

BYLAW 48-2002

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 7-92, BEING THE SHIVAM PARK (FORMERLY ARBOR PARK) AREA STRUCTURE PLAN.

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

NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the *Municipal Government Act*, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:

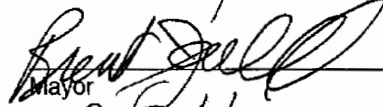
That Area Structure Plan Bylaw 7-92 (SE 4-53-23-W4) be amended as follows:

1. That Schedule "A" be amended as indicated on Schedule "A" attached hereto.

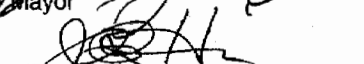
Read a first time this 14 day of May, 2002.

Read a second time this 14 day of May, 2002.

Read a third time and finally passed this 14 day of May, 2002.



Mayor



Manager,
Legislative & Legal Services

Date Signed: May 31/02

STRATHCONA COUNTY

Shivam Park Area Structure Plan

**being an Amendment to
Arbor Park Area Structure Plan Bylaw 7-92**

Prepared on behalf of

Shivam Development Corporation

by

Lovatt Planning Consultants Inc.

and

Al-Terra Engineering Ltd.

April 2002

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1 PURPOSE OF THE PLAN

This Area Structure Plan amendment is being submitted on behalf of Shivam Development Corporation, and proposes to amend Arbor Park Area Structure Plan Bylaw 7-92. The purpose for the amendment is to:

- Recognize the objectives of the current landowner;
- Respond to the significant changes to the style of retailing that has occurred since the existing plan was approved, and to the resultant land use needs of Sherwood Park's active and dynamic commercial retail industry;
- Provide for ongoing flexibility to meet these needs within the framework of a current, relevant Area Structure Plan; and
- Allow for the development of Sherwood Park's first *Automall*.

The amending Area Structure Plan will continue to provide guidelines for subsequent subdivision and development of the subject lands, which will be referred to hereafter as Shivam Park (see Figure 1).

2 COMPLIANCE WITH EXISTING RELEVANT PLANS

The existing Arbor Park Area Structure Plan cites two plans as being relevant to the subject property:

1. The Edmonton Metropolitan Regional Plan, and,
2. Strathcona County General Municipal Plan.

These plans have been rescinded and have subsequently been replaced by Strathcona County's 1998 Municipal Development Plan Bylaw No. 38-98, as amended from time to time.

Municipal Development Plan: Map 8.5 of the Municipal Development Plan includes the east portion of the subject site within the Regional Arterial Policy Area, while the west portion is included within the Business Service Commercial Policy Area. The lands along Broadmoor Boulevard are also included in the Large Format Commercial Policy Overlay Area, as per Map 8.4 of the Municipal Development Plan. The Municipal Development Plan policy statements and definitions relative to each of these areas are as follows:

Policy 8.6.18: Large Format Commercial Overlay – *Large Format Commercial Overlay Area is located along Broadmoor Boulevard, Highway 16 and Sherwood Drive in accordance with the Municipal Development Plan Policy Area Maps.*

Large Format Commercial Policy Overlay means a large format retail use that, by virtue of its large building size, access requirements, arterial location and regional trade area, requires flexible opportunities to locate as market conditions warrant.

Policy 8.6.19: Business Service Commercial Policy Area – *Provide Business Commercial Policy Area nodes which allow for non-retail business support and service and quasi-commercial/industrial uses.*

Business Service Commercial Policy Area means an area designated to provide for low intensity, non-retail business and service commercial and quasi-commercial industrial uses in planned centres requiring good access to the Sherwood Park Urban Service Area.

Policy 8.6.20: Regional Arterial Commercial Policy Area – *Provides Regional Arterial Commercial Policy Area nodes which allow for larger sites displaying a high standard of appearance and design at visible and accessible locations along arterial roads, at two locations:*

- (a) north of Baseline Road between Brower Drive and Chippewa Road; and
- (b) at the intersection of Wye Road and Sherwood Drive.

Regional Arterial Commercial Policy Area means, without limiting its generality, large format commercial, retail, entertainment and recreation facilities, hotels, commercial service facilities, motor and recreational vehicle sales requiring high visibility and accessibility in planned centres along arterial roads to serve Strathcona and beyond.

Land Use Bylaw: The undeveloped portions of the plan area are zoned Medium Industrial (IM) under the County Land Use Bylaw No. 8-2001. The subject lands are also zoned IH-O Heavy Industrial Overlay District.

Arbor Park Area Structure Plan: Unless otherwise noted by this amending document, all of the provisions of the Arbor Park Area Structure Plan (Bylaw 7-92) remain in effect.

This means that notwithstanding the general description of retail commercial, arterial commercial, business service commercial and other uses described herein, the type, location and intensity of all development, including architectural/building design, shall be permitted only when the reasonable safety concerns of the nearby heavy industries for the general area have been adequately addressed through the land use districting process.

3 PLAN AREA DEFINITION

This amendment applies to the same lands as defined by the 1992 Arbor Park Area Structure Plan. These lands are located in the northwest corner of Broadmoor Boulevard and Baseline Road (see Figure 1). The plan area comprises 63.24 hectares (156.3 acres) and includes a portion of the SE ¼ 4-53-23-W4M, Lot A Plan 455 MC, and Plan 5354 NY.

The lands are presently owned by Sturgeon Homes and Rainbow Pipe Line Company Ltd. (see Figure 2), and will be developed by Shivam Development Corporation.

4 EXISTING LAND USE

Existing land uses remain unchanged from those described in the 1992 Arbor Park plan except that the farmstead and the trees located in the south portion of the plan area have been removed. Only the Rainbow Pipe Line Company Ltd. site is developed.

The rights-of-way that are listed in the 1992 Area Structure Plan still exist, and must continue to be considered in planning the future development of the lands (see Figure 3). These rights-of-way are as follows:

- Two 10 m sanitary sewer easements along the west boundary that contain a 1200 mm and 600 mm line;
- A 24.4 m pipeline easement along the north boundary that contains a 61 cm line used to transport sweet and sour crude, heavy blended oil and condensate with a variable pressure of 50 – 150 psi, and a maximum licensed pressure of 870 psi.

Strathcona County's Land Use Bylaw 8-2001 requires a 15 m building setback from the 24.4 m pipeline if the pressure exceeds 500 psi.

5 RELATIONSHIP WITH SURROUNDING LAND USES

The surrounding land uses described in the 1992 Area Structure Plan remain unchanged (see Figure 1). These land uses are as follows:

- To the west, the site is bounded by the Transportation and Utility Corridor (formerly referred to as the Sherwood Park West Restricted Development Area). This corridor is owned by the province and includes a transportation component and a pipeline (water, sewer and energy) component. The numerous energy pipelines are located within the corridor in a manner that protects the public. Development within Shivam Park must respect the setback requirements of these pipelines as per the County's Land Use Bylaw.
- To the east, Broadview Park is developing as an approved arterial commercial complex.
- To the south, Broadmoor Centre is developed as a service commercial area.
- To the north, the agricultural ¼ section owned by Petrocan supports a private recreational park.

The commercial development proposed for Shivam Park will be compatible with the surrounding land uses.

