

BYLAW 50-2005

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE STRATHCONA CENTRE AREA STRUCTURE PLAN BYLAW 49-86 AS AMENDED.

WHEREAS it is deemed advisable to amend the Strathcona Centre Area Structure Plan (Bylaw 49-86);

NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 M-26* and amendments thereto, enacts as follows:

1. That Bylaw 50-2005 is to be cited as the "Strathcona Centre Area Structure Plan Amendment No. 8".
2. That Schedule "A" attached hereto is hereby adopted as part of the Bylaw.

Read a first time this 5 day of July, 2005.

Read a second time this 5 day of July, 2005.

Read a third time and finally passed this 5 day of July, 2005.

Cathy Oles  
Mayor

[Signature]  
Manager,  
Legislative and Legal Services

Date Signed: July 11, 2005



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**Stantec**

**Amendment No. 8 to  
the Strathcona Centre  
Area Structure Plan**

**March 2005**

Prepared for:  
Dundee Edmonton Ltd.

Prepared by:  
Stantec Consulting Ltd.

File: 1161 21895

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## AMENDMENT TO THE STRATHCONA CENTRE AREA STRUCTURE PLAN

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# AMENDMENT TO THE STRATHCONA CENTRE AREA STRUCTURE PLAN

## 1.0 INTRODUCTION & BACKGROUND

This amendment to the Strathcona Centre Area Structure Plan (ASP) has been prepared on behalf of Dundee Edmonton Ltd., the registered owners of the land legally described as the S.E. ¼ - 3 - 53 - 23 - W4M. The total amendment area within the easterly portion of the Strathcona Centre ASP encompasses 16.7 hectares (ha) of land.

The Strathcona Centre ASP was originally approved by Strathcona County Council under Bylaw No. 49-86. The ASP is comprised of land within the SE ¼ Section of 3 - 53-23-W4M bounded by Baseline Road to the south, Sherwood Drive to the east, Bremner Drive to the west and the Lakeland College ASP to the north. Bylaw No. 49-86 has been subsequently amended seven times under Bylaw Numbers 52-88, 27-95, 28-98, 94-99, 34-2002, 109-2003 and most recently under Bylaw 25-2004.

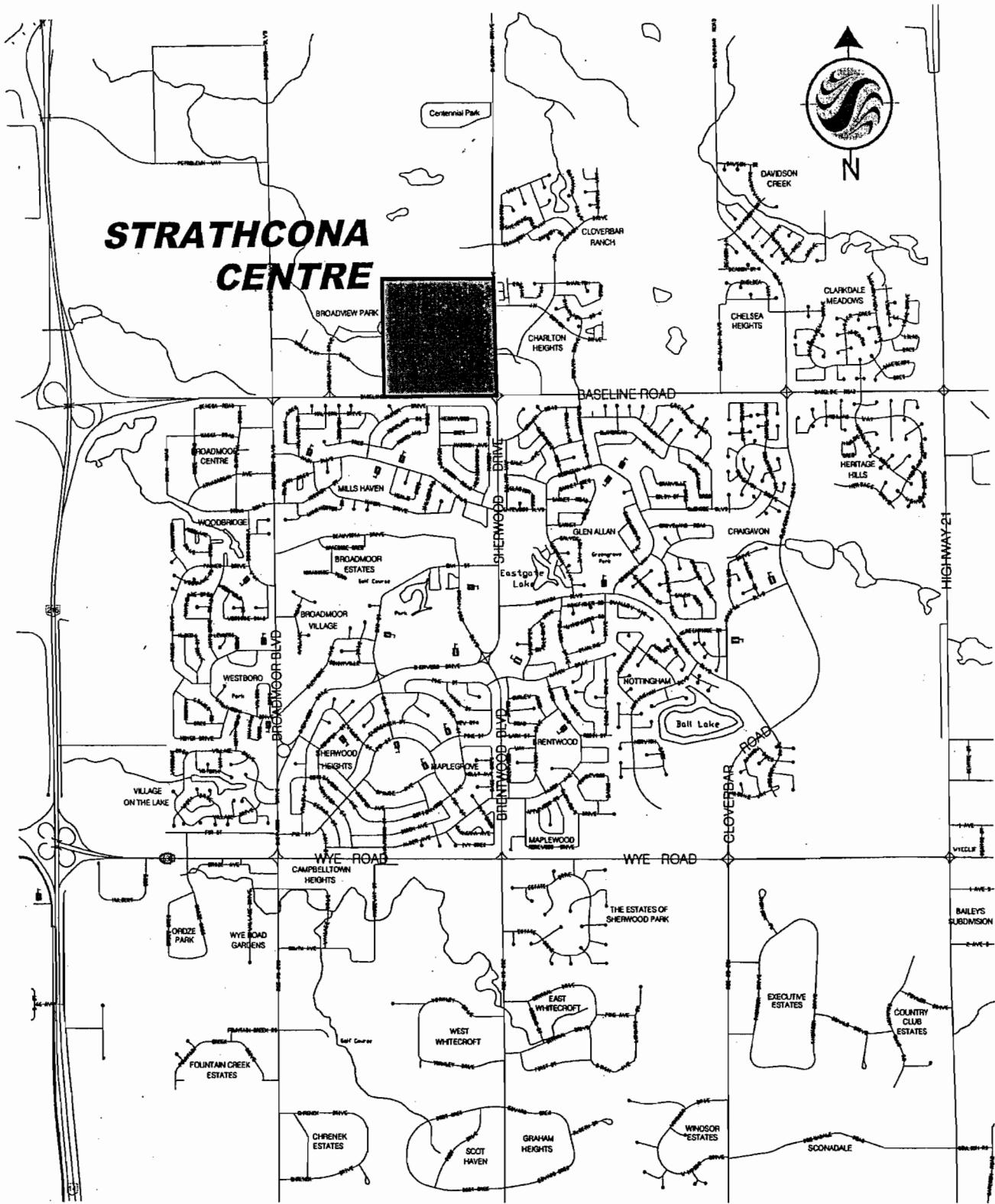
The plan consists primarily of a mixed use neighbourhood comprising the following land uses: single detached residential, row housing, low-rise apartments, commercial, industrial, public institutional, stormwater management facilities, park and Strathcona County Transit's Park and Ride facility.

