

BY-LAW 18-90

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE REGENCY PARK AREA STRUCTURE PLAN.

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING APPROXIMATELY 38.36 HECTARES (94.79 ACRES) IS LOCATED WITHIN THE W 1/2 25-52-23-W4.

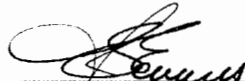
NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:

1. This By-law, be cited as the "REGENCY PARK AREA STRUCTURE PLAN".
2. Schedule "A" attached hereto and forming part of this By-law entitled "REGENCY PARK AREA STRUCTURE PLAN" is hereby adopted as the Regency Park Area Structure Plan.

Read a first time this 13th day of February, 1990.

Read a second time this 20th day of March, 1990.

Read a third time and finally passed this 20th day of March, 1990.



Reeve



Corporate Secretary

SCHEDULE "A"

BY-LAW 18-90



Regency Park



Area Structure Plan

Mackenzie Associates
Consulting Group Limited

Regency Park



Area Structure Plan

Prepared for
Qualico Developments (Edmonton) Limited

by

MACKENZIE ASSOCIATES
Consulting Group Limited

February 1990

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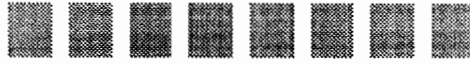


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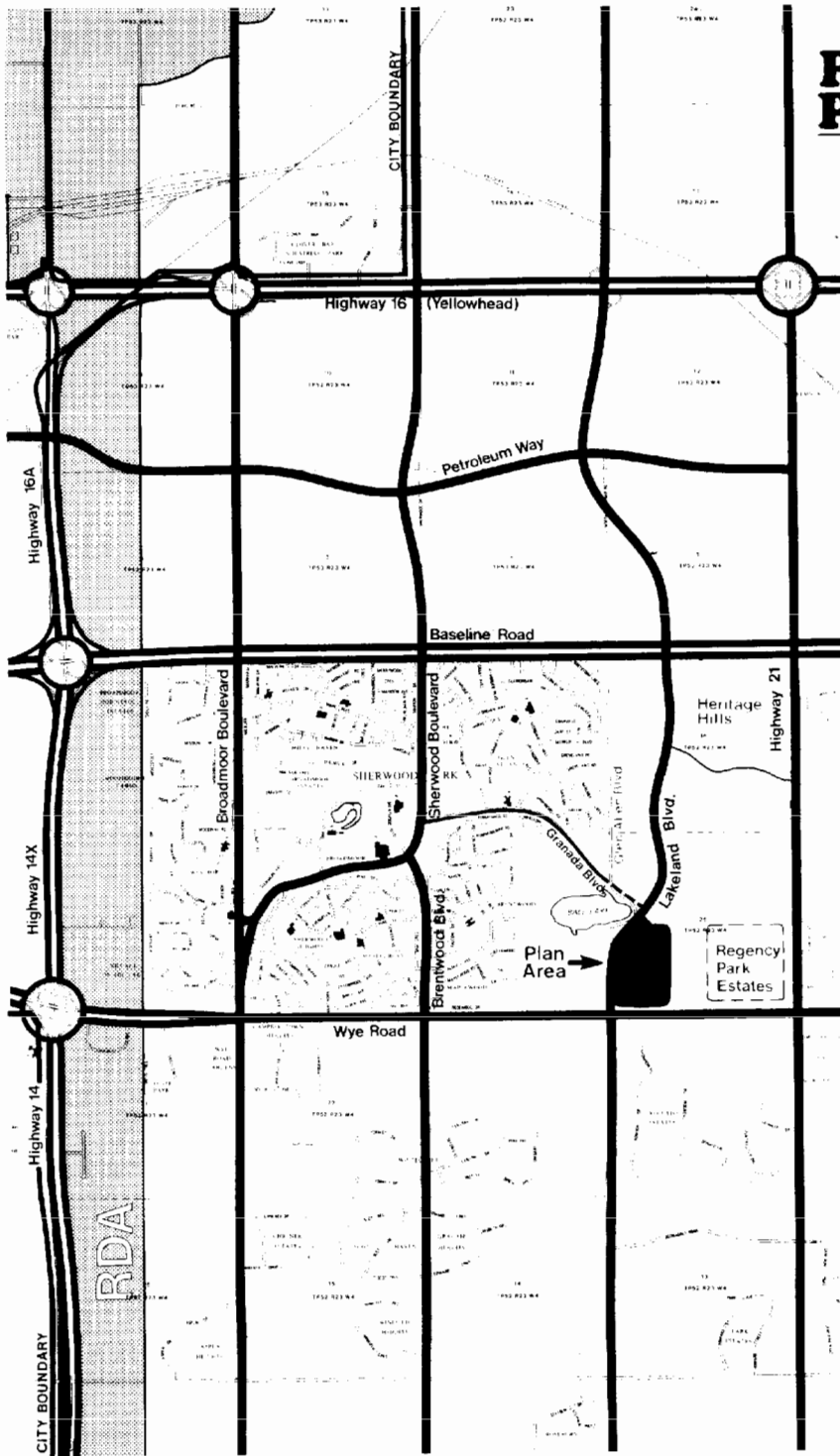
1.1 Purpose of Plan

This Plan has been prepared as an Area Structure Plan as contemplated by Section 64 (1) of the Planning Act (R.S.A. 1980) for an area described in Section 1.2 as the Plan Area, located within the urban community of Sherwood Park in the County of Strathcona No. 20. The purpose of this Plan is to provide a framework for the subsequent subdivision and development of land within the Plan Area.

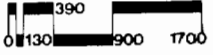
This Plan, at such time as it is passed by the Council of the County of Strathcona No. 20 by bylaw in accordance with The Planning Act, shall be known as the Regency Park Area Structure Plan.

1.2 Plan Area

The area to which this Plan applies, hereinafter referred to as the Plan Area, consists of those portions of the SW 1/4 of Section 25-52-23-W4 and NW1/4 of Section 25-52-23-W4M which are identified on Figure 1. The Plan Area is located within the limits of the Sherwood Park Urban Service Area and contains an area of 38.36 hectares (or 94.79 acres), more or less.



