

BYLAW 37-2006

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE BROADVIEW PARK AREA STRUCTURE PLAN.

WHEREAS the original Broadview Park Industrial Area Structure Plan was adopted by Bylaw 103-84; and

WHEREAS Bylaw 103-84 was subsequently amended from time to time; and

WHEREAS it is deemed advisable to adopt a new revised Broadview Park Area Structure Plan.

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

1. That Bylaw 37-2006 is to be cited as "The Broadview Park Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. That Bylaws 103-84, 8-91 and 12-2002 be repealed.
4. This bylaw comes into effect after third reading and upon being signed.

Read a first time this 23 day of May, 2006.

Read a second time this 23 day of May, 2006.

Read a third time and finally passed this 23 day of May, 2006.

Cathy Olson

Mayor

[Signature]

Manager,
Legislative and Legal Services

Date Signed: May 25, 2006



Stantec

**Broadview Park
Area Structure Plan**

April 2006

Prepared for:
348593 Alberta Limited

Prepared by:
Stantec Consulting Ltd.

File: 1161 00073
SC File: pdrs.admin: 83221

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BROADVIEW PARK AREA STRUCTURE PLAN

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BROADVIEW PARK AREA STRUCTURE PLAN

1.0 INTRODUCTION

1.1 Purpose

1.1.1 The purpose of the Broadview Park Area Structure Plan (ASP) is to set forth general objectives, descriptions and concepts for the development of a mixed use employment centre within the Sherwood Park urban area. The Plan has been prepared as a result of three major planning considerations:

- a. Strathcona County Council has instituted an Area Structure Plan policy relating to future developments such as the proposed Broadview Park;
- b. 348593 Alberta Limited intends to submit a rezoning and subdivision application and commence construction in Broadview Park as soon as possible. Such application and development procedures must conform to an approved Area Structure Plan for the site;
- c. A number of Area Structure Plans for the lands north of Baseline Road have recently been considered and/or submitted to the County for approval. Since Broadview Park represents a major component of this larger interest area, the planning process allows coordination of concepts and infrastructure system with appropriate adjacent lands.

1.2 Development Intent

1.2.1 Broadview Park is intended as a "Hybrid Employment Centre" based on proximity to residential areas, availability of existing and planned transportation routes, site access locations, and the natural capability of the site to accommodate a variety of development densities. Planning proposals for adjacent lands north of Baseline Road are also considered in the design of Broadview Park wherever appropriate. In summary, Broadview Park is intended to serve a wide variety of business and retail / commercial activities.

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2.0 SITE DESCRIPTION

2.1 Location

2.1.1 The proposed Broadview Park Area Structure Plan (ASP) is located within the SW¼ Section 3-53-23-W4, and contains 62.24 hectares (153.7 acres) of land, as shown on Figure 2.1.

2.2 Ownership

2.2.1 The lands within the ASP plan area are held by a number of private owners. The largest single landowner is 348593 Alberta Limited. The holdings of 348593 Alberta Limited represent the last remaining development area within Broadview Park. Singular ownership of this parcel offers maximum site development planning and development within a comprehensive framework.

2.2.2 The plan area also contains two significant utility easements which are described as follows. It is important to note that neither of these easements represent major fragmentation of the property, as can be seen on Figure 2.2. The conformity of easements to existing legal lines (e.g. road allowances, ¼ section lines) supports their inclusion in the site development plan in a highly efficient manner.

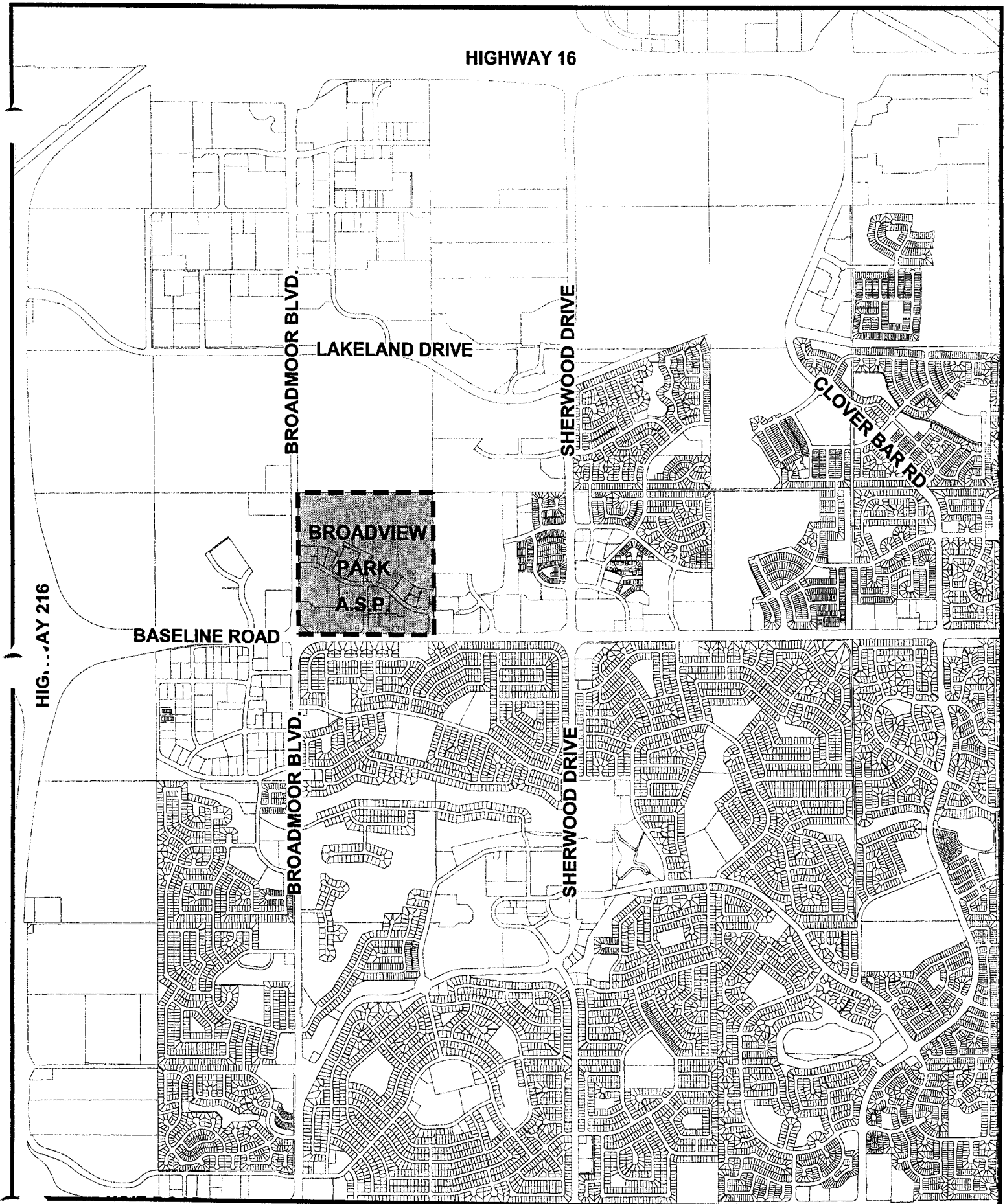
	Easement or Plan	Grantee	Description
1.	4403 N.Y.	Rainbow Pipe Line Co. Ltd. (transferred from Mobil Canada Ltd.)	24.4 m (80') right-of-way for an existing 61 cm (24") crude oil pipeline
2.	802143005	Strathcona County	18.5 m (60.7') right-of-way for the existing Central Trunk Sanitary Sewer

2.3 Existing On-Site Land Use

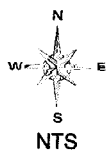
2.3.1 Commercial and retail uses occupy the southern portion of the plan area. The northern portion is currently undeveloped land. Two utility easements (see above) are situated within the plan area.

