

BYLAW 2696/D&P/24

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE BRICKYARD AT OLD TOWN AREA STRUCTURE PLAN

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, Council may adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land; and

WHEREAS, The Brickyard at Old Town Area Structure Plan was prepared in accordance with Sections 633 and 636 of the *Act*;

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

1.0.0 Title

1.1.0 This bylaw may be cited as “The Brickyard at Old Town Area Structure Plan”.

2.0.0 General

2.1.0 That “Schedule “A” attached to and forming part of this bylaw is hereby adopted as the area structure plan for the subject lands.

2.2.0 That the information contained within Schedule “A” is conceptual to guide future planning and development decisions within the Brickyard Old Town neighbourhood, and subject to minor variation based on detailed design and planning for each development stage in consideration of other municipal plans, policies and regulations in effect at the time of further planning and development work and decisions.

3.0.0 Severability

3.1.0 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.

4.0.0 Review

4.1.0 This bylaw shall be reviewed within its fifth year, being 2029, or as deemed necessary.

5.0.0 Repeal

5.1.0 Bylaw 2521/D&P/14 and 2659/D&P/22 are hereby repealed.

6.0.0 Effective Date

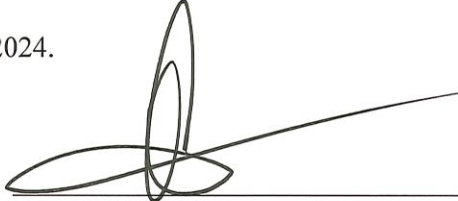
6.1.0 This bylaw shall take full force and effect on the date it is passed.

Read a first time this 23rd day of September, AD 2024.

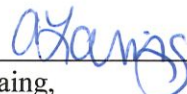
Public hearing held this 28th day of October, AD 2024.

Read a second time this 28th day of October, AD 2024.

Read a third time this 28th day of October, AD 2024.



Mayor William Choy



Ann Laing,
General Manager, Corporate Services

SCHEDULE "A"

The Brickyard at Old Town Area Structure Plan



THE BRICKYARD AT OLD TOWN

AREA STRUCTURE PLAN AMENDMENT & CONSOLIDATION



Prepared for: Old Town Development Corporation
Presented by: Select Engineering Consultants Ltd.
Date: October 4, 2024
RPT-349-24007-8.5-BrickyardASP-241004



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1.0 Introduction

1.1 Purpose

The purpose of this proposed amendment and consolidation of the Brickyard at Old Town Area Structure Plan is to describe the land use framework, servicing and transportation strategy, and policy framework for the development in the ASP area. This plan will establish residential and open space land uses as well as vehicular and pedestrian connectivity that will enhance diversity, inclusivity and livability in the ASP area and complement the development in the neighbouring areas. This is a comprehensive update to the land use, statistics, and policies, however the background information from Bylaw 2521 remains unchanged.

1.2 Location

The Brickyard at Old Town occupies 64.41 ha (159.16 ac). The ASP is located in the western sector of the Town of Stony Plain and comprises portions of lands within the NW ¼ of 25-52-1-5 and SW ¼ of 36-52-1-5 (**See Figure 1**).

1.3 Background

The existing Area Structure Plan required significant updates and a consolidation was required by the Town of Stony Plain as a result of many changes in circumstances, including and not limited to:

- new ownership of the subject lands;
- creation of the Edmonton Metropolitan Regional Board and the Edmonton Metropolitan Region Growth Plan;
- changes in current and projected market conditions and consumer buyer preferences;
- a newly approved Town of Stony Plain Municipal Development Plan,
- a more efficient servicing strategy for stormwater management,
- a newly approved Town of Stony Plain Land Use Bylaw; and
- an updated ASP boundary reflecting the consolidated school and recreation lands to the east.

The preparation of this ASP has been guided by the Town of Stony Plain's existing statutory plans and policies, including Uniquely Stony Plain Municipal Development Plan (MDP) 2020, Land Use Bylaw and the Trail Master Plan. The proposed ASP is in compliance with the Edmonton Metropolitan Region Growth Plan and is prepared in accordance with the requirements set out in the Municipal Government Act (MGA).

1.4 Land Ownership

The ASP consists of individually registered lots, including one Public Utility Lot registered to the Town of Stony Plain, as well as two lots in the east that are owned by non-participating landowners. The remainder of the lots are owned by a private corporation, who is the participating landowner for this ASP. Land ownership is illustrated on **Figure 2**.

1.5 Public Consultation

For the preparation of the original Brickyard ASP, public consultation was completed with meetings and a public open house. Additionally, the public has opportunity to provide feedback about the plan to Council through the statutory plan process during Public Hearings.

2.0 Statutory Compliance

2.1 Municipal Government Act

The Municipal Government Act (MGA) enables municipalities to adopt Area Structure Plans to provide a framework for the future subdivision and development of land. According to Sections 633, 636, 638 and 692 of the MGA, an ASP must describe the sequence of development, land uses, population density, and location of transportation routes and public utilities proposed for the ASP area. The MGA also provides stakeholders and interested members of the public the opportunity to participate in the planning process through the requirement that an ASP must be adopted by Bylaw and a public hearing must be held. Moreover, the MGA requires the ASP to conform to the Town of Stony Plain's statutory documents.

2.2 Edmonton Metropolitan Region Board

The Edmonton Metropolitan Region Growth Plan provides direction for growth across the region in a responsible manner that sustains and advances regional prosperity and wellbeing.

The 2016 "Edmonton Metropolitan Region Growth Plan: Reimagine, Plan, Build" was submitted to the Alberta Government for final approval on October 13, 2016 and approved on October 31, 2017. This updated growth plan provides a substantive update to the original Capital Region Board (CRB) growth plan including new density targets for new ASPs.

The EMRB Growth Plan states that to be "Consistent with the CRB Regulation, existing area structure plans that were adopted in accordance with the MGA prior to the date this Plan comes into force will remain in effect and will be grandfathered." The Brickyard ASP was previously approved and development is underway, therefore, it will be grandfathered within the new growth plan and continue to comply with the original CRB growth plan density target of 25-30 units per net residential hectare (upnrh).

Brickyard ASP is located within the Capital Region Growth Plan (CRGP) Addendum Priority Growth Area A, which prescribes in Table 3 – Capital Region Density Targets a requirement to attain residential density of 25-30 dwelling units per net residential hectare (upnrh). The originally approved CRB density in Brickyards is 25.9 upnrh and the proposed plan consolidation increases the density to 26.7 upnrh.

2.3 Uniquely Stony Plain Municipal Development Plan 2020 (Bylaw 2631/D&P/20)

The purpose of the Town of Stony Plain's Municipal Development Plan (MDP) is to promote a complete sustainable community. The MDP provides a vision, guiding principles, and policy statements that are intended to guide future sustainable physical growth focusing on stability, transition, and new growth. The MDP identifies the community vision with five themes which include: environmental responsibility, community development, economic opportunity, supportive infrastructure and responsive governance.

The MDP includes a growth pattern and target densities, as well as policies for open spaces and new development. The future land use concept in the MDP identifies the ASP area as an *Area of New Residential Development*. This area is intended for a diversity of housing types (such as single-detached, semi-detached/duplex, townhomes, row housing, apartments and other forms, such as garden suites and secondary suites and tenures) for different households, income levels, and lifestyles. The goal for new neighbourhoods is for them to be appropriately sized and focused on a viable community center that is easily accessible by biking and walking. The proposed ASP is in compliance with the MDP's vision and following policies for new neighbourhoods:

- A conceptual or outline approach to neighbourhood planning, based on a section, rather than quarter-section, will provide for overall conformance of new neighbourhoods with planning principles.
- New residential development should be based on neighbourhood design that is interconnected with the larger community by providing: safe, convenient access; a fine-grained, modified grid pattern to disperse congestion and allow for short trips; continuous connections; multi-use trails; a balanced multi-modal active transportation system; and transit-supportive development, by locating density in proximity to potential transit routes
- To create new neighbourhoods that are complete, resilient and able to adapt to change, new residential development should: encourage a variety of appropriate uses, including housing, institutions, parks and local commercial facilities; encourage a diversity of housing types (detached and semi-detached, duplex, modular homes, row housing, apartments and other forms, such as garden suites and secondary suites, and tenures to meet the needs of people of various demographics and income levels; and be supported by services and amenities, such as parks, schools and trails, with more amenities in higher density areas.
- New areas should be individually planned for development based on local circumstances and requirements to provide neighbourhoods that are appropriate to their function within the urban community.
- New areas should have their own exceptional character, sense of place and a functional, high-quality accessible public realm.
- To ensure that residential development is in harmony with nature, design must: integrate natural features to provide opportunities to connect with nature and encourage biodiversity; include an integrated and connected system of open spaces, parks, corridors, trails and stormwater management features; and optimize the potential for long-term tree canopy by maintaining existing tree stands where possible and establishing a program for new planting.

