

**BYLAW NO. 12-02
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO ADOPT THE GRANDVIEW GARDENS AREA STRUCTURE PLAN.

UNDER AUTHORITY OF and pursuant to the provisions of the *Municipal Government Act, R.S.A. 2000, Chapter M-26* and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta may by bylaw adopt an Area Structure Plan.

AND WHEREAS the Town of Strathmore has adopted a Municipal Development Plan that requires responsible development and good planning practices.

NOW THEREFORE, the Municipal Council of the Town of Strathmore duly assembled **HEREBY ENACTS AS FOLLOWS:**


101. Grandview Gardens Area Structure Plan, attached hereto as Schedule "A" be adopted. The affected lands are located and described as Pt. of SW 25-24-25, W4M containing approximately \pm 63.08 hectares (\pm 156.10 acres) within the Town of Strathmore.
201. That this Bylaw shall come into full force and effect upon third and final reading.

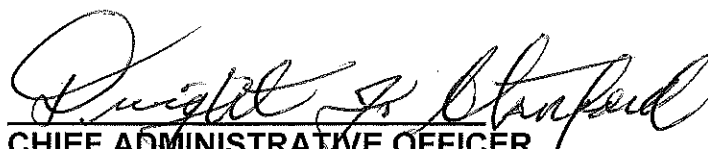
READ A FIRST TIME this 21st day of March, 2012.

PUBLIC HEARING HELD this 2nd and 16th day of May, 2012.

READ A SECOND TIME this 16th day of May, 2012.

READ A THIRD TIME and finally passed this 16th day of May, 2012.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

Grandview Gardens

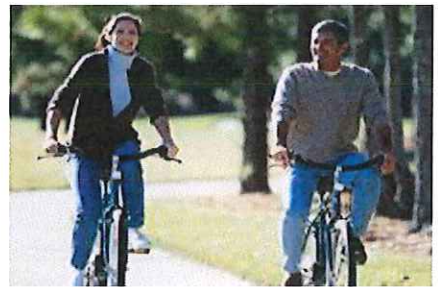
Area Structure Plan

Draft

Prepared for the Town of Strathmore

May 2012

Strathmore's Newest Adult Community



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Executive Summary

Grandview Gardens is designed to be a modular home **gated community**. The development allows for logical phasing of development, integration of the various areas, access to the amenities and easy access for emergency vehicles. There are three key elements to this community:

1. There will be **architectural controls**,
2. There will be **24 hour security**, and
3. The **Home Owners Association** will strictly enforce the regulations.

The owner and developer of Grandview Gardens proposes a meticulously planned community with potentially approximately 1,227 residential sites and 180 extended care units on a 156 acre site. The site is served with a wealth of amenities: educational, health and recreational.

The mission statement for the development is:

Grandview Gardens is an active adult community which affords the ability to age in place and where friendship and cooperation are highly valued and where residents are involved in diverse activities while keeping the community safe, secure, progressive, cost effective and responsive to changing needs.

The development will be well designed and comprehensively planned, community oriented, include extensive green space and recreational amenities, utilize smart growth densities and conform to the goals and policies of the Town of Strathmore. The development will provide a unique housing opportunity for Strathmore and area residents.

The development concept is for an adult community that will have a single owner and sites/pads will be leased/rented to the resident. The residents will own their modular homes and the homes are installed on permanent foundations and will all be connected to piped municipal water and sewer. All of the modular homes will meet CSA approval and will be finished according to the architectural guidelines of Grandview Gardens. It is anticipated that many residents will travel, and as such Grandview Gardens will provide a secure, maintained, patrolled community for residents to travel worry-free. The residents association will be responsible for the maintenance of the community and the enforcement of the architectural guidelines.

The development also allows people who may have their mobility or their ability to live independently restricted, by providing 4.53 acres of extended care / assisted living facility. This allows people to gain the extra care they may need, still within their community. This will allow for one spouse to remain in their modular home, while the other spouse moves into the extended care facility and maintain close proximity. The project also nicely accommodates single adults and seniors. This concept of aging in place is part of a sustainability strategy. The community will provide amenities for the residents to enjoy while being part of the larger community of Strathmore for all of the shopping, medical and service needs.

Grandview Gardens will add a new dimension in housing for Strathmore.

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1. Purpose

1.1. Plan Area and Ownership

The Plan Area is a quarter section, minus a 3 acre parcel that was subdivided several years ago, under Wheatland County regulations. The land is located at the corner of North Boundary Road and George Freeman Trail. The legal description of the land is the SW Quarter of Section 25-24-25 W4M. The land is currently owned by Eugene William Helfrich and Ellen May Helfrich, of Strathmore, Alberta, who have an agreement to sell to the developer of the land.

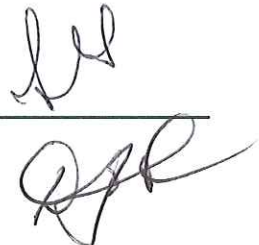
1.2. Vision

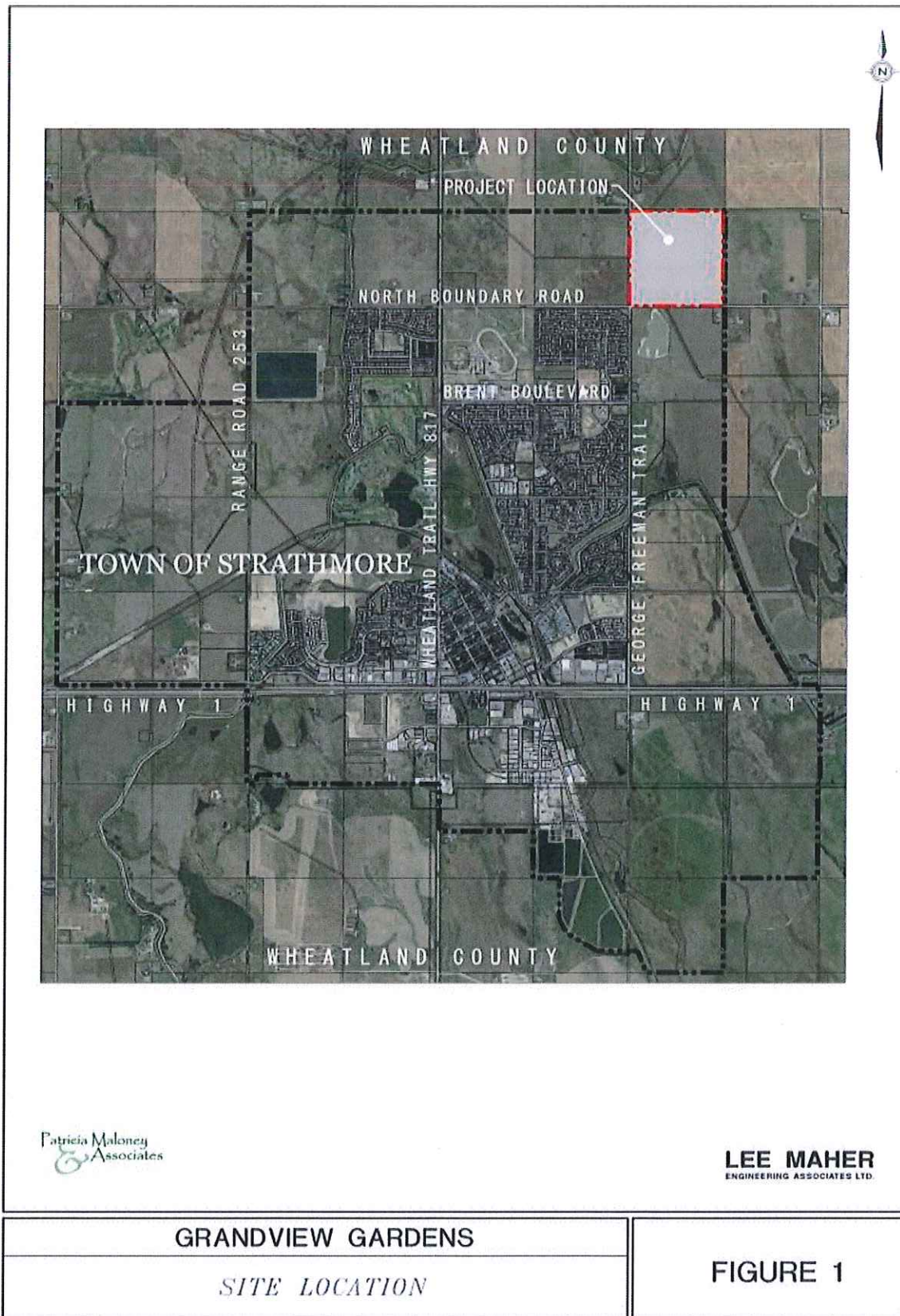
Strathmore was an important community on the CPR line. As such, it was required to provide supplies to the trains for passengers and employees. In order to supply the tourist trains travelling to the Canadian Rockies, the CPR had gardens along the railway route. These gardens supplied the trains with fruits, vegetables and flowers for the dining cars and the CPR hotels. Along with supplying the hotels and trains, these gardens also promoted the rich agricultural potential of the country to travelers and immigrants. The concept of gardens is presented in this development. Lush and green with opportunities for garden plots.