2.4 Adjacent Land Use

2.4.1 The Mills Haven residential neighbourhood of Sherwood Park is located immediately south of Baseline Road. The Broadmoor Centre Business Park is also located to the southwest of the site, opposite Baseline Road. Strathcona Centre commercial/residential area and the Lakeland College lands are located immediately to the east. The Shivam Park automall and arterial commercial lands are located to the west across Broadmoor Boulevard and a vacant



**FIGURE 2.1
LOCATION PLAN**



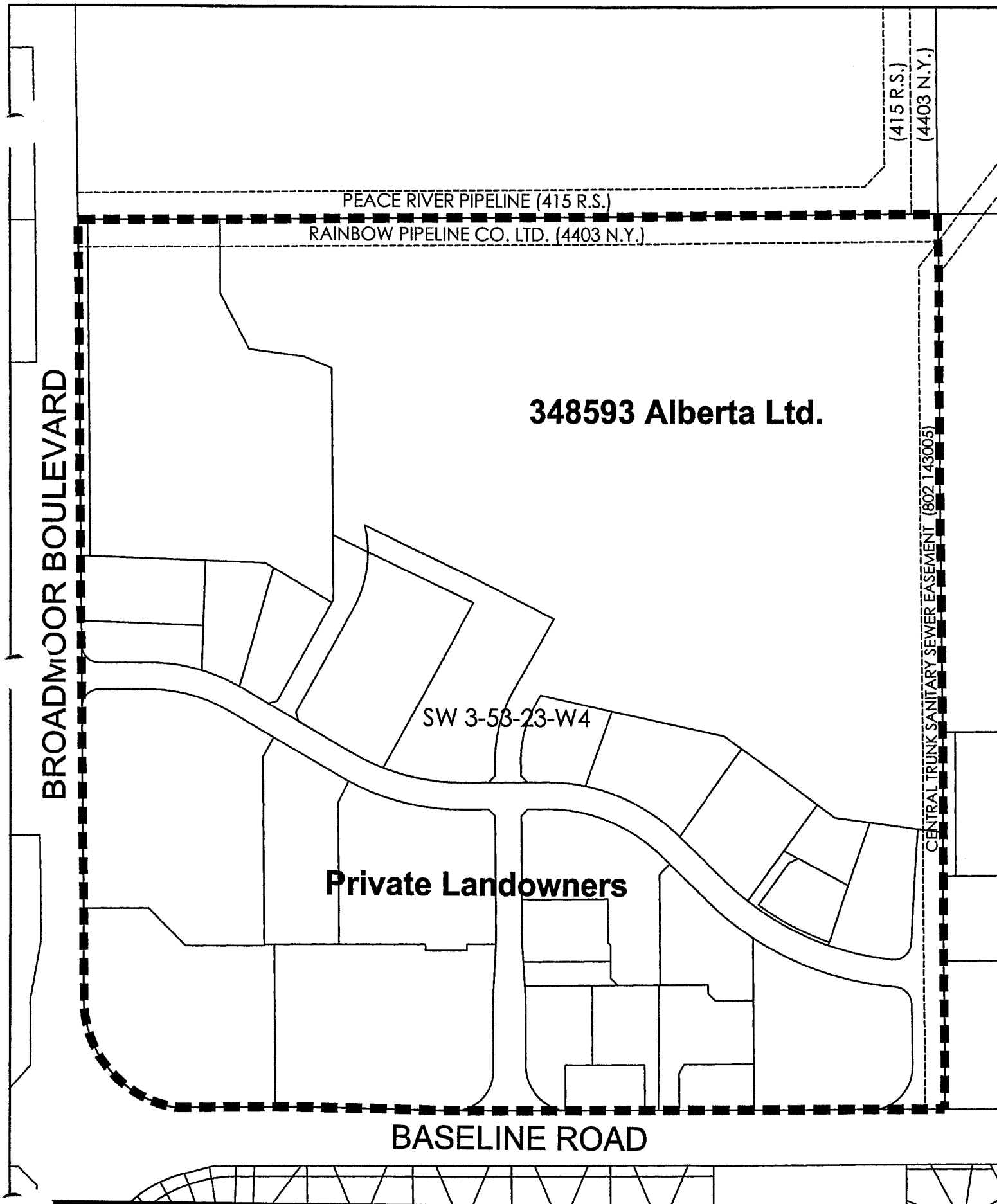
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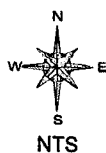
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**FIGURE 2.2
OWNERSHIP AND
EASEMENT PLAN**



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quarter sections slated for future light/medium industrial development is adjacent to the north and northwest.

- 2.4.2 The location of major infrastructure and land uses within these developments north of Baseline Road, either proposed or approved in Area Structure Plan form, will be considered in the internal design of Broadview Park. Opportunities for land use and roadway integration will be further discussed in this plan.

2.5 Conformity to Existing Plans

- 2.5.1 The plan area is designated as Regional Arterial Commercial and Business Service Commercial Area within the Strathcona County Municipal Development Plan (1998). The western plan area adjacent to Broadmoor Boulevard is also identified for Large Format Commercial development within the Municipal Development Plan.

- 2.5.2 Existing development within the plan area is currently districted for arterial commercial and service commercial uses pursuant to the County's land use bylaw. The undeveloped lands are districted for future development. Redistricting of the undeveloped lands to accommodate the land uses proposed in this plan will be undertaken as necessary. It is anticipated that such amendment requests will be submitted as part of staged subdivision applications.

- 2.5.3 In addition to the standard land use districts of the Land Use Bylaw, the plan area is located within the 1.5 to 3.0 km zone of the IH-O Heavy Industrial Transition Overlay District. The purpose of the IH-O is to protect heavy industrial development by avoiding conflicts from the development of significant residential or assembly uses in order to reduce risks to public safety and minimize nuisance affects of heavy industry. Redistricting and development of lands within the plan area will be required to conform to the regulations IH-O Heavy Industrial Transition Overlay.

2.6 Special Site Features

- 2.6.1 There are no natural or man-made site features which will significantly influence eventual design and development. The utility easements are considered a minor impact since they closely follow quarter-section lines. The appropriate inclusion of these easements within lots or road rights-of-way is also possible since none are high pressure lines or involve dangerous substances.

- 2.6.2 An Historical Resources (Archaeological) Inventory was carried out in 1979 by Aresco Ltd., and included archaeological research on the Broadview Park site as part of the Sherwood Park Stage IIB and III ASP project for the Genstar Development Company. Two archaeological sites were identified within Broadview Park. The first one was located in the northeast portion of the plan area and required no additional work (site FjPh-34) according to the report. The second site, on a knoll in the southwest portion of the plan area, was

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recommended for additional work in the form of “systematic and intensive surface collection (Site FjPh-35). However, Alberta Community Development has advised that a province wide review of the significance of known archaeological resources has resulted in reevaluation of the need for further studies at this site. FjPh-35 is now considered to have limited potential to contribute to a better understanding of Alberta's prehistory and is unlikely to require any additional consideration, should development activities be proposed in the area. The recording and collection undertaken in 1979 is considered sufficient mitigation for any proposed impact.

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3.0 ENVIRONMENTAL ANALYSIS

3.1 Background

- 3.1.1 A detailed environmental analysis of the Broadview Park site was carried out by Ecoplans Ltd. in 1979 as part of the Sherwood Park Stage IIB and III ASP project. A summary of relevant findings within the SW¼ Section 3 is provided as follows.

3.2 Surficial Geology

- 3.2.1 As shown on Figure 3.1, the majority of the plan area is characterized by ground moraine which is glacial till composed of clay, silt and sand with boulders, pebbles and gravel of varying thickness. A small area of lake and slough deposits is found in the SW¼ associated with low topography. A larger lake and slough deposit area is found in the north and eastern portions of the NW¼ 3. These two areas are of generally low suitability for urban development, but can accommodate low density and large lot commercial and industrial activity with the application of localized drainage improvements.

