

BYLAW 2209/D&P/04

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE SOUTH BUSINESS PARK AREA STRUCTURE PLAN BYLAW 2058/D&P/94 AND SUBSEQUENT AMENDING BYLAWS 2155/D&P/02 and 2064/D&P/98

The Council of the Town of Stony Plain in the Province of Alberta, enacts that the South Business Park Area Structure Plan Bylaw 2058/D&P/94 and subsequent amending Bylaws 2155/D&P/02 And 2064/D&P/98, be amended as follows:

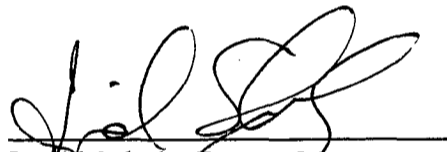
1. That this Bylaw 2209/D&P/04 is to be cited as the "South Business Park Area Structure Plan Amendment".
2. That "Schedule A" attached hereto is hereby adopted as part of this Bylaw.
3. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.
4. That this bylaw shall come into force and take effect upon the date of third reading and signing in accordance with Section 213, Municipal Government Act, Revised Statutes of Alberta 2000.

Read a first time this 14th day of June, A.D. 2004.

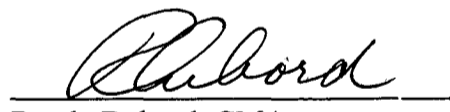
Public Hearing held on 12th day of July, A.D. 2004.

Read a second time this 12th day of July, A.D. 2004.

Read a third time this 12th day of July, A.D. 2004.



Ingrid Schulz, Deputy Mayor



Randy Dubord, CMA
Director, Finance and Administration

Amendment to the

SOUTH BUSINESS PARK AREA STRUCTURE PLAN

Submitted to



Prepared for

BUCKINGHAM PROPERTIES LTD.

by

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.

ASSOCIATED
ENGINEERING 

June 30, 2004



TABLE OF CONTENTS

1.0	PURPOSE	1
2.0	BACKGROUND.....	1
3.0	SCOPE OF PROPOSED AMENDMENT	3
4.0	RATIONALE.....	4
5.0	ENVIRONMENTAL AND MUNICIPAL RESERVE DEDICATION	5
6.0	TRANSPORTATION	5
7.0	UTILITY FACILITIES.....	6
8.0	REVISED LAND USE AND POPULATION STATISTICS.....	6
9.0	IMPLEMENTATION.....	6

LIST OF FIGURES AND TABLES

after page

FIGURE 1:	LOCATION	1
FIGURE 2:	EXISTING LAND USE CONCEPT	2
FIGURE 3:	AMENDED LAND USE CONCEPT	4

TABLE 1:	LAND USE AND POPULATION STATISTICS	6
----------	------------------------------------	---



1.0 PURPOSE

The purpose of this amendment to the South Business Park Area Structure Plan (ASP) is to improve stormwater drainage management within the area. In order to accommodate additional stormwater ponds a north-south greenway has been introduced as part of the plan amendment.

To accommodate this greenway, a reconfiguration of parcels and land use changes have been proposed.

