

BYLAW 52-88

A BYLAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF AMENDING THE STRATHCONA CENTRE AREA STRUCTURE PLAN
BYLAW NO. 49-86.

WHEREAS it is deemed advisable to amend the Strathcona Centre Area
Structure Plan Bylaw;

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:

That Bylaw 49-86 be amended as follows:

- A. This Bylaw is to be cited as the "Strathcona Centre Area Structure
Plan Amendment".
- B. That Appendix "A" attached hereto is hereby adopted as part of
this Bylaw.

Read a first time this 29th day of November, 1988.
Read a second time this 24th day of January, 1988.
Read a third time and finally passed this 24th day of
January, 1988.

[Signature]
Reeve
[Signature]
Corporate Secretary

STRATHCONA CENTRE
Area Structure Plan
Amendment

prepared for
Markborough Properties Ltd.

prepared by
Mackenzie Associates Consulting Group Limited
Professional Planning Consultants

in association with
Walker Newby and Associates Ltd.
Municipal Engineering Consultants

Mackenzie Associates
Consulting Group Limited

A. PURPOSE OF AMENDMENT

The purpose is to amend the Strathcona Centre Area Structure Plan, which was approved by the Council of the County of Strathcona No. 20 on August 19, 1986 as a guide for the future development of the SE 1/4 - Section 3-53-23-W4.

This amendment consists of modifications and adjustments to the Development Concept which are described in Section B.

B. THE REVISED DEVELOPMENT CONCEPT

The Revised Development Concept is illustrated on Figure 7-A.

The Revised Development Concept proposes the following changes from the original Development Concept which was illustrated on Figure 7 in the Strathcona Centre Area Structure Plan document:

1. Residential Use

1.1 Single Family Residential

The revised Development Concept introduces Single Family Residential use in the northeast portion of the plan area. The single family use will serve residents who desire single family housing but who do not have large numbers of children on a per household basis. Since there are no elementary or high schools proposed for the Strathcona Centre area it is likely that families with young children would choose other locations within Sherwood Park closer to the schools they require. A small park area is proposed, however, within the single family enclave to serve local recreational needs.

1.2 Medium/High Density Residential

Located south of the single family use is an area of Medium/High Density Housing which is intended to accommodate a range of multi-family or specialized housing types in a location adjacent to the Town Centre Commercial area. The size of this area has been increased by 5.2 acres from the original Development Concept. The development of this area can be expected to occur as demand for these specialized types of housing units increases and the development of commercial uses in the Town Centre Commercial area has reached a point that it exerts a demand for new residential housing types.



**Strathcona
Centre**
Area Structure Plan

Revised Development Concept

- Town Centre Commercial
- Service Commercial
- Arterial Commercial
- Industrial Business
- Institutional
- Medium/High Density Housing
- Low Density Housing
- Storm Water Management Pond
- All Directional Access
- Directional Access
- Plan Boundary
- Pedestrian Corridor
- Open Space

