

BYLAW 27-2007

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE EMERALD HILLS AREA STRUCTURE PLAN BYLAW 21-2004, as amended.

WHEREAS it is deemed advisable to amend the Emerald Hills Area Structure Plan (Bylaw 21-2004, as amended);

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

That Bylaw 21-2004, as amended, be amended as follows:

1. That Section 4.3 be deleted in its entirety and replaced with the following:

“4.3 URBAN VILLAGE

An Urban Village, referred to as the Emerald Hills Urban Village, is designated in the northeast portion of the Emerald Hills neighbourhood, west of Clover Bar Road. The Emerald Hills Urban Village (“The Village”) has been holistically planned giving full consideration to local and global impacts on economic growth, environmental health, social equity and cultural vitality. Sustainability and behavioural lenses have been systematically applied to all decision-making throughout the planning and design stages and will continue to be applied at implementation. The sustainability and behavioural lenses are represented by 12 theme topics that will allow The County and the developers to establish targets and measure outcomes to evaluate the development over time. The 12 themes are: Carbon; Transport; Land Use; Materials; Waste; Economy; Water; Food; Natural Habitat; Well-being; Equity; and Culture. The Village will create opportunities for residents to live within the capacity of one planet while making sustainable living easier, attractive and more affordable than conventional suburban development. Finally, The Village will foster one planet lifestyles allowing residents to achieve a genuine quality of life without sacrificing a modern, urban and mobile lifestyle.

The Village will create a mixed-use community with an internal focal point and clearly defined boundaries. It will be inter-generational, providing housing and lifestyle opportunities for a range of age groups from young families to the elderly. The Village will provide a continuum of care facilities, providing older people with options of aging in place, active adult housing, assisted living and long-term care. It will address housing and lifestyle needs of the post war “boomer” generation while still providing for young families and singles in a complementary setting. It will allow Strathcona County to respond to evolving needs in the community.

The Village will display a more compact urban form with higher densities than those of surrounding neighbourhoods. The North of Lakeland Drive Area Concept Plan allows for an overall average density of 90 units/net ha within the Emerald Hills Urban Village. In general, the southern portion of The Village will be of lower density, with density and building mass increasing to the north and in the centre of The Village. Appropriate and compatible transitions to the surrounding land uses will be incorporated. Transitions between massing and built form of adjacent housing will be carefully managed through the planning and design process.

An internal pedestrian corridor system will run throughout The Village, providing a north-south and east-west landscaped greenway for pedestrian movement in a safe and attractive setting. This corridor system will create functional and visual unity within The Village and provide a pedestrian corridor for residents of all communities to access the public open area, commercial area and medical uses in the north. The absence of cross-streets and the provision of an internal walkway system will create a walkable, pedestrian-oriented environment.

Access and egress to The Village will be from the perimeter roadways. Internal cross-streets will be minimized or avoided. The clustering and density of population should be sufficient to sustain viable transit service to provide links with other community activity areas within Sherwood Park and regionally. Access will be provided from transit routes along Clover Bar Road, as well as Emerald Drive, Eton Boulevard and Aspen Trail.

4.3.1 Urban Village Residential

All the medium and higher density residential forms in Emerald Hills are located in The Village. As stated earlier, the Village will have a more compact residential form with higher densities. The generational diversity of The Village will be evident in the clustering of a variety of housing types ranging from semi-detached through townhousing, stacked townhousing, apartments, and care facilities. These diverse housing forms will generally conform with existing Strathcona County Land Use districts but Direct Control (DC) districts may be required to achieve unique combinations of housing. Densities must average 90 units/net ha within the entire Emerald Hills Urban Village area. The Concept Plan allows for 1,630 units in The Village.

4.3.1.1 Urban Village – Low to Medium Density Residential

Two sites are designated for low to medium density housing. Low to medium density residential is defined as row housing and may take the form of semi-detached row housing, fourplex or other attached housing forms. The low to medium density residential sites will address multi-generational market segments, from young families through to active adults. Low to medium density could include units for singles, families or active adults, and may be either rented or owned condominium units. DC districting may be utilized to facilitate innovative site designs.

4.3.1.2 Urban Village – Medium to High Density Residential

The Urban Village Land Use Concept has five sites designated for apartment housing. These sites will provide for apartment type housing up to 16 m (four storeys) in height along the perimeter of The Village, and up to 40 m (fourteen storeys) in the centre of The Village. The most northwesterly apartment site will be developed in conjunction with a long-term care facility and will require a DC districting to appropriately address the complementary senior apartment interface.

Two apartment sites are designated south of the long-term care site and will provide housing for active adults. A fourth apartment will be developed in the east central portion of the Village in conjunction with mixed use areas. Approximately two-thirds (2/3) of the mixed use area is designated for residential apartment development. The remaining site is located south of the active adult apartments. This site will provide opportunities for potentially single loaded apartments or stacked town homes fronting the internal pedestrian corridors.

