

BYLAW 2557/D&P/16

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE WILLOW PARK AREA STRUCTURE PLAN BYLAW 2105/D&P/00 AS AMENDED BY:

**Bylaw 2125/D&P/01 Willow Area Structure Plan Amendment
Bylaw 2257/D&P/06 Willow Park Area Structure Plan Amendment
Bylaw 2278/D&P/07 Willow Park Area Structure Plan Amendment
Bylaw 2350/D&P/08 Willow Park Area Structure Plan Amendment**

WHEREAS the Municipal Government Act 2000 enables the Municipal Council to adopt by bylaw an area structure plan amendment for the purpose of amending the framework for subsequent subdivision and development of an area of land in a municipality;

AND WHEREAS The Willow Park Area Structure Plan Bylaw 2105/D&P/00 and the proposed amendments addresses the requirements of an area structure plan as outlined in Section 633(2) of the Municipal Government Act, RSA, 2000;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, pursuant to authority conferred upon it by the Municipal Government Act, RSA, 2000 enacts as follows:

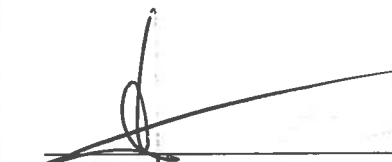
1. That this Bylaw 2557/D&P/16 be cited as "Willow Park Area Structure Plan, Fifth Amendment."
2. That "Schedule A" attached hereto is hereby adopted as part of this Bylaw.
3. That the Willow Park Area Structure Plan Bylaw 2105/D&P/00 as amended by

Bylaw 2125/D&P/01 Willow Area Structure Plan Amendment
Bylaw 2257/D&P/06 Willow Park Area Structure Plan Amendment
Bylaw 2278/D&P/07 Willow Park Area Structure Plan Amendment
Bylaw 2350/D&P/08 Willow Park Area Structure Plan Amendment

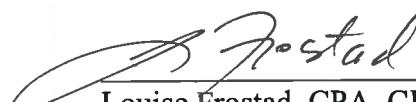
be amended as described in "Schedule A."

4. 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.
5. That this bylaw shall come into force and take effect upon the date of third reading and signing in accordance with the Municipal Government Act.

Read a first time this 14th day of March, 2016.



Mayor William Choy

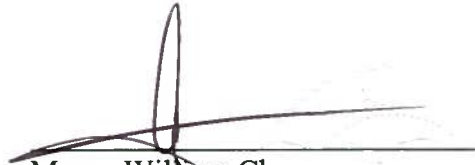



Louise Frostad, CPA, CLGM
General Manager of Corporate Services

Public Hearing held on the 25th day of April, 2016.

Read a second time this 25th day of April, 2016.

Read a third time this 25th day of April, 2016.



Mayor William Choy

Louise Frostad, CPA, CLGM
General Manager of Corporate Services

SCHEDULE “A”

Willow Park Area Structure Plan, Fifth Amendment

**AMENDMENT TO WILLOW PARK
AREA STRUCTURE PLAN
TOWN OF STONY PLAIN**

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AMENDMENT TO WILLOW PARK AREA STRUCTURE PLAN TOWN OF STONY PLAIN

Introduction and Purpose

Willow Park Area Structure Plan (ASP) Bylaw No. 2015/D&P/00 has been amended by the Town of Stony Plain four times, through amending Bylaws 2125/D&P/01, 2257/D&P/06, 2278/D&P/07 and 2350/D&P/08. The ASP provides a framework for the orderly development of the lands as shown on Figure 1 and described as 'within part of the fractional S.W. ¼ Section 25, Township 52, Range 28, West of the 4th Meridian comprising approximately 30.78 hectares'.

The previous amendment for this development site, as indicated in Figure 6, provided for it be developed for 229 dwelling units in two four storey apartment buildings and thirty five ground level buildings.

The purpose of this amendment to the Willow Park ASP is to provide the planning framework to allow the development of a residential neighbourhood on the subject lands rather than the currently approved 229 dwelling unit development. The residential neighbourhood will be principally comprised of single detached homes with an opportunity for semi-detached dwellings. The proposed development will provide for an appearance consistent with the adjacent portions of Willow Park, at a density similar to that found in the rest of the ASP area. This plan will provide for the completion of the neighborhood, with consistent density and building styles. The proposed reduction in dwelling units will reduce neighborhood traffic and traffic in the vicinity of the adjacent school compared to the currently approved development.

In addition, the plan provides for:

- a) Creation of public parks including walkways and landscaped areas in accordance with Town of Stony Plain guidelines.
- b) Dedication of road right-of-way to accommodate the future construction of access to John Paul II School in accordance with the requirements of Alberta Transportation's functional plan and as requested by John Paul II School.

Site Conditions

The site, as shown on Figure 4 – Site Conditions and Figure 5 - Site Photograph, consists primarily of open field with some brush/trees located in the area of a previous home site and some brush/mature trees along the east boundary. A home that was previously located on the site has been demolished and the area leveled.

A geotechnical report was prepared by Hoggan Engineering and Testing (1980) Ltd. and was submitted with ASP amendment 2350/D&P/08. An updated Geotechnical Assessment was prepared by Satt Engineering Ltd., dated March 1, 2015, and has been submitted and forms part of this ASP amendment. In general, Satt's assessment states that conditions are suitable for the proposed project. The assessment identifies the soil conditions and the high water table as presenting challenges, however it provides cost effective engineering solutions to overcome those conditions.

The Amendment

This Development Concept will supersede the previous development concept (Bylaw 2350/D&P/08) as shown in Figure 6 – Previous Development Concept. As shown on Figure 7 – Development Concept the proposed amendment will create a residential district, park and recreation space, public utility lots, and roadways including a service road to access John Paul II School.

Amendment Rational

Stony Plain is a growing community, with continuing demand for all types of housing. While an ‘aging in place’ project as previously approved is desirable in the Town of Stony Plain, the Willow Park neighborhood does not have access to the support services and facilities normally required for success of that style of development. Further, other nodes of development in the Town are meeting that need in conventional developments, which provides for the integration of aging citizens with other groups and improve on social depth for all age groups.

The ongoing demand for family oriented housing, coupled with the proximity to the ECS to grade eight school, park facilities, and available ‘move up’ opportunities within the immediate neighborhood will ensure the success of the proposed development and the timely completion of the Willow Park neighborhood.

The reduction in the number of dwelling units in concert with the relocation of the school site access will reduce future traffic impacts on the neighbourhood, while allowing for the necessary improvement of 48th Street.

In general, the amendment will provide for a family oriented development in keeping with the existing Willow Park neighborhood, as shown on Figure 2 – Context Plan, while reducing high density and traffic impacts to the existing residents.

Land Use

As presented in Table 4 the proposed land uses are:

- Single detached residential housing
- Semi-detached residential housing
- Public open space and utility
- Roadways

Development Staging

The development will be completed in three stages as shown on Figure 8 – Staging Plan. It is anticipated that the first phase will commence upon receiving all required planning and development approvals required by the Town. Future stages would proceed as warranted by market demand.

Amendment Effects

The amendment will facilitate the development of a residential district with a built form comprised of single detached and semi-detached dwelling units. The project is intended for up to 64 dwelling units, on individual titled properties, with direct access to new public roads. The previously approved plan provided for 229 dwelling units, including 160 apartment units in four storey buildings, and 69 ground oriented dwelling units (primarily semi-detached). The site’s proximity to a John Paul II school that provides Early Childhood Services through grade eight presents opportunities for a younger families in a neighborhood

that provides a high level of walkability while reducing vehicle traffic in this and adjacent neighborhoods. The neighbourhood will also provide opportunities for all demographic of home buyers including retirees and seniors looking for a safe and affordable housing.

