



OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

BYLAW NO. 13-06
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 HERITAGE HEIGHTS 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. Heritage Heights Area Structure Plan, attached hereto as Schedule "A" be adopted. The affected lands are located and described as Ptn. of SE 26-24-25, W4M containing approximately \pm 32.30 hectares (\pm 80 acres) within the Town of Strathmore.
201. That this Bylaw shall come into full force and effect upon third and final reading.

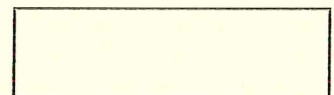
READ A FIRST TIME this 18th day of September, 2013.

READ A SECOND TIME this 27th day of November, 2013.

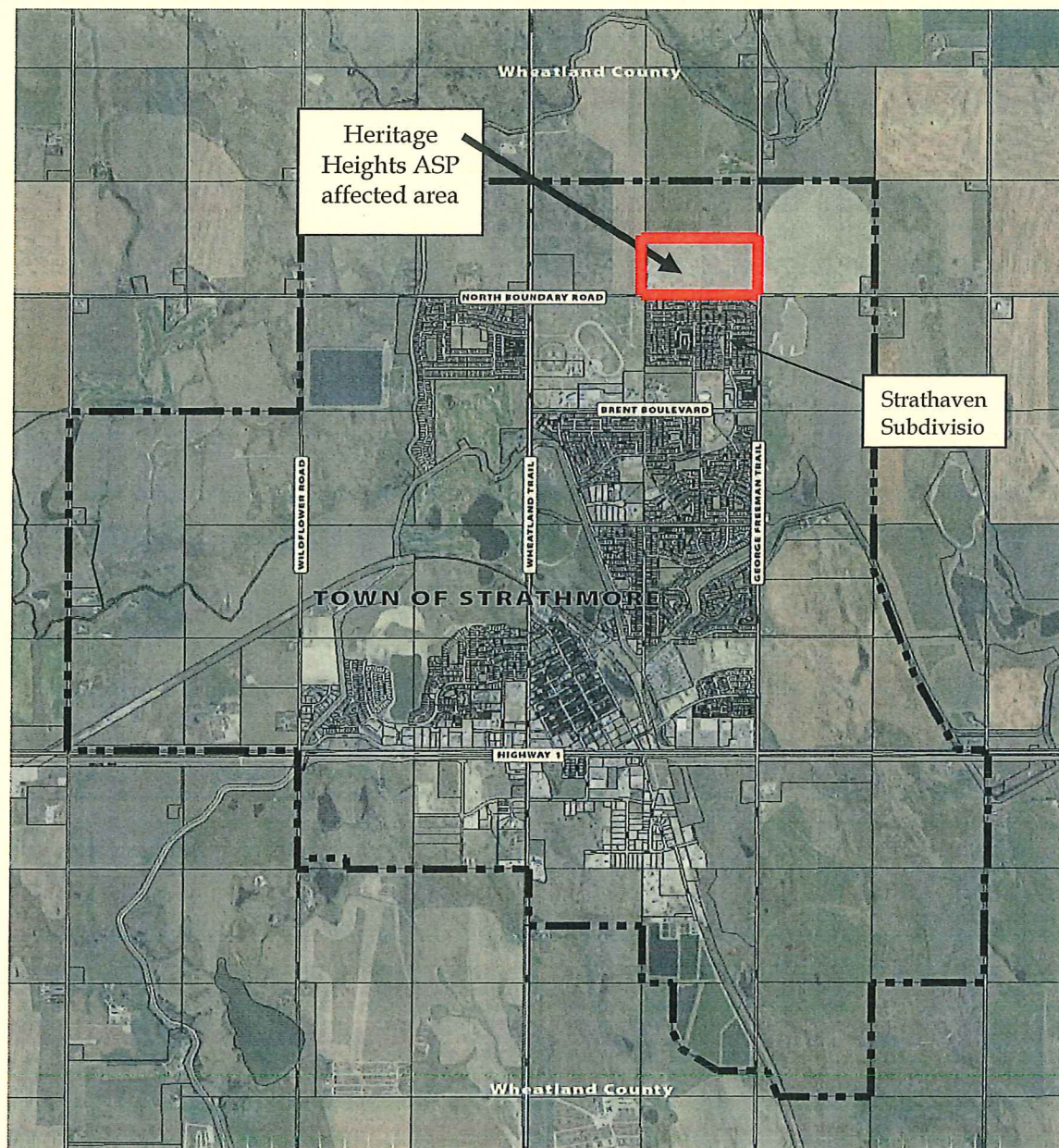
READ A THIRD TIME and finally passed this 27th day November, 2013.


MAYOR

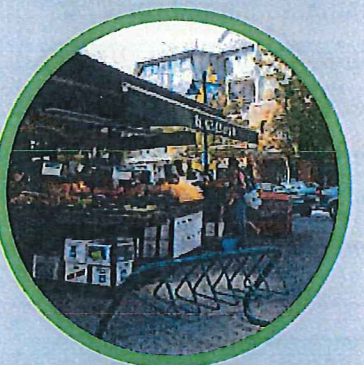

CHIEF ADMINISTRATIVE OFFICER



OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA



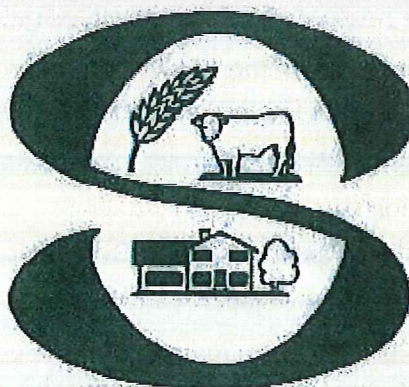
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Heritage Heights

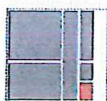
AREA STRUCTURE PLAN

TOWN OF STRATHMORE



Bylaw No. XXXX-XX

Submitted for DRAFT Circulation
July 2013



LONGVIEW
Planning + Design

LEE MAHER
ENGINEERING ASSOCIATES LTD.

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1.1 Purpose

The Heritage Heights Area Structure Plan (ASP) establishes a land use, transportation and servicing policy framework for +/- 80 acres (32.30 hectares) located within the Town of Strathmore. The property is located within the land area annexed by the Town in 2010. It is accessed via both North Boundary Road (on the south) and George Freeman Trail (on the east). The property is legally described as:

MERIDIAN 4 RANGE 25 TOWNSHIP 24 SECTION 26

LEGAL SUBDIVISION 1 (+/- 40.00 acres) and LEGAL SUBDIVISION 2 (+/- 40.00 acres)

The ASP provides policy direction for future development for Heritage Heights as a comprehensively planned residential community.