2.0 BACKGROUND

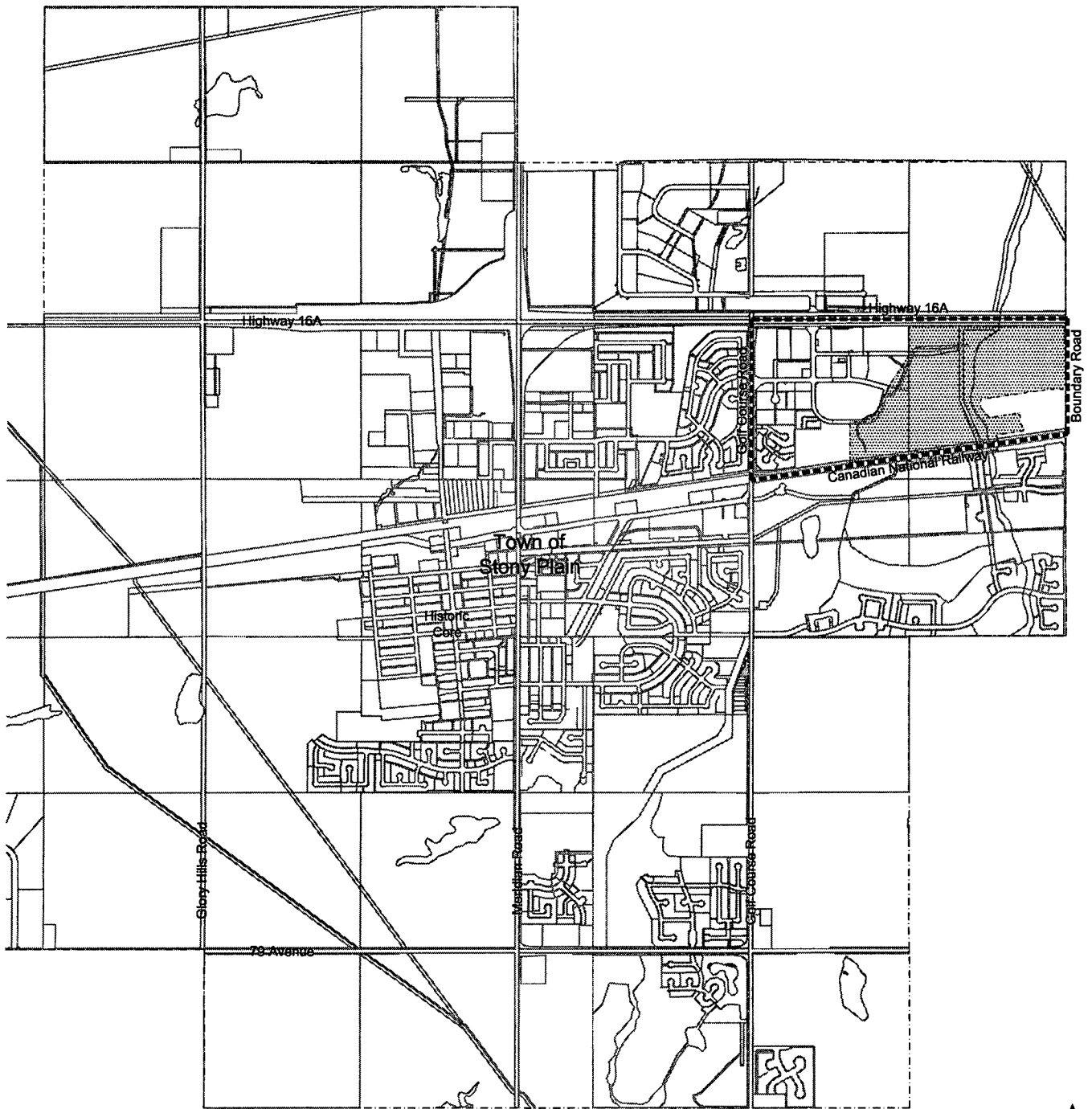
2.1 LOCATION

The South Business Park ASP, an area of 106.26 ha, is located in the Town of Stony Plain, between the Canadian National (C.N.) Rail right of way to the south and Highway 16A to the north, and between Golf Course Road to the west and Boundary Road to the east. The South Business Park Area Structure Plan was originally approved by the Town of Stony Plain in 1982 and amended by Bylaw No. 1173/D&P/94 on August 15, 1994 and again, by Bylaw No. 2058/D&P/1998 in August 1998. This is a technical report in support of a further amendment to Bylaw No. 2058/D&P/1998.

The proposed amendment area is located within the eastern part of the proposed South Business Park Area (Figure 1).

2.2 EXISTING LAND USE

The northwest quadrant of the Plan Area, located north of 44th Avenue has been developed for predominantly commercial purposes with an existing residential site located in the northwest corner. There is also a partially developed commercial node located between Golf Course Road and South Park Drive along the south side of 44th Avenue. Located north and south of 44 Avenue adjacent to 37 Street there is a residential area consisting of apartment buildings and medium



Legend

- Area Structure Plan Boundary
- ▨ Plan Amendment Area
- Stony Plain Town Boundary

Figure 1
Location

ARMIN A. PREIKSAITIS
● ASSOCIATES LTD.

Stony Plain South Business Park Area Structure Plan
Amendment
Bylaw 2058/Dec 8/98



density condominiums. Natural areas and agricultural production make up the balance of the Plan Area (Figure 2).