This manufactured home **gated community** uses a wagon wheel design concept allowing appropriate phasing of the development, integration of the various areas, access to the amenities and easy access for emergency vehicles. There are three key elements to this community:

1. There will be **architectural controls**,
2. There will be **24 hour security**, and
3. The **Home Owners Association** will strictly enforce the regulations.

The owner and developer of Grandview Gardens proposes a meticulously planned community with potentially approximately 1,227 residential sites and 181 extended care units on a 156 acre site. The site is served with a wealth of amenities: educational, health and recreational. The entire development will be owned and individual pads/lots will be leased/rented with the residents owning or renting their own homes. There will then be an ownership association that will collect fees/rent, to maintain the amenities and the grounds. This form of ownership is common with examples such as Redwood Meadows near Bragg Creek and the Town of Banff. It is proposed as affordable living for retirees on lower incomes, with no continual escalating fees with reasonable entry level rental rates. The community design lends itself to a unique community where neighbours know each other and form friendships that last through the years.

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The mission statement for the development is:

Grandview Gardens is an active adult community which affords the ability to age in place and where friendship and cooperation are highly valued and where residents are involved in diverse activities while keeping the community safe, secure, progressive, cost effective and responsive to changing needs.

The development will include a recreational complex, administration building, maintenance yard, location for residents to store their recreational vehicles and land for garden plots for residents to grow vegetables and flowers.

1.3. Objectives

The objectives for the development of Grandview Gardens are as follows:

- Well designed and planned – a community that allows efficient servicing, ease of internal access, and has a long term approach
- Community oriented – a development that encourages interaction, “eyes on the street”, and is pedestrian friendly, with internal activities for all
- Extensive green space – both within the community and linking to green space in the town
- Smart growth densities – to ensure the concept is provided at densities that meet the requirements of the Calgary Regional Partnership
- Meets the goals and policies of the Town of Strathmore

1.4. Planning Principles

The planning principles that will apply to this development are:

- Community Oriented
- Walkable
- Accessible
- Individual Quality of Life



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2. Site Features

2.1. Setting and Topography

G-Tech Earth Sciences Corp. has prepared a geotechnical assessment and Terramatic Technologies Inc. has completed a topographic survey showing the site contours. Figure 2 illustrates the contours of the site. The site has been actively cultivated and irrigated for decades.

2.2. Surrounding Land Uses

The proposed site is located in the northeast corner of the town in land recently annexed. The land is relatively flat and has been cultivated for decades. There was a small (3 acre) parcel subdivided from the southeast corner of the quarter section several years ago with residential development. The land to the north and east of the site are located in Wheatland County and support agricultural operations. The land to the south is located in the Prairies Area Structure Plan and proposes multi and single family development along North Boundary Road. Grandview Gardens acknowledges the sensitivity of urban development adjacent to agricultural operations and proposes fencing, screening and setbacks to minimize the impact of the development. However, it is also recognized that this land is located within the Town of Strathmore and must meet the urban development standards of the Town.

The site is adjacent to two major transportation routes (North Boundary Road and George Freeman Trail) and is close to major recreational, educational and health facilities.

2.3. Existing Access and Surrounding Road Network

Bunt Engineering prepared a letter assessing the traffic that will be generated by the proposed development. The Town of Strathmore Master Servicing Study (MSS) identified approximately 17,800 daily trips for the northern part of the Town. The Grandview Gardens site makes up one quarter of that area, so in general terms, the MSS assumes that the site would generate about 4500 vehicle trips per day, or approximately 450 vehicle trips during a typical peak hour (AM or PM rush hour). Bunt based their work on the assumption of 1421 adult only dwelling units, plus 160 beds of extended care living, the subject site will generate about 340 vehicle trips during the AM peak hour and 420 trips during the PM peak hour. These are both less than the 450 figure implied within the MSS by 5% to 25%. In fact, the total residential units is 1,227 and 181 extended care units.

Bunt Engineering based their assessment on 1421 units and a total daily vehicle trip figure of 5,700. This is approximately 27% higher than the assumption implicit within the MSS (based on the "rounded down" factor developed for the MSS). Because this is proposed as an adult community, with an extended care facility, the impact on the roads will be different from a standard residential community. As such, intersection operation impacts and vehicle/pedestrian conflicts will be less for this proposal than might be the case for a typical residential subdivision. Should the total daily traffic range between 4,500 and 5,700, it is necessary to ensure that roads are adequately sized for a collector road.



However, it does appear that the volumes projected for the Grandview Garden development are similar to those that seem to have been assumed to be generated by this general location in the MSS. The peak hour impacts will be less, and the daily impact may be slightly higher, and as such, Bunt Engineering suggests that road sizing be considered when developing the overall plan for the area.

The original assessment was based on a single access onto North Boundary Road. It has now been determined that the primary access will be off George Freeman Trail, with the emergency/secondary access off North Boundary Road. A full Traffic Impact Assessment will be prepared as a condition of Phase 1 Development Permit and the emergency access onto North Boundary Road will be constructed as part of Phase 3 of Grandview Gardens.

2.4. Biophysical Assessment

Management and Solutions in Environmental Science conducted an environmental assessment on the subject lands. A Professional Biologist from MSES visited the potential future site of the Grandview Gardens residential project in Strathmore (Ptn. of SW ¼ of 25-24-25 W4M) in September 2011. The objective of the visit was to gain a better understanding of the current environmental conditions and biophysical resources that exist on the property. The vast majority of the subject lands were primarily disturbed through agriculture (crops) and gas well development in the northern corners of the property. As such, the subject site appears to offer very little in terms of wildlife habitat, and native vegetation communities appear to be scarce to non-existent. A review of the provincial Fish and Wildlife Management Information System (FWMIS) and the Alberta Conservation Information Management System (ACIMS) indicated no wildlife or vegetation species of special management concern being observed on site. Given the current disturbed condition of the subject lands it is highly unlikely that wildlife species of special management concern utilize the subject lands as critical habitat.

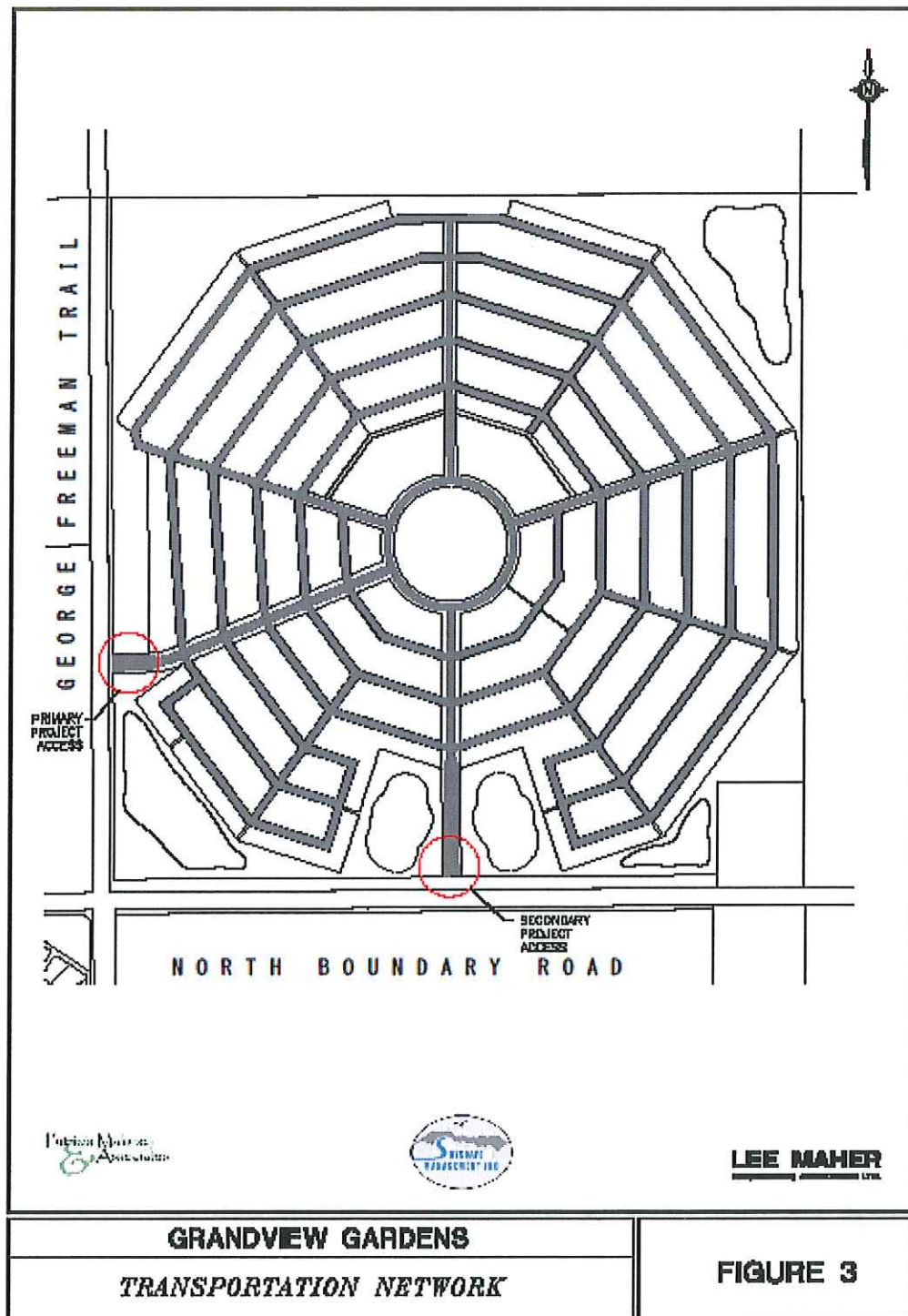
Although it appears that no wetlands occur on the subject lands, the general drainage pattern appears to be towards the south, under the road that borders the southern limits of the site. This drainage appears to feed a large wetland south of the road.