3.3 Topography And Drainage

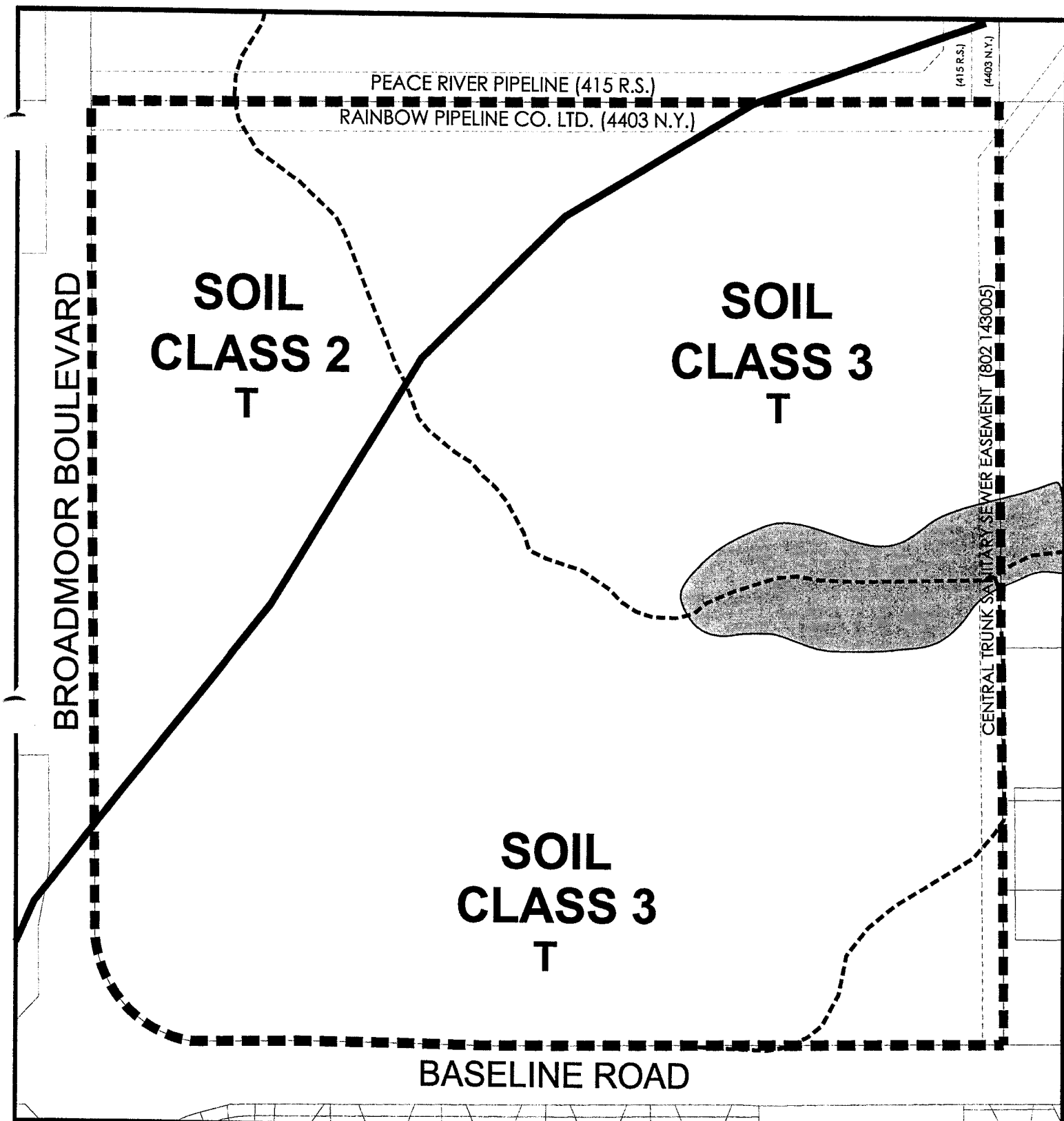
- 3.3.1 Topography varies from flat and undulating across most of the site, to gently rolling along the northern edge, as shown on Figure 3.2. Site elevation generally slopes from the southwest (715 metres - 2340') to the north (680 metres - 2240'), resulting in a roughly two percent grade which is highly suitable for development.
- 3.3.2 Surface water drainage is part of a small watershed involving the majority of Section 3. Figure 3.2 also shows that drainage is generally to the northwest via an intermittent stream and isolated slough depression within the site. All surface drainage on site eventually drains into the North Saskatchewan River.

3.4 Soils

- 3.4.1 The underlying ground moraine shown on Figure 3.1 is generally covered with loam soils. This figure also shows that soils in the plan area are classified as 3T which offer moderately severe limitations to agriculture according to the Canada Land Inventory. The loam soils should be highly suited to proposed commercial development.

3.5 Vegetation

- 3.5.1 The site vegetation includes primarily hedgerows along the south and west edges, wooded strips along the intermittent stream, and isolated woodlots at



LEGEND

----- STREAM

————— SOIL CLASS DIVISION

2 MODERATE LIMITATIONS
3 MODERATELY SEVERE LIMITATIONS



LAKE AND SLOUGH DEPOSITS

T

ADVERSE TOPOGRAPHY

FIGURE 3.1
SURFICIAL GEOLOGY
AND SOILS



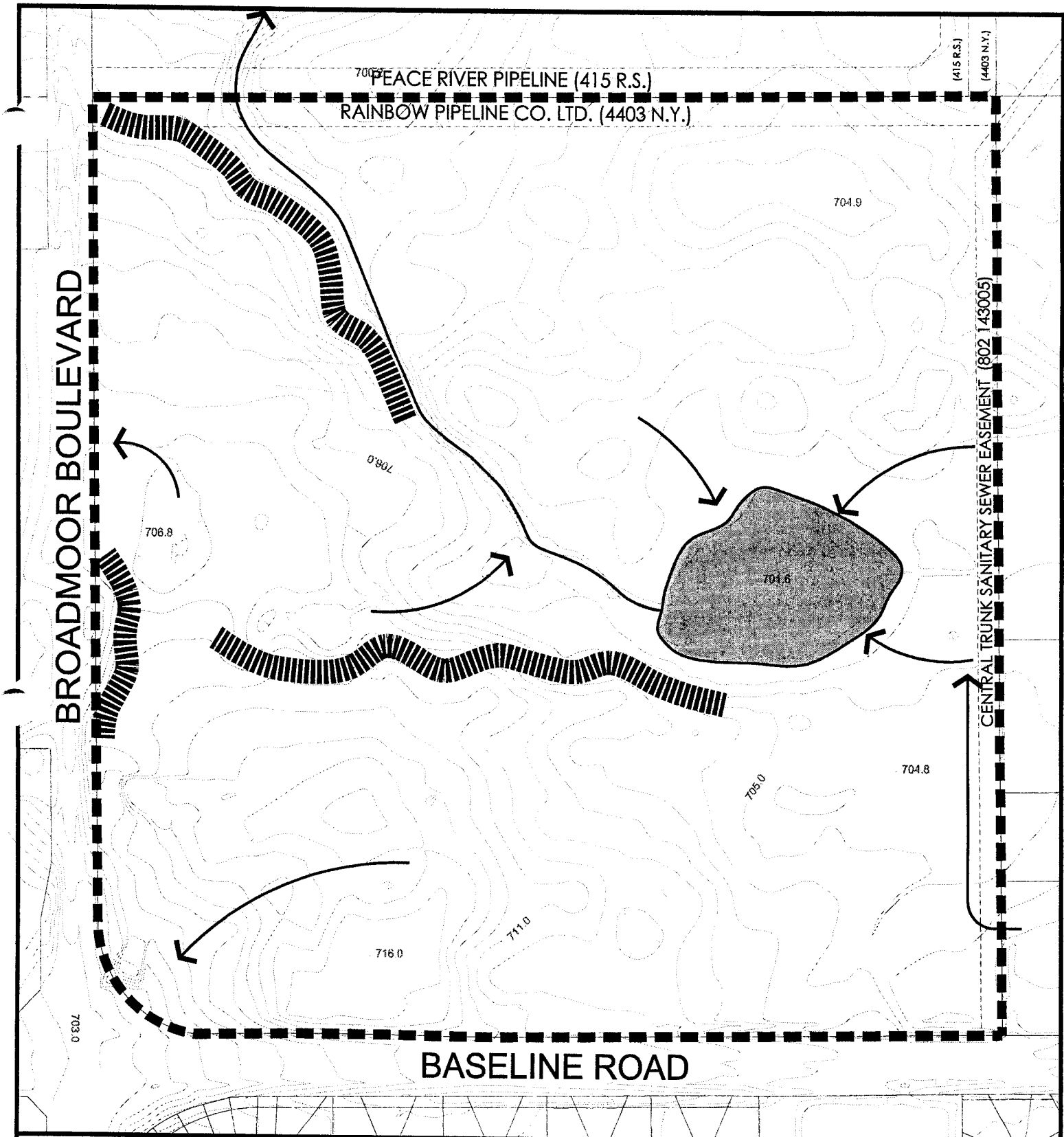
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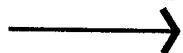
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LEGEND



PRIMARY SURFACE DRAINAGE

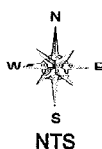


WATERBODY



+ 10% SLOPE

**FIGURE 3.2
TOPOGRAPHY
AND DRAINAGE**



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the north boundary. The natural hedgerows are made up of poplar, willows, aspen and a variety of woody shrubs. Willow shrubs are commonly associated with the intermittent streamcourse.

- 3.5.2 There are indications that most on-site vegetation is approaching biological maturity. In addition, hedgerows may be impacted by future peripheral road widening construction. Therefore, detailed preservation of vegetation may not be possible in the context of this ASP.

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4.0 TRANSPORTATION

4.1 External Roadway System

4.1.1 Broadview Park is ideally situated as an employment node in terms of the major roadway network within the Sherwood Park area. These upgraded routes, plus development of additional roadways, ie. Lakeland Drive, will increase the access capability of the site.

