

**Bylaw No. 1106-2021**  
**AMENDMENT TO DEER VALLEY/ CREEKSIDE AREA STRUCTURE**  
**PLAN, Bylaw 511-2002**

PAGE 1

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**A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND AN AREA**  
**STRUCTURE PLAN FOR THE SE ¼ SECTION 33-49-25-W4**

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The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, grants a municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality.

**AND**, Bylaw No. 511-2002 adopts the Deer Valley Area Structure Plan, passed by Council on May 13, 2002 and subsequently amended by Council on December 13, 2004; June 12, 2006; July 15, 2008; and August 19, 2019.

**AND**, Council has deemed it expedient and necessary to further amend Bylaw No. 511-2002;

**AND**, notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

**THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

**PART II: APPLICATION**

1. **THAT:** That Bylaw 511-2002 be amended as follows:
- a. Schedule "A" of Bylaw No. 511-2002 be amended in accordance with the attached Schedule "A".


READ A FIRST TIME IN COUNCIL THIS 8<sup>TH</sup> DAY OF NOVEMBER, 2021.

READ A SECOND TIME IN COUNCIL THIS 22<sup>ND</sup> DAY OF NOVEMBER, 2021.

READ A THIRD TIME IN COUNCIL THIS 22<sup>ND</sup> DAY OF NOVEMBER, 2021.

November 22, 2021

\_\_\_\_\_  
Date Signed

  
\_\_\_\_\_  
Bob Young  
MAYOR

  
\_\_\_\_\_  
Macarena Hormazabal  
DEPUTY CITY CLERK



# Deer Valley | Creekside

## AMENDMENT TO THE DEER VALLEY ASP ASSESSMENT REPORT

S.E. ¼ Sec.33, Twp.49, Rge.25, W4M

20 October 2021

Submitted to: City of Leduc



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# 1.0. Introduction

Creation Communities is looking at enabling mixed-use development for a portion of the S.E. ¼ Sec.33, Twp.49, Rge.25, W4M, which is part of the Deer Valley/Creekside Area Structure Plan located in Leduc, AB.

The reason for amending the Area Structure Plan (ASP) is attributed to minor changes in the land-use plan (Figure 2), parks and open spaces (Figure 3), and the density tables 1 and 2 as shown in the ASP. The proposed changes in the land use plan are:

- 1. To re-designate the current 1.13 -hectare parcel (Medium Density Residential) located in the northeast corner of the ASP Area to a Mixed-Use Parcel.
- 2. To reflect the recent changes to the Urban Service Area that arose from the abandonment of the existing gas pipeline in the Creekside Plan area.
- 3. To better identify the location of the multi-purpose trail.

Additionally, Tables 1 & 2 (density calculations) of the ASP are also proposed to be updated to reflect the proposed changes in the plan area. Therefore, this amendment mainly focuses on the changes that relate purely to the Creekside Area of the ASP.

The project location is shown in the figure below (Figure 1 – Project Location) which shows the overall boundary area of Deer Valley ASP. The proposed amendments are to the Deer Valley ASP as indicated on the boundary below, with a separate focus on the changes relates to the Creekside as defined in the red area.

Figure 1: Project Location



## 2.0. Land Use Plan Amendment Overview

To put the proposed land use designation amendment in context, we have included the maps currently present in the Deer Valley Area Structure Plan followed by identifying the proposed changes. There are two figures which show the amendments: Figure 3 - Proposed Land Use Plan and Figure 5 – Proposed Parks and Open Spaces, which are indicated with the black dotted polygon. Also included are updated figures to reflect the changes to the servicing plans outlined as Figure 6: Water Distribution Plan, Figure 7: Sanitary Distribution System, and Figure 8: Stormwater Management System.

Figure 2: Existing Land Use Plan

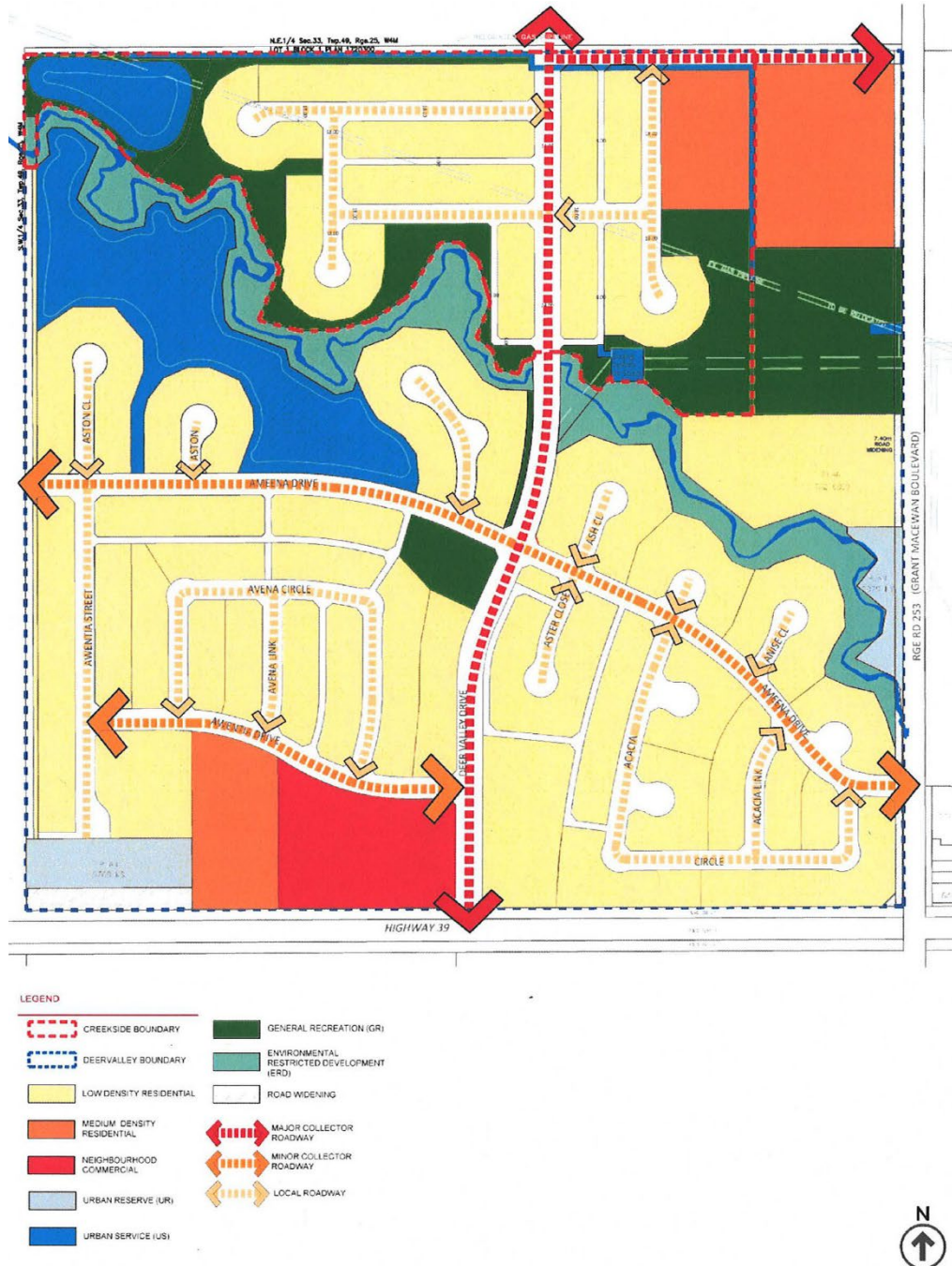
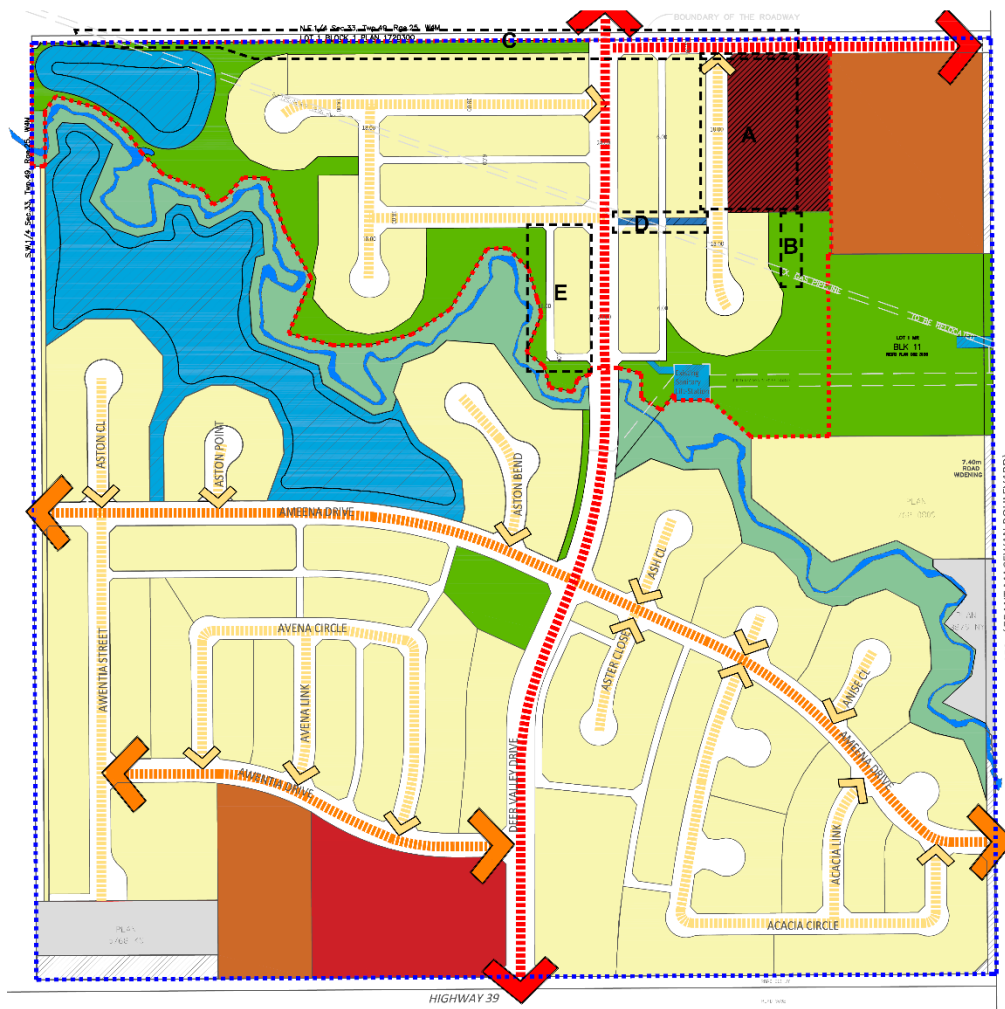


