

South of Wye Road Area Redevelopment Plan Bylaw 12-2013

Date of Adoption October 30, 2014

EXISTING LAND USES

Arterial Commercial

Berm

Country Residential

NUL / RW

Public Open Space



Road Plan



ARP Boundary



Disclaimer of Liability

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Telephone: (780) 464-8212
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BYLAW 12-2013

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 71-86, BEING THE SOUTH OF WYE ROAD AREA REDEVELOPMENT PLAN.

WHEREAS it is deemed advisable to amend the South of Wye Road Area Redevelopment 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 12-2013 is to be cited as the "South of Wye Road Area Redevelopment Plan Amendment No. 1".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. This bylaw comes into effect after third reading and upon being signed.

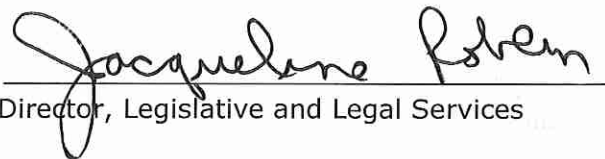
Read a first time this 9 day of September, 2014.

Read a second time this 23 day of September, 2014.

Read a third time and finally passed this 23 day of September, 2014.



Mayor


A/ Director, Legislative and Legal Services

Date Signed: October 30, 2014

South of Wye Road
Area Redevelopment Plan Amendment
Lot 33, Plan 228NY

On behalf of

Royal West Property Corporation

Submitted to



STRATHCONA
COUNTY

By



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September 10, 2014

1.0 INTRODUCTION

The purpose of this amendment is to develop a land use concept for Lot 33 of Plan 228NY within the South of Wye Road Area Redevelopment Plan in Strathcona County. The current development concept of this plan shows Lot 33 as Stormwater Pond. According to this plan, Lot 33 is intended to be developed as the stormwater management facility for the rest of the plan area, the majority of which is designated as Arterial Commercial.

Since the adoption of this plan by Strathcona County Council, developments that have been approved within the plan area have been designed with stormwater management systems that do not require the use of Lot 33 as a stormwater facility.

This amendment proposes to redesignate Lot 33 from Stormwater Pond to Arterial Commercial in the South of Wye Road Area Redevelopment Plan. Servicing, landscaping and site design requirements are addressed in this amendment to ensure that the future use and development of Lot 33 complements adjacent commercial developments and does not negatively affect nearby residential properties.

2.0 CURRENT LAND USE AND SITE CHARACTERISTICS

Lot 33 is a 1.21 hectare parcel of land located approximately 100 metres south of Wye Road, immediately west of Ordze Crescent. Lot 33 is currently undeveloped and designated for Country Residential (CR) in the Strathcona County Land Use Bylaw.

Immediately west of Lot 33 is Lot 34, a residential property with a number of pipeline rights-of-way along its eastern boundary. These rights of way prevent the construction of residential buildings within 40 meters of the common property line between Lots 33 and 34. The southern boundary of Lot 33 is immediately adjacent to Ordze Crescent. Immediately south of Ordze Crescent is a country residential property. To the east and north of Lot 33 are arterial commercial developments within the South of Wye Road Area Redevelopment Plan.

An existing dwelling is located approximately 35 metres west of the Amendment Area with another approximately 55 metres south across Ordze Crescent.

3.0 POLICY CONTEXT

3.1 Strathcona County Municipal Development Plan

This amendment to the South of Wye Road Area Redevelopment Plan conforms to Strathcona County's Municipal Development Plan, which was approved in its current form in 2007 as Bylaw 1-2007. The Municipal Development Plan designates this area as Arterial Commercial in the Urban Policy Areas map. This designation anticipates predominately larger, vehicle-oriented commercial developments.

3.2 South of Wye Road Area Redevelopment Plan

The South of Wye Road Area Redevelopment Plan was approved by Strathcona County Council as Bylaw 71-86 on October 14, 1986. This plan calls for the development of arterial commercial businesses that complement land use along the north side of Wye Road and that require a high degree of visibility, accessibility, and convenience for vehicle-oriented clients. This plan designates Lot 33 as Stormwater Pond, in anticipation that future development in the plan area will require a single facility to manage stormwater flows.