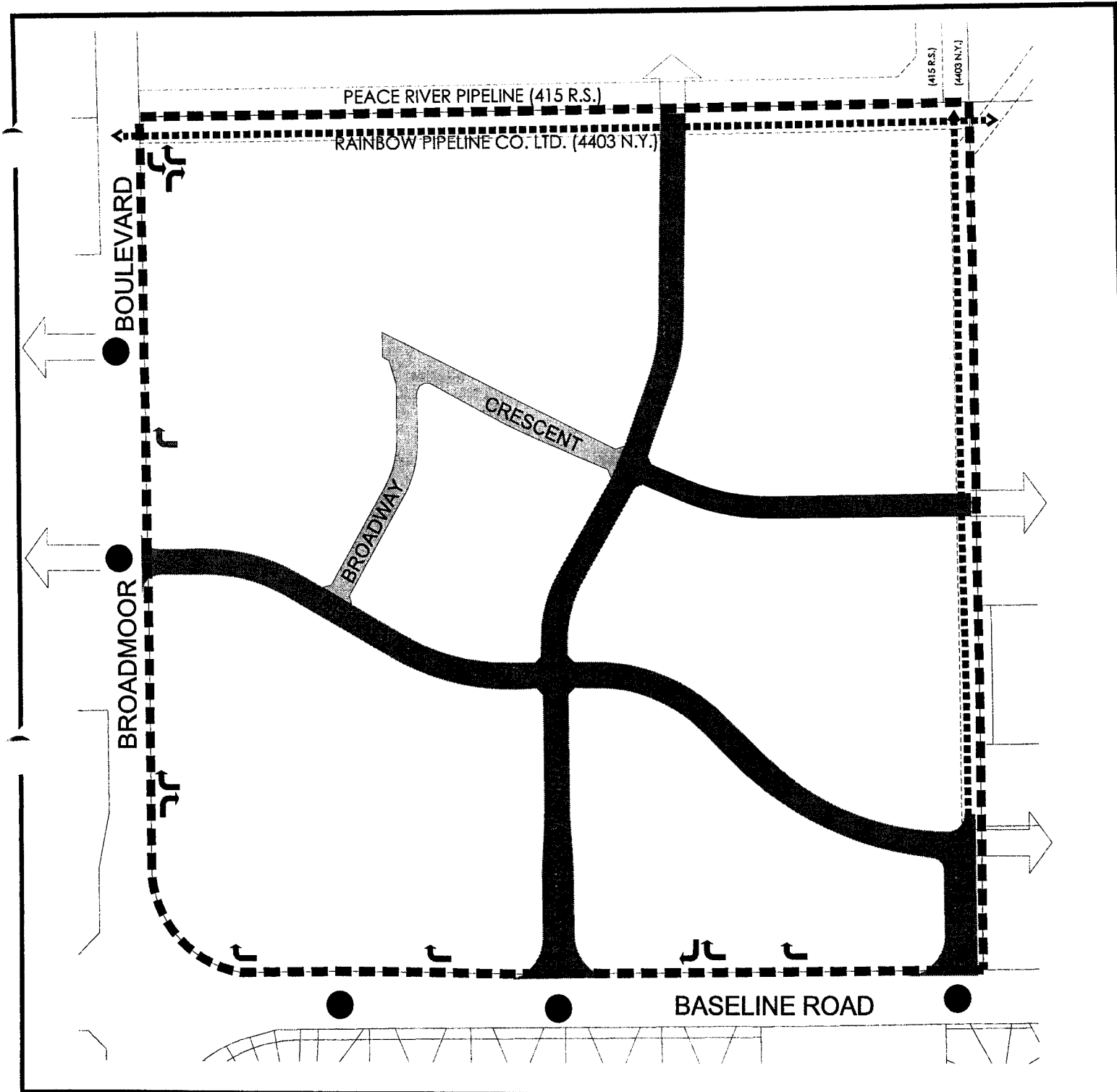
4.1.2 Existing External Roadway System

- a. Broadview Park is well served by two major arterial routes, namely Baseline Road on its south boundary, and Broadmoor Boulevard to the west.
 - i. Baseline Road functions as a major east-west arterial roadway, and presently is a six lane divided surface south of the site with turning lanes at its intersection with Broadmoor Boulevard. Baseline Road is the main roadway link between the plan area and the City of Edmonton to the west and Highway 21 to the east. The speed limit on Baseline Road is 70 km/h adjacent to the plan area.
 - ii. Broadmoor Boulevard is also designated as an arterial roadway along the western site boundary. It represents the main linkage between the Broadview Park and Highway 16 to the north, Sherwood Park to the south, and points east and west via Baseline Road and Highway 16. Broadmoor Boulevard is currently developed as a four lane divided roadway with the potential to be upgraded to six lanes. The speed limit on Broadmoor Boulevard is 70 km/h adjacent to the plan area.

4.2 Internal Roadway System

4.2.1 The proposed internal roadway system within Broadview Park is based on the following two road types as shown on Figure 4.1:

- a. Local Roads - provide direct access to individual parcels. Actual alignments will be heavily dependent on final subdivision planning. This pattern is shown for information purposes only as part of the overall land use concept.
- b. Collector Roads – generally connect local roads with peripheral arterial routes. They are capable of handling up to 7000 vehicles per day. The proposed collector roadway system first includes a continuous spine (Broadview Drive) connecting Baseline Road thru the plan area to the NW¼ 3-53-23-W4. Two collectors run east-west through the ASP. A south east-west collector (Broadway Boulevard) intersects the entire plan area and connects Broadmoor Boulevard and the Strathcona Centre development to the east. The north east-west collector (Broadview Road) connects the



LEGEND



COLLECTOR ROAD



LOCAL ROAD



ALL DIRECTIONAL ACCESS



PEDESTRIAN WALKWAY TRAILS



Proposed Right-In, Right-Out, Left-In Access Only



Right-In, Right-Out Access Only

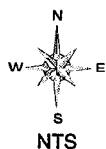


Right-In Access Only



Right-Out Access Only

FIGURE 4.1
INTERNAL ROADWAY
CONCEPT



Drawn by: C. Smearer CPT

File No: 4410-2005P009

Date Drawn: 21/04/06

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Strathcona
County

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central spine with the north part of the Strathcona Centre development. The collectors will be constructed with a 13.5 m carriageway within a 24 m right-of-way.

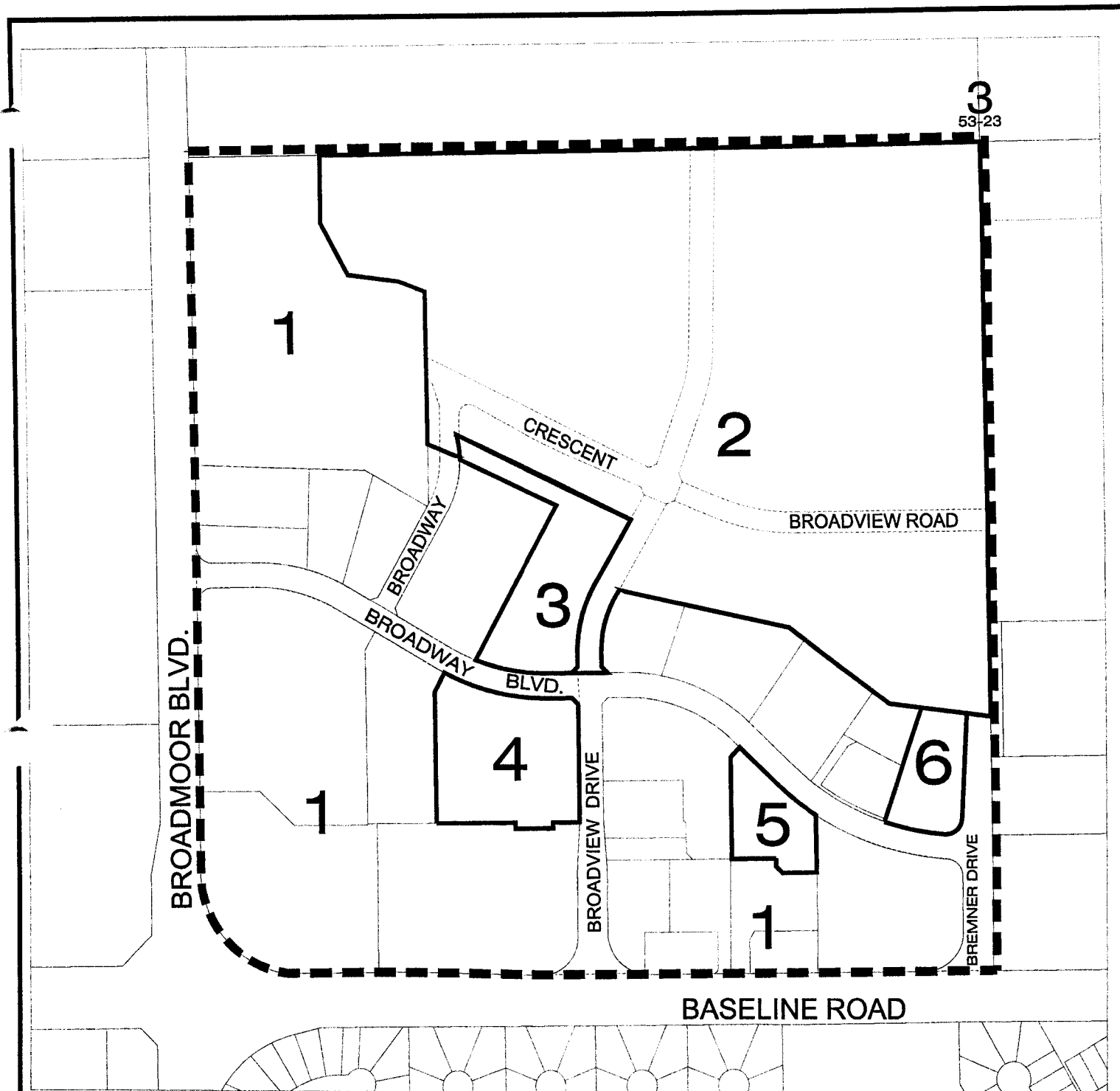
- 4.2.2 A recently completed Traffic Impact Assessment by Bunt and Associates (Broadview Park SW¼ 3-53-23-W4 ASP Amendment Traffic Impact Assessment, November 2005) recommends that the intersection of Broadview Drive and Broadway Boulevard be upgraded in the short term to include four-way stop control. As the lands develop to the north and west, the intersection will be monitored to reassess the impacts generated and assess warrants for improvement to a roundabout. Given that the road network has evolved over time and the intersection improvements that will be ultimately required at Broadview Drive and Broadway Boulevard could not have been anticipated early in the development of Broadview Park, contributions in aid of the construction of the future intersection improvement to a roundabout standard will be proportionately assessed and levied against each of the remaining undeveloped lands as conditions of subdivision or development permit approvals. The County has agreed to contribute the proportionate amount for the existing developed parcels. Figure 4.2 identifies the lands and proportionate sharing of the contributions involved.