4.3.2 Urban Village Mixed Use - Commercial/Residential

The Commercial/Residential mixed use area is intended for commercial, high-density residential and live-work units. The commercial component will include a variety of office, personal service and retail facilities to serve Village residents as well as the adjacent neighbourhoods and the hospital site. Commercial uses will include food retailing, wellness facilities, personal and business services such as pharmacies, beauticians, travel agencies, financial services, and complementary uses. High density residential will be provided by one apartment building facing onto the public open space area. The live-work units will be located along the internal mews/street and will allow both business and residential uses within each unit.”

2. That Section 4.7 – Parks and Open Space be revised as follows:

2.1. That paragraph 2, Point 5 be deleted and replaced with the following:

- a 2.48 ha (6.14 ac) passive park linking the Urban Village to areas beyond.

2.2. That the last two paragraphs of Section 4.7 be deleted and replaced with the following:

“The 10% municipal reserve requirement for Emerald Hills is 11.59 ha (28.64 ac) based on a gross developable area of 115.93 ha. The actual proposed municipal reserve is 18.32 ha, which is 15.8% of the gross developable area. Municipal reserves transferred from Aspen Trails to the south and other areas in Sherwood Park have provided the overdedication required for the 15.0 ha community park area (See Appendix 1).

When the stormwater management facilities are combined with the municipal reserve dedication, the total open space in Emerald Hills is 29.92 ha (73.93 ac), which is approximately 25.8% of the gross developable area.”

3. That Appendix 1 – Land Use Statistics be deleted in its entirety and replaced with the following:

“Existing Land Use Statistics						
Category	Hectares	Acres	%	Units	%	Population
Gross Area	122.82	303.48				
Highway 16	5.01	12.38				
Clover Bar Road	0.26	0.64				
Atco Gas Line	0.98	2.42				
Urban Village PUL	0.64	1.57				
Gross Developable Area	115.93	286.47	100.0%			
Land Dedications and Circulation						
Municipal Reserve*	18.32	45.26	15.8%			
SWMF	11.60	28.65	10.0%			
Circulation	11.45	28.29	10.1%			
Subtotal	41.37	102.2	35.9%			
Non-Residential Land Uses						
Bus Employment	11.26	27.83	9.7%			
Hwy. Commercial	34.42	85.05	29.6%			
Subtotal	45.68	112.88	39.4%			
Mixed Use Urban Village Land Uses						
Medium/High Density/ Institution/Commercial (I)	1.49	3.68	1.3%	(24) 148	9.0%	(120) 263
Medium/High Density/ Commercial (VI)	2.34	5.77	2.0%	281	14.8%	500
Medium/High Density/ Commercial (VII)	4.71	11.63	4.1%	95	5.0%	169
Subtotal	8.54	21.1	7.4%	548	28.8%	1,052
Residential Urban Village Land Uses						
Medium Density (V)	2.61	6.45	2.3%	128	6.7%	227
Low/Medium Density (IV)	1.8	4.45	1.6%	210	11.1%	373
Medium/High Density (II)	1.66	4.1	1.4%	326	17.2%	580
Medium/High Density (III)	2.07	5.11	1.8%	426	22.4%	758
Subtotal	8.14	20.11	7.0%	1,090	57.4%	1,938
Urban Village Subtotal	16.68	41.21	14.3%	1,638	86.2%	2,990
Low Density	12.20	30.15	10.5%	262	13.8%	629
Residential Subtotal	12.20	30.15	10.5%	262	13.8%	629
Total	115.93	286.47	100%	1,900	100.0%	3,619

Population generation is based on the North of Lakeland Drive Area Concept Plan.

- Townhouse residential:
Persons per unit = 1.78
- Apartment residential:
Persons per unit = 1.78
- Long-Term Care based on 1 unit per 5 beds:
Persons per unit = 1.0
- Low Density residential:
Persons per unit = 2.40

* Overall Municipal Reserve Dedication	MR Dedication	GDA
GDA in Section 11 (Aspen Trails & Emerald Hills)	20.96 ha	209.59 ha
GDA previously dedicated and subtracted from Section 11 (Lot A 5883 KS and NW ¼ Sec 2-53-23-4)	0.31 ha	3.10 ha
Adjusted MR Dedication in Section 11	20.65 ha	206.49 ha
Deferred Reserve Caveat (DRC) from Clarkdale Meadows	2.14 ha	21.38 ha
Total MR Dedication in Section 11 plus DRC	23.35 ha	227.87 ha
MR Dedication in Aspen Trails	5.03 ha	
MR Dedication in Emerald Hills	18.32 ha	
Overall Aspen Trails/Emerald Hills Dedication	23.35 ha	10%

50% of the area above the 1:5 year storm line may be credited as municipal reserve (See Section 4.7).”