Sections 5.2 and 7.4 of this plan state that there are a number of possible locations for a shared stormwater facility, and that the final location of the facility for the entire plan area is subject to detailed design. Since this plan was adopted by Strathcona County Council, a large stormwater management facility, approved by County authorities, was constructed within the plan area on land designated as Arterial Commercial. The existence of this stormwater management facility, along with the approval of onsite stormwater management systems for other properties located within the plan area, precludes the need for Lot 33 to be developed as a stormwater management facility in the future.

3.3 Strathcona County Land Use Bylaw

Properties within the South of Wye Road Area Redevelopment Plan area are currently districted as both Direct Control (DC) and Arterial Commercial (C2) in the Strathcona County Land Use Bylaw. The purpose of these districts are to accommodate appropriate vehicle oriented commercial businesses.

Lot 33 is currently districted Country Residential (RC). Prior to development, Lot 33 must be redistricted to a land use district compatible with the concept described in this amendment.

3.4 Edmonton and Strathcona County Stormwater Management Agreement

The City of Edmonton and Strathcona County are participants in an agreement to establish a controlled release rate for stormwater flows that affect areas of mutual concern. Lot 33 and the South of Wye Road Area Redevelopment Plan area are included in this agreement. According to County staff, this agreement states that the allowable release rate for stormwater flows is 4 litres per second per hectare (4L/s/ha).

3.5 Wye Gardens Stormwater Management Analysis

In April 2012, Strathcona County retained Sameng Inc. to complete a capacity assessment of the stormwater drainage system within the Wye Gardens Area. The Wye Gardens Storm Water Management Analysis concluded that the existing combination of stormwater pipe and ponds in the area *"will provide more than 100 year level of flood protection for the Wye Gardens Development Area."* Based on this information, the report also concluded that *"there is no need to construction additional storage"* on Lot 33.

4.0 AMENDMENT CONCEPT

4.1 Land Use

This amendment to the South of Wye Road Area Redevelopment Plan proposes to redesignate Lot 33 from Stormwater Pond to Arterial Commercial. This amendment would not require an amendment to the Strathcona County Municipal Development Plan as Lot 33 is already included in the Commercial Arterial Policy Area.

4.2 Access and Transportation

This amendment does not require a change to the existing local road network. Access to and from Lot 33 would be available from Ordze Crescent at the eastern boundary of Lot 33, approximately half way from Ordze Avenue to the north and Ordze Crescent to the south.

Upgrades to Ordze Crescent will be required from Ordze Avenue to the north to the location of the proposed Lot 33 access. This portion of Ordze Crescent will need to be upgraded to meet the standards of Strathcona County.

Strathcona County is currently conducting a Functional Plan Study for Wye Road. Pending the outcome of the Functional Planning Study, as well as the determination of the future use of the site at the development permit stage, the potential for road re-alignment land requirements may exist to mitigate additional traffic generation.

A Traffic Impact Assessment shall be required for any proposed use that exceeds 100 peak hour vehicle trips.

4.3 Adjacent Country Residential Interface

The current South of Wye Road Area Redevelopment Plan requires that a 2.0 metre high berm and 2.0 metre top of berm fence is to be constructed along the southern and western boundaries of this area redevelopment plan, which encompasses two boundaries of the subject Lot 33.

However, the situation of Lot 33 differs from the rest of the properties in the plan area that share this berming requirement; the existing 20 metre right of way for Ordze Crescent adjacent to the south boundary and the 42 metre pipeline right-of-way adjacent to the west boundary provide a permanent spatial buffer between the subject Lot 33 and the existing country residential properties. This is a spatial context that does not exist for the rest of the plan area. In recognition of this existing spatial buffer, this amendment proposes a number of site specific development requirements in lieu of the plan's existing berming requirements for this Lot 33 to provide a specific interface between Lot 33 and the adjacent country residential land use that meets or exceeds the buffering purpose of the existing berm and fence requirement.