I Location and Setting



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1.3 Land Ownership

Qualico Developments (Edmonton) Limited is the owner of the majority of land within the Plan Area with the following exceptions: a 2.24 hectare parcel of land in the southwest portion of the Area owned by Koehn Holdings Ltd.; a 4 hectare parcel of land owned by the Christian and Missionary Alliance in the extreme southwest corner of the Plan Area; and an area owned by Wimpey Western Ltd. which encompasses 0.65 hectares of land lying along the north boundary of the Plan Area between the proposed Granada/Lakeland intersection and Qualico's land.



21 Location and Setting

The Plan Area is situated generally in the southeast corner of the existing urban community of Sherwood Park. The west edge of the Plan Area abuts the existing government road allowance referred to as Glen Allan Boulevard along the west boundary of the quarter section. This government road allowance has been approved for upgrading and will be incorporated into the right-of-way requirements for a new arterial roadway to be named Lakeland Boulevard. That portion of the existing government road allowance which lies outside of the new arterial roadway alignment, and a remnant triangle of land northwest of the new roadway alignment is excluded from the Plan Area. A 4 ha (10 ac.) parcel owned and already developed by the Christian and Missionary Alliance has been included in the southwest corner of the Plan Area. The north boundary of the Plan Area has been expanded to incorporate a remnant parcel owned by an abutting development interest which would otherwise be left between the future Granada/Lakeland Boulevard intersection and land owned by this Plan proponent.

The Plan Area lies approximately 1.2 km (.75 mi.) west of Highway 21 and abuts Wye Road to the south.

The location and setting of the Plan Area is highlighted

on Figure 1 - Location and Setting. The location is illustrated in relation to two approved plan areas for residential development identified as Regency Park Estates and Heritage Hills, to the east and north of the Plan Area respectively.

The Heritage Hills Area Structure Plan which encompassed 140 ha (350 ac.) of land in Section 36-52-23-W4M envisioned 10 phases of development. Since its approval in 1985, several phases of subdivision and development have proceeded in the north central sector of the Heritage Hills Plan Area, and formal application for a fifth phase of subdivision is currently being processed for approval by the County Planning and Development Department.

The Regency Park Estates Plan Area, which encompasses 61 hectares (151 ac.) of land in the SE 1/4 of Section 25-52-23-W4M, was approved in 1985. The first phase of subdivision was approved in 1989 and is now under construction. Land planning is also underway for the preparation of a concept plan for approximately 24 hectares (60 ac.) of land owned by Lehndorff between the Regency Park Estates Plan Area and the proposed Regency Park Plan Area. The preliminary plan concept which has been prepared for Lehndorff's lands includes provision for a direct roadway link between the Regency Park Plan Area and the approved Regency Park Estates Plan Area.

Some planning activity has recently been initiated for

lands owned by Wimpey Western Ltd. in the N1/2 of Section 25-52-23-W4M, immediately north of the proposed Regency Park Plan Area. One focus of this planning activity has been with that portion of the NW 1/4 of Section 25 which has been incorporated into the Regency Park Plan Area and its designation for a commercial use. In discussions with this Plan proponent, Wimpey Western Ltd. concurred with the proposed expansion of the Plan Area's north boundary and to the suggested commercial use for the area.

22 The General Municipal Plan

The General Municipal Plan (G.M.P.) for the County of Strathcona No. 20 was adopted by the Council of the County of Strathcona No. 20 in September, 1986. The G.M.P. defined a Long Term Land Use Concept and policies specifically for the Sherwood Park Urban Service Area. The Long Term Land Use Concept identifies general land uses for land within the designated limits of Sherwood Park. It designates the Plan Area as "Residential" which indicates that the future residential development proposed in the Plan Area is consistent with the County of Strathcona's long term land use view for the area.

The G.M.P. also contains specific policies which provide direction and guidelines relative to residential use and commercial use development in Sherwood Park.

Regarding residential land use, Policy 2 (d) in Part Four, Section A of the G.M.P., indicates the County's desire that future residential development be contiguous extensions of existing development nodes consistent with economical and efficient provision of services. As the Location and Setting Map - Figure 1 in this document illustrates, the Plan Area for which development is proposed is proximate to two approved residential area structure plans. Development information contained in approved plans for adjacent lands has been given due consideration to ensure the residential development proposed within the Plan Area is contiguous and compatible. This document is intended to conform with the policy requirements of the G.M.P. for residential uses.

Regarding commercial land use of the type envisioned for the Regency Park Plan Area, Policy 3(i) in Part Four, Section A of the G.M.P., indicates that future neighbourhood commercial uses shall be encouraged in strategic locations and shall generally not exceed one hectare (2.5 acres) in land area. The location, size and function of the commercial use proposed for this Plan Area is intended to conform with the policy requirements of the G.M.P. for commercial uses.

23 The Edmonton Metropolitan Regional Plan

The Edmonton Metropolitan Regional Plan adopted by the Edmonton Metropolitan Regional Planning

Commission in July 1984 identifies the proposed Plan Area as an area for potential urban expansion on a map entitled "Policy Reference Map, Map 3". Part IV, Section 1.0 of the Regional Plan contains policy statements relevant to urban expansion in Sherwood Park as follows:

- Policy 1.1, Regional Settlement Pattern, states urban growth shall be accommodated only in existing urban municipalities and Sherwood Park;
- Policy 1.3, Use of Urban Land, states urban municipalities should, in their General Municipal Plan and Land Use Bylaw provide for:
 - (b) contiguous development to make use of existing public services and capital facilities, to promote economical provision of transportation facilities, utilities, and social services, and to reduce land use conflicts; and
 - (c) a variety of affordable housing types, including mobile homes, to serve the needs of all social and income groups.

In accordance with the relevant policies set out in the regional plan, the proposed Plan Area is located within the Sherwood Park Urban Service Area, and has been designated in the County of Strathcona No. 20 General Municipal Plan and Land Use Bylaw as an area for future residential development.

In addition, the small lot residential development proposed for the Plan Area will provide an affordable housing alternative for residents within Sherwood Park, pursuant to Policy 1.3 (c), and further to Policy 1.3 (b) development in the Plan Area will be contiguous with development intentions in approved and available current plans for adjacent lands.