**Figure 1.0 - Location Plan** shows the location of Strathcona Centre ASP within the north-central portion of Sherwood Park. **Figure 2.0 - Existing Development Concept** shows the land use concept from the existing ASP Bylaw, as amended.

## 2.0 PURPOSE

The purpose of this amendment to the Strathcona Centre ASP is to remove the existing Public Institutional/Park use, add additional Park/Open Space, replace areas designated as Industrial with Commercial, Public Institutional and Park/Open Space, increase the amount of area designated as Private Institutional, relocate and increase a portion of Park/Open Space further north, remove the areas designated as Stormwater Detention Areas, relocate and add a Park/Walkway link, remove a portion of Bremner Drive, and add a north-south collector roadway linking Strathcona Centre with the future Lakeland College Campus.

The land use concept for this proposed amendment is shown on **Figure 3.0 - Proposed Development Concept** with the Land Uses Statistics for the existing and proposed amendments shown in the Appendix.



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 STRATHCONA CENTRE  
 AREA STRUCTURE PLAN

Figure No.  
**1.0**

Title  
**Location Plan**

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## 3.0 DESCRIPTION OF AMENDMENTS

### 3.1 Public Institutional/Park

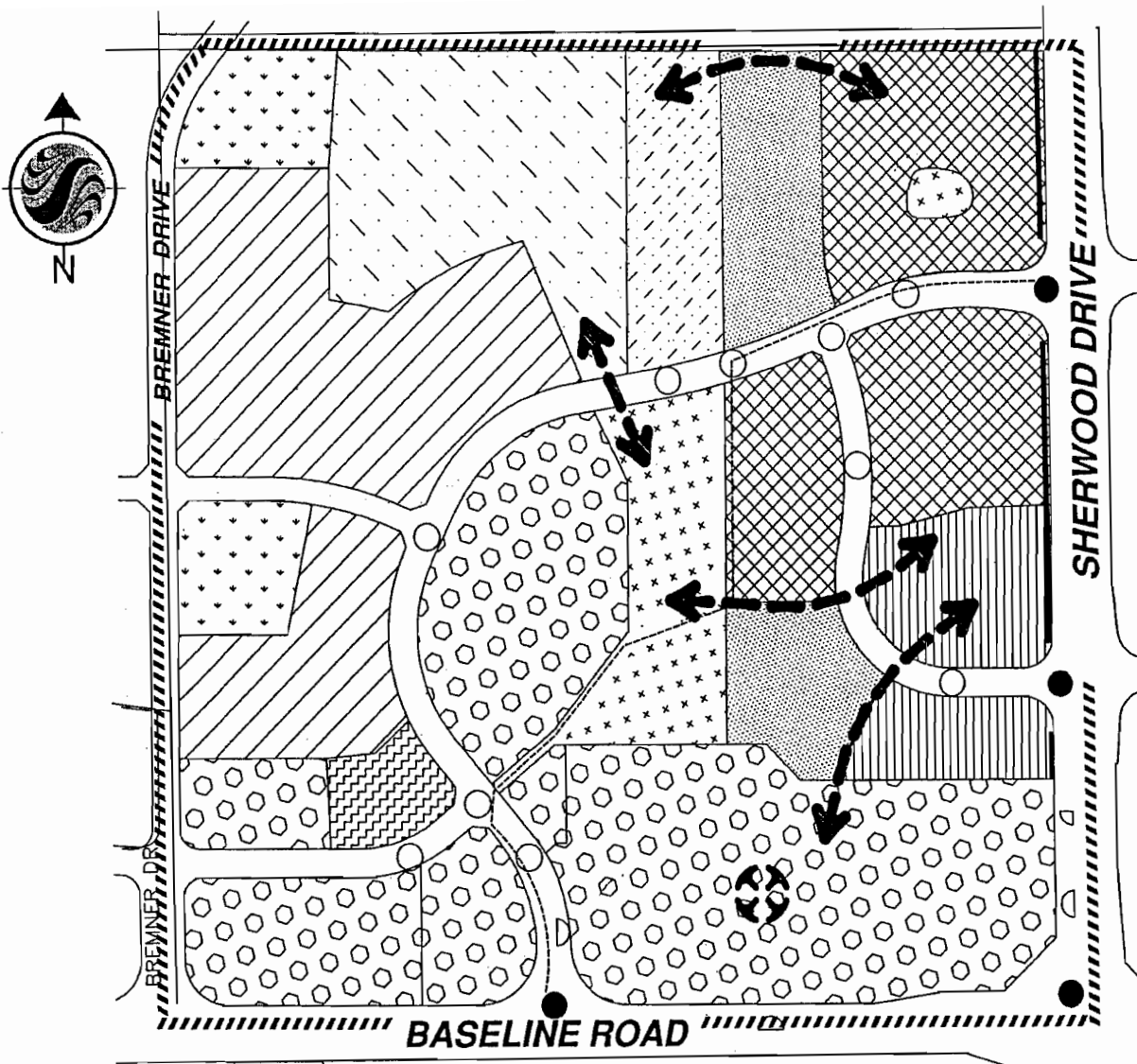
The 3.2 ha Public Institutional/Park land use designation in the northwest portion of the ASP has been removed. The post-secondary institution that was originally intended to be developed on the gifted lands in this Public Institutional/Park site has been relocated immediately to the north within the Lakeland College ASP. The gifted lands have been returned to the developer in an agreement with the County. Pursuant to the agreement, the developer will dedicate, in addition to the previously dedicated park and ride transit facility, a fully serviced parks compound and reserve lands in The Ridge to resolve an overdedication by the developer in that neighbourhood. Further, the remaining reserves owing in Strathcona Centre are to be located in the northwest portion of the plan area. The developer will grade, topsoil and seed the remaining reserves to the satisfaction of the County. These reserves will become part of a proposed regional park that will be integrated with reserve lands proposed in Broadview Park to the west and the Lakeland College Campus to the north.