6 ENVIRONMENTAL OVERVIEW

The 1992 Area Structure Plan describes the site as being gently rolling and sloping down to the southwest corner from the east and north (see Figure 4). A low area exists in this corner and drains to the west. The property is further described as being basin shaped with the highest portion along the north and east sides of the property.

The existing Area Structure Plan dealt extensively with a tree retention assessment. This assessment recommended that the existing trees be removed and that a comprehensive tree replacement program be implemented as development proceeds within the plan area.

The trees which were the subject of the assessment have been removed, and trees will be replaced as per the provisions of the 1992 Arbor Park Area Structure Plan and in compliance with Section 7 (Landscaping and Screening) of the County's Land Use Bylaw No. 8-2001.

7 LAND USE CONCEPT

All of Section 7 of the Arbor Park Area Structure Plan (Bylaw 7-92) is deleted and replaced with the following new provisions for Section 7: Land Use Concept. In addition, Figure 5: Land Use Concept of Bylaw 7-92 is deleted and replaced with Figure 5: Land Use Concept that is attached to, and forms part of, this amending document.

The location of Shivam Park at the northwest corner of the intersection of Baseline Road and Broadmoor Boulevard is particularly desirable for commercial land development and marketing purposes, because it serves as the major entrance into Sherwood Park from the west, and is highly visible and accessible. Its visibility is enhanced by the topography, which is high in the north and slopes down toward Baseline Road. This means that the entire plan area is afforded an outstanding degree of visibility, and that visibility is not limited to the lands located immediately adjacent the abutting roadways.

It is also significant to note that the subject site is one of only two $\frac{1}{4}$ sections located along the north side of Baseline Road, which are unsubdivided. It is important, therefore, that the highest and best commercial use of the lands be realized through this Area Structure Plan amendment.

The plan area is intended to be used for a variety of arterial commercial and business service commercial uses. The specific uses and appropriate development regulations will be determined at the time of redistricting. For the purposes of this plan, the land uses have been divided into the following general categories (See Figure 5):

1. Business Service Commercial

Two concentrations of business service commercial uses are proposed for the north portion of the plan area. These concentrations are described as follows:

- **Automall in Sherwood Park** - The *show case* of the business service commercial component of the Shivam Park Area Structure Plan is Sherwood Park's first *Automall*. The proposed *Automall* is intended to comprise at least eight dealerships. The *Automall* concept has proven extremely successful in other urban areas, is designed along a cul-de-sac, and features a significant entrance feature with good visibility. Because the plan area slopes down from the north, it provides an opportunity unique within Sherwood Park to develop a highly visible *Automall* capable of serving the eastern segment of the Metropolitan Area.
- **Mixed Business Service Commercial** - A concentration of service commercial development is proposed to be located between the Automall, and the arterial commercial uses proposed along Broadmoor Boulevard. This concentration will accommodate a mix of warehouse and office commercial developments in planned strip mall type centres.

2. Arterial Commercial

The Area Structure Plan proposes three arterial commercial development nodes as follows:

- **Node 1** - This southwest node is expected to be developed as a single, comprehensive parcel defined by a storm water retention feature and the *Automall* to the north, the extension of Chippewa Road to the east, and Baseline Road to the south. For the easterly portion of the southwest node, *big box* retail/warehouse sales types of uses are proposed. However, and in accordance with Section 5 of the Arbor Park ASP (Bylaw 7-92), proposed uses along the westerly side of Node 1 shall be developed as low intensity land extensive uses in order to minimize any potential incompatibility associated with pipelines in the Transportation and Utility Corridor (TUC). Principles of transition and appropriate land uses, including intensity of use, may be incorporated in a Direct Control Bylaw.
- **Node 2** - A mixed retail commercial/restaurant node is proposed for the southeast segment of the arterial commercial area. The southeast segment will also be developed as a comprehensive parcel defined by the extension of Chippewa Road/Broadway Boulevard to the west and north, and Baseline Road and Broadmoor Boulevard to the south and east, respectively.
- **Node 3** - A mixed retail/service commercial node is proposed for the area located north of the Chippewa Road extension, along Broadmoor Boulevard. Examples of the types of uses being contemplated include minor health service facilities and free standing retail outlets.

Specific types of arterial commercial uses will be determined by market demand, but are intended to generally reflect the policy provisions of the County's Municipal Development Plan and the use categories listed in the Land Use Bylaw.

In accordance with Section 10: Urban Design Guidelines of the Arbor Park ASP (Bylaw 7-92), the Plan shall serve as a transition between the Transportation and Utility Corridor and the heavy industrial development to the west, and the Broadview Park development to the east. Direct Control zoning may be used throughout the plan area to provide principles of transition, as well as safety features for new buildings, where required. Such features may include consideration of in-place sheltering, shielding, evacuation programs, and ventilation shut-off systems.

8 TRANSPORTATION

Detailed traffic analysis and roadway recommendations are presented in the Engineering Design Report that was submitted in support of this amendment. Figure 6 of this amendment outlines the proposed transportation system for the Shivam Park ASP.

Internal Road Network: All local roads and collector roads will be designed to County engineering standards, both geometrically and horizontally. Any deviation from these standards are to be approved by the County Engineer.

The *Automall* is a special design feature which requires that traffic drive past all auto dealerships, giving each site equal exposure. There will be a raised median in the center of the road. The sites located adjacent to the loop road will not be permitted access off the loop road. Two emergency accesses are proposed as shown.

The northeast part of the site is expected to have a through roadway to connect to the Petro Canada lands in the future.

Access: All of the proposed access points to Shivam Park are under the jurisdiction of Strathcona County and shall be designated and constructed in accordance with County Standards. Any proposed accesses under the jurisdiction of Alberta Transportation require the approval of Alberta Transportation. Additional access points beyond those identified under Figure 6 of this plan may be considered at the time of development. The final number and location of any additional accesses shall be at the discretion of the County Engineer.

Emergency Access: A central emergency access has been provided along the cul-de-sac servicing the Auto Mall, which involves a break in the median with T-bollards to prevent normal traffic from passing through. The central emergency access may also function as a one way out for traffic in the south lanes of the Auto Mall, in case these people want to stop at the warehouse retail area before leaving the development. This access is dependent upon the final configuration of the *Automall* arterial commercial development node.

The west emergency access will connect to future roads within Petro Canada lands, and in the interim, will connect to the existing Petro Canada roadway which goes east to Broadmoor Boulevard.

Pedestrian Access: Pedestrian access is proposed along the extent of the internal collector road. The extent of the pedestrian link will be determined at the time of subdivision.

9 UTILITIES

Design concepts for utilities are described more fully in the Engineering Design Report which has been prepared in support of the Area Structure Plan amendment.

1. Sanitary Sewers

There is an existing 1200 diameter sewer along the west boundary of the site, that is proposed to be used for connections (see Figure 7). Strathcona County has completed several studies of the trunk sewers for this area, which indicate that surcharging may occur during heavy rainfalls.

Shivam Developments is currently having a study done to determine whether the flows generated by Shivam Park would pose any increased risks from surcharging to existing development. Preliminary indications from that study are that there will be no increased risk. When final study results are known, it will be determined whether any measures are required to mitigate increase in surcharge levels to accommodate added flows from Shivam Park.

Strathcona County is preparing a design for a new sanitary sewer trunk to eliminate the surcharge from existing development areas during heavy rainfalls, and to provide capacity for new development areas, including Shivam Park. Shivam Park will be contributing towards the cost of the new sanitary trunk sewer through off-site levies.

