

Tri-City Estates Subdivision

Central Cold Lake Area Structure Plan Amendment

October 2013



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Prepared for: Tri-City Developments Inc.

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General Traffic Analysis Letter, prepared by SE Design and Consulting Inc. May 7, 2013.

1.0 Introduction

1.1 Amendment Purpose

The purpose of the amendment to the Central Cold Lake Area Structure Plan (CCLASP), Bylaw #288-LU-07 adopted by Council on August 14, 2007, is to redefine the land use concept for the northeast corner of SW quarter section 11-63-2-4. The amendment designates areas from low density residential to higher density residential dwelling units, removes institutional uses and reconfigures open space. It affects lands outlined in **Figure 1 – Amendment Location**. The change impacts the development concept as illustrated in **Figure 2 – Existing ASP Land Use Concept** and is amended to **Figure 3 – Amended ASP Land Use Concept**.

1.2 Amendment Rationale

The land use concept for the amendment area in the CCLASP generally provides for low density residential with a site identified for religious purposes and open space. Based on market demands and changes to previous agreements arranged for by the landowner, the development of a church in the plan area is no longer feasible. The landowner proposes to redefine the forms of housing to increase density where it is appropriate and to provide more open space to support the additional population. All residential uses will be in accordance with the existing residential districts, as prescribed in the City of Cold Lake Land Use Bylaw.

The CCLASP anticipates the predominant land uses within the plan area to be residential with the main objective to provide a sustainable housing balance that addresses the changing needs of residents over time. It states that a broad range of low, medium, and high-density housing options should be available. The amendment conforms with the general intent of the CCLASP – to ensure a mixture of residential uses. This area is in proximity to collector roadways, employment centres, shopping services, parks and other open spaces.

In order to achieve the development of this property and ensure it's financial viability, it is necessary to redefine the land use scheme for this area in the CCLASP.

1.3 Public Consultation

The developer held a public open house at the Lakeland Inn on August 7, 2013 from 5:00 pm to 7:00 pm for adjacent landowners. The open house was advertised through the local paper and a letter drafted by the

proponent with a covering letter from the City was sent to adjacent landowners within a 65 metre radius from the plan area boundary.

Four people attended the open house filling out two surveys, and one email was received. The general comments submitted relate to the multi-family site, concerns raised relate to the visual obstruction that the height of a multi-family building might create. Respondents stated that a park space would be preferable in that location and were concerned about the general traffic congestion in the area. It was clarified by the developer that the proposed multi-family site only permits two-storey housing forms. The multi-family is similar to housing already in the area. No other concerns were documented.

2.0 The Amendment

2.1 Low density residential to medium density residential

The amendment area includes approximately 11.25 hectares designated for low density residential, a religious facility and park spaces. The area is currently undeveloped and surrounded by:

- proposed single family residential to south, west and north; and
- MD of Bonnyville lands to the east.

The amendment proposes to change some of the low density residential uses to medium density residential use. Section 7.10 of the Municipal Development Plan Bylaw # 291-LU-07 specifies the criteria for siting multi-family residential development:

- a) locate adjacent to collector and arterial roadways, provided the development can effectively buffer residents from traffic noise and visual impacts through appropriate urban design and landscaping;
- b) proximity to employment centres, shopping and to other community amenities;
- c) higher density housing forms particularly apartments should be adjacent to park developments or linear open spaces; and
- d) that the potential impact of additional traffic on the surrounding neighbourhood is addressed potentially through a Traffic Impact Assessment (TIA).

Medium density housing forms can include duplexes, triplexes, and row housing up to four units. The increased density for this location will provide the critical population base to sustain nearby commercial uses located at Tri-City Mall. Numerous planning objectives will also be achieved:

- provide a range of housing choice in the central area;

- increase the population base to support adjacent commercial uses and employment centre;
- support new development proposals that link north and south Cold Lake;
- maximize existing municipal services; and
- locate multi-family dwelling units adjacent to existing parks.