4. That Appendix 2 – Student Generation Statistics be deleted in its entirety and replaced with the following:

“Student Generation Statistics

Dwelling Units	Elementary	Junior High	Senior High	TOTAL
Public Students	501	212	246	959
Separate Students	143	76	35	254
TOTAL STUDENTS	644	288	281	1213

* Based on factors from Strathcona County, July 2003.

Elementary	Public:	0.2640 per unit
	Separate:	0.0753 per unit
Junior High	Public:	0.1116 per unit
	Separate:	0.0400 per unit
Senior High	Public:	0.1298 per unit
	Separate:	0.0185 per unit”

5. That the following Figures 4, 5, 6, 7, 8 and 9 be deleted and replaced with the Figures 4A, 5A, 6A, 7A, 8A and 9A attached to this Bylaw.
6. That the Table of Contents be deleted in its entirety and replaced with the revised Table of Contents attached to this Bylaw.
7. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 10 day of April, 2007.

Read a second time this 10 day of April, 2007.

Read a third time and finally passed this 10 day of April, 2007.

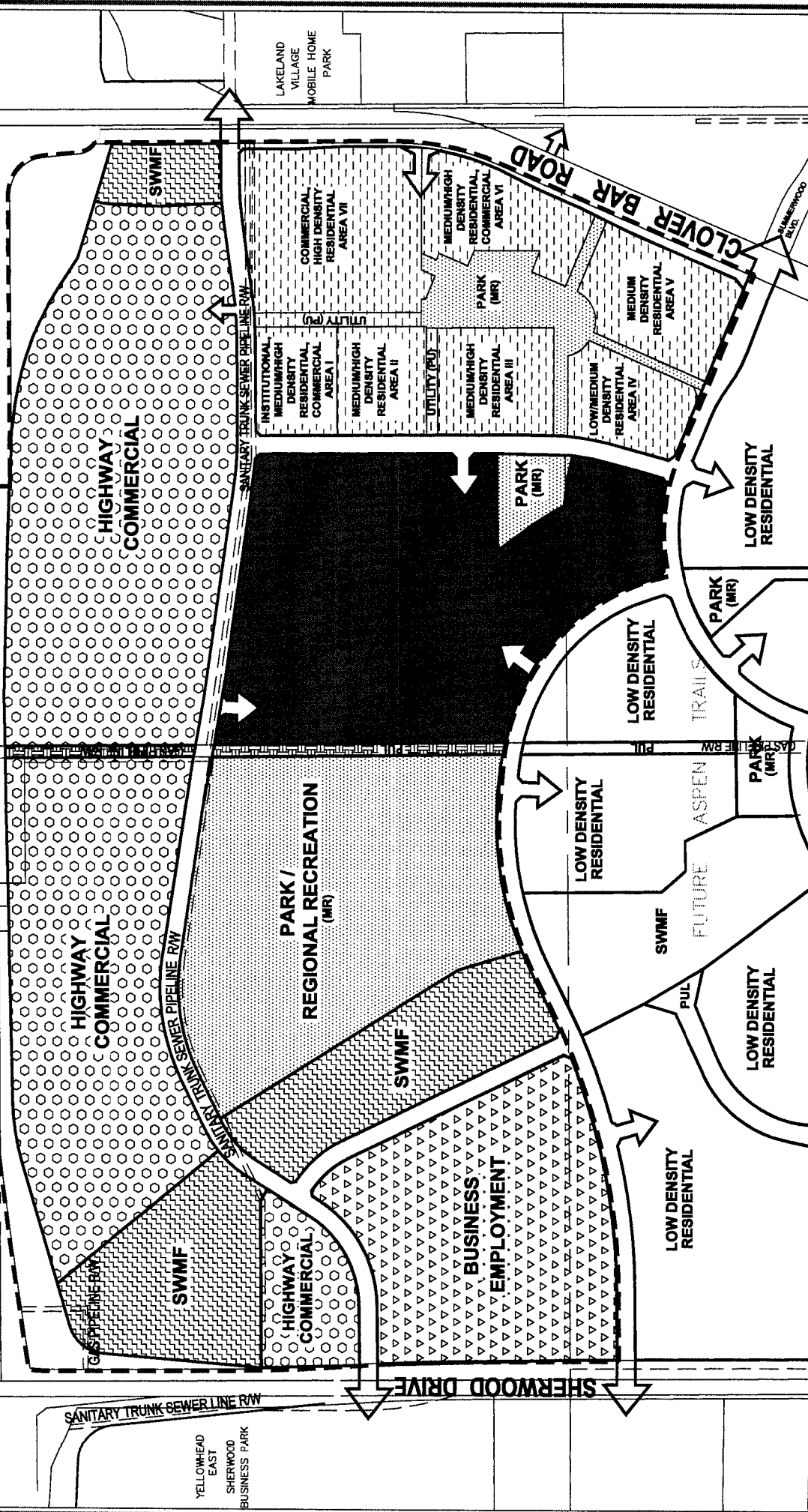
Cathy Oles
Mayor

A/ J. Pusatke
Manager,
Legislative & Legal Services

Date Signed: April 16, 2007

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HIGHWAY 16 (YELLOWHEAD HIGHWAY)



