

BY-LAW NO. 1178/D&P/94

BEING A BY-LAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF AMENDING THE SOUTH EAST AREA STRUCTURE PLAN BEING BY-LAW
NO. 865 AND SOUTH EAST AREA STRUCTURE PLAN AMENDMENT BY-LAW NO. 1031/D&P/90

WHEREAS pursuant to Section 68(1) of the Planning Act, Chapter P-9, Revised Statutes of Alberta 1980 and amendments thereto, the Council of the Town of Stony Plain in the Province of Alberta has passed the Stony Plain South East Area Structure Plan By-Law No. 865;

AND WHEREAS the Council of the Town of Stony Plain in the Province of Alberta deems it to be in the public interest to amend the Stony Plain South East Area Structure Plan By-Law No. 865;

NOW THEREFORE the Council of the Town of Stony Plain in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That the following sections of the Stony Plain South East Area Structure Plan being By-Law No. 865 and the South East Area Structure Plan Amendment By-Law No. 1031/D&P/90 are hereby amended as follows: See attached South East Area Structure Plan Amendment - Technical Report marked Exhibit A.

Section 5.2 Land Use Distribution

Per Stony Plain South East Area Structure Plan By-Law No. 865;

Section 2.0 Design Concept


Per South East Area Structure Plan Amendment By-Law No. 1031/D&P/90

as per revised attachments.

2. That this by-law shall come into force and take effect upon the date of its final passage.

Read a first time this 12th day of September, A.D. 1994.


Mayor Peter Marchiel


Sharon Middleton
Secretary-Treasurer


Read a second time this 11th day of October, A.D. 1994.


Mayor Peter Marchiel


Sharon Middleton
Secretary-Treasurer

Read a third time this 11th day of October, A.D. 1994.


Mayor Peter Marchiel


Sharon Middleton
Secretary-Treasurer

ATTACHED TO BYLAW 1178/D&P/94

STONY PLAIN SOUTH EAST
Area Structure Plan Amendment

TECHNICAL REPORT

**Edmonton Metropolitan Regional
Planning Commission**

AUGUST 1994

STONY PLAIN SOUTH EAST
Area Structure Plan Amendment

TECHNICAL REPORT

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**TABLE 1.0: STONY PLAIN SOUTHEAST AREA STRUCTURE PLAN
AMENDMENTS**

By-law No.	Amendment	Date
1095/D&P/90	Figure 4.0 - Design Concept revised so that the north/south collector road and the public Elementary/Junior High School are located further east.	Oct. 15, 1991
1031/D&P/90	Figure 8.0 - Design Concept amended as per Exhibit A.	Feb. 11, 1991
1023/D&P/89	Figure 8.0 - Design Concept amended to accommodate change in land use distribution.	Oct. 30, 1989
998	Figure 8.0 - Design Concept and Table 4.0 -Land Use Distribution amended to accommodate change in land use distribution.	May 15, 1989
991	Figure 8.0 - Design Concept revised to accommodate change in land use distribution.	Oct. 24, 1988
865	To adopt the Area Structure Plan for the Southeast area of Stony Plain.	Aug. 8, 1983