The adjacent residential areas in Willow Park provides an opportunity for families that initiate their homes in the amendment area to relocate within the neighborhood as family and economic situations change. Families established in the neighborhood have the opportunity to move to larger dwellings in the single detached home areas, and eventually the lower maintenance afforded in the condominium development in the south west corner of the area. This allows for longevity in the community and strengthening of the social fabric.

This amendment provides the required Municipal Reserve dedication that is intended to be developed with walking trails and a sitting area in a landscaped park setting. This trail network completes the linkages between the existing developments in south Willow Park, the school site and associated parks. The dedication of additional Municipal Reserve provides the opportunity to retain the existing open channel and still provide a walkway.

This amendment has aligned the service road to fulfill the requirements of Alberta Transportation along with the John Paul II School redevelopment requirements. The proposed alignment has been shifted further east than the previously approved concept, this will improve the stacking distance of traffic, including school buses, entering Willow Park from 48th Street. Alberta Transportation has been notified of the relocation and has no objections but will provide official comments at the time of subdivision.

Servicing

The proposed amendments to the Willow Park ASP do not require or propose to change the approved overall servicing concept.

Water

Watermains will be installed in the internal subdivision roadways providing a loped connection to the existing mains in Willow Park Road and to the existing main extending from 45 Street as shown of Figure 9 – Water Distribution.

Sanitary Sewer

Sanitary sewer mains will be installed in the subdivision roadways and connected to the existing mains in Willow Park Road as shown on Figure 10 – Sanitary Sewer.

Storm Sewer

Storm sewer mains, catch basins and leads will be installed in the subdivision roadways. The mains will connect to the existing main in Willow Park Road and discharge to the open ditch as shown on Figure 11 – Storm Water Management.

The open ditch currently located along the east half of the south boundary will be preserved as an open channel as per the Town's request and has been designed to fit within the 10 m wide public utility right-of-way. The ditch is designed with 3:1 side slopes and has been sized to convey the maximum flow based on the pipe capacity discharging into the ditch. Additionally, the ditch has been designed to contain the 1:100 year flood elevation of the downstream stormwater management pond (geodetic elevation 705.80 meters above sea level) within the public utility right-of-way.

Major flows resulting for storms that produce runoff in excess of the capacity of the storm sewer will be direct to the stormwater management pond through the roadways and PUL's.

Transportation Network

Traffic has been identified as an important issue in this neighborhood. Concerns were raised that the Willow Park Road intersection with 48th Street is not adequate to support the vehicle traffic volume associated with school use and the proposed development. A Traffic Impact Assessment was conducted by Associated Engineering in 2008, in conjunction with the earlier ASP amendment. This TIA was based on the amendment area being developed for 329 dwelling units, with trip generation at the rate used for single detached homes. The TIA included neighborhood traffic, school use, and growth areas south and west of the plan area. The TIA concluded that the road network was sufficient for the proposed development, addressed the adequacy of stacking distance on Willow Park Road for the school site access, and identified the eventual requirement for signalization of the intersection of Willow Park Road and 48th Street.

A TIA has not been carried out with this amendment, however the reduction in the number of dwelling units (329 in TIA to 64 in amendment) is such that the plan area will generate significantly fewer traffic movements. This amendment will result in an 80% reduction of the traffic level contemplated in the accepted TIA for the currently approved development. Additional improvements in traffic accommodation have been achieved through the relocation of the service road further east that results in an increasing in the stacking distance for school traffic.

Long term improvements of 48th Street will see this road becoming a four lane arterial, with a concrete median. The functional plan requires the 48th Street access to the John Paul II school site be changed to a right in right out configuration, eliminating left turns into and out of the site. To provide for access from the north and egress to the south, the functional plan requires a school site access be provided between Willow Park Road and the school. In order to prevent the school traffic que from obstructing the intersection, the earlier approved amendment located this access 30m east of 48th Street, which would allow for the required queuing distance during the morning peak (most critical period) at the 50th percentile. The current proposal is to move the intersection further east, which will increase the area available for the traffic que to accommodate the projected 95th percentile of traffic queuing. Combining the increased intersection spacing with the reduced traffic generated (due to fewer dwellings) will ensure the proposed school access does not interfere with neighborhood traffic.

A roadside Development Permit application and detailed engineering drawings will be required prior to formal Alberta Transportation approval.

The transportation network also includes the provision of walkways through the area. In addition to sidewalks, walkways will be constructed to connect with the existing walkways/trail system in the area. A walkway will be placed on the reserve lot on the south east portion of the amendment area, presenting a route to the park and storm pond area east of Willow Park.

Land Use Summary

TABLE NO. 1
WILLOW PARK AREA STRUCTURE PLAN
APPROVED, BYLAW 2350/D&P/08 AS AMENDED
LAND USE SUMMARY

LAND USE	TOTAL AREA (HA) +/-	%	DEVELOPED (HA) +/-	UNDEVELOPED (HA)+/-
ROADWAYS				
ARTERIAL WIDENING	.80	2.6	0.80	0
RESIDENTIAL	6.29	20.4	6.08	0.21
PUBLIC UTILITY	0.34	1.1	0.34	0
OPEN SPACE	2.13	6.9	1.59	0.54
INSTITUTIONAL	0.0	0.0		
COMMERCIAL	0.0	0.0		
DETACHED RESIDENTIAL	14.66	47.6	14.66	0
SEMI-DETACHED RESIDENTIAL	3.40	11.0	3.40	0
HIGH/MEDIUM DENSITY (DC-2-15 AS APPROVED)	3.16	10.3	0	3.16
TOTALS	30.78	100	26.87	3.91

TABLE NO. 2
WILLOW PARK AREA STRUCTURE PLAN
PROPOSED AMENDMENT
LAND USE SUMMARY

LAND USE	TOTAL AREA (HA) +/-	%	DEVELOPED (HA) +/-	UNDEVELOPED (HA)+/-
ROADWAYS				
ARTERIAL WIDENING	0.80	2.6	0.80	0
RESIDENTIAL	6.88	22.4	6.08	0.81
PUBLIC UTILITY	0.58	1.9	0.34	0.24
OPEN SPACE	2.01	6.6	1.59	0.40
INSTITUTIONAL	0.0	0.0		
COMMERCIAL	0.0	0.0		
DETACHED RESIDENTIAL	16.23	52.7	14.66	1.53
SEMI-DETACHED RESIDENTIAL	4.28	13.9	3.40	0.93
HIGH/MEDIUM DENSITY (DC-2-15 AS APPROVED)	0	0		
TOTALS	30.78	100	26.87	3.91

TABLE NO. 3
WILLOW PARK AREA STRUCTURE PLAN
APPROVED, BYLAW 2350/D&P/08 AS AMENDED
POPULATION DENSITY SUMMARY

LAND USE	Total Area Ha +/-	APPROVED – AS AMENDED				APPROVED – AS DEVELOPED (EXISTING)			
		Dwelling Units +/-	%	Pop. +/-	%	Dwelling Units +/-	%	Pop. +/-	%
DETACHED RESIDENTIAL	14.66	234	42.7	820	56.4	234	73.4	820	78.8
SEMI-DETACHED RESIDENTIAL	3.40	85	15.5	221	15.2	85	26.6	221	21.2
HIGH/MEDIUM DENSITY (DC-2- 15 AS APPROVED)	3.16	229*	41.8	412	28.4	0		0	
TOTALS	21.22	548	100	1453	100	319	100	1041	100