Strathcona County has identified the potential need for additional right-of-way along the western property line of the site to facilitate the future construction of a new sanitary sewer line. The alignment of this right-of-way may be determined as development and subdivision occurs along the western edge of the subject lands.

2. Stormwater Management

Stormwater drainage will be handled on this site by piping for the 1 in 5 year storm, and overland surface drainage for more intense storms (see Figure 8).

Offsite drainage comes into this site by way of a 1200 diameter pipe which drains much of Mills Haven and Glen Allen, and a 900 diameter pipe which comes from Broadmoor Centre. These two sources of stormwater will be accommodated by a combination of piping and open channel, although the open channels may be piped in future if the value of land occupied by the channels exceeds the cost of installing pipe.

Stormwater detention will be provided in the existing low area on the west side, by berming around this area and installing an outflow control pipe.

The retention and treatment of stormwater for this area shall be in accordance with the Stormwater Management Plan, and requires approval from Alberta Environment prior to the development of the lands.

3. Watermains

Existing watermains along the east and south sides of the development will allow a looped system to be installed as shown (see Figure 9). Routing of some parts of the network will remain indeterminate until subdivision patterns are confirmed. Normal operating pressures in the area are higher than desirable for domestic water systems, but private onsite pressure-reducing valves are proposed rather than public, mainline pressure-reducing chambers, due to cost considerations, and due to desirability of retaining the higher pressures for fire sprinkler systems which will be required in much of this development.

4. Shallow Utilities

The developer is responsible for providing servicing of the lands from all shallow utility companies.

10 URBAN DESIGN GUIDELINES

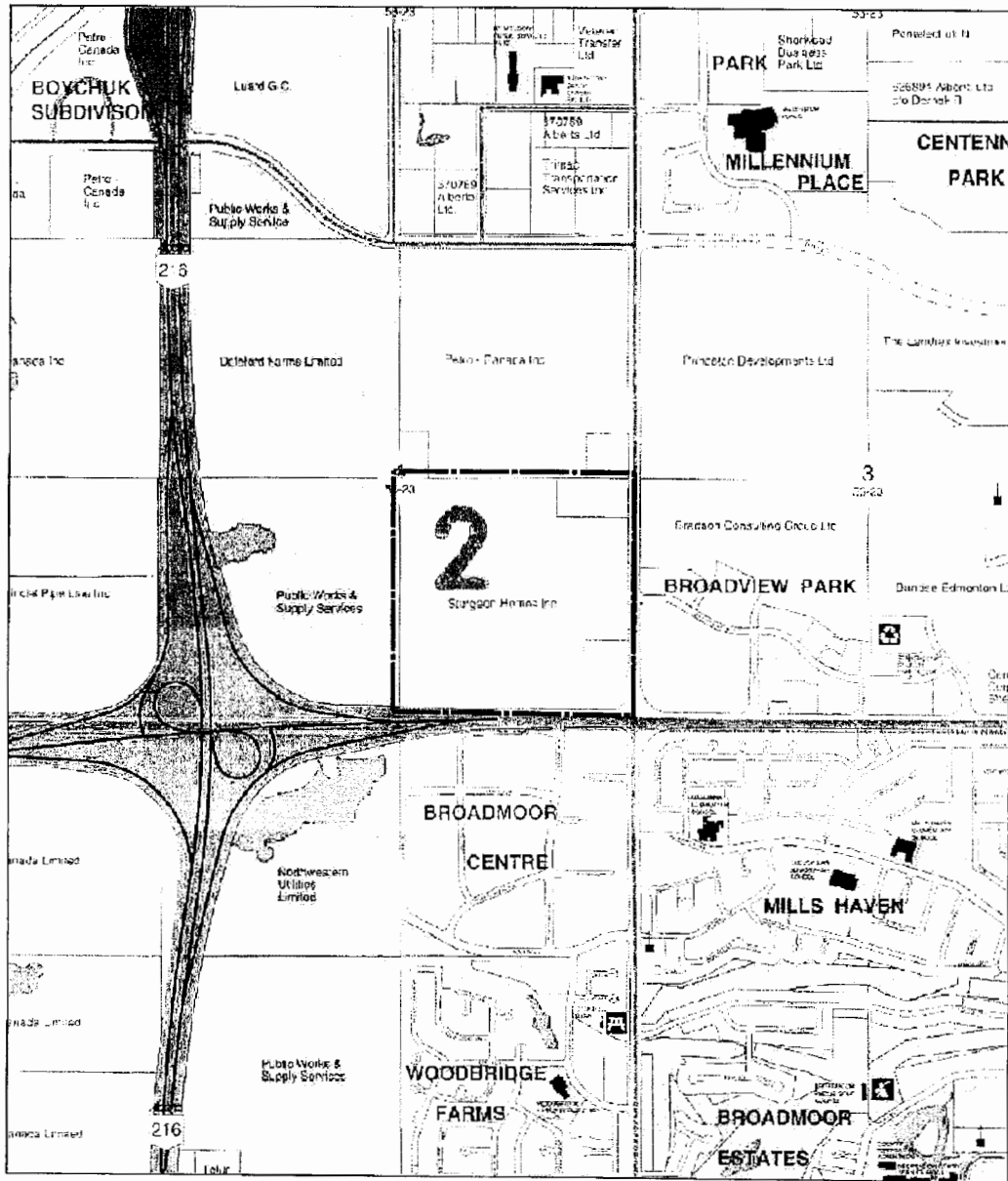
Unless otherwise noted, all of the Urban Design Guidelines, as outlined in Section 10 of the Arbor Park ASP (Bylaw 7-92) remain in effect.

Also, the developer will establish a set of architectural guidelines to be included as part of the lot sales agreement, and may be incorporated as part of a direct control district. However, the requirement for the developer to establish a design review committee, to review proposals for development within the plan area, is not required. Compliance with the architectural guidelines shall be determined by a Development Officer of Strathcona County.

11 PLANNING FORECAST & EFFECTIVE TIME PERIOD OF THE PLAN

Shivam Park may be developed in up to ten stages as shown on Figure 10. Stage 1 will be developed to accommodate the first auto dealership proposed to locate along the *Automall*. This dealership is slated to commence construction in the spring and will be complete by fall of this year.

The timing of the remaining stages may be *out of sequence* based on market conditions and servicing availability.