2.4 Land use Bylaw (Bylaw 2686/LUO/24)

The lands within The Brickyard at Old Town ASP area are currently zoned under the Town of Stony Plain's Land Use Bylaw 2686/LUO/24 as the following:

- R1 – Large Lot Detached Dwelling Residential District
- R2 – Detached Dwelling Residential District
- R4 – Mixed Form Residential District
- R5 – Small Lot Mixed-Form Residential District
- P1 – Parks District
- P3 – Utility District
- FD – Future Development District

These land uses are in accordance with the currently approved Brickyard at Old Town ASP. Undeveloped lands districted as FD within The Brickyard at Old Town ASP will be redistricted as development proceeds; the new districts will be in conjunction with the intent of this ASP.

The Brickyard at Old Town ASP proposes low and medium density residential development in the ASP area. Land use redistricting from FD to suitable land uses will be required at additional planning stages.

2.5 Aspen Meadows Area Structure Plan 2009 (Bylaw 2357)

Adjacent to the western boundary of this ASP area is the approved Aspen Meadows Area Structure Plan (Bylaw 2357). The Aspen Meadows ASP offers a mix of residential uses, including large lot residential, low, medium and high density residential. This ASP also proposes institutional, mixed use urban village, and open spaces to support the residential uses. The proposed ASP will be a logical and contiguous extension of the Aspen Meadows ASP by providing low and medium density housing and open space network.

2.6 Deerfield Area Structure Plan 1983 (Bylaw 870)

South of this ASP area is the approved Deerfield Area Structure Plan (Bylaw 870). The Deerfield ASP offers commercial, mobile home parks, single family residential, multi-family residential, municipal reserve (MR), and storm water retention ponds. Should development be pursued in the Deerfield ASP area, it is likely that a new ASP will need to be created due to the age of this document. Currently, The Brickyard at Old Town ASP provides a logical and continuous extension to the Deerfield ASP by connecting with a collector road and providing low and medium density housing and open space network.

2.7 Trail Master Plan 2005

The intent of the Town of Stony Plain's Trail Master Plan is to create a comprehensive, interconnected recreational trail system to serve existing and newly developing areas within the Town. The aims of the Trail Master Plan are to:

- Promote trail development, wellness, and increase quality of life;
- Support the idea of linked parks and open spaces;
- Advance the establishment of a distinctive regional trail systems and suggest links between existing and potential trails;
- Provide opportunities for multi-jurisdictional cooperation in all aspects of trail planning;
- Adopt trail construction standards that are environmentally sensitive, sustainable and have low impacts on the land; and
- Promote the use of trails as alternative transportation routes that connect activity centres, parks, open spaces, schools and civic amenities.

The Brickyard at Old Town ASP is in compliance with the Trails Master Plan by connecting the proposed trails with the existing Town trails and linking the trails to the proposed parks and open spaces.

2.8 Parks + Open Space Master Plan 2015 & Parks Space Guidelines

The Parks + Open Space Master Plan provides guidance on the acquisition, development and management of parks, open spaces and outdoor recreation amenities to meet the needs of the Stony Plain community. The Parks Space Guidelines are an additional tool to inform the development and acquisition of future recreational greenspaces.

These documents were used to guide the development of the parks and open space system for the Brickyard at Old Town ASP to provide an excellent greenspace network for the community

3.0 Physical Environment

The following site observations were taken from the approved The Brickyard at Old Town ASP Bylaw 2521/D&P/14 approved on November 10, 2014.

3.1 Topography

As described by ParklandGEO (2012 & 2013), The Brickyard at Old Town area consists of gently rolling terrain with elevations ranging from 705.5m to 713m. There are some natural low areas where the drainage slopes towards the northwest of the site and surface grades are less than 5%, with the exception of berm and stockpile locations to the west edge of the site (**Figure 3**). Some portions of the study area have been stripped, however a majority of the NW and SE portions remain in their natural state. The NW corner is intended to remain naturalized and maintain the current drainage patterns which flow north to the existing CN culvert crossing.

3.2 Soil and Groundwater

A reconnaissance of the property was conducted in December 2012 in which soil samples were collected (ParklandGEO, 2012 & 2013). The samples revealed a soil profile consisting of clay fill, peat and native silty clay underlain with peat, marl or silty clay in the northern portion of the Plan area. In the western portion of the site, the soil profile consisted of peat and topsoil, underlain by intermittent layers of silt and sand, and silty clay. For the majority of the site, the soil profile consisted primarily of topsoil overlaying clay.

Groundwater levels were measured between January and February 2013 and were 0.98-6.25m below grade.

The Brickyard at Old Town ASP is in compliance with the geotechnical report and addresses all recommendations highlighted in the report.

3.3 Vegetation

Lands surrounding the Plan area are heavily treed and areas to the west feature significant peat formations. There is also a sparsely vegetated tree area along the southern portion of the Plan area. A low-lying slough area exists in the north central portion of the Plan area (ParklandGEO, 2013).

3.4 Environmental Site Assessment

According to the Phase I Environmental Site Assessment (ESA) undertaken by Soil and Environ. Consultants Inc. (2008); there was no current or previous environmental concern regarding land uses on or within close proximity to The Brickyard at Old Town Plan area. Additionally, there was no record of dangerous goods, chemical spills or incidences associated with the site in the past.

The ESA also revealed that there was no significant standing water features at the surface.

3.5 Historical Land Use

The site was originally districted under the former Land Use Bylaw as Urban Reserve (UR) which is typically reserved for areas within the Town that are presently rural and will be used for urban purposes in the future.

Based on a review of historical land titles these lands were owned by farmers and/or were leased to farmers for wheat and other crop farming.

3.6 Existing Land Uses

The existing land uses are in compliance with the existing Brickyard at Old Town ASP. The east and northeast portions of the ASP area are redistricted as R1, R2, R4, R5, P1 and P3 for urban purposes. Meanwhile, the remaining areas are districted as FD.

3.7 Existing Utility and Pipelines

Utilities currently exist in the northeast and east portion of the Plan area where development has been initiated. This includes offsite work such as water, sanitary and storm pipes.

A pipeline right-of-way was registered in January 1963 within NW ¼ 25-52-1-5 as Plan 5358 MC; however, no pipeline was constructed within this right-of-way. A new right-of-way was registered in May 1963, southwest of the ASP area (Plan 5750 MC), which contains a condensate pipeline. A PUL exists along the north boundary containing an existing 300mm sanitary sewer.

3.8 Surrounding Land Uses

Lands adjacent to the western and southern boundary of this ASP are allocated as FD. These lands will be planned in accordance with the Aspen Meadows and Deerfield ASPs respectively. Land uses to the North of ASP area include Small Lot Mixed-Form Residential District (R5), High Density Residential District (R8), Parks District (P1), and General Commercial District (C2). To the eastern boundary of the ASP are Large Lot Detached Dwelling Residential District (R1), Parks District (P1), and Community Services District (P2). The land uses proposed in The Brickyard at Old Town ASP will support the existing land uses surrounding the Plan area.

3.9 Existing Access

A Traffic Impact Assessment (TIA) was undertaken by Genivar Inc. (Genivar) in 2012 for the proposed residential development in the ASP area. As per the TIA, the entire development will be served by three access points. This includes the existing access connecting to 50 Avenue, one access to the north connecting to the future 49 Avenue west extension, and one access connecting with 57 Avenue. It is anticipated that 50% of the site's generated traffic will travel from/to 49 Avenue in the future. However, 50 Avenue will be used as the primary vehicular access in the period before the 49 Avenue west extension is constructed.