The Heritage Heights ASP was prepared in accordance with the Provincial requirements as outlined in s.633 of the Municipal Government Act (MGA) (Statutes of Alberta, RSA 2000, Chapter M-26.1), specifically:

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 for the area, either generally or with respect to specific parts of an 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

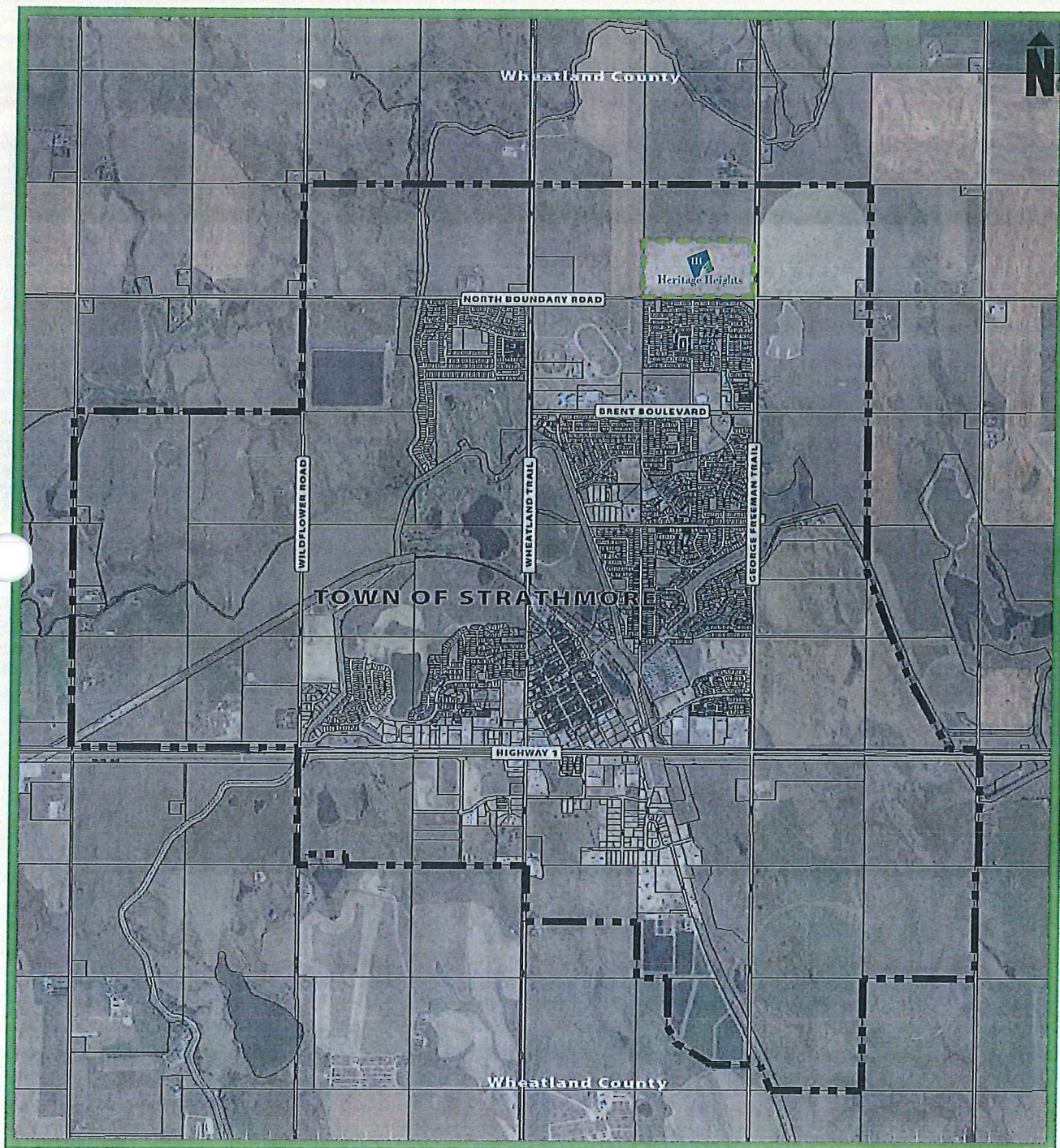
(b) may contain any other matter that council considers necessary.

1.2 Plan Area and Implementation

The Heritage Heights ASP is located along North Boundary Road and forms part of the newly annexed lands that expanded the Town boundaries to the north - refer to **Figure 1 - Regional Location Map**. The Heritage Heights ASP comprehensively plans approximately eighty 80.00 acres (32.30 hectares) of land - refer to **Figure 2 - Specific Location (Aerial Photo & Legal Fabric)**.



Heritage Heights



REGIONAL LOCATION

FIGURE
(1)



SPECIFIC LOCATION
 (AERIAL PHOTO & AERIAL FABRIC)

FIGURE
 (2)

1.3 Conformity with Approved Plans

This Plan has been prepared in accordance with the following statutory and non-statutory plans.

- The Provincial Land Use Framework;
- The Calgary Metropolitan Plan (2010);
- The Town of Strathmore Municipal Development Plan Bylaw #98-11 (1998);
- Town of Strathmore Growth Study (2008);
- The Town of Strathmore, Quality of Life Master Plan (2010);
- Town of Strathmore, Strathmore Community Sustainability Plan (2010);
- The Town of Strathmore, Wetland Conservation Plan (2005);
- Town of Strathmore Land Use Bylaw #89-20 (1989, as amended); and,
- Town of Strathmore Master Servicing Strategy (May 2007).



1.3.1 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. The South Saskatchewan Regional Advisory Council (RAC) has recently produced a report outlining advice to the government to inform Phase 2 of the process. Phase 2 provides opportunities for the public to comment on the recommendations and advice contained in the report. When completed, the Plan will provide overarching guidelines regarding development in the South Saskatchewan Regional Plan area, while ensuring the protection and sustainability of the environment.

1.3.2 Calgary Metropolitan Plan

The Calgary Regional Partnership (CRP) includes the Town of Strathmore as part of the regional collaboration of fifteen member municipalities to outline strategic direction for regional development and servicing. The CRP is in the process of implementing the Calgary Metropolitan Plan (CMP) which was signed onto by Town of Strathmore. The CMP outlines four main themes for sustainable development which include:

- Regional Landscapes – protecting elements of our natural systems;

- Regional Settlement – intensifying development in existing communities and promoting new growth in compact urban nodes;
- Regional Infrastructure – aligning settlement patterns with provision of new infrastructure; and,
- Preparing a Regional Economic Strategy for the Calgary Region.

The Heritage Heights ASP describes a comprehensive plan for a new residential community in Strathmore, which supports the goals of the CMP and the Town by providing: stormwater ponds, a mixture of housing styles, densities achieving an 8.0 unit per acre target, and a design that promotes pathway linkage and walkability within the community.

1.3.3 Town of Strathmore Municipal Development Plan

The Town of Strathmore's Municipal Development Plan (MDP) (Bylaw #98-11) outlines the growth and development objectives for the municipality. The Heritage Heights ASP promotes the goals, objectives, and policies in the MDP including:

- Growth – complete neighbourhood that takes into consideration and is designed to be efficient in its use of infrastructure.
- Community Services – A regional trail network and parks and open space to facilitate the health and well being of the Town as a whole.
- Transportation – Local and regional pathways are incorporated to enhance the efficiency of the infrastructure for both the Heritage Heights ASP and the Town, as well as promote alternate forms of transportation beyond the automobile.

1.3.4 Town of Strathmore Growth Study

The Town of Strathmore Growth Plan was completed in October, 2008 to support the annexation application. The Plan focuses on the need for long-term, sustainable growth. The Heritage Heights ASP is within the North Growth Sector that proposes primarily residential uses. The design for the Heritage Heights ASP supports this objective by offering residential development with an



appropriate interface with existing residential and agricultural areas, while introducing an open space system to foster a complete community.

1.3.5 Quality of Life Master Plan

A Quality of Life Master Plan was completed in February, 2010 for the Town. This Plan was undertaken to outline the strategies required for the provision of recreation and cultural facilities, trails, parks, and open spaces within the Town. The Heritage Heights ASP supports the Plan through comprehensive trail development and provision of open space, including stormwater ponds.