Genstar Development Company
Emerald Hills Area Structure Plan

Land Use Concept

Figure - 4A

LEGEND

	ASP BOUNDARY		LOW DENSITY RESIDENTIAL		(PUL) PUBLIC UTILITY LOT
	EMERALD HILLS URBAN VILLAGE		BUSINESS EMPLOYMENT		PARK
	ACCESS POINTS		HIGHWAY COMMERCIAL		(SWMF) STORM WATER MANAGEMENT FACILITY
			INSTITUTIONAL		

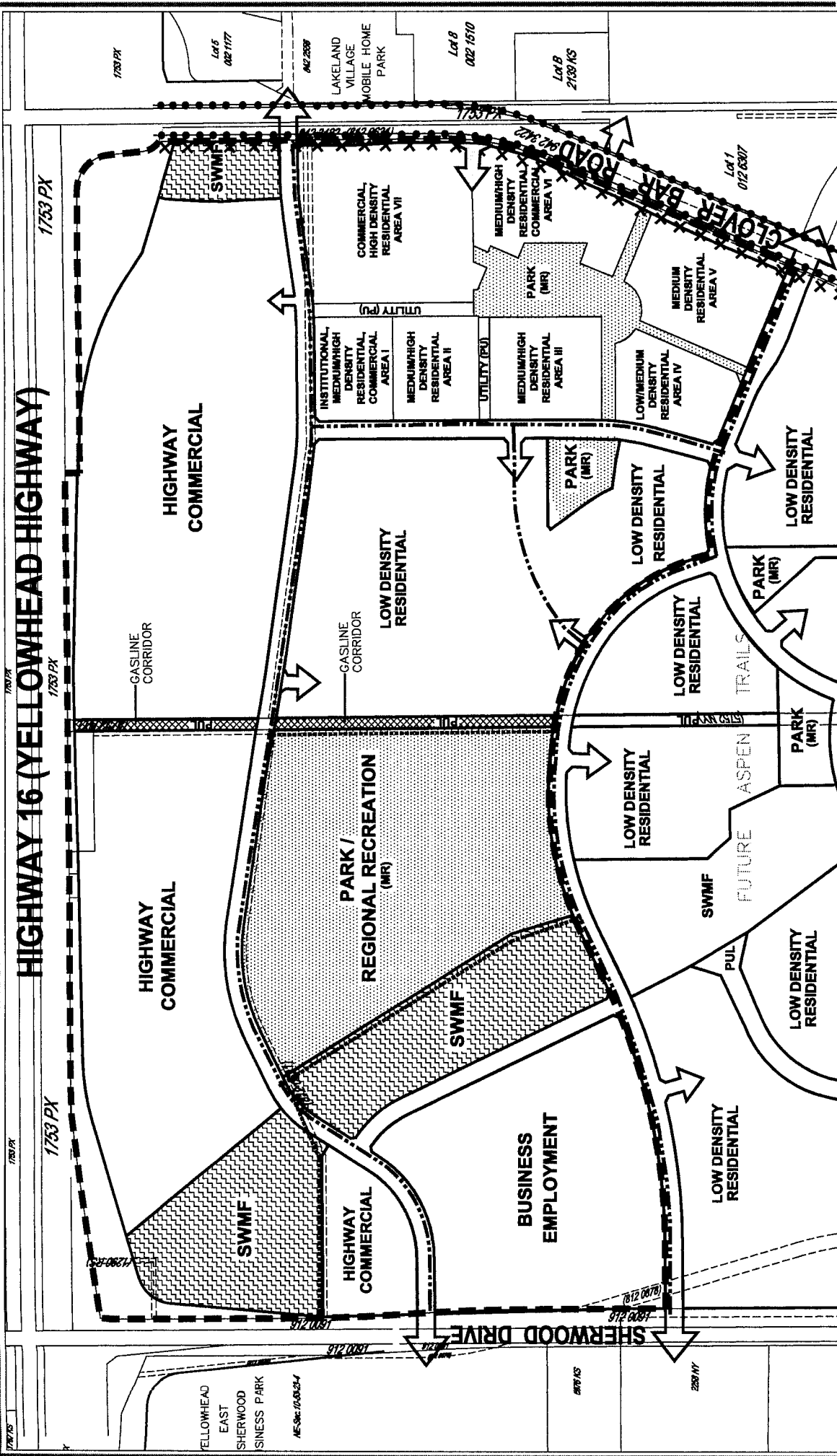
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HIGHWAY 16 (YELLOWHEAD HIGHWAY)