Based on the outlined criteria, the site is generally suitable for medium density residential development and would provide a similar housing form already planned for the area. The site is within close walking distance to a commercial area and connected to park spaces. The CCLASP amendment will need to be followed by a redistricting of the lands to R2 and R3 Medium Density Residential.

2.2 Parks and Open Space

The amendment relocates and provides additional park spaces to support the changes to the residential land use. Two spaces of 1.92 hectares and 0.05 hectares are allocated for park use for a total of 1.97 hectares. Park locations are within easy walking distance for the majority of housing, with trails linking to the overall open space system to create a more complete and liveable community. The plan area ensures that pedestrian linkages are conveniently located to reduce walking distances to various destinations. Ample street frontage is designed for all parks to increase visibility, access, and safety.

3.0 Amendment Impacts

3.1 Land Use

The addition of medium density residential uses in close proximity to Tri-City Mall will increase the population base to support existing commercial services, schools and municipal infrastructure. The amendment is consistent with existing municipal policies aimed at increasing density in key node areas and ensuring that a variety of housing options are afforded to residents. Residential uses will be compatible and similar to existing uses already developed in the area.

The estimated allocation of land uses following this amendment is included in **Table 1 – Amended Area Land Use Allocation and Population**. Following the amendment, low density uses will account for 28.3% (3.88 hectares of the GDA), medium density uses will account for 31.8% (4.36 hectares of GDA) of the total land allocation of within the amendment area.

3.2 Population

The estimated population for the CCLASP amendment area is expected to be approximately 328 persons in 158 units resulting in a total estimated population of 10,509 for the entire ASP area. The estimated school population for total area is 2123 students, with K-9 accounting for 66.2 % of the students with Grades 10-12 accounting for the remaining 33.8 % of the students. No significant population changes are expected from the amendment. See **Table 1 – Amended Area Land Use Allocation and Population** for further information.

3.3 Servicing

The increased density will have little impact on the existing and proposed utility systems based on a servicing analysis carried out to support the amendment. The analysis concludes that the existing storm, sewer and water systems can accommodate the additional dwelling units. The site will be serviced for storm, water and sanitary sewer at two locations, at 69th Avenue and from 65th Avenue extending north. The sanitary sewer will connect to the existing 600 mm storm main and 200 mm sanitary sewer line. Water will connect using a 200 mm pipe. All services are illustrated in **Figure 4 – Water Distribution**, **Figure 5 – Storm Water Collection**, and **Figure 6 – Sanitary Collection**.

3.4 Transportation

Although, a formal Traffic Impact Assessment (TIA) is not required, the amendment includes a general analysis to establish the trip generation and access for the amendment area. The purpose of the analysis is to determine the adequacy of the existing roadway network and identify any infrastructure improvements needed to accommodate the additional traffic generated by any increased densities. Overall, the analysis concludes that two access points will be necessary for the plan area, and that the north access to 69th Avenue be constructed to City of Cold Lake collector road standards and specifications.

This site is located adjacent to an arterial and a collector road that follow the City's standards for roadway hierarchies. In general, the road design accommodates more wide spread demand on the road network. The analysis is included in the appending documents.

3.5 Staging

The market and other conditions will affect staging of the development and require some flexibility to the plan. The expected development will begin from the south and progress in a northerly direction as illustrated in **Figure 7 – Amended ASP Staging**.