1.3.6 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. The Heritage Heights ASP supports the Town's vision for a sustainable future by providing:

- Natural Environment – provision of stormwater ponds to retain/filter surface runoff and encouragement of water conservation techniques for all dwelling units;
- Built Environment – introduction of low impact development strategies for stormwater and providing integrated pathway system connecting the Heritage Heights ASP to neighbouring communities, and a higher targeted density in alignment with the CMP for more productive use of developed land; and,
- Economic – supporting the Town's sustainability goals with respect to compact infrastructure and creating potential business opportunities for local builders and suppliers.

1.3.7 The Town of Strathmore Wetland Conservation Plan

In 2005, the Town of Strathmore commissioned the preparation of the Wetland Conservation Plan, which identified thirty-four (34) wetlands and wetland complexes within the Town and surrounding area.

Two important goals of the Plan are:

- Ensure that there is no net loss of wetlands by promoting conservation and/or mitigation within areas of future urban development; and
- Use wetlands for stormwater treatment, while ensuring their long-term viability.

There are no identified wetlands within the ASP area.

1.3.8 Town of Strathmore Land Use Bylaw

The Town of Strathmore Land Use Bylaw (LUB) (Bylaw #89-20) regulates land uses within the municipality. It is evolving and can be amended over time to reflect the goals and targets of the Town as it relates to physical development. Lands within The Heritage Heights ASP area are currently designated as Agriculture General (A-G) District under the Bylaw and as such land use redesignation to more appropriate land use districts will be required to permit the development of a residential development – refer to **Figure 3 – Existing Land Use**.

1.3.9 Town of Strathmore Area Structure Plan Specialized Study Requirements

The Town of Strathmore established a list of requirements for the submission of Area Structure Plans in October, 2010 to streamline the Town's approach to land development applications while obtaining all necessary information.

The following reports accompany this ASP submission:

- Historical Resources Overview
- Environmental Overview
- Environmental Site Assessment (ESA) – Phase 1 and Phase 2
- Geotechnical Investigation
- Phase 1 Preliminary Servicing Studies

Water System: including a drawing showing the connection points to water system, and showing looping consistent with the Master Servicing Study.

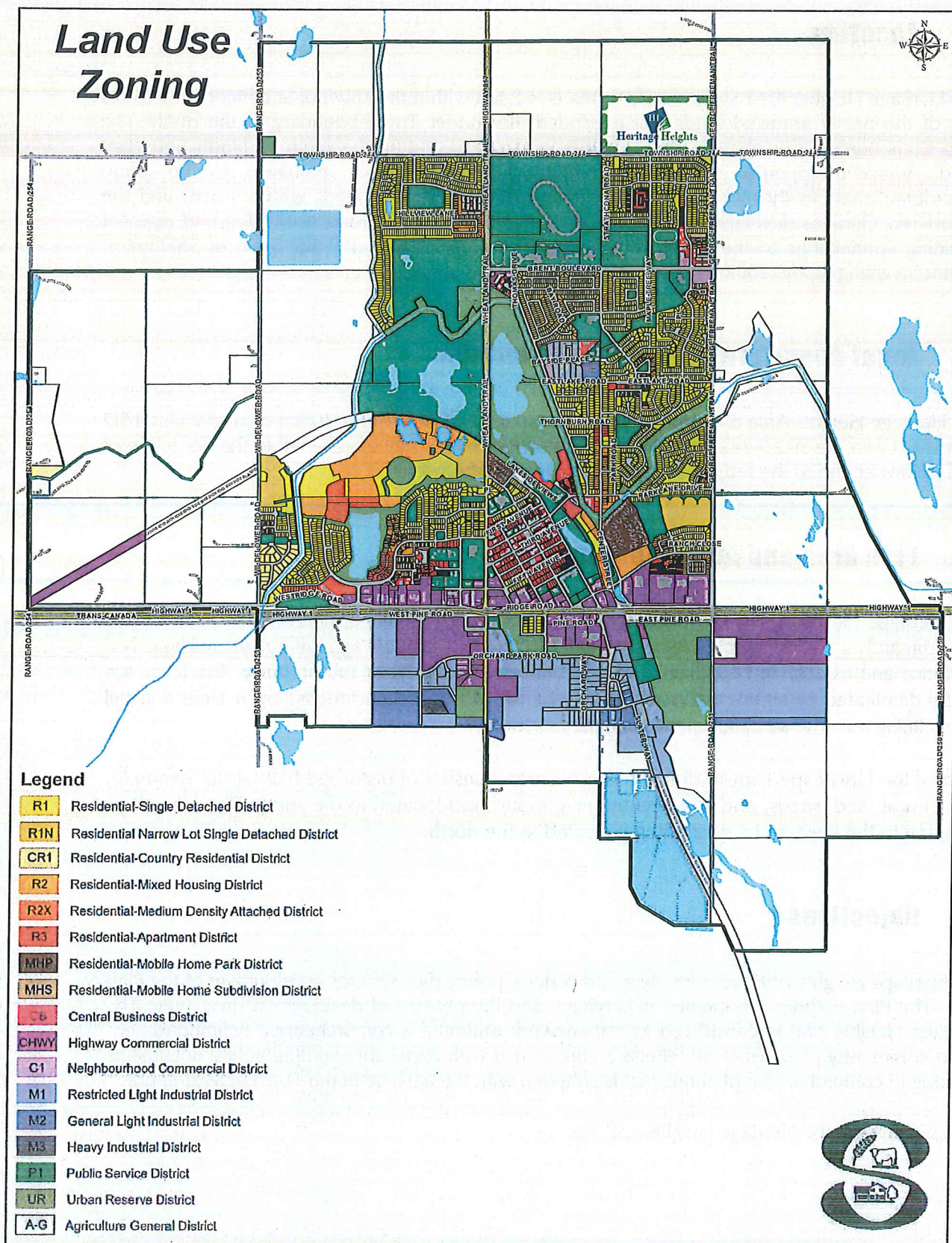
Sanitary System: including a drawing showing the connection points to the sanitary lines.

Stormwater: conforming to the Master Servicing Study and the NW Stormwater Drainage Study, including a drawing showing ponds, location of stormwater discharge, and, approximate sizing of stormwater facilities based on the requirement for discharge rate, water quality and volume control.

These reports were provided to the Town of Strathmore at the time of the Heritage Heights ASP submission. As per discussions with the Town of Strathmore, a Traffic Impact Assessment (TIA) is deferred to the Land Use Redesignation Stage to provide further information with respect to transportation improvements. A Functional Servicing Report is required at subdivision stage.



Heritage Heights



EXISTING LAND USE

FIGURE
(3)

2.0 DEVELOPMENT AREA

2.1 Location

The Heritage Heights Area Structure Plan Area is located within the Town of Strathmore and forms part of the newly annexed lands that expanded the former Town boundary to the north. The property is bordered on the east by George Freeman Trail and on the south by North Boundary Road. Adjacent properties include the residential development of Strathaven, to the south, agricultural areas to the north and west which are urban reserve lands within Town, and the Grandview Gardens development to the east. It is anticipated that road dedication and regional servicing connections to the site will be in a manner consistent with the Town of Strathmore Master Servicing Study (2007).

2.2 Legal Description and Land Ownership

The Heritage Heights Area Structure Plan applies to +/- 80.00 ac (+/- 32.30 ha) of land within LSD 1 and LSD 2 in the SE 26-24-25-W4M. The timing of development shall be left to the discretion of the landowner and to the satisfaction of the Town of Strathmore.