First, the amendment provides specific landscaping and screening requirements as a visual buffer to the adjacent country residential parcels. In this regard, a 3.0 metre wide landscaped buffer and a chain link fence with a minimum height of 1.8 m and a maximum height of 2.45 metre are proposed along the southern boundary of Lot 33. A solid wood screen with a fence height of 2.45 m shall be constructed along the west property. Specific details of the proposed landscaping and screening shall be included in the regulations of the district for the parcel.

Next, to further protect the privacy of adjacent country residential landowners buildings on Lot 33 shall not be permitted to have windows above the first storey on the south and west facades.

Third, all buildings shall be oriented to face internal to the property and no drive lanes shall be permitted along the outside of the buildings adjacent to Lot 33's south and west property boundaries. Provision of internal building orientation and drive lane restrictions are intended to help mitigate any noise that may be generated by future uses on Lot 33 as well as contribute to maintaining the privacy of adjacent country residential residents.

The amendment has incorporated a number of the above interface provisions as a result of comments and concerns raised at the Council Public Hearing.

5.0 UTILITY SERVICES

5.1 Water Distribution System

Lot 33 can be serviced by a 200 mm water service connection from the existing 300 mm main located within Ordze Crescent to the east.

5.2 Sanitary Sewer System

Lot 33 can be serviced by a 200 mm sanitary service connection to the existing 375 mm main located within Ordze Crescent to the east. A sampling manhole will be required onsite in accordance with the standards of Strathcona County.

5.3 Stormwater Management

Lot 33 can be serviced by a 250 mm storm service connection to the existing 900 mm main on Ordze Crescent to the east. Lot 33 will be required to restrict stormwater discharge to a rate of 4L/s/ha, or 4.8L/s, which be achieved by a means of a flow restriction device placed within the sampling manhole.

For an arterial commercial site of this size, it is appropriate to provide storage for the 1:100 year storm event. Detailed on-site stormwater design solutions would be provided for the site development permit, however initial design concepts, as modelled in the 2010 Scheffer Andrew Design Brief, indicate the ability for this site to provide adequate storage capacity. The required storage volume could be provided via a combination of surface ponding and rooftop storage. Additional storage could be provided onsite with a shallow landscaped dry pond, or an underground detention storage system, which would consist of a series of chambers placed beneath a parking lot.