A 1.21 ha Stormwater Detention Area located south of the future east-west collector roadway that links Broadview Park to Bethel Drive has been replaced with Public Institutional. The new Public Institutional area is intended to be developed as the parks compound. The recycling depot, which is currently identified as Industrial, has also been replaced with a Public Institutional designation to recognize its public service use.

### 3.2 Commercial

As shown on Figure 3.0, the amount of Commercial within the plan area has been expanded from 15.7 ha to 25.2 ha. This Commercial land replaces a portion of Industrial land. The additional Commercial land use has been located north of the Park and Ride and Bethel Drive and east of Bremner Drive. Access to this additional Commercial land will be from Bethel Drive, the future east-west collector roadway that links Broadview Park to Bethel Drive, and the north-south collector roadway that links Bethel Drive to Lakeland College.

Approximately 0.43 ha of Park / Open Space within the central portion of the Strathcona Centre ASP has been replaced with Commercial (see Figure 3.0). This will ensure that the plan conforms to the existing built form.



**Strathcona Centre  
 Area Structure Plan  
 Bylaw 49-86 (As Amended March, 2004)**

- |                              |                                   |                            |                                    |
|------------------------------|-----------------------------------|----------------------------|------------------------------------|
| SINGLE TO 4-UNIT RESIDENTIAL | CONTROLLED INTERSECTION           | PUBLIC INSTITUTIONAL/PARK  | PARK/OPEN SPACE                    |
| SINGLE TO 8-UNIT RESIDENTIAL | UNCONTROLLED INTERSECTION         | PRIVATE INSTITUTIONAL      | STRATHCONA STATION SHOPPING CENTRE |
| MEDIUM DENSITY RESIDENTIAL   | RIGHT IN / RIGHT OUT INTERSECTION | STORM WATER DETENTION AREA | PARK / WALKWAY LINKS               |
| COMMERCIAL                   | RIGHT OUT INTERSECTION            | PARK AND RIDE              | NOISE ATTENUATION WALL             |
|                              |                                   | INDUSTRIAL                 | AREA STRUCTURE PLAN BOUNDARY       |
|                              |                                   |                            | PEDESTRIAN WALKWAY                 |



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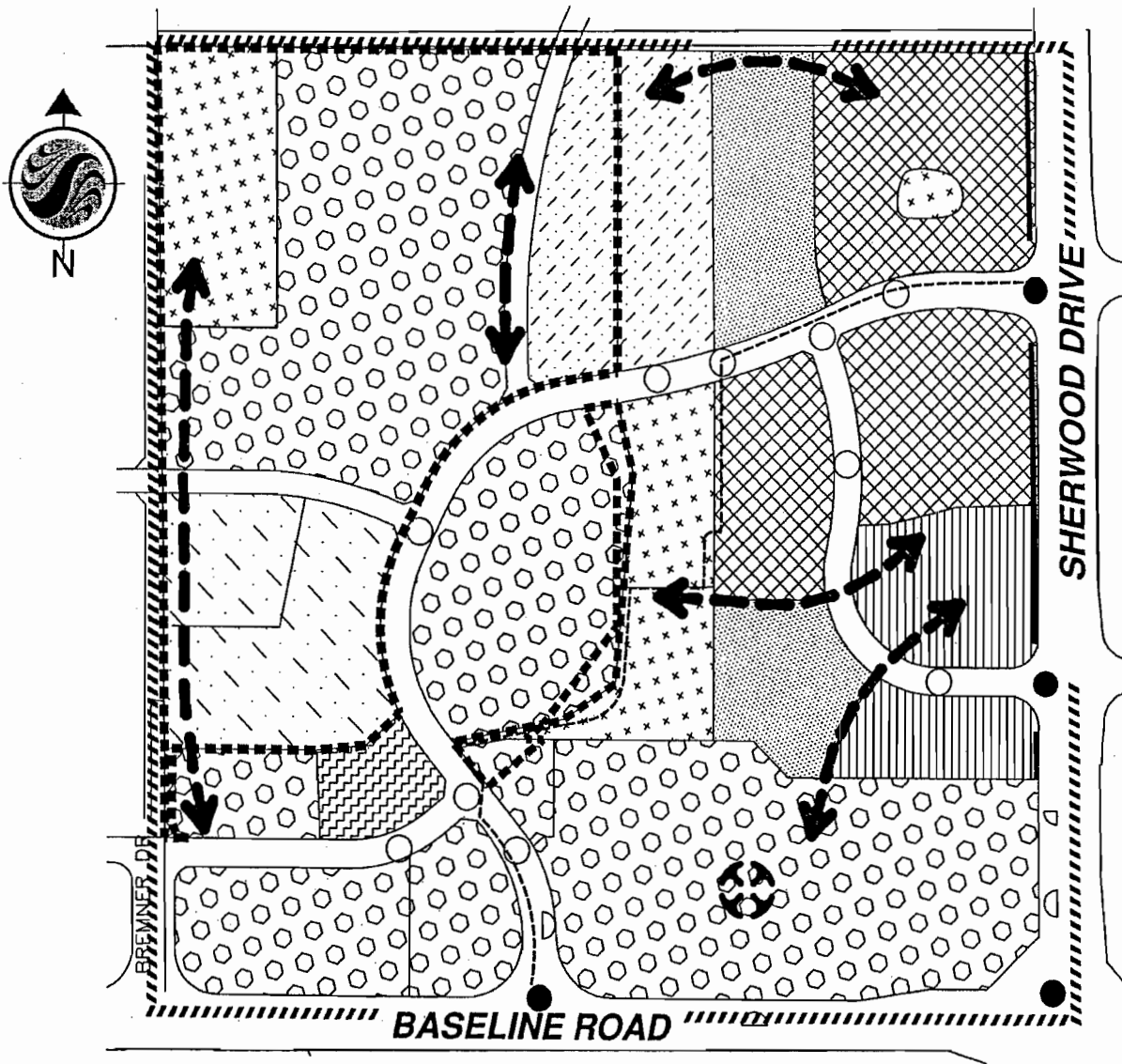
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 DUNDEE DEVELOPMENTS  
 STRATHCONA CENTRE  
 AREA STRUCTURE PLAN



