4.3 Site Access/Egress

- 4.3.1 The spacing of all-directional accesses shall strive to conform to the 400 m standard set by the County. However, additional all-directional accesses may be considered at spacings less than 400 m provided that acceptable traffic assessments and studies determine that the function and integrity of the roadway system to accommodate safe and efficient traffic movements are maintained.
- 4.3.2 Accesses providing right-turn only movements, and where warranted, left in movements, in and out of the site, will be spaced according to traffic design principles in order to create efficient traffic movements.
- 4.3.2 Where collector roads intersect Baseline Road and Broadmoor Boulevard, both the central and the east Boundary collectors will be expanded to a 30 m wide right-of-way. This will allow the addition of turning lanes to facilitate traffic movements at the intersections.

4.4 Transit Opportunities

- 4.4.1 Broadview Park is proposed as a major employment node in Sherwood Park, similar in part to Broadmoor Centre. Therefore, establishment of a feeder transit service similar to the existing bus route in Broadmoor Centre may be feasible once employment and use begins to reach design capacity. The phased development of internal collector loop systems within the plan area, oriented to Broadmoor Boulevard and Baseline Road, would facilitate such a transit feeder loop.



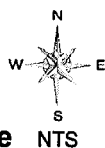
Legend

- 1** 52.07% - Developed
- 2** 40.14% - Undeveloped
- 3** 2.56% - Lot 1B, Blk 204

- 4** 2.98% - Lot 5, Blk 201
- 5** 1.12% - Lot 5A, Blk 205
- 6** 1.13% - Lot 5, Blk 205

FIGURE 4.2
PROPORTIONATE SHARING
CONTRIBUTIONS

Broadway Boulevard/Broadview Drive
 Intersection Improvements



Drawn by: Chantelle Smearer CPT

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Strathcona

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4.5 Walkway / Pedestrian Linkages

- 4.5.1 Broadview Park is ideally suited to provide linkages from several Sherwood Park residential neighbourhoods south of Baseline Road to parks and recreation facilities located to the north and northeast of the plan area. Further, a component of a new regional park being planned in the center of Section 3-53-23-W4 is located within Broadview Park. In total, the proposed regional park will be approx. 30 to 40 acres in area and will be linked to the wetland/storm water amenity being proposed in the NE 3 and the Centennial Wetlands located north of Lakeland Drive.
- a. Existing Trails and Walkways – Existing Trails within the plan area are limited to a walkway / pedestrian trail located along Broadmoor Boulevard to the west. The Heritage Trail runs along the south side of Baseline Road.
 - b. Proposed Trails and Linkages - The development of new recreation facilities (Millennium Place), the proposed expansion of existing parks (Centennial Park) and plans for new parks in the area (Regional Park) demand that pedestrian access opportunities through Broadview Park be planned accordingly. Pedestrian access can be improved substantially by taking advantage of existing utility right-of-ways within the plan area. A proposed trail linking Broadmoor Boulevard with the new regional park is planned along the north quarter section line of the planned area within the Rainbow Pipeline Right-of-way. Further, a trail connecting Baseline Road with the regional park along the eastern boundary of the plan area will take advantage of existing undeveloped road rights-of-way and the sanitary trunk sewer right-of-way. This trail will be coordinated with the trail that has been identified within the Strathcona Centre ASP. The trails are to be developed in accordance with the County's Open Space Development Standards. The trail network is shown on Figure 4.1.
 - c. Sidewalks - In addition to trails, sidewalks will required in accordance with County Engineering and Servicing Standards on proposed local and collector roadways. The sidewalk network will be designed to interconnect to the above noted walkway / pedestrian trail system as well as the sidewalk network located and/or proposed in adjacent development areas to the east and north. Where a redevelopment of an existing developed parcel is proposed, a sidewalk will be required adjacent to the site.
 - d. Missing Trail Links - The north side of Baseline Road within the plan area has been identified as a missing trail link. The County will encourage developers and landowners in the plan area to contribute towards the completion of this missing link.

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5.0 DEVELOPMENT CONCEPT

5.1 Design Elements

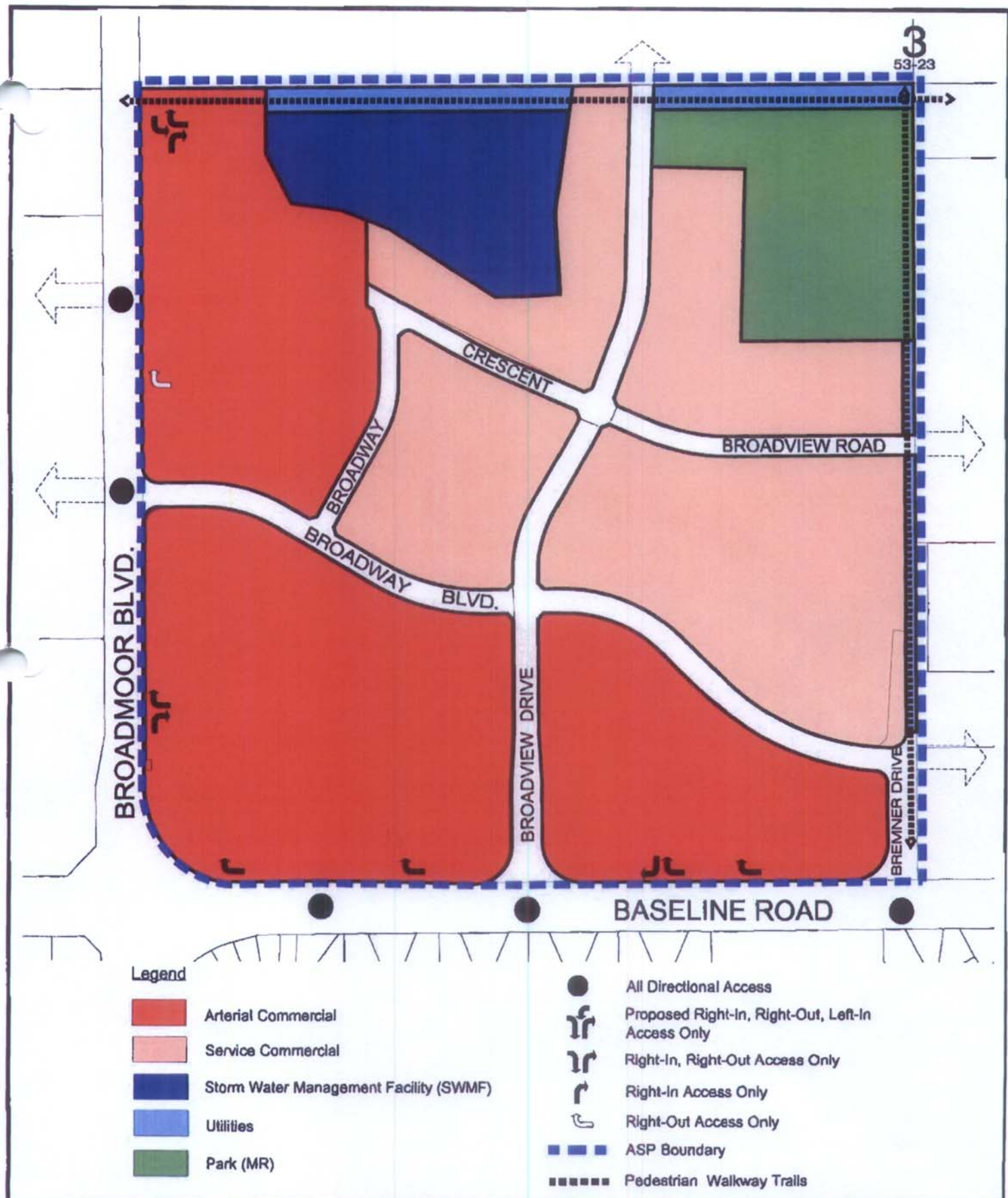
5.1.1 There are five major site features which have influenced the proposed conceptual design of Broadview Park. These determinants can be described as follows:

- a. The proximity of the site to major arterial routes within the Sherwood Park Urban Service Area creates strong market opportunities for maximum high quality development along these routes. Such development should cater primarily to the traveling public as a major source of trade, as opposed to production or storage oriented activities which require a lower degree of business contact.
- b. The existing intermittent stream on site represents part of a stormwater management system based on stormwater detention. A stormwater management pond is situated in the northern portion of the plan area. The pond has been sized to accommodate the future drainage demand from the adjacent land uses.
- c. Broadview Park is found within close proximity to an existing residential area to the south, and developing residential, retail commercial and service commercial areas to the east. Therefore, it is imperative that the design concept reflect a land use hierarchy which buffers these neighbouring lands from conflicting land uses through appropriately located higher quality, compatible development within Broadview Park.
- d. Recent changes in the industrial land market suggest that orientation of Broadview Park to one particular industrial category, as indicated in previous area structure plans, is no longer practical. It is imperative that this proposed development offer maximum market flexibility through a diversified mixture of business and commercial uses. This in turn creates maximum employment potential within the Park.

5.2 Proposed Land Use

5.2.1 As a reflection of the previously-noted design determinants, Broadview Park contains the following land uses described below and noted on Figure 5.1.

- a. Arterial Commercial – Existing commercial uses occupy portions of the plan area adjacent to Baseline Road and Broadmoor Boulevard. Arterial commercial land uses within the Broadview Park are intended to encompass a full range of commercial uses such as retail sales, restaurants, professional offices, convenience stores, gas bars, health services and other uses permitted under the respective commercial zone.



Legend

- Arterial Commercial
- Service Commercial
- Storm Water Management Facility (SWMF)
- Utilities
- Park (MR)

- All Directional Access
- rf Proposed Right-In, Right-Out, Left-In Access Only
- rr Right-In, Right-Out Access Only
- r Right-In Access Only
- r Right-Out Access Only
- ASP Boundary
- Pedestrian Walkway Trails

FIGURE 5.1
DEVELOPMENT CONCEPT



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Date Drawn: 28/03/06	Dwg No: PUCF0016

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- b. Service Commercial – The majority of the central and northern portion of the plan area is to be developed as service commercial consisting of businesses that support the larger commercial and industrial industries within Sherwood Park and surrounding areas. It is recommended that the appropriate service commercial district within the Land Use By-Law be used for this section of the plan area.
- c. Park – Remaining Municipal Reserve (MR) owing within the plan area is to be dedicated for a park that is proposed in the northeast corner of Broadview Park. The MR land dedication will form the southwestern component of a larger regional park planned in the center of Section 3-53-23-W4 that combines MR dedications from all four quarter sections. The ASP requires that development of the park include fencing, trails, landscaping and field preparation in accordance with the County's Open Space Development Standards.
- d. Utilities - The Central Trunk Sanitary Sewer is located within an 18.5 metre (60 feet) easement located immediately west of the quarter section line separating the SE and SW¼ Section 3, as shown on Figure 5.1. In accordance with County policy, the easement will be designated a public utility lot upon subdivision in the area and the surface will be developed as part of a trail connection from Baseline Road to the new regional park proposed in the northeast corner of the plan area.
- e. Storm Water Management Facility - A final site utility influencing the land use pattern is a proposed stormwater detention area as part of the stormwater management scheme. Although the details of this system will be based on future stormwater management analysis, the schematic representation of an appropriately sized stormwater management facility is shown on the Figure 5.1. This proposed feature is sited within a naturally low area along the existing natural drainage course, thereby preserving more appropriate lands for service commercial development. The proposed location, which abuts utility easements, also creates minimal impact on the layout of surrounding lots. The eventual pond site will be designated as a public utility lot in future subdivision.

5.3 Urban Design And Landscaping Approaches

- 5.3.1 Architectural, landscaping and site design guidelines will be developed for all lands within the plan area. Such guidelines will be developed in cooperation with the County Planning and Development Department at the time of subdivision.
- 5.3.2 The stormwater management facility will be developed as a naturalized wetland in accordance with County standards. The use of a stormwater detention area also supports normal site maintenance rather than landscaping. This feature is not intended for aesthetic purposes, and will be constructed according to Alberta Environment and County stormwater guidelines.

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6.0 STATISTICAL SUMMARY

6.1 Land Use

6.1.1 The estimated land use breakdown in Broadview Park based on the proposed ASP design concept is presented as follows:

Table 6.1
Land Use Summary

<u>General Land Use</u>	<u>Hectares*</u>	<u>Acres*</u>	<u>%</u>
Arterial Commercial	26.7	66.0	42.9%
Service Commercial	19.1	47.2	30.7%
Park (Municipal Reserve)	4.3	10.5	6.9%
Sub-Total	50.1	123.7	80.5%
Roads	6.23	15.4	10.0%
Storm Water Management Facilities	4.1	10.1	6.6%
Utilities	1.81	4.5	2.9%
TOTAL ASP SITE	62.24	153.7	100.0%

*All areas approximate

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7.0 SERVICING SCHEME

7.1 Purpose

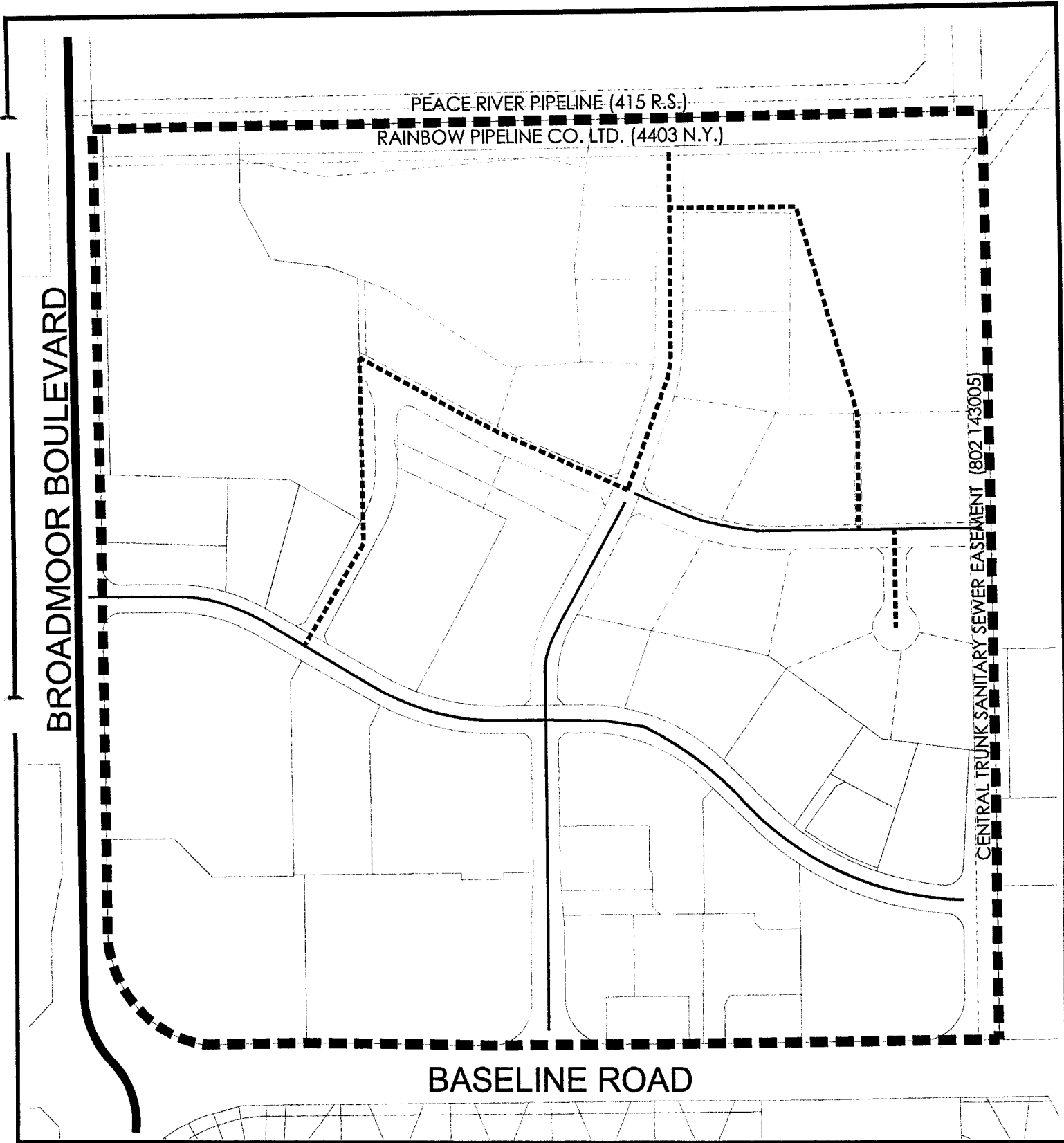
- 7.1.1 The primary objective of this servicing scheme is to describe in general, conceptual terms how Broadview Park can be served by the three basic underground municipal utilities, namely water supply, sanitary sewers, and storm drainage. More detailed analysis and design requirements will be produced as part of future subdivision applications.

