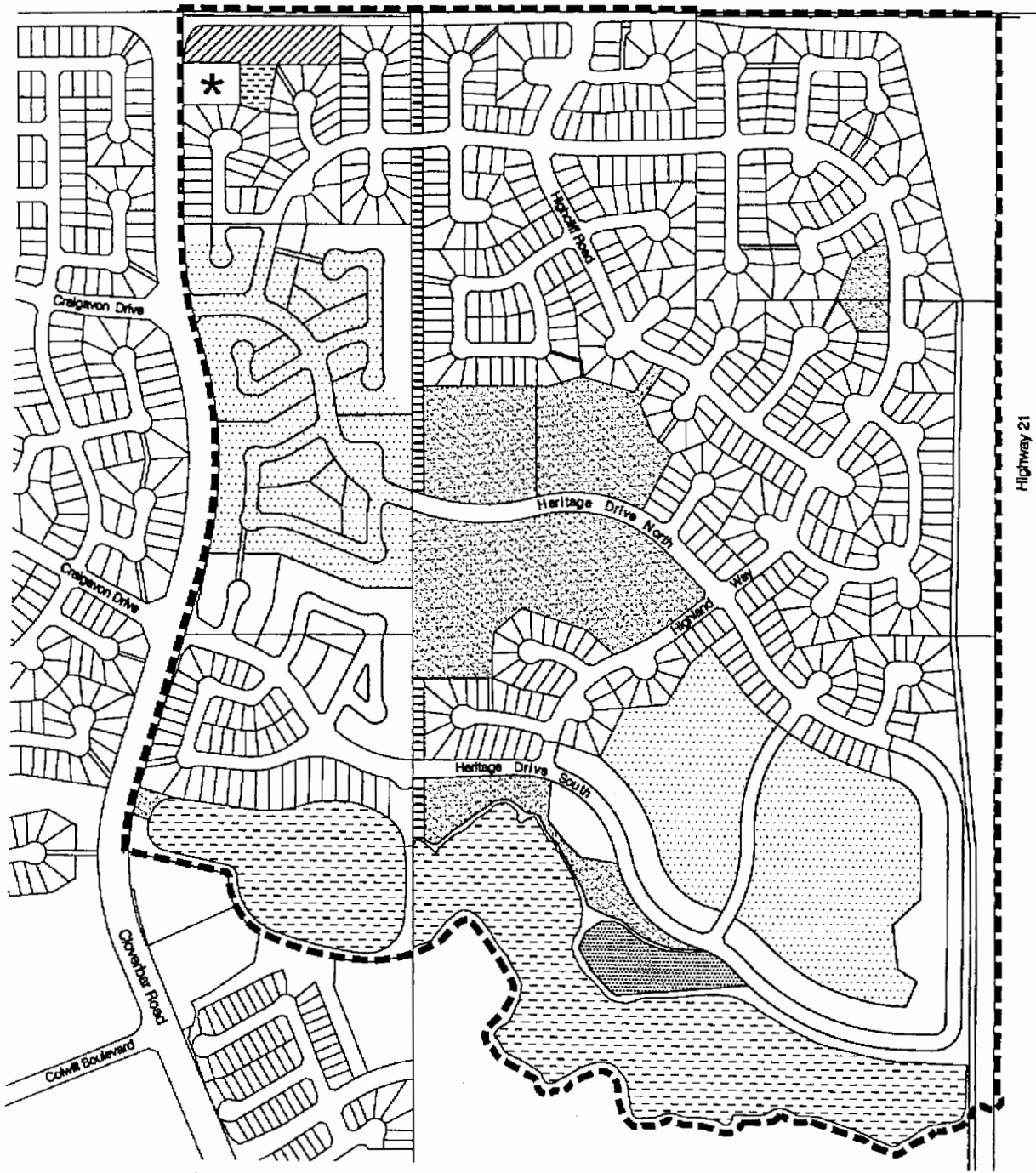
Stantec

As a result of concurrent refinements to the area and extent of the Wetlands, opportunities for residential development along the north boundary of the Wetlands have become available. This allows for residential development backing onto the

03 March 1999

1

Baseline Road












Highway 21



Stantec

©/Rev. 04/18/0611/average/asp-standec.dwg

- Legend**
-  Single Detached Residential
 -  Small Lot Residential
 -  Multiple Family Residential
 -  Commercial
 -  Open Space & School/Park
 -  Stormwater Retention Pond
 -  Fire Station
 -  Buffer/Walkway
 -  ASP Boundary