Figure 2 shows the existing Land Use Plan and Figure 3 shows the proposed changes to the Land Use Plan of the Deer Valley ASP (Figure 2 in the ASP) and identifies the five different amendment areas (A, B, C, D and E) of the Land Use Plan. The proposed changes on Area A (1.13 Ha) show the change of land use from medium residential area to Mixed-Use. Areas B and C respectively show the removal of the Urban Service Area which related to the relocation of the existing gas pipeline which is now being fully removed as opposed to relocated. Area D has been changed from a public roadway to Urban Service while also providing pedestrian access between the blocks. Finally, Area E relates to moving the service land and reducing the depth of the lots to accommodate the multi-purpose trail to the rear of the properties. The detailed density calculation changes of the figure below are further shown in this report in Table 1.

Figure 3: Proposed Land Use Plan (with amendments identified)

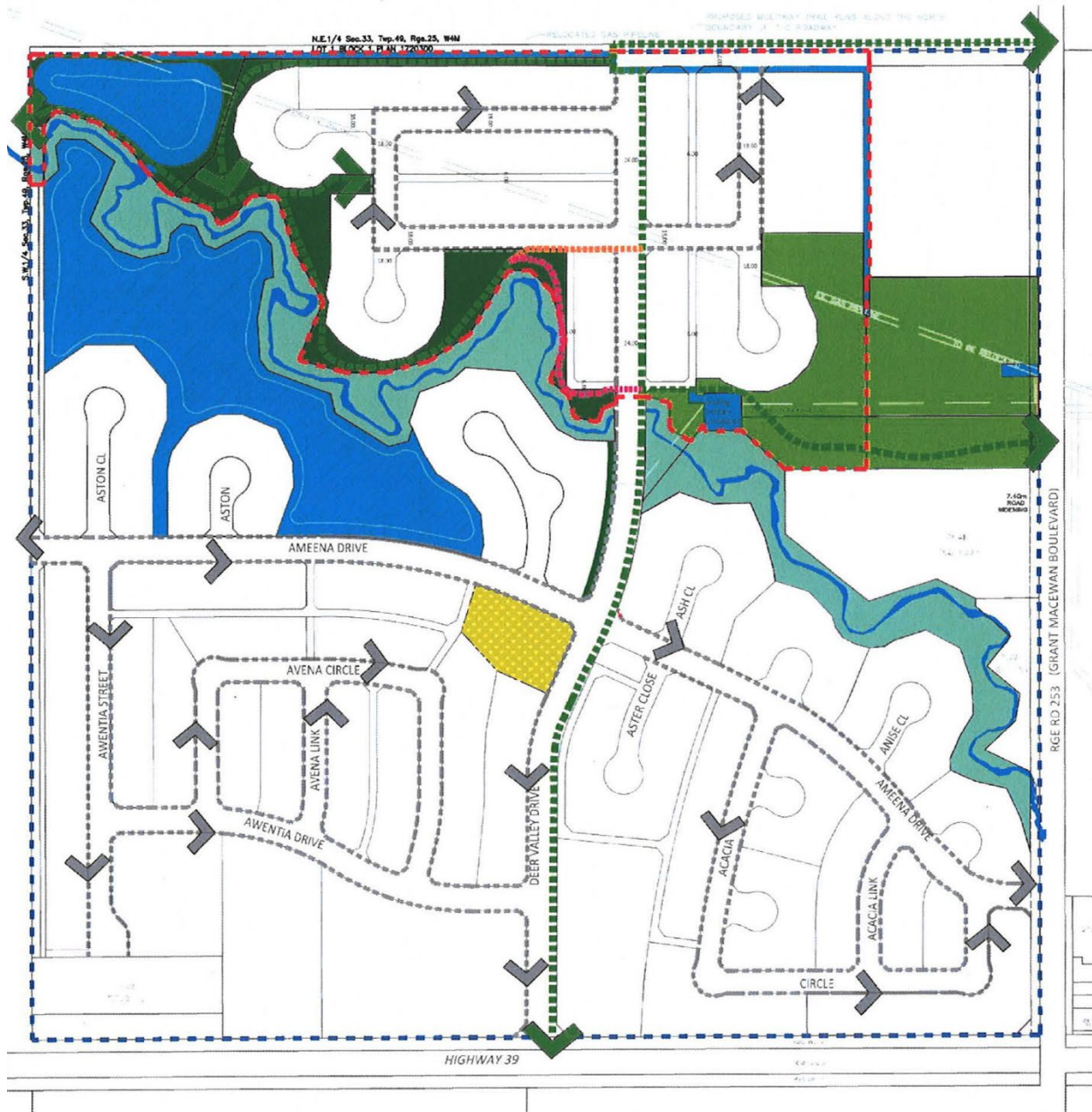


LEGEND	
	CREEKSIDE BOUNDARY
	DEERVALLEY BOUNDARY
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	MIXED USE
	NEIGHBOURHOOD COMMERCIAL
	URBAN RESERVE (UR)
	URBAN SERVICE (US)
	GENERAL RECREATION (GR)
	ENVIRONMENTAL RESTRICTED DEVELOPMENT (ERD)
	ROAD WIDENING
	MAJOR COLLECTOR ROADWAY
	MINOR COLLECTOR ROADWAY
	LOCAL ROADWAY