SOUTH EAST
AREA STRUCTURE PLAN AMENDMENT
TECHNICAL REPORT

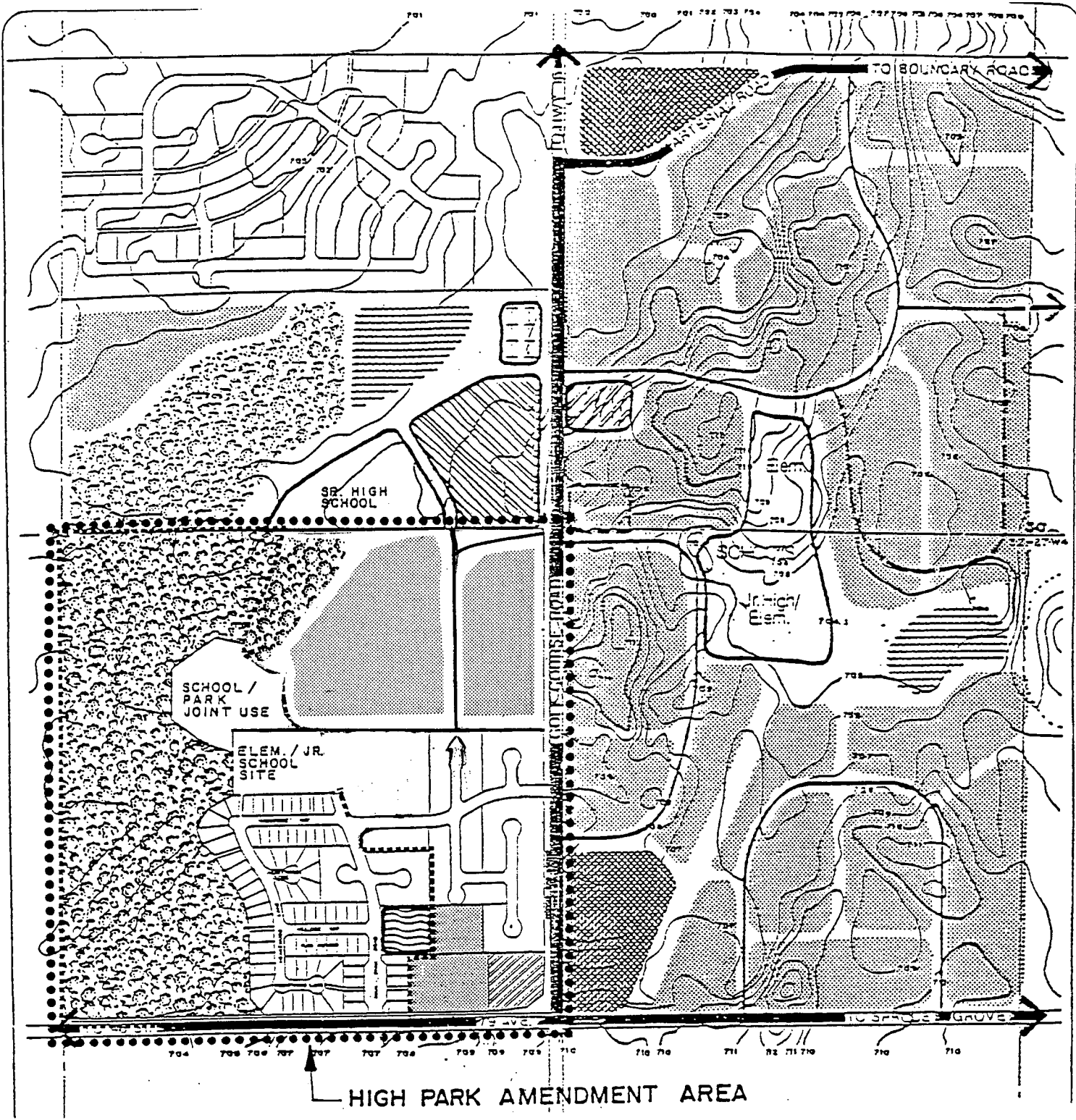
Town of Stony Plain

**SOUTH EAST AREA STRUCTURE
PLAN AMENDMENTS**



EMRPC

TABLE 1.0



HIGH PARK AMENDMENT AREA

SOUTHEAST STONY PLAIN AREA STRUCTURE PLAN

- | | | | |
|--|--------------------|--|-----------------------------|
| | SINGLE FAMILY DEV. | | NEIGHBOURHOOD COMMERCIAL |
| | MEDIUM DENSITY | | ALTERNATE NEIGH. COMMERCIAL |
| | HIGH DENSITY | | STORM WATER DETENTION POND |
| | CHURCH | | PRIVATE INSTITUTION |
| | NATURAL AREA | | WATER RESERVOIR |
| | SCHOOL | | |

