

BYLAW 17-89

A BYLAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE DAVIDSON CREEK AREA STRUCTURE PLAN BYLAW NO. 34-88.

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

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 Bylaw 34-88 be amended as follows:

1. This Bylaw is to be cited as the "Davidson Creek Area Structure Plan Amendment No. 1".
2. That Appendix "A" attached hereto is hereby adopted as part of this Bylaw.

Read a first time this 23RD day of MAY, 1989.

Read a second time this 27TH day of JUNE, 1989.

Read a third time and finally passed this ~~JUNE 27TH~~ day of JUNE, 1989.

ant



Reeve



Corporate Secretary

Bylaw 17-89

Appendix "A"

I.D. ENGINEERING COMPANY LIMITED
Professional Engineers

RECEIVED
MAY 11 1989
Ans'd

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**DAVIDSON CREEK
AREA STRUCTURE PLAN
AMENDMENT**

I.D. Engineering Company Limited

May 1989

I.D. ENGINEERING COMPANY LIMITED
Planners and Engineers

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A Division of The I.D. Group Inc.
Edmonton, Lloydminster
and Winnipeg

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1.0 INTRODUCTION

The County of Strathcona No. 20 passed By-law 34-88 on June 28, 1988. The purpose of that By-law was to adopt the Davidson Creek Area Structure Plan.

The Davidson Creek Area Structure Plan proposed an overall development concept to "provide a framework for subsequent subdivision and development" of 64.75 hectares (160 acres) of land within Sherwood Park. The proposed land uses were to be "responsive to current and long term demand" while creating a "residential development which fits within the context of Sherwood Park's broader urban structure".

2.0 AMENDMENT AREA

The proposed amendment area is legally described as part of the NW quarter of Section 1-53-23-W4 and contains approximately 12.0 hectares (29.65 acres).

It is located at the northeast corner of the intersection of Lakeland Boulevard and Davidson Drive, as shown on Figure 1.

3.0 PURPOSE OF THE AMENDMENT

This amendment introduces a low density, 30-37 units/ha (12-15 units/ac) multiple-family site of 1.52 ha (3.76 ac), a two-family residential area containing 0.9 ha (2.2 ac) of approximately 20 lots, and 4 R2 lots at the corner of the multiple family site. Minor adjustments have been made to the street pattern to accommodate these changes. The majority of the amendment area remains a single family residential area.