Figure 4: Existing Parks and Open Spaces Plan



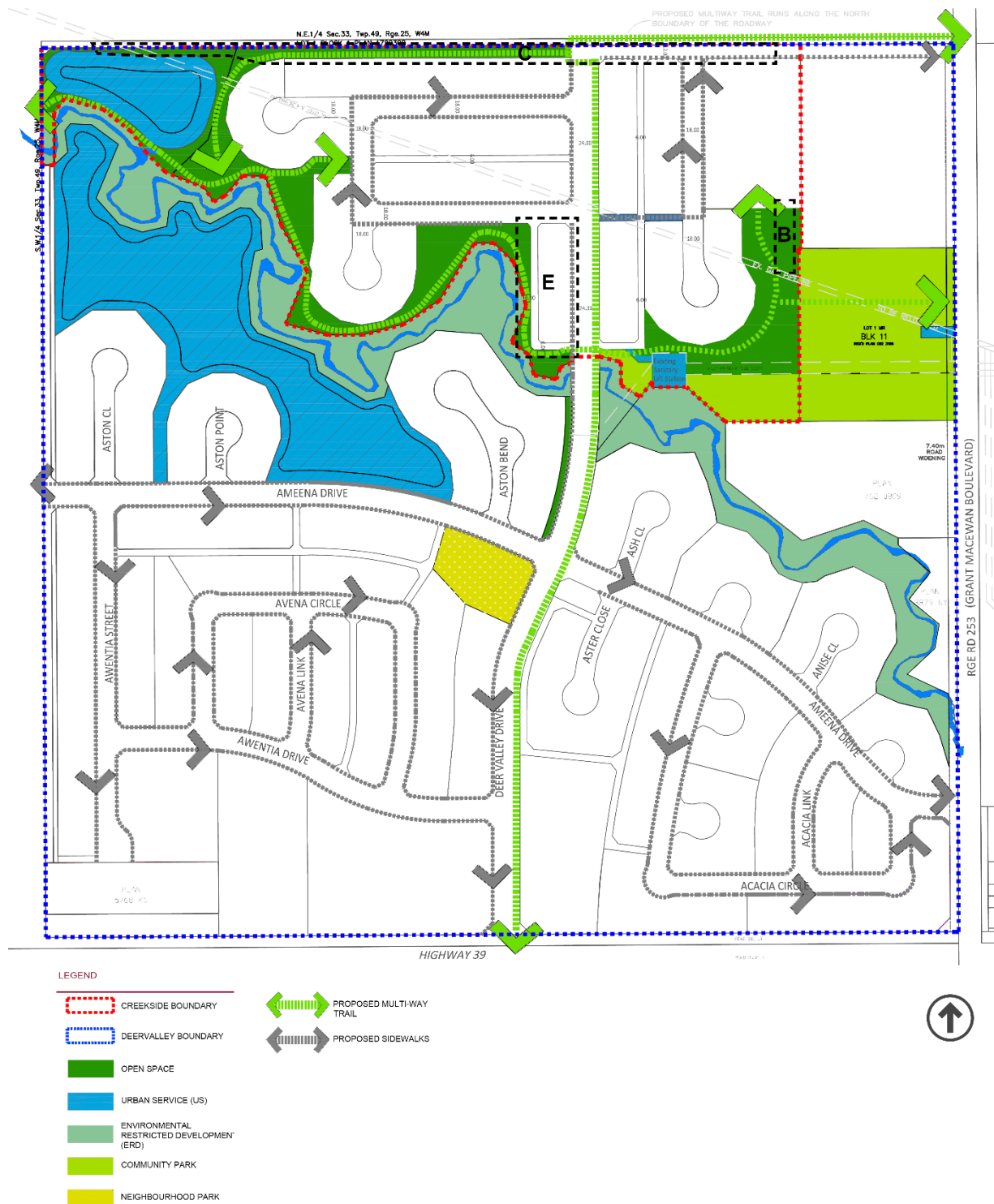
LEGEND

- CREEKSIDE BOUNDARY
- DEERVALLEY BOUNDARY
- OPEN SPACE
- URBAN SERVICE (US)
- ENVIRONMENTAL RESTRICTED DEVELOPMENT (ERD)
- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- PROPOSED MULTI-WAY TRAIL
- PROPOSED SIDEWALKS
- PROPOSED MULTI-WAY TRAIL OPTION A
- PROPOSED MULTI-WAY TRAIL OPTION B



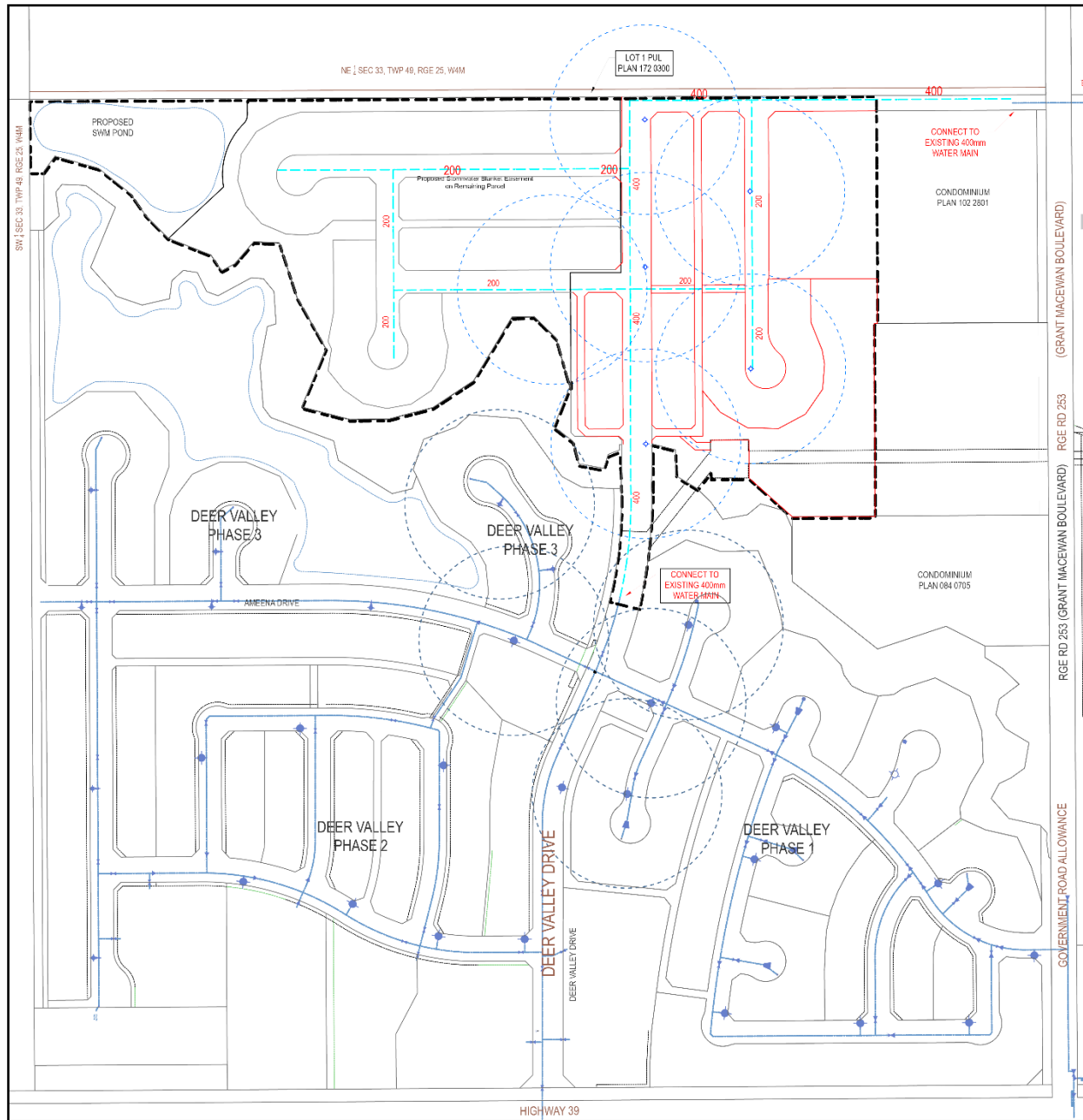
Figure 5 shows the proposed changes to the Parks and Open Spaces Map of the Deer Valley ASP (Figure 3 of the ASP) and identifies the three different amendment areas (B, C and E) of the Map. Areas B and C respectively show the removal of the Urban Service Area which initiated from the removal of the existing gas pipeline in the plan area. Area E shows the extension of the option at the detailed design level for the realignment of the Proposed Multiway Trail (Option A).

Figure 5: Proposed Parks and Open Spaces Plan (with amendments identified)



Figures 6 – 8 show the changes to the servicing plans arising from the change to the concept plan indicated above.

Figure 6: Water Servicing (amended figure)