Figure No.  
**2.0**

Title  
**Existing Development  
 Concept**

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## Strathcona Centre Area Structure Plan

- |  |   |   |
|--|---|---|
|  SINGLE TO 4-UNIT RESIDENTIAL |  CONTROLLED INTERSECTION           |  PUBLIC INSTITUTIONAL                |
|  SINGLE TO 8-UNIT RESIDENTIAL |  UNCONTROLLED INTERSECTION         |  PARK/OPEN SPACE                    |
|  MEDIUM DENSITY RESIDENTIAL   |  RIGHT IN / RIGHT OUT INTERSECTION |  STRATHCONA STATION SHOPPING CENTRE |
|  COMMERCIAL                   |  RIGHT OUT INTERSECTION            |  PARK / WALKWAY LINKS               |
|  PRIVATE INSTITUTIONAL        |   |  NOISE ATTENUATION WALL             |
|  PARK AND RIDE                |   |  AREA STRUCTURE PLAN BOUNDARY       |
|  |   |  PEDESTRIAN WALKWAY                 |
|  |   |  AMENDMENT BOUNDARY                 |



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Client/Project  
DUNDEE DEVELOPMENTS  
STRATHCONA CENTRE  
AREA STRUCTURE PLAN

Figure No.  
**3.0**

Title  
**Proposed Development  
Concept**

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### **3.3 Industrial**

Industrial land use within the Strathcona Centre ASP has been eliminated. The elimination of Industrial land is due to the expansion of Commercial land uses within the northwest portion of the plan area and the redesignation of the recycling depot and proposed parks compound to Public Institutional.

### **3.4 Private Institutional**

As shown on Figure 3.0, the amount of land designated as Private Institutional has been expanded from 1.9 ha to 4.1 ha. This additional 2.2 ha of Private Institutional land located north of Bethel Drive has been expanded and is proposed to be developed as a Religious Assembly use.

### **3.5 Park / Open Space**

The Stormwater Detention Area located within the northwest corner of Strathcona Centre has been replaced by a 2.34 ha Park / Open Space. This Park / Open Space area is intended to accommodate both passive and programmable recreational uses. As shown on Figure 3.0, this Park / Open Space will be located within the northwest corner of the plan area so that it may be made to be coterminous with the other park areas in the abutting Area Structure Plans. This park will ultimately be accessed via the adjoining park sites and a trail link from the future east-west collector roadway that links Broadview Park to Bethel Drive where Bremner Drive has been removed.

A 0.43 ha of Park / Open Space located within the central portion of the Strathcona Centre ASP has been replaced with Commercial.

### **3.6 Park / Walkway link**

The Park / Walkway Link shown on Figure 2.0 that previously straddled Bethel Drive between the Public Institutional / Park and the central Park / Open Space has been removed. In its place, a new Park / Walkway Link has been added along the future north-south collector roadway that links Bethel Drive to Lakeland College to the north. Also added is a new Park / Walkway Link from Broadway Boulevard to the regional park in the northwest corner of the plan area as shown on Figure 3.0. This trail link proposes to take advantage of the proposed removal of Bremner Drive north of Broadway Boulevard.

### 3.7 Stormwater detention area

The 1.21 ha Stormwater Detention Area located in the northwest corner of Strathcona Centre (see Figure 2.0) has been removed and replaced with Park / Open Space (see Figure 3.0). The northwest stormwater basin for the plan area will now drain north into the stormwater management facility located within the Lakeland College ASP.

In addition to the above change, the 1.21 ha Stormwater Detention Area located south of the future east-west collector roadway that links Broadview Park to Bethel Drive has been replaced with Public Institutional. This Stormwater Detention Area was always intended as an interim facility. Stormwater from this interim facility is intended to flow northwest into the large Broadview Park Stormwater Detention Area.

### 3.8 TRANSPORTATION

In conjunction with the preparation of the Amendment to the Strathcona Centre Area Structure Plan, Bunt & Associates completed a Transportation Assessment ("TIA") for the Strathcona Centre development area. The completion of the TIA was based on the land use schedule as envisaged in the Area Structure Plan Amendment. In addition, the TIA also acknowledged immediately adjacent existing and future development activity located within the north and south sectors of the Broadview Park ASP. The TIA also acknowledged the future development of the Sherwood Park Campus of Lakeland College. The TIA prepared for Strathcona Centre considered the existing and future roadway networks located within these various development areas and their connectivity through the general plan area and to the immediately adjacent arterial roadway system.

This assessment found that the collector roadway network in the aforementioned ASPs needed to be revised due to land use changes within their respective development areas and in consideration of roadway continuity and connectivity between development areas, particularly to account for the introduction of Lakeland College in the Lakeland College ASP. The recommendations of the TIA included the creation of a north-south collector roadway linking Lakeland College and the Lakeland College ASP area to Bethel Drive within the Strathcona Centre ASP. Additionally, the TIA found that a significant portion of Bremner Drive was no longer going to be required in order to provide sufficient access and circulation for the general area.