2.3 Plan Area and Adjacent Land Uses

The Heritage Heights lands are currently designated as Agriculture General District; the land is predominantly undeveloped, as it was historically used to support agricultural uses. There is a residence and associated buildings on the south western portion of the property. The lands are largely dominated by open grassy or disturbed fields, with a few deciduous poplar trees and tall shrubs lining the driveway and surrounding the residence.

Most of the landscape surrounding the project area consists of disturbed habitat, for example, agricultural land, roads, and a residential neighbourhood located to the south. There is active cropping to the west and a grazing area located to the north.

2.4 Objectives

The Heritage Heights ASP provides clear and concise policy direction for development of the Plan Area. The Plan outlines the method of servicing and the phasing of development over time. The Heritage Heights ASP is considered as a framework outlining a comprehensive neighbourhood-based community plan. The ASP reflects a consistency with applicable guiding policy documents resulting in comprehensive planning that is cohesive with the balance of the Town of Strathmore.

The objectives of the Heritage Heights ASP are:

- To provide a policy background from which to evaluate the development by describing and analyzing the physical characteristics and uses of the site and surrounding area;
- To establish design principles, which are in conformity with existing statutory plans, and create a built form that is in keeping with and enhances the character of the Town of Strathmore; and,
- To establish a servicing plan and phasing strategy that meets applicable standards and the needs of the community.

2.5 The Heritage Heights Community Vision

The Heritage Heights community name derived from the ongoing respect and pride from the long history between the Town of Strathmore and CP Rail. The Heritage Heights ASP envisions a neighbourhood with a variety of housing styles and amenities that result in efficiency and sustainability. The backbone of Heritage Heights neighbourhood is a walkable design, providing both active (i.e., pond skating, running, cycling) and passive (i.e., walking, sitting, reflecting) amenity areas. It is anticipated that railway themed street furniture and light standards can complement the site and bring some cohesion to the site and its name. Architectural Controls shall be in place to ensure a comprehensively planned community emerges as it develops over time. A system of interconnected open spaces, complemented by two stormwater retention ponds, helps to establish the sense of place and the character for the neighbourhood. The Heritage Heights ASP provides a range of housing types and economic entry points for a range of citizens within their lifecycle.

The Heritage Heights ASP outlines a framework to ensure that the neighbourhood meets the Plan vision by providing:

- Character and a sense of place;
- An integrated and walkable system of great streets, pathways, and parks;
- A range of housing types to meet various family needs and be flexible to accommodate lifecycle requirements.
- Architectural Controls that reflect the Railway theme of the community utilizing traditional elements in street furniture (i.e. - Cast Frames and Timber Slats are suggested as the main components of traditional street furniture around the parks and in the town streets. Colours include heritage greens and brown) and historical elements in housing design.

2.6 PHYSICAL SITE FEATURES

The following Studies were undertaken in support of this plan:

- Topographic Assessment at 1 Meter Contour Interval;

- Historical Resources Overview;
- An Environmental Overview;
- Environmental Site Assessments (ESA) – Phase 1 and Phase 2;
- Preliminary Traffic Analysis;
- Geotechnical Investigation; and
- Phase 1 Preliminary Servicing Study

2.6.1 Topography and Drainage

The Plan Area which is currently under cultivation is relatively flat and gently undulating toward the south east. The site is generally well drained and there are no low lying areas that pool with water. Drainage occurs overland and is controlled by the ditch adjacent to North Boundary Road. Overland drainage will be accommodated in neighbourhood design and surface runoff will be retained in two stormwater ponds.

2.6.2 Site Assessments

Various site assessments and investigations have been completed in support of the future urban development of the Heritage Heights' ASP. The following pre-development studies have been conducted: a Geotechnical Report, an Environmental Overview, Phase 1 and 2 Environmental Site Assessments, and a Historical Resources Impact Assessment and subsequent issuance of Historic Resources Act Clearance from Alberta Culture. A detailed Functional Servicing Report addressing water and sanitary servicing as well as storm water and traffic improvements will be provided at the time of subdivision. As per discussions with the Town, a Transportation Impact Assessment has been deferred to the Land Use Redesignation stage.

2.6.2.1 Geotechnical

A geotechnical investigation was completed by G Tech Earth Sciences Corporation within the south half of the SE 1/4-26-24-25-W4M and submitted to the Town of Strathmore under separate cover. The report assesses the general sub surface soil conditions and provides geotechnical construction guidelines for the development.

Policy 2.6.2.1.1 The recommendations and requirements outlined in the geotechnical report shall be met at the site grading and building permit stage of approvals.

2.6.2.2 Environmental Overview

An Environmental Overview was completed by Management Solutions Environmental Science (MSES) for the entire south half of SE 26-24-25 W4M. This assessment was conducted to provide a general description of the environmental setting in the Plan Area and to identify potential

adverse interactions with wildlife and vegetation. The subject lands consist primarily of disturbed or cropped land with some deciduous trees and shrubs adjacent to an existing residence and associated structures on the property.

Wildlife species of special management concern observed during field surveys include the barn swallow and Sprague's pipit. To mitigate impacts on these species where they appear (within the south west corner of the project area), MSES recommend abiding by the restricted activity period for breeding birds (April 15 - July 15) at the nesting locations located in the south west corner.

No vegetation species of special management concern were observed during the reconnaissance survey; although, no detailed rare plant surveys were conducted. Considering the highly disturbed nature of the property and that a large number of non-native species are present, regulators may or may not require further rare plant surveys to determine presence of plant species of conservation concern.

The findings in the report conclude that there are no issues or constraints to site development. Due to the surrounding disturbances in the adjacent properties, it is predicted that the residential development will have low impacts on vegetation and wildlife, following the successful implementation of the mitigation measures described in this report.

2.6.2.3 Phase 1 and 2 Environmental Site Assessments

Phase 1 and 2 Environmental Site Assessments (ESAs) were conducted for portions of the Plan Area by G Tech and Earth Sciences Corporation, to identify actual and potential threats of contamination to the site, past or present. The Phase 1 Environmental Site Assessment found that further study was warranted in two areas, firstly, to determine if contaminants were present in the stressed vegetation area located in the central portion of Subdivision 1, and secondly, to determine if hazardous materials are present in the old dairy plant, farm buildings and refuse pile located on the westerly 40 acre parcel. The study recommends a more detailed analysis of the buildings and refuse pile and remediation by the owner, should hazardous materials be discovered.

The Phase 2 ESA determined that poor soil conditions have caused stressed/dead vegetation in the area identified and that no contaminants are present. G Tech recommends the addition of top soil to sustain vegetation growth in this area.

Policy 2.6.2.3.1 Recommendations regarding site remediation and enhancement as outlined in the Phase 2 ESA prepared by G Tech for this site shall be followed at the subdivision stage where appropriate to do so.

2.6.2.4 Historical Resources Assessment

The Heritage Heights Plan Area has received Historical Resources Act Clearance issued by the Historic Resources Management Branch of Alberta Culture. A letter from the Province indicating this clearance has been provided to the Town under separate cover.

- Policy 2.6.2.4.1 Pursuant to Section 31 of the *Historical Resources Act* should any archeological, paleontological, Aboriginal traditional use sites or historic sites be encountered during development they shall be reported to the Historic Resources Branch of the Provincial Government immediately.