LEGEND








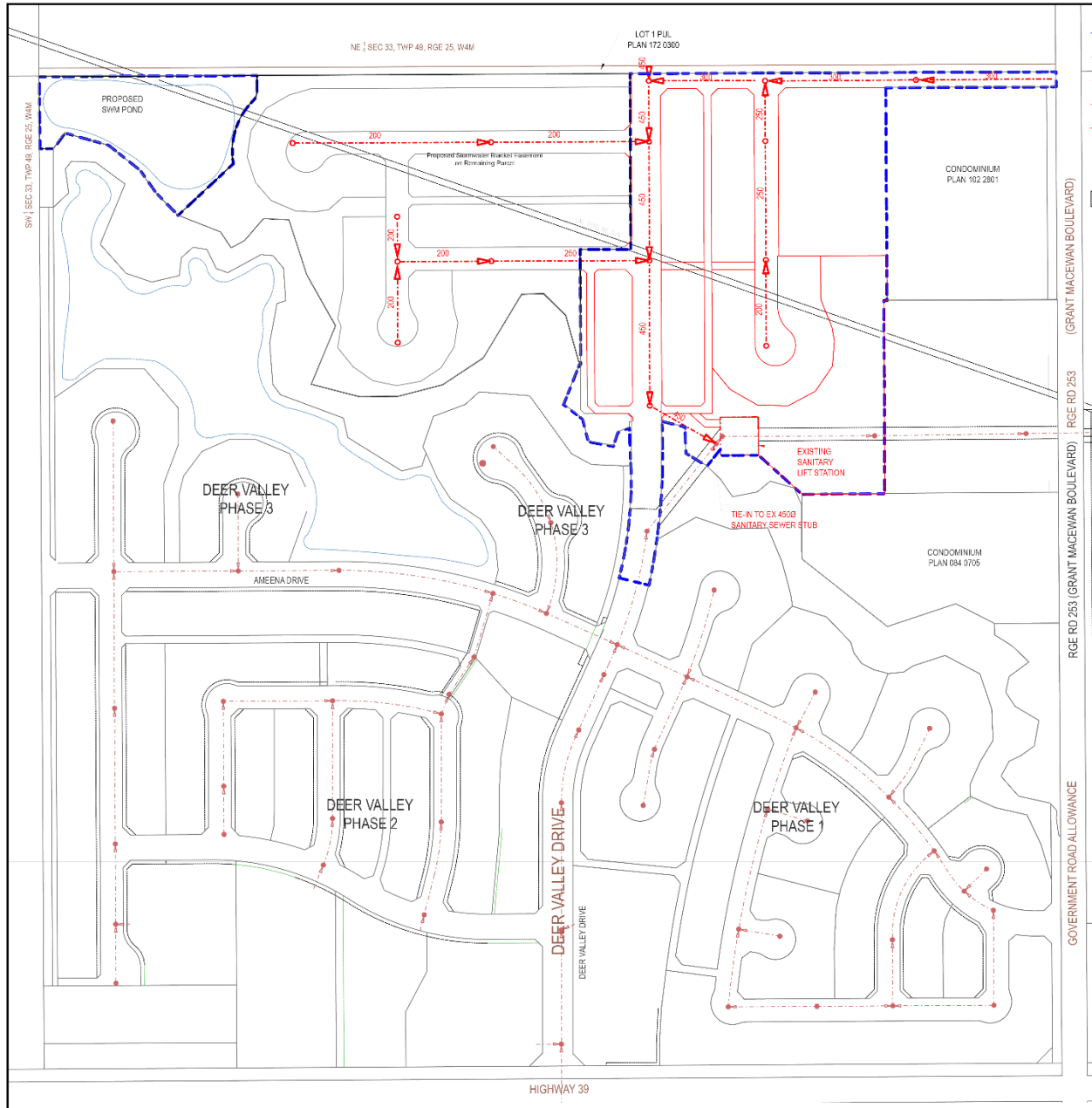
-  CREEKSIDE PHASE 4 BOUNDARY
-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  EXISTING WATER MAIN, HYDRANT & VALVE
-  PROPOSED WATER MAIN, HYDRANT & VALVE
-  PLUG
-  HYDRANT COVER





Figure 7: Sanitary Servicing (amended figure)



LEGEND

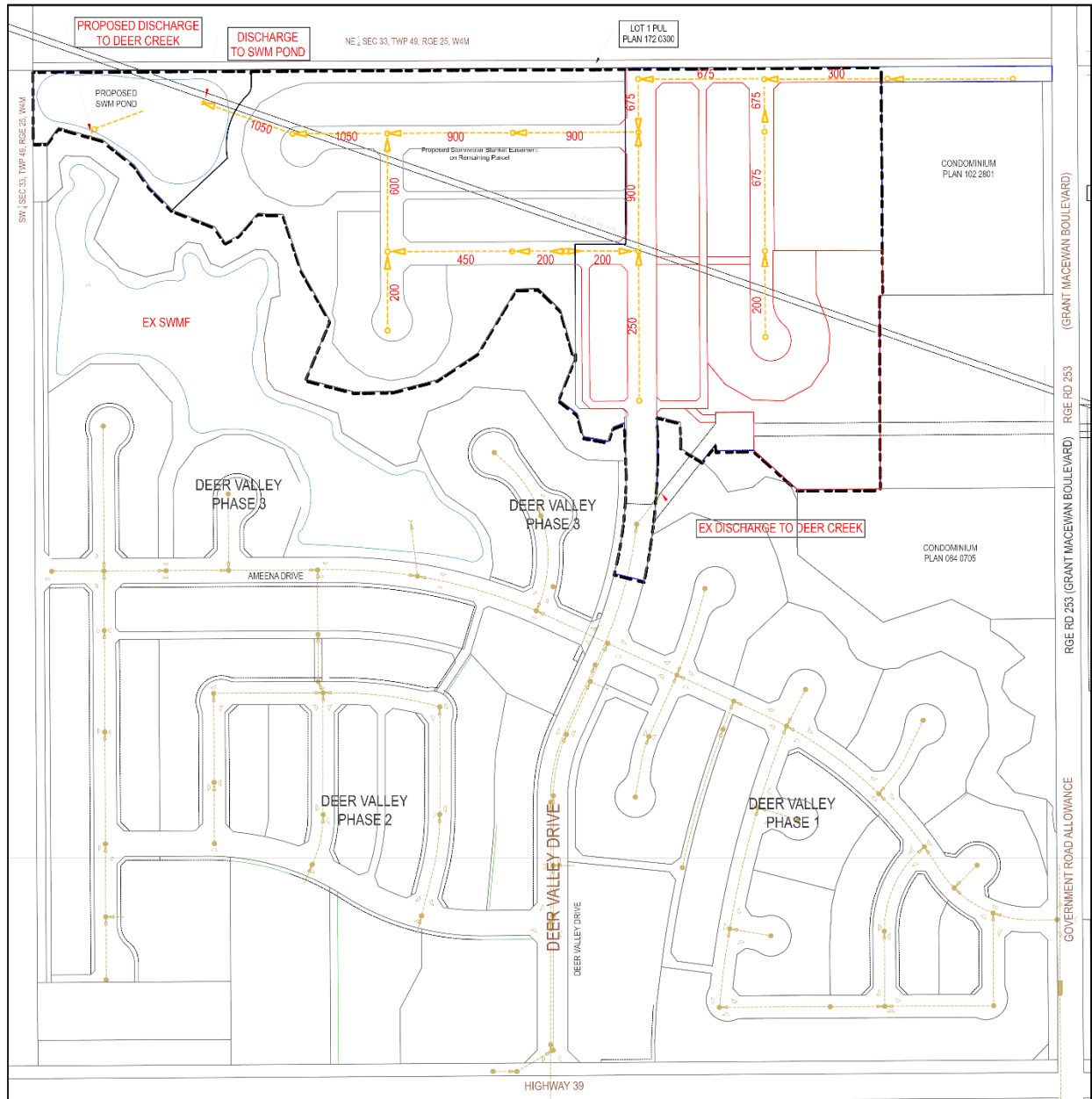
- CREEKSIDE PHASE 4 BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- - - - - EXISTING SANITARY SEWER & MANHOLE

- - - - - PROPOSED SANITARY SEWER & MANHOLE PLUG



\*SIZING WILL BE CONFIRMED IN THE NEIGHBOURHOOD DESIGN BRIEF

Figure 8: Stormwater Servicing (amended figure)



LEGEND

- CREEKSIDE PHASE 4 BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING STORM SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE



## 2.1. PROPOSED TEXT AMENDMENTS

The re-designation of the medium residential area to a Mixed-Use land use designation complies with the overall objectives of the plan area which aims to “provide diversity in the housing stock that provides affordable choices to residents” and “to provide a Sense of Place within the community”. The proposed mixed-use designation will enable opportunities for diverse housing, bicycle and pedestrian-friendly destinations, and an enhanced sense of place for the community. Based on the land use changes the following policy is recommended:

### Objective

2.1.1 To provide a Sense of Place within the community where people can live, work and play through enabling mixed-use developments.