SHIVAM PARK
AREA STRUCTURE PLAN
SITE LOCATION

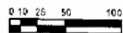
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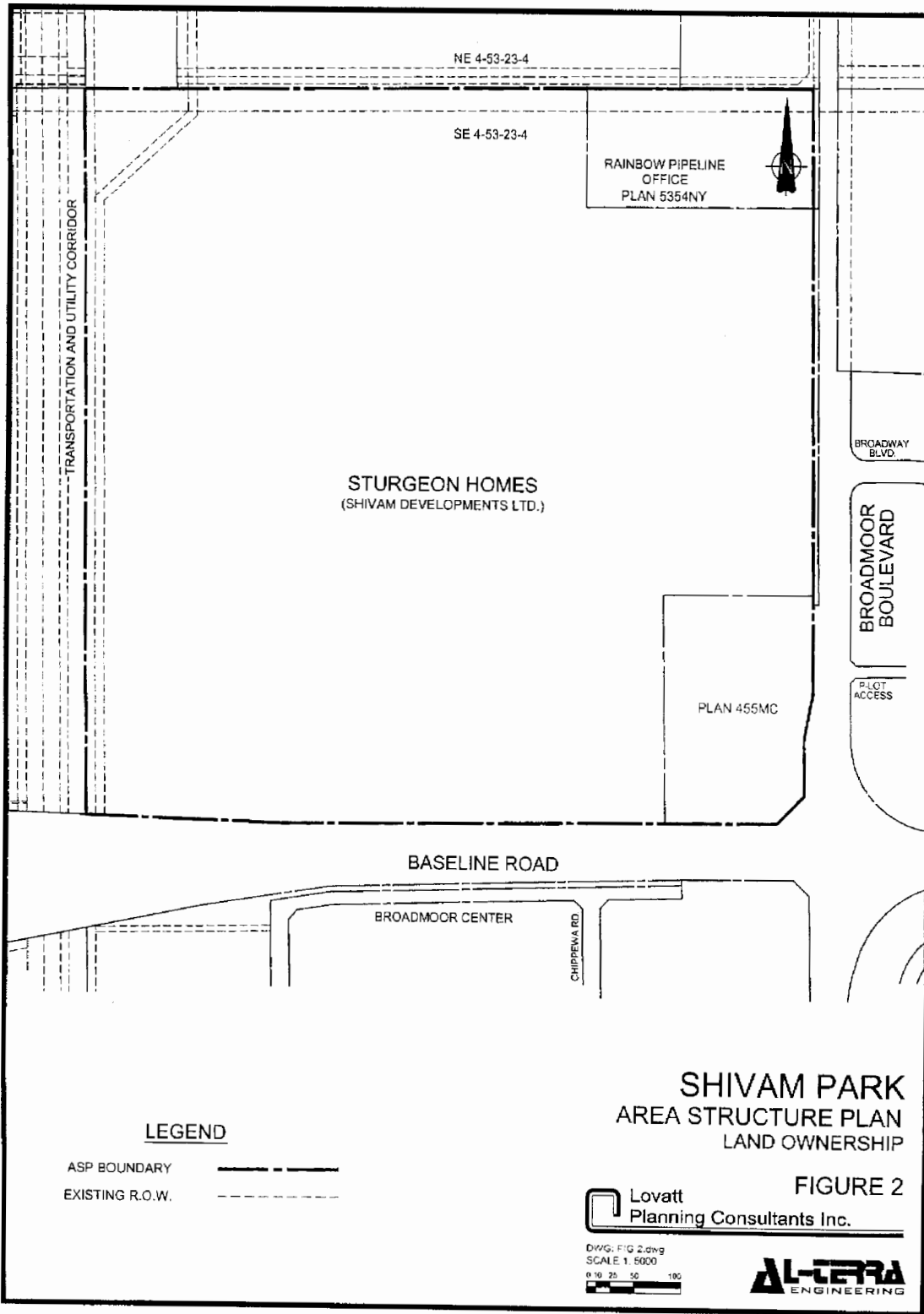
ASP BOUNDARY ————