Within the undeveloped portion of the Plan Area, the 1994 Amendment provides for predominantly residential land uses with some additional land for commercial purposes, open space, a future school site and a health care facility.

Construction of Westview Health Centre has been completed on the southeast corner of 44th Avenue and South Park Drive (35th Street).

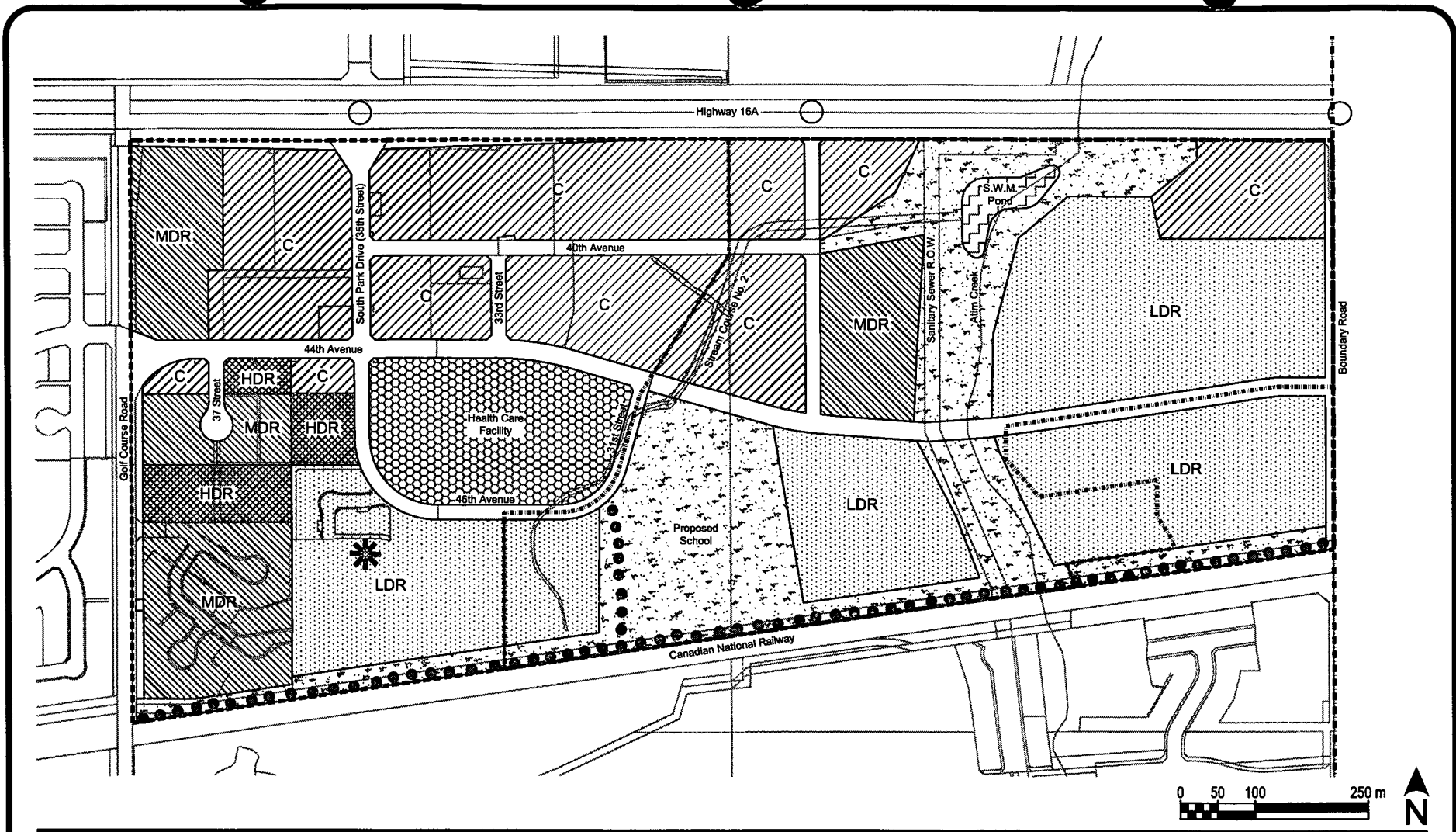
2.3 POLICY CONTEXT

The proposed amendments to the South Business Park comply with the intent of the Town of Stony Plain Municipal Development Plan. Final approval of the districting, subdivision and servicing will be subject to the standard planning and engineering requirements of the Town of Stony Plain.