Although the subject lands currently exhibit characteristics that offer very little with respect to native vegetation communities and wildlife habitat, we would recommend that best management practices be employed when any construction-related activities are initiated in order to eliminate or minimize potential negative environmental effects.

2.5. Historical Assessment

In the fall of 2011, an Historic and Archaeological overview was conducted on the property. The lands have been cultivated for many years and the land is not located near any significant features such as rivers, therefore, it was anticipated that the prospect of historic resources was low. No sites were found and by letter dated December 29, 2011, the owner received a letter stating that the site has *Historic Resources Act* clearance for the proposed residential development.

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3. Policy Context

An Area Structure Plan must conform to all of the current policy and regulations in place, including both provincial and municipal direction. This provides a summary demonstrating how the Grandview Gardens Area Structure Plan conforms to all existing policies.

3.1 Provincial Land Use Framework

The Town of Strathmore is located within the South Saskatchewan Regional Plan Area which is a planning region currently being addressed by the Province. To date, a profile of the South Saskatchewan Plan Area has been completed with the Terms of Reference for Development outlined. The Plan will provide overarching guidelines regarding development in the area while ensuring the protection and sustainability of the environment.

3.2 Municipal Government Act

The Municipal Government Act outlines the tools available to local municipalities to regulate and control future development. All municipalities with a population over 3,500 must prepare and adopt a Municipal Development Plan and a Land Use Bylaw. In addition, they may use Area Structure Plans to provide land use direction. Section 633 of the Municipal Government Act states:

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) Must describe

- (i) The sequence of development proposed for the area,
- (ii) The land uses proposed in the area, either generally or with respect to specific parts of the area,
- (iii) The density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) The general location of major transportation routes and public utilities, and

(b) May contain any other matters the council considers necessary.

The Area Structure Plan requires three readings and a public hearing to be adopted.

3.3 Calgary Metropolitan Plan

The Town of Strathmore is one of 14 member municipalities in the Calgary Regional Partnership. The purpose of the Partnership is to outline strategic direction for regional development and servicing. The Calgary Metropolitan Plan, June, 2009, outlines four main themes for sustainable regional development, which include:

- Regional Landscapes – protecting elements of our natural systems.



- Regional Settlement – intensifying development in existing communities and new growth in compact urban nodes.
- Regional Infrastructure – aligning settlement patterns with the provisions of new infrastructure.
- Preparing a regional economic strategy for the Calgary Region.

Grandview Gardens supports the goals of the Calgary Metropolitan Plan and provides for a residential community in Strathmore that ensures a safe quality of life providing opportunity for adult housing along with aging-in-place opportunity, with excellent trail and open space opportunities, linking this community with the rest of the Town.

The overall density of the development strives to achieve the density desired in the Calgary Metropolitan Plan based on the Town of Strathmore Density Calculations. The Town of Strathmore calculates the density by following the Calgary Metropolitan Plan, which requires a density of between 8 and 10 units per acre. This includes taking the total area of the parcel of land to be developed and subtracting the Non Developable Land and the Regional Land Uses (defined by Town of Strathmore policy). The density calculation is then based on the number of residential units in the gross developable area.

3.4 Municipal Development Plan

The Municipal Development Plan (MDP) was adopted in August 1998. At that time, the subject lands were located within Wheatland County. The land was annexed into the Town of Strathmore effective January 1, 2010. The land is currently zoned Agriculture General under the Wheatland County Land Use Bylaw. Due to the unique nature of this development, Town Administration has requested that an Area Structure Plan be created for this concept. The redesignation of the land to an appropriate land use district is part of the adoption of the concept plan. Because this is a leasehold development, subdivision of the individual lots is not required. The relevant policies of the current MDP include:

H. Annexed Lands

1. *To protect future long-term urban growth options, rural style development will be discouraged.*
2. *No subdivision(s) will be allowed in the S ½ 21-24 25 W4M and Section 16-24 25 W4M. The Town will consider a subdivision on these lands only when a developer had received approval by Bylaw from Town Council for an area structure plan that shows the long term growth plan for all six of the quarter sections.*
3. *The Town as a member of the Calgary Regional Partnership, will observe the density recommendations in the Calgary Metropolitan Plan when considering any proposals for residential development of these lands.*
4. *The Town will allow a continuation of any agricultural operations and uses in these lands; however, will not support any intensification of these operations.*

Goal 8

To maintain flexibility and adaptability and to encourage innovation and improved development forms.

C. Community Services

3. *Municipal reserve allocation shall be taken as land unless it can be shown that acceptance of a cash equivalent or deferment of reserve would not hinder the provision of long term recreation needs of the community or can be provided better elsewhere.*

4a) *To encourage the development of pathway linkages through the Town.*

The Grandview Gardens Area Structure Plan conforms to these policies in the Municipal Development Plan by maintaining a density over 7 units per acre, and does not intensify agricultural uses.

3.5 Land Use Bylaw

This land was recently annexed into the Town of Strathmore and as such is still designated and regulated by the Wheatland County Land Use Bylaw. The application for this Area Structure Plan is accompanied by a redesignation application for residential uses under the Town of Strathmore Land Use Bylaw. Because the lands were located in Wheatland County until the annexation was official, the lands are still designated Agriculture General under the Wheatland County Land Use Bylaw.

As discussed with Town Staff, the appropriate land uses being applied for are:

- Section 130 Mobile Home Park District - To provide for low to medium density residential dwellings in the form of mobile and homes which are leased or rented with common access and egress. The maximum density for this district is 20 units per hectare (8.1 units per acre). This district does not require subdivision and suits the cooperative ownership proposed. In addition to the redesignation to Mobile Home Park District, there will be a text amendment required to allow for the private storage of Recreational Vehicles and trailers on the property, and
- Section 410 Public Service District – To provide a District for public and privately-owned facilities of an institutional or community service nature including Extended Medical Treatment Services and Seniors Housing as discretionary uses. There is no density provided for in this district, therefore to ensure the viability of the assisted living project, we have assumed a density of 40 units per acre, given that the units are small and often accommodate only one resident.

3.6 Town of Strathmore Growth Plan

The Growth Plan was completed in 2008 as part of the background work for the Annexation application. As with the Municipal Development Plan, the plan focuses on the need for long term well planned growth. The Grandview Garden ASP lands are located within the North Growth Sector of the town, considered appropriate for residential and commercial uses. Due to the “gated” nature of this community, storm ponds and regional pathways will be provided on the exterior of the development, linking this community to infrastructure and open space in the Town.

3.7 Quality of Life Master Plan

The Town of Strathmore Quality of Life Master Plan, completed in February 2010, was prepared to outline the strategies required to provide recreation and cultural facilities, trails, parks, and open spaces within the Town. Grandview Gardens supports the Plan by providing regional pathway lands on the entire perimeter of the project, providing more than 2 miles of pathway space along with small park areas and attractive storm pond amenity features.



3.8 Town of Strathmore Wetland Conservation Plan

In 2005, the Town prepared a Wetland Conservation Plan as part of the background work for the Annexation application. In April 2007, the Town adopted the Strathmore Wetland Conservation Policy. The purpose of this plan was to develop policies for the protection of wetlands, including setbacks, minimizing impacts and restoration.

Management and Solutions in Environmental Science did not identify any wetlands on the property.