#### 3.8.1 North/South Collector Roadway

As illustrated in Figure 3.0, a north-south roadway has been added to the Strathcona Centre ASP. This north-south roadway will link the future Lakeland College to the north with Bethel Drive – the looping collector roadway that services Strathcona

Centre. The new north-south collector roadway will be developed with landscaped boulevards and sidewalks along both sides of the roadway and will be constructed to collector roadway standards. This collector roadway is intended to be a major north-south linkage for both pedestrians and vehicles. It will significantly contribute towards the creation and expansion of pedestrian circulation and connectivity between Lakeland College to the north and commercial services and the Park and Ride Transit Centre to the south within Strathcona Centre.

Based upon a review of this roadways function and anticipated cross-section within the Lakeland College Campus area, the use of this roadway as a short-cut route between Lakeland Drive and Baseline Road is not anticipated.

### 3.8.2 Bremner Drive

This amendment will result in the elimination of Bremner Drive north of Broadway Boulevard from the plan area. Bremner Drive will only now exist between Broadway Boulevard and Baseline Road. Accordingly, the land uses to the immediate east could now be extended west into the former location of Bremner Drive.

The development of Lakeland College north of Strathcona Centre precludes the ability to construct a continuous Bremner Drive link between Baseline Road and Lakeland Drive in the existing right of way as originally planned. In addition, the amassing of MR dedication within the Strathcona Centre ASP, Broadview Park ASP, and Lakeland College ASP in a central location with respect to the four adjoining plan areas to develop a County operated recreational park facility also precludes the ability to extend Bremner Drive through this portion of the plan area.

Development parcels south of the proposed park site will be serviced via two strong east-west collectors and north-south collectors in relative close proximity to the original Bremner Drive corridor. The proposed roadway network and existing neighborhood accesses provide sufficient capacity to accommodate anticipated land uses.

The intersection of Bremner Drive with Baseline Road is an unsignalized intersection. Bremner Drive currently operates as a right in/out, left in only access to the plan area. The left turn outbound movement has been recently banned due to safety concerns at the intersection. Banning of movements at this intersection establishes traffic patterns which encourage the movement of traffic in an east-west direction within the development area and the use of alternative accesses both east and west of Bremner Drive. Consideration has also been given, by the County, to operating the intersection as a right in/out only intersection in the longer term time frame.

The existing Bremner Road right of way north of Broadway Blvd. will continue to be protected for utility services and it is recognized that a trail corridor is planned to be developed within the right of way to provide pedestrian access to the park site and Lakeland College.

### 4.0 ENGINEERING SERVICES

This amendment can be accommodated within the approved sanitary and water servicing network for Strathcona Centre. Stormwater management within Strathcona Centre has been changed in order to accommodate the aforementioned change of land uses within the plan area. More specifically, the Stormwater Detention Area located within the northwest corner of the plan area has been removed. Stormwater flows from the northwest portion of the plan area will now flow north into a Stormwater Detention Area within the Lakeland College ASP. Additional stormwater will continue to follow the existing natural drainage course and flow into the Stormwater Detention Area located within the north-central portion of the Broadview Park ASP. Stormwater will be directed to these Stormwater Detention Areas via storm pipes and overland flows that follow the existing and future topography of the area.

The final detailed stormwater management design for the amendment area will be subject to the approval of the Strathcona County Engineering Services Department.

The following describes the provision of engineering services to the amended ASP:

#### **Sanitary Sewers and Water Mains**

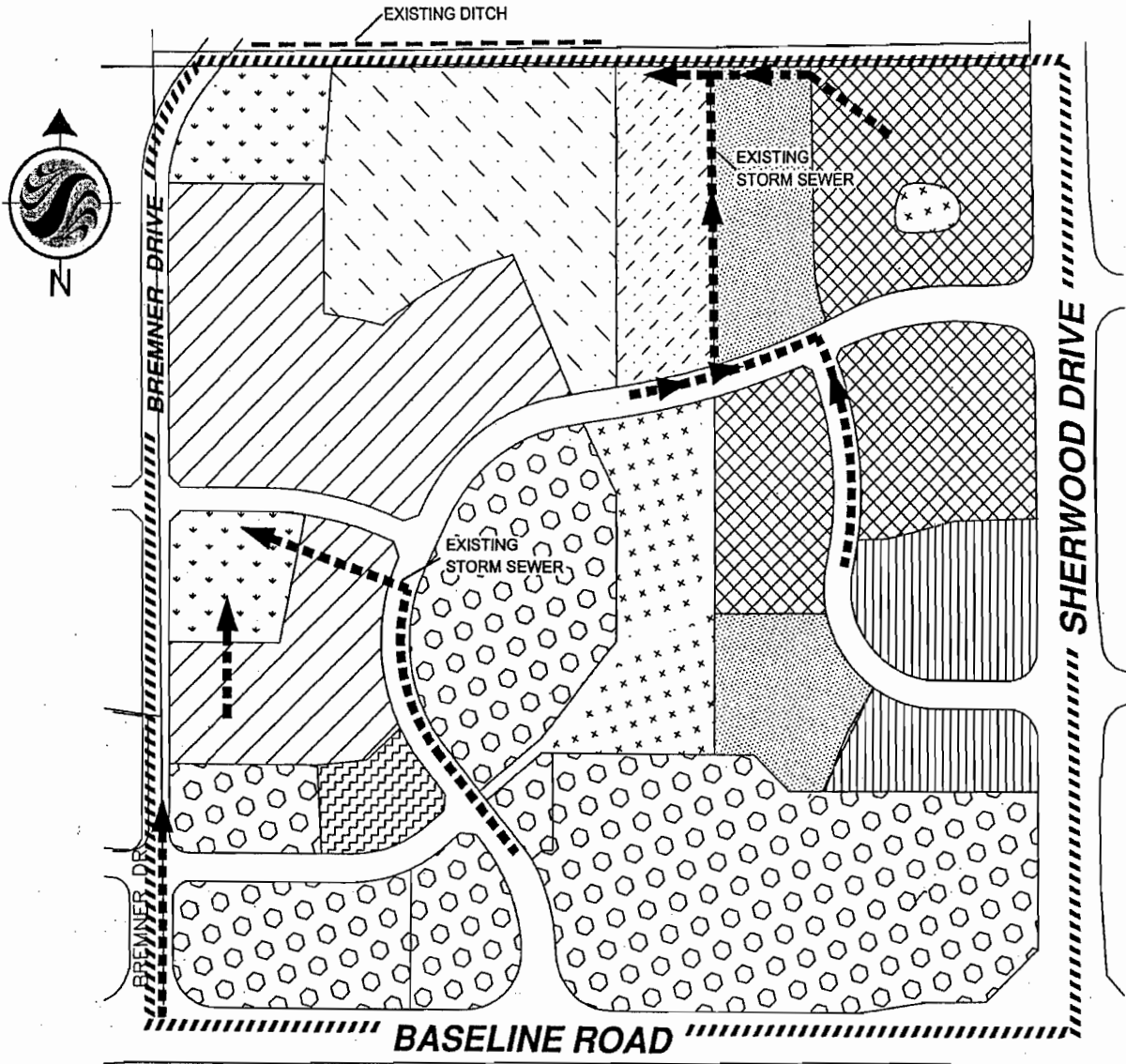
There are sufficient existing sanitary sewers and water mains in the area to accommodate any subdivisions that may occur in the amended plan area.