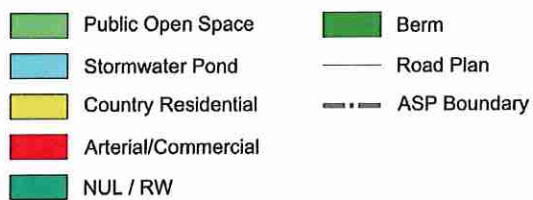
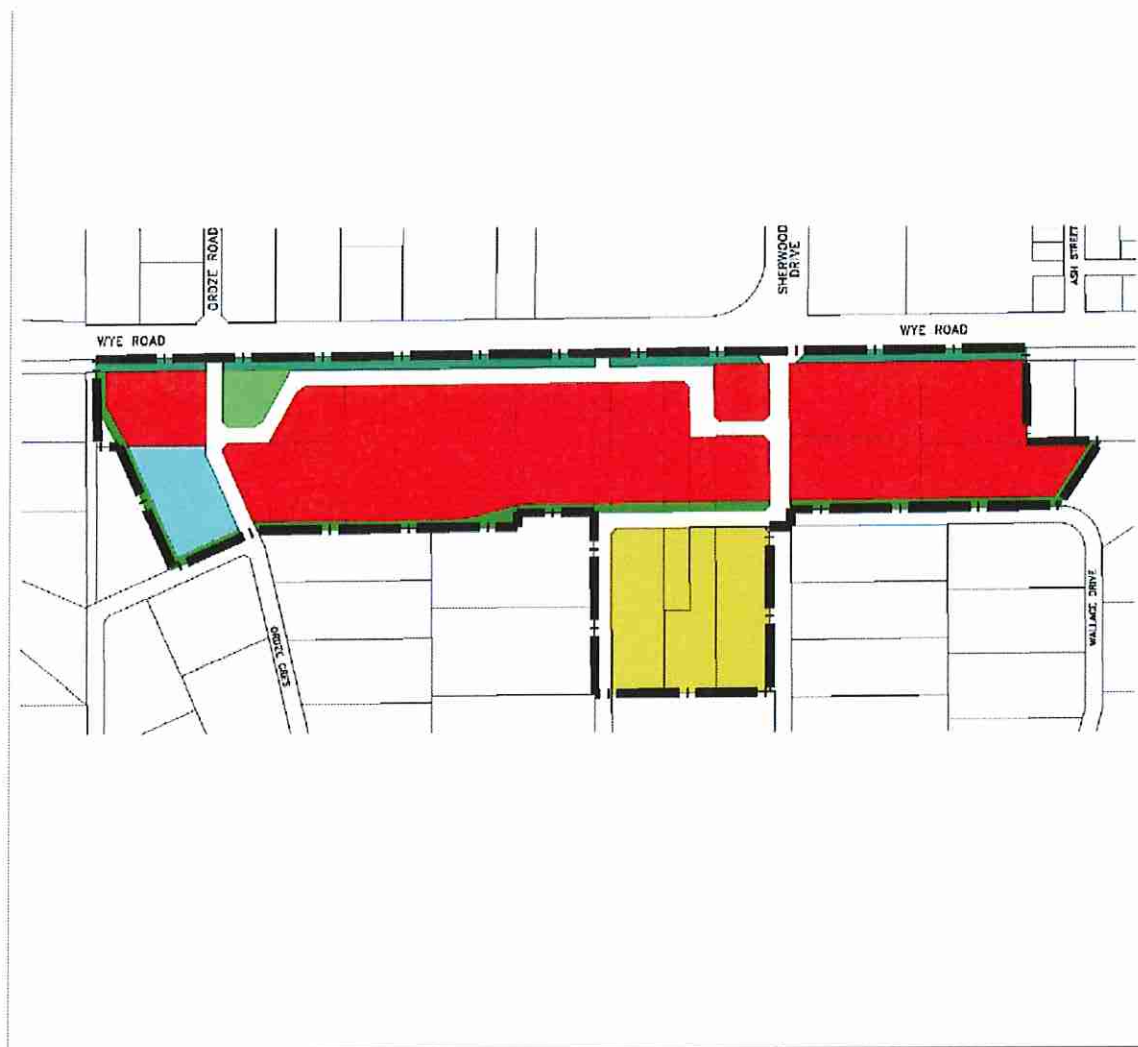
This amendment does not propose any changes to existing stormwater management systems in the South of Wye Road Area Redevelopment Plan area.

5.4 Development Sequence

Lot 33 will be developed in a single phase. The timing and exact arterial commercial development constructed will be dependent on local market conditions.

A Development Agreement will be required to be entered into between the landowner of Lot 33, Plan 228NY and Strathcona County prior to the issuance of a development permit for the property in order to address the provision of municipal infrastructure necessary to service the proposed development as well as the fencing required within this plan.

FIGURE 1 – CURRENT SOUTH OF WYE ROAD ARP CONCEPT



Project No.: 11-021



Figure 1
Approved Plan

South of Wye Road
Area Redevelopment Plan
Strathcona County



N.T.S.