FIGURE 1

BRADSON
PROJECTS
LIMITED

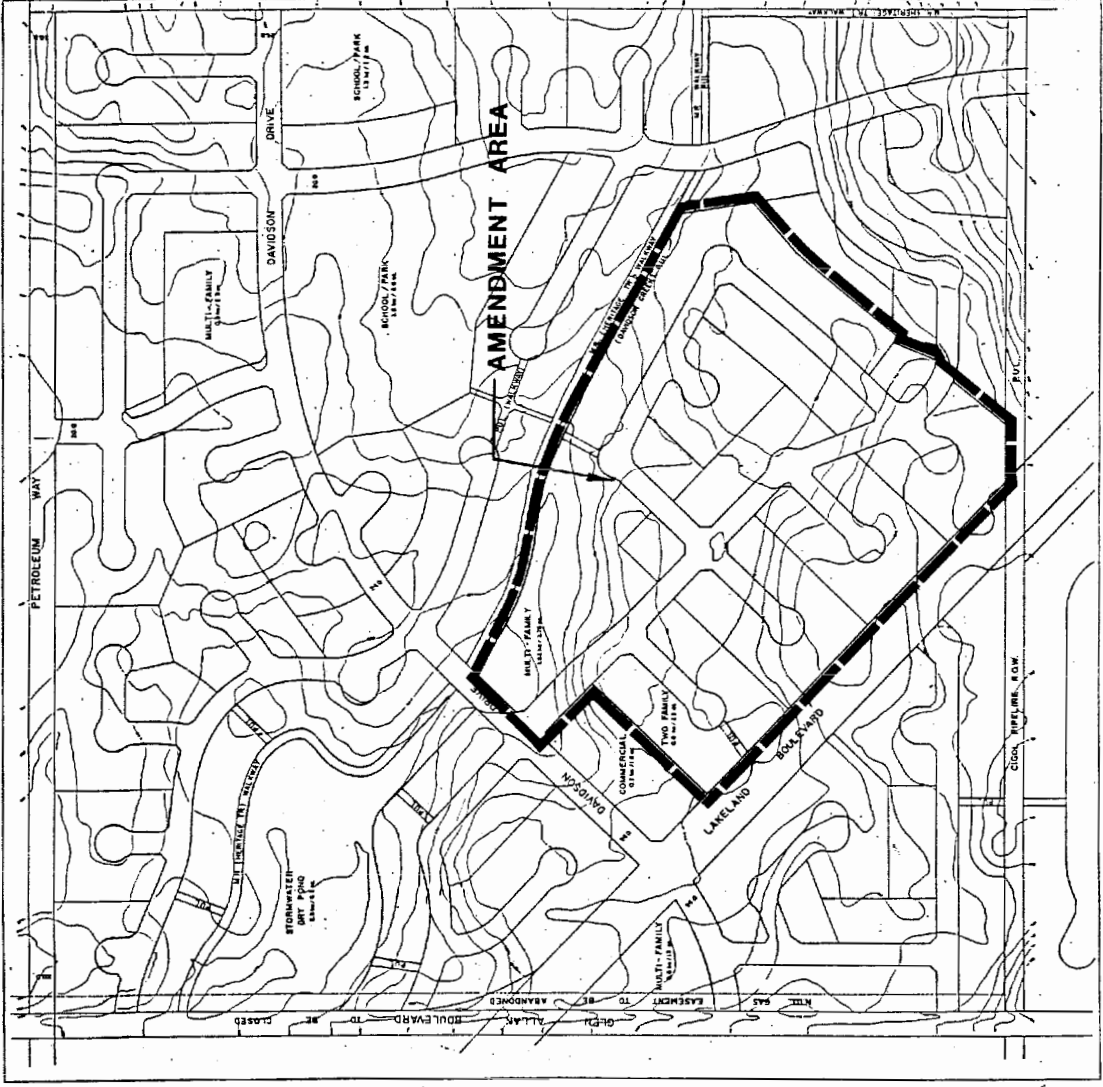
DAVIDSON CREEK

AREA STRUCTURE PLAN
N.W. 1/4 SEC 1-22-23-4

Scale: 1" = 100'



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4.0 JUSTIFICATION

The amendment introduces the low density multiple-family site and two-family residential sites to provide a broader range of housing types in response to market demand within Sherwood Park.

The minor adjustments to the local road system enable the efficient layout of land uses and provide for more effective lot arrangements.

5.0 IMPACT

The amendment will have a positive impact in that it will allow for a variety of housing choices. The moderately higher density housing types are situated adjacent to the commercial site, with good access to a collector road. This will not adversely affect local traffic, or the primarily low density character of the neighbourhood.

6.0 STATISTICS

A revised land use statistical analysis for all of Davidson Creek is provided by Table 1. Table 2 provides minor revisions to population, density, and student generation statistics.

7.0 IMPLEMENTATION

Should any conflicts be perceived between the Davidson Creek Area Structure plan and this amendment, this amendment shall take precedence.

TABLE 1

LAND USE DISTRIBUTION

	<u>HECTARES</u>	<u>PERCENT</u>	<u>ACRES</u>
GROSS AREA	64.75		160.0
Less Lakeland Blvd. ¹	2.43		6.0
Less Cigol Transmission Ltd. (future P.U.L.)	<u>1.14</u>		<u>2.8</u>
GROSS DEVELOPABLE AREA	61.18	100.0%	151.2
LAND USE CIRCULATION			
Collector	3.38		8.4
Local	9.47		23.4
PUL (other than Cigol, including 100% dry pond)	3.16		7.8
TOTAL CIRCULATION	<u>16.01</u>	26.2%	<u>39.6</u>
RESERVE			
Required	6.12	10.0	15.1
Dedicated	<u>5.52</u>	<u>9.0</u>	<u>13.6</u>
Proportion of Dry Pond ² or Additional Dedication	0.60	1.0%	1.5
COMMERCIAL			
Neighbourhood Convenience	<u>0.72</u>	1.2%	<u>1.8</u>
RESIDENTIAL			
Single Family	34.26	56.0	84.7
Two-Family Residential	1.10	1.8	2.7
Multi-Family	2.97	4.8	7.3
TOTAL RESIDENTIAL	<u>38.33</u>	<u>62.6%</u>	<u>94.7</u>
TOTAL	61.18	100.0%	151.2

¹ Lakeland Boulevard has been deleted from the gross area. It was acquired by the County before registration of the adjoining subdivisions. As such, it did not form part of the development area.

