

BY-LAW 10-90

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE DURHAM TOWN SQUARE AREA STRUCTURE PLAN BY-LAW 38-86.

WHEREAS it is deemed advisable to amend the Durham Town Square Area Structure Plan;

NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:


That By-law 38-86 be amended as follows:

1. This By-law is to be cited as the "Durham Town Square Area Structure Plan Amendment No. 1".
2. That Schedule "A" attached hereto is hereby adopted as part of this By-law.

Read a first time this 30th day of January, 1990.

Read a second time this 27th day of February, 1990.

Read a third time and finally passed this 27th day of February, 1990.


Reeve


Corporate Secretary

SCHEDULE "A"

BY-LAW 10-90

DURHAM TOWN SQUARE
AREA STRUCTURE PLAN AMENDMENT

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SCHEDULE "A"

**DURHAM TOWN SQUARE AREA STRUCTURE
PLAN AMENDMENT**

1.0. INTRODUCTION

Durham Town Square Area Structure Plan was adopted by the County of Strathcona as Bylaw No. 38-86 on July 8, 1986. This bylaw was passed to provide a framework for subsequent subdivision and development of 64.67 ha of land in the S.W. 1/4 Section of 2-53-23-4, located at the northeast corner of Baseline Road and Sherwood Drive.

2.0. AMENDMENT AREA

The proposed amendment area is located in the northeast part of the 1/4 Section, shown on Figure 1 and legally described as Lot F, Plan 2736 R.S. The Area Structure Plan Development Concept designated this parcel as Single Family or District Park/Institutional.

3.0. PURPOSE OF AMENDMENT

This amendment is to request the option of Single Family development and also to add a Low Density Multi-Family Area. The proposed Development Concept for this area is shown on Figure 2.

The Stormwater Management Area shown is subject to more detailed engineering and could become Single Family use if not required for stormwater storage.

The single family area would contain approximately 66 lots, on 5.42 ha, and the Multi-Family Area would comprise approximately 1.95 ha., expected to be developed at 20 units per ha. of low-rise attached housing. The Stormwater Management Area would be approximately 0.35 ha if required.

4.0. JUSTIFICATION

- .1 The County of Strathcona Parks and Recreation Policy which identified a possible requirement for District Park/Institutional Site in this vicinity was evolved in the early 1980's at a time when trends were to higher density development. Furthermore, a greater area to the north, south and west of this proposed site was expected to be developed as residential area, making this site somewhat central to a student population base.

SCHEDULE "A"

Durham Town Square Area Structure
Plan Amendment

Page Two

It is now expected that student population of the area north of Baseline Road will be significantly less than originally anticipated and that the geographic centre will be in the vicinity of Lakeland Boulevard.

- .2 There is no reserve dedication owing from the lands in Durham Town Square; accordingly, any land for public purposes would have to be purchased by the County of Strathcona.
- .3 Development of Lot F for residential purposes creates a more viable development area in the northeast quadrant of Durham Town Square and increases the student population for a possible Durham/Clover Bar neighbourhood school.

5.0. IMPACT

The amendment removes open space from this area, although a park linkage via walkways, storm pond and pipeline is anticipated to connect with the school park site being developed in Clover Bar Ranch.

The Church site and Hospital site are both expected to maintain a significant amount of passive open space. The 16 ha strip of land adjacent to the north boundary of Durham Town Square will owe reserve dedication when subdivided.

Positive impact will result from increased population which may render a neighbourhood school viable. The low density multi-family district is expected to cater to retired and semi-retired people who have an interest in being near the Church, hospital and shopping facilities.

6.0. STATISTICS

Tables 1, 2, and 3 show revised land use statistics, revised population statistics, and revised school requirements for Durham Town Square Area.

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SCHEDULE "A"Table 1DURHAM TOWN SQUARE
*AMENDED LAND USE ALLOCATIONS

	Hectares	Acres	%age
Gross Area	64.67	159.81	100.00
Commercial	8.17	20.20	12.64
Town Centre Commercial	6.47	16.00	10.01
Professional Commercial	1.01	2.50	1.57
Neighbourhood Commercial	0.69	1.70	1.06
Residential	27.26	48.10	30.10
Single Family	14.43	35.66	22.31
Special Residential	6.27	15.50	9.70
Low Density Multiple	4.78	11.81	7.39
Medium/High Density Multiple ...	1.78	4.40	2.75
Prof. Commercial/Health Care Site ...	1.42	3.50	2.19
Circulation (including Public Utility Lots)	11.74	29.00	18.15
Open Space/Passive Recreation Area ..	2.02	5.00	3.13
Multi-Health Care Site & Church Institutional	14.06	34.74	21.74

* Statistics from original A.S.P. used, except as modified by conversion of 8.09 ha of District Park/Institutional to Residential.