SOUTH EAST AREA STRUCTURE PLAN AMENDMENT TECHNICAL REPORT

Town of Stony Plain

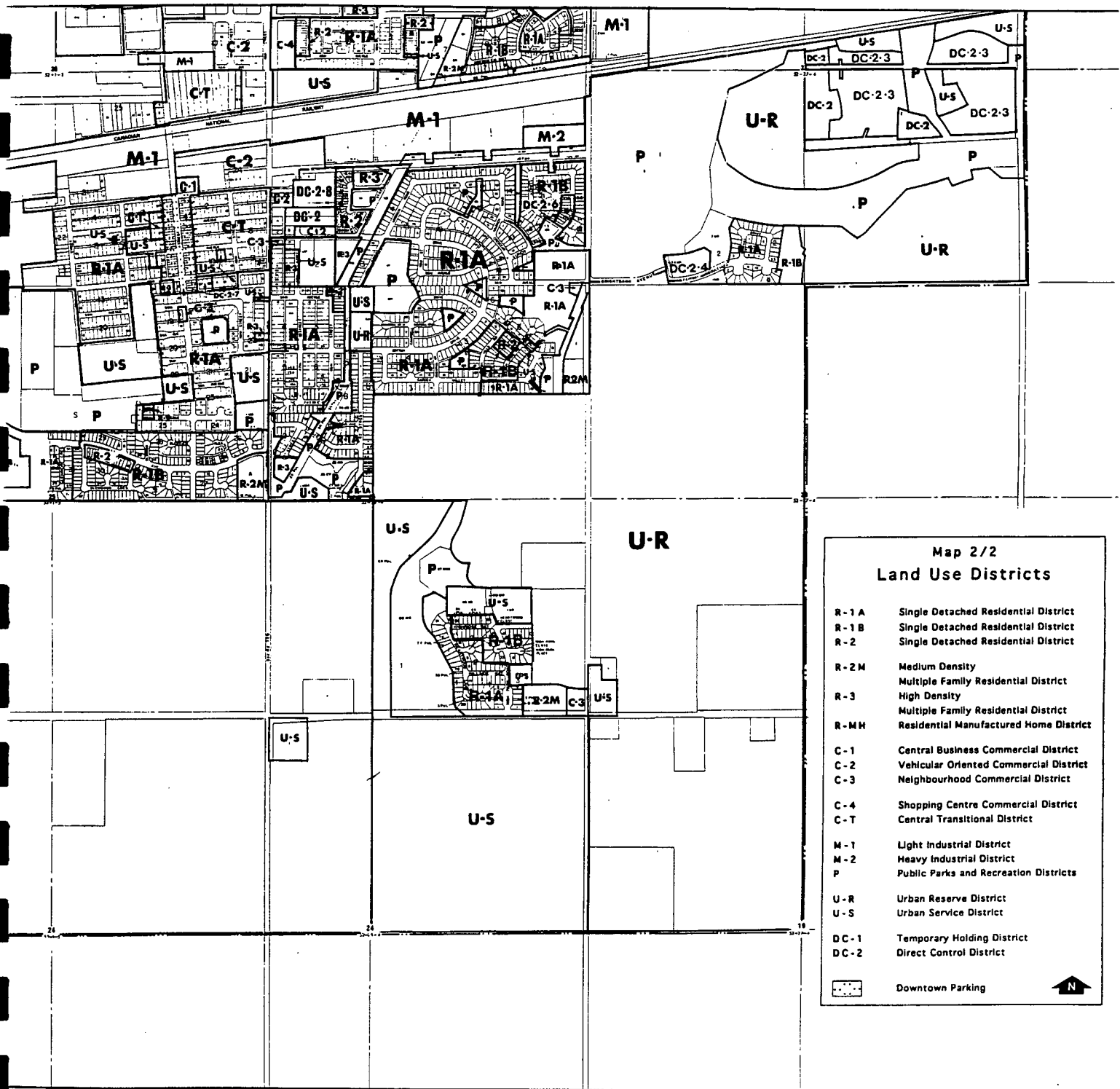
EXISTING LAND USE CONCEPT

2.0 SITE CHARACTERISTICS

2.1 Existing Land Use

Most development within the South East Area Structure Plan area has been in the High Park Subdivision, with the exception of one small parcel of land on the east side of Golf Course Road which has been developed for a church site. Residential development commenced in the High Park Subdivision in 1988. There are a number of registered single family residential lots located along the west end of the High Park Subdivision area. The lands immediately west of Golf Course Road and north of the elementary/junior high school site have not yet been developed. Preliminary geo-technical testing, suggest that there may be severe limitations to development on those lands north of the school site, due to extensive deposits of peat and high water levels.