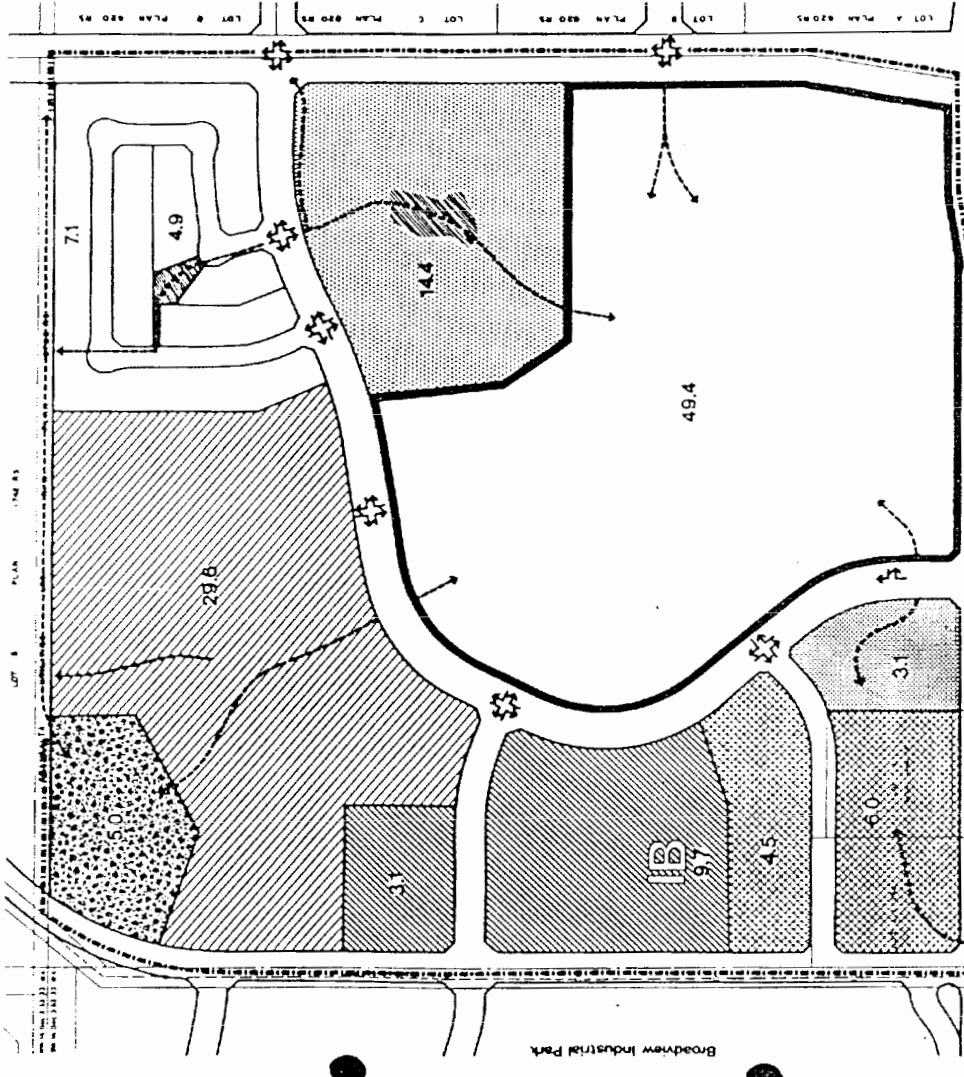
NOTE: Areas in acres

MURKIN
MURKIN LTD
September, 1968



Blackburn Associates
Landscape Architects

7A



LOT 4 PLAN 820 R3
LOT 5 PLAN 820 R3
LOT 6 PLAN 820 R3
LOT 7 PLAN 820 R3

LOT 8 PLAN 820 R3
LOT 9 PLAN 820 R3

LOT 10 PLAN 820 R3
LOT 11 PLAN 820 R3

Brodview Industrial Park

BASELINE ROAD

MAPON DRIVE

BLK 125

BLK 126

BLK 127

BLK 128

BLK 129

BLK 130

BLK 131

BLK 132

BLK 133

BLK 134

BLK 135

BLK 136

BLK 137

BLK 138

BLK 139

BLK 140

BLK 141

BLK 142

BLK 143

BLK 144

2. Institutional Uses

The revised development concept contains a similar concentration of Institutional uses in the north and northwest portions of the plan area, but consolidates the institutional uses in a manner which creates the potential for a comprehensively designed and integrated campus of public service uses. Although specific sites are not designated, the Institutional use area would be capable of accommodating a broad range of institutional land users including health care facilities, educational facilities, governmental buildings and cultural facilities. The location of these institutional uses around the area which has been identified for use as a Storm Water Management Pond creates the additional potential for incorporating this drainage element in the form of a wet or dry pond, as part of the comprehensive design of the institutional use campus.

3. Commercial Uses

The size of the area designated as Town Centre Commercial has been reduced by 7.4 acres to 49.4 acres, and the shape adjusted to accommodate modifications to the Medium/High Density Residential area and the alignment adjacent roadways.

The area designated for Arterial Commercial has been ^{increased} ~~reduced~~ in size from 2.7 acres to ~~3.4~~ acres, and shifted to the west side of the central collector roadway at its intersection with Baseline Road.