### Policies

2.1.3 Development will include the provision for the creation of a mixed-use site as indicated on Figure 4.

2.1.4 An updated Traffic Impact Assessment shall be required at the time of development of the mixed-use land parcel.

## 2.2. PROPOSED TEXT AMENDMENTS TO DENSITY TABLES

Based on the proposed land-use changes, table 1 and table 2 on page 15 & 16 respectively of the Deer Valley Area Structure Plan requires updating as indicated below – areas noted in red identify the areas of change:

**Table 1: Overall Deer Valley ASP Density Calculation Changes**

Land Use	Area (ha)	Changes to Area (ha)	%	Changes to %
Gross Area*	63.1	63.1	100.00%	100.00%
Environmental Reserve**	4.1	4.1	6.50%	6.50%
Roadways	11.93	11.82	18.90%	18.73%
Plan 3879 NY**	0.48	0.48	0.76%	0.76%
<b>Gross Developable Area (GDA)***</b>	<b>58.52</b>	<b>58.52</b>	<b>100.00%</b>	<b>100.00%</b>
MR Requirement	5.85	5.63	10.00%	9.62%



Land Areas Based on GDA:					Dwelling Units (Updated)	Projected Population <sup>†</sup> (Updated)
Roadways	11.93	11.82	20.39%	20.20%		
Public Utility Lot (PUL) Total Area	5.17	5.16 (Readjusted the Total Area)	8.83%	8.82%		
Stormwater Management Facility	4.66	4.97	7.96%	9.46%		
Sanitary Lift Station	0.10	0.12	0.17%	0.21%		
Utility Easement	n/a	0.04	n/a	0.07%		
Gas Pipeline Right of Way	0.38	0 (Removed the GAS Line ROW)	0.65%	0%		
Meter Station Site (PLAN 0621142)	0.03	0.03	0.051%	0.051%		
Municipal Reserve	5.85	5.63	10.0%	9.62%		
Land Uses	34.73	34.95 (Readjusted the total area)	59.35%	59.72%		
Mixed-Use Neighbourhood	2.15	3.28 (Changed the existing medium residential area to Mixed-Use and added to existing mixed-use neighbourhood)	3.67%	5.60%		
Neighbourhood Commercial	1.8	1.8	3.07%	3.07%		
Residential (Medium Density & Low Density)	29.78	28.87 (Deducted the medium residential area and add the low density residential)	50.90%	49.33%	1507	3918
Urban Reserve	1.0	1.0	1.71%	1.71%		
<b>TOTAL</b>	<b>63.1</b>	<b>63.1</b>				

\*Gross Area is Deer Valley ASP Boundary Area

\*\*not counted in GDA

\*\*\*Gross Developable Area is defined as the total area of a parcel of land, less the land required as environmental reserve and the land made subject to Plan 3879 NY (Potential Future Environmental Reserve). Plan 3849 NY would likely to be re-designated as Environmental Reserve should it be resurveyed.

<sup>†</sup> Average household size of 2.6 from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population.

Table 2: Creekside Phase 4 Density Calculation Changes

Land Use	Area (ha)	Changes to Area (ha)	%	Changes to %		
Gross Area*	14.24	14.24	100.0%	100.0%		
Environmental Reserve	0.05	0.05	0.35%	0.35%		
Roadways	2.95	2.84	20.72%	19.91%		
Gross Developable Area (GDA)**	14.19	14.19				
Land Areas Based on GDA					Dwelling Units (Updated)	Projected Population <sup>f</sup> (Updated)
Roadways	2.95	2.84	20.79%	19.98%		
Public Utility Lot (PUL) Total Area	1.44	1.33 (Total area readjusted)	10.15%	9.37%		
Stormwater Management Facility	0.86	1.17	6.06%	8.23%		
Sanitary Lift Station	0.10	0.12	0.70%	0.85%		
Utility Easement	n/a	0.04	n/a	0.30%		
Gas Pipeline Right of Way	0.38	0 (Removed the GAS Line ROW)	2.68%	0%		
Municipal Reserve	3.39	3.17	23.90%	22.34%		
Commercial	0.00		0.00%			
Mixed-Use	n/a	1.13 (Multi-unit residential amended to Mixed-Use)		7.97%	100	180 <sup>3</sup>
Residential (net res. ha)***	6.63	5.72	46.72%	40.32%	187	542 <sup>1</sup>
Single/Semi Detached	5.59	5.72	39.39%	40.32%	187	542 <sup>1</sup>
Multi-Unit	1.04	0 (Multi-unit residential amended to Mixed-Use)	7.33%	0%	0	0
Dwelling Units per net residential ha (du/nrha)	42 <sup>2</sup>					

\*Gross Area is a total Creekside Boundary Area

\*\* Gross Developable Area means total Creekside Boundary Area less the land required as environmental reserve.

\*\*\* Net Residential Hectare is defined as number of dwellings per hectare on land devoted solely to residential development.

<sup>1</sup> Average household size of single detached dwellings (2.9) from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population

<sup>2</sup> The total dwelling units per net residential ha includes the proposed mixed-use dwelling units (100 units approximately) as well.

<sup>3</sup> Average household size of apartments less than 5 storeys (1.8) from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population.



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**AMENDMENT TO DEER VALLEY AREA STRUCTURE PLAN, BYLAW NO. 511-2002**

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

**AND:** Bylaw No. 511-2002 adopts the Deer Valley Area Structure Plan, passed by Council on May 13, 2002 and subsequently amended by Council on December 13, 2004; June 12, 2006; and July 15, 2008;

**AND:** Council has deemed it expedient and necessary to further amend Bylaw No. 511-2002;

**AND:** notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

**THEREFORE:** the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

**PART II: APPLICATION**

- 1. **THAT:** That Bylaw 511-2002 be amended as follows:
  - a. This Bylaw be cited as the Deer Valley/Creekside Area Structure Plan Bylaw;
  - b. Schedule "A" of Bylaw No. 511-2002 be amended in accordance with the attached Schedule "A".

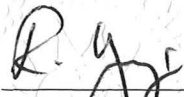
**PART III: ENACTMENT**


2. This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 27TH OF MAY, 2019.

READ A SECOND TIME IN COUNCIL THIS 19TH DAY OF AUGUST, 2019.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 19TH DAY OF AUGUST, 2019.

  
 \_\_\_\_\_  
**Robert Young**  
**MAYOR**

  
 \_\_\_\_\_  
**Sandra Davis**  
**CITY CLERK**

August 19, 2019

\_\_\_\_\_  
Date Signed



SCHEDULE "A"

# Deer Valley | Creekside

AMENDMENT TO THE DEER VALLEY ASP  
ASSESSMENT REPORT  
S.E. ¼ Sec.33, Twp.49, Rge.25, W4M

26 April 2019

Submitted to: City of Leduc





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- Figure 5: Active Transportation Plan
- Figure 6: Water Distribution System
- Figure 7: Sanitary Collection System
- Figure 8: Stormwater Management System
- Figure 9: Relocation of Gas Line
- Figure 10: Phasing Plan

# 1.0. Introduction

## 1.1. PURPOSE AND PROJECT LOCATION

The purpose of this document is to describe the vision, development objectives, and proposed land uses for a portion of the S.E. ¼ Sec.33, Twp.49, Rge.25, W4M, which is part of the Deer Valley/Creekside Area Structure Plan (hereinafter referred to as “the Plan”) located in Leduc, AB. This document serves to support our client’s intention to amend the Deer Valley ASP by identifying how proposed changes to the plan align with the existing vision and policies as identified in the City’s existing planning documents and the *Edmonton Metropolitan Region Growth Plan* (EMRGP).

The reason for amending the Plan is attributed to a change in the land use plan, which originally designated a 2.85-hectare parcel in the north west corner as School Reserve. Through discussions with City administration and Black Gold Regional School Division, it was confirmed that there was no longer a desire or plausible need to locate a school at this location, and subsequently the future land use for this portion of the plan area is being reconsidered as medium-density residential. Since the Plan was originally completed in 2008, there have been many changes in Leduc. With the recent adoption of the EMRGP, along with updates to a number of the City’s planning documents (*Municipal Development Plan* in 2012, *Strategic Plan* in 2014, *Intermunicipal Development Plan* in 2017), the portion of lands currently undeveloped, known as Creekside, need to be consistent with these documents. In carrying out the amendment to the Plan for the Creekside area the City also requested that the Plan reflect the entire area to clean up the Plan based on changes that have occurred previously. Therefore, this amendment includes the entire Area Structure Plan, however, the main focus is on the changes arising that relate purely to the Creekside area.

The project location is shown on **Figure 1 – Project location**. This boundary encompasses the final phase of the Deer Valley/Creekside ASP, however, there is a portion of the Deer Valley ASP to the south of the creek along Deer Valley Drive that is yet to be developed.



Figure 1. Creekside and Deer Valley ASP Boundary

## 1.2. EXISTING CONDITIONS

The subject lands are predominately built out, with effectively the Creekside (Phase 4) area remaining undeveloped, resulting in the majority of the lands containing residential buildings of a variety of forms (ranging from single – multi units) (refer to Figure 2). On the corner of 50 Ave and Deer Valley Drive exists a small commercial site providing services to residents and beyond that is part of the original Plan. The development also includes the provision of an Environmental Reserve that protects an existing watercourse along with a naturalized stormwater pond. The land is relatively flat with the Creekside phase, containing some mild undulation and existing wetlands.

A developed neighbourhood Park exists on the corner of Ameena Drive and Deer Valley Drive and a multiway extends on the east side of Deer Valley Drive running in a north south direction. The Creekside portion of the Plan adjoins the Environmental Reserve and Community Park. Currently an existing natural gas line runs through the Creekside and Park lands and will require relocation.