3.9 Strathmore Community Sustainability Plan

The Town of Strathmore completed the Strathmore Community Sustainability Plan in April, 2010. The Plan seeks to balance social, cultural, environmental, governance, and economic aspects of the Town as it moves into the future. Grandview Gardens supports the Town's vision for the future by providing:

- Natural Environment – protecting, conserving and mitigating impacts on significant wetland areas;
- Built Environment – introduction of low impact development and the dedication of over 2 miles of regional pathway connecting Grandview Gardens with neighbouring communities; and,
- Economic – Grandview Gardens contributes to the vision for the newly annexed lands by supporting the Town's sustainability goals, creates a variety of residential opportunities, and enhances the recreational opportunities for Town residents.
- Fiscal – Grandview Gardens will add significant tax base with nominal demand on municipal services and staff.

3.10 Town of Strathmore Area Structure Plan Process

Development proposals that encompass large parcels of land require the preparation and adoption of an Area Structure Plan. The process the Town of Strathmore follows includes:

- Pre application meeting and plan review
- Holding of an Open House (by the developer/proponent of the development)
- First Reading of the Bylaw by Council
- Advertisement and Public Hearing
- Second and Third Reading of the Bylaw

The Specific Requirements for an Area Structure Plan are:

- Inclusion of a clear and precise purpose
- Compliance with the MGA and any Town documents
- Concise statement of the lands relationship to adjacent lands
- Policies addressing environmental protection, wetlands, tree covers, water bodies or other environmentally sensitive areas
- Land use, population and development densities
- Transportation plans including general transit, pedestrian and bicycle routes
- Utility servicing
- Proposed development phasing
- Legal composite map with ownership pattern
- Public information program (outlined in Section 8 of this Area Structure Plan)
- Any additional information deemed necessary by Town Administration
- All mapping in digital format



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4 Land Use and Development Concept

4.1 Development Concept

The development concept is for an adult community that is owned by a cooperative of owners, the pads for the modular homes are leased, the residents own their modular homes and the homes are installed on permanent foundations and will all be connected to piped municipal water and sewer. All of the modular homes will meet CSA approval and will be finished according to the architectural guidelines of Grandview Gardens. It is anticipated that many residents will travel, and as such Grandview Gardens will provide a secure, maintained, patrolled community for residents to travel worry-free. The development also allows people who may have their mobility restricted or their ability to live independently, to move into an extended care facility that is still within their community. This will allow for one spouse to remain in their modular home, while the other spouse moves into the extended care facility and maintain close proximity. The project also nicely accommodates single adults and seniors. This concept of aging in place is part of a sustainability strategy. The community will provide amenities for the residents to enjoy while being part of the larger community of Strathmore for all of the shopping, medical and service needs.

4.2 Land Use

Two land use districts will be applied on this land for this development.

The first is Section 130 - Mobile Home Park District. The purpose of this district is to provide for low to medium density residential dwellings in the form of mobile homes which are leased or rented with common access and egress. The land use district allows a maximum density of 20 units per hectare (8.1 units per acre). Grandview Gardens will be designed to accommodate a variety of sizes of modular homes. Should residents wish to have a larger unit, they will be able to lease adjoining pads and install a larger unit (thereby slightly reducing the overall density). Architectural guidelines will be prepared to ensure that the development is attractive and ongoing maintenance by the ownership organization will ensure the community is attractive, neat and always suited to emergency vehicle access. A text amendment to the land use district will allow for the private storage of recreational vehicles and trailers on the property.

The second land use district that will be applied is Section 410 - Public Service District. The purpose of this district is to provide for public and privately-owned facilities of an institutional or community service nature. The permitted uses include; cemeteries, community recreation services, education and government services, public parks, religious assemblies etc. However, it also includes Extended Medical Treatment Services and Seniors Housing as discretionary uses. Staff has suggested that this is the most appropriate land use to apply to the Extended Care facility proposed in Grandview Gardens. There is not specific density applied to these uses and it is assumed that they will not be included in the density for the Mobile Home Park District. The units will not exceed 3 stories and residents will be able to use all of the amenities of the community. The lands will not be subdivided and sold, but rather remain in the cooperative leasehold to ensure that the use meets the needs of the Grandview Gardens.

Photograph 1
Examples of Housing Types



RY
APR

community. To facilitate the redesignation, the lands will be surveyed and registered on title as extended care and Public Service District.

The land uses and activities anticipated on this site include:

- Modular home rental pads
- Recreational and social infrastructure
- Private RV parking/storage for residents only
- Screening through fencing, berming and buffering by landscaping
- Extended care facilities, private development, 3 stories maximum
- Garden plots, pathways and formal gardens
- Gatehouse

- Policy 4.1** *The development of Grandview Gardens will generally follow the concept outlined in Figure 4.*
- Policy 4.2** *The residential development will be modular homes, placed on lease/rented sites with a permanent foundation and skirting and may include attached decks, balconies and carports. No wheeled mobile homes will be permitted on the site.*
- Policy 4.3** *The modular home builder will ensure that the residential units meet the building and fire codes for separation and windows and entryways.*
- Policy 4.4** *All residential development will be required to conform to Architectural Guidelines that will be registered on title and will be part of the individual lease agreement.*
- Policy 4.5** *A residents association will be formed to manage the property.*
- Policy 4.6** *Each resident will lease their individual home site.*
- Policy 4.7** *There shall be no subdivision within the Grandview Gardens development in the initial phases. Should subdivision be desired at a later date, the Town will require all development to meet Town standards for subdivision and open space dedication.*
- Policy 4.8** *The residents association shall maintain all open spaces, amenities and facilities within Grandview Gardens and regulate the architectural controls.*
- Policy 4.9** *The site for the extended care facility will be surveyed and leased to an experienced owner/operator of the extended care facility.*
- Policy 4.10** *Municipal taxes for the entire property will be paid by the owner, regardless of the number of developed sites or whether the residents live in their homes full time.*

4.3 Density and Population Projections

The gross area for residential development is 156.01 acres (slightly over four acres of which will be utilized for the extended care facility). The development, because there is no subdivision and the development of regional facilities in this part of the town is many years into the future, will not be dedicating any public open space. The green spaces within the community will remain in the ownership of Grandview Gardens and the storm ponds, which are not considered to be regional ponds by the Town, will remain in the ownership of Grandview Gardens. To ensure

that public spaces can be provided in future if the strategy for the community changes and subdivision is proposed, a deferred reserve caveat will be placed on the title of the property to require the Municipal Reserve dedication at that time.

Based on the density provided in the Mobile Home Park District of 20 units per hectare or 8.1 units per acre, and based on the fact that internal roads of a condominium-like development are not subtracted from the developable land calculation, the proposed development may achieve a maximum density of 1,227 units. This density conforms to the Land Use Bylaw, the Municipal Development Plan and the Calgary Metropolitan Plan.

As an adult community (no children under the age of 18 will be allowed to live in the community), and with the inclusion of an extended care facility, it is assumed that the population will be older, childless singles or couples. The density and population projections for the site are illustrated in the following chart. While the Town of Strathmore generally utilizes 2.6 persons per dwelling unit, based on the Statistics Canada determination of a Calgary Region average, this development will have smaller household size. Chart 1 illustrates the density proposed for the development.

Chart 2 (page 29) provides a breakdown of each phase of the development and provides a lot and population projection for each phase. It has been assumed that the development of the amenity centre will be initiated with the first phase of lots and will continue as the population grows. It has also been assumed that the Extended Care facility will develop half of its land after Phase 2 and the balance of their land after Phase 5. However, the Extended Care development will be guided by market demand and may develop at any time.

Chart 1
Land Use Districts

Land Use District	Area	Density	No. Units	Population per Unit	Total Population
Mobile Home Park	151.47 ac	8.1 upa	1,227 units	1.8 ppu	2,208
Public Service	4.53 ac	40.0 upa	181 units	1.2 ppu	217
Total	156.0 ac		1,408 units		2,425

Policy 4.11 *Based on the Mobile Home Park District, the maximum density will be 1,227 residential units.*

Policy 4.12 *Given that there is no density provision in the Public Service District, the Grandview Gardens Extended Care facility is proposed to develop at 40 units per acre for a total of 181 extended care units.*