² Subject to partial reserve credit for the stormwater depending on detailed design.

TABLE 2

UNIT AND POPULATION GENERATION

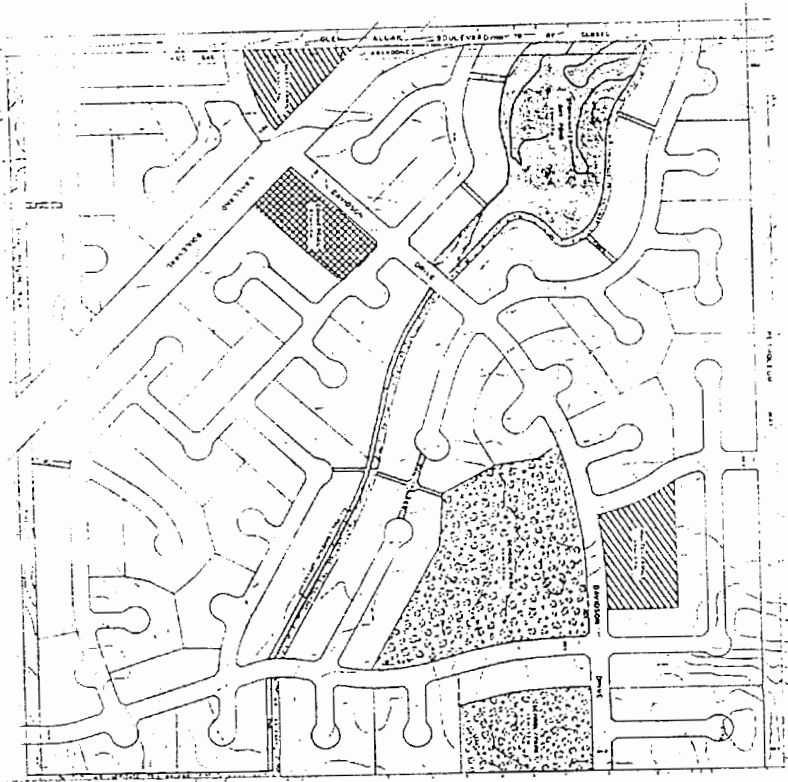
LAND USE	NO. OF HA.	UNITS/ HA.	TOTAL UNITS	%	POP'L/ UNIT	TOTAL POP'L	%
Single Family	34.3	18	618	82.5	3.1	1916	84.8
Two Family	1.1	22	24	3.2	3.1	74	3.3
Multi-Family	2.9	37	107	14.3	2.5	268	11.9
TOTAL:	38.3	-	749	100.0%	-	2258	100.0%

DENSITY

a) TOTAL POPULATION	G.D.H.	=	persons/G.D.Ha.
2258	61.18	=	37.0/G.D.Ha.
b) TOTAL POPULATION	G.D.A.	=	persons/G.D.Ac.
2258	151.2	=	15.0/G.D.Ac.

STUDENT GENERATION

UNITS	ELEMENTARY FACTOR/TOT.	JUNIOR HIGH FACTOR/TOT.	SENIOR HIGH FACTOR/TOT.	TOTALS
749	.43/322	.20/150	.16/120	592
PUBLIC DISTRIBUTION	$\frac{x .75}{242}$	$\frac{x .75}{113}$	$\frac{x .75}{90}$	445
TOTAL PUBLIC STUDENTS				
SEPARATE DISTRIBUTION	$\frac{x .25}{81}$	$\frac{x .25}{38}$	$\frac{x .25}{30}$	149
TOTAL SEPARATE STUDENTS				