## 1.3. OBJECTIVES

The Plan updates Creekside based on the changes to the land uses while also cleaning up historical changes to the original Plan. The key objectives of the Plan are:

- To provide diversity in the housing stock that provides affordable choices to residents.
- To provide a Sense of Place within the community through enhancement of natural areas, creation of parks and open space, combined with a connected trail system and local commercial site.
- To increase density in accordance with the recently adopted Edmonton Metropolitan Region Growth Plan.
- To create a transportation network that is consistent with the City's Transportation Master Plan.
- To provide water, sanitary and stormwater services to support the development.
- To provide housing within close proximity to major nodes of employment.

A thorough review was conducted of all relevant planning documents, both statutory and non-statutory, for the purpose of demonstrating how this amendment will ultimately be in accordance with the City's policies and aligned with the growth & development objectives of the wider region.

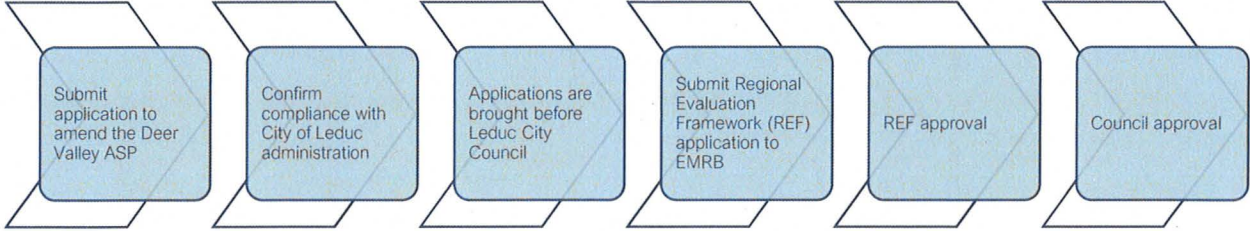
## 1.4. APPROVAL PROCESS

Approval of the Plan amendment will be undertaken as per the *City of Leduc Area Structure Plan & Outline Plan Guidelines*. For the purpose of providing greater clarity to The Plan, it is our understanding that it would be in the best interests of the City and the Developer to rescind the entire existing ASP and draft a new document which would include all of the approved and proposed amendments in one consistent document.

Following confirmation of compliance by the City of Leduc's Planning & Development Department, the ASP amendment shall be referred to Council with a recommendation that Council approve the proposed rezoning and ASP amendment. Following Council's first reading of the proposed bylaw, an



application under the Regional Evaluation Framework (REF) will be made to the Edmonton Metropolitan Region Board for review and subsequent approval.



## 2.0. Municipal & Regional Policy Context

The proposed amendment to the Plan is guided by a hierarchy of planning documents. These documents were reviewed and referenced to achieve consistency with the proposed land use and the plan amendment aligns with the larger planning framework.

### 2.1. STATUTORY & NON-STATUTORY PLANS

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#### 2.1.1. Edmonton Metropolitan Region Growth Plan (EMRGP)

The City of Leduc is a member of the Edmonton Metropolitan Region Board which is comprised of 13 municipalities in the Edmonton Metropolitan Region. The *Edmonton Metropolitan Region Growth Plan* (EMRGP) provides a 50-year vision for the region as well as principles and policies to guide growth over the next 30 years through integrated land use, infrastructure, and transportation, with an emphasis on sustainable communities. The EMRGP is applicable to the amending portion of the Area Structure Plan (ASP) known as Creekside, as the remaining lands have effectively been developed under the original ASP. Because of changes over time, the City has requested that this Plan reflect previous changes to create one ASP document.

##### 2.1.1.1. Planning Elements

The Plan is located within the Metropolitan Area as indicated on Schedule 2 of the EMRGP.

##### 2.1.1.2. Applicable Policies

The following are considered the key policies that are applicable to the Creekside undeveloped lands of the Plan.

#### Edmonton Metropolitan Region Growth Plan

*Objective 1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce*

*Policies 1.4.1 To improve housing diversity in the Region, market affordable and non-market housing will be planned and developed within close commuting distance to major employment areas and within centres, appropriate to the level of service and amenities identified in Table 1A-C.*

*OBJECTIVE 3.1 Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages Policies*

*3.1.1 Built-up urban areas and greenfield areas will be planned and developed as complete communities generally in accordance with Table 1A-C.*

## Edmonton Metropolitan Region Growth Plan

3.1.4 In the metropolitan area, greenfield areas will be planned and developed as complete communities that:

- a. are compact, contiguous, and incorporate a mix of uses;
- b. are accessible and age-friendly;
- c. provide a diversity of housing options in terms of density and built form;
- d. achieve the minimum greenfield density, in accordance with Schedule 6;
- e. incorporate an interconnected street network and urban form to support active transportation;
- f. integrate local services, amenities, institutional and commercial uses with residential development, within buildings and/or within a five-minute walk (400 metres);
- g. incorporate higher density uses along existing and planned transit corridors and at major transit stations; and
- h. provide high quality parks, trails and open spaces.

**OBJECTIVE 3.2** Plan for and promote a range of housing options

### *Policies*

3.2.1 Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents.

Creekside will provide a diversity in housing choices within close proximity to major employment of the airport and City of Leduc. This phase includes housing options ranging from mid-rise, townhouses, a range of duplexes through to single residential dwellings. The phase is a contiguous urban development of the Plan and is within close proximity to a small commercial business hub, major shopping centre (Leduc Common) located along 50<sup>th</sup> Avenue and downtown City of Leduc.

The proposed development of Creekside continues with providing a comprehensive active transportation corridor through the incorporation of sidewalks throughout the neighbourhood, the creation of a trail system east to west that adjoins the Environmental Reserve and a continuation of a north south accessible 3.0 m wide multi-way.

In relation to densities outlined under Schedule 6 of the EMRGP, Creekside falls under the requirement of meeting the minimum greenfield Density of 35 (du/nrha). Section 3, Table 2 of this report illustrates that a minimum of 58 (du/nrha) will be achieved that will contribute to increasing the overall density of the Plan to 43 (du/nrha).

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### 2.1.2. City of Leduc / Leduc County Intermunicipal Development Plan

The County and City of Leduc adopted an Intermunicipal Development Plan (IDP) in 2011 with the purpose of creating a joint plan to address a range of issues and interests of common concern.

#### 2.1.2.1. Planning Elements

The Plan is contained within the IDP Area as indicated in Figure 2 of the IDP document.



## 2.1.2.2. Applicable Policies

### Intermunicipal Development Plan

#### 4.2.2 RESIDENTIAL POLICIES

##### *Area Structure Plans Required*

4.2.2.2 No new multi-lot subdivision (three lots or more) will be allowed without an adopted area structure plan pursuant to Section 632 of the MGA.

##### *Residential Density*

4.2.2.3 All Residential Area Structure Plans shall achieve an overall density of 25-30 dwelling units per net residential hectare, as prescribed by the Capital Region Growth Plan (CRGP) for Priority growth Area "E".

4.2.2.5 The minimum residential densities required in this IDP should be achieved through a variety of housing types including single-detached, semi-detached, townhouse, and apartment dwellings.

##### *Residential Community/Neighborhood Design*

4.2.2.6 New residential communities/neighbourhoods within the IDP area should incorporate design that:

- reduces vehicle dependency
- includes a variety of housing choices
- exceeds minimum residential densities
- comprises mixed uses and activities in neighborhood nodes
- supports pedestrian and public transit connections and
- provides access to open space and recreational areas and facilities.

Through the ASP and subdivision processes, both municipalities will ensure residential neighbourhoods and communities are designed and developed in a manner to make them safe, attractive and well serviced through the following design principles:

- The design of the neighbourhood or community wherever possible should maintain and protect stands of trees, watercourses, wetlands, ravines and other natural features. In the more rural areas, a conservation (cluster) subdivision design form should be encouraged.
- Provide a wide range of housing forms and tenure.
- Try to exceed minimum residential densities specified in the IDP.
- The design of the neighbourhoods and communities should avoid dwellings fronting onto highways or arterial roadways.
- The design needs to provide for adequate parks and open space to serve the neighbourhood and community, preferably in the form of a large centralized or linear park area which is more usable and easier to maintain.
- Wherever possible, provisions need to be made in the design of the neighbourhood and community to encourage alternative sustainable transportation such as walking, cycling and public transit to reduce vehicle dependence.



The proposed development comprises a wide range of residential dwellings from mid rise apartments, townhouses, varying duplexes through to single family residential dwellings. A small commercial hub is also located within the southern boundaries of the Plan. This provides local services to residents.