7.2 Water Supply And Distribution Concept



- 7.2.1 Water for domestic consumption and fire protection will be provided from the existing 400 mm diameter watermain on Broadmoor Boulevard. The onsite distribution system will be comprised of 300 mm diameter mains located on the north-south and east west collectors. The local road will contain 300 mm diameter mains for distribution to individual lots.
- 7.2.2 Watermain looping is currently provided via a 300 mm connection through the Strathcona Centre lands to the east. The conceptual layout of this system is shown on Figure 7.1.
- 7.2.3 Future looping for the northern lots shall be provided by looping through the proposed park site. The looping through the park will facilitate the required water system looping without relying upon servicing through lands outside of the plan area boundary. A trail system is proposed to connect to the park. Careful details regarding the location of the trail will ensure appropriate access for the operation and maintenance of the watermain.

7.3 Sanitary Sewer Concept

- 7.3.1 The Area Structure Plan site will be served by the existing 300 mm Central Trunk Sanitary Sewer which abuts the eastern edge of the SW¼ Section. The alignment of this trunk shifts to the northeast at the mid-point of Section 3.
- 7.3.2 The sanitary sewer concept for the plan area proposes gravity flow to the trunk through 250 mm local sanitary sewers. Due to the existing topography and proposed grading required to accommodate the minor and major storm systems (refer to Section 7.4), the available routing to provide a gravity sewer system to serve the northern portion of the Broadview Park area is through the proposed Park site. The conceptual layout of this system is shown on figure 7.2
- 7.3.3 The second option is based on construction of an interceptor sewerline along the north boundary of the Area Structure Plan. Gravity sewer mains would flow north to the interceptor, which would then extend east to tie in with the Central Trunk in the NE¼ Section 3. The feasibility of the interceptor sewerline

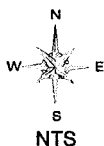


LEGEND

-  EXISTING 400mm WATERMAIN
-  EXISTING 300MM WATERMAIN

-  PROPOSED WATERMAIN

FIGURE 7.1
WATER DISTRIBUTION



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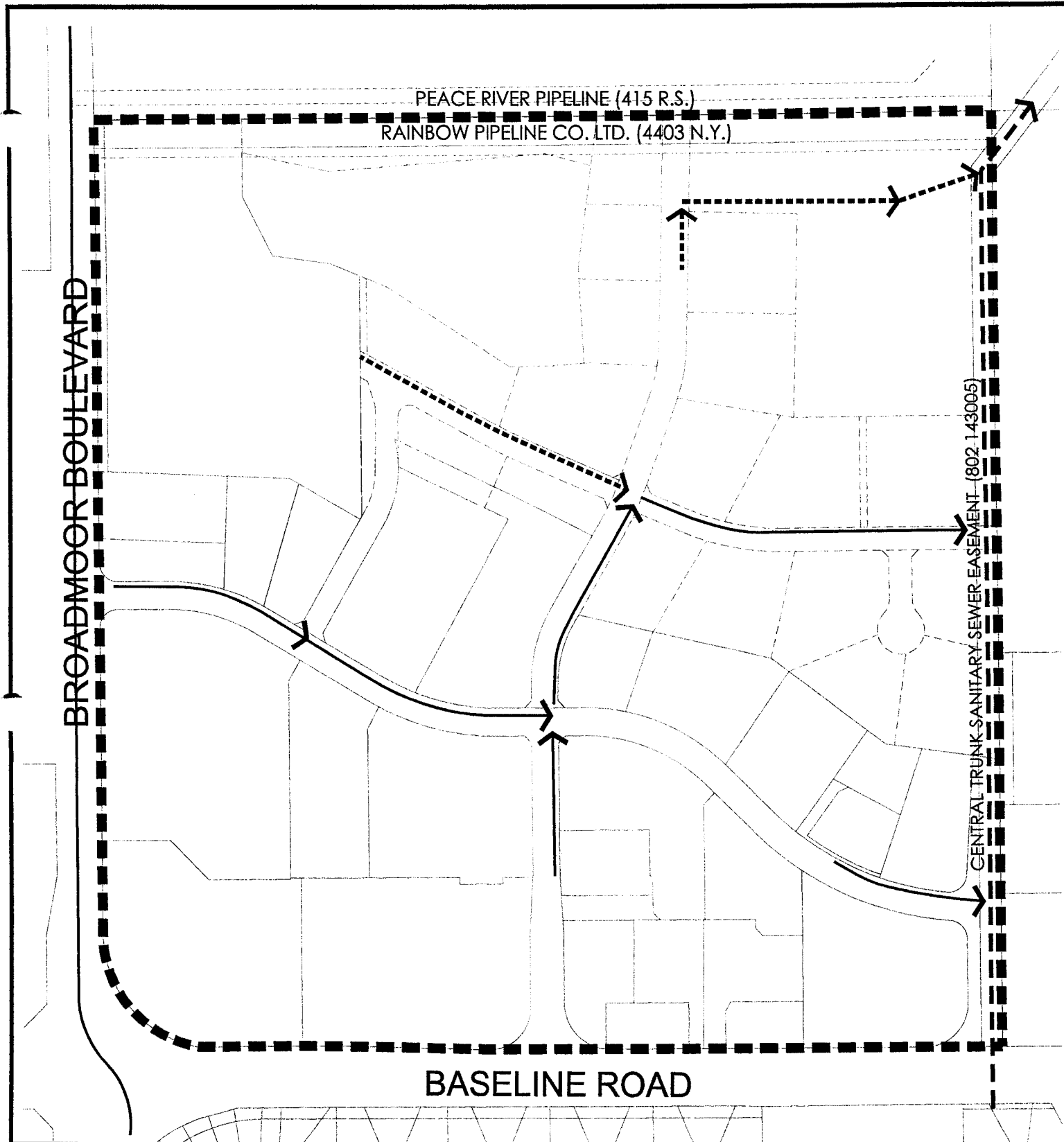
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Dwg No: PUCF0015

BROADVIEW PARK AREA STRUCTURE PLAN

Strathcona
County

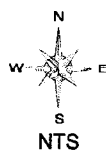


LEGEND

- EXISTING SANITARY SEWER
- - - - -→ PROPOSED SANITARY SEWER

- - - - -→ EXISTING CENTRAL SEWER TRUNK

**FIGURE 7.2
SANITARY SERVICING**



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approach will be dependent on the timing of future development in these neighbouring lands.

7.4 Stormwater Management Concept

7.4.1 The sloping characteristics of the Broadview Park are highly suited to stormwater management. All storm drainage works will be in compliance with the requirements of Alberta Environment and County Stormwater guidelines.