Approximations/Assumptions: This table utilizes the approximations and assumptions presented in the reviewed and approved Bylaw 2350/D&P/08 as follows:

1. Residential densities, more or less
 - Low Density 16 dwellings per net hectare
 - Medium Density 25 dwellings per net hectare
 - High Density 125 dwellings per net hectare
 - (*229 dwelling units as per approved DC-2-15)
2. Population densities, more or less
 - Low Density 3.5 persons per dwelling
 - Medium Density 2.6 persons per dwelling
 - High Density 1.8 persons per dwelling

TABLE NO. 4
WILLOW PARK AREA STRUCTURE PLAN
PROPOSED AMENDMENT
POPULATION DENSITY SUMMARY

LAND USE	Total Area Ha +/-	PROPOSED – AS AMENDED				PROPOSED – AS DEVELOPED (EXISTING)			
		Dwelling Units +/-	%	Pop. +/-	%	Dwelling Units +/-	%	Pop. +/-	%
DETACHED RESIDENTIAL	16.19	259	70.6	907	76.3	234	73.4	820	78.8
SEMI-DETACHED RESIDENTIAL	4.33	108	29.4	281	23.7	85	26.6	221	21.2
HIGH/MEDIUM DENSITY (DC-2- 15 AS APPROVED)	0	0		0		0		0	
TOTALS	20.51	367	100	1188	100	319	100	1041	100

Approximations/Assumptions: This table utilizes the approximations and assumptions presented in the reviewed and approved Bylaw 2350/D&P/08.

1. Residential densities, more or less
 - Low Density 16 dwellings per net hectare
 - Medium Density 25 dwellings per net hectare
 - High Density 125 dwellings per net hectare
2. Population densities, more or less
 - Low Density 3.5 persons per dwelling
 - Medium Density 2.6 persons per dwelling
 - High Density 1.8 persons per dwelling

TABLE NO. 5
WILLOW PARK AREA STRUCTURE PLAN
APPROVED, BYLAW 2350/D&P/08 AS AMENDED
ESTIMATED STUDENT POPULATION

LAND USE	K-6	7-9	10-12	TOTALS
PUBLIC SYSTEM	75	30	30	135
SEPARATE SYSTEM	40	16	16	72
TOTALS	115	46	46	207

Approximations:

1. Student Generation

Number of students per dwelling (Excepting 3.16 ac DC-2-15 adult community)	0.65
Number of dwellings	319
4. Student Distribution

Proportion of Students in Public System	65%
Proportion of Students in Separate System	35%

TABLE NO. 6
WILLOW PARK AREA STRUCTURE PLAN
PROPOSED AMENDMENT
ESTIMATED STUDENT POPULATION

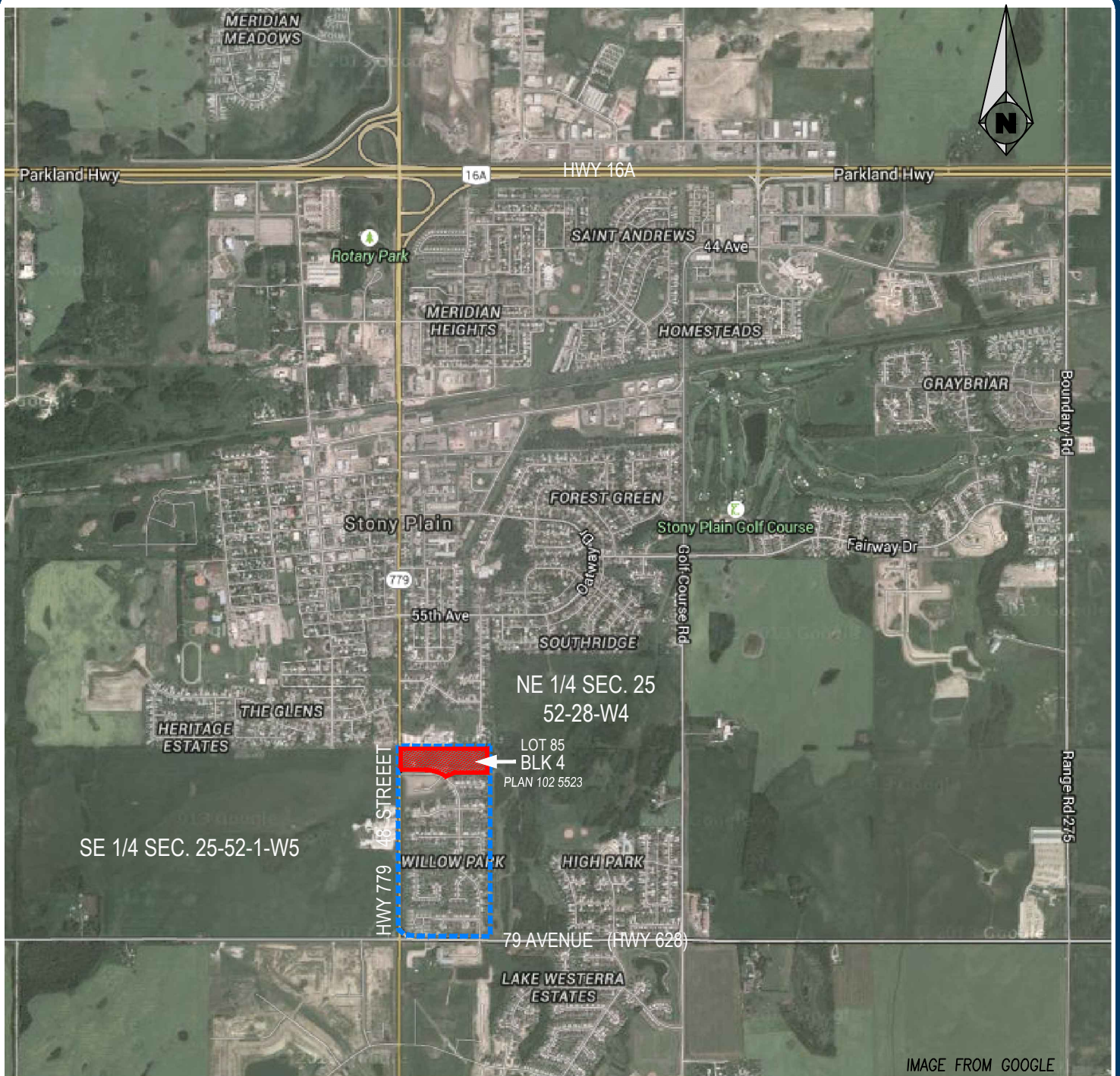
LAND USE	K-6	7-9	10-12	TOTALS
PUBLIC SYSTEM	86	35	35	156
SEPARATE SYSTEM	46	19	19	84
TOTALS	132	54	54	240

Approximations:

1. Student Generation

Number of students per dwelling	0.65
Number of dwellings	367
2. Student Distribution