Genstar Development Company
Emerald Hills Area Structure Plan
Open Space & Linkages

- LEGEND**
- ASP BOUNDARY
 - GAS LINE
 - (SWMF) STORM WATER MANAGEMENT FACILITY
 - PROPOSED TRAIL
 - PROPOSED ON SIDEWALK TRAIL
 - PROPOSED HERITAGE TRAIL
 - TRANS CANADA TRAIL
 - ◀ ACCESS POINTS
 - ▨ PARK
 - ▨ SWMF
 - ▨ GASLINE CORRIDOR

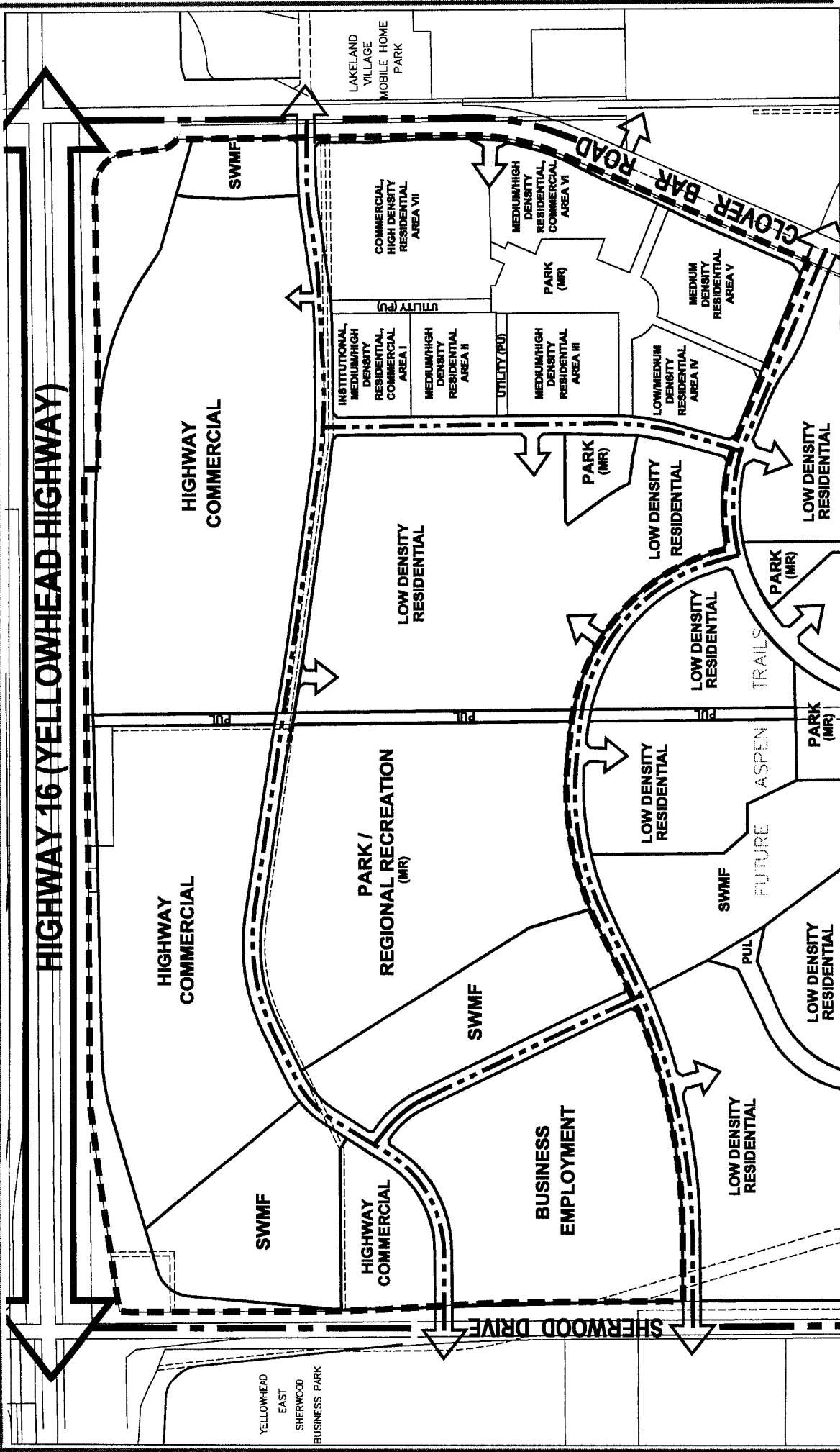


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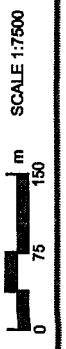
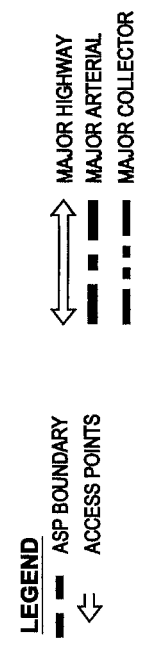
Figure - 5A