Identified watercourses have been protected through the creation of an Environmental Reserve and, where possible, the creation of a trail system has been incorporated into the design to capitalize on the natural features of the site. These trails connect into a wider trail system within the overall development, comprised of sidewalks through to multiway trails located on the eastern side of Deer Valley Drive. Figure 5 Section 3.0 illustrates the overall trail system accessible to the community.

This amendment enables the densities to be increased within the Creekside portion of the Plan to be more consistent with the Edmonton Metropolitan Region Growth Plan, and will increase the overall density of the Plan (refer to tables 1 & 2 Section 3). The increase in density could also create the opportunity to justify transit along key collector roads in the future.

## Intermunicipal Development Plan

### *Environmental Review*

*4.6.2.10 At the Area Structure Plan, land use redesignation, or subdivision stage, Environmental Impact Assessments addressing natural areas on site or Environmental Site Assessments addressing contamination on site, shall be prepared by qualified environmental consultants, to the satisfaction of the relevant municipal approving authority.*

*4.6.2.11 Lands identified as sensitive natural areas may be designated as Environmental Reserve at the subdivision stage in accordance with the Municipal Government Act. Such areas may also be identified at the Area Structure Plan stage. In the case of identification at the Area Structure Plan stage, sensitive natural areas would require the appropriate land use designation before subdivision could proceed. If at the subdivision stage private ownership of environmentally sensitive lands is deemed more appropriate by the relevant municipal approving authority, then environmental reserve easements may be registered to protect the sensitive lands.*

An Environmental Phase 1 has been completed for Creekside and is contained in the Phase 1 Environmental Site Assessment report (November 30, 2017) by Trace Associates. The conclusions of the investigations did not identify any potential contaminated lands. A desktop Biophysical Impact Assessment (BIA) was also carried out for Creekside, which identified five wetlands that included two seasonal freshwater graminoid marshes and three temporary freshwater marshes that will be disturbed by the development. Approval will be required prior to development in accordance with the Alberta Wetland Policy and Water Act.

There were no rare vegetation species, however, the desktop assessment did identify the eastern kingbird and sora bird species within the area. Overall, the assessment concluded that the development will have a minimal impact on local habitat loss for some wildlife species, and a small loss of native vegetation and wetlands. The predicted effects will be mitigated through the implementation of the mitigation measures contained with the BIA desktop report. Further details on the findings of the BIA can be found in the Desktop biophysical Impact Assessment (May 2, 2018) by Trace Associates.

## Intermunicipal Development Plan

### *Trail Development*

*4.7.2.10 At the Area Structure Plan stage, the City and County shall require the identification of pedestrian and bicycle trail networks in the IDP area.*

As referred to earlier the trail system is indicated on Figure 5 Section 4.

### 2.1.3. City of Leduc: Municipal Development Plan

The City of Leduc's Municipal Development Plan (MDP) was amended in August 21, 2017 and directs the future growth and land use development of the area.

#### 2.1.3.1. Planning Elements

The MDP provides policy direction for the future growth within the boundaries of the City and the Plan has to be consistent with the relevant policy contained within the document.

#### 2.1.3.2. Applicable Policies

## City of Leduc Municipal Development Plan

### ***4E NEW RESIDENTIAL DEVELOPMENT***

*The City shall provide for new residential neighbourhoods by:*

- 1. requiring Area Structure Plans for all new residential development;*
- 2. requiring that all new residential Area Structure Plans achieve the target densities mandated by the Capital Region Board;*
- 3. measuring net residential density in new residential Area Structure Plans in order to maintain consistency with the density measures used by the Capital Region Board;*
- 4. acknowledging new trends in household formation (e.g., smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types;*
- 5. requiring that all new residential Area Structure Plans provide a variety of housing types including, where appropriate, types such as single-detached, semi-detached, duplex, triplex, fourplex, townhouse, or apartment dwellings, with no more than 50% of the total number of dwelling units in any residential Area Structure Plan to be designated within the same residential land use district of the Land Use Bylaw;*
- 7. supporting the provision of affordable market and financially supported housing in all new neighbourhoods;*
- 8. balancing higher residential densities with the provision of open space; ensuring that all new residential neighbourhoods have full access to a complete range of municipal infrastructure*



## City of Leduc Municipal Development Plan

*(sewer, water, and roads), community services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions;*

*9. ensuring that all new residential neighbourhoods have full access to a complete range of municipal infrastructure (sewer, water, and roads), community services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions;*

*10. providing for neighbourhood commercial (office, personal service business, and retail) development at key locations within new residential Area Structure Plans, which will complement and integrate with the surrounding residential neighbourhoods through mitigation of traffic and parking impacts, appropriate site planning and architecture, landscaping, and pedestrian connections;*

*11. protecting and creating access to adjacent neighbourhoods, natural amenities, open space, and the Multiway system;*

*12. protecting and creating views to natural amenities;*

*13. incorporating public transit into new neighbourhoods;*

*14. protecting rights-of-way for future public transit service;*

*18. requiring that all new residential Area Structure Plans are supported by comprehensive engineering, servicing, environmental, geotechnical, and transportation studies approved by the City;*

*23. allowing for a full range of housing types within the Transitional Residential Mixed-Use policy areas shown in Figure 4, provided that:*

*• gradual land use transitions will be developed within the Transitional Residential Mixed-Use areas, with:*

- lower density residential development closest to the adjacent residential policy areas, - higher density residential development further away from the residential policy areas,*
- compatible commercial, office, retail, public facilities, open space, or recreational development between the higher density residential development and other non-residential uses, and*
- light industrial or business park development closest to the adjacent non-residential policy areas,*

*25. requiring that all new residential subdivision and site plans include landscaping and open space plans that take into account, integrate, and where appropriate, protect existing natural vegetation, topography, wildlife, soils, water bodies, drainage courses, and climatic conditions;*

In relation to the above policies, they are considered generally consistent with those contained within the EMRGP and the Intermunicipal Plan and therefore the comments made in relation to these documents are applicable to this policy content.

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### 2.1.4. Edmonton International Airport Vicinity Protection Area Regulation

The Edmonton International Airport is a significant piece of infrastructure to the wider region and protecting the airport's effective operation plays a significant role in the economic development of the region and Province. Protecting the airport's corridors are critical elements when developing within proximity to such infrastructure, to avoid any potential negative impacts.

#### 2.1.4.1. Planning Elements

The Plan area is partially located within the Protection Area: NEF 25.

#### 2.1.4.2. Applicable Policies

##### Edmonton International Airport Vicinity Protection Area Regulation

###### *Duty of Municipality*

*9(1) A municipality must notify the Airport Operator where a subdivision of land has been approved or a development permit has been issued relating to land in the Protection Area in a NEF Area of 30 or more and the use of the land will change as a result.*

*(2) Before adopting a statutory plan or land use bylaw, or an amendment of either, that relates to land in the Protection Area, a municipality must refer the statutory plan or land use bylaw, or the amendment, to the Airport Operator.*

The Plan area is located in the Protection Area and is identified under the NEF 25 contour; therefore, it does not meet the criteria described for requiring a referral of the subdivision to the Airport Operator under 9(1). However, under 9(2), because this is a statutory document with lands located within the Protection Area it will be required to be referred to the Airport Operator.

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#### 2.1.5. City of Leduc: Transportation Master Plan

The City of Leduc's Transportation Master Plan was amended in October 2018 and sets out a long-term framework for the interconnection of future roads, public transit and pedestrians that correlates with projected growth. Any future development needs to align with the direction of the plan.

#### 2.1.5.1. Planning Elements

The Plan needs to align with the proposed future transportation connections within and beyond the site.

#### 2.1.5.2. Applicable Policies



## Transportation Master Plan

### 4.0 TRANSIT

#### 4.2 FUTURE SERVICE

*As the City grows there will be opportunities to expand the transit service. Each expansion should meet the following guiding principles:*

- Provide quality service selectively – ...A better strategy is to concentrate service in areas most friendly to transit, then build on this success by increasing service to this area or ..by servicing a different area of the City with a route that ties into existing service. For example, adopt a walking distance criteria that recognize some areas will be distant from transit such as at 40% of households are within 499m walking distance and at least 80% of households are within 800m walking distance.*

### 6.0 INTEGRATED PEDESTRIAN AND BICYCLE TRANSPORTATION NETWORK

#### 6.2 FUTURE SYSTEM

- Recognize the important contribution active transportation makes to the health and sustainability by adopting policy that encourages active transportation and by creating a funded budget program to implement facilities for active transportation users. New multiways, bike lanes and missing sidewalk links, particularly those connecting to bus stops, mixed land uses and in industrial areas, should be the primary target of this program.*

Based on the review of the Transportation Master Plan the majority of the policies are reference to those in the Cities Municipal Development Plan. In context to the points identified above from the Transportation Master Plan it should be recognized that opportunity exists in the longer term for expanding the bus transit system through Deer Valley Road based on the increased density and walkability to this major collector. The Plan also refers to Active Transportation which outlined in Figure 5 Section 4.0 demonstrates the interconnectivity between sidewalks and the trail system presenting attractive and stress-free active transportation options.