3.1 Topography

The significant topographic features of the Plan Area are illustrated on Figure 2 - Development Factors. Contour information is shown at intervals of one metre for all undeveloped land within the Plan Area. The Plan Area slopes gently downward, from a high point, located in the southeast portion of the area adjacent Wye Road, toward the north edge of the Plan Area. The overall change in elevation throughout the Plan Area is gradual; approximately 14.9 m (49 ft.) over a distance of 800 m (.25 mi.). There are four hillocks situated in the central portion of the area which create some subtle but interesting alterations in the landscape. Three small "shallow depressional areas" are located in the north portion of the Plan Area and will require filling for development purposes. Each topographic feature is identified on Figure 2.

3.2 Drainage

The pattern of natural drainage in the Plan Area is shaped by the topography described in Section 3.1. The land within the Plan Area drains generally from the southeast to the northwest, into an existing depressional area near the north boundary of the area. This depressional area, in



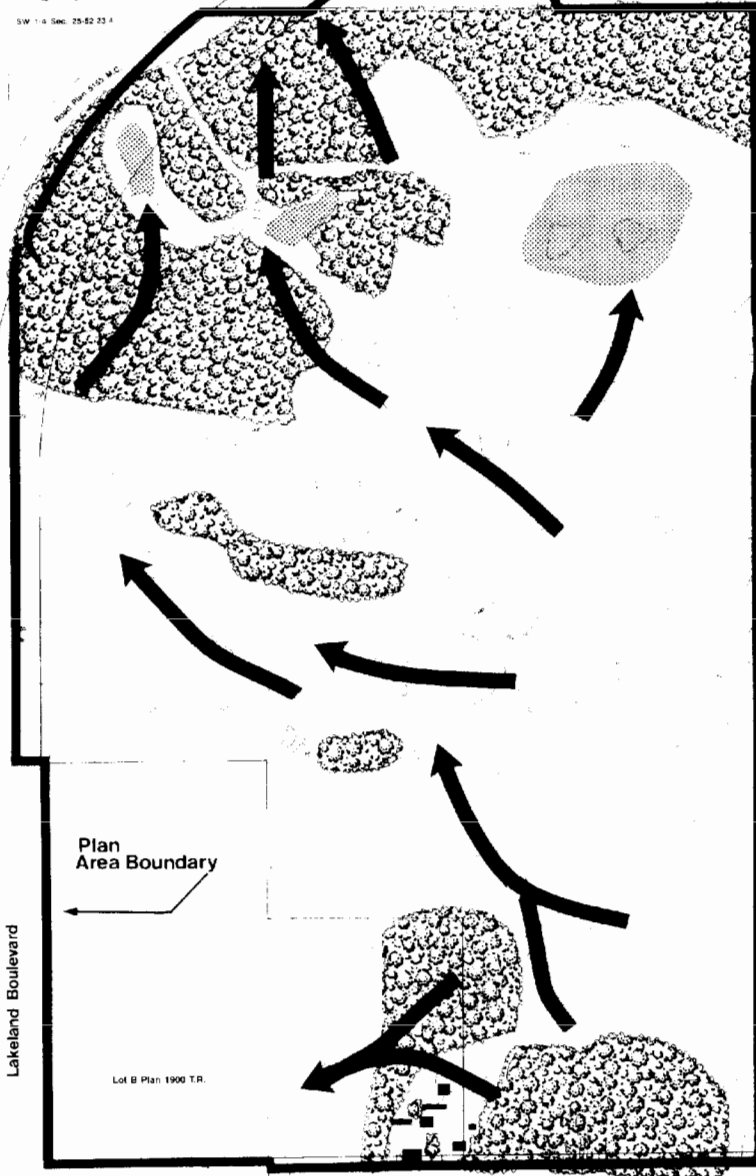
Bl. A Plan 902 2694

SW 1/4 S96; 25-52 23 4

SE 1/4 S96; 26-52 23 4 NE 1/4 S96; 26-52 23 4

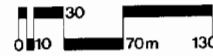
Bl. B Plan 915 M.C

SW 1/4 S96; 25-52 23 4



- Natural Drainage Flow
- Existing Vegetation
- Existing Structures
- Depressional Area

2 Development Factors



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turn, drains northward and ultimately west into Ball Lake.

3.3 Vegetation

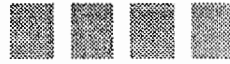
Existing vegetation is found in a lineal pattern along the north and south boundaries of the Plan Area, and in the vicinity of localized topographical low areas. The locations of existing stands of natural vegetation are shown on Figure 2. The strip of vegetation along the north boundary becomes a slightly more extensive concentration toward the northwest extremity of the Plan Area. The vegetative cover consists of a blend of mature tree stands, shrubs, coarse grass and sedge. Areas lacking vegetative cover in the Plan Area have been used for agricultural purposes or developed for existing urban uses. A small area of cropped open field exists in the southwest portion of the Plan Area adjacent a parcel of land developed for a church and related institutional use in the extreme southwest corner of the Plan Area. The balance of open land in the Plan Area is grassland which has been previously used as pasture for grazing livestock.

Existing areas of vegetation will be incorporated, to the extent that it is feasible, into the future residential development pattern for the Plan Area.

3.4 Existing Structures

A number of man-made structures are present in two concentrated locations near the south boundary of the Plan Area. These structures relate to the agricultural and existing institutional uses of land in the Plan Area. The agricultural related structures include a large house, house trailer, and several ancillary structures such as a wooden workshop and storage sheds. The future of the existing house, house trailer and other structures will be determined by the current owner prior to development at the subdivision stage. The institutional structures include the Sherwood Park Alliance Church and Strathcona Christian Academy. The proposed Plan will accommodate the continuation of the existing institutional use as the long term end use for land in the southwest corner of the Plan Area.

In addition the Plan will provide for the potential expansion requirements of the existing institutional use.



4.1.0 General Land Use Structure

The development concept proposed to guide the future subdivision and ultimate development of the Plan Area is outlined on Figure 3 - Development Concept.

The land use pattern is comprised of the following land use elements:

- i) Single Family Residential;
- ii) Multiple Family Residential;
- iii) Park;
- iv) Institutional; and
- v) Commercial.