4. The Roadway System

The revised development concept includes some minor modifications to the collector roadway system that would serve the modified land use pattern. The modifications include:

- a) the addition of a local residential loop road to serve the single family residential area;
- b) the deletion of a connecting roadway which, on the original Development Concept, extended northward from the central loop collector roadway to connect the plan area to the neighbouring quarter section to the north;
- c) minor modifications to the alignment of the central loop collector road; and
- d) a minor westward shift of the intersection of the central loop collector road with Baseline Road at the southwest corner of the Town Centre Commercial area.
- e) ~~a southward shift of the intersection of the central loop collector road with the service road.~~
e) relocation of the service road to the rear of the arterial commercial/service commercial lands.
Points at which all directional access would occur are indicated on the revised development concept.

C. TEXT CHANGES

The text of the original Strathcona Centre Area Structure Plan is modified to reflect the Revised Development Concept in respect of the following matters.

1. The Strathcona Centre Development Concept (Page 16)

Section 5.1 of the Area Structure Plan is modified, on page 16, to read: "The Development Concept as proposed by this Area Structure Plan, is graphically portrayed by Figure 7A - Development Concept. A statistical summary of the Development Concept is provided by Table 1-A."

2. Table 1 - General Land Use Allocation (Page 27)

Table 1 - General Land Use Allocation which appeared as page 27 of the original Area Structure Plan document is deleted and replaced with Table 1-A - Revised General Land Use Allocation.

3. Population Projection

The population which is projected to reside within the area is summarized on Table 2-A.

4. Student Generation

The number of school students projected to reside within the area is summarized on Table 3-A.

5. Where conflicts in plan policies occur between the original area structure plan and this amendment, the provisions of this amendment shall apply.

Table 1-A
 Revised General Land Use Allocation
 Strathcona Centre
 September 1988

	158.8 ac.	64.3 ha.	100.0%
GROSS DEVELOPABLE AREA			
<u>Commercial:</u>	63.0 ac.	25.5 ha.	39.6%
Town Centre Commercial	49.4 ac.	20.0 ha.	31.1%
Arterial Commercial	3.1 ac.	1.3 ha.	1.9%
Service Commercial	10.5 ac.	4.2 ha.	6.6%
<u>Institutional:</u>	29.6 ac.	12.0 ha.	18.7%
<u>Residential:</u>	26.4 ac.	10.7 ha.	16.6%
Low Density	12.0 ac.	4.9 ha.	7.5%
Medium/High Density Housing	14.4 ac.	5.8 ha.	9.1%
<u>Industrial:</u>	12.8 ac.	5.2 ha.	8.1%
Industrial Business	12.8 ac.	5.2 ha.	8.1%
<u>Circulation/Utilities:</u>	27.0 ac.	10.9 ha.	17.0%
Sherwood Drive	4.2 ac.	1.7 ha.	2.7%
Baseline Road	1.7 ac.	0.7 ha.	1.1%
West Boundary Road	3.2 ac.	1.3 ha.	2.0%
Internal Roads	12.9 ac.	5.2 ha.	8.1%
Detention Pond	5.0 ac.	2.0 ha.	3.1%

Table 2-A
 Projected Population
 Revised Development Concept

Low Density (Single Family)	12.0 ac. @ 6 units/acre @ 3.1 persons/unit	223 persons
Medium/High Density	14.4 ac. @ 40 units/acre @ 1.9 persons/unit	1094 persons

Table 3-A
 Projected School Generation
 Revised Development Concept

	Total	Public	Separate
Low Density (Single Family): 72 units			
Elementary	31	23	8
Junior High	14	10	4
Senior High	12	9	3
Medium/High Density: 576 units			
Elementary	63	48	15
Junior High	23	17	6
Senior High	23	17	6

Development Concept

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- Pedestrian Corridor
- Open Space