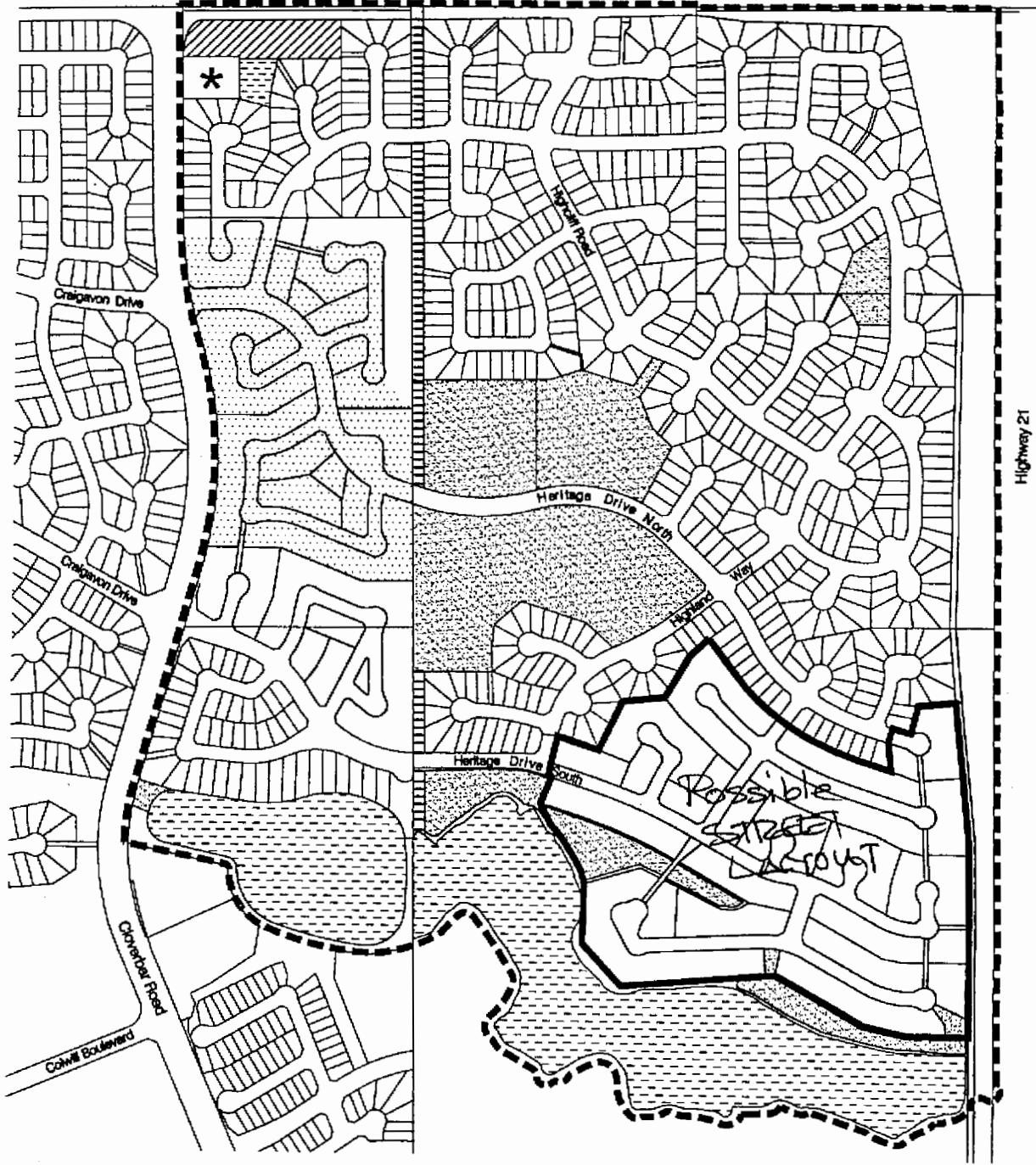
Client/Project
 QUALICO DEVELOPMENTS (WEST) LTD.
 HERITAGE HILLS
 AREA STRUCTURE PLAN AMENDMENT

1.0

**Approved Heritage Hills
 Area Structure Plan**

Baseline Road

Highway 21



Stantec

Q:\proj_16\16109018\stn\sp\asp-amend.dwg

- Legend
- Single Detached Residential
 - Small Lot Residential
 - Commercial
 - Open Space & School/Park
 - Stormwater Retention Pond
 - Fire Station
 - Buffer/Walkway
 - ASP Boundary
 - Amendment Boundary

Client/Project
 QUALICO DEVELOPMENTS (WEST) LTD.
 HERITAGE HILLS
 AREA STRUCTURE PLAN AMENDMENT

Figure No.
2.0

Title
**Proposed Amendment to
 Heritage Hills ASP**

February, 1999
 16109018

PROPOSED AMENDMENT TO THE HERITAGE HILLS AREA STRUCTURE PLAN

Wetlands similar to the development west of the pipeline right-of-way adjacent to Heritage Lake. New public access points to the Wetlands have been identified based on locational and environmental considerations.