DAVIDSON CREEK

Area Structure Plan






N.W. 1/4 Sec. 1-53-23-4

COUNTY of STRATHCONA
No. 20

**BRAODSON
PROJECTS
LIMITED**

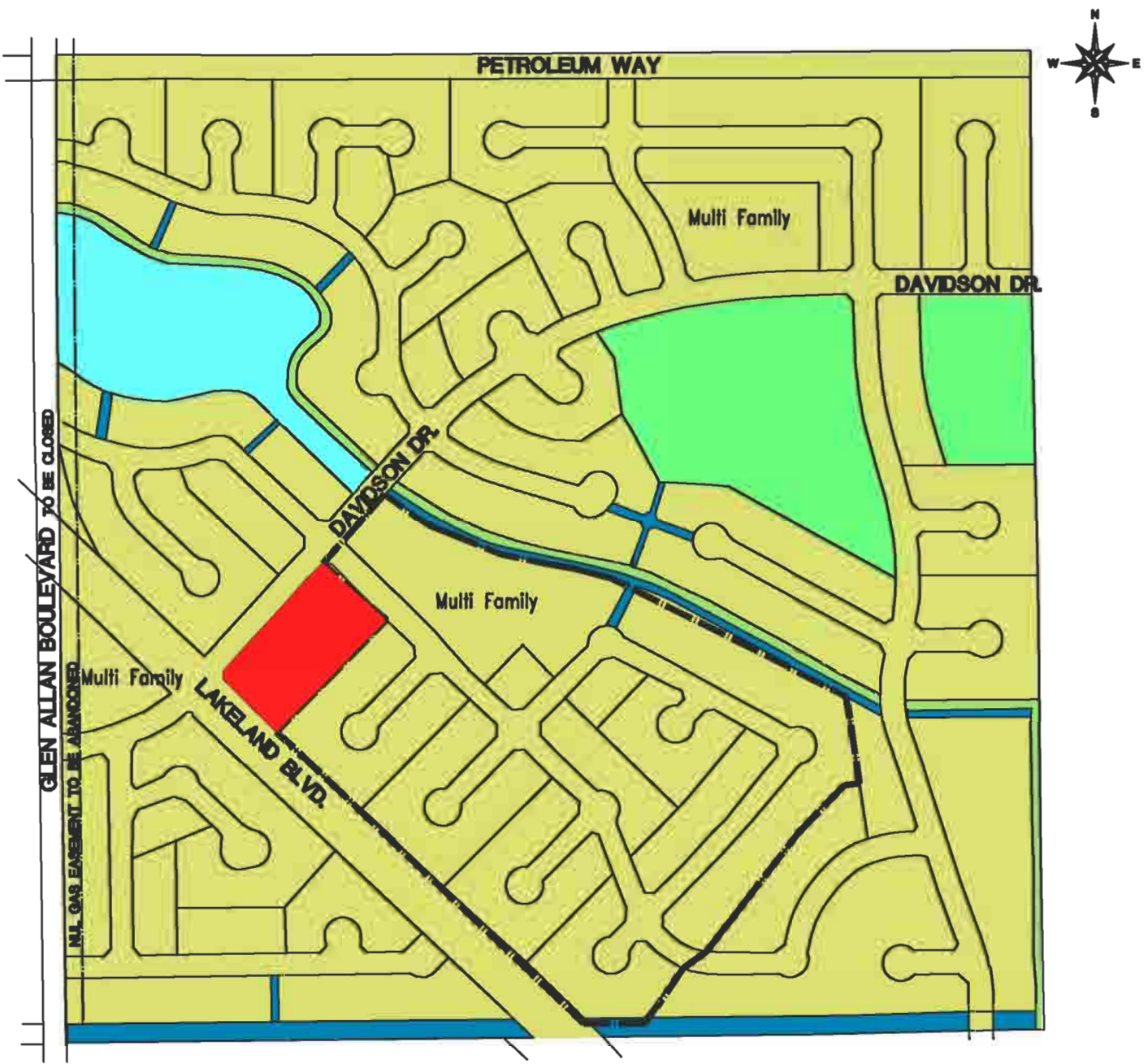
LAND USES

LEGEND

-  SINGLE FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  SCHOOL/PARK
-  PUL

SCALE: 1" = 100' DATE: JUN 1988

3



Davidson Creek Area Structure Plan Bylaw 17-89 Amendment 1

Date of Adoption 27-June-1989

Commercial		School/Park		Road Plan	
Municipal Reserve		Residential		Amendment Area	
PUL		Stormwater/Dry Pond			