The High Park Elementary /Junior High School has been developed and serves High Park students, as well as students from other neighbourhoods within the Town of Stony Plain and the County of Parkland. The large natural area located on the west end of the High Park Subdivision facilitates easy access to schools, while forming a component of the community open space system in Stony Plain. The Town's water reservoir is located near the south end of the High Park Subdivision and is strategically concealed by tennis courts which provide active recreational opportunities to residents within the neighbourhood. Figure 2.0 shows the existing subdivided area.



Map 2/2
Land Use Districts

- R-1 A Single Detached Residential District
- R-1 B Single Detached Residential District
- R-2 Single Detached Residential District
- R-2 M Medium Density Multiple Family Residential District
- R-3 High Density Multiple Family Residential District
- R-MH Residential Manufactured Home District
- C-1 Central Business Commercial District
- C-2 Vehicular Oriented Commercial District
- C-3 Neighbourhood Commercial District
- C-4 Shopping Centre Commercial District
- C-T Central Transitional District
- M-1 Light Industrial District
- M-2 Heavy Industrial District
- P Public Parks and Recreation Districts
- U-R Urban Reserve District
- U-S Urban Service District
- DC-1 Temporary Holding District
- DC-2 Direct Control District

Downtown Parking

 N

SOUTH EAST
AREA STRUCTURE PLAN AMENDMENT
TECHNICAL REPORT

Town of Stony Plain

EXISTING LAND USE



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FIGURE 2.0

3.0 PROPOSED LAND USE CONCEPT

Circumstances have changed since the adoption of the 1983 *South East Stony Plain Area Structure Plan*. The Plan was developed in response to the development of the Westerra Institute. The designation of land uses was, to a large extent, based on the fact that the Institute anticipated an enrolment of 3500 full-time students. In order to accommodate the expected demand for rental accommodation, the plan provided for a higher percentage of medium and high density residential land uses than would otherwise have been the case. The plan also made provision for complementary commercial services, to satisfy the needs of students and staff who chose to locate close to the institute.

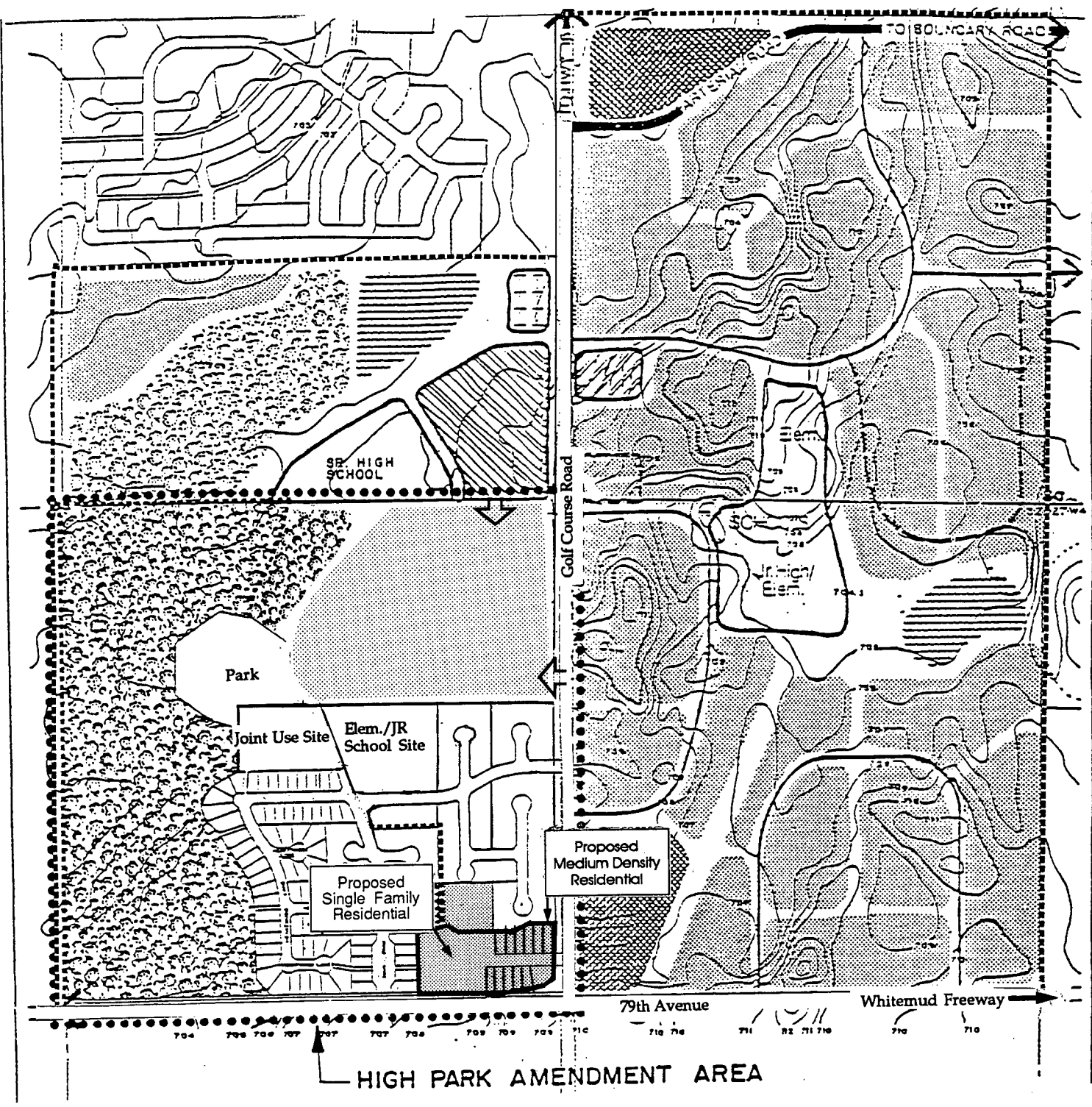
Although, the location of Westerra within the boundaries of the Town of Stony Plain has been a definite asset for the community, the demand for programs, as originally envisioned, was never fully realized. Most of the student population were already living within Stony Plain and did not need alternative accommodations. As a result, lands which had been designated for medium and high density land use were not being absorbed by the market.