Table 1- Amended Land Use Allocation and Population

Use	Current Total ASP Area (Ha)	Current ASP area (%)	Tri City Original Areas (Ha)	Tri City Amendment Areas (Ha)	Amended Total ASP area (Ha)*	Amended Total ASP area (%)	Amendment area			
Gross Area	247.99									
Pipeline	0.5									
Gross Developable Area	247.49									
Non-Residential Uses for Amendment Area										
Parks/Municipal Reserve	26.83	10.8%	1.45	1.97	27.35	11.1%				
Storm Water Management/PUL	12.91	5.2%	0.38	0.00	12.53	5.1%				
Circulation	43.07	17.4%	1.67	2.26	43.66	17.6%				
Commercial	34.25	13.8%	0.00	0.00	34.25	13.8%				
Commercial-Mixed Use	5.98	2.4%	0.00	0.00	5.98	2.4%				
Instutional	1.2	0.5%	1.20	0.00	0.00	0.0%				
Total	124.24	50.2%	4.70	4.23	123.77	50.0%				
Residential Uses							Units	Units %	Population	Population %
Low density residential	84.4	34.1%	6.55	4.14	81.99	33.1%	1418	39.3%	4908	49.4%
Manufactured Housing	10.7	4.3%	0.00	0.00	10.70	4.3%	211	5.9%	677	6.8%
Medium Density Residential	12.01	4.85%	0.00	2.88	14.89	6.0%	447	12.4%	1429	14.4%
High-density	10.18	4.11%	0.00	0.00	10.18	4.1%	967	26.8%	1837	18.5%
Mixed Use	5.98	2.42%	0.00	0.00	5.98	2.4%	568	15.7%	1079	10.9%
Total	123.27	49.8%	6.55	7.02	123.74	50.0%	3612	100.0%	9931	100.0%
Land Uses - Total	247.51	100.0%	11.25		247.51	100.0%				
Land Uses-total for amendment area				11.25						
Population Density ppgdh				40						

Density Calculations	Residential Density (units/ha)	Population Density		
Low Density- Single detached	17.3	3.46 pp/unit	*Est. total Student Pop.	2006
Manufactured Housing	19.76	3.2pp/unit	Kindergarten- Grade 9	1328
Medium Density (R2, R3)	30	3.2 pp/unit	Grades 10-12	678
High Density Residential	95	1.9pp/unit	*Student generation (students/unit), 20.2% of total pop (ages 5-19), based on 2011 Census data	
Mixed Use Residential	95	1.9pp/unit	(ages 5-19), based on 2011 census data; K-9 66.2% students, 10-12 33.8% of students	
			*number are estimates from original CLASP table	

FIGURES

Tri-City Estates Phase IX Area Structure Plan Amendment City of Cold Lake

Legend:

- EXISTING ASP BOUNDARY
- AMENDMENT BOUNDARY

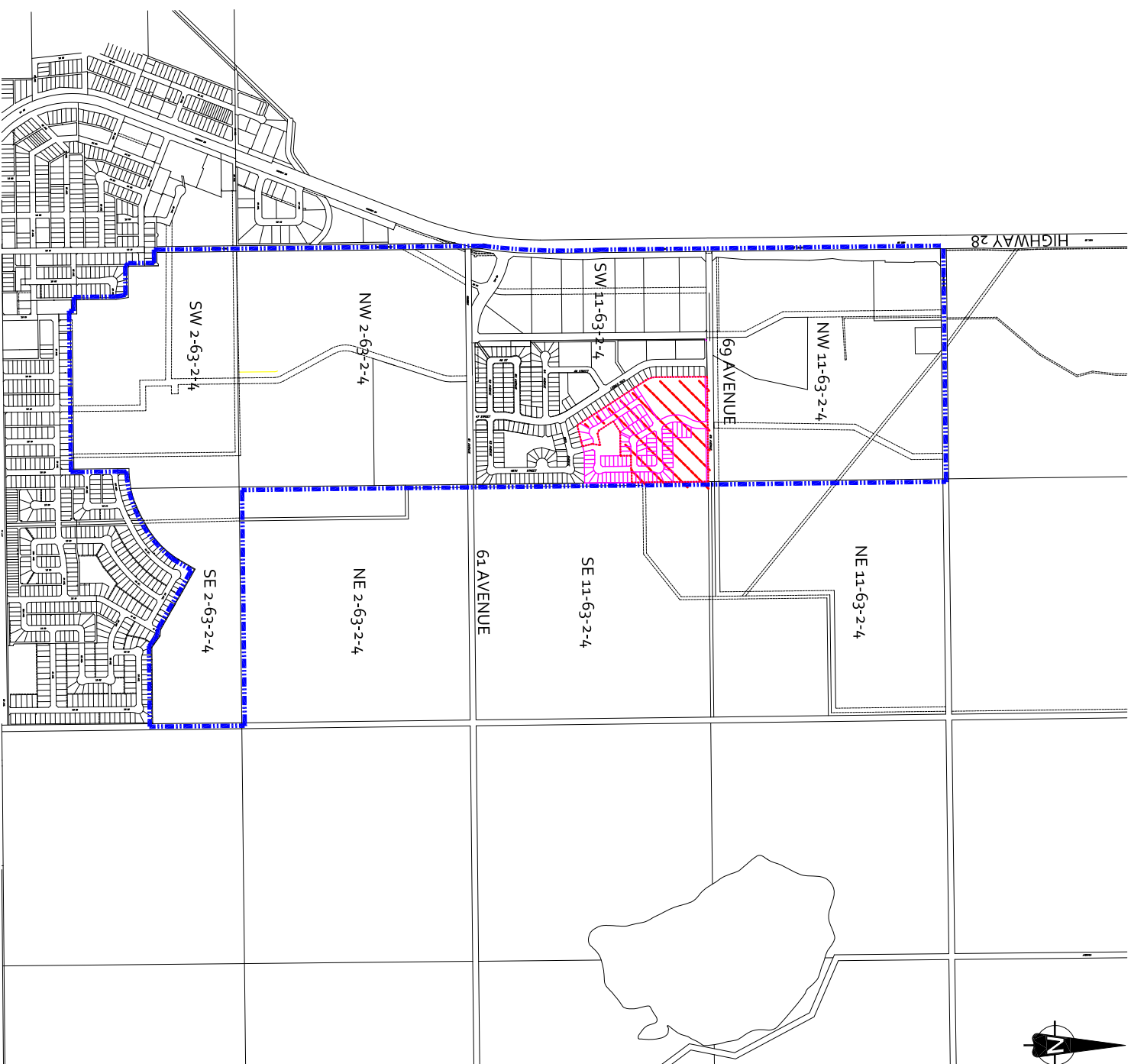
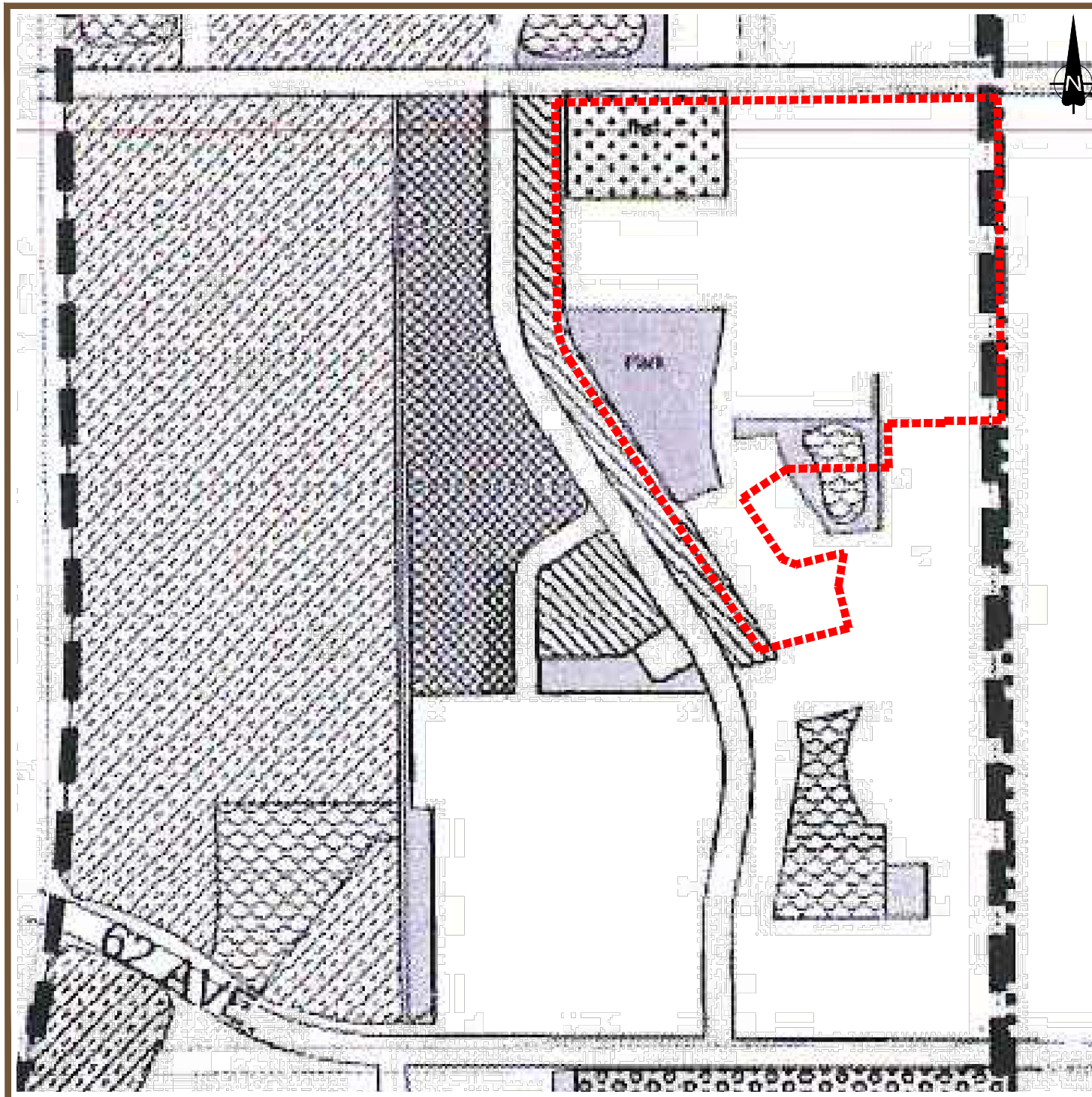