#### **Storm Sewers**

*Figure 4.0 – Existing Stormwater Management* shows the existing storm system in the amendment area. Several changes are needed and are outlined below.

*Figure 5.0 – Proposed Stormwater Management* shows the proposed revisions to the existing system. The main elements are as follows:

- The existing ponds will be eliminated;
- A new storm sewer will be placed in the new road located north of the recycling station. As indicated, on the plan, the new pipe will either outfall to the proposed swale on Bremner Drive or the new pipe will be taken north to discharge to the proposed outfall to the Bremner Pond;
- The existing 1050 pipe on the north property line will be extended to the northwest corner to the proposed outfall to the Bremner Pond; and



## Strathcona Centre Area Structure Plan

- ////// AREA STRUCTURE PLAN BOUNDARY
- EXISTING STORM SEWER
- EXISTING DITCH



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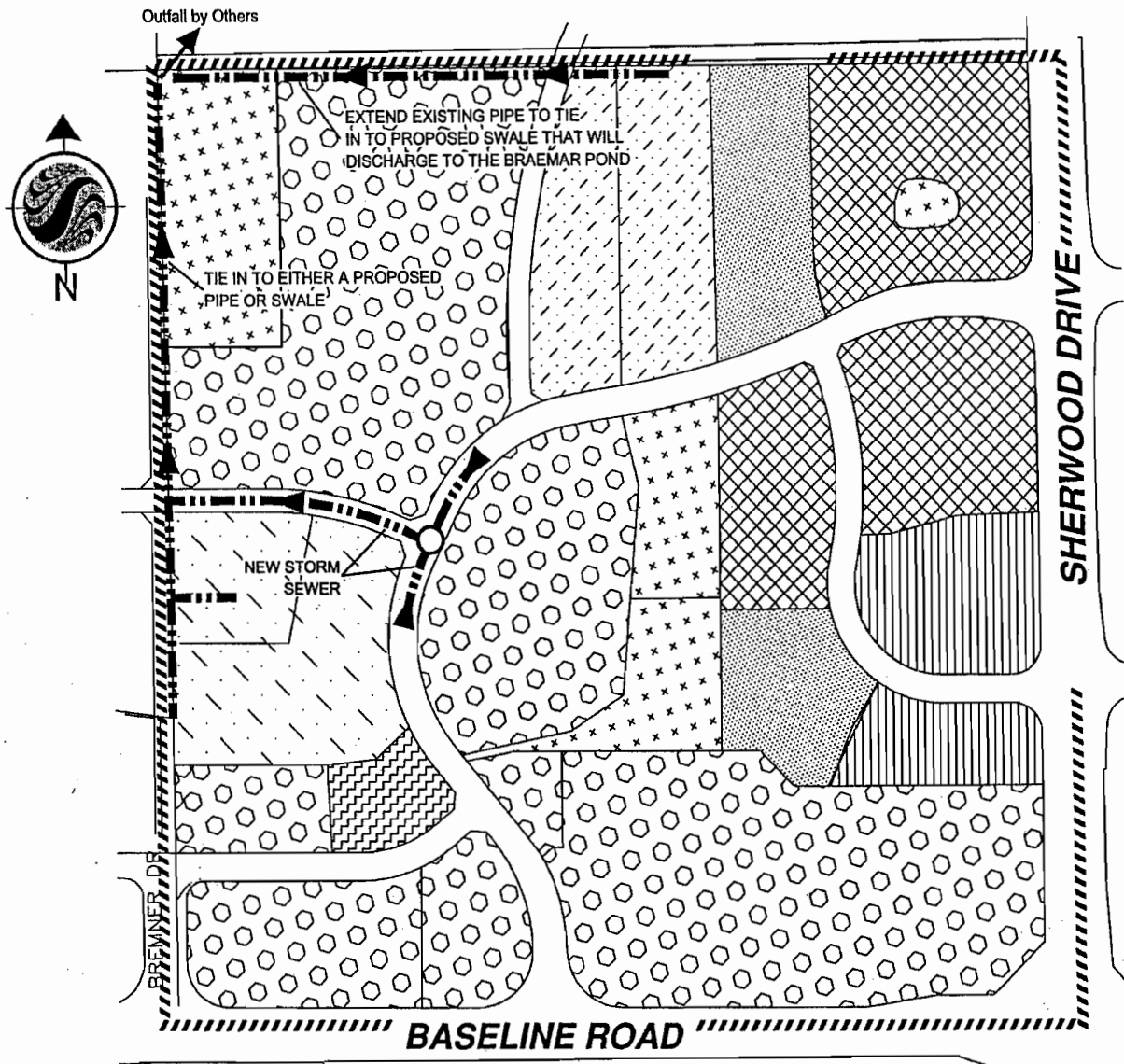
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AREA STRUCTURE PLAN

Figure No.  
**4.0**

Title  
**Existing Stormwater  
Management**

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Strathcona Centre  
Area Structure Plan

- ////// AREA STRUCTURE PLAN BOUNDARY
- PROPOSED STORM SEWER



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AREA STRUCTURE PLAN

Figure No.  
**5.0**

Title  
**Proposed Stormwater  
Management**

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1161 21895

- It should be noted that the storm system along Bremner Drive and the proposed outfall to Bremner Pond will be reviewed and analyzed in consultation with the County engineering staff.