In addition, the Northern Alberta Institute of Technology, which is based in Edmonton, has recently stated that it is planning to sell the Westerra Institute in 1996.

Given the inability of today's housing market to absorb a significant proportion of the medium density land use base in High Park and the planned future closure of the Westerra Institute, it seems prudent to re-evaluate the provisions of the South East Area Structure Plan with respect to land use distribution.

3.1 Residential Land Use

Figure 3.0 indicates the overall future land use concept. Approximately two-thirds of the amendment lands will be converted from medium density residential to single family detached residential lots. Approximately 1.21 hectares of land will be used for this purpose. The remaining 0.73 hectares is tentatively planned for conversion from neighbourhood commercial to



SOUTHEAST STONY PLAIN AREA STRUCTURE PLAN

- | | | | |
|--|--------------------|--|-----------------------------|
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| | HIGH DENSITY | | STORM WATER DETENTION POND |
| | CHURCH | | PRIVATE INSTITUTION |
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| | SCHOOL | | |

SOUTH EAST
AREA STRUCTURE PLAN AMENDMENT
TECHNICAL REPORT

Town of Stony Plain

FUTURE LAND USE CONCEPT

EMRPC FIGURE 3.0

medium density residential. The site has been designed so that it can also be developed for single family detached residential.

The subdivision pattern will be compatible with the existing developed areas. Individual lots will front onto local streets, which will connect to collector roadways. The population density for the area of single family detached residential lots is 17 dwelling units per hectare. Population density for those lands designated as medium density residential will be consistent with the Town of Stony Plain Land Use Bylaw, which provides for a maximum density of 40 dwelling units per hectare.

3.2 Commercial Uses

Figure 1.1 of this report identifies three commercial sites within the Southeast Area Structure Plan. Two of these sites are centrally located along a major arterial and at the entrance to residential neighbourhoods. The third commercial site is located at the end of Golf Course Road, adjacent to Westerra Institute. It is this third commercial parcel that the amendment proposes to convert to medium density residential. This neighbourhood commercial site was proposed to specifically serve the student population of Westerra. Given that no student demand for complementary commercial services is anticipated, an alternate location should be considered.