2.1.2 Multiple Family Residential

Second, the amendment redesignates the 2.60 hectare Low Density Multiple Family Residential site immediately north of the Wetlands to Single Family Residential. Public access points and views to the Wetlands will be maintained as part of the Area Structure Plan.

2.1.3 Small Lot Residential

Third, the 6.04 hectares of land currently designated for Small Lot (RP) Residential in the approved plan are proposed to be redesignated to Single Detached (R1) Residential.

3.0 LAND USE IMPLICATIONS & RATIONALE FOR AMENDMENT

3.1.1 Collector Roadway Network

The approved Heritage Hills ASP identifies a looping collector road that extends to the far eastern portion of the Neighbourhood. The amendment eliminates the easternmost leg of the collector and replaces it with a local roadway network to access future development.

Based on the projected population and physical contours of the land, the development of an extensive collector roadway network has been determined to be unnecessary. Reduction of the easternmost leg of the collector road allow for a safer and quieter residential enclave with less through-traffic. Furthermore, the designated north-south leg of the collector road adjacent to Highway 21 is located on a very steep portion of land and would become a "runway" of sorts if developed in that location.

A Traffic Impact Analysis has been prepared by Stantec Consulting Ltd. to address the impacts of the proposed amendment to the collector road network. Overall, the proposed roadway network is able to support the projected traffic volumes (including emergency vehicle services) and can provide public transit service within a reasonable walking distance of the future residential development.

Stantec

3.1.2 Multiple Family Residential

Market analysis by Qualico Developments (West) Ltd. indicate a stronger market for single detached residential development within this Neighbourhood based on the amenities and proximity of the Wetlands.

3.1.3 Small Lot Residential

Similar to above, Qualico has determined that there is a strong market for larger lots within this area of Heritage Hills based on the proximity of the Wetlands, the reduced extent of the collector roadway penetration and the relative seclusion of the southeast quadrant of the Neighbourhood.

3.1.4 Land Use and Demographic Impact

As shown in the Land Use and Demographic Profile in the appendix, the redesignation of the Low Density Multiple Family Residential and Small Lot Residential sites to Single Family Residential has the effect of decreasing the projected number of dwelling units, population and student generation statistics in the Heritage Hills ASP.

4.0 ENGINEERING SERVICES

A Technical Design Brief outlining the servicing concepts for the southeast portion of Heritage Hills has been prepared concurrently with the ASP Amendment and submitted under separate cover.

5.0 IMPLEMENTATION

As noted earlier, a redistricting application has been submitted concurrently with the Proposed Amendment to the Heritage Hills ASP to redistrict land within the amendment area to R1. A tentative plan of subdivision has also been submitted for concurrent approval.

HERITAGE HILLS
 AREA STRUCTURE PLAN
 Land Use Demographic Profile - Approved

AREA (HA)

GROSS AREA	49.68
Highway 21 (widening)	3.19
NUL Right-of-Way	0.40
Wetlands	11.72
GROSS DEVELOPABLE AREA	34.37
Municipal Reserves	
School/Park Site	5.72
Local Park	2.03
Circulation	
Neighbourhood Collector	0.39
Minor Roads	3.60
Local Roads	1.69
Buffer	0.19
NET RESIDENTIAL AREA	20.75

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units	Population
Single Detached	12.11	218	741
Small Lot	6.04	148	503
Multiple Family	2.60	90	306
TOTAL	20.75	456	1550