2.6.2.5 Man-Made Considerations

There is an 18m pipeline right of way for conveyance of low pressure sweet gas operated by EnCana along the northern edge of the Plan Area. Ongoing dialogue with the operator is important to allow for updating of emergency planning zone and emergency contact lists. The Town of Strathmore has indicated, and ERCB Directive 056 supports the fact that, there is no additional setback outside of the right of way for the Plan Area pipeline.

- Policy 2.6.2.5.1 *A review of ERCB Directive 056 indicates that no additional setback outside of the right-of-way is required from any pipeline right-of-way within the Plan Area.*

- Policy 2.6.2.5.2 *A review of ERCB Directive 079 indicates that no surface development will occur adjacent or proximate to abandoned wells. Abandoned well searches indicate that there are no abandoned wells on the subject property.*

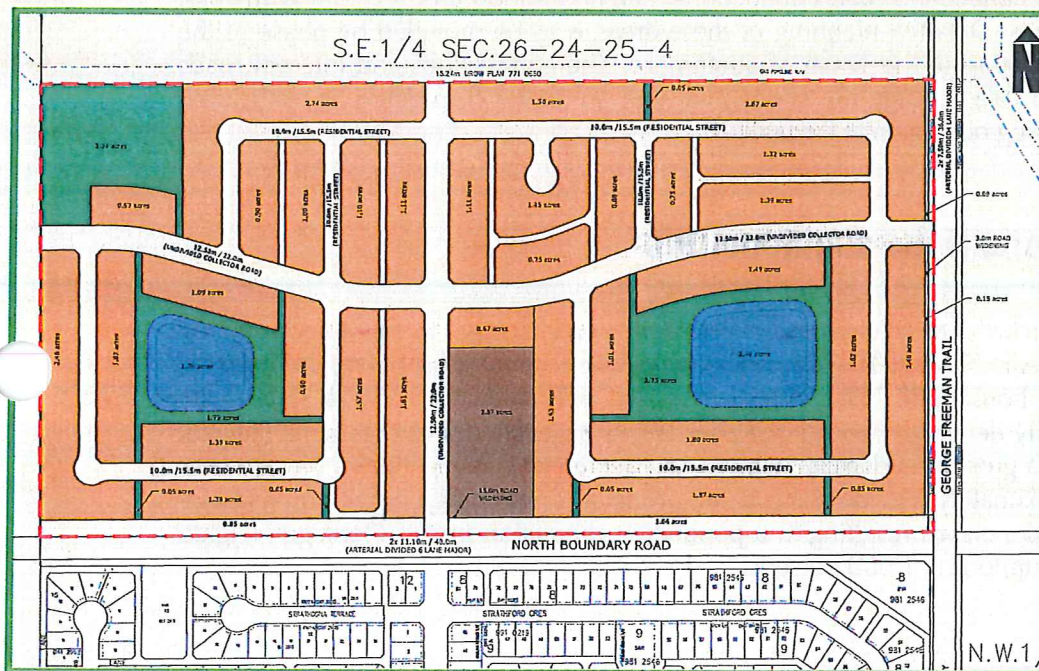
3.0 LAND USE AND SUBDIVISION

3.1 OVERVIEW

Heritage Heights is a comprehensively planned community that is to be developed in phases over time. A comprehensive land use strategy is included in this Plan. It is anticipated that the Heritage Heights ASP will develop with consistent land use and design strategies being implemented for every phase of the neighbourhood, regardless of the timing of development. It is the objective of the Developer to achieve the density guidelines for the Town of Strathmore at 8.0 upa gross and, as such, a residential category is utilized on much of the site in to order to accommodate for a range of dwelling types, lot depths and densities at the land use stage. Choices will be made for residential land uses in a manner consistent with the Land Use Bylaw providing a range of lot width and price points. Anticipated market absorption will be a key consideration to the dwelling types and lot depths chosen at the land use stage.

3.2 LAND USE STRATEGY

The land use concept takes into consideration neighbouring development and area land use context which supports residential neighbourhoods, schools, pedestrian connections and proximity to key transportation connections and social infrastructure (i.e. schools, hospital, civic



LAND USE POLICY AREAS

- LOW-DENSITY MIXED DWELLING TYPE
(Single-Family Detached, Semi-Detached, and Attached Housing)
- MID-DENSITY MULTI-FAMILY DWELLINGS
(Apartment-Style, and Attached Housing)
- OPEN SPACE
(Municipal Reserve)
- STORMWATER MANAGEMENT FACILITIES
(Public Utility Lot, To High-Water Mark)
- ROAD RIGHTS-OF-WAY and WIDENING

LAND USE STATISTICS

Category/Policy Area	Area (acres)	Percentage (%)	Estimated Dwelling Units
		% GDA	-
Gross Developable Area (GDA)	79.8	100.0	-
LESS Road Widening Area (George Freeman Trail and North Boundary Road)	3.6	4.5	-
Net Developable Area (NDA)	76.2	95.5	-
		% NDA	
Low-Density Mixed Dwelling-Type	44.1	57.9	595*
Mid-Density Multi-Family Dwellings	2.9	3.8	102**
Open Space (Municipal Reserve)	8.0	10.5	-
Stormwater Management Facilities to High-Water Mark (Public Utility Lot)	4.3	5.6	-
Internal Road Rights-of-Way	16.9	22.2	-
TOTAL	76.2	100.0	697
Estimated Units Per Acre (GDA)			8.7

Note:
 *Calculated based on average dwelling site area of 300.0 sq.m. (as an average of typical site areas for single-family detached, semi-detached, and attached dwelling types).
 **Calculated based on estimated thirty-five (35) dwelling units per acre.

centre). A traditional design was considered for walkability and sensitivity to the pedestrian environment. Mixed housing types are proposed within the residential areas, transition between the housing types should generally occur at logical breaks, where possible, and not mid-block or in areas resulting in an interrupted streetscape. Trails and open spaces are distributed around and within the development. Open space is integrated with the stormwater management areas to extend the function of these spaces by offering active and passive recreational opportunities.

The Heritage Heights ASP establishes a range of housing options to accommodate various family needs and lifecycle requirements. Sustainable design and servicing techniques will be implemented where possible and practical. Architectural Controls will help provide a sense of unity, place, and pride within the neighbourhood.

Figure 4 – Land Use Strategy delineates the Plan Area land use strategy with detail within the neighbourhood. It outlines conceptual road connections, neighbourhood and regional pathways, and proposed land use types. Detailed planning of these areas is to be provided by phase at the land use stage to the satisfaction of the Town of Strathmore. The connections and internal roads shown on **Figure 4 – Land Use Strategy** are conceptual and are to be considered as such, until such time as detailed planning occurs on these lands.

3.2.1 Population Projections and Densities

According to the Town's Growth Study (October, 2008), the Town continues to experience a 6.5% average growth rate per year. The 2010 Town Census shows a population of 12,216 persons averaging 2.5 persons per household. The 2010 census also indicated that 62% of Strathmore residents live in single-family detached homes. The population projection for the Heritage Heights ASP Plan Area is based on a gross area density target of an average 8.0 units per acre. This density target could achieve approximately 640 dwelling units, of mixed form and type, with an average person per household of 2.5 persons resulting in a population projection for the Heritage Heights ASP Plan Area potentially supporting 1,600 persons.

