

BY-LAW 98-92

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. That this By-law 98-92 is to be cited as the "Durham Town Square Area Structure Plan
Amendment - Fantasy Homes Ltd."
2. That Schedule "A" attached hereto is hereby adopted as part of the By-law.

Read a first time this 3rd day of November, 1992.

Read a second time this 8th day of December, 1992.

Read a third time and finally passed this 8th day of December, 1992.


Reeve

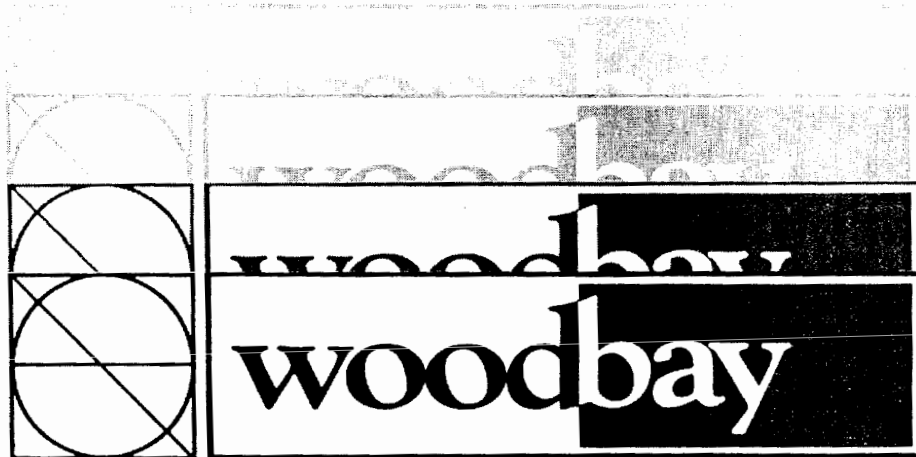

Corporate Secretary

By-law 98-92

SCHEDULE "A"

**DURHAM TOWN SQUARE
AREA STRUCTURE PLAN
AMENDMENT**

FANTASY HOMES LTD.



Consulting Group

DURHAM TOWN SQUARE AREA STRUCTURE PLAN AMENDMENT
(FANTASY HOMES LTD)

1.0 INTRODUCTION

The Durham Town Square Area Structure Plan in the SW 1/4 Section 2 - 53 - 23 - 4 was adopted by Council by Bylaw No. 38-46 on July 8, 1986 and amended on February 27, 1990. The amendment concerned the northeast part of the 1.4 section and had the effect of allowing the addition of a low density multi-family area.

2.0 AMENDMENT AREA

The proposed amendment area covered by this application is located on the west boundary of Lot B Subdivision Plan 620 R.S. in the west central part of the 1/4 section, as shown on Figure 1 and represents a 50% unsubdivided interest or 4 hectares (10 acres) of the property.

The original Area Structure Plan Development Concept indicated the following uses in the area concerned:

1. Professional Commercial
2. Medium High Density Multiple
3. Low Density Multiple



EXISTING AREA STRUCTURE PLAN

DURHAM
TOWN SQUARE

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



akley design

JUNE 1966
075 01 4

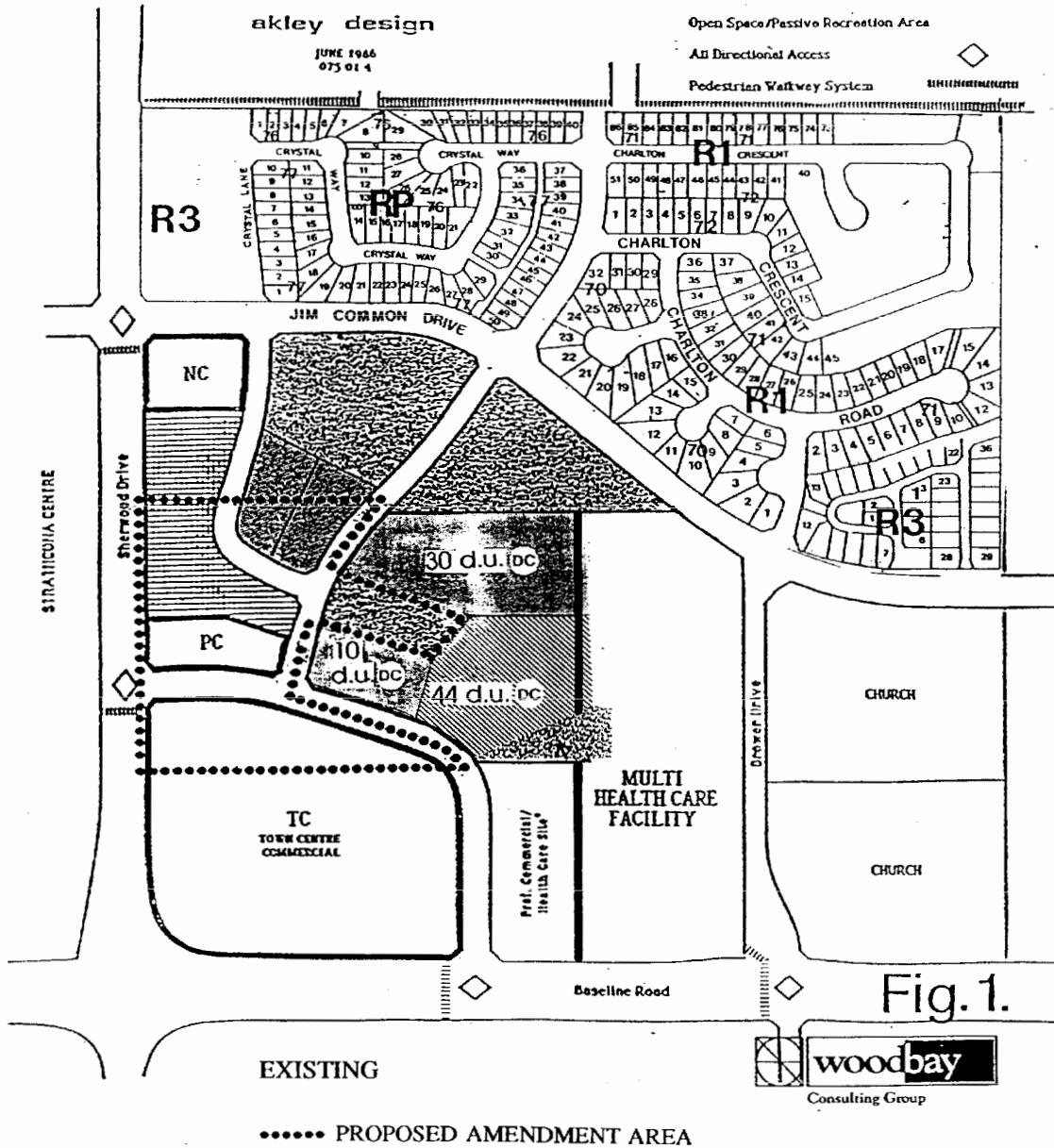


Fig. 1.

woodbay
Consulting Group

3.0 PURPOSE OF AMENDMENT

This amendment is to request the following:

i) East of the North - South Collector:

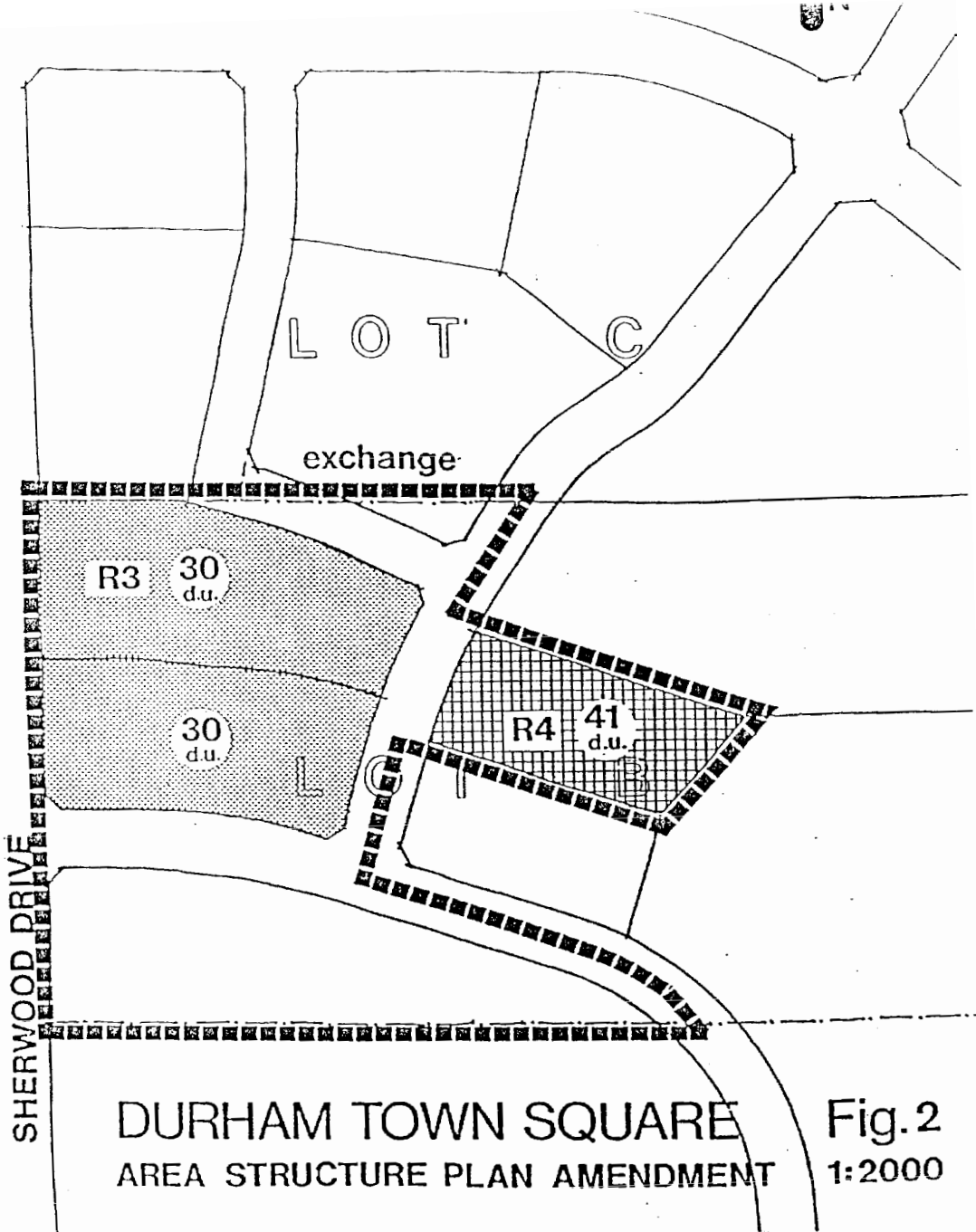
Medium Density Multiple (R4) in place of Special Residential on the 1.34 acre (approximately) parcel penetrating the recently approved Tri-Summit Development Corporation area. It is intended that this parcel be subdivided out and retained by Fantasy Homes Ltd.

ii) West of the North - South Collector:

Low Density Multiple (R3) in place of Professional Commercial and the Medium High Density Multiple proposed by the original Area Structure Plan and the realignment of the collector entering the property from the north and curving east to meet the north - south collector.

4.0 JUSTIFICATION

It is a well know fact that our population is greying with more and more seniors as a percentage of our overall population. It is expected that this trend will continue well into the next century. In many communities in Alberta it is becoming necessary to provide land with suitable zoning for the development of housing specifically designed for seniors. Initially the plans for the Tri-Summit Development Corporation lands contained a number of sites for seniors housing. However since that would have



DURHAM TOWN SQUARE
AREA STRUCTURE PLAN AMENDMENT

Fig. 2
1:2000



increased the density in their area, well above the density proposed in the Area Structure Plan, this had to be deleted from their proposal. The lands owned by Fantasy Homes Ltd. include proposed Medium Density Multiple zoning in the approved Area Structure Plan. Upon registration of the subdivision plan for this 22 acre parcel, Fantasy Homes would end up with a 1.34 acre parcel more or less, that would be ideally suited for a seniors apartment development for the following reasons:

- a) The site is more level than the lands west of the north - south collector road.
- b) It is not any closer in distance to Charlton Heights than the most northeasterly corner of the lands west of the north - south collector road.
- c) Tri-Summit lands between Charlton Heights and the Fantasy Homes parcel rise to the northeast, so that a proposed seniors development would be barely visible, if at all, from Charleton Heights.
- d) The development of the Tri-Summit lands immediately to the north of subject parcel will further act as a buffer between Charleton heights and the seniors development.
- e) The Sherwood Park seniors group was disappointed about the reduction of seniors housing on the Tri-Summit lands and as we understand it, they opposed the plan now approved for Tri-Summit for that reason. The inclusion of a seniors site on the Fantasy Homes property would compensate for the reduction of seniors housing on the Tri-Summit lands.
- f) The proposed seniors site would be surrounded by the multi-family housing, including adult housing by Tri-Summit, some of which may include two story town housing. For that reason we believe that the differences in density will be quite compatible.