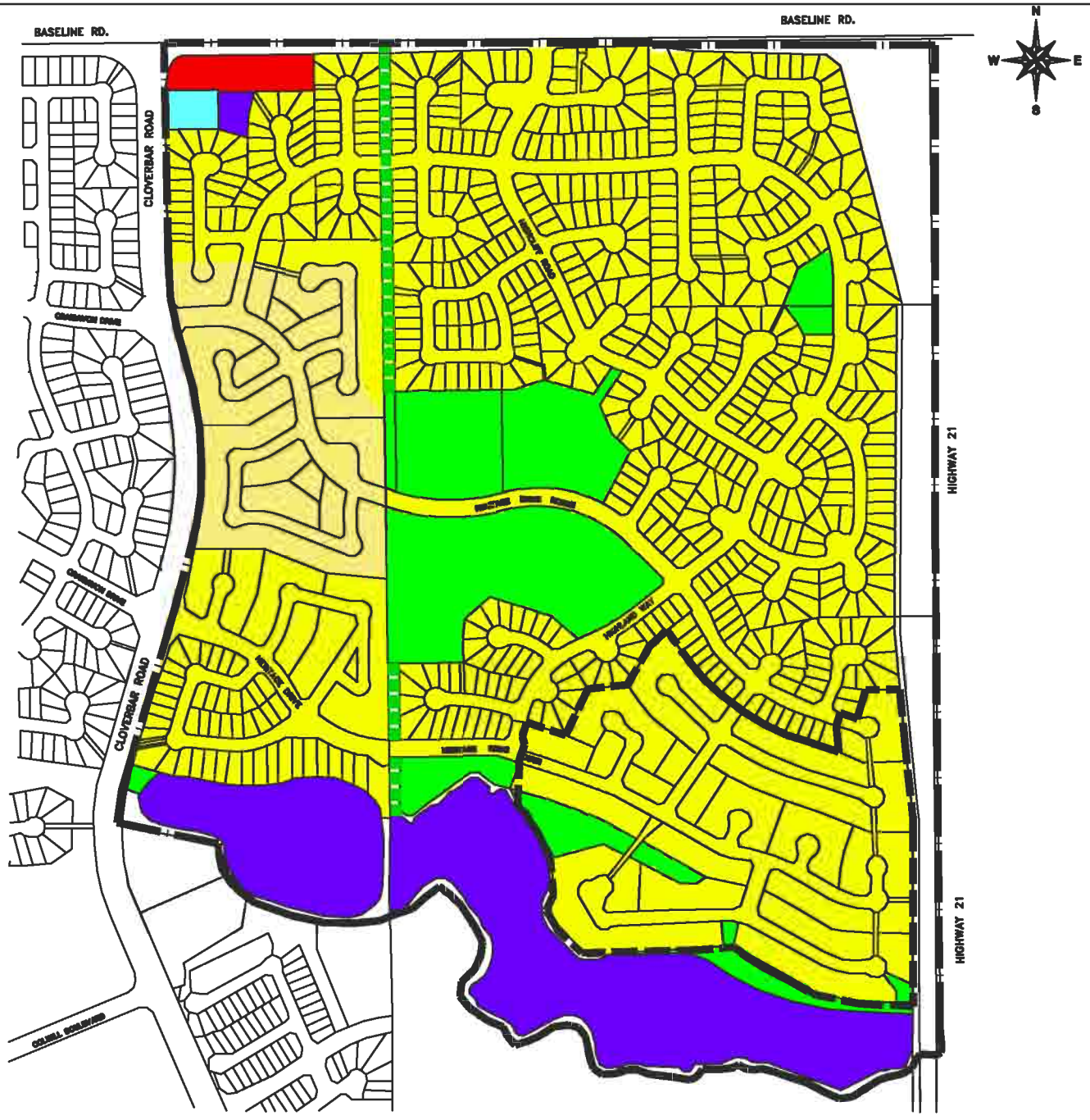
HERITAGE HILLS
 AREA STRUCTURE PLAN
 Land Use Demographic Profile - Proposed

AREA (HA)

GROSS AREA		49.68
Highway 21 (widening)		3.19
NUL Right-of-Way		0.40
Wetlands		11.72
GROSS DEVELOPABLE AREA		34.37
Municipal Reserves		
School/Park Site		5.72
Local Park		2.03
Circulation		
Neighbourhood Collector		0.39
Minor Roads		3.60
Local Roads		1.69
Buffer		0.19
NET RESIDENTIAL AREA		20.75

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units	Population
Single Detached	20.75	374	1,271
Small Lot	0.00	0	0
Multiple Family	0.00	0	0
TOTAL	20.75	374	1271



Heritage Hills Area Structure Plan Bylaw 35-99 (Amendment 4) Date of Adoption 18-May-1999

Commercial		Road Plan	
Fire Station		Amendment Boundary	
School/Park		ASP Boundary	
Single Family		Buffer/Walkway	
Small Lot Res			
Stormwater Retention Area			