The Plan Area will accommodate a range of housing types although most of the Plan Area is proposed for single family residential uses. Two multiple family development sites intended for townhouses have been included within the land use structure to provide a choice of housing types within the Plan Area.

4.1.1 Single Family Residential

The single family areas are intended to be subdivided and developed as small residential lots at a relatively uniform density of 21 single family units per net hectare. The

Plan 7059 M.C.

Gransole

R/W Plan 877 2681

B/K. A Plan 802 2684



SW 1/4 Sec. 21-55-23.4

SE 1/4 Sec. 26-55-23.4 NE 1/4 Sec. 28-55-23.4

Lakeland Boulevard



Lot B Plan 1909 1/5

Road Plan 838B K.S

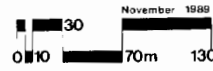
Wye Road

Regency Park

Area Structure Plan

-  Single Family
-  Multiple Family
-  Commercial
-  Church
-  Park/ Walkway
-  Buffer
-  Emergency Access

3 Development Concept



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width of single family residential lots will range between 12 - 15 metres (40 ft. and 50 ft.). Lot depths will approximate 34 m (111.5 ft.). The development intention in providing small lot single family residential is to meet a need for residents seeking an affordable alternative to large lot residential development. The proposed single family residential areas illustrated on the development concept are served by cul-de-sacs to define distinct clusters of single family development. A cul-de-sac will optimize the privacy of the residential development both visually and physically. Neighbourhood traffic flows will be concentrated away from these residential clusters and onto the collector roadways. The precise layout of individual single family lots within the Plan Area will be defined at the subdivision stage of the development process. An extra depth of 8 m has been incorporated into the single family residential lots backing on to Wye Road to provide an area at the rear of each lot which would form part of a buffer for noise attenuation. The provision of a buffer will minimize the potential noise intrusion into the Plan Area resulting from traffic on Wye Road.

4.1.2 Multiple Family Residential

The proposed multiple-family sites for townhouse development are situated adjacent Lakeland Boulevard, and directly north of the existing church site in the southwest corner of the Plan Area. Both multiple-family sites are intended to be developed at a relatively low density of 37 units per net hectare.

The precise layout of multiple family project sites within the Plan Area will be defined at the subdivision stage of the development process.

4.1.3 Parks and Open Space

Park space is proposed in a central location in the Plan Area to provide for the passive recreational needs of the residents in the Plan Area. Proposed single family development is adjacent the north and east boundary of the neighbourhood park, and a multiple family project site is proposed adjacent the west boundary of the park. A single family residential cluster and another multiple family site are proposed opposite the Park, across a collector roadway. General public access to the park is provided from the south by park frontage on the collector roadway; and from the north by a walkway connection on the park's north boundary. The walkway extends into the single family residential development areas in the north portion of the Plan Area. The regular boundary configuration of the neighbourhood park space, the proposed land use blend around the park, and the proposed park location near the entrance to the neighbourhood create the following development benefits:

- i) maximize the number of single family units and multiple family units that will benefit from a park orientation without "closing-in" the park space;
- ii) create an interesting park edge by virtue of the

-
- different land uses adjacent the park;
 - iii) enhance the aesthetic quality of the overall residential environment by providing general public access to the park space; and
 - iv) enhance the entrance appeal of this new residential neighbourhood.

The amount of park space allocated in the Plan Area is .61 ha (1.51 ac) pursuant to requirements identified in the County's 1987 School and Park Sites Policy.

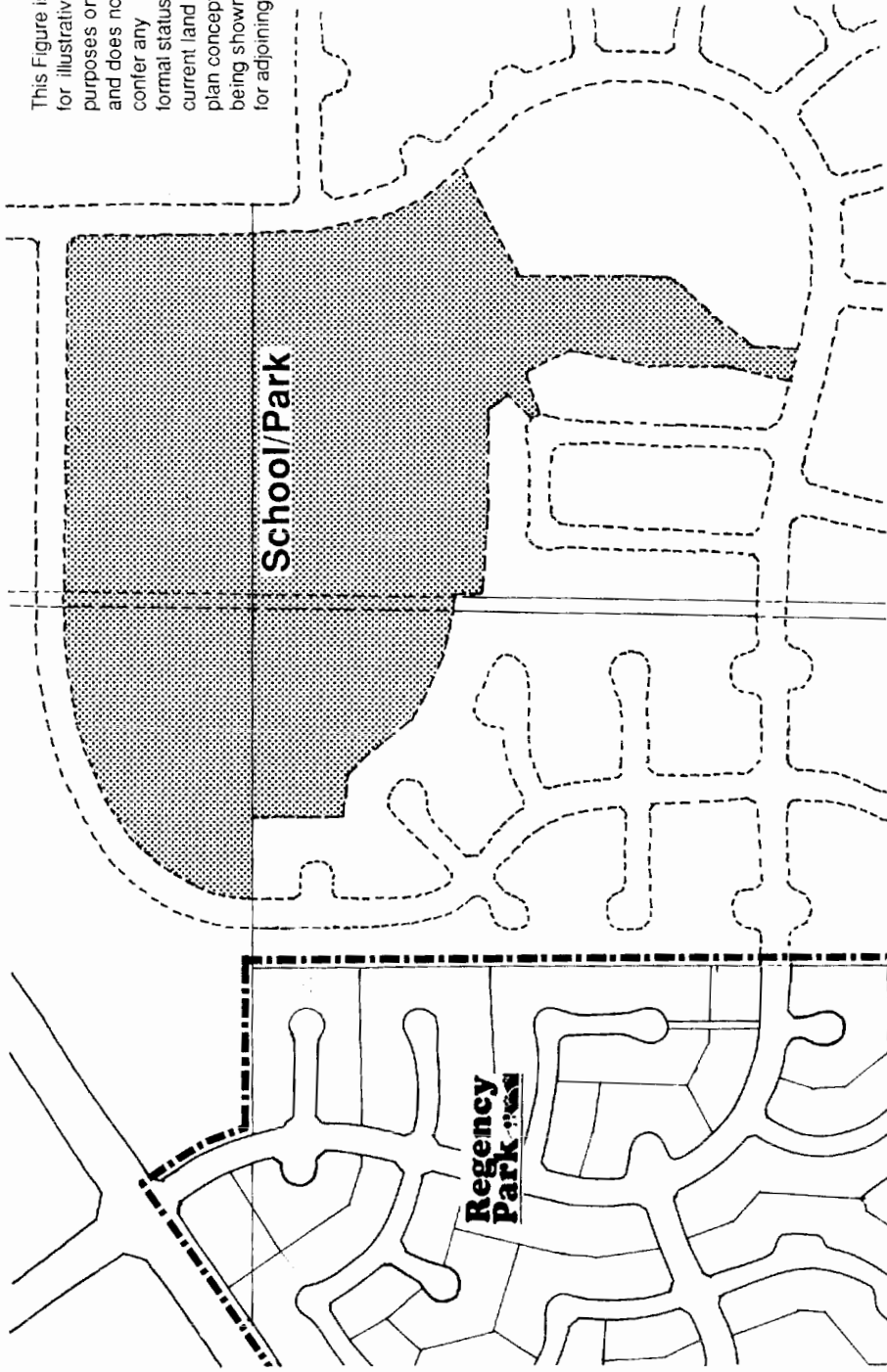
At the recommendation of the County Parks and Recreation Department, the balance of reserve land required from this Plan Area to fulfill municipal reserve requirements pursuant to The Planning Act will be deferred, and dedicated in other areas where requirements have been identified by the County Parks and Recreation Department. The County Parks and Recreation Department have directed that outstanding municipal reserve requirements from Qualico Developments (Edmonton) Ltd., in this Plan Area, be deferred to land under Qualico's ownership in the approved Heritage Hills Plan Area. It is intended that reserve requirements from Wimpey Western Ltd. in this Plan Area will be deferred to the as yet, undeveloped land under Wimpey's ownership in the NW1/4 of Section 25-52-23-W4M for future dedication. The required reserve lands in the proposed Regency Park Plan Area will be dedicated to the County of Strathcona at the subdivision stage.