There is currently a temporary emergency access provided along 53 Avenue as per The Brickyard Phase 3 subdivision comments (dated February 19, 2014). There is potential for this to become a permanent access to the Plan area.

4.0 Land Use Concept

The ASP consolidation has been prepared in response to servicing updates and current and anticipated residential market demand in the Town of Stony Plain.

The following updates are proposed to the ASP:

- Based on updated technical analysis, reallocate the stormwater management facility (SWMF) that was previously in the northwest corner to two separated SWMFs, central to the ASP area;
- Remove High Density land uses from the plan area,
- Reallocate Medium density land uses based on concept updates made to accommodate SWMF changes that better align this land use with collector road network,
- Reallocate parks and open space in consideration of the expanded community park to the east of the plan, to retain ecological area in the northwest and to create local open space amenity in the south.

4.1 Residential Land Use

The majority of the neighbourhood is planned for residential uses and the Plan makes provisions for a range of dwelling types which permit a choice of accommodations for the neighborhood's future residents. When completely developed, the neighbourhood will contain approximately 949 housing units at a density of 26.7 units per net residential hectare.

4.1.1 Low Density Residential

The most prevalent residential type in the ASP area will be low density residential, comprising approximately 72% of the total housing units within the Plan area. These dwellings will be dispersed throughout the neighbourhood and are intended to have a mix of single detached and semi-detached housing types, including but not limited to double and single car garages, bungalows and two storey homes. This mix will provide a range of housing choices to prospective residents.

4.1.2 Medium Density Residential

The medium density residential encompasses the remaining 28% of the total housing units. These units will generally be located near the collector road to provide easy accessibility for residents. Medium density housing forms are intended to include duplexes and row houses in order to provide housing opportunities for a range of family incomes and housing preferences. A medium density residential site is added north of the east/west collector road with good access for traffic, active connections, and open space.

4.2 Parks and Open Space

The parks and open spaces include trails and parks to meet the active and passive recreational needs of the local residents.

Two Deferred Reserve Caveats (DRCs) are on title for the participating lands, and the Municipal Reserve requirements for these DRCs will be fulfilled as per the parks and open space land uses outlined within this ASP. MR credit of 0.23 ha as per the Development and Sale Agreement dated August 1, 2019 between Old Town Development Corporation and the Town of Stony Plain has been accounted for within the DRCs. The Brickyard at Old Town concept plan provides 9.8% of the Gross Developable Area (GDA) within the plan area as per the already dedicated MR and the requirement for the remaining MR outlined in the DRCs.

One park is located in the northwest portion of the neighborhood. This park space is to remain as a primarily naturalized park with a trail network that goes throughout it. As seen in **Figure 6: Pedestrian Connectivity Plan**, the park will connect to various greenways and stormwater management facilities for a well-connected system of active modes. This park is highly accessible to many residents within the neighborhood as well as for those in surrounding neighbourhoods. Using Crime Prevention Through Environmental Design (CPTED) principles, there are a number of residential lots that back onto this park space to ensure safety and visibility. The natural park area may include interpretative trails and signage, with the potential for additional community amenity space such as a toboggan hill.

There is a second park measuring 0.33 ha located in the southern portion of the neighbourhood which is near the MDR site and is visible from the entrance to the future collector road. This southwestern neighbourhood park provides additional opportunity for residents to gather and enjoy a nearby open space and helps ensure adequate dispersal of MR throughout the neighbourhood. Amenities may include seating areas, landscaping, and play equipment.

Finally, there is a third park space on the east side of the ASP area. This park space is directly fronting onto the collector which aligns well with the trail system. This would help serve as an additional buffer to lots and provide greater connection to the large green space found east of Brickyard Drive. This neighbourhood park is adjacent to the Stormwater Management facility and provides passive recreation opportunities that connect to the large open space area provided by the pond. Amenities for this site may include landscaping, seating or other site furnishings or amenities.

Park space amenities are to be planned with reference to what is outlined in the Park Space Guidelines for different types of parks. Details for all park design will be determined at later development stages.

There are three stormwater management facilities which are centrally located within the ASP. The stormwater management facilities will have a pedestrian trail which wraps around and continues the ASP trail connection. The ponds are central to the neighbourhood and provide additional open space opportunity for residents.

Multi-use trails and pedestrian linkages have been provided throughout the neighbourhood to serve the active and passive recreational needs of the residents. The trails and linkages connect residents to internal site features such as park spaces, open spaces and stormwater management facilities. Connections have also been provided to connect to the downtown core, future developments to the north, south and west of the plan area and the large park/school site on the east of Brickyard Drive that contains three baseball diamonds, the Glenn Hall Centennial arena, a football field, the Stony Plain outdoor pool and spray park, and a future community recreation centre. Where multi-use trails are not provided, sidewalks will be located along all major and minor collector roads and all local roads. This extensive network of sidewalks will enhance the walkability of the Plan area and enhance pedestrian safety. These will be constructed to the standards set out in the Town of Stony Plain Municipal Design Standards.

4.3 Transportation

The following sections provide a description and circulation within The Brickyard at Old Town ASP area and are illustrated in **(Figure 5)** Road Network Plan. All roads proposed with The Brickyard at Old Town ASP are to be constructed in accordance with the Town of Stony Plain specifications.

4.3.1 Circulation System

The main collector (Brickyard Drive) connects the ASP area to future development in the Aspen Meadows ASP, 50 Avenue and the future 49 Avenue (arterial). Access to the north, connecting to the future 49 Avenue west extension as identified on the Town of Stony Plain Transportation Master Plan. A second collector road (57 avenue) connects the ASP area to the Heritage Estates Neighbourhood. The third road is a minor collector which will connect the ASP area to future developments that would be developed to the south of Plan area (Deerfield ASP). Overall, the three collectors disburse vehicular traffic over several roadways by providing multiple movement options in and out of the neighbourhood.

The local roadway system will be identified at the subdivision stage. This local road system will be designed to direct local traffic to the collector road system for efficient transportation and to minimize shortcutting through the neighbourhood.

A portion of housing within The Brickyard at Old Town ASP is street oriented housing; which means that the front facades, main entryway and living space of the dwellings are oriented towards and have direct access to a fronting public roadway. Garages for these dwellings will be accessed via lanes at the rear of the lot. These lots, with rear accessed garages, will encourage an active visual connection between the streets and the dwellings, therefore enhancing natural surveillance, and sense of community by providing opportunities for neighbourly social interaction.

4.3.2 Public Transit

The Plan area is designed to accommodate future plans to introduce public transit. The Brickyard at Old Town ASP may accommodate future public transit routes along the collector roads. Pedestrian access to public transit will be maximized through the orientation of local street and walkway design at the subdivision stage. On demand transit may be utilized to serve the transit needs of the neighbourhood.

4.3.3 Pedestrian System

An integrated system of multi-use trails, a pedestrian linkage, sidewalk and separate walkway connections make up the pedestrian system within The Brickyard at Old Town ASP **Figure 6 Pedestrian Connectivity Plan**. There is a large pedestrian loop provided to accommodate the active and passive recreational needs of the local residents.

Overall, this system connects the residents to internal and external amenities including park spaces; playgrounds; stormwater management facilities; Glenn Hall Centennial Arena; rotary spray park; swimming pool; sports fields; future community recreation facility; downtown Stony Plain, school sites; Aspen Meadows mixed use urban village; Aspen Meadows Trail network; Red Brick Common (Multicultural Heritage Centre & P.E.R.C. Building); and Oppertshouser Gallery.

4.4 Engineering Services and Utilities

This section outlines the provision of municipal and utility services to The Brickyard at Old Town ASP including storm drainage, sanitary, water servicing, and shallow utilities. More detailed information regarding these services can be obtained from the Design Brief for The Brickyard at Old Town ASP which has been submitted as a stand-alone document.

4.4.1 Storm Drainage

Figure 7, Stormwater Servicing Plan, outlines the drainage concept for The Brickyard Old Town ASP. There are three storm facilities shown. The North facility is already constructed and serves the already developed area in the northeast. Storm water management Facility 1 (SWMF 1) will accommodate major flows for the 31.72 ha south basin. SWMF 2 will provide stormwater management for a 33.98 ha basin which includes runoff from the adjacent school and rec center site. SWMF 2 will require a storm lift station to pump water north to the existing 600mm culvert through the CN Rail Tracks. These facilities will provide primary treatment and allow for the control of outfall rates.