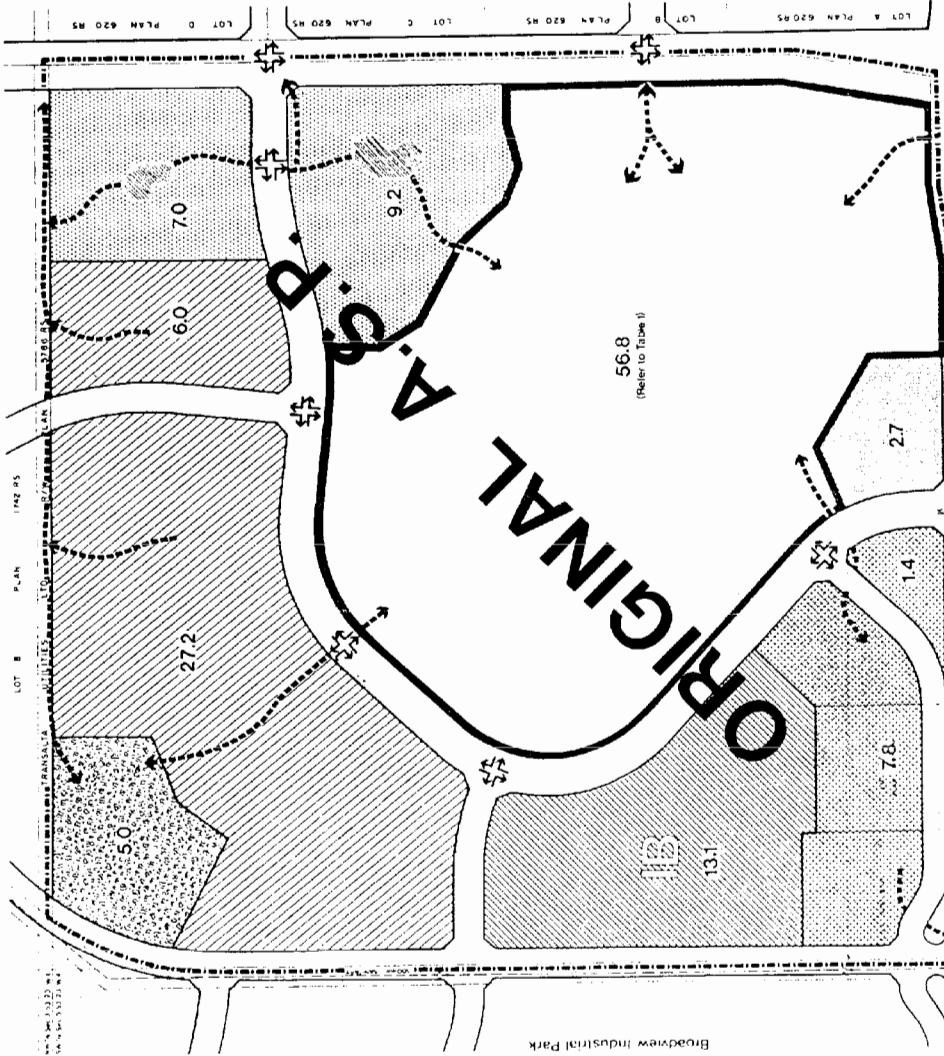
NOTE: Areas in acres

NUMERICAL PROPERTIES LIMITED

May 1986



NUMERICAL PROPERTIES LIMITED












**BROADVIEW PARK
Area Structure Plan**

W 1/2 Sec. 3-53-23 - W 4th
County of Strathcona

FIGURE 5.1

**Development
Concept**


LEGEND