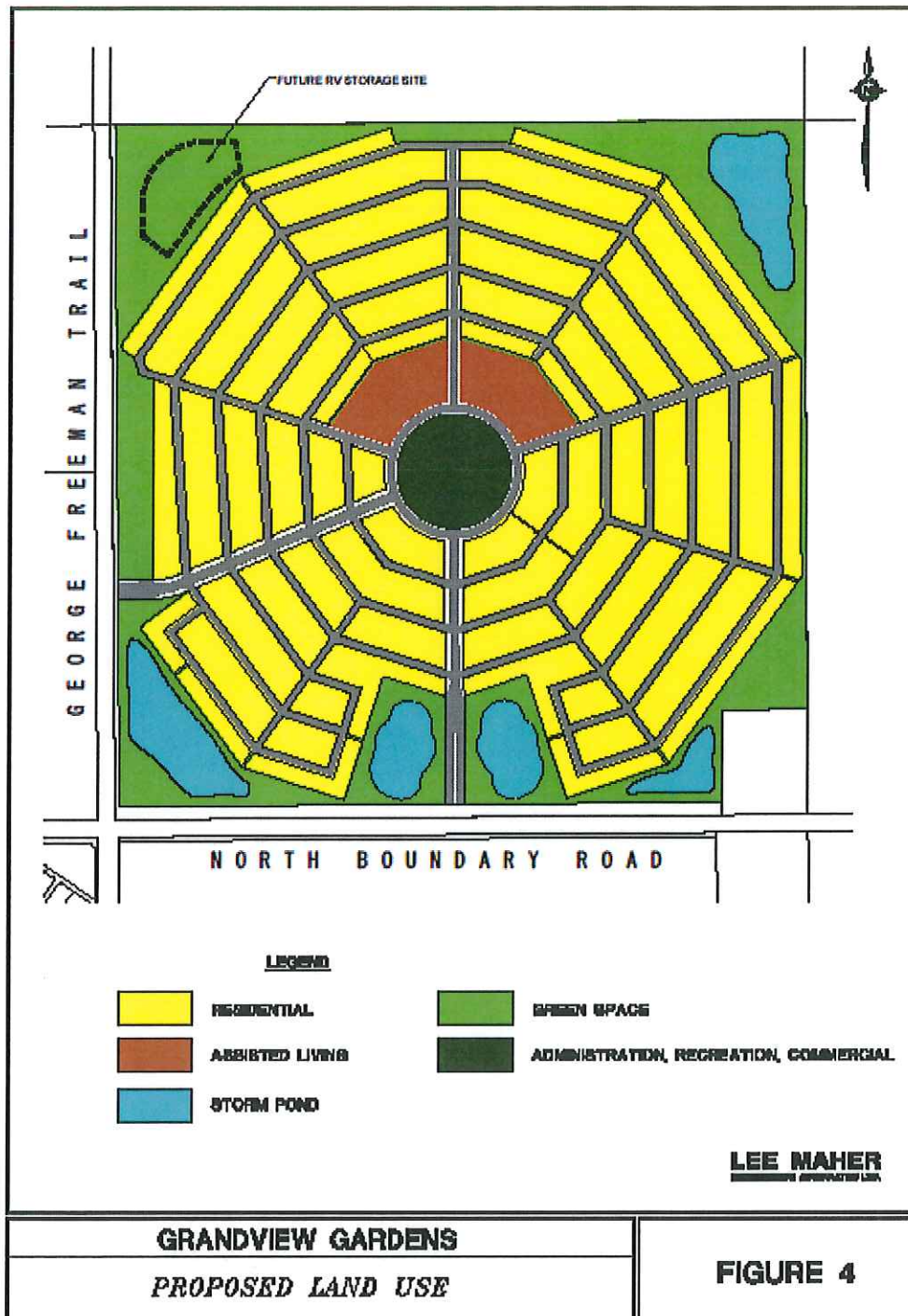
Policy 4.13 *The total development capacity is 1,408 units.*

Policy 4.14 *The overall build out maximum population for the Grandview Gardens site is 2,425.*

Policy 4.15 *It is recognized that while the total population of the community may be 2,425, the mobility and activity associated with this development will be far less than standard residential communities within the Town of Strathmore due to the fact that it is proposed as an adult only community with extended care facilities.*

- Policy 4.16** *The development will be phased and as such, the population projections per phase are provided on Chart 2 provided in Section 7 of this document.*
- Policy 4.17** *All lighting will respect Dark Sky¹ policies that will ensure that all lighting on site minimizes light pollution, is not directed off site, includes low mast light standards and does not create undue glare.*
- Policy 4.18** *Architectural controls shall be developed by the owner of Grandview Gardens and will ensure high quality finishing, permanent foundations, no wheeled residences, skirting, landscaping, CSA approved units, a compatible colour scheme and guidelines for decks, balconies, patios and garages/carports.*

¹ Dark sky policies have been developed throughout Canada and the United States to minimize light pollution, particularly in rural and smaller community situations, where the light required for a safe and secure community is provided and the impact of the lighting off site is minimized with use of shaded light standards, low mast light standards, and security lighting that focuses on the building and parking area. More information on Dark Sky policies can be obtained at www.darkskysociety.org.



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5 Infrastructure Strategy

The Grandview Gardens development will tie into Town of Strathmore deep services. However, it will be treated as a private site where there is one tie-in sanitary sewer and two tie-ins to water to accommodate looping of the system, and one outlet for storm. The internal servicing shall be as with a private development where it meets the standards but is the sole responsibility of the community. It is noted that the Master Servicing Study for the Town of Strathmore accounted for the development of these land and the development proposed in this Area Structure Plan is with the 6% of the predicted traffic generated on this quarter section. The Servicing Strategy is illustrated on Figure 5.

5.1 General Policies

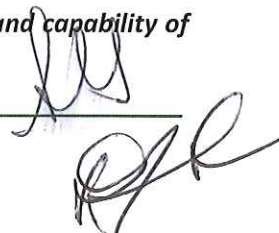
The municipal servicing strategy has been designed to meet the Town of Strathmore requirements. In the case of storm water and sanitary sewer, interim solutions for first phase of development have been prepared in collaboration with Town staff. The current infrastructure does not have capacity for full build out at this time. Development will be phased in conjunction with infrastructure development

- Policy 5.1** *All servicing for Grandview Gardens will conform to the Town of Strathmore Master Servicing Study and to the Town of Strathmore standards.*
- Policy 5.2** *The development of Grandview Gardens will proceed by phase and each phase will be a separate development permit application.*
- Policy 5.3** *Off site levies will be taken by the Town, paid by the development, pro-rated, at time of each phase of development applies for development permit.*
- Policy 5.4** *A Functional Servicing Report for the overview of the entire development will be required with the submission of Phase 1 Development Permit and updates required with the submission of each subsequent phase of development.*

5.2 Water and Sanitary Sewer

The following policies relate to the provision of water and sanitary sewer to the site.

- Policy 5.5** *Potable water distribution system will be designed in accordance with the Standards and Specifications of the Town of Strathmore.*
- Policy 5.6** *The water system shall be designed as a looped system, as per town policy and will be looped at the appropriate time.*
- Policy 5.7** *Each unit will be individually serviced with separate shut off capabilities (curb boxes). The Residents Association will be responsible for opening and closing individual water service valves during extending periods of absence.*
- Policy 5.8** *Grandview Gardens will tie into the Town of Strathmore water system off of George Freeman Trail, north of North Boundary Road (illustrated on Figure 5).*
- Policy 5.9** *All development is encouraged to incorporate water conservation and low flow fixtures in the community.*
- Policy 5.10** *Development will be phased to coordinate with the capacity and capability of the Town of Strathmore infrastructure.*