4.4.2 Sanitary

The sanitary system should be constructed in accordance with the Town of Stony Plain's standards. The entire system will function through gravity and as an extension to the existing sanitary sewer in The Brickyard at Old Town (**See Figure 8**).

4.4.3 Water Servicing

Water servicing will be designed and constructed using conventional methods for providing peak hour demands and adequate fire flows for low and medium density developments. Water service will be provided by two 300mm connections, one along Brickyard Drive and the second along 57 Avenue. A number of 250mm and 300mm connections currently exist within the developed portion of the neighbourhood (**See Figure 9**).

4.4.4 Shallow Utilities

The existing development, within the northeast portion of the ASP is served by power, gas and telecommunications services. These shallow utility services will be extended into the ASP area.

4.5 Land Use Statistics

Table 1: Land Use Statistics provides the detailed statistics for The Brickyard at Old Town ASP. Land use allocations and statistics provide a picture of the balance of land uses required and recommended to create a quality residential living environment. The proposed population for the Plan area is 3,036 with approximately 949 dwelling units.

Table 1: Land Use Statistics

Land Uses	Ha	%
GROSS AREA	64.41	
GROSS DEVELOPABLE AREA	64.41	100.0%
OTHER LAND USES		
Parks/Municipal Reserve	6.33	9.8%
Stormwater Management Facility	4.85	7.5%
Public Utility Lots	1.63	2.5%
Circulation	16.05	24.9%
TOTAL – OTHER LAND USES (NON-RESIDENTIAL AREA)	28.86	44.8%
TOTAL - RESIDENTIAL AREA	35.55	55.2%

Residential	Ha	%	Units	%	Population	%
Low Density Residential	29.51	45.8	678	71.4	2,169	71.4
Medium Density Residential	6.04	9.4	271	28.6	867	28.6
SUB TOTAL- RESIDENTIAL	35.55	55.2	949	100.0	3,036	100.0%

Density: 26.7du/nrha

Residential Type

Residential Density

Population Density

Low Density Residential

23 units / hectares

3.2 persons/unit

Medium Density Residential

45 units / hectares

3.2 persons/unit

5.0 Development Principles

5.1 Vision

The Brickyard at Old Town ASP creates a community with diverse housing opportunities, promoting inclusiveness, active modes of transportation and sustainability with retention of natural area. Current and future residents will support and benefit from proximity to the town center, school and recreation facilities.

This ASP supports the five themes on which the vision of The Town’s MDP is based on, which include:

- Environmental responsibility;
- Community development;
- Economic opportunity;
- Support infrastructure; and
- Responsible governance.

The following sections (5.1.1 to 5.1.5) describe how The Brickyard at Old Town ASP complies with the policies identified in the Town’s MDP.

5.2 Environmental Responsibility

Town of Stony Plain MDP Policy	ASP Compliance
1.1.c. The Town will encourage innovative approaches to development and operations that effectively reduce the amount of greenhouse gas emissions.	The Brickyard at Old Town ASP incorporates a number of pedestrian and multi-use trails which encourage the use of active modes of transportation and help reduce greenhouse gas emissions.
1.5.c. The Town will encourage community food gardens by offering leasable allotments on suitable municipal lands and allow for small-scale agricultural operations that are compatible with an urban built environment and existing land uses within the town’s boundaries.	The Plan area contains park spaces which have the potential to be used for community food gardens. Organizations such as community leagues, non-profit societies, residents’ associations or faith groups are often willing to administer community gardens, likely with minimal support from Community Services.

5.3 Community Development

Town of Stony Plain MDP Policy	ASP Compliance
<p>2.1.a. The Town will encourage affordable housing that ensures people of all income levels have access to safe and secure places to live.</p>	<p>The Brickyard at Old Town ASP will implement numerous progressive residential options such as secondary suites, row housing, zero lot lines, to create more efficient and affordable housing.</p>
<p>2.1.d. The Town will explore opportunities for innovative housing types that increase affordability and meet the needs of diverse populations, including prefabricated homes, tiny homes, secondary suites, laneways homes, zero lot line development, cohousing and homes that facilitate multigenerational living.</p>	<p>The Plan area will designate districts aligning with the intent of The Brickyard at Old Town ASP which allows for innovative housing types that help create affordability in the area.</p>
<p>2.3.b. The leisure system will foster a diverse range of active and passive sports and recreation options for people of all ages and stages of life, including uses for all four seasons, with equal consideration for winter recreation activities, such as skating, curling and cross-country skiing.</p>	<p>The Brickyard at Old Town ASP concept offers parks and trail systems that can be utilized and programmed for all four seasons. Local access to the new recreation facility will also provide year-round opportunities for recreation.</p>
<p>2.3.c. Parks and open spaces will meet local needs through a hierarchy of dispersed parks, according to their varying recreational purposes and corresponding sizes.</p>	<p>The Plan area includes a wide variety of park selections that meet the hierarchy of dispersed parks based on sizing and recreational uses. These include community and neighbourhood parks.</p>

5.4 Economic Opportunity

Town of Stony Plain MDP Policy	ASP Compliance
3.1.a. The Town will support expansion and diversification of the economic base by allocating sufficient land for commercial and other employment land uses, including home-based businesses.	The Brickyard at Old Town ASP supports the inclusion of home-based businesses in all residential developments. This plan consolidation does not add standalone commercial uses.
3.3.a. The Town will continue to develop Old Town as a niche regional destination, based on its unique identity, small-scale commercial experience and local events.	Vehicular and pedestrian connections to the downtown core from the ASP area shall be extended where feasible in accordance with higher level plans.

5.5 Supporting Infrastructure

Town of Stony Plain MDP Policy	ASP Compliance
4.1.a. The Town will design a transportation system that is based on a philosophy of an interconnected system of 'complete streets,' which integrates and serves all users, including drivers, transit users, cyclists, rollerbladers and pedestrians, and those who use scooters, wheelchairs and strollers.	The ASP provides opportunities for the internal pedestrian linkages to connect with the Town's current trail system and community amenities.
4.1.b. The Town will place a high priority on bicycle facilities, sidewalks and other modes of active transportation for all-season access, maintenance and snow clearing.	The Brickyard at Old Town ASP provides opportunities for residents to walk and cycle throughout the plan using a combination of trails and sidewalks. These areas will be maintained throughout the seasons to ensure year-round usability.
4.2.a. The Town will create a walkable environment by enhancing streets to be more pedestrian oriented and age friendly for all users by developing an active transportation strategy.	The ASP area creates a walkable neighbourhood for residents of all ages with sidewalks or trails provided along collector and local roadways connecting to park spaces, downtown and other amenities.

Town of Stony Plain MDP Policy	ASP Compliance
<p>4.2.b. The Town will provide the foundation for a bicycle-friendly community, where people feel safe and comfortable riding their bikes for fun, fitness and commuting.</p>	<p>The Brickyard at Old Town ASP is a cyclist-friendly neighbourhood. The Plan provides multi-use trails and pathways connections to meet the active and passive recreation needs of the residents.</p>
<p>4.3.b. The Town will explore potential transit routes, bus stop locations and facilities that encourage intensification in the downtown and along main corridors, to prepare for development of a local transit service.</p>	<p>The ASP plans for future public transit routes to travel along the three collector routes.</p>
<p>4.5.b. The Town will encourage the use of low-impact development principles in the management of stormwater, by encouraging and supporting measures and activities that reduce stormwater runoff, improve water quality, promote infiltration, and reduce erosion.</p>	<p>The stormwater management facilities within the Plan area are designed to serve two key functions. The first is to provide primary treatment to the storm water and the second is to allow for the capability to control the outfall rates. These stormwater management facilities will have naturalized vegetation to assist with the quality of water that runs into natural waterbodies.</p>
<p>4.5.c. The design of stormwater management facilities will improve natural environmental functions and enhance the visual landscape.</p>	<p>The stormwater management facilities will be designed as constructed wetlands and include vegetation to improve the water quality and allow particles to settle; and controlled discharge rates to ensure the efficiency of the facilities. The design of these facilities will enhance the natural function and visual landscape of the ASP.</p>
<p>4.5.d. The Town will require joint-use of utility pipeline corridors, transportation corridors, transmission lines and other utility rights-of-way and structures of a compatible nature to minimize adverse visual, environmental or safety impacts and fragmentation of properties, unless the developer or applicant can prove that such co-location is impossible or unsafe.</p>	<p>All municipal services and shallow utilities will be accommodated within the road rights-of-way and public utility lots.</p>

5.6 Responsible Governance

Town of Stony Plain MDP Policy	ASP Compliance
5.2.a. The Town will develop formal policies in areas under its jurisdiction to allow a strategic framework for municipal action, including legislative compliance, best practices and strategic intent to guide discussion and decision-making. The Town will consider alternatives based on policies to ensure long-term planning and strategic objectives are met.	The Brickyard at Old Town ASP is compliant with legislation such as the MDP to ensure long-term planning and objectives are met.
5.5.b. The Town will ensure its municipal policies and bylaws conform to EMRB's plans and policies, especially regarding the EMRB's mandates relating to regional land use, intermunicipal transit, geographic information services and affordable housing.	The Plan area conforms to EMRB plans and policies through grandfathered residential density in accordance with CRB.