### 5.0 HEAVY INDUSTRIAL TRANSITION OVERLAY

As the majority of the lands located within the Strathcona Centre ASP are within the 3.0 km Heavy Industrial Transition Overlay, all continued development within the plan area will be subject to the regulations set out under Bylaw 29-2004 (i.e. an amendment to the Municipal Development Plan) and Bylaw 31-2004 (i.e. an amendment to the Land Use Bylaw). More specifically, a risk assessment may be required in conjunction with a rezoning or development permit application in order to assess and determine the suitability of a specific use within the 3.0 km Heavy Industrial Transition Overlay.

### 6.0 RATIONALE

This Strathcona Centre ASP amendment has been initiated as a result of four developments. First, the decision by Lakeland College to develop a campus facility in the Lakeland College ASP rather than within the Strathcona Centre ASP. Secondly, to further coincide with the creation of Lakeland College, a Park / Open Space has been added to the northwest corner of Strathcona Centre so that a large consolidated park site can be assembled. Thirdly, the removal of most of Bremner Drive has resulted in a larger plan area and accompanying expansion of land uses. Last, the revision to the stormwater management plan for the area alters the land use concept.

As a direct result of the relocation of the Public Institutional / Park use (i.e. the originally proposed location of a post-secondary institution such as Lakeland College) from the Strathcona Centre ASP to the Lakeland College ASP the land uses, roadway network and stormwater servicing scheme for the northwest corner of the Strathcona Centre ASP has been revisited. This review of the subject amendment area has determined a need for a Park / Open Space to better accommodate future Lakeland College students and the population living in the northern portion of the Sherwood Park Urban Services area.

The area between Bethel Drive and the additional Park / Open Space has been redesignated from Industrial to Commercial. This change of land uses to Commercial is a more appropriate use due to the nature of Industrial development. More specifically, Commercial development will provide a better interface and transition between the Park / Open Space and Bethel Drive and Industrial designated land to the south. Furthermore, this change has been precipitated by the change in character and nature of the area towards local and regional shopping development.

## AMENDMENT TO THE STRATHCONA CENTRE AREA STRUCTURE PLAN

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The Baseline Road area has now become one of the major commercial destination areas for residents both in Sherwood Park and the surrounding area. As such, there is now a strong demand for Commercial development and subsequently a diminished need for land designated as Industrial in this area.

The Private Institutional land use located in the north-central portion of the plan area has been expended to meet the needs of the existing religious organization that owns the subject land. From a planning perspective, this is an appropriate and suitable land use for this land located east of the north-south collector roadway.

The Strathcona County Administration has participated in the direction and outcome of this amendment. More specifically, Strathcona County has been a proactive participant in the determination of this amendment as it pertains to land uses, roadway networks and general servicing within the Strathcona Centre ASP.



# AMENDMENT TO THE STRATHCONA CENTRE AREA STRUCTURE PLAN

**TABLE 1 – BYLAW 49-86, AS AMENDED**

TOTAL AREA	64.7 ha	159.9 ac	100%
<i>Road Widening</i> s	4.1 ha	10.1 ac	6.3%
<i>Detention Ponds</i>	2.4 ha	6.0 ac	3.8%
<i>Public Institutional</i>	3.2 ha	8.0 ac	5.0%
<i>Park and Ride</i>	0.8 ha	2.0 ac	1.3%
<i>C. of T. 5F250 (Lazarenko Property)</i>	1.5 ha	3.7 ac	2.3%
GROSS DEVELOPABLE AREA (GDA)	52.7 ha	130.1 ac	81.4%
▪ Total Commercial*	15.7 ha*	38.7 ac*	24.2%*
<i>Strathcona Station</i>	8.4 ha	20.7 ac	13.0%
<i>Remaining Commercial</i>	7.3 ha*	18.0 ac*	11.3%*
▪ Gross Residential	16.5 ha	40.7 ac	25.5%
▪ Industrial	9.3 ha	22.9 ac	14.3%
▪ Private Institutional	1.9 ha	4.7 ac	2.9%
▪ Park	5.3 ha	13.0 ac	8.1%
▪ Circulation	4.1 ha	10.2 ac	6.4%
<i>Bethel Drive</i>	3.0 ha	7.4 ac	4.6%
<i>Connector Roads (To Bremner Dr.)</i>	1.1 ha	2.8 ac	1.8%

\*excludes C. of T. 5F250 (Lazarenko Property) also proposed as commercial.