Figure 1 -
Amendment Location



Tri-City Estates Phase IX

Area Structure
Plan Amendment
City of Cold Lake

Legend:

----- - AMENDMENT BOUNDARY

Figure 2 -
Existing ASP Land Use
Concept

Tri-City Estates

Phase IX

Area Structure
Plan Amendment
City of Cold Lake

Legend:

- AMENDMENT BOUNDARY
- SINGLE FAMILY RESIDENTIAL
2.67ha
- R3 - MULTI FAMILY
2.88ha
- R2 - DUPLEX
1.47ha
- MR - MUNICIPAL RESERVE
1.97ha
- PUL - PUBLIC UTILITY LOT
0.022ha
- ROADS
2.24ha
- TOTAL
11.25ha

Figure 3 -
Amended ASP Land Use
Concept

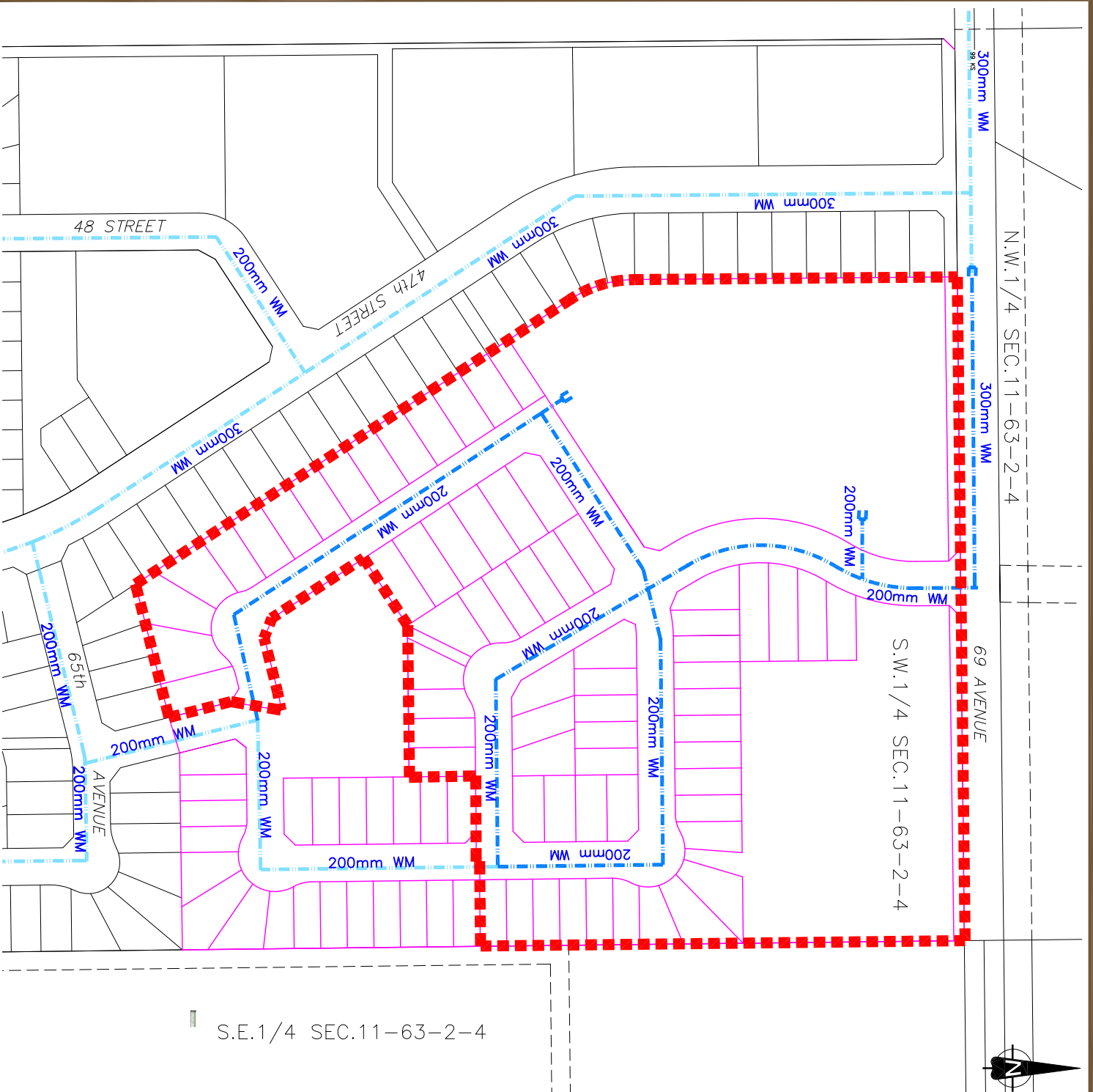


Tri-City Estates Phase X Area Structure Plan Amendment City of Cold Lake

Legend:

- - AMENDMENT BOUNDARY
- - - - - EXISTING 200 mm WATER
- - - - - PROPOSED 200mm WATER

Figure 4 -
Water Distribution



N.W. 1/4 SEC. 11-63-2-4

99 AS

69 AVENUE

S.W. 1/4 SEC. 11-63-2-4

S.E. 1/4 SEC. 11-63-2-4



Tri-City Estates

Phase X

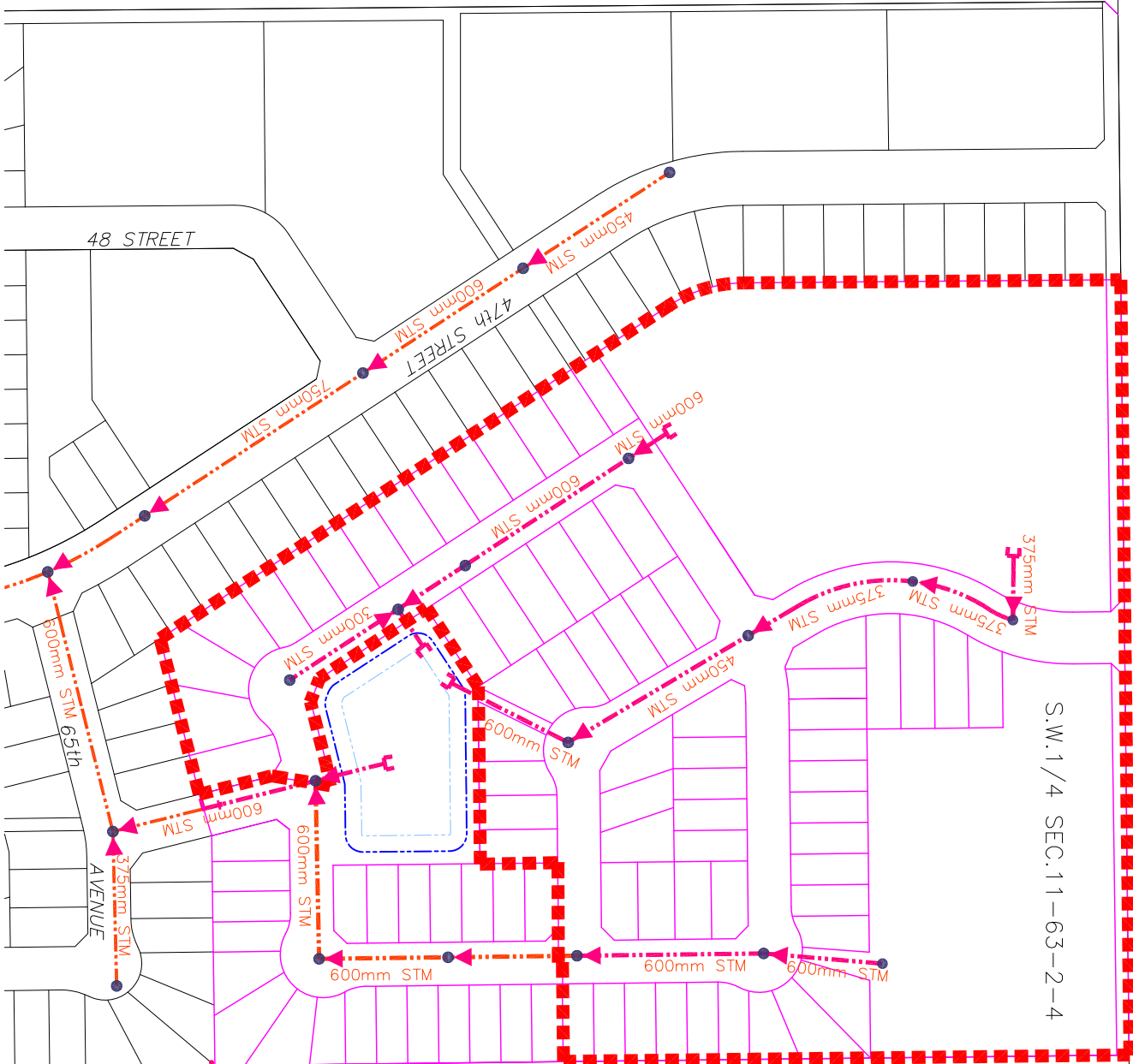
Area Structure
Plan Amendment
City of Cold Lake

Legend:

- ■ ■ ■ ■ - AMENDMENT BOUNDARY
- - - - - EXISTING STORM
- - - - - PROPOSED STORM
- ▲ - STORM FLOW
- - MAN HOLE

Figure 5 -

Storm Water Collection



Tri-City Estates Phase X Area Structure Plan Amendment City of Cold Lake

Legend:

- - AMENDMENT BOUNDARY
- - - - - EXISTING SANITARY
- - - - - PROPOSED SANITARY
- ▲ - SANITARY FLOW
- - MANHOLE

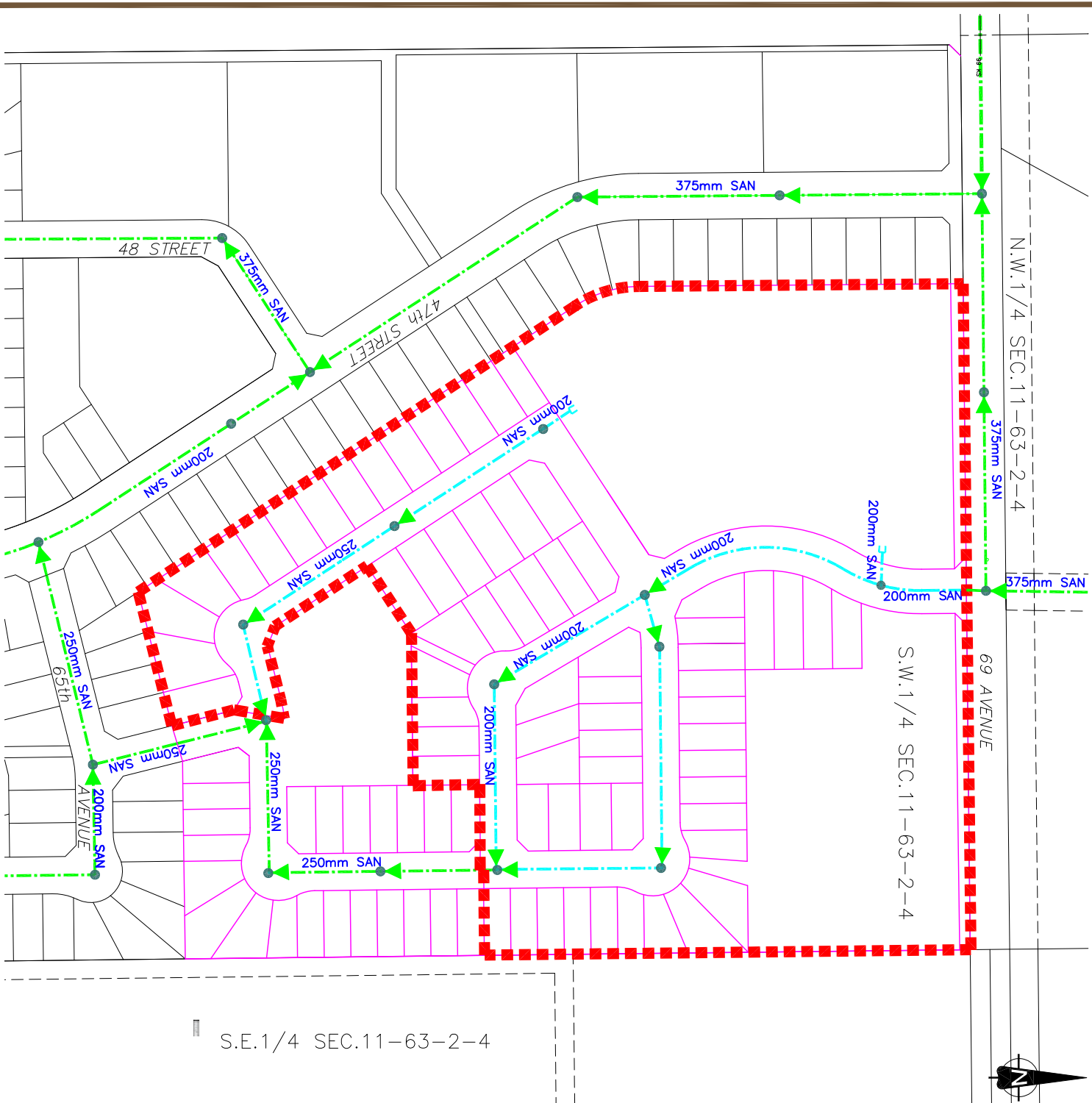


Figure 6 -
Sanitary Collection

Tri-City Estates Phase IX

Area Structure
Plan Amendment
City of Cold Lake

Legend:

- AMENDMENT BOUNDARY
- PHASE BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- R3 - MULTI FAMILY
- R2 - DUPLEX
- MR - MUNICIPAL RESERVE
- PUL - PUBLIC UTILITY LOT



Figure 7-
Amended ASP Staging