In addition to the above MDP policies, the Brickyard at Old Town ASP also complies with the following land use and growth management policies as set out in the MDP.

Town of Stony Plain MDP Policy	ASP Compliance
6.1.o. The Town will adhere to the land use pattern as shown in <i>Figure 4: Future Land Use</i> .	The ASP complies with the Future Land Use pattern set out in the Town of Stony Plain MDP.
6.1.p. The Town will require new residential development to be contiguous to built-up or planned urban areas.	The Plan area is connected and contiguous to built and planned areas, extending south and west from existing development and infrastructure.
6.1.w. The Town will only allow new development to proceed if each lot or dwelling is connected to municipal water supply and sanitary collection services, except for lots in the Future Urban Development area or single isolated lots where there is evidence that municipal water and sewer connections are	Development within the Plan area will be served by municipal servicing that can be seen in Figure 7, 8 and 9 .

Town of Stony Plain MDP Policy	ASP Compliance
<p>unavailable and alternative systems will be required.</p>	
<p>6.2.e. The Town will require that future parks and trails be designated during the neighbourhood planning process.</p>	<p>The Brickyard at Old Town ASP designates a number of park spaces and trails within the Plan area. Residential development in the ASP area is well connected to the internal parks and open spaces through multi-use trails and pedestrian linkages.</p>
<p>6.2.g. The Town will require that new area structure plans and subdivision applications be designed to incorporate and enhance environmentally significant lands by planning open spaces, urban forests and trails to preserve and restore ecological integrity, while providing quality recreational opportunities.</p>	<p>The Plan area complies with MDP requirements for trail and open spaces that preserve and restore ecological integrity while allowing for recreation opportunities. This update protects the existing ecological area in the northwest.</p>

6.0 Implementation

The Brickyard at Old Town ASP will develop in stages in accordance with market demands, over an anticipated 10-to-15-year horizon. The following sections outline the recommended implementation sequence and rationale for neighbourhood unit development.

6.1 Development Staging

The proposed staging plan illustrates the proposed development sequence for The Brickyard at Old Town ASP (**Figure 10**). The development represents a logical and contiguous extension of residential land use patterns that have been established in Stony Plain. Development of the first stage of the ASP area was initiated in 2013 and another stage was built with the previous ASP. The remaining phases of development are anticipated to proceed as illustrated taken in consideration of the housing demand in Stony Plain, land absorption, and the completion of the surrounding neighbourhoods and is subject to change. Changes to the staging will not require an amendment to this ASP.

Infrastructure to service this neighbourhood will be extended as per detailed engineering.

6.2 Redistricting and Subdivision

The east and northeast portions of the ASP area are redistricted as R1, R2, R4, R5, P1 and P3 for urban purposes. Meanwhile, the remaining areas are currently districted as FD, and will be re-districted in the future to match the ASP concept.

The staging shown for the proposed development in the ASP area is tentative only and may change subject to market conditions (**Figure 10**).

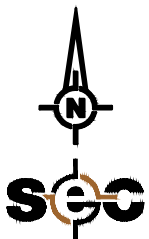
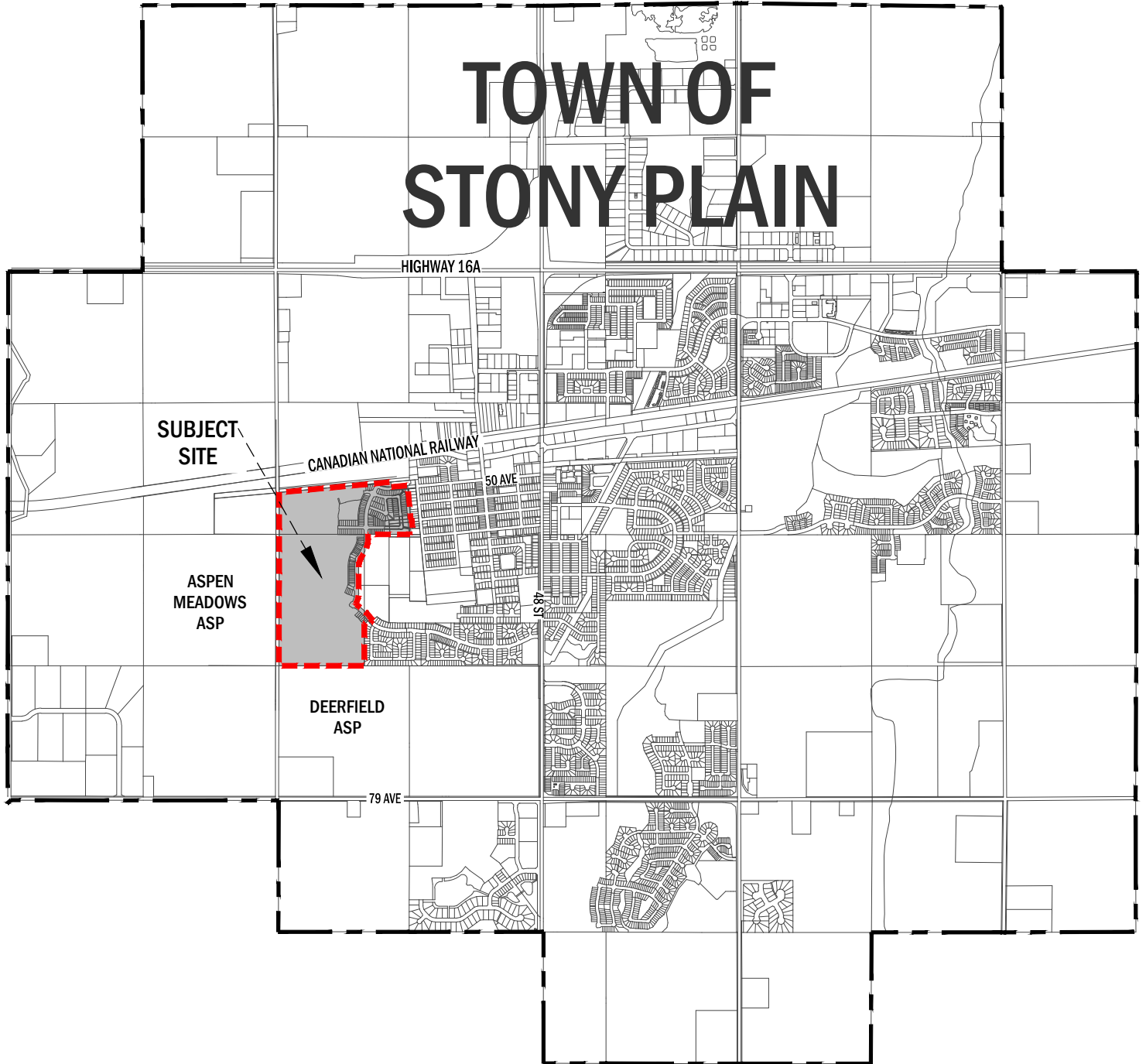
The ASP provides 9.8% MR in the form of parks and open spaces. The MR is concentrated in the northwest portion of the ASP area incorporating a natural tree stand. The development in the ASP area will proceed stage by stage through detailed planning and engineering for various subdivisions. Some subdivisions may not meet the 10% MR requirement; however, they will be contributing to the overall MR of the ASP as shown in **Table 1**. A Deferred Reserve Caveat (DRC) will be registered on the subdivisions where MR is under dedicated. This under dedication of the MR will be balanced by other subdivisions in the ASP as MR dedication occurs.