4.1.4 Institutional

No school sites have been provided in the Plan Area. School facilities to serve students living within the Plan Area will be provided northeast of the Plan Area in adjoining lands owned by Wimpey Western Ltd. and Lehndorff. The proposed Development Concept provides a walkway connection from the Regency Park neighbourhood to the future school/park campus site planned on the Wimpey/Lehndorff lands. Future extension of the loop collector roadway within Regency Park into the adjoining lands will provide vehicle access to the school/park campus site. The proposed walkway and roadway connections from the Regency Park Plan Area to the future school site are shown schematically on Figure 4 - Planning Context to clarify how proposed development in the Plan Area will integrate with current land use plans for adjoining lands.

An existing institutional development comprised of a church and affiliated school use is situated on a 4 hectare parcel of land in the southwest corner of the Plan Area. The Plan Area was expanded to take in this existing institutional use at the direction of the County Planning and Development Department when the owner of the 4 hectare site, expressed a need for an expansion area of approximately 2 hectares to accommodate their future institutional land requirements. To address this potential land requirement, the County Planning and Development Department required that this plan proponent through consultation with the Christian and Missionary Alliance

This Figure is for illustrative purposes only and does not confer any formal status to current land use plan concepts being shown for adjoining lands.



Regency Park
Area Structure Plan

4 Planning Context

identify a suitable institutional expansion area within the Regency Park Plan Area. Figure 5 - Alternative Development Concept illustrates an alternative development proposal for the south portion of the Plan Area which allocates a 2 hectare area adjacent the east boundary of the existing institutional use, and requires only a minor modification to the local road system and single family residential development pattern.

It is the understanding of this plan proponent that Koehn Holdings Ltd., the currently registered owner of the land identified for potential institutional expansion, has been involved in ongoing discussions with the Christian and Missionary Alliance regarding future acquisition of the Koehn land for institutional expansion. If for some reason the existing institutional use does not elect to expand, then development of the area in question may proceed as proposed in Figure 3 - Development Concept.

4.1.5 Commercial

The Plan provides for a .44 hectare (1.1 acre) commercial site to be developed at the entrance to the neighbourhood on the Plan Area's north boundary. The land proposed for commercial development is part of a triangular remnant area located north of the Qualico lands on land owned by Wimpey Western Ltd. The County Planning and Development Department have directed that the Regency Park Plan Area boundaries be expanded to include this remnant area created between the future Granada/Lakeland Boulevard intersection and land owned by Qualico Developments (Edmonton) Ltd. The plan

Plan 7056 M.C.

Granada

Regency Park

Area Structure Plan

Blk. A Plan 802 2694



SW 1/4 Sec. 25-22-23-4

Block Plan 0136 M.C.

SE 1/4 Sec. 26-22-23-4 NE 1/4 Sec. 26-22-23-4

Lakeland Boulevard

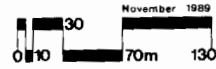
Lot 6, Plan 1600 77

Wye Road

Block Plan 5290 R.S.

- Single Family
- Multiple Family
- Commercial
- Church
- Park/Walkway
- Buffer
- Emergency Access

5 Alternative Development Concept



November 1989

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proponent has discussed the inclusion of the remnant area in the Regency Park Plan Area with Wimpey. There is concurrence between the land owners that the area be designated for commercial use and that the site boundary be a rectangular configuration to make it more suitable for development. An equitable arrangement for any necessary exchange of land between landowners in the remnant area will be established when the first adjacent subdivision occurs.

The commercial site is intended to serve as a convenience commercial facility to meet the day-to-day needs of residents in the neighbourhood.

The proposed allocation of land use within the Plan Area is shown in Figure 3 - Development Concept and is outlined in the following table:

A. General Land Use Allocation

	Hectares	Hectares	Percentage
GROSS AREA		38.36	
Lakeland Boulevard (widening)		1.68	
Wye Road (widening)		0.33	
GROSS DEVELOPABLE AREA		36.35	(100.0 %)
RESIDENTIAL		24.00	(66.0 %)
Single Family	21.85		
Multiple Family	2.15		
COMMERCIAL		0.44	(1.2%)
INSTITUTIONAL		4.04	(11.1%)
PARKS		0.62	(1.7 %)
CIRCULATION		7.25	(20.0 %)

4.20 Circulation

The circulation system proposed to serve the Plan Area is comprised of three key elements - the road network, the public transit system, and the pedestrian circulation system. Figure 3 - The Development Concept illustrates the proposed circulation system.