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SCHEDULE "A"
TABLE 2

DURHAM TOWN SQUARE
AMENDED DISTRIBUTION OF RESIDENTIAL USES

	Hectares	Acres	%age
Single Family	14.43	35.66	52.94
Special Residential	6.27	15.50	23.00
Low Density Multiple	4.78	11.81	17.53
Medium/High Density Multiple	1.78	4.40	6.53
	27.26	67.37	100.00

DURHAM TOWN SQUARE
DISTRIBUTION AND CATEGORY OF DWELLING UNITS

	Units/ha	Units	%age
Single Family	15.75	277	34.24
Special Residential	20	125	18.85
Low Density Multiple	37 *	177	26.70
Medium/High Density Multiple	75	134	20.21
		663	100.00

DURHAM TOWN SQUARE
POPULATION AND DENSITY

	Persons/Unit**	Units	Persons
Single Family	3.10	227	801
Special Residential	2.17	125	271
Low Density Multiple	2.60	177	561
Medium/High Density Multiple	2.17	134	291
		663	1924

* It is expected that most Low Density Multi-Family sites will have less density.

** From 1987 Municipal Census for County of Strathcona No. 20.

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SCHEDULE "A"

TABLE 3

DURHAM TOWN SQUARE
AMENDED SCHOOL REQUIREMENTS BY HOUSING TYPE*

	Pupils/unit/Cal.Enrolment		
	Elementary	Jr. High	Sr. High
Single Family	0.43/98	0.20/45	0.16/36
Special Residential	0.25/31	0.08/10	0.08/10
Low Density Multiple	0.43/76	0.12/21	0.12/21
Medium/High Density Multiple ...	0.25/34	0.08/11	0.08/11
	239	87	78

DURHAM TOWN SQUARE
CALCULATED PUBLIC/SEPARATE SCHOOL ENROLMENT

SCHOOL	PUBLIC	SEPARATE
Elementary	180	49
Junior High	65	22
Senior High	32	12
	277	83

* Same pupils per unit used as original A.S.P.

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SCHEDULE "A"

LOT F
PLAN 2736 RS

SINGLE FAMILY OR
DISTRICT PATE/INSTITUTIONAL



STRATHCONA CENTRE

Sherwood Drive

NC

PC

PC

TC
TOWN CENTRE
COMMERCIAL

Open Space/Passive
Recreation Area

Prof. Commercial/
Health Care Site*

MULTI
HEALTH CARE
FACILITY

Brower Drive

CHURCH

CHURCH

Baseline Road

DEVELOPMENT CONCEPT

Commercial

Town Centre Commercial
Professional Commercial
Neighbourhood Commercial



Residential

Single Family
Special Residential
Low Density Multiple
Medium/High Density Multiple



Prof. Commercial/Health Care Site*

Open Space/Passive Recreation Area

All Directional Access



Pedestrian Walkway System



* This area may be acquired by the County of Strathcona and integrated as part of the Multi Health Care Facility Site.