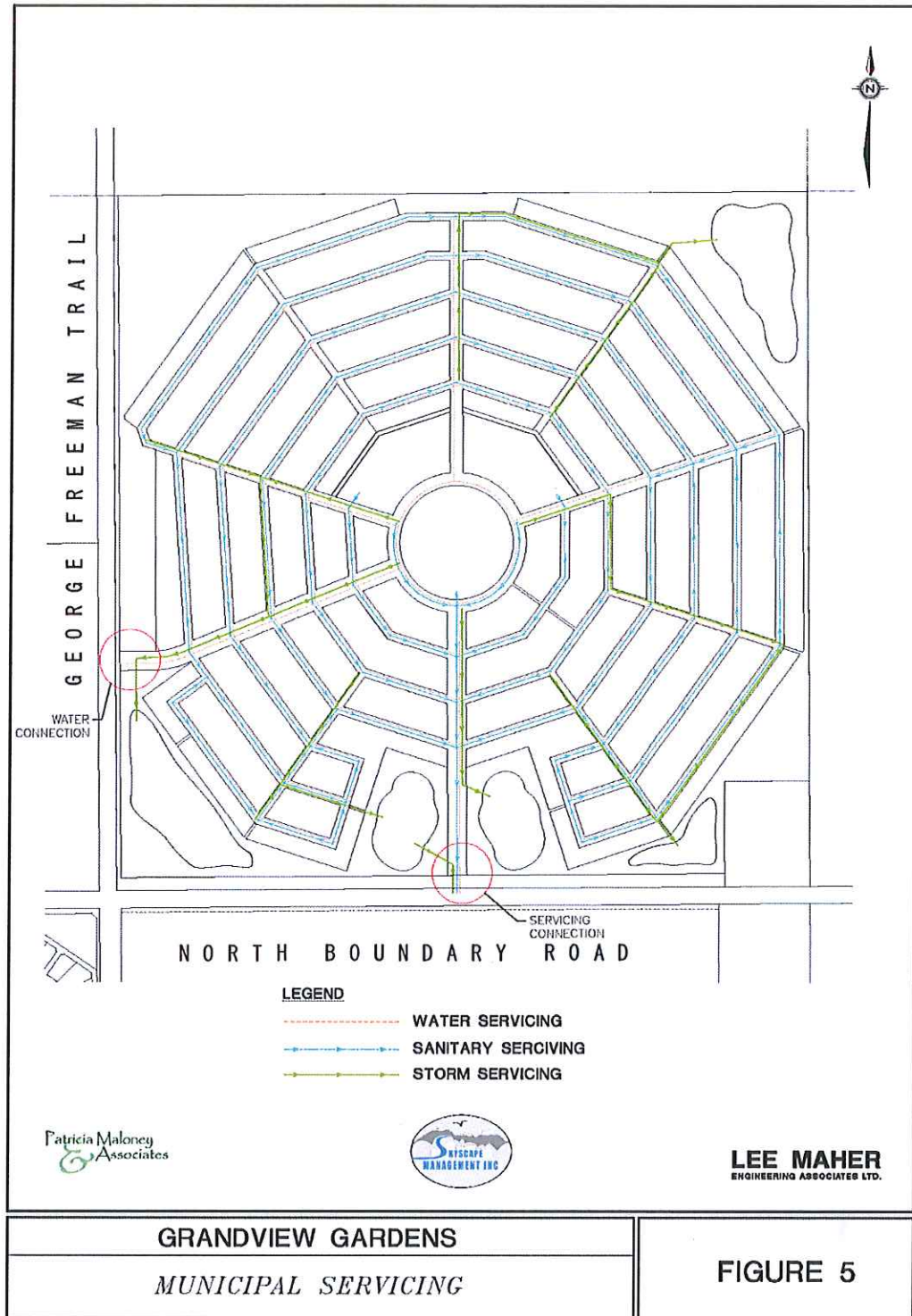
- Policy 5.11** *The interim sanitary sewer system solution has the capacity for a maximum of 100 units (or as determined by the Town of Strathmore) and each unit will gravity feed to a single on-site storage facility that will then be pumped, in the off peak times, to the existing Town of Strathmore system and at no time shall the sanitary waste remain in the tank for more than 24 hours.*
- Policy 5.12** *The maintenance and odour control of this single storage tank will be the responsibility of the owner, and shall be monitored by the Town.*
- Policy 5.13** *Grandview Gardens sewer system will tie into the Town of Strathmore sanitary system off of North Boundary Road, just east of George Freeman Trail.*
- Policy 5.14** *Sanitary sewage conveyance for Grandview Gardens will be provided by the Town trunk sewer main to be provided in the area. Sanitary wastewater for Grandview Gardens will flow to this trunk main.*
- Policy 5.15** *The Town of Strathmore will allow the first 100 units to be pumped during off peak hours to a location designed by the Town on an interim basis.*
- Policy 5.16** *The Prairie's Edge project, located directly south of Grandview Gardens, will incorporate the construction of a sanitary lift station and forcemain along Brent Boulevard and turning south on George Freeman Trail as part of the sewer trunk main and will provide the ultimate sanitary servicing for Grandview Gardens as well as all projects designated to sewer to the trunk sewer main.*
- Policy 5.17** *Grandview Gardens will either construct or pay their fair share for the construction of a portion of the off site infrastructure.*
- Policy 5.18** *Detailed engineering drawings for water and sewer will be prepared prior to the approval of any development permits.*

5.3 Storm Water Management

Grandview Gardens has designed the storm water management facilities to provide visual amenities for the community and the Town of Strathmore along with being functional and meeting all of the requirements of the Town of Strathmore and Alberta Environment.

Storm water will be held on site for the first two phases of development and the storm ponds will act as evaporation facilities so as not to allow runoff to leave the site. This is an interim solution until the Prairie's Edge project to the south develops. The maximum number of units to be developed in the first two phases is directly related to the area of evaporation facilities provided per the Town of Strathmore requirements. This capacity may be increased if the storm water is re directed and used for on-site irrigation (also thereby reducing demand on piped potable water).

- Policy 5.19** *Storm water will be managed in conformity with the Town of Strathmore Master Servicing Study.*
- Policy 5.20** *A total of five (5) storm ponds are proposed (see Figure 6) on the Grandview Gardens site and will owned and operated by the Grandview Gardens development.*
- Policy 5.21** *The maximum number of units to be developed in the first phase will be based on the evaporation capacity of the ponds located on site.*

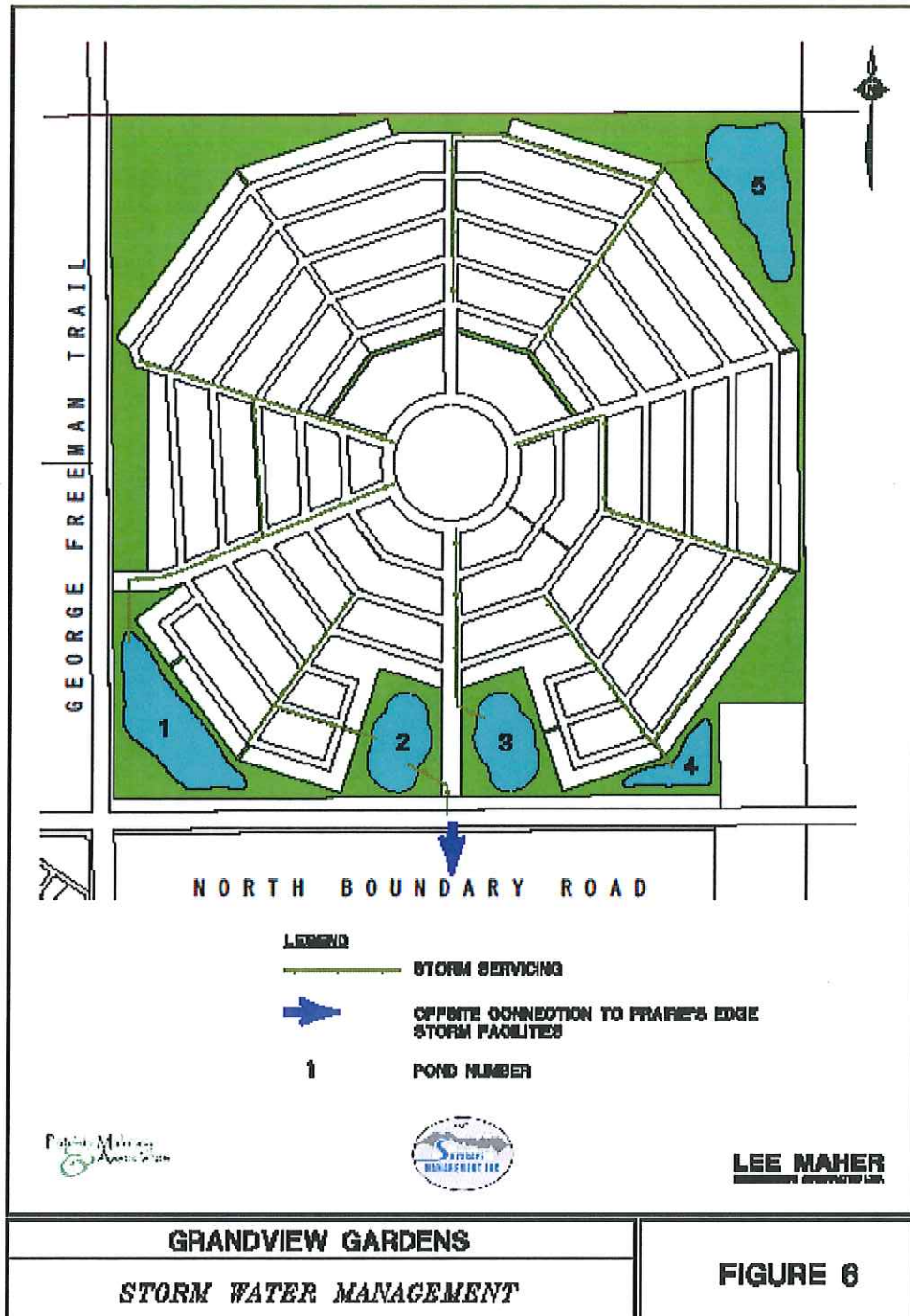


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- Policy 5.22** Phase 1 of the development will require the construction of Stormwater ponds 1 and 2.
- Policy 5.23** Stormwater will not be released off site until a regional stormwater management plan is in approved.
- Policy 5.24** All storm pond facilities on site within the gated community will be designated Mobile Home Park District. All ponds will be connected to provide the appropriate flow and volumes to meet the Town standards.
- Policy 5.25** The final storm water solutions for Grandview Gardens will have storm water directed from this point, directly south to the storm water facilities provided on the Prairie's Edge project. The Prairie's Edge storm water ponds will act as a pass through facility for the Grandview Gardens storm water and will discharge at the south end of the Prairie's Edge site as illustrated in The Prairie's Edge Area Structure Plan (adopted), to the Town of Strathmore approval.
- Policy 5.26** If it is determined that Grandview Gardens contributes stormwater that requires the need to oversize the stormwater infrastructure downstream of this development, Grandview Gardens will enter into an endeavour to recover agreement with the developer who oversizes the system, to the satisfaction of the Town of Strathmore.
- Policy 5.27** The design of the storm water facilities will include aeration, natural filtration, recirculation to improve the water quality, and consideration of the use of the storm water for irrigation as per the Town of Strathmore Master Servicing Study.
- Policy 5.28** The storm water ponds will have capacity for the 1:100 year storm event, or greater, and there will be no release or downstream discharge of storm water at peak flows greater than pre development rates (Bylaw 11-08).