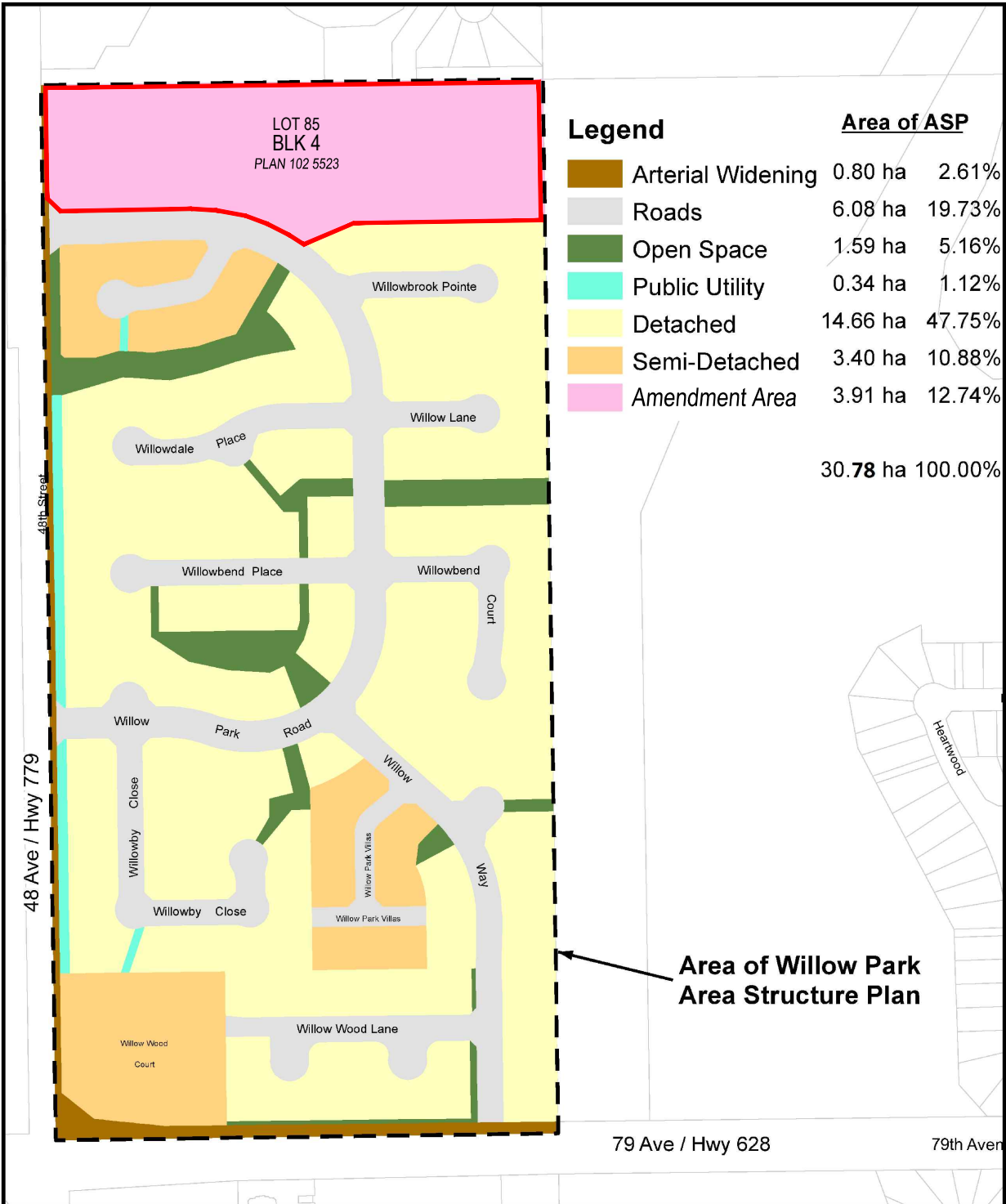
Proportion of Students in Public System	65%
Proportion of Students in Separate System	35%