4.2.1 The Road Network

The west limit of the Plan Area is the future Lakeland Boulevard, a minor urban arterial. This road will be developed ultimately as a four-lane divided facility within a 40 m (131 ft.) right-of-way and will serve to link the Plan Area with other sectors of Sherwood Park. Residential development is proposed to flank and back onto this roadway, and two entrances to the Plan Area will be created off this roadway.

One entrance to the Plan Area will be off the existing alignment for Glen Allen Boulevard, on the west limit of the Plan Area, approximately 434 m (1392 ft.) north of the intersection of Glen Allen Boulevard with Wye Road to the south. This southernmost access into the Plan Area has been designed to provide a direct connection at a "T" intersection with the neighbourhood loop collector roadway. The other entrance to the neighbourhood will be created on the Plan Area's north boundary at the intersection of the future Lakeland Boulevard alignment and the alignment for the Granada Boulevard extension.

The south limit of the Plan Area is Wye Road, an arterial roadway which is also scheduled for widening. In addition to the road widenings, the County Public Works Department has identified a need for noise attenuation measures adjacent Wye Road to buffer proposed residential development. In accordance with County standards, an 8 m (26 ft.) buffer strip is provided which will permit the construction of a 2 m (6.5 ft.) fence on top of a 2 m (6.5 ft.) berm cresting on the rear property line of adjacent single family lots. An extra depth of 8 m (26 ft.) has been provided within the rear lot of adjacent properties to accommodate the berm requirement.

The internal circulation system proposed to serve the Plan Area focuses on the neighbourhood collector roadways which link the Plan Area to Lakeland Boulevard and to residential development areas to the east. The balance of the internal road network is a series of crescents and cul-de-sacs which provide local access to small groupings of single family residential lots. In accordance with County Engineering Services Standards the Plan provides for emergency vehicle access where two cul-de-sacs with lengths in excess of 120 metres are proposed. In addition, all intersection spacing proposed in the Plan conforms to the County standard of 60 metre spacing along local and collector roadways. A traffic study for the Regency Park Plan Area was conducted by Infrastructure Systems Ltd. for the plan proponent in October, 1989 and has been submitted under separate cover to the County Engineering Department in support of the proposed plan. The overall study findings were that the proposed road system was safe and efficient.

In summary, it is intended that the widths of local roadway rights-of-way and cul-de-sacs will be in conformance with County standards. As well, the location and design of all roads may be revised to the satisfaction of the County Public Works Department without an amendment to this Plan.

4.2.2 Public Transportation

The public transportation system which serves the existing population of Sherwood Park will ultimately be extended to the Plan Area utilizing the neighbourhood collector roadways. The routing of this system within the Plan Area will have to address the overall requirements of the Plan Area and the residential plan areas to the east.

In the Plan Area it is anticipated by the County Transportation Department that one transit route will be accommodated by the residential collector roadway which traverses the neighbourhood in a north to southeast direction. The actual alignment of local transit routes and the number of routes required to serve the Plan Area will be determined by the County Transportation Department.

4.2.3 Pedestrian Circulation

The pedestrian circulation pathways planned for the neighbourhood will connect the future residential development to the neighbourhood park, a convenience commercial site, an existing church site in the southwest corner of the Plan Area and to development planned in

adjoining lands to the east. Linkages among these areas will be provided by walkways between single family residential lots and along a sidewalk system located adjacent to the neighbourhood collectors and local streets. The walkway linkage proposed from the northeast corner of the Plan Area to the future school/park campus site in adjoining lands will provide convenient access to school facilities for residents with school age children.

4.3 Residential and School Population

The total population and student generation which is estimated for the Plan Area on the basis of the development concept illustrated on Figure 3 are summarized in the following tables.

A. Estimated Population of Plan Area

Land Use	Hectares	Units/ Net Ha.	Total Units	Persons Unit *	Population
Single Family Residential (R1-A)	21.85	21	459	3.1	1423
Multi-Family Residential (R-3)	2.15	37	79	2.6	205
TOTAL	24.00	---	538	---	1628

Density of Development:
 = Total Population ÷ Gross Developable Area
 = 1628 ÷ 33.35
 = 44.79 persons/Gross Developable Hectare

* Factors taken from 1987 Municipal Census for County of Strathcona No. 20

B. Estimated School Population of Plan Area

	Public	Separate	Total Students
Elementary Students *	231	97	328
Junior High Students *	101	45	146
Senior High Students *	79	25	104
		TOTAL	<u>578</u>

* Student Generation Factors taken from City of Edmonton guidelines - Public and Separate School Boards

School students residing within the Plan Area will attend school facilities to be provided in future development areas northeast of the Plan Area as depicted in Figure 4 - Planning Context.

Future residents of the Plan Area would utilize the established range of public and social services provided by the County of Strathcona No. 20 from existing and planned facilities located within the Sherwood Park community.

4.4 Design Features

The entrance to the Plan Area from existing Glen Allen Boulevard will be designed to create an attractively landscaped "entry portal" for the Area. The portal design may include such elements as:

-
- i) special signage to provide a unique identification for the Area; some characteristics of which could be adapted for use at other focal points in the development (eg. park entrances, local roadway signage and streetlighting);
 - ii) entrance planting to introduce some variety and colour to existing vegetation; and
 - iii) feature planting in selected locations near the entrance to further enhance and strengthen the identity of this new residential community.

4.5 Neighbourhood Identification

Pursuant to the Neighbourhoods and Street Naming Policy No. 60-63-015 of the County of Strathcona No. 20, approved by County Council on March 22, 1988, the proposed Plan Area has been provided the name of Regency Park. It is our understanding that the selection of the name for the Plan Area involved the Names Advisory Committee's due consideration of a consultant's study regarding an overall naming policy for Sherwood Park.

Qualico Developments (Edmonton) Ltd. as the plan proponent and the majority landowner in the Plan Area supports the name provided for this Plan Area.