APPENDIX A

ASP Figures

TOWN OF STONY PLAIN



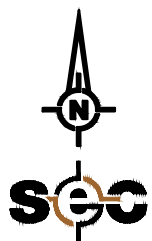
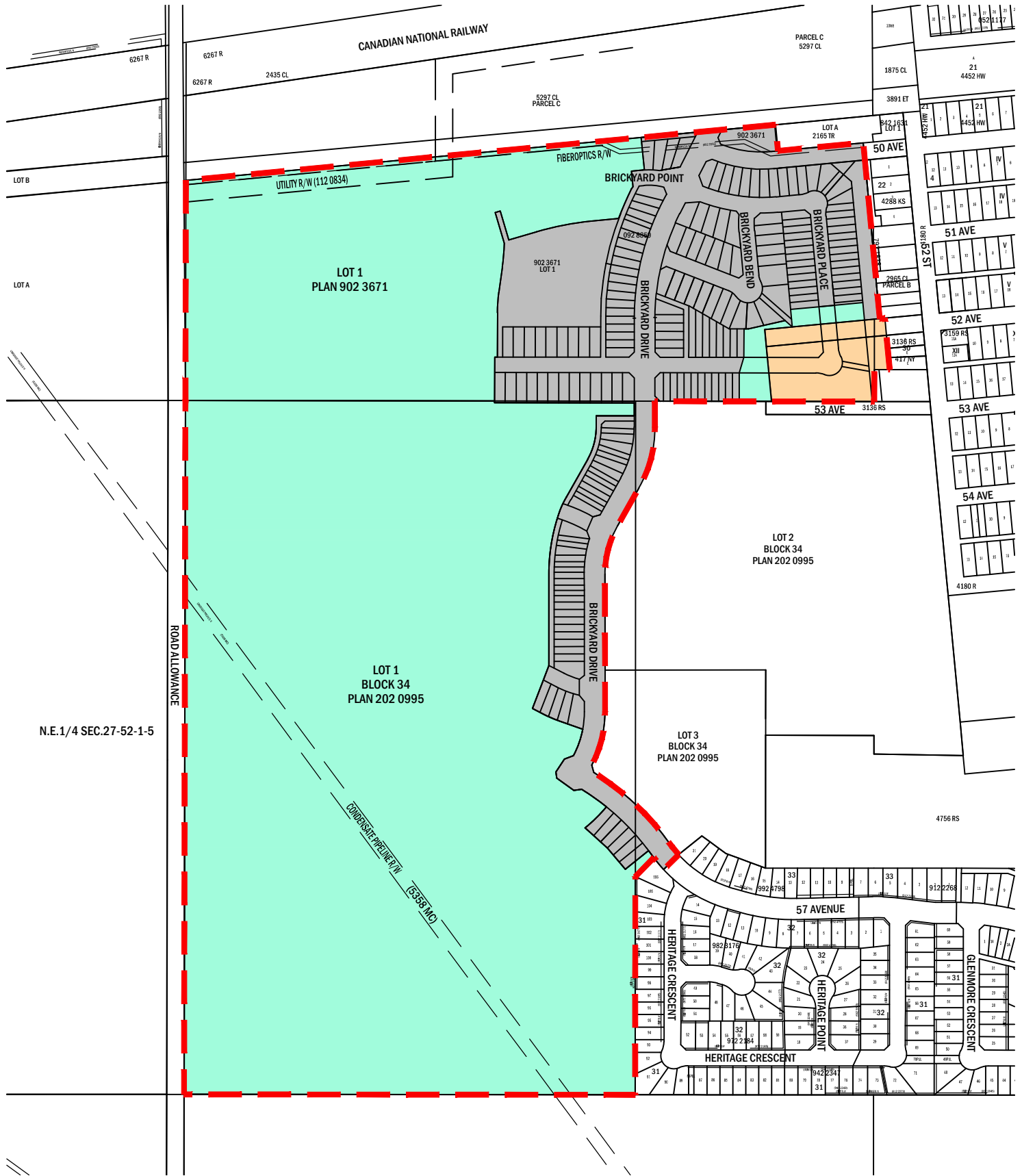
LOCATION PLAN

N.T.S.

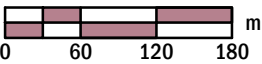
THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

349-24007-01-PRF001-LOCATION.DWG
Jurincic October 3, 2024

FIGURE 1



OWNERSHIP PLAN



LEGEND

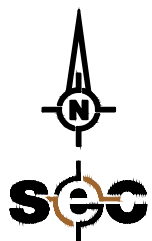
- Participating Landowner
- Non-Participating Landowner

- Individually Registered Lots
- ASP Boundary

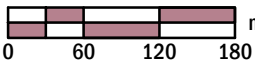
THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

349-24007-01-PRF002-OWNER.DWG
Jurincic October 3, 2024

FIGURE 2



**SITE
TOPOGRAPHY
PLAN**



LEGEND

- - - ASP Boundary
- ← Direction of Lower Elevation

SCALE 1:6000

THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

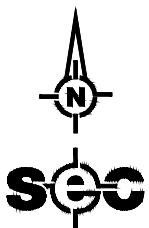
349-24007-01-PRF003-TOP0.DWG
Jurincic October 3, 2024

FIGURE 3



LEGEND

- Low Density Residential
- SWMF
- Proposed Minor Collector
- Medium Density Residential
- Park/Open Space
- ASP Boundary
- Utility Areas
- Proposed Collector
- Non-Participating Land Owner



DEVELOPMENT CONCEPT

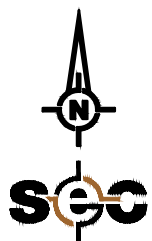
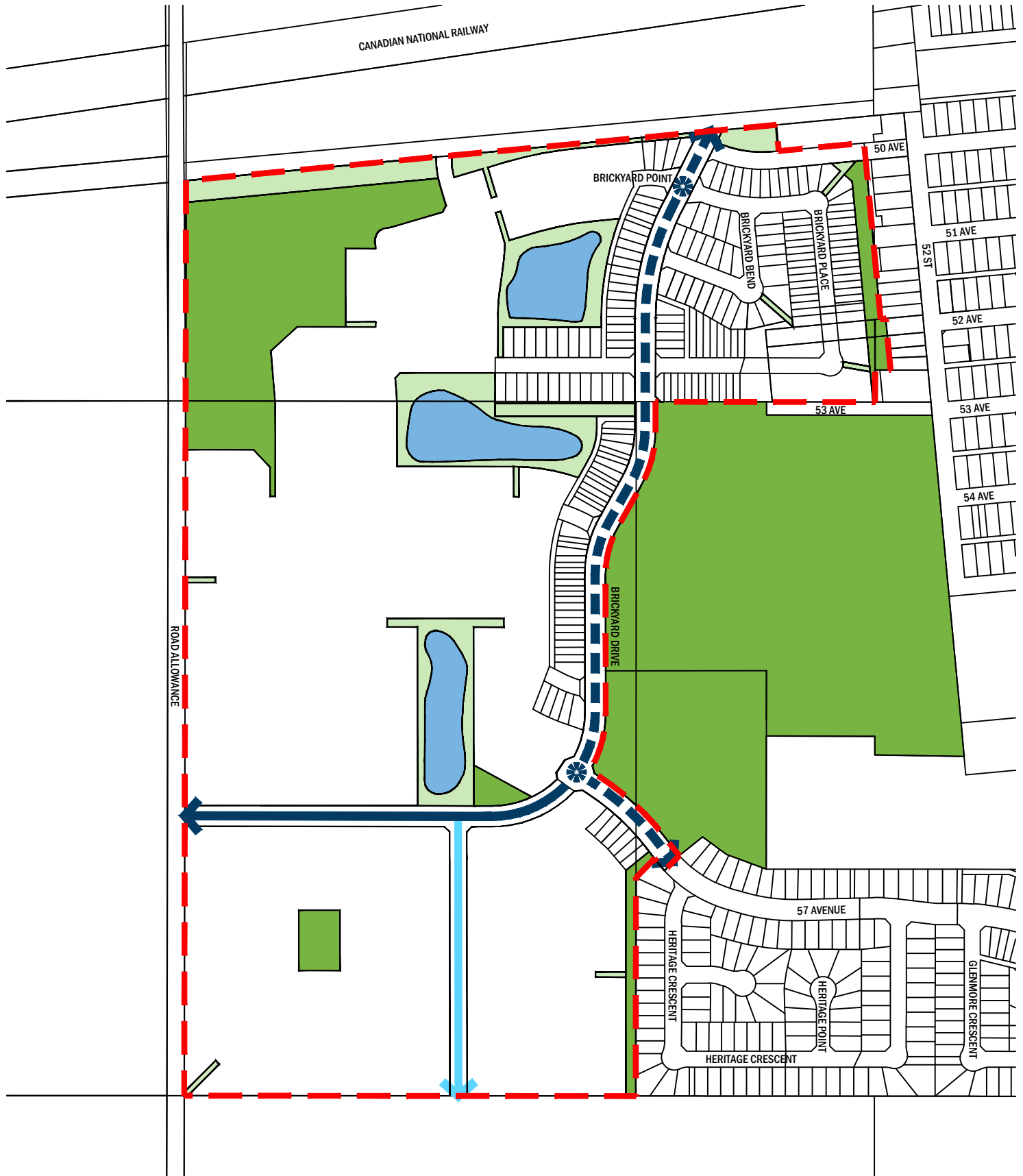