LEGEND

- ORIGINAL ASP BOUNDARY
- AMENDMENT AREA BOUNDARY

WILLOW PARK AREA STRUCTURE PLAN AMENDMENT TOWN OF STONY PLAIN, ALBERTA FIGURE NO. 1 - LOCATION PLAN

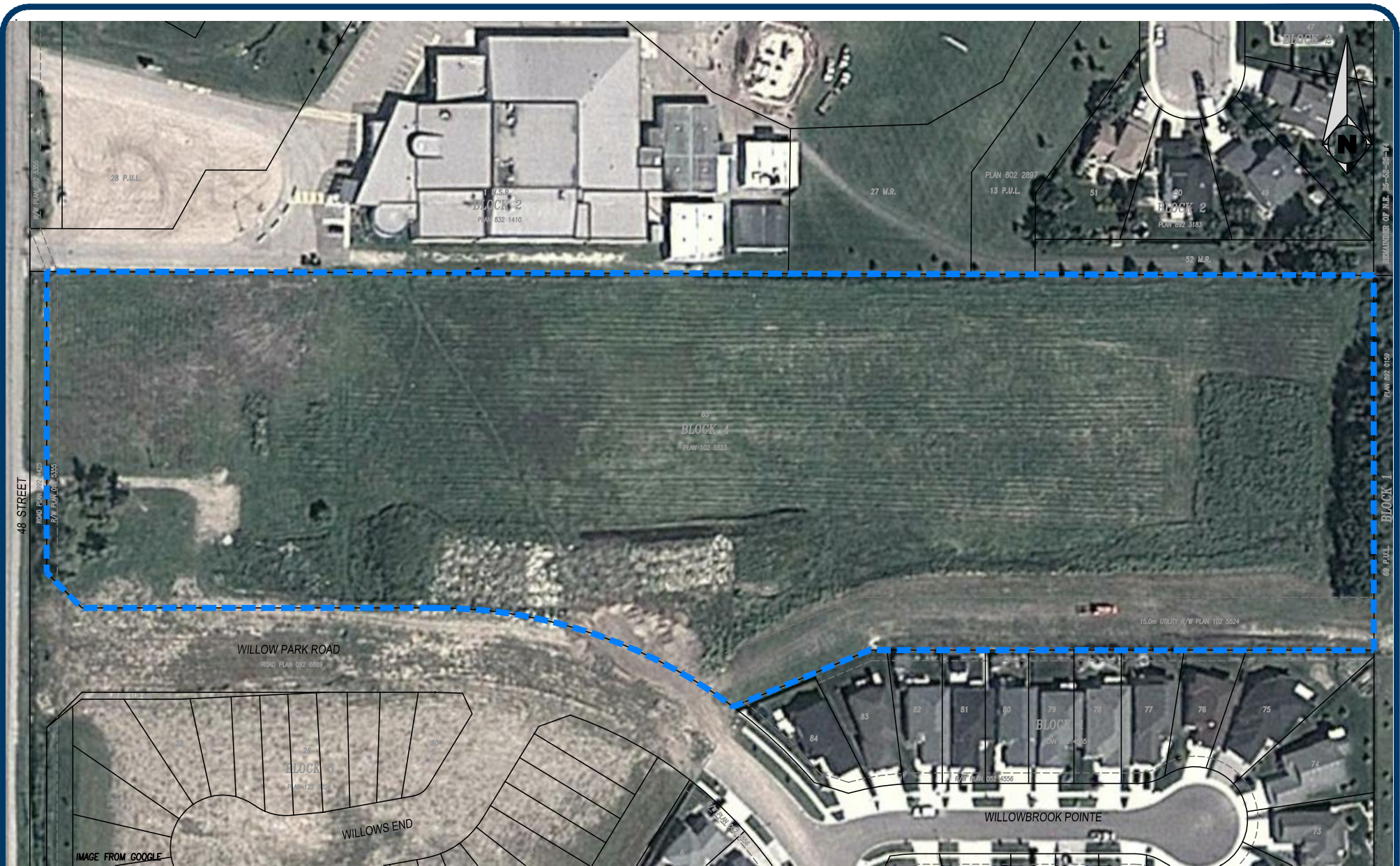


0 100 200 400 Meters



WILLOW PARK **AREA STRUCTURE PLAN AMENDMENT** **TOWN OF STONY PLAIN, ALBERTA** **FIGURE NO. 2 - CONTEXT PLAN**





LEGEND

--- AMENDMENT AREA BOUNDARY



WILLOW PARK
AREA STRUCTURE PLAN AMENDMENT
TOWN OF STONY PLAIN, ALBERTA
FIGURE NO. 4 - EXISTING CONDITIONS

1:1500 MARCH., 2016

DATE PLOTTED: March 2, 2016