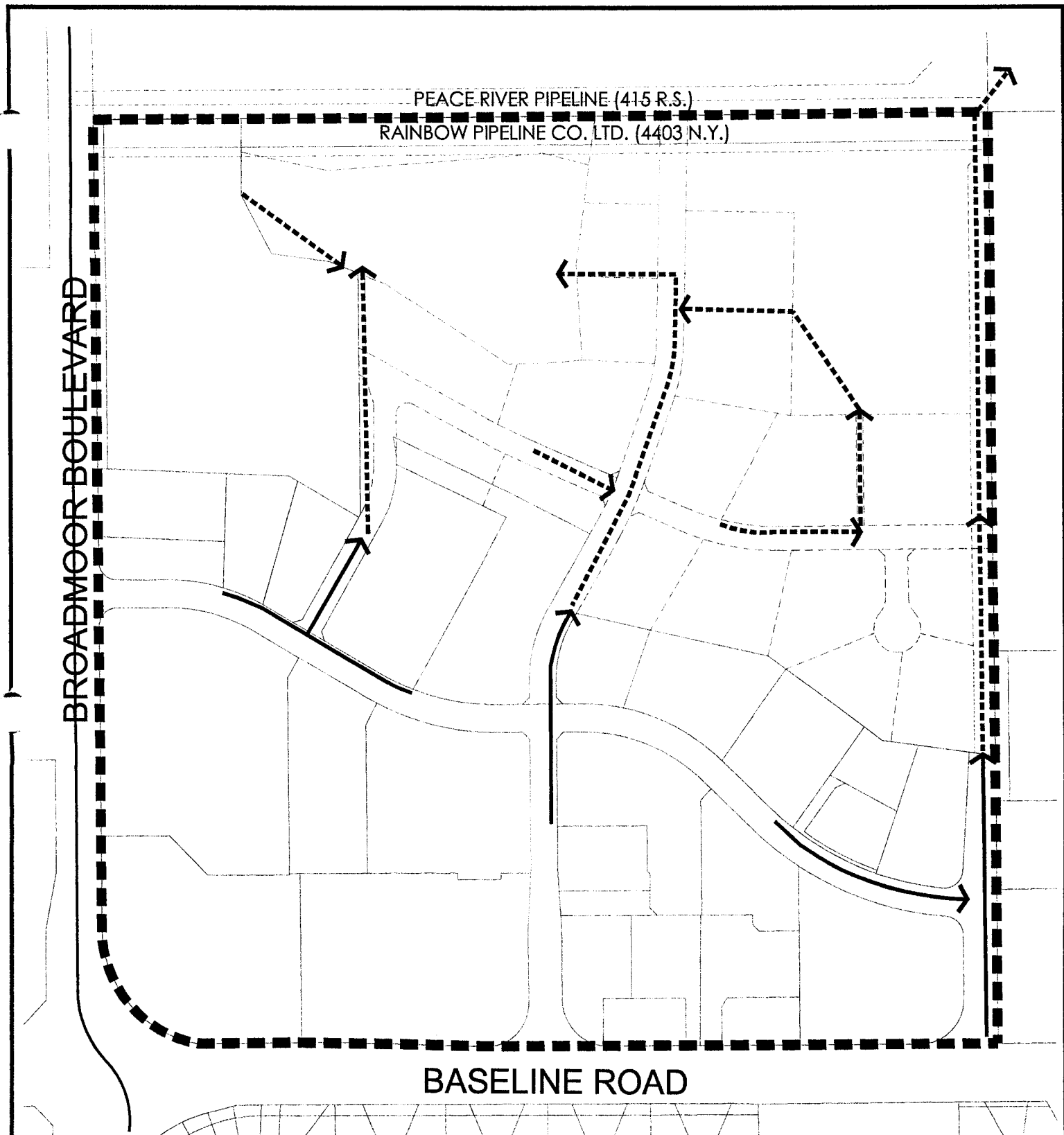
7.4.2 A stormwater detention pond will be located in the northwest corner of the plan area, within an existing natural depressional area. Drainage to this facility will be through a combination of surface routes for the major drainage system and underground stormwater pipes for the minor drainage system. The extent of surface swale and piped drainage use will be dependent on the existing site drainage pattern, and on the allowable length of surface drainage relating to the detailed internal roadway pattern.

7.4.3 In areas where Service Commercial parcels back onto the stormwater management facility, further review of the design of the facility at the subdivision stage may be necessary to ensure a suitable transition from the private Service Commercial lots to the public lands.

7.4.4 The storm servicing is illustrated on Figure 7.3. Due to the existing topography and the most efficient grading pattern required to drain the site, the minor piped system and the major surface drainage system will cross through the proposed park. Alignment of the proposed trail system within close proximity to the minor storm pipes will ensure appropriate access for maintenance is provided.

7.5 Franchise Utilities

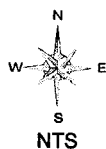
7.5.1 Both power and gas are readily available at the boundaries of the site. No utility operators anticipate any problems in servicing the site. It is anticipated that the power and street light distribution system will be underground in order to enhance the high quality character of the development.



LEGEND

- EXISTING STORM SEWER
- - - - -→ PROPOSED STORM SEWER

**FIGURE 7.3
STORM SERVICING**



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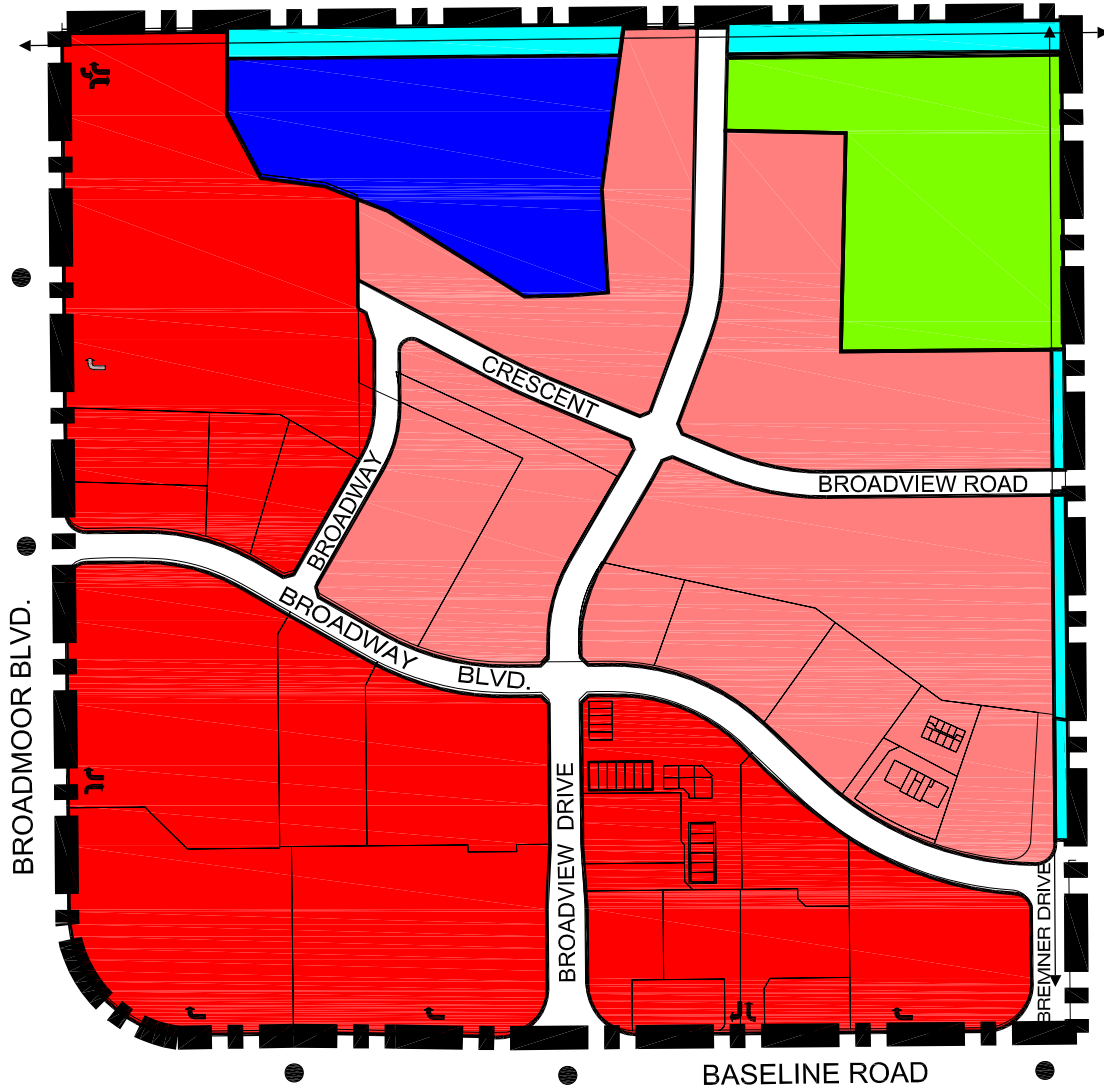
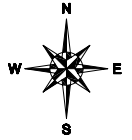
BROADVIEW PARK AREA STRUCTURE PLAN

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8.0 DEVELOPMENT STAGING CONCEPT

8.1 Implementation

- 8.1.1 Development locations within Broadview Park will be determined by the logical and economical extension of roads and services for the area. As well, the timing of various stages will depend on market conditions for Commercial and Service Commercial land in the Capital Region generally and Strathcona County specifically. Stages will be developed as demand dictates.
- 8.1.2 Redistricting and subdivision applications will be prepared in accordance with the ASP.



Broadview Park Area Structure Plan Bylaw 37-2006

Date of Adoption May 23, 2006

EXISTING LAND USE

- Arterial Commercial
- Service Commercial
- Storm Water Management Facility (SWMF)
- Utilities
- Park (MR)

- All Directional Access
- Proposed Right-In, Right-Out, Left-In Access Only
- Right-In, Right-Out Access Only
- Right-In Access Only
- Right-Out Access Only

- ASP Boundary
- Pedestrian Walkway System
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