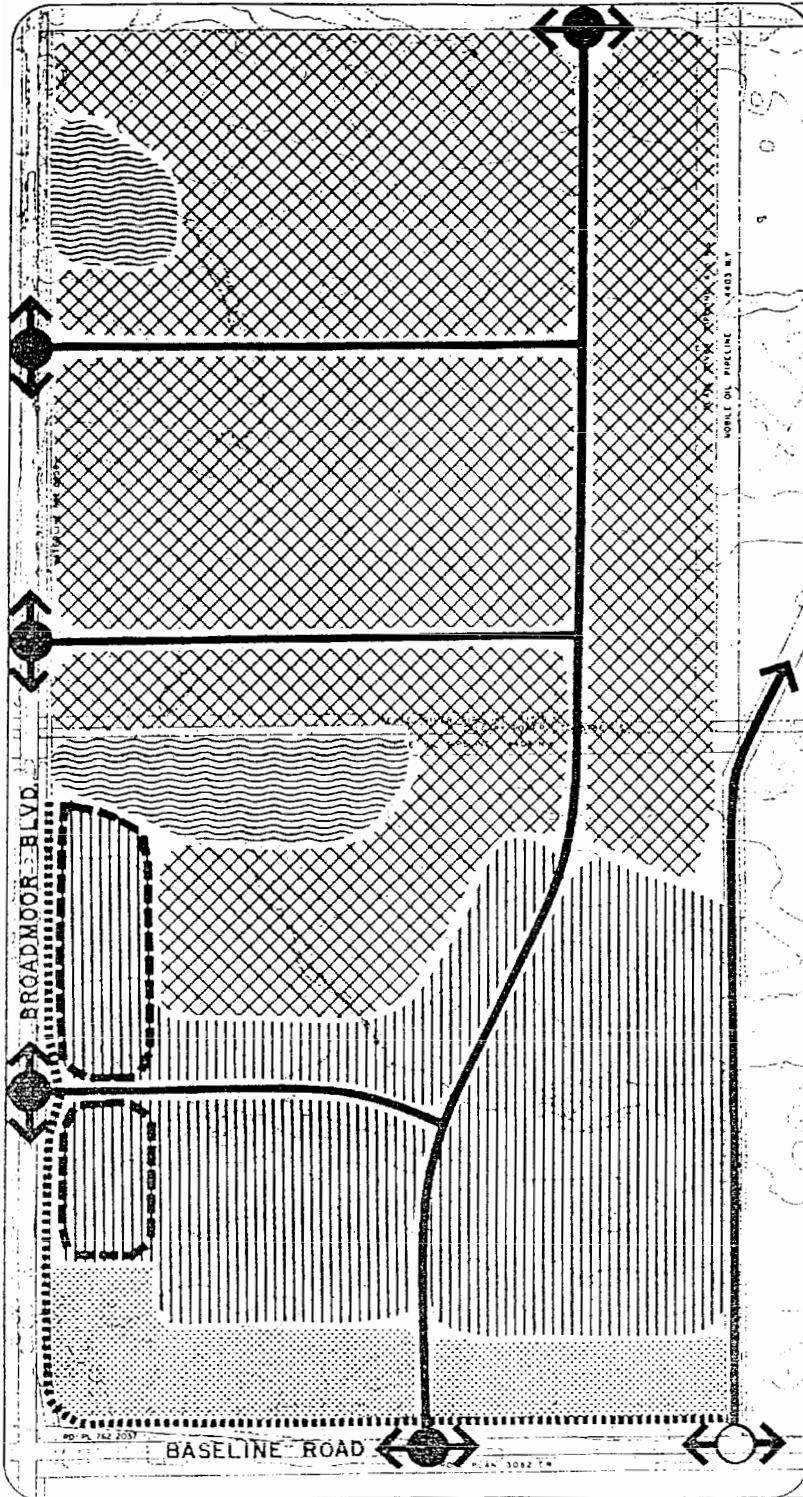
-  SERVICE COMMERCIAL
-  INDUSTRIAL BUSINESS
-  INDUSTRIAL
-  DRY POND
-  COLLECTOR ROADS
-  SERVICE ROADS
-  FULL ARTERIAL INTERSECTION
-  FULL OR PARTIAL ARTERIAL INTERSECTION
-  INDUSTRIAL BUSINESS AREA WHICH MAY BE CONSIDERED FOR SERVICE COMMERCIAL DEVELOPMENT