WILLOW PARK
AREA STRUCTURE PLAN AMENDMENT
TOWN OF STONY PLAIN, ALBERTA
FIGURE NO. 5 - SITE PHOTOGRAPH

N.T.S. MARCH., 2016



LEGEND

- - - - - AMENDMENT AREA BOUNDARY
- RESIDENTIAL DETACHED DWELLING
- RESIDENTIAL MIXED FORM
- PUBLIC SPACE



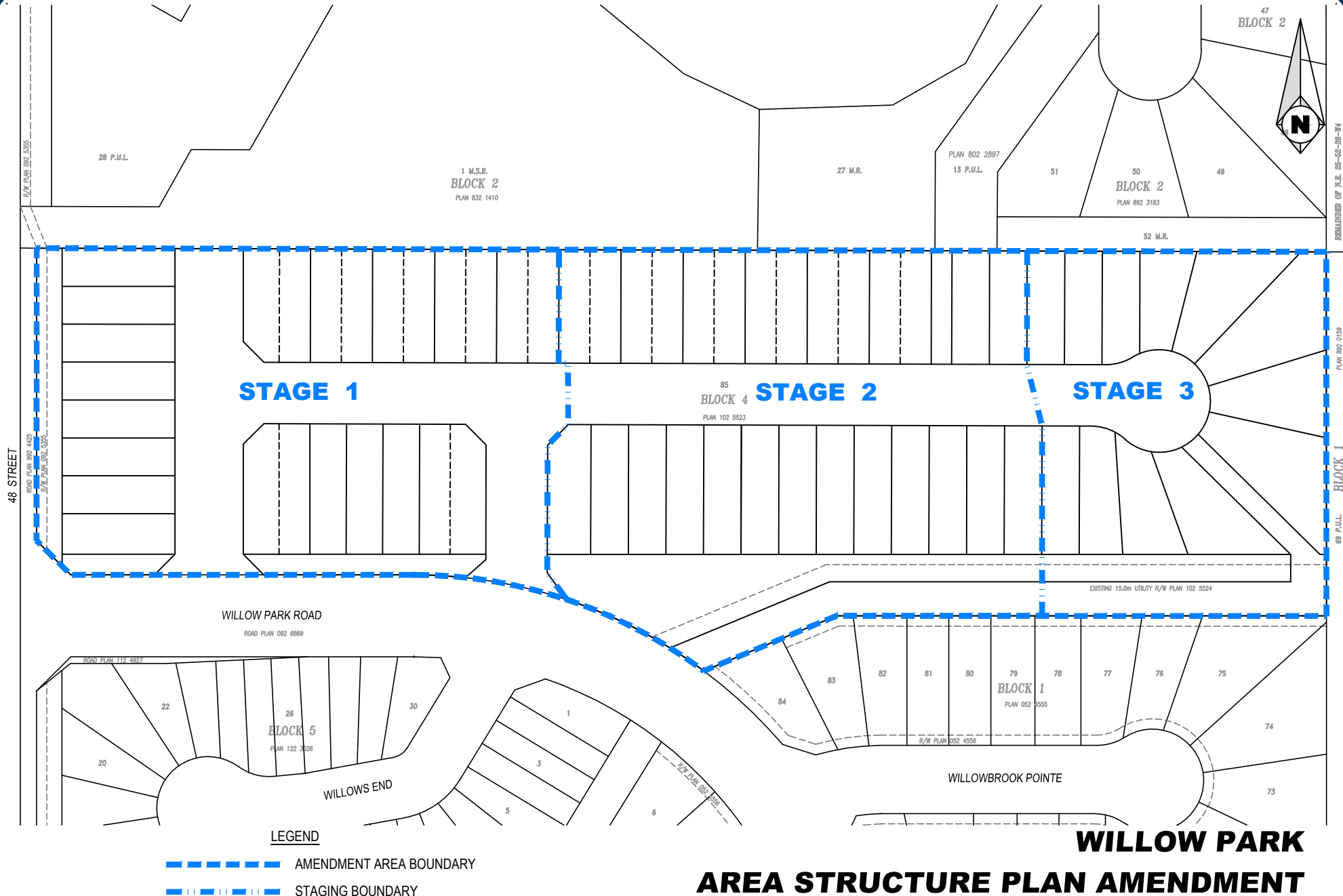
WILLOW PARK

AREA STRUCTURE PLAN AMENDMENT

TOWN OF STONY PLAIN, ALBERTA

FIGURE NO. 7- DEVELOPMENT CONCEPT

1:1500 MARCH, 2016



WILLOW PARK

AREA STRUCTURE PLAN AMENDMENT

TOWN OF STONY PLAIN, ALBERTA

FIGURE NO.8 - DEVELOPMENT STAGING