With the proposed changes brought about by the Stony Plain Transportation Network Study and the proposed closure of the Westerra Institute, it may be more appropriate to locate a commercial site east of Golf Course Road along 79th Avenue and at the entrance to neighbourhood residential areas. This location would seem more appropriate in view of the potential for increased traffic along 79th Avenue, once links are established to the Whitemud Freeway and Edmonton.

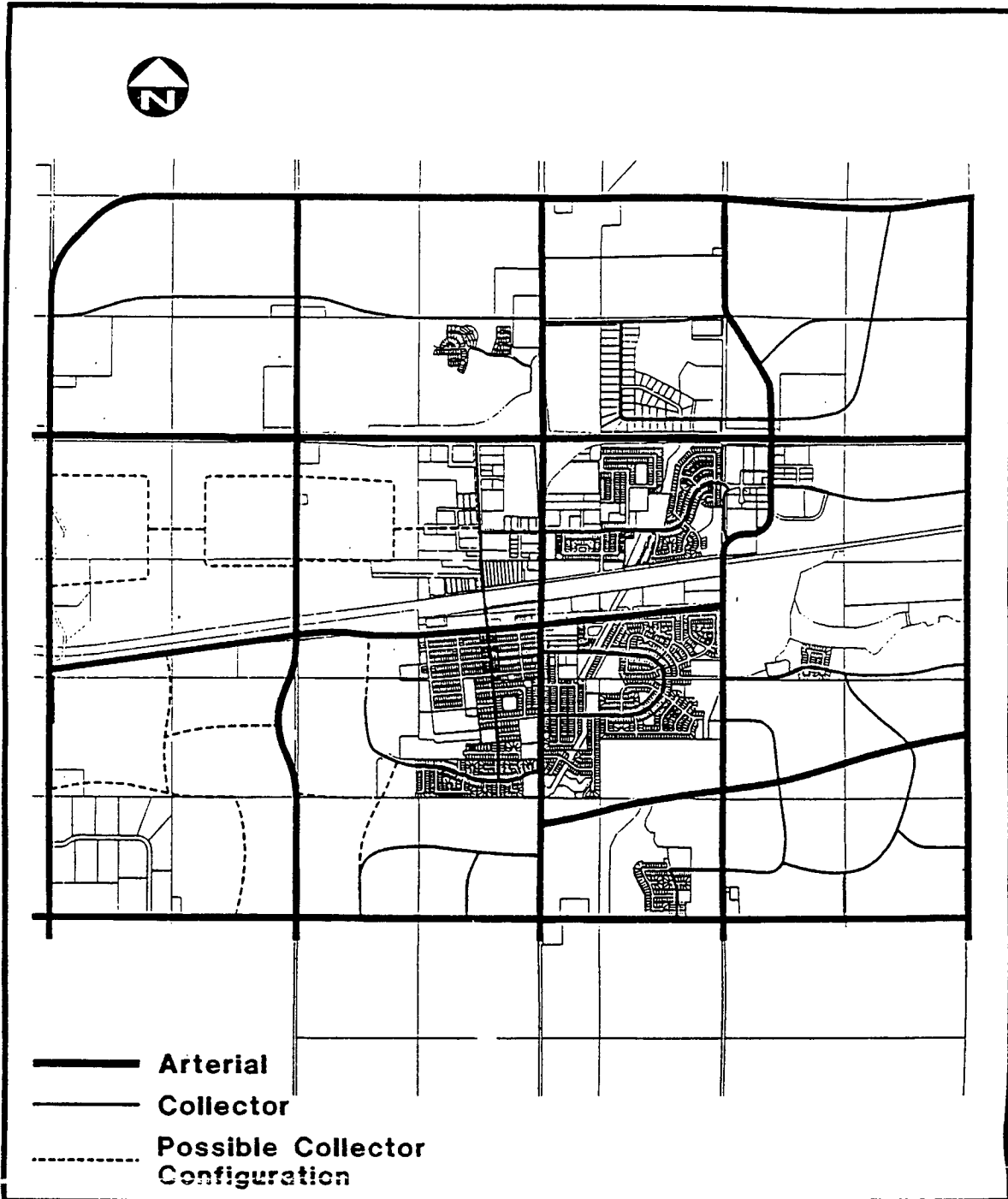
4.0 ROADWAY NETWORK

The roadway circulation pattern for the South East Area is generally consistent with the guidelines presented in the *1980 Transportation and Utility Study*. However, since the 1980 study, amendments have been made to the transportation network and the Town is currently in the process of reviewing this earlier transportation study.