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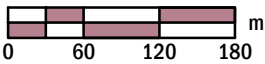
THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

349-24007-01-PRF004-DEVCON.DWG
Jurinic October 3, 2024

FIGURE 4



ROAD NETWORK PLAN



LEGEND

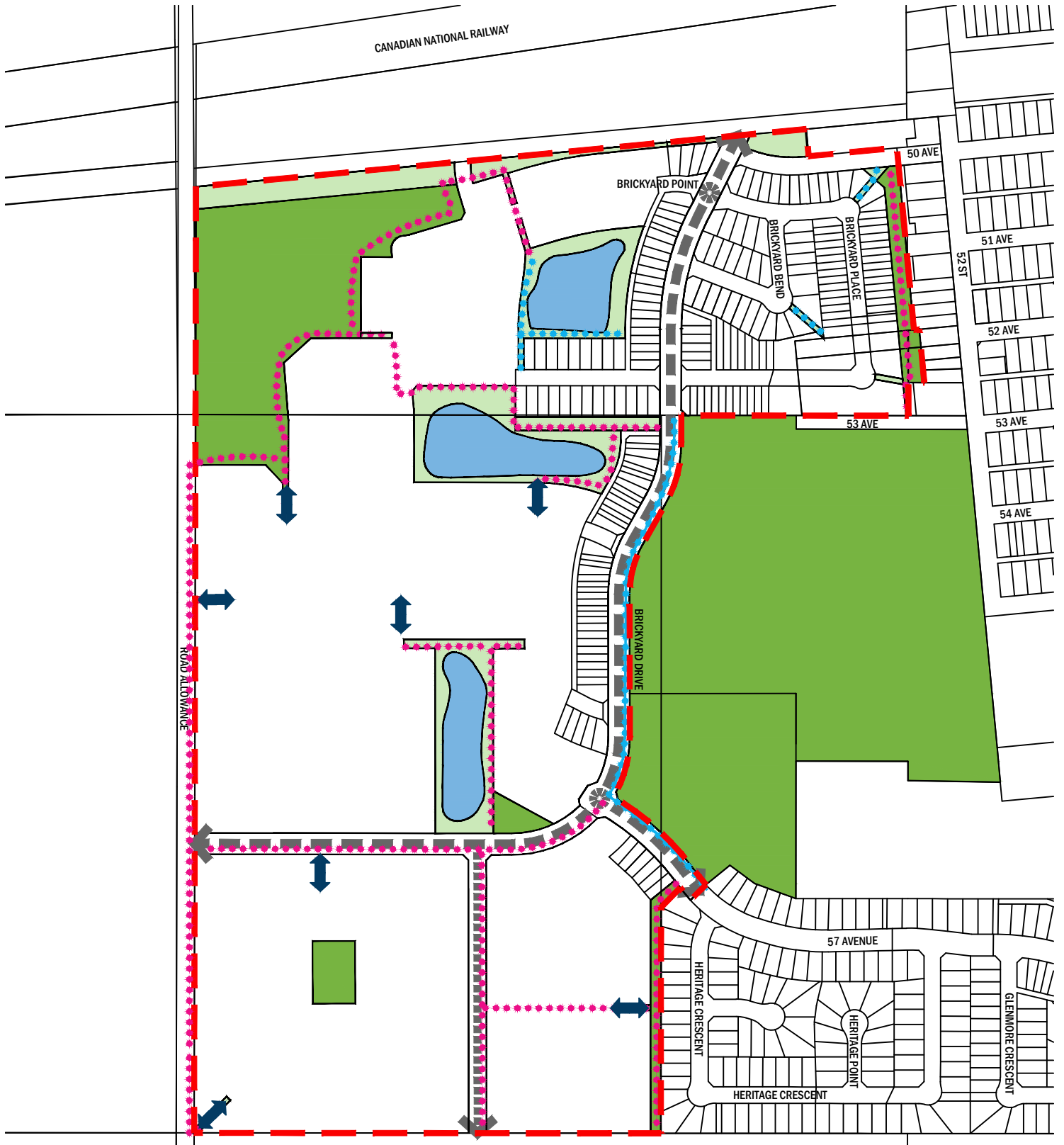
- - - ASP Boundary
- - - Existing Collector
- Proposed Collector
- Proposed Minor Collector

SCALE 1:6000

THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

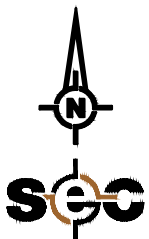
349-24007-01-PRF005-ROADS.DWG
Jurincic October 3, 2024

FIGURE 5

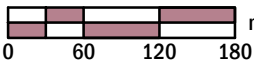


LEGEND

- Utility Areas
- SWMF
- Park/Open Space
- Walkway Connection
- Existing Multi-Use Trail
- Proposed Multi-Use Trail
- Proposed Collector
- Proposed Minor Collector
- ASP Boundary



**PEDESTRIAN
CONNECTIVITY
PLAN**



SCALE 1:6000

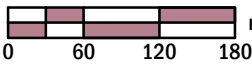
THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

349-24007-01-PRF006-TRAILS.DWG
Jurinic October 3, 2024

FIGURE 6



STORMWATER SERVICING PLAN



SCALE 1:6000

LEGEND

SWMF

Utility Areas

Direction of Flow

Inlet/Outlet

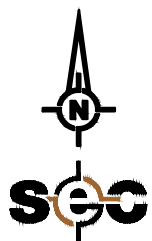
Basin Boundary

ASP Boundary

THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

349-24007-01-PRF007-STORM.DWG
Koatway October 16, 2024

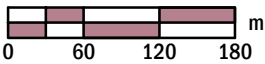
FIGURE 7



SANITARY SERVICING PLAN

LEGEND

- - - - - Existing Sanitary Sewer
- Proposed Sanitary Sewer
- - - - - ASP Boundary