3.2.2 General Land Use Strategy

The following section of this Plan proposes general land use policies for the Plan Area. This section is followed by detailed policy and land use information. It is anticipated that the Heritage Heights Plan Area will, at minimum, achieve the following goals:

- Providing a range of housing options to accommodate a variety of resident family types and incomes;
- Walkable with strong local and regional pedestrian linkages; and,
- Creation of a sense of place through community design and central public amenities.

In order to ensure the comprehensive development of the Heritage Heights neighbourhood, the following general land use policies shall apply:

- | | |
|----------------|---|
| Policy 3.2.2.1 | Residential areas shall include a range of single family and multi-family dwelling types. |
| Policy 3.2.2.2 | Single-family housing may be the predominate form of residential units, but lot widths may vary to accommodate a housing typology including lane relationships. |
| Policy 3.2.2.3 | The Plan Area shall achieve an overall average density minimum of eight (8) units per gross acre. |
| Policy 3.2.2.4 | The Developer shall develop a set of Architectural Controls that can be distinct in their design but should, at minimum, be comprised of unifying elements in order to create a comprehensive and cohesive community. |
| Policy 3.2.2.5 | The Plan Area shall contain open space and pedestrian connections throughout and should have comprehensively planned connecting open spaces to, and through, the community. |
| Policy 3.2.2.6 | Innovations in residential forms and lot layouts should be explored, in order to enhance the pedestrian realm and direct primary access to laneways where possible. |
| Policy 3.2.2.7 | Design and development of the Plan Area should effectively accommodate future Public Transit service with bus stop locations conveniently placed for accessibility and safety. |

4.0 DETAILED LAND USE STRATEGY

4.1 Land Use Overview

This section delineates in detail the specific development goals based on development form and housing typology.

4.2 Neighbourhood Residential Land Use Policies

The Heritage Heights neighbourhood will comprise the following land use characteristics in accordance with **Table – Land Use Statistics**.

Table – Land Use Statistics

Category/Policy Area	Area (acres)	Percentage (%)	Area (square meters)	Estimated Dwelling Units
		% GDA		
Gross Developable Area (GDA)	79.8	100.0	-	-
LESS Road Widening Area (George Freeman Trail and North Boundary Road)	3.6	4.5	-	-
Net Developable Area (NDA)	76.2	95.5	-	-
		% NDA		
Low-Density Mixed Dwelling-Type	44.1	57.9	178,466	595*
Mid-Density Multi-Family Dwellings	2.9	3.8	-	102**
Open Space (Municipal Reserve)	8.0	10.5	-	-
Stormwater Management Facilities to High-Water Mark (Public Utility Lot)	4.3	5.6	-	-
Internal Road Rights-of-Way	16.9	22.2	-	-
TOTAL	76.2	100.0	-	697
Estimated Units Per Acre (GDA)				8.7
Note: *Calculated based on average dwelling site area of 300.0 sq.m. (as an average of typical site areas for single-family detached, semi-detached, and attached dwelling types). **Calculated based on estimated thirty-five (35) dwelling units per acre.				

Policy 4.2.1

The general categories of uses identified on **Table – Land Use Statistics** shall be refined through the application of the Town of Strathmore Land Use Bylaw. The degree of flexibility and change required to meet the objectives of the land use strategy shall be at the discretion of the Town of Strathmore.

4.2.1 Low-Density Mixed Dwelling-Type

This land use allows for a mix of dwelling types including: single-family detached, semi-detached, attached, and modular dwellings, often backing onto green space and amenity areas. This land use may reflect closely the provisions of the Town of Strathmore's Residential Detached land use districts. Lot types and widths may vary in accordance with the Town's land use bylaw. It is anticipated that where residential lot widths are below 42', these lots will also typically have access to a rear lane.

4.2.2 Mid-Density Multi-Family Dwellings

This land use allows for the development of medium to high density multi-family housing types, such as apartment style multi-storey condominium buildings with centralized amenities. This mix offers an opportunity for more affordable homes for a wide variety of individuals and family types. This land use is located in a single larger development cell well-integrated into the overall community design. Specifically, these uses can be found in

the central entrance area of the Plan Area. Density targets in this category are considered to be 35 units per acre.

Policy 4.2.2.1 The general residential land use polices (Section 3.2.2) will apply.

*Policy 4.2.2.2 The development of the Plan Area shall be consistent with the land use strategy within, **Figure 4 - Land Use Strategy**, recognizing that the Plan is intended to show the general nature of land use and is subject to minor change at the land use and subdivision stage.*

Policy 4.2.2.3 The development of the Plan Area shall provide sidewalks and pathways and encourage the continuity of streets within the community to provide connectivity, and safe pedestrian and vehicle movements.

5.0 DEVELOPMENT STANDARDS

Development standards and Architectural Controls will be utilized at the Development Permit stage to ensure that all new site development will be compatible with adjacent land uses.

5.1 Architectural Controls

A general theme will be established for the neighbourhood. Specific attention will be paid to materials, colours, and architectural detailing that primarily enhances the front facade treatment of the home and unified streetscape. A foundation of good community design establishes a variety of form and creates a sense of pride in ownership that in turn results in care and attention being paid to the maintenance of the home by the owner. Architectural Controls that reflect the Railway theme of the community utilizing traditional elements in street furniture (i.e. - Cast Frames and Timber Slats are suggested as the main components of traditional street furniture around the parks and in the town streets. Colours include heritage greens and brown) and use of historical elements in housing design (i.e. - front porch, tapered columns) are encouraged.

Policy 5.1.1 The Heritage Heights Plan Area Architectural Controls shall inform quality in the built environment and include materials, colors, and architectural detailing of dwellings and streetscape.

Policy 5.1.2 The Architectural Controls shall be developed at the subdivision stage, registered by Caveat on each title, and implemented by the Developer.



FIGURE (5)

6.0 PHASING

The Phasing Strategy as outlined on **Figure 5 – Phasing Strategy** delineates a phasing strategy for the Heritage Heights neighbourhood. The anticipated build out of the Heritage Heights lands will take at least five (5) to seven (7) years based on the projection of an average 6.5% future growth rate requiring approximately 11 ha. (27.1 ac.) of land per year for residential construction. Phases vary in size and contain housing types of a mixed nature. It is anticipated that the phasing strategy will occur as indicated; however, the order and size of phases may vary based on market conditions. Phases could occur simultaneously without amendment to this Plan.

Policy 6.1.1 The Plan Area shall be developed comprehensively in accordance with a phasing strategy. The timing of development in any phase shall be at discretion of the landowner and may include breaking phases down further or, conversely, simultaneous development of phases based on current economic conditions. This may occur without further amendment to this Plan.

7.0 OPEN SPACE, RESERVE DEDICATION AND PATHWAYS

The stormwater management system, including storm ponds and surrounding upland areas, provides an open space amenity which incorporates natural landscapes into an urban environment as part of the overall green space and linear park system. The stormwater management facilities and enhanced natural areas will be located throughout the community as a means to add amenity and retain storm flows on site. Pond areas are accessible by trails and pathways to provide for a range of interpretive and educational opportunities. In accordance with the Town's Municipal Development Plan and the vision for the Heritage Heights ASP, the Plan provides a future school site, pathways and passive recreational opportunities for residents. Park space shall be designated as Municipal Reserve (MR). The MR parcels vary in size, as do the linear pathway areas and storm retention areas which all contribute to the overall open space design of the Heritage Heights ASP. This hierarchy of open space creates a network that invites residents to walk or bike. It encourages recreational pursuits from short walking circuits to offering active lifestyle and mobility choices while linking passive to active, and structured to natural elements of the system within the community. A regional pathway will be constructed along the south side of the neighbourhood, on the north side of North Boundary Road, to facilitate connections to surrounding neighbourhoods, schools and recreational centres. At the direction of the Town, this pathway dedication is contained within road widening and not Municipal Reserve lands.