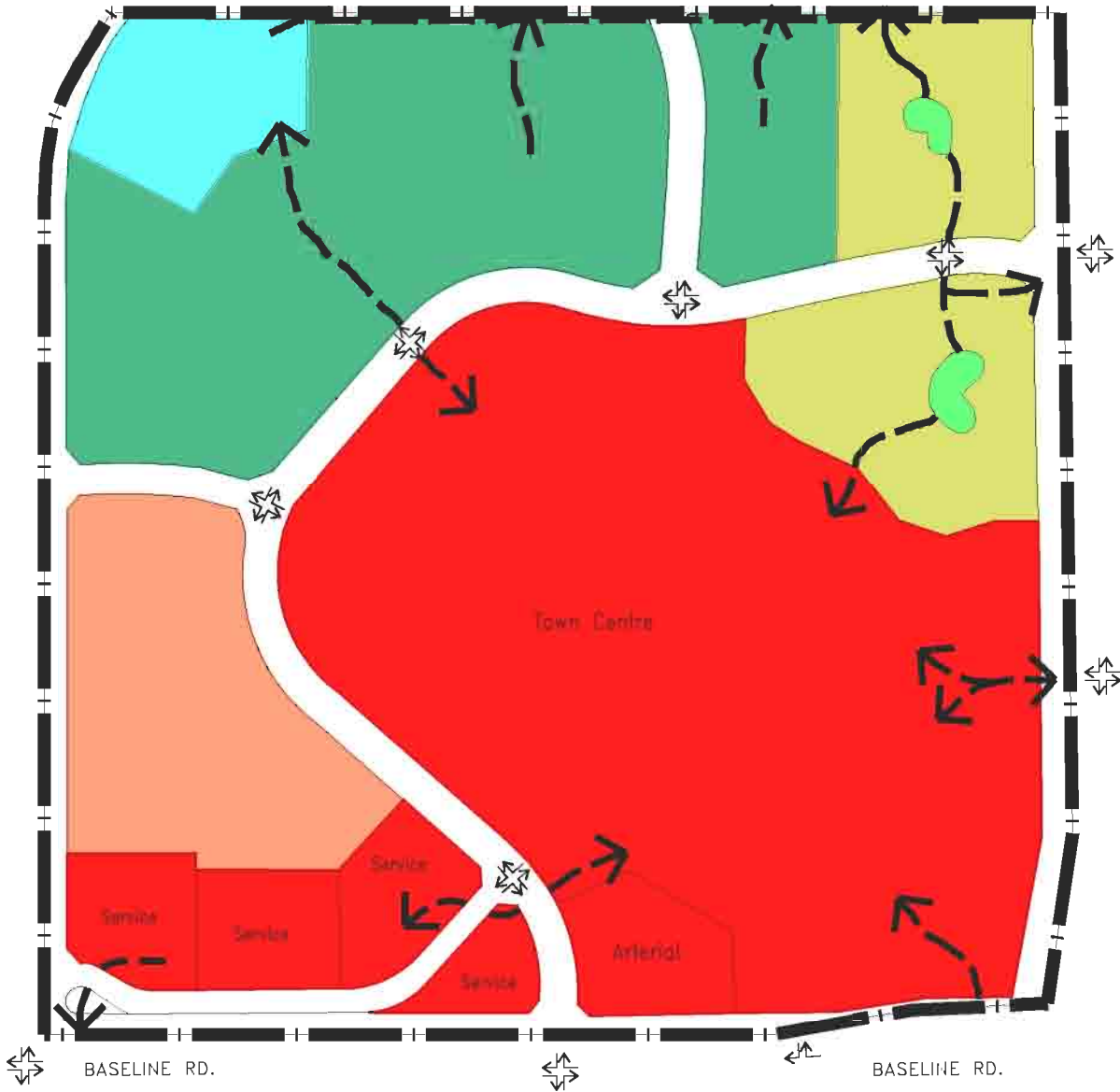
NOTE: A PORTION OF THE SERVICE COMMERCIAL ALONG BASELINE ROAD MAY BE CONSIDERED FOR HIGHWAY COMMERCIAL DEVELOPMENT.

January 1985



 Stanley for:
Daon Development Corp.





Strathcona Centre Area Structure Plan Bylaw 52-88 (Amendment 1)

Commercial	■	Storm Water Management Pond		All - Directional Intersection	
Town Centre		Road Plan		Right In	Right Out
Service	■	ASP Boundary			
Arterial	■	Pedestrian Corridor			
Open Space	■				
Industrial Business	■				
Institutional	■				
Residential					