Date: September 2012

FIGURE 2 – PROPOSED SOUTH OF WYE ROAD ARP CONCEPT

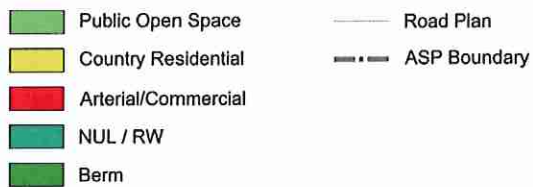
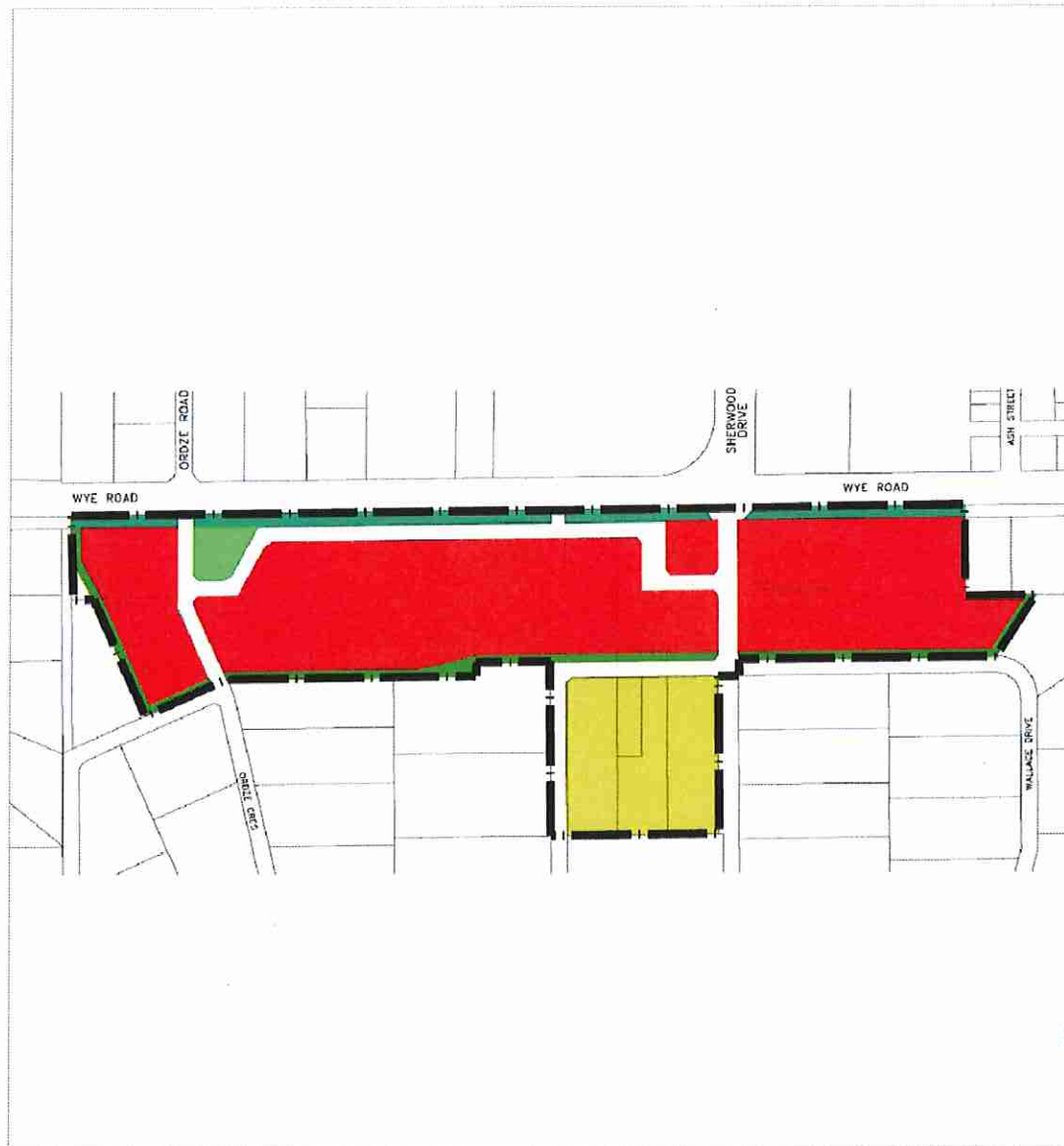


Figure 2
Proposed Plan

South of Wye Road
Area Redevelopment Plan
Strathcona County



N.T.S.

Project No.: 11-021

Date: September 2012

FIGURE 3 – PROPOSED STORMWATER MANAGEMENT SYSTEM



Figure 3
Stormwater Concept

South of Wye Road
Area Redevelopment Plan
Strathcona County



N.T.S.

Project No.: 11-021

Date: September 2012