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HIGHWAY 16 (YELLOWHEAD HIGHWAY)

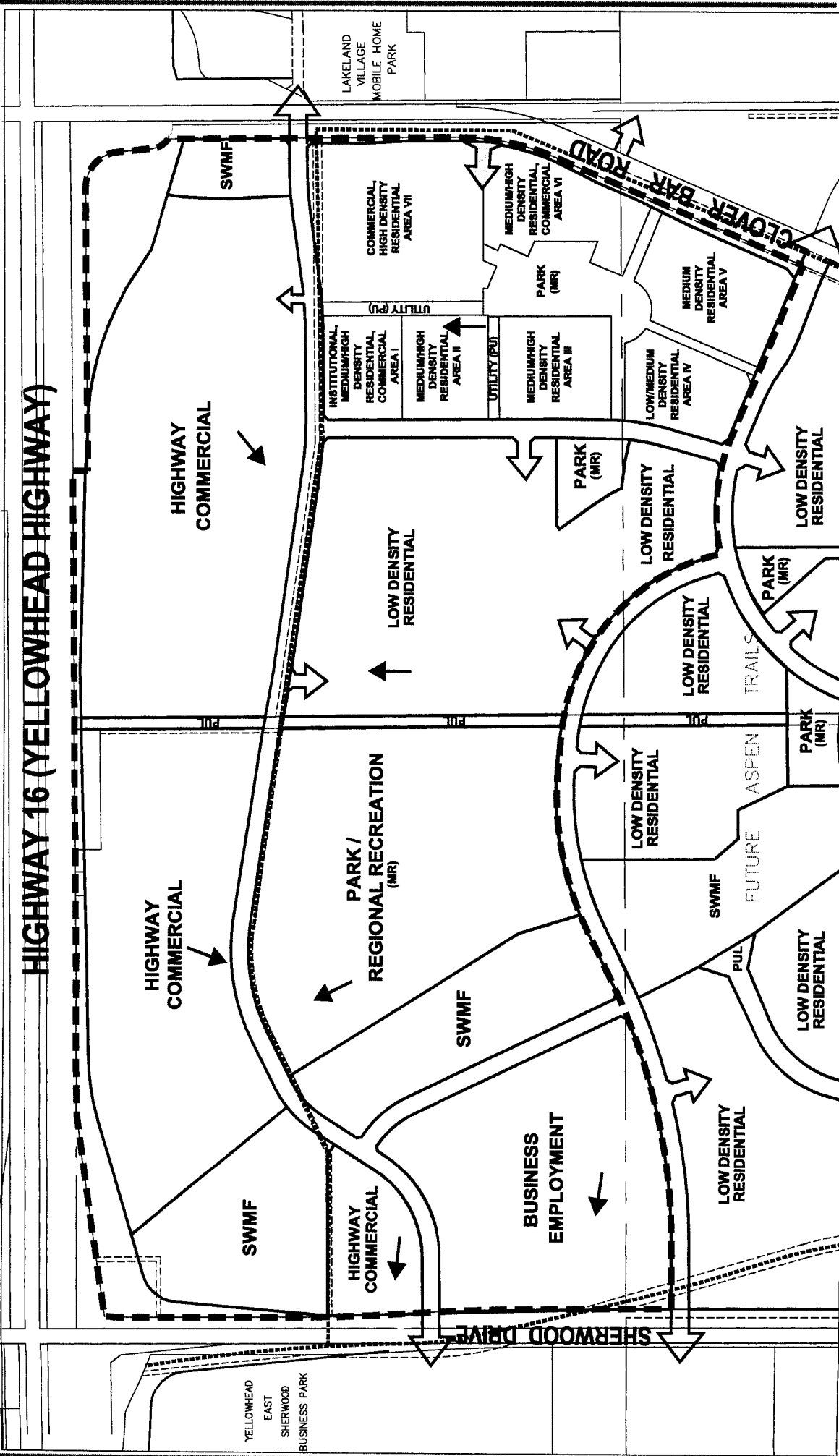


Genstar Development Company
Emerald Hills Area Structure Plan
Transportation

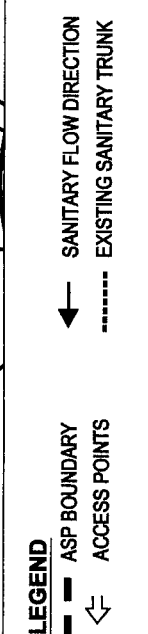


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HIGHWAY 16 (YELLOWHEAD HIGHWAY)