FIGURE 1

Lovatt
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DWG: FIG 1.dwg





LEGEND

- ASP BOUNDARY ————
- EXISTING R.O.W. - - - - -

**SHIVAM PARK
AREA STRUCTURE PLAN
LAND OWNERSHIP**

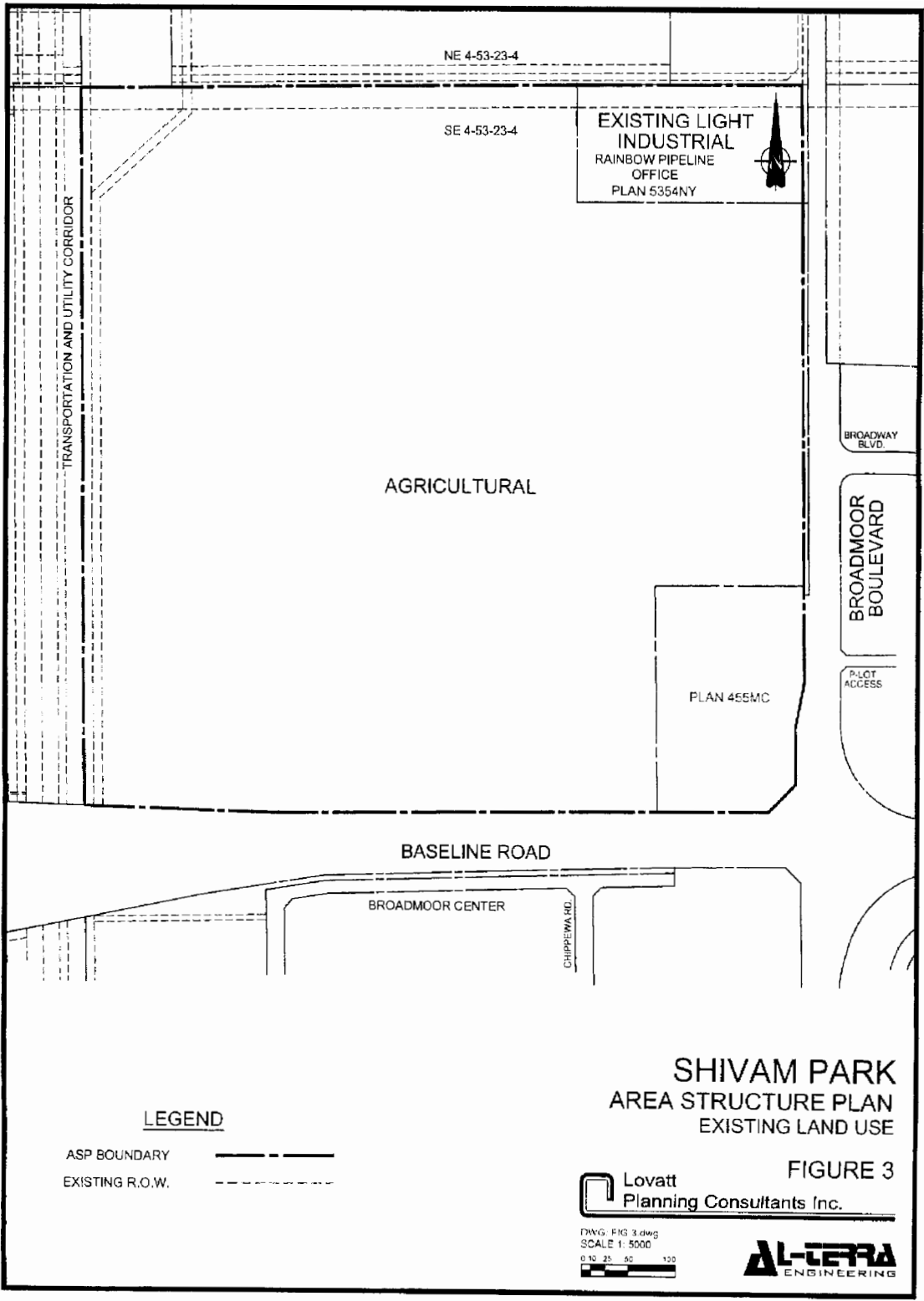
FIGURE 2



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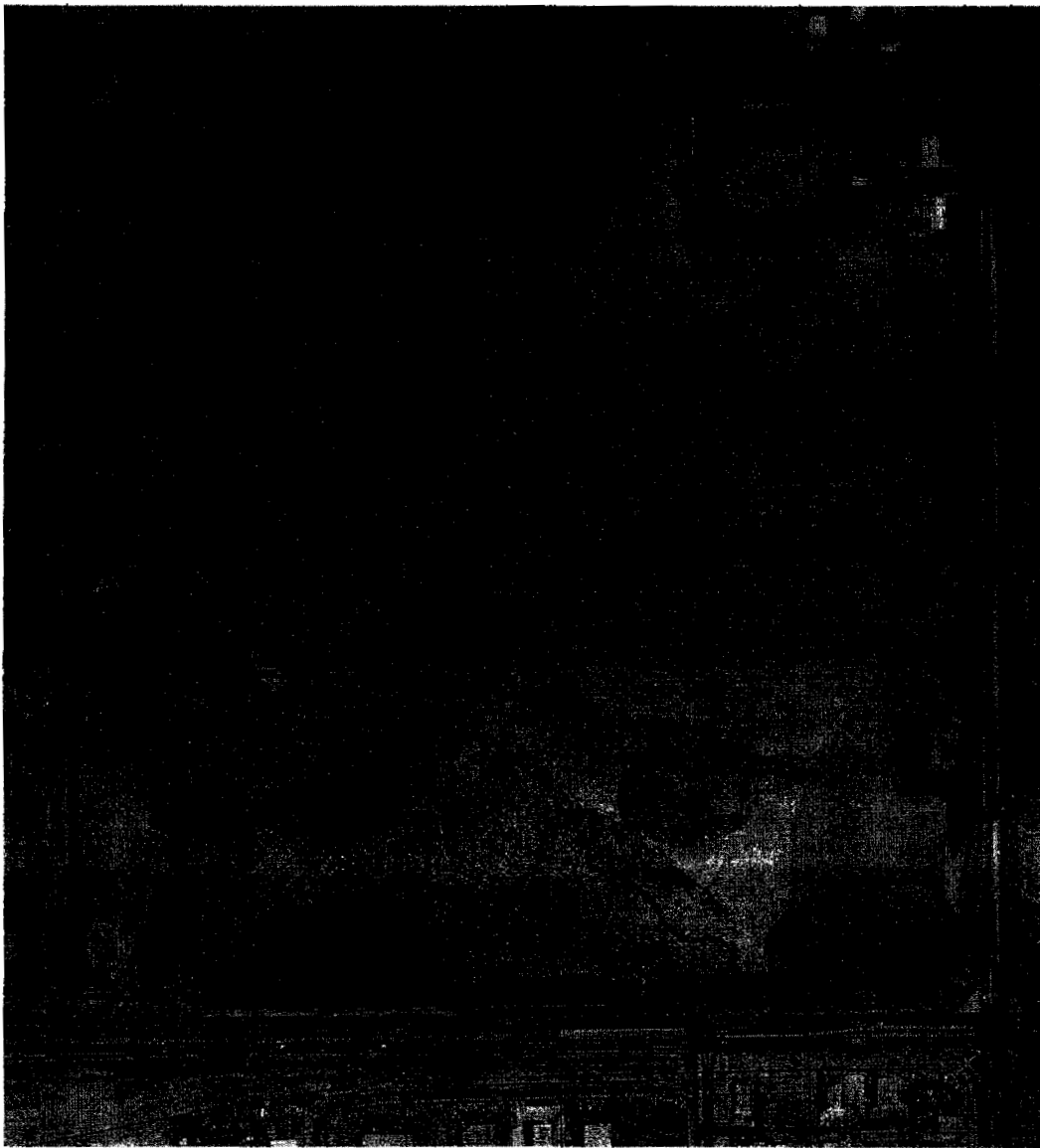