7.1 Municipal Reserve (MR)

Figure 4 – Land Use Strategy delineates the Municipal Reserve dedication areas for Heritage Heights and identifies both the regional and local pathway opportunities. The Municipal Government Act (MGA) requires that the municipality ensure landowners/developers allocate and

dedicate up to 10% of land as Municipal Reserve (MR) for public parks, schools, or recreational facilities. The parks and linear parks are part of the physical land dedication and are to be credited toward overall MR dedication in the development of the Heritage Heights neighbourhood. A large MR parcel has been dedicated in the northwest corner of the project area. This site is intended to support a future school location and could be increased in size as contiguous lands to the north and west develop over time.

Policy 7.1.1 Municipal Reserve dedication is to be provided to the Town of Strathmore in accordance with Section 666 of the Municipal Government Act.

7.2 Environmental Reserve (ER)

Environmental Reserve (ER) consists of land with environmental conditions that may make it unsuitable for development. These areas may include: steep slopes, swamps, gullies, ravines, natural drainage courses, flood prone areas, or land immediately adjacent to lakes, rivers, streams, or other bodies of water. The Heritage Heights ASP has no lands that would qualify as ER under the MGA.

Policy 7.2.1 By virtue of the definition of Environmental Reserve, in accordance with Section 664 of the Municipal Government Act, none of the lands within the project area qualify as Environmental Reserve, and as such, no dedication of Environmental Reserve has been made.

8.0 TRANSPORTATION

The road system has been designed to create a safe and efficient movement of vehicles and pedestrian/bicycle traffic through the community - refer to **Figure 4 – Land Use Strategy** Heritage Heights is to be serviced with roadways that form relatively short blocks providing ease of access, emergency egress/ingress, quiet streets and a sense of security. The primary access points are from North Boundary Road, which is expected to be a four lane arterial in the future and George Freeman Trail. The Land Use Concept also provides one access point and one pathway connection on the north side of the neighbourhood, to provide future pedestrian and vehicular access to parcels to the north.

Policy 8.0.1 Prior to any development approvals, a Traffic Impact Assessment shall be completed to the satisfaction of the Town of Strathmore.

Policy 8.0.2 External road connections to the Plan Area shall be consistent with the Town of Strathmore's Master Servicing Strategy (MSS).

8.1 ROAD NETWORK

A hierarchy of roads from arterial, collector, and residential standards has been utilized in community design and is consistent with the Town of Strathmore Master Servicing Study (MSS) (2007). Collector standard roads have been used to direct traffic to existing thoroughfares along the south (North Boundary Road) which intersects with George Freeman Trail (East Boundary Road) to the east. Although in the MSS, George Freeman Trail and the west portion of North Boundary Road were identified six-lane major arterials, only a four-lane major arterial was required for each roadway. Land dedication of 15.0 meters wide has been recognized along the south of the Plan Area for the potential future widening and construction of North Boundary Road. Sidewalks are typically provided on both sides of the collectors and on the residential standard roads (as part of the regional and local pathway systems).

A Preliminary Traffic Analysis was undertaken and provided the following Trip Generation:

- The MSS assumed approximately 17,800 daily trips for the northern part of the Town. This site makes up approximately one eighth of that area, so in general terms, the MSS assumes that the site would generate about 2225 vehicle trips per day, or about 225 vehicle trips during a typical peak hour (AM or PM rush hour).
- The MSS assumed 40% of the trips would be internal, therefore the actual trips that would be generated by one eighth of the site, if it were uniformly developed, is approximately 3,700 vehicles per day or about 370 trips during the typical peak hours.
- Based on the assumption of 555 low density mixed dwelling units and 100 medium density multi-family dwelling units, Bunt & Associates estimates that the subject site will generate approximately 475 vehicle trips during the AM peak hour and 630 trips during the PM peak hour. These are both higher than the 370 figure implied within the MSS, specifically 30% to 70% more than forecasted.
- It is also expected that the site will generate approximately 6,000 daily vehicle trips - approximately 60% higher than the assumption implicit within the MSS.

The MSS indicates a collector road can carry up to 8,000 vehicles per day.

Although the estimated daily volumes from the site can be accommodated on the planned roadways, the intersections are expected to experience higher activity than projected within the MSS. Town.

Capacity analysis of the Opening Day (2015) conditions confirmed that the existing road network and intersection configurations with their traffic controls are adequate to accommodate the Opening Day traffic from Heritage Heights as well as other approved and proposed sites in the area.

A detailed Traffic Impact Assessment (TIA) is underway and will determine the size and operations of all impacted intersections in the vicinity of the site and will be submitted to the Town of Strathmore.

- Policy 8.1.1 Access to the Plan Area shall be generally in accordance with Figure 4 – Land Use Strategy.*
- Policy 8.1.2 A TIA shall be prepared at the time of land use redesignation, to the satisfaction of the Town of Strathmore.*
- Policy 8.1.3 The Plan Area both during and after full development will provide and maintain appropriate emergency vehicle access, to the satisfaction of the Town of Strathmore.*
- Policy 8.1.4 Complete road systems, in accordance with established development thresholds in the Master Servicing Study and the TIA, shall be constructed by the Developer to the satisfaction of the Town of Strathmore.*
- Policy 8.1.5 Cost sharing and/or Endeavours to Assist will be considered where oversized infrastructure is provided beyond what is required for the development, at the sole discretion of the Town of Strathmore to assign.*