akley design

JUNE 1988
075 01 4

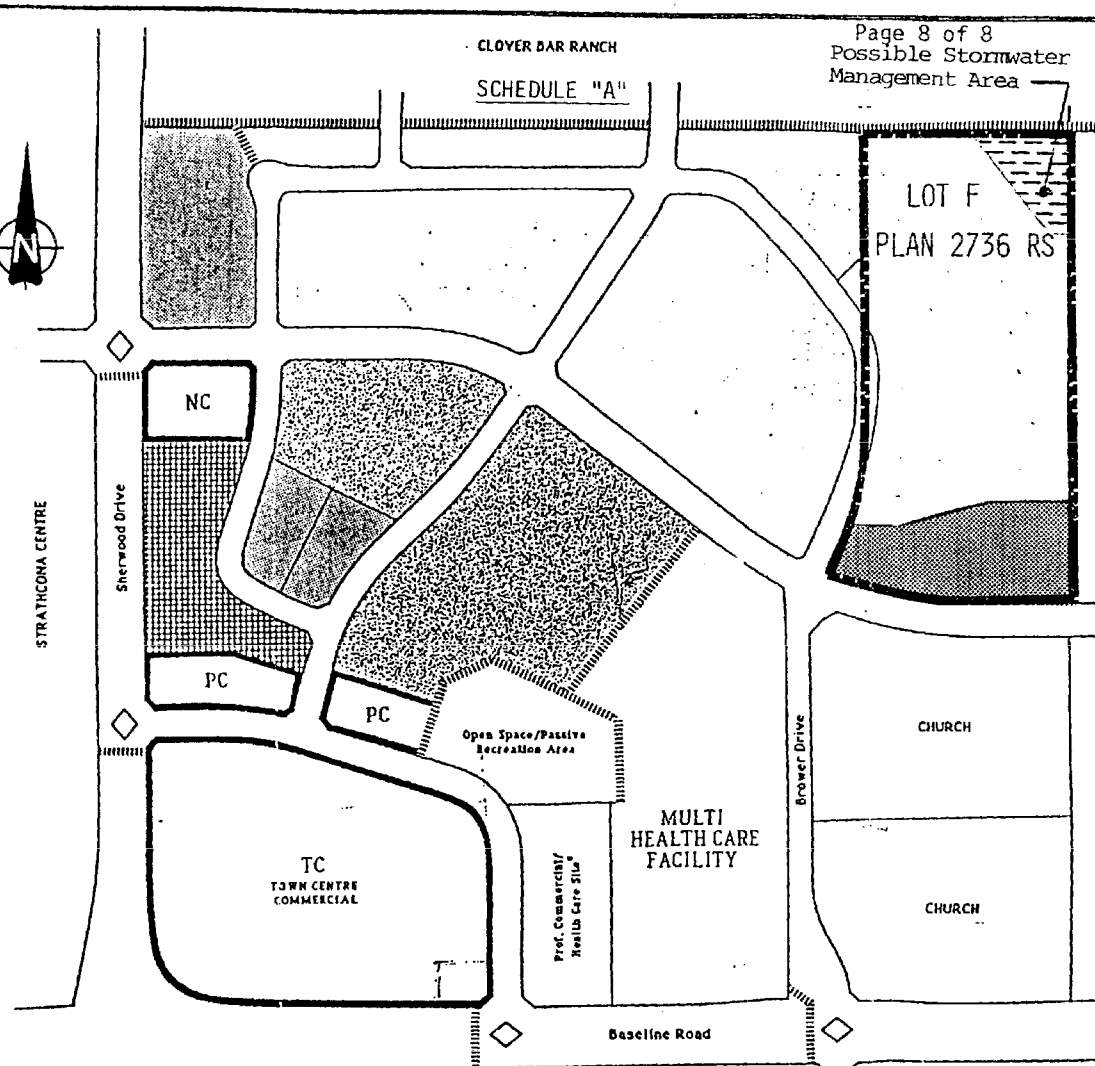
FIGURE 1



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CLOVER BAR RANCH
SCHEDULE "A"

LOT F
PLAN 2736 RS



REVISED
DEVELOPMENT CONCEPT

- Commercial
 - Town Centre Commercial
 - Professional Commercial
 - Neighbourhood Commercial
- Residential
 - Single Family
 - Special Residential
 - Low Density Multiple
 - Medium/High Density Multiple
- Prof. Commercial/Health Care Site*
- Open Space/Passive Recreation Area
- All Directional Access
- Pedestrian Walkway System



* This area may be acquired by the County of Strathcona and integrated as part of the Multi Health Care Facility Site



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Revised October 20/89




FIGURE 2



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Durham Town Square Area Structure Plan Bylaw 10-90 (Amendment 1) Date of Adoption 27-Feb-1990

Commercial		Road Plan	
TC - Town Centre Commercial		ASP Boundary	
PC - Professional Commercial		Pedestrian Walkway System	
NC - Neighbourhood Commercial		All Directional Access	
Low Density Multiple Residential			
Medium/High Density Multiple Residential			
Single Family Residential			
Special Residential			
Open Space/Recreation	