Genstar Development Company
Emerald Hills Area Structure Plan
Sanitary Servicing

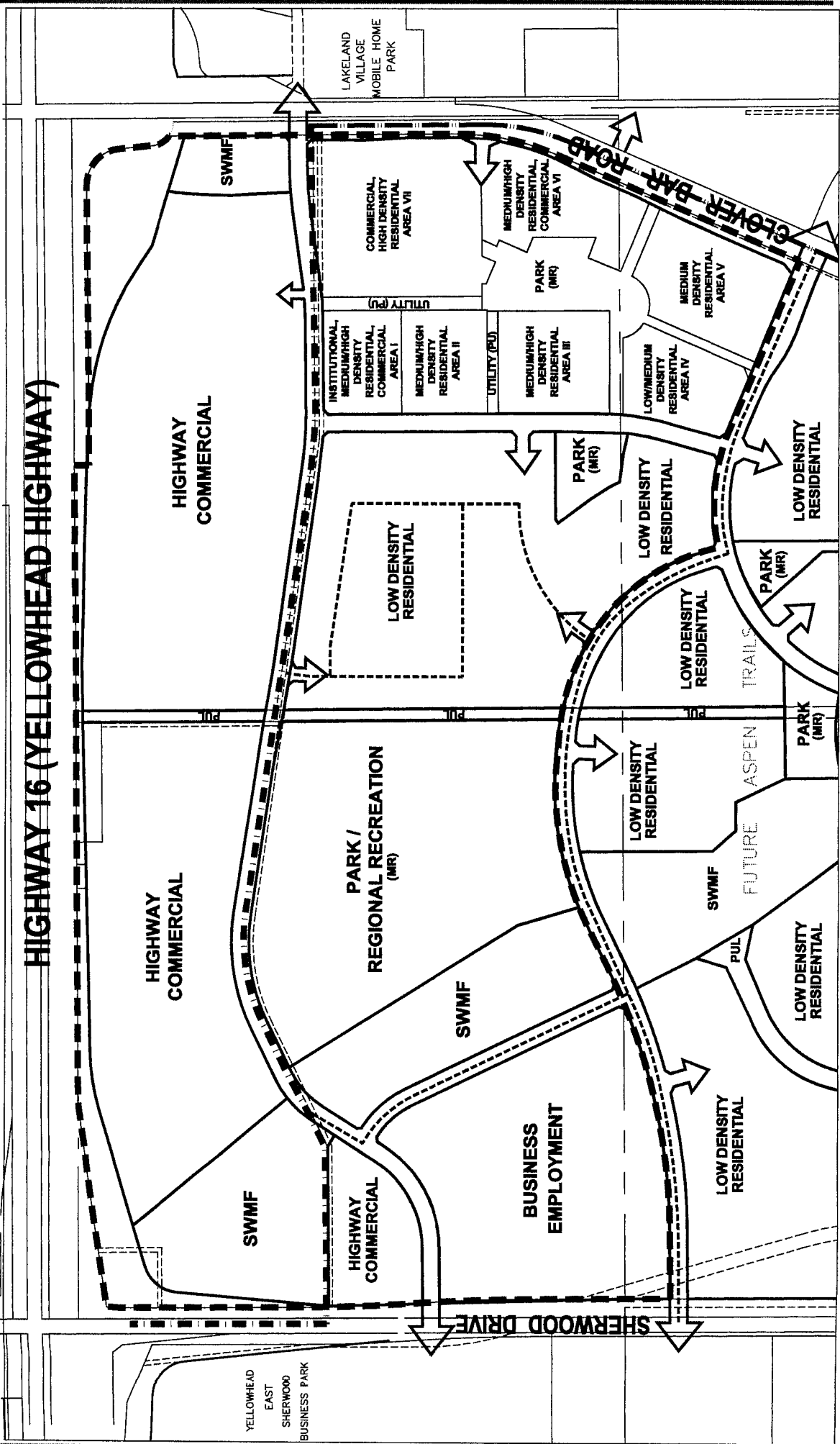


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Figure - 7A

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HIGHWAY 16 (YELLOWHEAD HIGHWAY)