5.0 General

Water supply and distribution, sanitary sewage collection and disposal, and stormwater drainage constitute the three main components of the utility services system to be provided to the Plan Area. This section of the report describes in conceptual terms the proposed servicing strategy for the Plan Area. In addition, a more detailed servicing report was completed for the Plan Area by Walker Newby & Associates Ltd. in March, 1989 to substantiate the feasibility of the proposed servicing concepts. The Walker Newby & Associates Ltd. report was submitted under separate cover to the County Engineering Department for their consideration as supporting information to this Plan application. Subsequent to the March 1989 report and numerous discussions with the County Engineering Department, Walker Newby & Associates Ltd. have completed additional engineering analyses relative to the servicing of this Plan Area. The following text describes the details of a revised servicing strategy which is supported by the County Engineering Department's current views on this matter.

5.1 Water Supply and Distribution

A 400 mm supply main currently exists northwest of the Plan Area within the alignment of Granada Boulevard at the intersection of Granada Boulevard with Nottingham Boulevard. Based on a review of water service information contained within a report entitled "Water Transmission Network Master Plan, Urban Service Area, County of Strathcona No. 20", prepared by UMA Engineering Ltd. in March 1988 it has been determined that the existing 400 mm watermain can be extended south, within the planned alignment for Granada Boulevard to Lakeland Boulevard, and then a 300 mm main will be installed to supply water service to Regency Park.

Internally, the lateral servicing of Regency Park will be provided through the further extension of the 300 mm water main through the northeast corner of the Plan Area to supply water and fire protection to Area residents and areas to the east. Figure 6 - Servicing Concept defines the major element of the water supply network required to service Regency Park.

The detailed design for the sizing of the on-site water distribution system will be determined at the subdivision stage and will be in accordance with County of Strathcona standards.

Regency Park

Area Structure Plan



SR A Plan 802 2694

SW 1/4 Sec 25-82-23-4





Road Plan 7106 M.C.

Lot 8 Plan 1960 T-6

Road Plan 6995 K-5

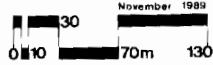
Lakeland Boulevard

Wye Road

-  Storm Drainage Boundary*
-  Storm Drainage
-  Proposed Sanitary Main
-  Proposed Water Main

* Storm Drainage Boundary includes 3.5 ha to the east in accordance with IMC design brief for Regency Park Estates

6 Servicing Concept



Mackenzie Associates
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SW 1/4 Sec 25-82-23-4 NE 1/4 Sec 26-82-23-4

5.2 Sanitary Sewerage Collection and Disposal

Lehndorff Land Developments Inc., the owner of land adjoining the Plan Area to the east, propose to extend the existing sanitary trunk within Lakeland Boulevard through the northeast corner of the Plan Area to provide sanitary sewer service to their land. The extension will consist of a 375 mm diameter pipe being installed within the Lakeland Boulevard right-of-way as far as the intersection between Lakeland Boulevard and Granada Boulevard. A 300 mm diameter pipe will then extend in a southeasterly direction through the northeast corner of the Plan Area to Lehndorff's land to the east. Figure 6 - Servicing Concept illustrates the proposed sanitary sewer main extension. The proposed sanitary sewer extension will be designed with sufficient capacity to accommodate the service requirements of the Regency Park Plan Area.

A network of 200 mm sanitary sewer mains is proposed for the internal sanitary sewer collection system within the Plan Area.

5.3 Stormwater Drainage

The Plan area is within the designated drainage basin of Ball Lake in the S.W. 1/4 Section 26-52-23-W4 west of Lakeland Boulevard. Ball Lake, a natural body of water has already undergone some improvements during the past 8 to 10 years for the purpose of fulfilling a function as a storm water lake. This lake is now incorporated within

a development known as Nottingham Green. The design criteria for the Ball Lake improvements is to retain peak flows for storms up to 100 year frequency, releasing the storm run-off at a rate equivalent to that prior to development. Qualico Developments (Edmonton) Ltd. has reached agreement in principle with the Developer for Nottingham Green - Beaverbrook Estates Ltd. - for sharing the cost of improvements to Ball Lake.

All run off from storms up to the 5 year frequency would be piped in underground storm sewers from within the development to Ball Lake. The alignment of these sewers would follow public rights-of-way or public utility lots and within Nottingham Green would be subject to agreement with Beaverbrook.

Run off from storms more severe than 5 year frequency would be drained on the surface along public rights-of-way and public utility lots ultimately discharging at Ball Lake. In order to avoid these major flows crossing the surface of Lakeland Boulevard, which is an arterial road, an inlet structure and pipe, designed to accommodate 100 year storms, will be installed beneath the road surface and discharging on the west (downstream) side. Flows would then follow a pre-determined alignment, through Nottingham Green with mutual agreement between Qualico and Beaverbrook.

Figure 6 - Servicing Concept illustrates the direction of drainage for the Plan area and the parcel to the east.

5.4 Power, Gas and Telephone

Electrical power, natural gas, telephone service to development within the Plan Area will be obtained from the various utility companies currently responsible for providing these services in the Sherwood Park area.



6.1 Development Staging Sequence

The general staging sequence according to which development is expected to occur within this Plan Area is outlined schematically on Figure 7 - General Staging Sequence. It is envisioned that development will take place in six stages. The first stage of development will consist of two phases of residential development which will occupy most of the north half of the Plan Area; the second stage will be the northeast residential cluster; the third stage of development will be the south central residential cluster; the fourth stage will be the southeast residential cluster; and, the fifth stage of development will be the residential cluster along the south edge of the Plan Area. The last stage of development, Stage 6, will consist of two multiple family residential sites and a single family residential cluster adjacent the west edge of the Plan Area.

It is anticipated that the first stage and phase of residential development would commence in the northwest corner of the Plan Area and that single family lots would be created, serviced and marketed in the spring of 1990. Subsequent development stages will proceed on a gradual basis in response to market demand. These stages of

Plan 7068 M.C.