9.0 UTILITIES AND SERVICING

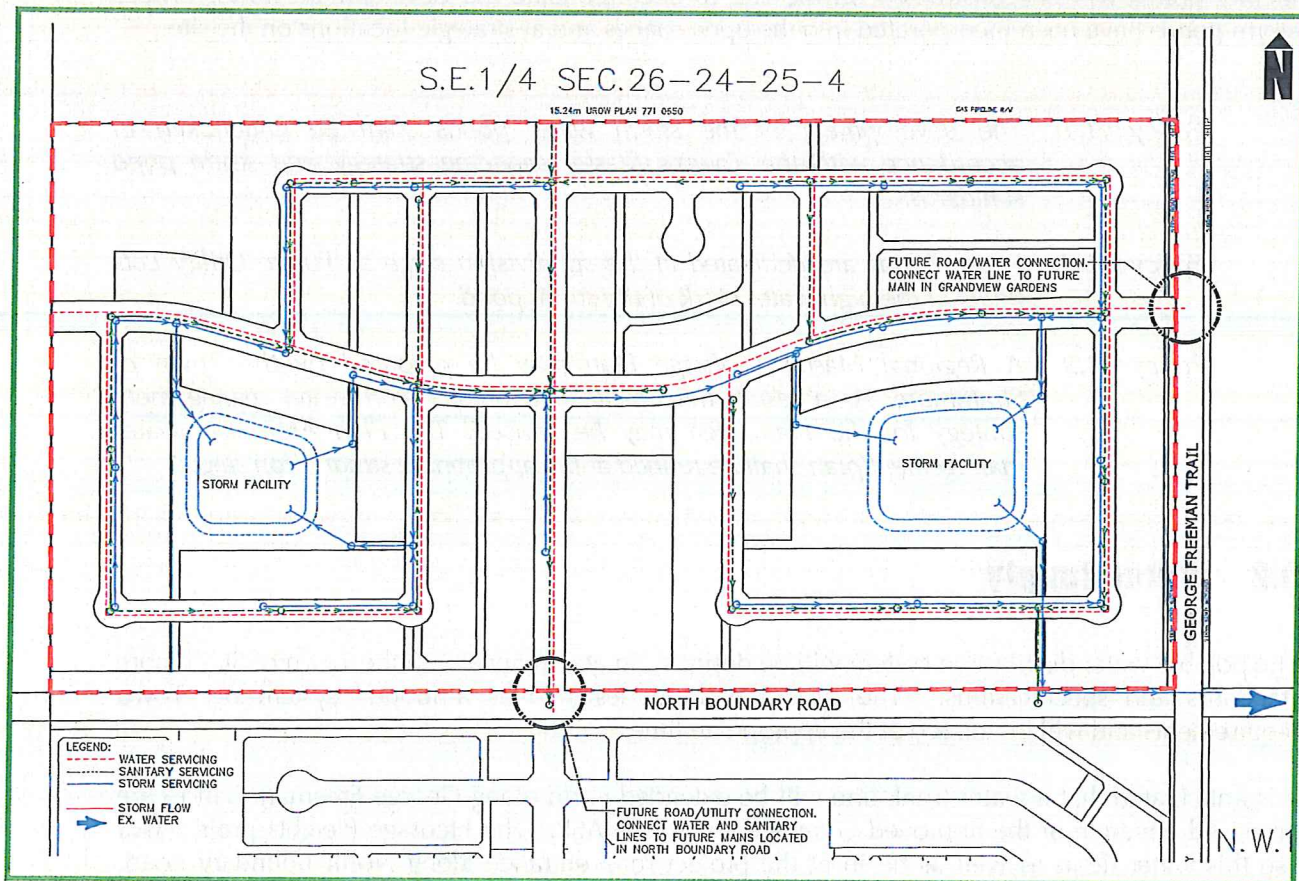
Development traditionally occurs in a sequential order – starting proximate to existing services and developing outward from its origin, which includes the installation of servicing infrastructure to accommodate any additional lands that have been deemed to fall within the servicing catchment area. The detailed Functional Servicing Strategy for Heritage Heights is required at the Land Use Redesignation stage. All utility servicing strategies shall align with the Town of Strathmore's Master Servicing Strategy.

Figure 6 – Servicing Strategy outlines a detailed servicing strategy for Heritage Heights. The general layout of servicing described in this Plan facilitates development within and outside of the Plan Area. Endeavours to Assist the Heritage Heights developer are anticipated and shall be assigned at the discretion of the Town.

- Policy 9.0.1 Utilities and servicing shall be accommodated as outlined in the Town of Strathmore's Master Servicing Strategy, at the discretion of the Town.*
- Policy 9.0.2 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.*

9.1 Stormwater

Storm run-off from the Plan Area will be designed in conformity with the Town of Strathmore Standards and Specifications. Stormwater will not be released off of the site until a regional stormwater management plan is in place. As a result of this, Phase One of this development will



require construction of one of the two ponds and will act as a no-discharge facility. The maximum number of units to be developed in the first phase will be based upon the evaporation capacity of the no-discharge facility.

The ultimate stormwater system design for the project will allow run-off will flow into two on-site stormwater pond facilities that will be interconnected by a pipe network. These ponds will be sized to handle the 1:100 year storm event and will not allow for discharge of stormwater at peak flows greater than pre-development rates per Town Bylaw. The ultimate release point will happen in a pipe network that flows to the stormwater system in the Prairie's Edge project.

Detailed storm water management plans are to be completed in the later stages of the project as per the requirements of the Town. Initial drainage concepts for the project show that 2 storm facility ponds will be constructed on the site to accommodate the development flows. These storm ponds have been incorporated into the open spaces and at strategic locations on the site.

Policy 9.1.1 The development of the storm water ponds shall be undertaken in accordance with the Town's Master servicing strategy and storm pond standards.

Policy 9.1.2 Storm Ponds are dedicated at the subdivision stage as Public Utility Lots (PUL) at the high water mark of the storm pond.

Policy 9.1.3 A Regional Master Drainage Plan may be prepared by the Town of Strathmore. As a result, the on-site and off-site stormwater management strategy for the Plan Area may be revised. The Plan Area stormwater management plan shall be refined at the appropriate subdivision stage.

9.2 Water Supply

The potable water distribution system will be designed in accordance with the Town of Strathmore standards and specifications. The system will be designed as a looped system per Town requirements and will be looped at the appropriate time.

It is anticipated that a water trunk line will be extended north along George Freeman Trail to the proposed entrance of the approved Grandview Gardens ASP. The Heritage Heights project will use this water tie-in as well as tie in at the project road entrance along North Boundary Road. These tie-in locations will provide the necessary looping requirement.

Policy 9.2.1 The potable water distribution system shall be designed in accordance with the standards and specifications of the Town of Strathmore.

9.3 Sanitary Sewer System

Sanitary Sewer for the project will be designed in conformity with the Town of Strathmore Standards and Specifications. To accommodate the development of this project, a sanitary system will be designed to take the sewer from the project to the proposed sanitary trunk main to be located in North Boundary Road. The trunk system will flow east and then south to the proposed lift station located in the Prairie's Edge project directly to the southeast.

The proposed lift station located in Prairie's Edge will be constructed along with a forcemain heading west along Brent Boulevard then turning South on George Freeman Trail which will ultimately tie in to the Town's treatment facility. This lift station and forcemain system will provide the ultimate sanitary servicing for the Heritage Heights project.

Policy 9.3.1 The sanitary wastewater system shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.3.2 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 9.3.3 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 9.3.4 The maintenance and odour control of this single storage tank will be the responsibility of the owner, and shall be monitored by the Town.

9.4 Shallow Utilities

Private utility companies will supply, install, and operate the following services: gas, power, telephone, and cable. These facilities will be installed pursuant to the Town of Strathmore Engineering Standards and Specifications.

Policy 9.4.1 Detailed design of the shallow utilities shall occur at the subdivision stage in collaboration with utility providers.

10.0 PUBLIC CONSULTATION

A public Open House in support of the Heritage Heights Area Structure Plan was held on June 14th, 2012. It is estimated from the sign-in sheets that 15 people attended the Open House. One letter of comment was provided to the Developer requesting that trails and pathways be provided as outlined. No concerns were provided or expressed by residents attending the Open House.

11.0 IMPLEMENTATION, REVIEW, AND AMENDMENT

11.1 ASP Implementation

The Heritage Heights Area Structure Plan falls within a hierarchy of applicable plans. The Town of Strathmore's Municipal Development Plan (MDP) is the guiding document for all development within the municipality. The Land Use Bylaw (LUB) establishes the land use rules and regulations. The Heritage Heights ASP presents a greater level of planning detail within the specific Plan Area and is required to be consistent with both the MDP and LUB. Development in the ASP should be acceptable to community and consistent with policy contained within this document. The Heritage Heights Area Structure Plan does not supersede, repeal, replace or otherwise diminish any other statutory plan in effect in the Plan Area.

Policy 11.1.1 The policies contained within this document shall be reviewed and implemented by the Town of Strathmore at their discretion.

Policy 11.1.2 As the Heritage Heights Area Structure Plan is adopted by a bylaw of the Municipality, a formal process as outlined in the Municipal Government Act is required to amend the Plan.