2.4 SITE CHARACTERISTICS

The site is characterized by undulating terrain with an overall difference in elevation across the site of approximately eight (8) metres. The site generally drains from the southwest and south to the northeast via two drainage channels – Stream Course Number 2, a tributary of Atim Creek, located along the east boundary of the NW 31-52-27-W4th and Atim Creek located centrally within the NE 31-52-27-W4th. The northern portion of the Plan Area is low lying from the quarter line east to Atim Creek.

The amendment calls for stormwater management improvements to be made to Stream Course Number 2, and for the preservation of the natural stormwater flow of Atim Creek as well as the preservation of the existing vegetation associated with the Creek in the northeast quadrant of the plan area.



Legend

- Area Structure Plan Boundary
- Amendment Boundary
- Stony Plain Town Boundary
- Commercial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Environmental/Park/Open Space
- Health Care Facility
- Tot Lot
- Potential Trail Linkage
- Hwy 16A Interchange

Figure 2
Existing Land Use
Concept

ARMIN A. PREIKSAITIS
 ● ASSOCIATES LTD.

Stony Plain South Business Park Area Structure Plan Amendment
 Bylaw 2058/Dec 8/98



3.0 SCOPE OF PROPOSED AMENDMENT

The amendment area encompasses a total of 50.09 ha. As shown in Figure 3, Amended Land Use Concept, the scope of the amendment is to:

- a) change the proposed low-density residential site (south of 46th Avenue) to a stormwater management facility, as part of a north-south greenway;
- b) remove the western portion of the proposed school site (south of 44th Avenue and east of 31st Street) to accommodate the northward continuation of the stormwater management facility;
- c) expand the proposed low-density residential site (south of 44th Avenue and west of Atim Creek) westwards to the boundary of the stormwater management facility, removing the eastern portion of the proposed school site, and eastwards toward the eastern boundary of the sanitary sewer right of way, with the ultimate eastern boundary to be determined by the top of bank survey and geotechnical study;
- d) reduce the size of the proposed low-density residential site (south of 44th Avenue and east of Atim Creek) to respect the Atim Creek top of bank survey and to accommodate a stormwater management facility within its boundaries;
- e) change the proposed commercial site (north of 44th Avenue and south of 40th Avenue) to accommodate the northward continuation of the stormwater management facility;
- f) change the proposed medium density residential site (north of 44th Avenue and west of Atim Creek) to a combination of high density residential, in the northern portion of the parcel, and medium density residential, in the southern portion of the parcel, while extending these areas eastwards to the eastern boundary of the sanitary sewer right of way;
- g) remove the southern portion of the proposed commercial site (north of 40th Avenue) to accommodate the northward continuation of the stormwater management facility.
- h) remove the southern portion of the proposed commercial site (west of Atim Creek) to accommodate the eastern extension of the stormwater management facility;
- i) change the proposed low-density residential site (north of 44th Avenue) to respect the Atim Creek top of bank survey;



- j) reduce the size of the proposed commercial site (east of Atim Creek) in its southern and western directions;
- k) include, in the north-south stormwater management facility area, a trail system connecting to the proposed east-west trail linkage north of the C.N. right of way; and
- l) to angle the southern section of the proposed road right of way linking Highway 16A and 44th Avenue to the west (Figure 3).