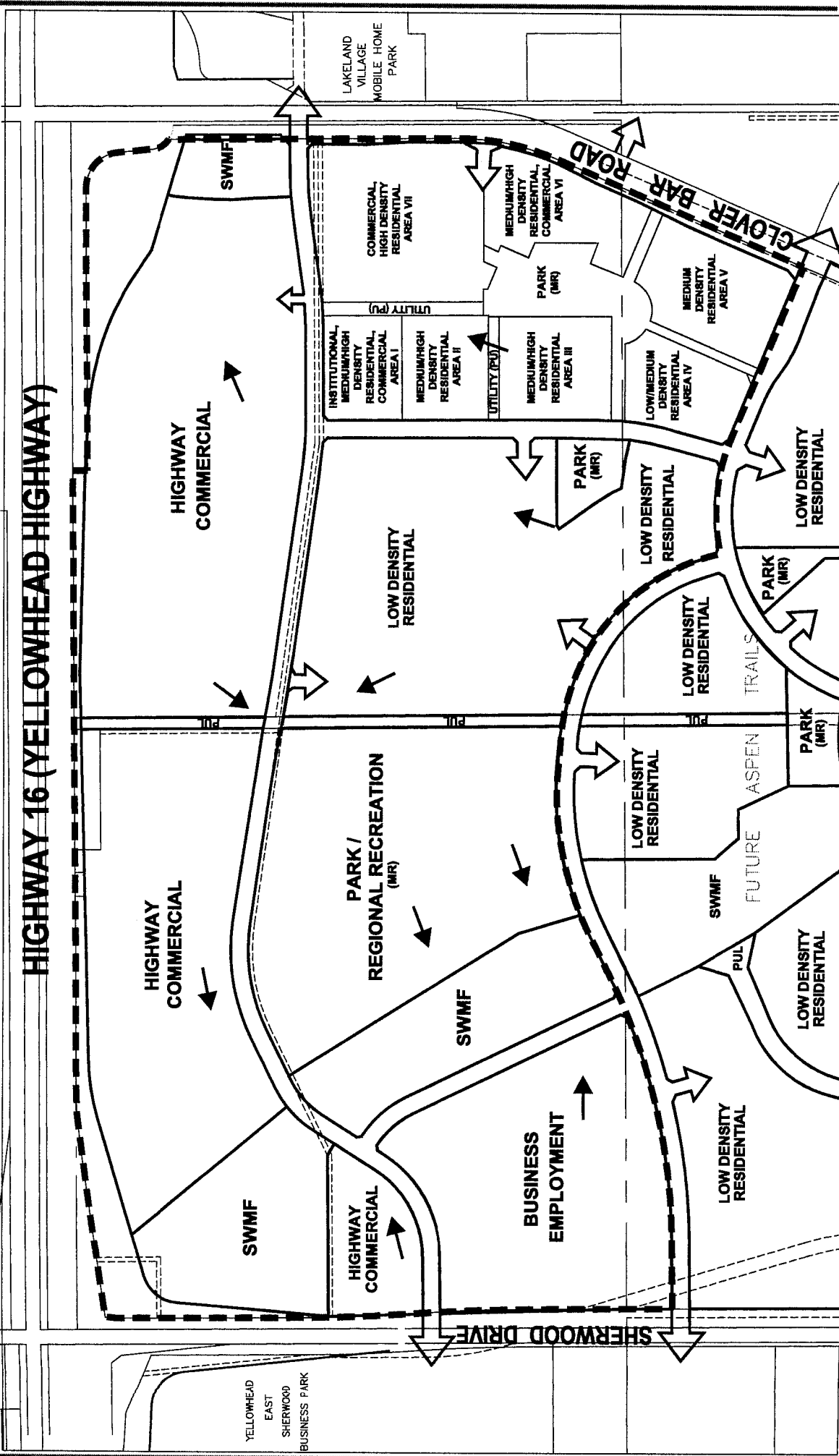
Genstar Development Company
Emerald Hills Area Structure Plan
Water Servicing

- LEGEND**
- ASP BOUNDARY
 - ◁ ACCESS POINTS
 - EXISTING WATER TRANSMISSION MAIN
 - PROPOSED WATER TRANSMISSION MAIN
 - PROPOSED WATER MAIN LOOP



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HIGHWAY 16 (YELLOWHEAD HIGHWAY)



Genstar Development Company
Emerald Hills Area Structure Plan
Storm Servicing

LEGEND

- ASP BOUNDARY
- ← MAJOR DRAINAGE DIRECTION
- ◁ ACCESS POINTS

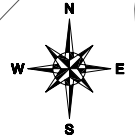


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Figure - 9A

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HIGHWAY 16 (YELLOWHEAD HIGHWAY)



ASPEN TRAILS A.S.P.

Emerald Hills Area Structure Plan Bylaw 27-2007

Date of Adoption April 10, 2007

EXISTING LAND USE

- | | | |
|-------------------------|--|---|
| Highway Commercial | Institutional, Medium/High Density Residential, Commercial | Medium Density Residential |
| Low Density Residential | Low/Medium Density Residential | Medium/High Density Residential, Commercial |
| SWMF | Medium Density Residential | Utility |
| Business Employment | Medium Density Residential | PUL |
| Park | Commercial, High Density Residential | ASP Boundary |
| | | Amendment Area |