LEGEND

- AMENDMENT AREA BOUNDARY
- EXISTING WATER LINE
- PROPOSED WATER LINE
- ⊗ PROPOSED HYDRANT
- X PROPOSED VALVE



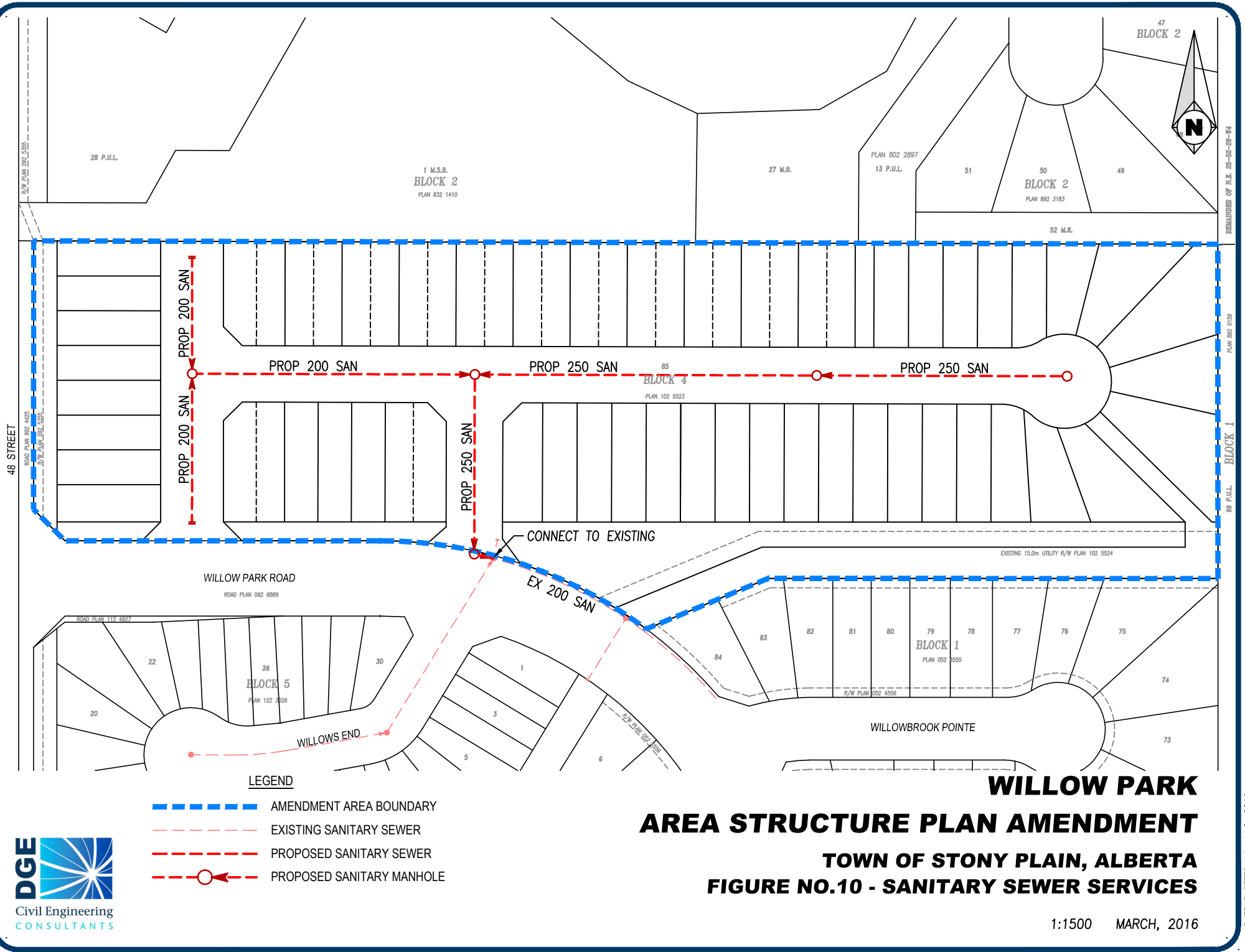
WILLOW PARK

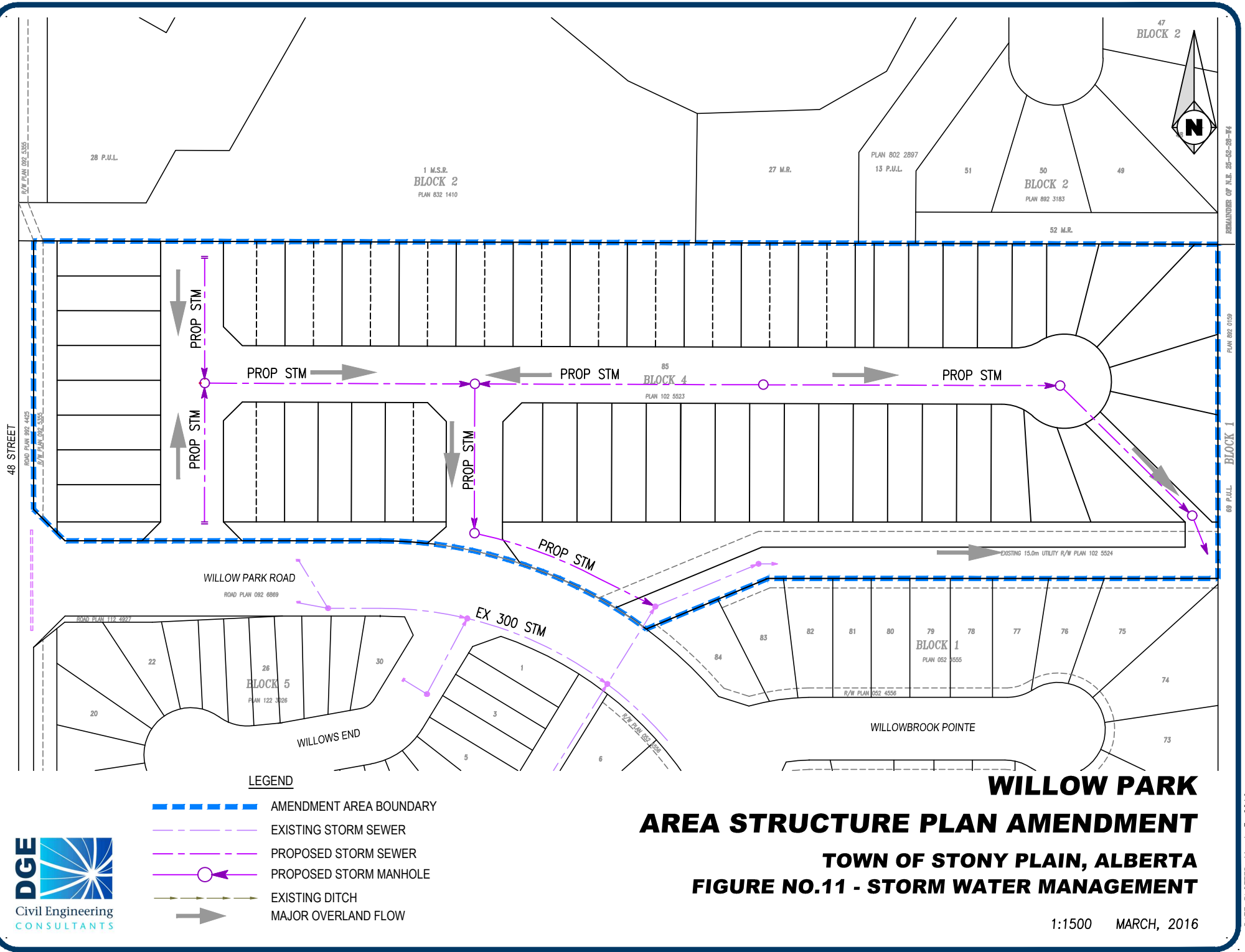
AREA STRUCTURE PLAN AMENDMENT

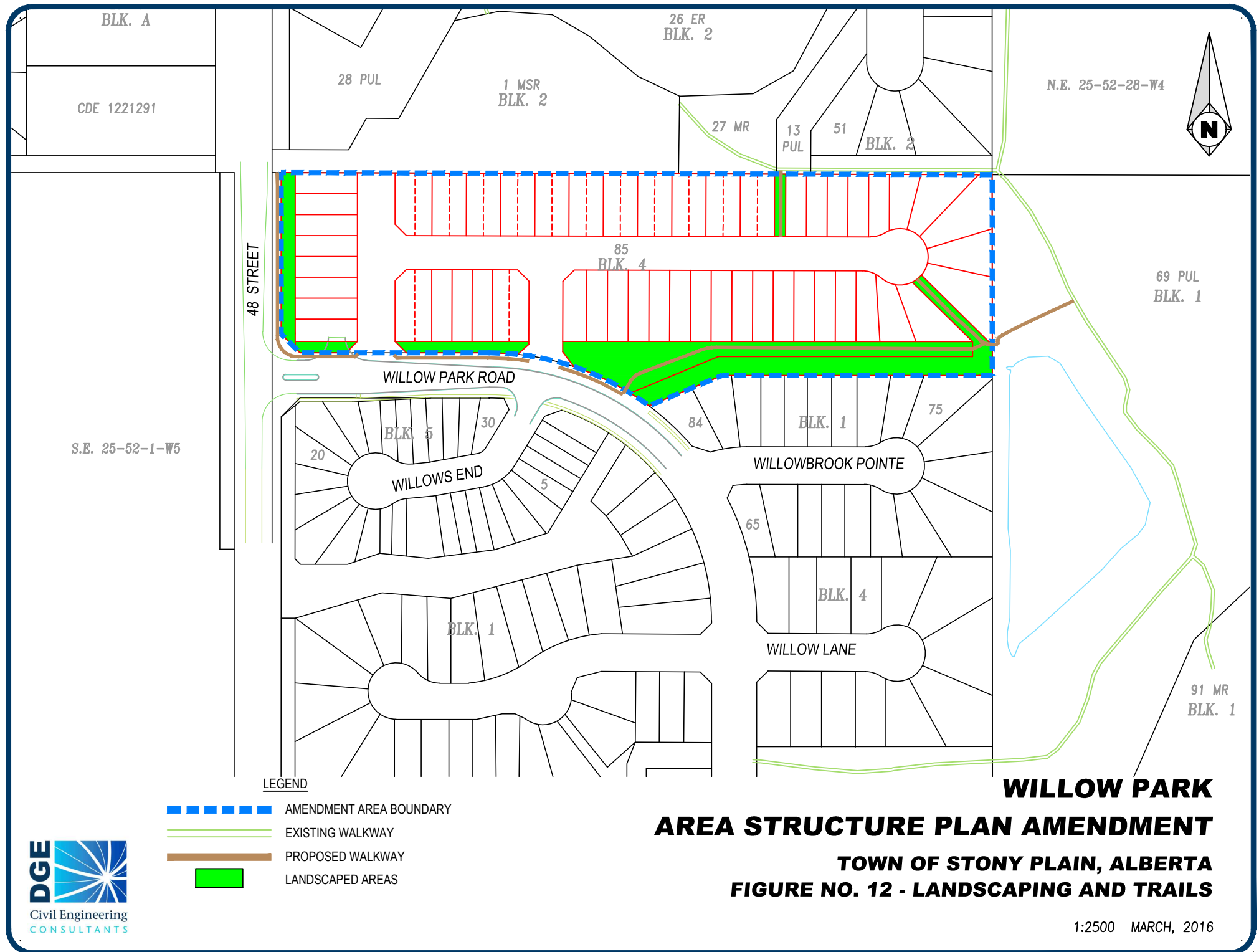
TOWN OF STONY PLAIN, ALBERTA

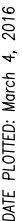
FIGURE NO.9 - WATER DISTRIBUTION

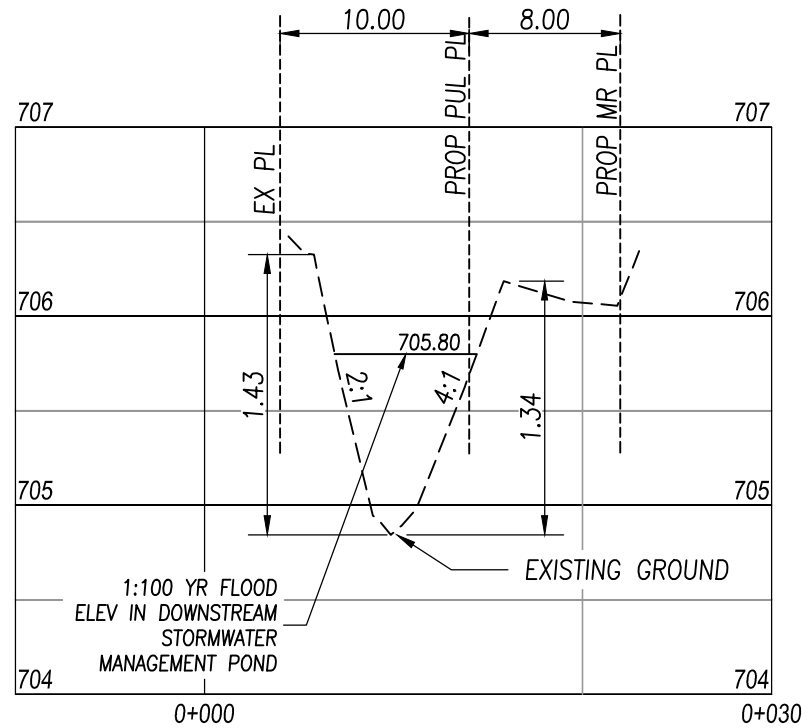
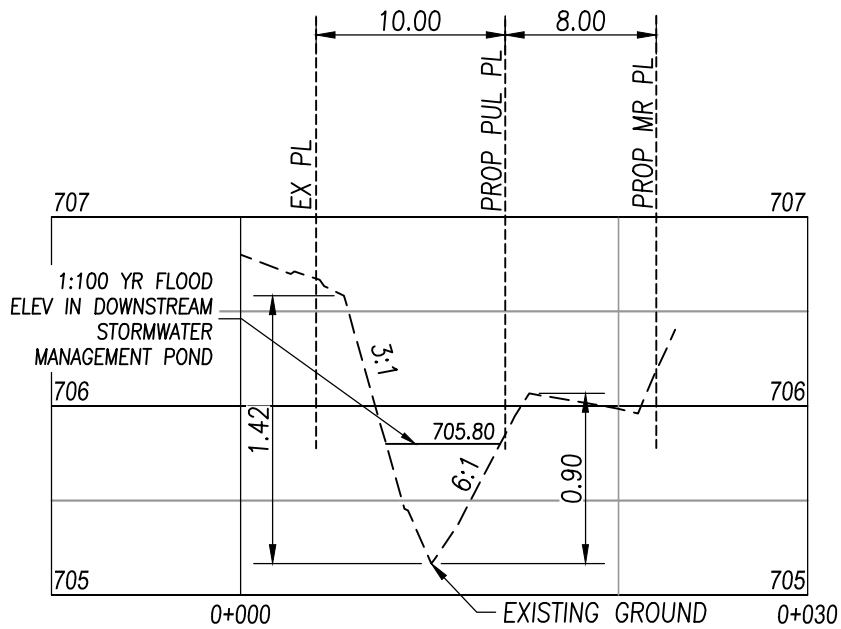
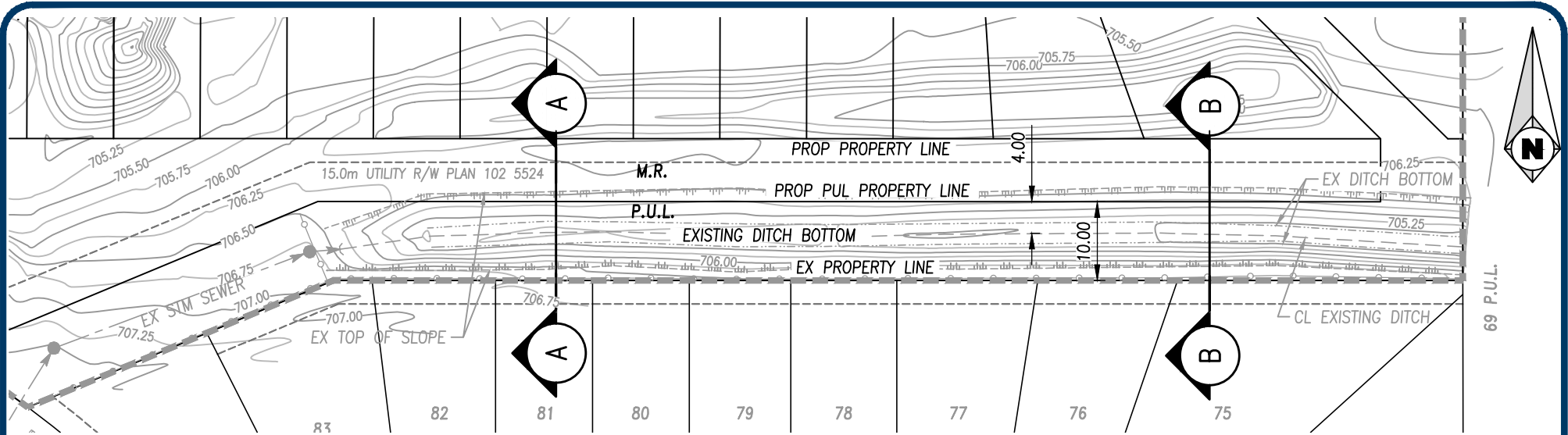
1:1500 MARCH, 2016