Illustration 1
Stormwater Pond and Parks Rendering





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5.4 Shallow Utilities

Shallow utilities include gas, electricity, cable and telephone. The developer shall install these, at their cost and provide service to the Grandview Gardens residents. As per the Land Use Bylaw, all shallow utilities will be buried with no overhead wires.



- Policy 5.29** *The developer is responsible for the installation of all shallow utilities in co-ordination with the Town of Strathmore and the utility companies.*
- Policy 5.30** *All shallow utilities will be installed underground and there will be no overhead wires in the development.*
- Policy 5.31** *Detailed design of the shallow utilities shall occur prior to the approval of the first development permit.*

5.5 Roads

Bunt and Associates have completed a review of the potential traffic generated by this development based on the recommendations of that report (November 2011, letter update February 2012), the following policies will apply.

- Policy 5.32** *The connectivity to the municipal road system and the intersection treatments will follow the recommendations of the Bunt Report and the Master Servicing Study of the Town of Strathmore.*
- Policy 5.33** *The primary access to the site will be off George Freeman Trail, to match the main access for the proposed Heritage Heights Area Structure Plan.*
- Policy 5.34** *An emergency/secondary access for Grandview Gardens will be off North Boundary Road.*
- Policy 5.35** *The primary access will be constructed in conjunction with Phase 1 Development Permit, including required upgrades and paving to George Freeman Trail.*
- Policy 5.36** *The emergency access will be constructed to coincide with Phase 3 of the development.*
- Policy 5.37** *The emergency access will be upgraded to a secondary access and constructed appropriately with the Development Permit for Phase 6 of the development, to the Town of Strathmore standards.*
- Policy 5.38** *The internal road system and standards will conform to typical industry standards for private projects, with special attention to sidewalks and boulevard treatments to create a walkable environment.*
- Policy 5.39** *All internal roads will be constructed to a local road standard to the satisfaction of the Town of Strathmore.*
- Policy 5.40** *A full Transportation Impact Assessment will be prepared with the Development Permit for Phase 1, to the satisfaction of the Town of Strathmore and Alberta Transportation.*

- Policy 5.41** *Any upgrades to Town roads will be shared between Grandview Gardens and the adjacent benefitting developments.*
- Policy 5.42** *There shall be no on street resident or guest parking on the internal roads. These roads will remain clear at all times to accommodate emergency vehicle movement.*
- Policy 5.43** *The development will incorporate separate guest parking areas within each phase of development to ensure that there is no on street parking and that vehicular parking is accommodated on the individual lot or in the shared guest parking area.*
- Policy 5.44** *A storage area for recreational vehicles, campers, boats and trailers will be provided in the northwest corner of the site to accommodate resident only vehicles to ensure that they are not stored or parked on the lots or encroach on the internal roads in any way.*
- Policy 5.45** *The RV storage area will be screen from view from the exterior of the site to the satisfaction of the Town of Strathmore.*

5.6 Solid Waste

As with condominium developments, the solid waste management plan will include on site bins and recycling areas and the collection and disposal of the waste will be contracted out. The cost of this collection will be borne by the residents and it will not be the responsibility of the Town of Strathmore, thereby minimizing the pressure on Town services.

- Policy 5.46** *Developer will provide central solid waste collection areas and incorporate recycling facilities into the development.*



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6 Open Space and Recreation

The Grandview Gardens development is being proposed as a cooperative leasehold project. The philosophy is that there will be no subdivision or sale of the lands. Therefore, no Municipal Reserve will be taken. However, in discussion with the Town, the developer has agreed to provide internal green spaces, a playground facility and land for long range development of the regional pathway. This will provide immediate benefit to the residents and some long term planning for the required open spaces. This open space will only be dedicated if the philosophy of the development change and subdivision be applied for. To accommodate the dedication of the open spaces, the Town will place a deferred reserve caveat on the lands to require the 10% Municipal Reserve dedication at time of subdivision.

Grandview Gardens is proposing to include a series of open space and recreational amenities in the development including: green spaces and linked paths within the gated community portion of the property, screening and setbacks from existing neighbouring properties, pocket parks, a playground structure, the amenities centre and extensive landscaping along the edges of the property and incorporated into the entrance and storm water pond facilities. These facilities and spaces are not accessible to the general public.

Illustration 2
Amenities and Activities Centre



Policy 6.1 *Municipal Reserve will be registered on title under Section 672(2) of the Municipal Government Act as a deferred reserve caveat to ensure that the land is dedicated as Municipal Reserve to the Town should subdivision ever occur.*

Policy 6.2 *A minimum 3.5 metre setback will be provided along the eastern and northern perimeter of the development.*

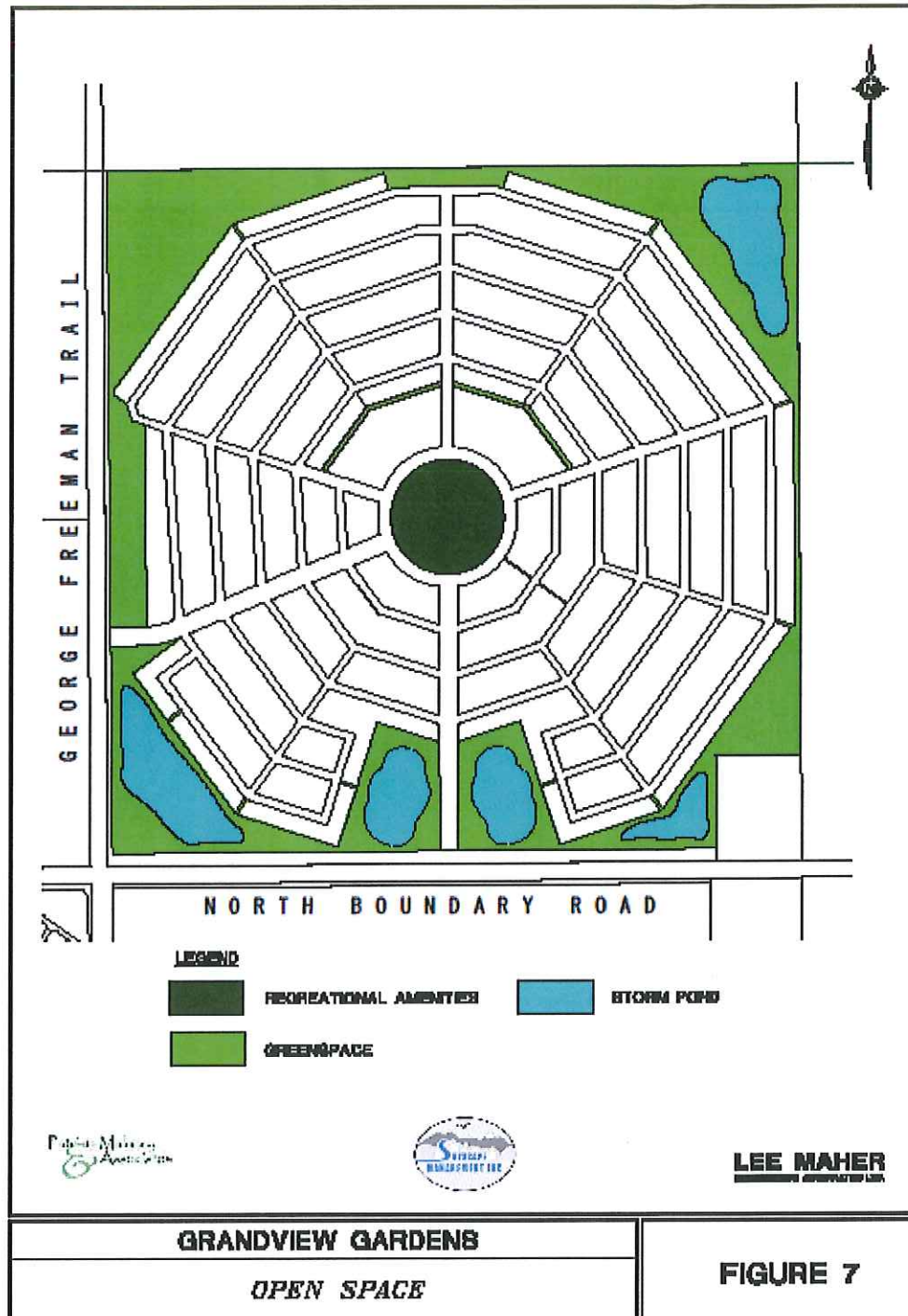
- Policy 6.3** *An Amenities and Activities Centre will be developed that includes recreational, health and administration for the Grandview Gardens residents.*
- Policy 6.4** *All landscaping, screening and fencing will be the responsibility of the development for construction and maintenance.*
- Policy 6.5** *A minimum of one playground structure will be installed in the community before Phase 3 is approved.*
- Policy 6.6** *An internal pedestrian/bicycle path will be constructed, inside the gated community and connecting to the regional pathway on the south and west sides of the development.*
- Policy 6.7** *Pocket parks and internal paths will connect the community internally to the Amenities and Activities Centre and to the larger green spaces on the periphery of the development and will be determined at time of Development Permit stage*
- Policy 6.8** *While the dedication of green space is not required as Municipal Reserve, the Town requires each phase of development to provide green spaces.*
- Policy 6.9** *The location of the private recreational vehicle, trailer, boat storage space is identified in the northwestern corner of the development and will be screened from public view.*
- Policy 6.10** *The entire Grandview Gardens property will be fenced to the satisfaction of the Town of Strathmore. The purpose of the fencing is to screen the development from the public and neighbouring properties and to protect the privacy and the exclusivity of Grandview Gardens for the residents.*