- g) The lands to the west of the north-south collector road have a substantial variance in elevation. Because of the problems created by that, it would be better to develop these lands with a comprehensive development of lower density.
- h) By designating the seniors site as R4 and a maximum of 41 units and limiting the density on the western parcels to R3 with a maximum of 60 units, the result would be a total of 101 units. The residential categories proposed under the Area Structure Plan generate a total of 106 units, so there would be a small overall reduction of 5 units.

The net result is to redistribute the densities attributed to the Fantasy Homes property in a more even pattern and spread slightly fewer residential units over a larger area, resulting in lower net densities. The deletion of the professional commercial site will tend to enhance the residential character of this area.

A concern with the original Area Structure Plan is the projected alignment of the road running through the property from north to south, in a manner which would unnecessarily fragment the property. It would create a virtually unusable portion between it and Lot C to the north and create difficult site planning conditions for the remainder of the property. The road is also based on substandard alignment geometry, containing a curve with a radius of less than 40 metres, whereas the County of Strathcona standard is 90 metres.

Since the owners of Lot C have made it very clear that they do not wish to cooperate with Fantasy Homes in a rationalization of boundaries, the only solution would be to bring the road east along the north boundary of the Fantasy Homes property. However, consideration of roadway design geometry dictate a small property exchange between the adjacent owners as indicated in Figure 2. This would create a



more desirable configuration for development in Lot C and not affect the developable area of the property in any way. This revised alignment also avoids a number of fine tree groups which would have been destroyed by the original alignment.

5.0 IMPACT

As indicated previously, any impacts of this proposed amendment would have only a positive affect from an environmental point of view in terms of improving the opportunities for preserving tree stands and respecting the topography. However, sensitive site planning will be required to create an acceptable interface between the housing units and the Town Centre commercial area to the south.

Storm water runoff will be accommodated by detention facilities incorporated into the development, that is within the property owned by the proponent of this amendment, Fantasy Homes Ltd.

6.0 STATISTICAL ANALYSIS

1. The combination of Medium / High Density Multiple and Low Density Multiple projected in the original Area Structure Plan, would generate approximately 106 units in the amendment area.
2. The proposed amendment would result in a maximum of 101 units in the same property. It is proposed to develop the parcels on the east side of the collector at a significantly lower density than the maximum permitted under the R3 category due to the nature of the site, the need to provide for storm water detention facilities and market demand.



TABLE 1: STATISTICAL ANALYSIS

A. EXISTING AREA STRUCTURE PLAN

	<u>Persons / Unit*</u>	<u>Units</u>	<u>Persons</u>
Low Density Multiple	2.60	18	47
Medium / High Density Multiple	2.17	77	167
Special Residential	2.17	11	24
		106	238

B. PROPOSED AMENDMENT

	<u>Persons / Unit*</u>	<u>Units</u>	<u>Persons</u>
Low Density Multiple	2.60	60	156
Medium Density Multiple	2.17	41	89
		101	245

Student Generation by Housing Type**

C. EXISTING AREA STRUCTURE PLAN

	Pupils per unit / calculated enrolment		
	<u>Elementary</u>	<u>Jr. High</u>	<u>Sr. High</u>
Low Density Multiple	0.43 / 8	0.12 / 2	0.12 / 2
Medium / High Density Multiple	0.25 / 19	0.08 / 6	0.08 / 6
Special Residential	0.25 / 3	0.08 / 1	0.08 / 1
	30	9	9

... continued

* 1987 Municipal Census, County of Strathcona No. 20.