4.1 External Road Network

The major arterials adjacent to the Area Structure Plan amendment area are Golf Course Road and 79th Avenue. Golf Course Road connects the South East area and the High Park Subdivision to other parts of Town and to Highway 16 to the north. In addition, 79th Avenue links High Park to Meridian Road and the downtown core to the west and, in the future, will link High Park to the Whitemud Freeway and Edmonton in the east. It is likely that once this connection is completed, traffic along 79th Avenue will increase significantly as residents utilize the roadway as an alternative entrance to the Town. Figure 3.0 shows the roadway pattern for the area.

At present, the Town is in the final stages of updating its Transportation Network Study. This Transportation Network Study will be based on a 9000 population horizon and proposes some changes to the external road network within the subject area. The 1990 Area Structure Plan Amendment indicates a discontinuous east-west arterial which runs through the South East Area Structure Plan area from Boundary Road to Golf Course Road but does not connect to Meridian Road. The Transportation Network Study provides for this arterial to be extended due west, south of Woodlands, to tie into Meridian Road. Figure 4.0 shows the proposed arterial roadway pattern for High Park Subdivision and the South East area. With this new alignment, the arterial would tend to draw traffic away from the neighbourhood collector in the Golf Course area, without reducing the efficiency of the overall road network. The Transportation Network Study proposes to lengthen the collector loops, for that area east of Golf Course Road, to coincide with the proposed changes to the arterial roadway. Should the Transportation Network Study be adopted by Council, the Town intends to negotiate modifications to the area structure plans for those areas that are impacted by the recommended ultimate roadway network.



SOUTH EAST
 AREA STRUCTURE PLAN AMENDMENT
 TECHNICAL REPORT

Town of Stony Plain

PROPOSED TRANSPORTATION
 NETWORK



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FIGURE 4.0

4.2 Internal Road Network

Figure 1.1 highlights the collector and local roadway system within the High Park Subdivision. The location of a portion of the north/south collector roadway was changed in 1991 under By-law 1095/D&P/90. This amendment made provision for a re-alignment to the east of the northern half of the collector roadway within the High Park Subdivision. The re-alignment was in response to a shifting of the school site and development limitations on the west half of the subject quarter section. The overall effect of the re-alignment was to place two significant roadways, with collector and arterial status, parallel and close to each other. To have two streets with the respective classifications so close proximity to each other is excessive in terms of traffic characteristics and flows that could be expected within the High Park Subdivision.

Figure 3.0 shows the proposed changes to the roadway pattern for the area. It is proposed that the northern half of the collector roadway not be developed and that Highridge Way be extended due east to Golf Course Road. The area to the north of the elementary/junior high school site will be serviced via a short local roadway loop. It is proposed that the local roadway would connect with Golf Course Road to the east and the east-west arterial roadway to the north (as proposed in the Transportation Network Study). A roadway of collector status is not necessary, given the small area of land available for development in the north part of High Park. By utilizing a local roadway, traffic volumes within each neighbourhood can be minimized. In addition, inter-neighbourhood traffic and traffic generated from elsewhere will be directed to the arterial network. The detailed alignment of the local roadway will depend on the amount of land available for development (as determined through further geo-technical study) and will be designed at the subdivision stage of development. It is also the intent of this amendment that the residents within the north half of the High Park Subdivision be given direct access, via the local roadway, to the north boundary of the elementary/junior high school site.

5.0 IMPLEMENTATION

This document proposes revisions to the High Park Subdivision of the South East Area Structure Plan with respect to land use distribution and the roadway network. It is proposed that the provisions of this document, with respect to the Stony Plain Southeast Area Structure Plan, be adopted as an amending by-law to By-law 865 and amending By-law 1031/D&P/90.

Although the lands located east of Golf Course Road are indicated on Figure 1.1, they should not receive by-law status at this time as they are subject to other plan amendments which are currently in progress.