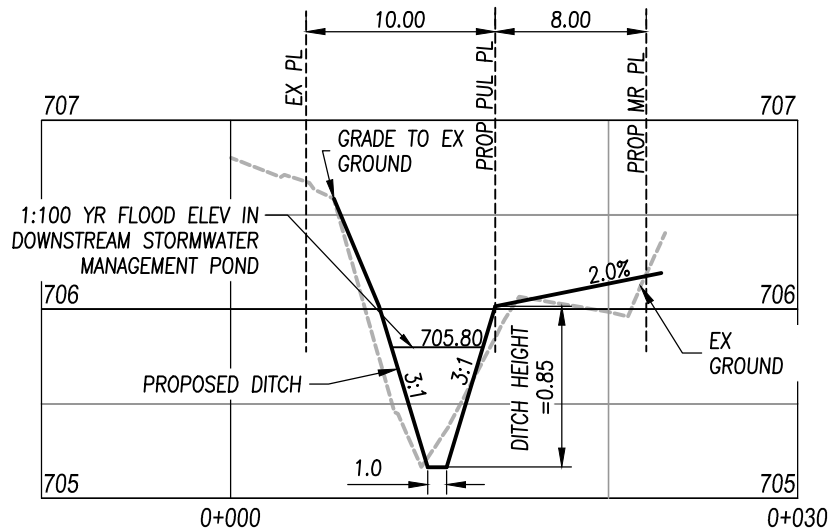
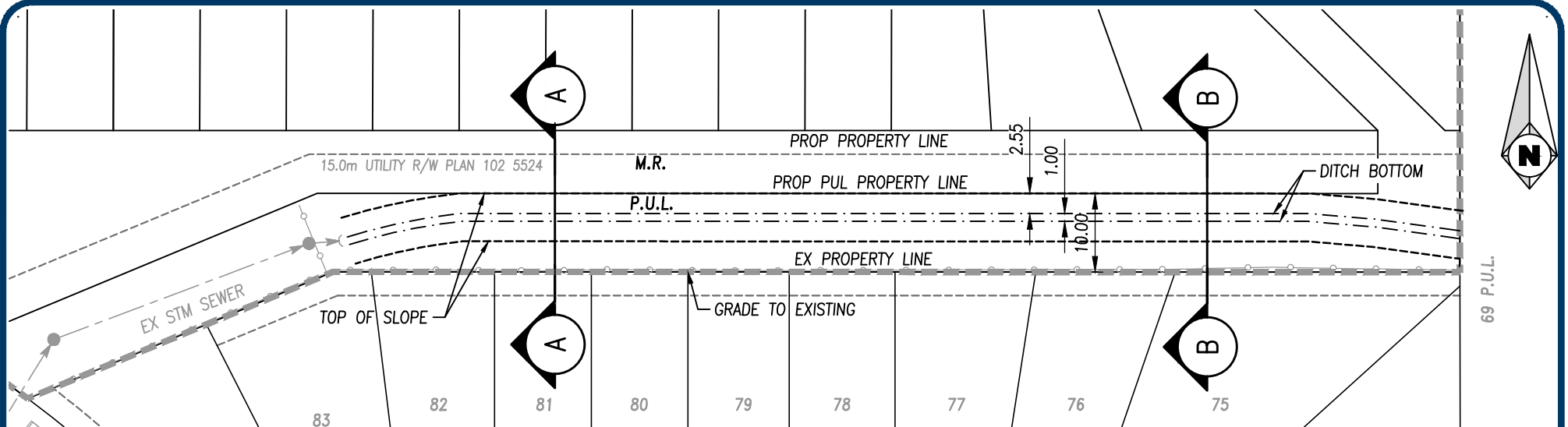






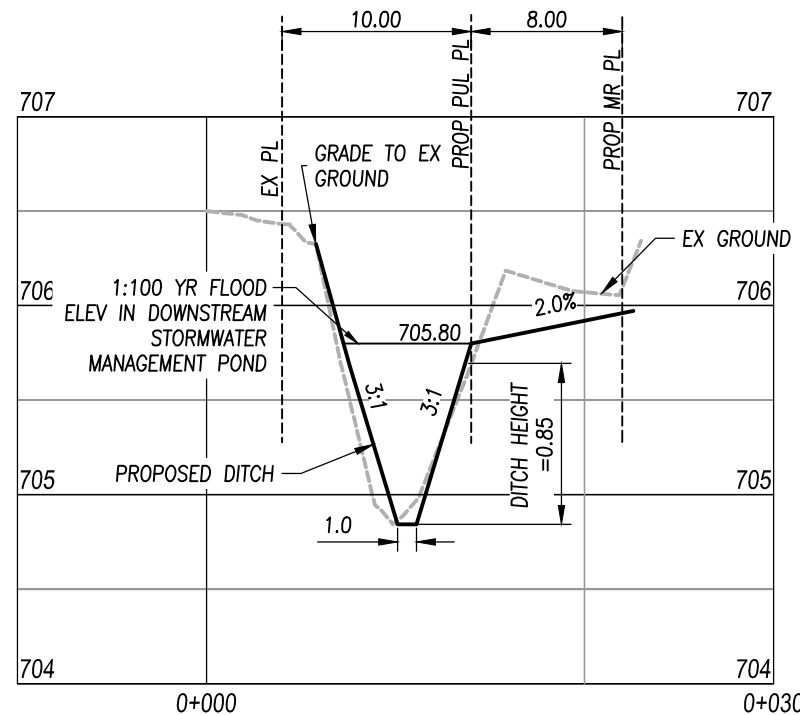






CROSS SECTION A-A

H=1:400
V=1:40



CROSS SECTION B-B

H=1:400
V=1:40

THE PROPOSED DITCH PARAMETERS ARE:

- 1.0m BOTTOM WIDTH
- 0.2% BOTTOM SLOPE (AS EXISTING)
- 3:1 SIDE SLOPES
- 0.85M DITCH DEPTH

NOTE:

- MAX DITCH FLOW = 0.519 m³/s BASED ON THE MAXIMUM CAPACITY OF THE INLET PIPE (750mmØ @ 0.2%)
- DEPTH AT MAX FLOW = 0.43 m
- VELOCITY AT MAX FLOW = 0.53 m/s
- DITCH CAPACITY = 2.34 m³/s

WILLOW PARK **FIGURE 15** **PROPOSED DITCH**

SCALE 1:750