** Based on original Area Structure Plan

TABLE 1: STATISTICAL ANALYSIS

<u>School</u>	Calculated Public / Separate School Enrolment	
	<u>Public</u>	<u>Separate</u>
Elementary	22	8
Junior High	7	2
Senior High	7	2
	<hr/> 36	<hr/> 12

TOTAL STUDENTS GENERATED = 48

D. PROPOSED AMENDMENT

	Pupils per unit / calculated enrolment		
	<u>Elementary</u>	<u>Jr. High</u>	<u>Sr. High</u>
Low Density Multiple	0.43 / 26	0.12 / 8	0.12 / 8
Medium Density Multiple	0.25 / 10	0.08 / 3	0.08 / 3
	<hr/> 36	<hr/> 11	<hr/> 11

<u>School</u>	Calculated Public / Separate School Enrolment	
	<u>Public</u>	<u>Separate</u>
Elementary	27	9
Junior High	8	3
Senior High	8	3
	<hr/> 43	<hr/> 15

TOTAL STUDENTS GENERATED = 58

3. The following Tables 2 and 3 contain revised statistics incorporating Amendments by Tri-Summit Development Corporation and Fantasy Homes Ltd.

TABLE 2

**DURHAM TOWN SQUARE
AMENDED DISTRIBUTION OF RESIDENTIAL USES
TRISUMMIT PROPOSED AREA STRUCTURE PLAN AMENDMENT**

	Hectares	Acres	%age
Single Family	14.43	35.66	52.00
Special Residential	3.24	8.00	11.67
Special Residential (DC)	3.50	8.65	12.62
Low Density Multiple	4.78	11.81	17.23
Medium / High Density Multiple	1.78	4.40	6.42
TOTAL	27.73	68.52	100.00

**DURHAM TOWN SQUARE
DISTRIBUTION AND CATEGORY OF DWELLING UNITS**

	Units/ha	Units	%
Single Family	15.75	227	33.00
Special Residential	20.00	65	9.50
Special Residential (DC)	23.50	84	12.23
Low Density Multiple	37.00	177	25.76
Medium / High Density Multiple	75.00	134	19.50
TOTAL		687	100.00

... continued

TABLE 2

DURHAM TOWN SQUARE
POPULATION AND DENSITY

	Persons Per Unit *	Units	Persons
Single Family Residential	3.10	227	704
Special Residential	2.17	65	141
Special Residential (DC)	2.17	84	182
Low Density Multiple	2.60	177	460
Medium / High Density Multiple	2.17	134	290
TOTAL		687	1777

Overall gross residential density over the Area Structure Plan = 11.12 p.p. acre or 27.47 p.p. hectare.

TABLE 3

DURHAM TOWN SQUARE
AMENDED SCHOOL REQUIREMENTS BY HOUSING TYPE**

	Pupils / Unit / Cal. Enrolment		
	Elementary	Jr. High	Sr. High
Single Family Residential	0.43 / 98	0.20 / 45	0.16 / 36
Special Residential	0.25 / 16	0.08 / 6	0.08 / 6
Special Residential (DC)	0.25 / 20	0.08 / 7	0.08 / 7
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
TOTAL	244	90	81

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

** Same pupils per unit used as original Area Structure Plan.

TABLE 3

DURHAM TOWN SQUARE
CALCULATED PUBLIC / SEPARATE SCHOOL ENROLLMENT

School	Public	Separate
Elementary	183	61
Junior High	67	23
Senior High	61	20
TOTAL	311	104
TOTAL STUDENTS GENERATED	415	

TABLE 4

**DURHAM TOWN SQUARE AREA STRUCTURE PLAN
*AMENDED LAND USE ALLOCATIONS - TOTAL PLAN**

	Hectares	Acres	%age
Gross Area	64.67	159.81	100.00
Commercial	7.16	17.76	11.11
Town Centre Commercial	6.47	16.00	10.01
Neighbourhood Commercial	0.69	1.70	1.06
Residential	30.00	74.00	46.30
Single Family	14.00	34.60	21.65
Special Residential	3.24	8.00	5.00
Special Residential (D.C.)	3.50	8.65	5.40
Low Density Multiple	8.00	19.75	12.36
Medium Density Multiple	0.55	1.36	0.85
Medium / High Density Multiple	0.72	1.78	1.11
Professional Commercial / Health Care Site	1.42	3.50	2.20
Circulation (including Public Utility Lots)	12.00	29.65	18.50
Multi-Health Care Site & Church Institutional	14.75	36.45	22.80

Please note that all areas indicated are based on conceptual plans and accordingly all statistical material generated from them must be regarded as approximate. Statistics from original Area Structure Plan used, except as modified by conversion of 8.09 ha of District Park / Institutional to Residential and elimination of 2.02 ha Open Space / Passive Recreation.



Durham Town Square Area Structure Plan Bylaw 98-92 (Amendment 4)

- Residential
- Road Plan
- ASP Boundary