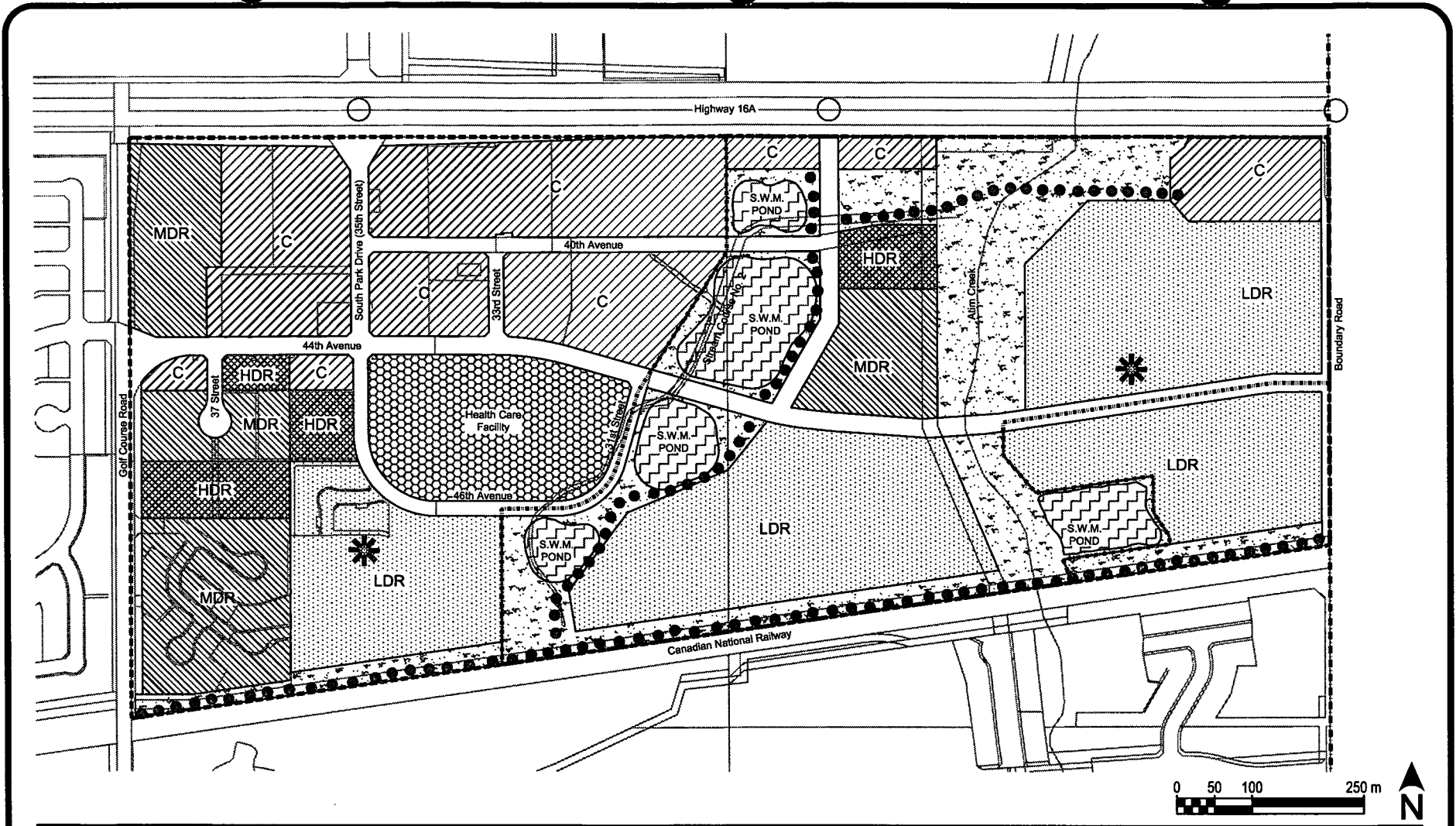
4.0 RATIONALE

Altering the size and configuration of the low-density residential and commercial sites to provide for the stormwater management facility serves several purposes. Not only does this proposed greenway increase stormwater management capacity in the area, but also provides an excellent location for trail linkages providing a north to south connection to the proposed east to west trail north of the C.N. right of way. In addition the location of this stormwater management facility protects, where possible, the current location of the Stream Course Number 2, a natural tributary of Atim Creek.

The proposed school site is no longer required and the future school designation has been removed as part of the amendment.

Changing the configuration of the low-density residential sites serves a two-fold purpose. Top of bank survey locations (ER) will be respected while making better use of more suitable areas for development. Within the boundaries of the southern low-density residential site, a stormwater management facility has been included. This facility will ensure sufficient capacity for the management of stormwater runoff is provided for the area.