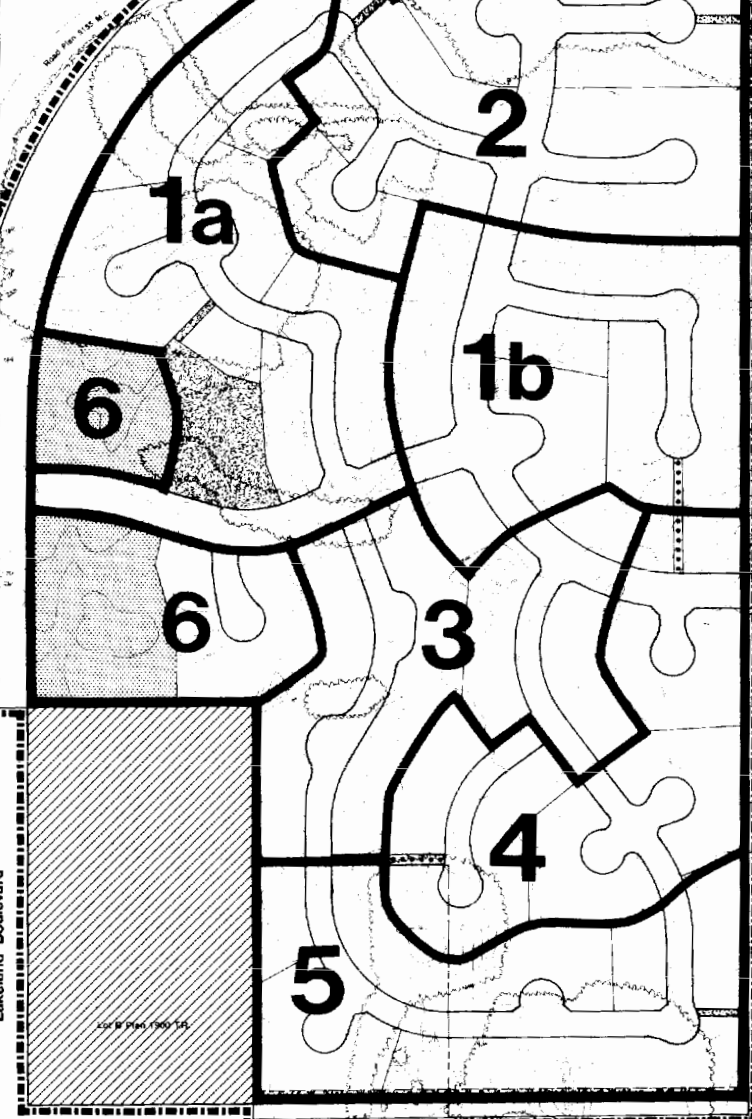
Regency Park

Area Structure Plan



Blk. A Plan 802 2894

SW 1/4 Sec. 25-52-23-4



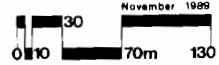
Lakeland Boulevard

Lot B Plan 190 115

Wye Road

Road Plan 659 K.S.

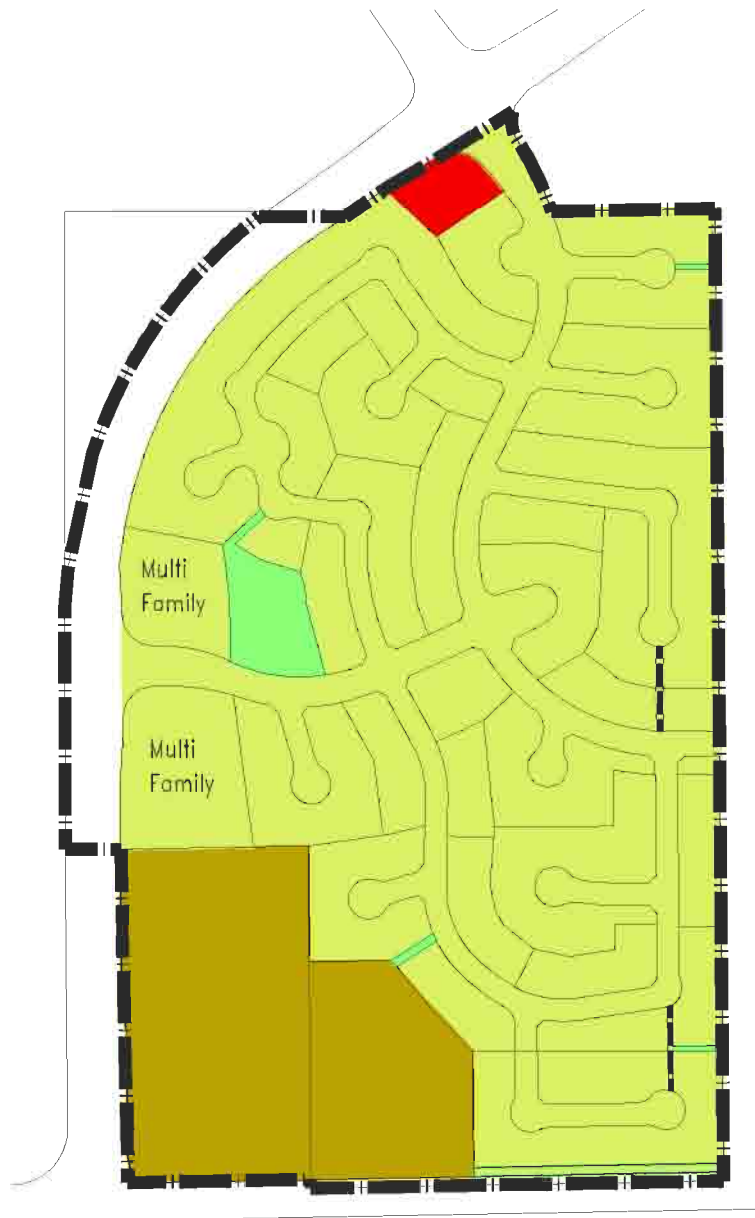
7 General Staging Sequence



Mackenzie Associates
Consulting Group Limited

development will require successive plans to subdivide and redistrict portions of the proposed Plan Area on an orderly, incremental basis.

The timing of development of the proposed multiple family residential sites in Stage 6 will depend on the general market demand for townhousing that exists within the Edmonton Metropolitan Area at the time residential development progresses in the Plan Area.



Regency Park Area Structure Plan Bylaw 18-90

Single Family		Park/Walkway		Road Plan	
Church		Buffer		ASP Boundary	
Commercial				Emergency Access	