PHOTO TAKEN SUMMER 2001
TREES REMOVED DECEMBER 2001

LEGEND

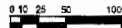
ASP BOUNDARY 

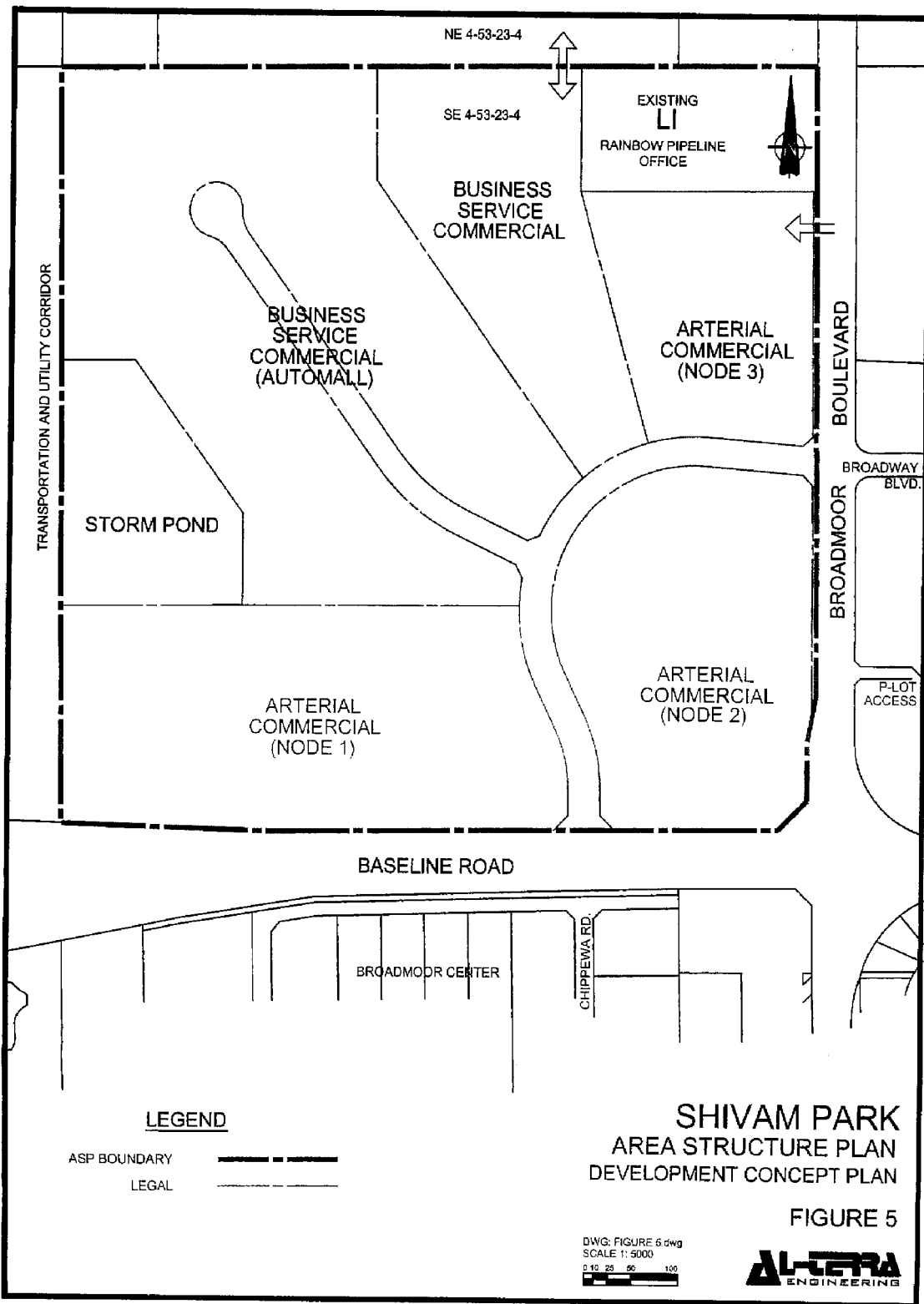
SHIVAM PARK

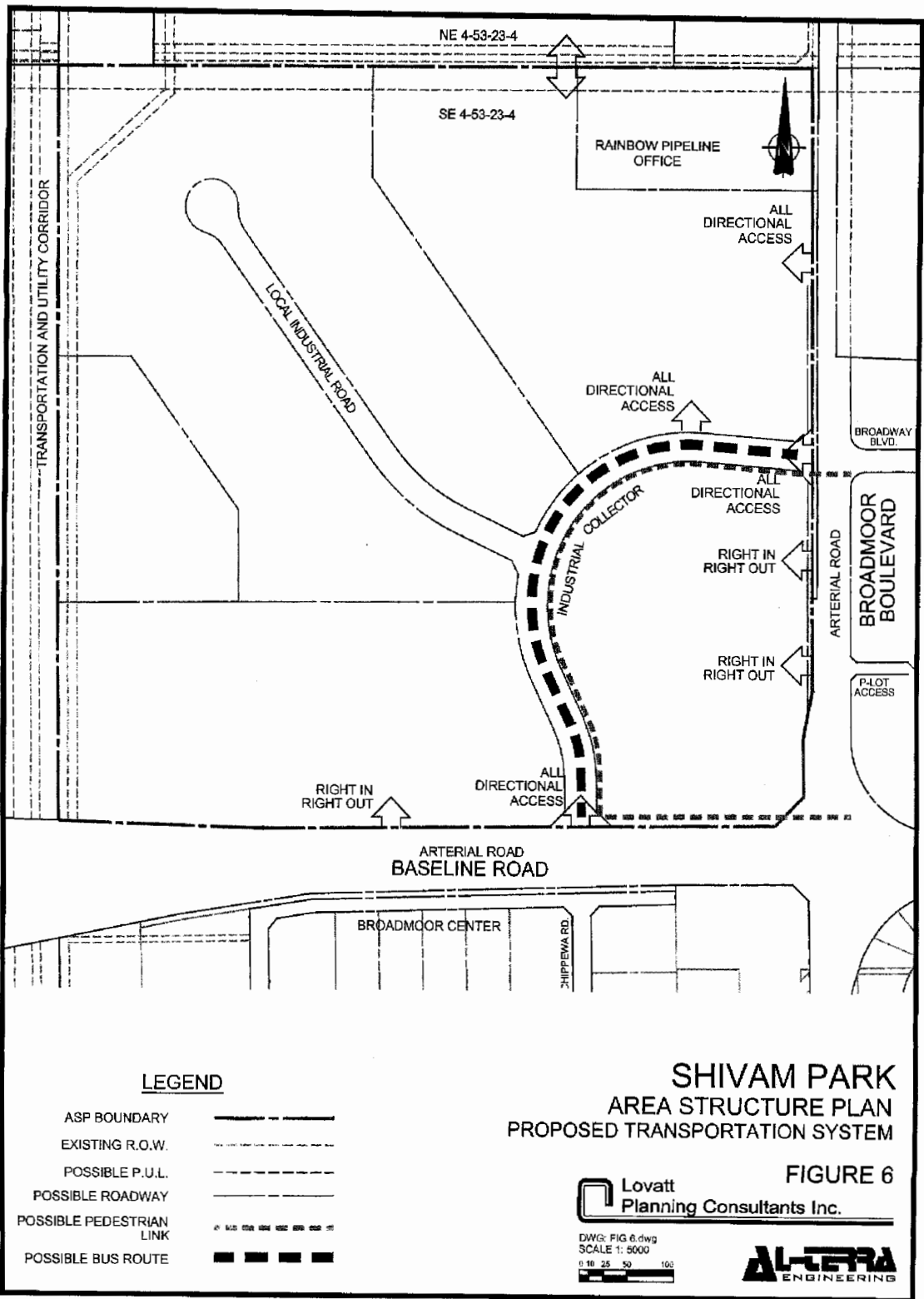
AERIAL PHOTO

FIGURE 4

DWG: FIGURE 1-2.dwg
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LEGEND

- ASP BOUNDARY
- EXISTING R.O.W.
- POSSIBLE P.U.L.
- POSSIBLE ROADWAY
- POSSIBLE PEDESTRIAN LINK
- POSSIBLE BUS ROUTE

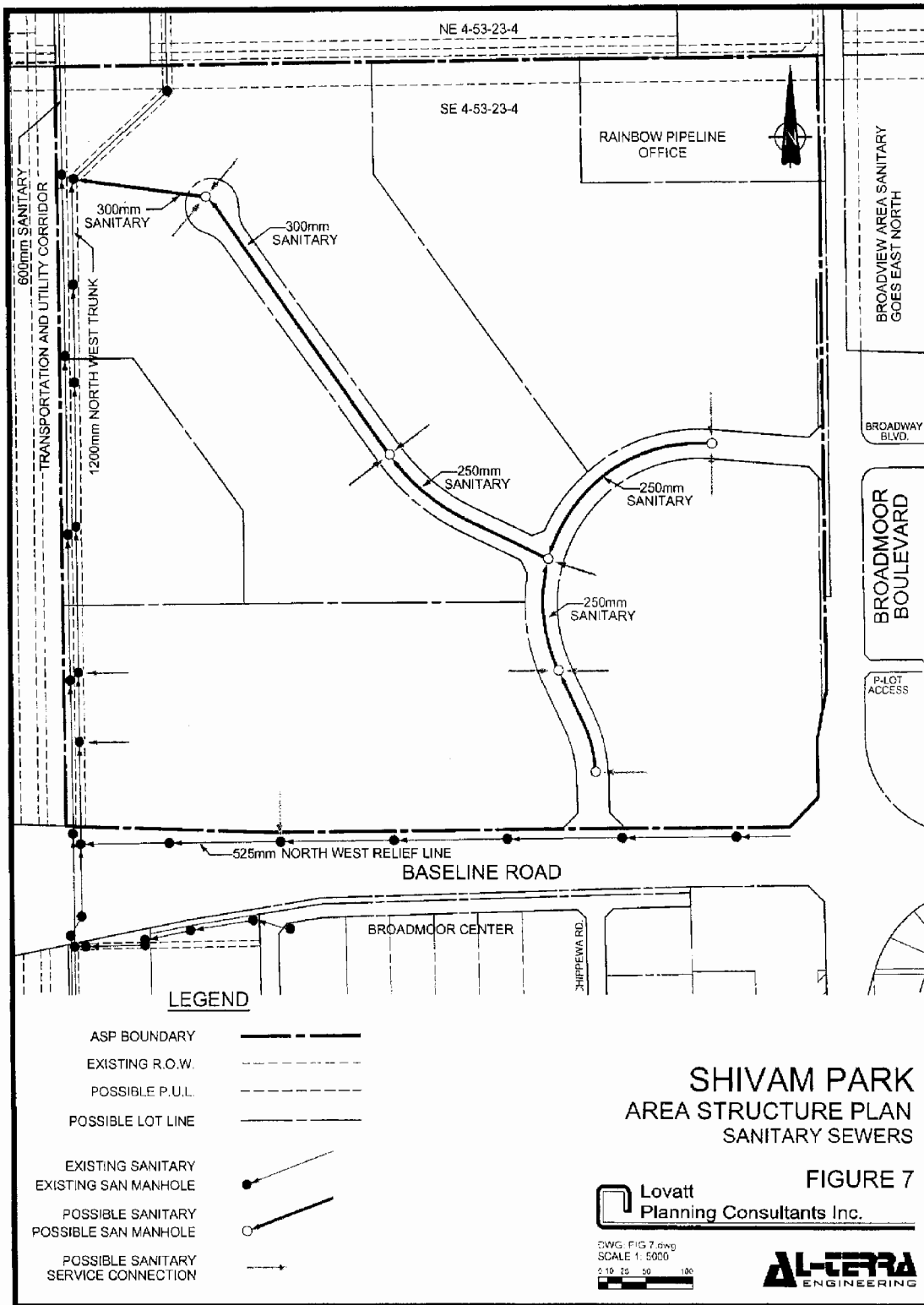
**SHIVAM PARK
AREA STRUCTURE PLAN
PROPOSED TRANSPORTATION SYSTEM**