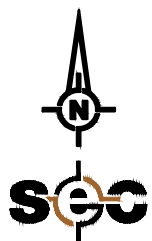
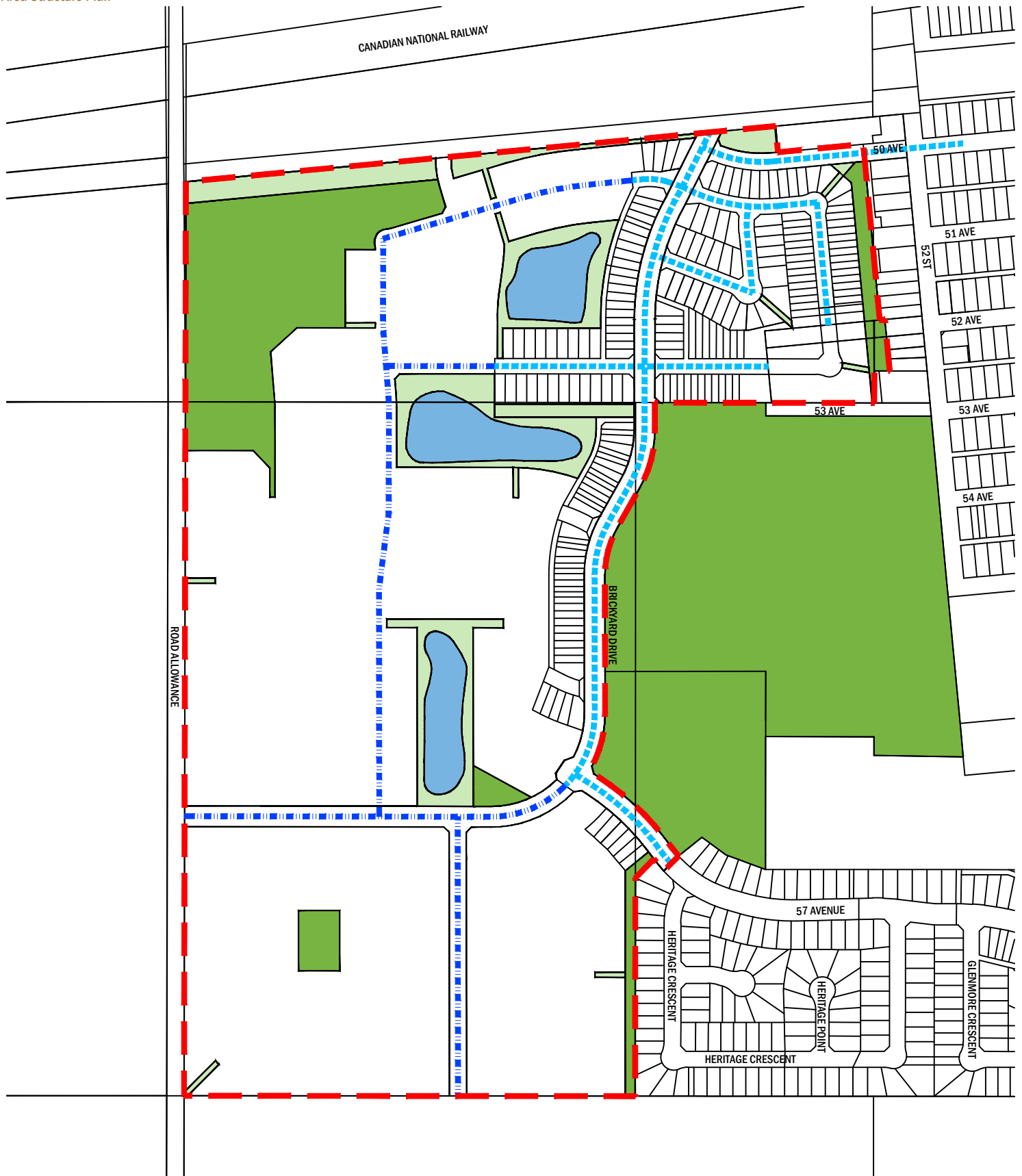


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THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

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Jurincic October 3, 2024

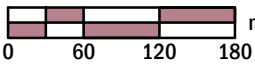
FIGURE 8



**WATER
SERVICING
PLAN**

LEGEND

- - - - - Existing Watermain
- Proposed Watermain
- - - - - ASP Boundary

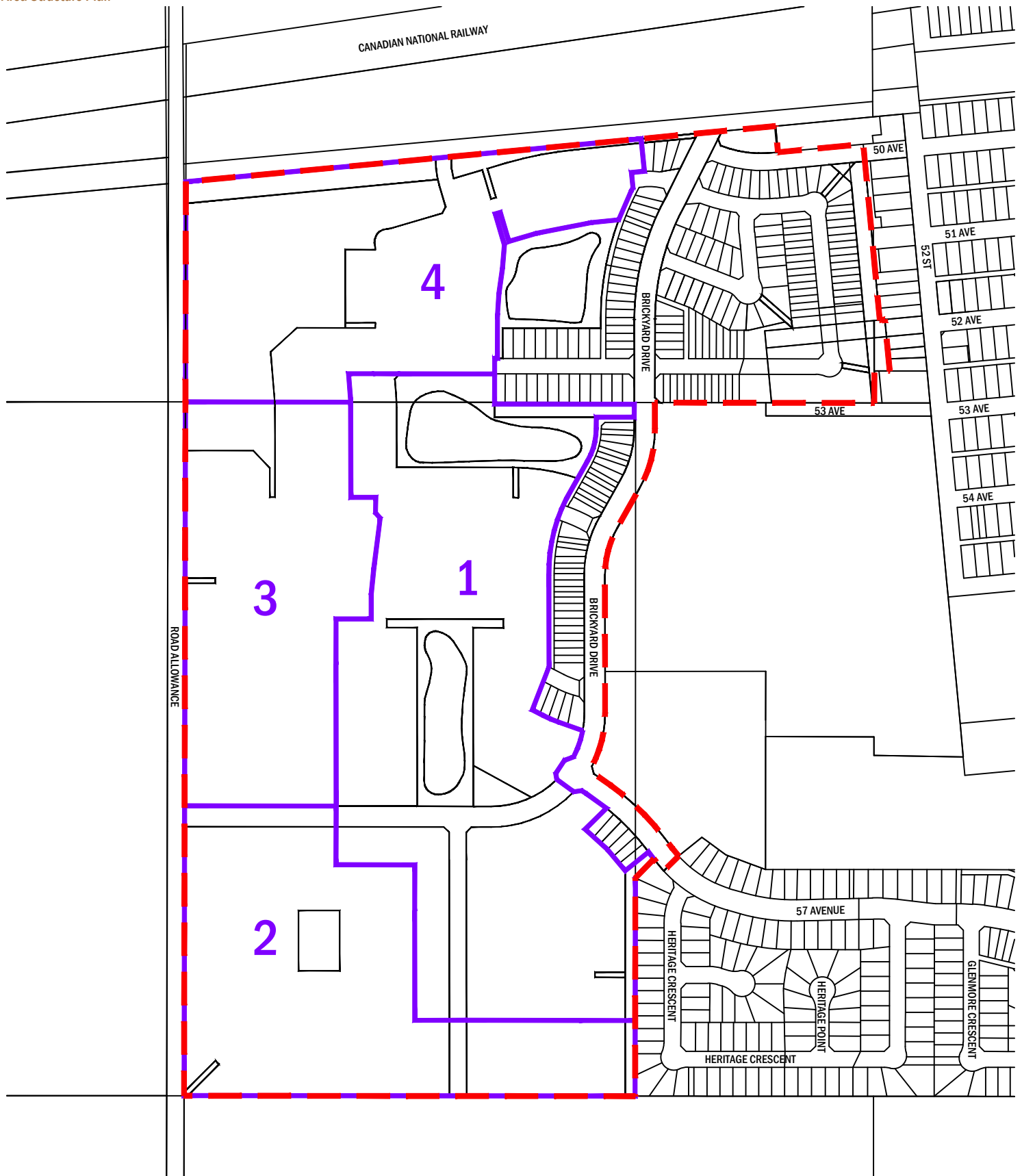


SCALE 1:6000

THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

349-24007-01-PRF009-WATER.DWG
Jurincic October 3, 2024

FIGURE 9

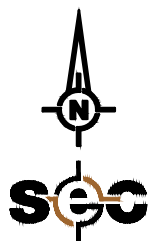


NOTE: STAGE BOUNDARIES ARE AN APPROXIMATE AT THE TIME OF THIS ASP AMENDMENT. DEVELOPMENT STAGING MAY DIFFER SLIGHTLY DEPENDING ON MARKET DEMAND AND DETAILED DESIGN OF SERVICING.

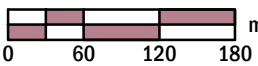
LEGEND

— Staging Boundaries

--- ASP Boundary



STAGING PLAN



SCALE 1:6000

THE BRICKYARD AT OLD TOWN
TOWN OF STONY PLAIN

349-24007-01-PRF010-STAGE.DWG
Jurincic October 3, 2024

FIGURE 10