Medium and high-density residential sites have been included with the intention to provide the potential for adult-oriented residences within the amendment area. The area is well suited for this purpose being close to shopping and the Westview Health Centre, as well as amenities such as the trail system. However, should there not be market support for adult-oriented residences in the future, these sites could be developed as regular medium and high-density residential sites. In the



Legend

- Area Structure Plan Boundary
- Amendment Boundary
- Stony Plain Town Boundary
- ▨ Commercial
- ▨ HDR High Density Residential
- ▨ MDR Medium Density Residential
- ▨ LDR Low Density Residential
- ▨ Environmental/Park/Open Space
- ▨ Health Care Facility
- ☼ Tot Lot
- Potential Trail Linkage
- Hwy 16A Interchange

Figure 3
Amended Land Use
Concept

ARMIN A. PREIKSAITIS
 ASSOCIATES LTD.

Stony Plain South Business Park Area Structure Plan Amendment
 Bylaw 2058/Dec 8/98



Land Use Statistics (Table 1), population and student generation figures reflect this development scenario and will decrease should the site be developed as adult residences, as intended.

In summary, the amendment will not only make the subject property more marketable, but will also provide substantial amenity space throughout the area. Environmentally sensitive areas in the locale of Atim Creek will also be protected. In addition, a greater variety of housing options will be provided by the addition of a high-density residential area.

5.0 ENVIRONMENTAL AND MUNICIPAL RESERVE DEDICATION

Environmental Reserve (ER) and Municipal Reserve (MR) dedication will be made in accordance with the requirements in the Stony Plain Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP Section 6.0.

The exact location and amount of both ER and MR dedication is to be determined at the subdivision stage.

6.0 TRANSPORTATION

The overall transportation network basically remains unchanged.

Highway 16A, north of the proposed development, is a protected multi-lane highway under the highway classification system. Alberta Transportation retains the right to review any developments immediately adjacent to Highway 16A. Approval of the location of the additional all-directional access to Highway 16A, approximately midway between Boundary Road and South Park Drive, rests with the Department of Transportation. These issues will be resolved in accordance with the findings of a Traffic Impact Assessment.



7.0 UTILITY FACILITIES

The amendment will have no effect on the proposed servicing concept. Capacities for sanitary and stormwater drainage were verified by Associated Engineering Alberta Ltd., and they are adequate to accommodate the proposed uses.

8.0 REVISED LAND USE AND POPULATION STATISTICS

Table 1: provides a summary of the Revised Land Use and Population Statistics.

The proposed amendment will result in an increase in the area proposed for low-density residential, a reduction in the area proposed for medium-density residential, and the provision of a high-density residential site. Total proposed residential land use area within the amendment is 18.84 ha, with a total estimated population of 1514 persons.

9.0 IMPLEMENTATION

9.1 STAGING

Staging of the development will be dependant on market demand as well as logical and economical expansion of existing roadway and serving networks.

9.2 AMENDMENTS TO LAND USE BYLAW

Complimentary amendments to the Land Use Bylaw (LUB) will be submitted to the Town of Stony Plain concurrent with this amendment.

9.3 SUBDIVISION

Application for subdivision will be in accordance with the requirements set out in the Municipal Government Act (MGA) and policies and procedures of the Town of Stony Plain Subdivision and Development Regulations.



AMENDMENT TO SOUTH BUSINESS PARK ASP

TABLE 1 - LAND USE AND POPULATION STATISTICS

	AREA (ha)
GROSS AREA	50.09
Roadways	
Boundary Road Widening	0.32
Environmental/Park/Open Space ¹	14.92
GROSS DEVELOPABLE AREA	34.85
Stormwater Management Facilities	5.68
Non - Residential Area	
Commercial	3.29
Circulation - Collector	3.25
Circulation - Internal	3.79
	<u>10.33</u>
NET RESIDENTIAL AREA	18.84

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units/Ha	Units	Pop/Unit	Population
Low Density Residential	15.14	20	303	3.50	1061
Medium Density Residential	2.61	40	104	2.00	208
High Density Residential	1.09	125	136	1.80	245
TOTAL	<u>18.84</u>		<u>543</u>		<u>1514</u>

STUDENT GENERATION STATISTICS

Level				LDR/MDR-HDR RATIO	
	Public	Separate	TOTAL	80%	20%
Elementary (K-6)	143	61	204		
Junior High (7-9)	54	23	77		
Senior High (10-12)	50	21	71		
TOTAL	<u>247</u>	<u>105</u>	<u>352</u>	Persons/Gross Dev. ha. 43.44	

¹Environmental Reserve and Municipal Reserve dedication will be made in accordance with the requirements in the Stony Plain Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP Section 6.0