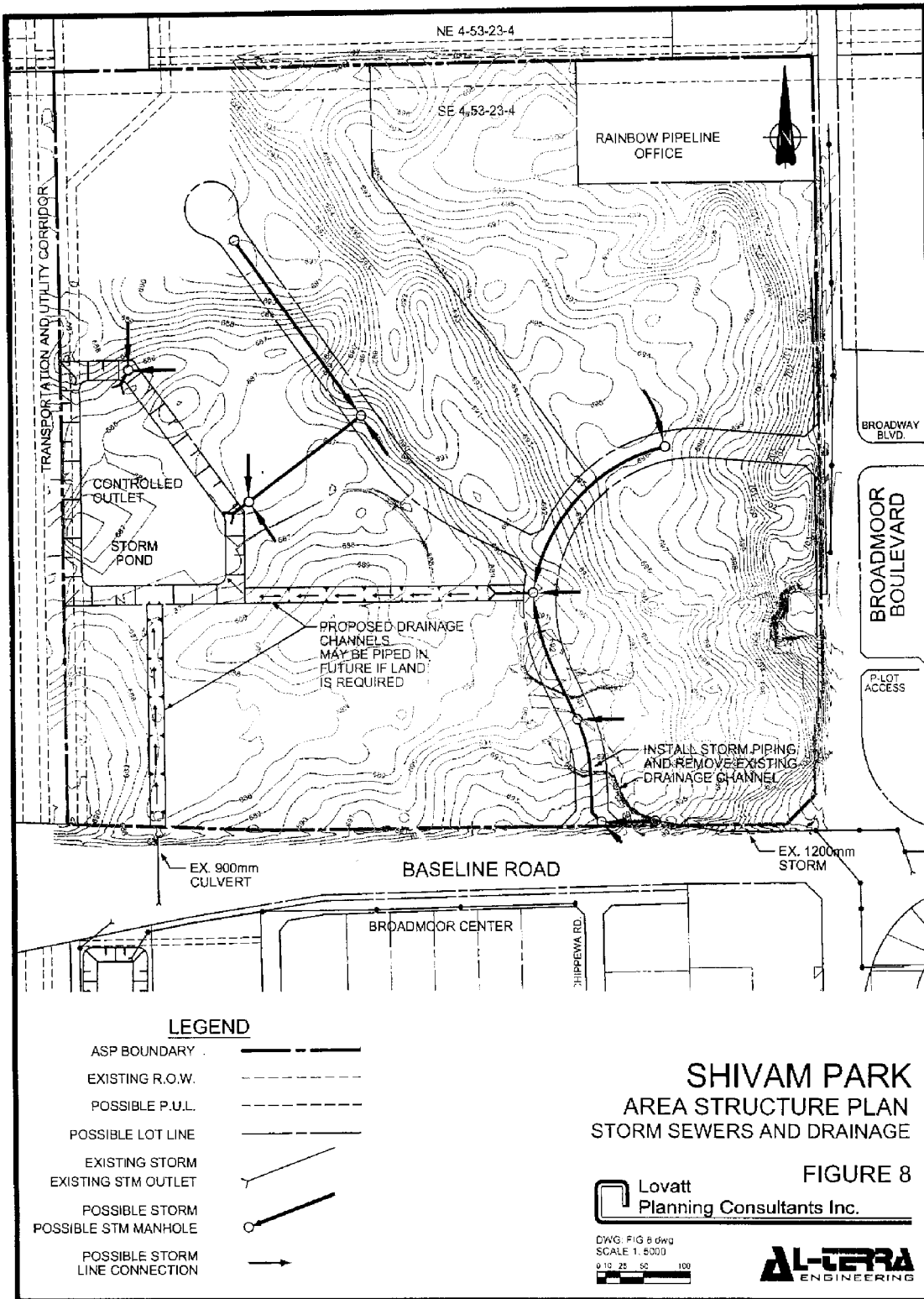
FIGURE 6

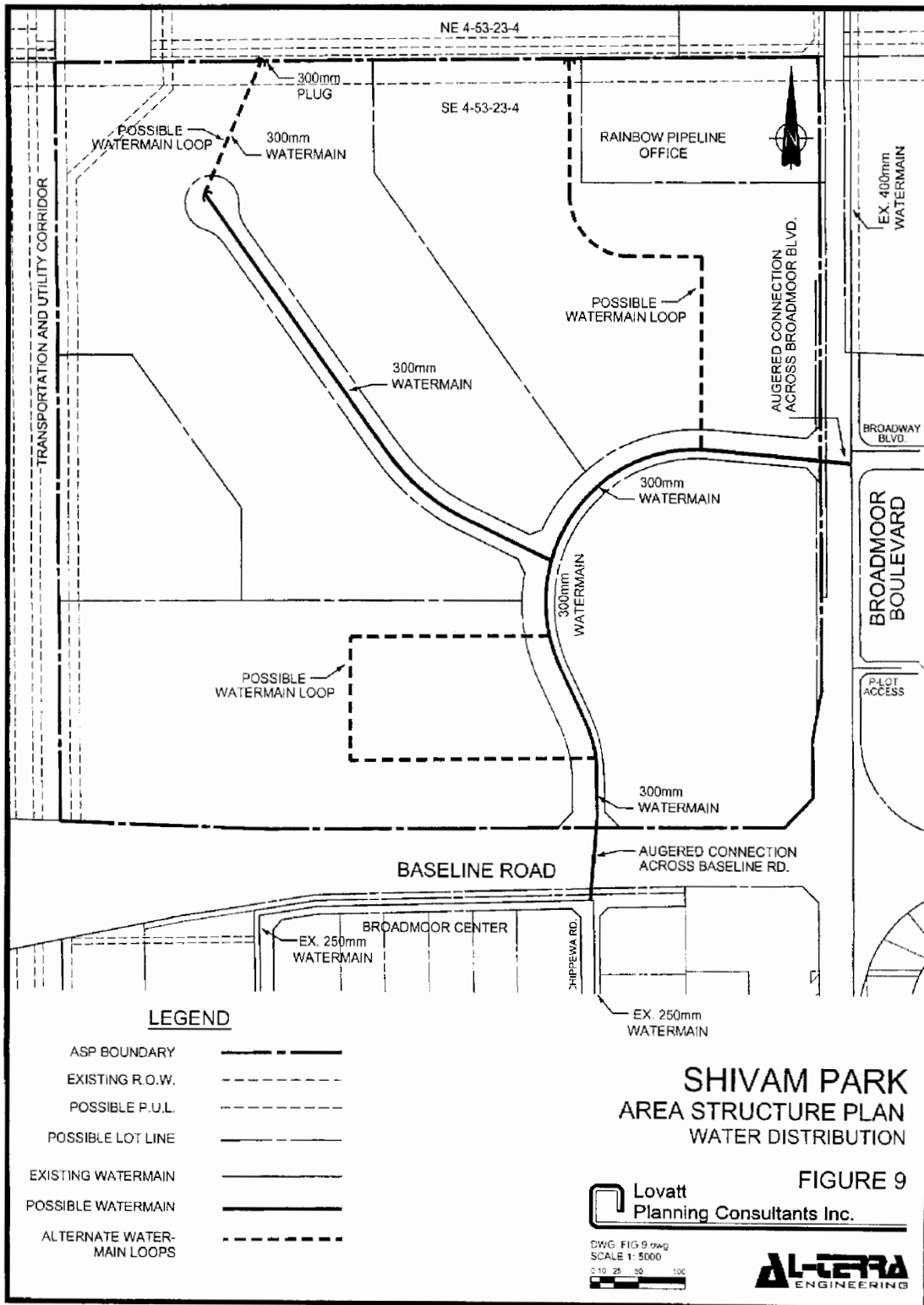
**Lovatt
Planning Consultants Inc.**

DWG: FIG 6.dwg
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NE 4-53-23-4

SE 4-53-23-4

EXISTING
RAINBOW PIPELINE
OFFICE



TRANSPORTATION AND UTILITY CORRIDOR

BROADWAY
BLVD.

BROADMOOR
BOULEVARD

PLOT
ACCESS

8

9

10

6

1

1

7

3

5

4

2

BASELINE ROAD

BROADMOOR CENTER

CLIPPEWA RD

LEGEND

- ASP BOUNDARY
- EXISTING R.O.W.
- PROPOSED P.U.L.
- PROPOSED LOT LINE
- POSSIBLE STAGING BOUNDARY

STAGE NUMBER

3

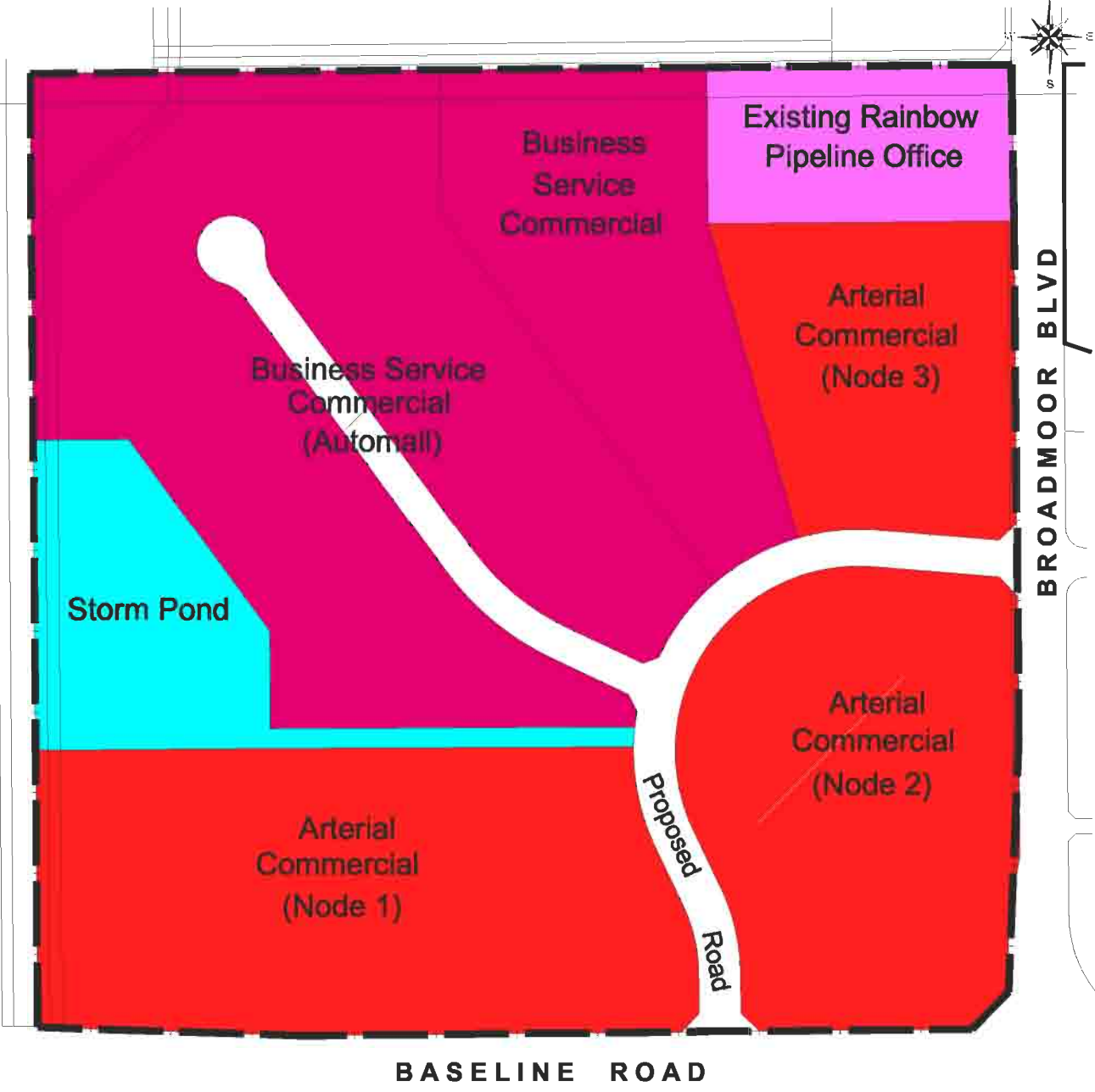
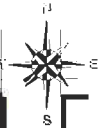
**SHIVAM PARK
AREA STRUCTURE PLAN
STAGING**

FIGURE 10

Lovatt
Planning Consultants Inc.

DWG: FIG 10.dwg
SCALE 1: 5000

AL-TERA
ENGINEERING



Shivam Park Area Structure Plan Bylaw 48-2002

Date of Adoption 14 May 2002

- Arterial Commercial
- Business Service Commercial
- Storm Pond
- Light Industrial

- Road Plan
- ASP Boundary

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 Any reliance on the information contained herein is at the user's risk. Changes are periodically made to the ASP's/APP's and may be made without notice. It is therefore recommended that you contact Planning & Development Review Services for original Plans.

Telephone: (780) 464-8212
www.strathcona.ab.ca