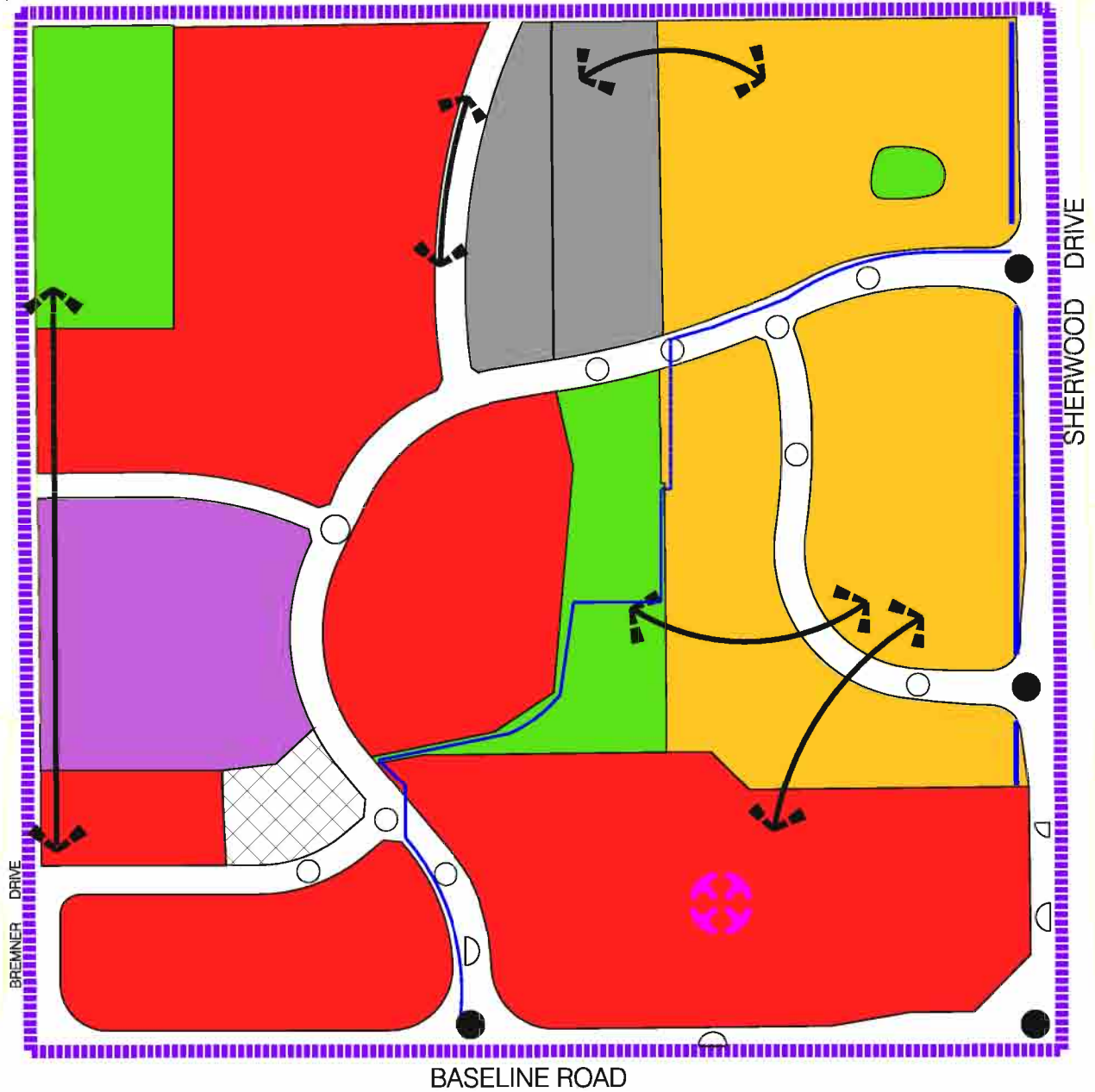
## AMENDMENT TO THE STRATHCONA CENTRE AREA STRUCTURE PLAN

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**TABLE 2 – PROPOSED AMENDMENT TO BYLAW 49-86, AS AMENDED**

TOTAL AREA	64.7 ha	159.9 ac	100%
<i>Road Widenings</i>	<i>3.1 ha</i>	<i>7.66 ac</i>	<i>4.8%</i>
<i>Detention Ponds</i>	<i>0.0 ha</i>	<i>0.0 ac</i>	<i>0.0%</i>
<i>Public Institutional</i>	<i>4.2 ha</i>	<i>10.37 ac</i>	<i>6.5%</i>
<i>Park and Ride</i>	<i>0.8 ha</i>	<i>2.0 ac</i>	<i>1.3%</i>
<i>C. of T. 5F250 (Lazarenko Property)</i>	<i>1.5 ha</i>	<i>3.7 ac</i>	<i>2.3%</i>
GROSS DEVELOPABLE AREA (GDA)	55.1 ha	136.1 ac	85.1%
▪ Total Commercial*	25.2 ha*	62.3 ac*	38.9%*
<i>Strathcona Station</i>	<i>8.4 ha</i>	<i>20.7 ac</i>	<i>12.9%</i>
<i>Remaining Commercial*</i>	<i>16.8 ha*</i>	<i>41.5 ac*</i>	<i>25.9%*</i>
▪ Gross Residential	15.0 ha	37.0 ac	23.2%
▪ Industrial	0.0 ha	0.0 ac	0.0%
▪ Private Institutional	4.1 ha	10.1 ac	6.3%
▪ Park	5.1 ha	12.6 ac	7.9%
▪ Circulation	5.7 ha	14.1 ac	8.8%
<i>Bethel Drive</i>	<i>3.0 ha</i>	<i>7.4 ac</i>	<i>4.6%</i>
<i>Other Roads</i>	<i>2.7 ha</i>	<i>6.7 ac</i>	<i>4.2%</i>

\*excludes C. of T. 5F250 (Lazarenko Property) also proposed as commercial.



# Strathcona Centre Area Structure Plan Bylaw 50-2005 (Amendment 8)



Date of Adoption 5 July 2005

- ASP Boundary
- Residential
- Commercial
- Public Institutional
- Private Institutional
- Park/ Open Space
- Park & Ride
- Strathcona Station Shopping Centre
- Controlled Intersection
- Uncontrolled Intersection
- Uncontrolled Intersection
- Right Out Intersection
- Noise Attenuation
- Pedestrian Walkway
- Park/Walkway Links
- Amendment Boundary

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Telephone: (780) 484-8212  
www.strathcona.ab.ca