Illustration 3
Rendering of Southwest Corner



**PROJECT NAME AT THE INTERESECTION OF GEORGE FREEMAN
TRAIL AND NORTH ROAD**

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7. *Phasing and Implementation*

This is a large project of 156 acres of land. It will be developed in phases. The following policies will apply and the phasing will generally follow the phases outlined on Figure 8.

- Policy 7.1 The development will proceed in phases based on the availability of municipal infrastructure and market demand.*
- Policy 7.2 Each phase of development will be applied for as a development permit. Each phase will illustrate internal green spaces and pay off site levies at the time of Development Permit.*
- Policy 7.3 The development of the extended care facility may proceed with any phase of development and will be constructed as the demand dictates.*
- Policy 7.4 Generally, the development is divided into ten phases as indicated on Figure 8 and the development and population phasing is illustrated on Chart 2. Final lot and population figures will be determined at the Development Permit stage.*
- Policy 7.5 The Amenities and Activities Centre will be developed throughout the construction of Grandview Gardens and will be initiated in conjunction with Phase 1, and the Administration and Security building will be built with Phase 1.*
- Policy 7.6 The Extended Care facility may proceed independent of any phase and will likely be developed in two stages. It is likely that the first stage of the Extended Care Facility will begin after Phase 2 of the residential development.*
- Policy 7.7 Actual development of phases may proceed out of numerical order based on logical servicing, capacity of infrastructure, traffic generation and market demand.*
- Policy 7.8 Internal social and recreational amenities and facilities will be developed in conjunction with residential development*
- Policy 7.9 Prior to any development occurring, the lands will be redesignated to Mobile Home Park District and Public Service District.*
- Policy 7.10 To allow for the private storage area in the development, a text amendment to the Land Use Bylaw, in conjunction with the application to redesignate the lands, is required to allow for the Private Recreational Vehicle Storage.*
- Policy 7.10 In future, if subdivision and lot sale is desired, the land owner will apply to redesignate the lands to Mobile Home Subdivision District and apply for subdivision, and any municipal reserve that has been deferred will be taken at that time.*

Chart 2
Development and Population Phasing

Phase ²	Area	Residential	Lots ³	Ponds	Green Space	Roads	Population
1	8.4830/20.96	4.590/11.34	209	1.1682/2.89	1.2130/3.00	1.5118/3.74	376
2	5.8240/14.39 ⁴	1.72/4.2510	73	1.2437/3.10	1.3295/3.29	1.5188/3.75	131
A	Amenity and Recreation Centre 1.833/4.53						
3	2.4247/5.99	1.8174/4.49	78			0.6073/1.50	140
B	Extended Care Phase 1 – 0.916/2.265 – 90 units						108
4	7.7307/19.10	4.4951/11.11	204	0.3627/0.90	1.4157/3.50	1.4572/3.60	367
C	Extended Care Phase 2 – 0.916/2.265 – 91 units						109
5	5.3283/13.17	2.9794/7.36	132		1.0686/2.64	1.2803/3.16	238
6	5.603/14.017	3.9845/9.85	180		0.1753/0.39	1.5105/3.73	324
7	6.2720/15.50	2.8203/6.97	125		2.4293/6.00	1.0224/2.53	225
8	7.2423/17.90	3.3735/8.34	150	1.1231/2.78	1.6870/4.17	1.0587/2.62	274
9	5.0641/12.51	3.0753/7.60	135		0.8316/2.05	1.1572/2.86	246
10	4.2928/10.61	2.7893/6.89	124		0.7755/1.92	0.7280/1.80	223
Total	63.130/156.0		1,408		10.9255/ 26.96		2761

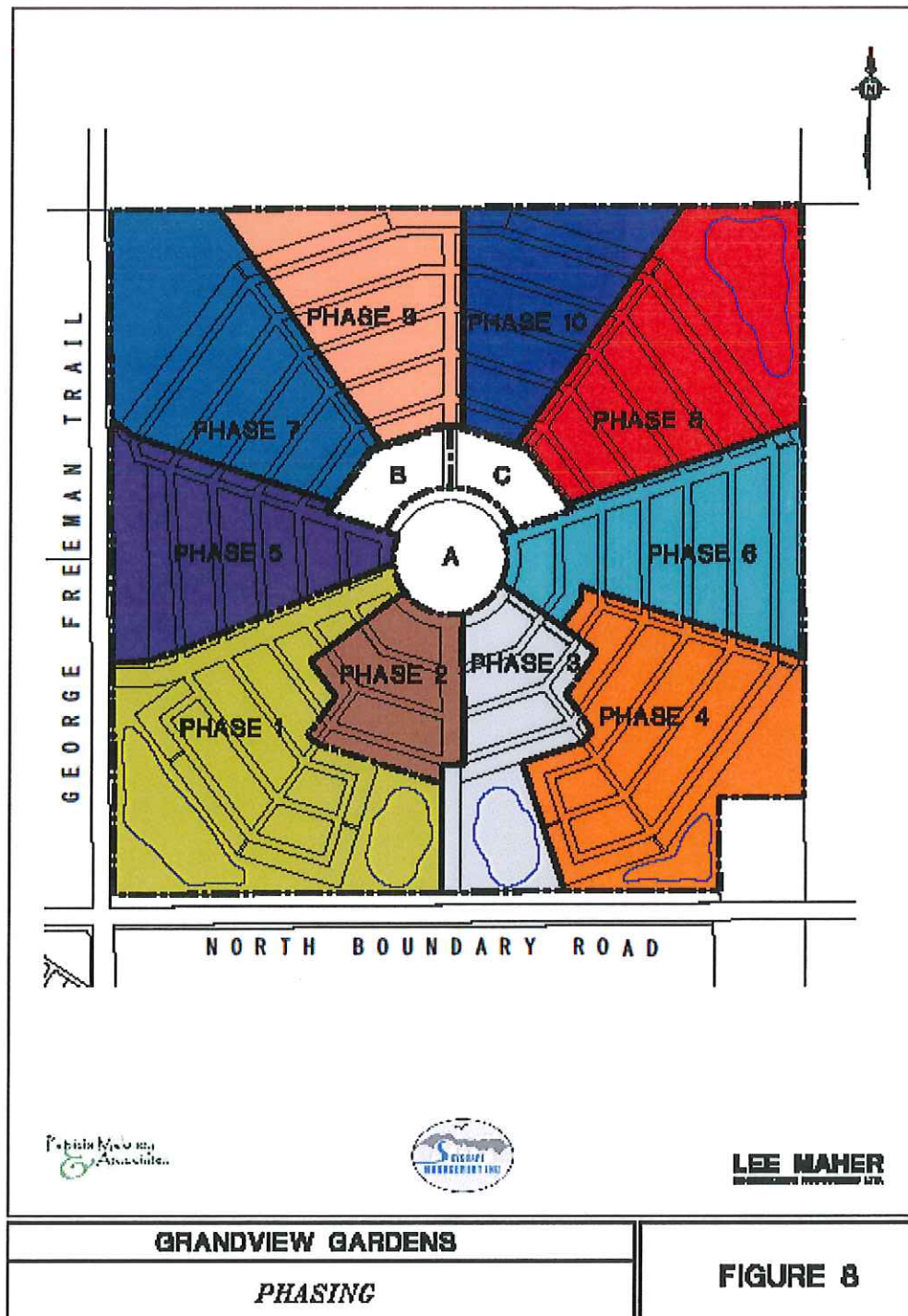


² Each Phase will include a pocket park of a minimum of 9,100 sq.ft and a guest parking area of a minimum of 9,100 sq.ft.

³ These lot counts are based on the net developable area divided by the minimum lot size of 2,275sq.ft. and may not match the actual development that will meet the Land Use Bylaw density of 8.1 units per acre.

⁴ Hectares are listed first, followed by acres

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Lee Maher

RS
DJA