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#### 2.1.6. City of Leduc: Environmental Plan

This document seeks to raise environmental awareness amongst the community and a more effective steward of its environmental resources.

##### 2.1.6.1. Planning Elements

The Environmental Plan provides information and guidance on the development of the Plan.

### 2.1.6.2. Applicable Policies

#### Environmental Plan

- *The City of Leduc will promote development density to use land more efficiently.*  
The proposed amendment will increase the residential density from what was originally proposed for this phase of the development.
- *The City of Leduc will continue to provide and expand community gardens.*  
The overall amount of park space will be greater than what was originally proposed for this phase of the development. Portions of the park will be dedicated to community gardens and made available to local residents.
- *The City of Leduc will protect natural areas and work on habitat restoration.*  
Requirements for protection of wetlands and areas of biological significance are described in the Biophysical Site Assessment contained in the Desktop Biophysical Impact Assessment (May 2, 2018) by Trace Associates, along with recommendations on mitigation methods during construction.
- *The City of Leduc will continue to enhance the multiway system and provide educational opportunities on the natural environment.*  
The Plan will incorporate an extension of the multiway system through the neighbourhood, and link to the existing system by aligning with the existing multiway network opposite Grant MacEwan Boulevard (as shown in Figure 4 Section 4.0).

### 2.1.7. City of Leduc: Parks, Open Space and Trails Master Plan

Complete inventory and assessment of all parks and open space resources in Leduc is contained within the Plan. As the document states, properly planned multiway and trail systems in communities can enable and promote active transportation, reducing carbon footprint and increasing physical activity.

In staying in concert with the objectives of the POST Master Plan, the Plan will contribute to this by providing new linkages to the trail network and introducing a new section of trail that borders along the creek bed.

#### 2.1.7.1. Planning Elements

The Parks, Open Space and Trails Master Plan provides direction on what lands are expected to be provided for different types of parks and trail systems in relation to the Plan.

## 2.1.7.2. Applicable Policies

### Parks, Open Space and Trails Master Plan

#### 4.6 WEST LEDUC (Area A)

*West Leduc ....is an area of significant current and future growth for the City (Figure 4.2). As development has occurred, POST development on the west side of the QEII has been primarily focused on community and neighbourhood park development.....*

The Parks, Open Space and Trails Master Plan Figure 4.2 outlines the future direction for the establishment of Parks, Open Space and Trails. In relationship to the Plan, Figure 3 Section 3.0 and Figure 5 Section 4.0 indicates the proposed location of Parks, Open Spaces and Trails which are consistent with this plan. It includes a multiway heading north-south on the western side of Deer Valley Road and multiway that follows the creek in a west-east direction and accommodates for a neighbourhood mini park and regional park. The overall Municipal Reserve Lands being dedicated to the City are 10%, indicated in Table 1 Section 3.0 of this report.



# 3.0. Land Use Concept

## 3.1 Proposed Land Use Plan

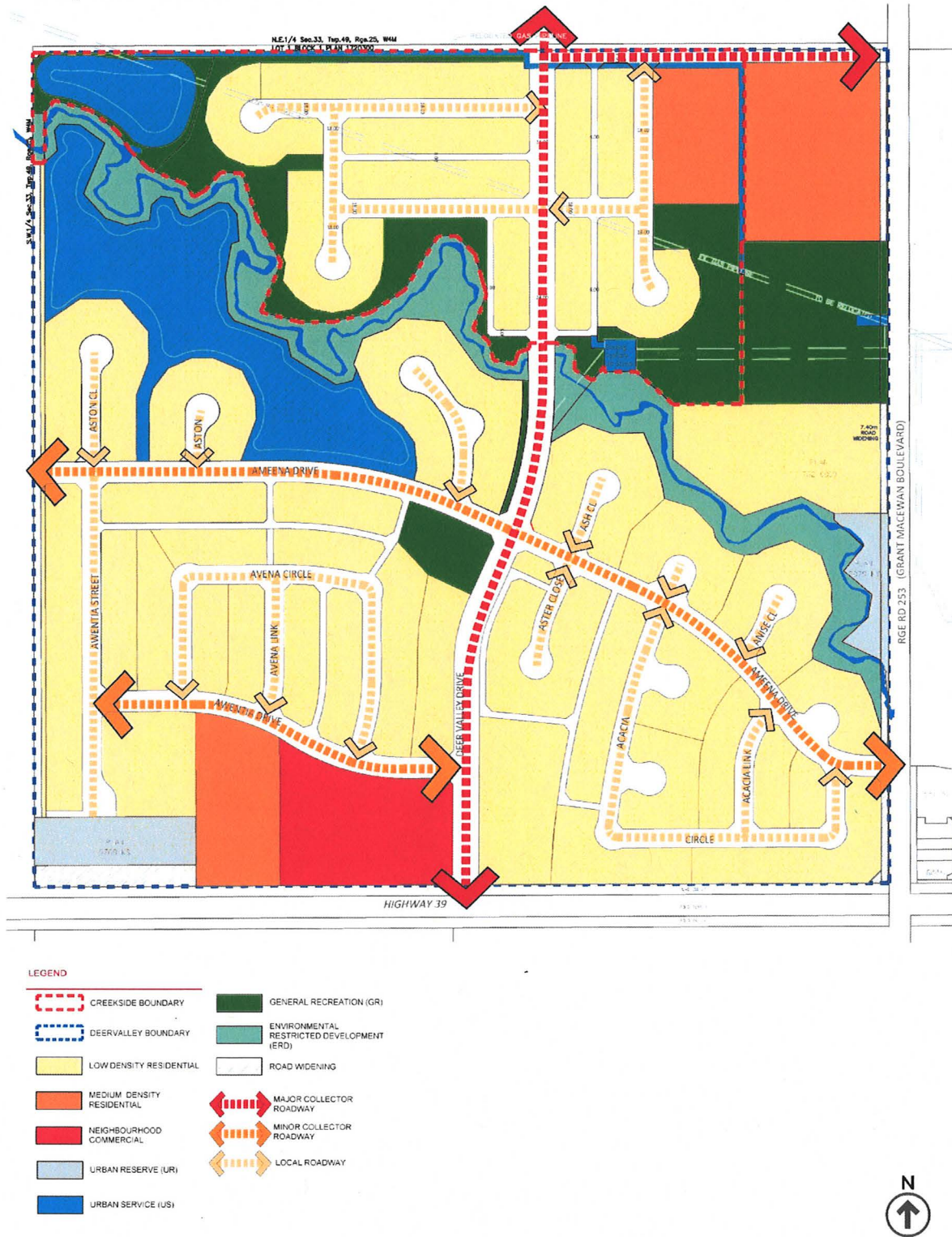


Figure 2: Land Use Plan

### 3.2 Density Calculation

Table 1: Overall Area Structure Plan Density Calculations

Land Use	Area (ha)	%		
Gross Area*	63.1	100.00%		
Environmental Reserve**	4.1	6.50%		
Roadways	11.93	18.90%		
Plan 3879 NY**	0.48	0.76%		
<b>Gross Developable Area (GDA)***</b>	<b>58.52</b>	<b>100.00%</b>		
MR Requirement	5.85	10.00%		
<b>Land Areas Based on GDA:</b>			<b>Dwelling Units</b>	<b>Projected Population<sup>†</sup></b>
Roadways	11.93	20.39%		
Road Widening Land Area	0.88	1.50%		
Public Utility Lot (PUL) Total Area	5.17	8.83%		
<i>Stormwater Management Facility</i>	4.66	7.96%		
<i>Sanitary Lift Station</i>	0.10	0.17%		
<i>Gas Pipeline Right of Way</i>	0.38	0.65%		
<i>Meter Station Site (PLAN 0621142)</i>	0.03	0.051%		
Municipal Reserve	5.85	10.0%		
<b>Land Uses</b>	<b>34.73</b>	<b>59.35%</b>		
<i>Mixed-Use Neighbourhood</i>	2.15	3.67%		
<i>Neighbourhood Commercial</i>	1.8	3.07%		
<i>Residential (Medium Density &amp; Low Density)</i>	29.78	50.90%	1500	3900
<i>Urban Reserve</i>	1.0	1.71%		
<b>TOTAL</b>	<b>63.1</b>			

\*Gross Area is Deer Valley ASP Boundary Area

\*\*not counted in GDA

\*\*\*Gross Developable Area is defined as the total area of a parcel of land, less the land required as environmental reserve and the land made subject to Plan 3879 NY (Potential Future Environmental Reserve). Plan 3849 NY would likely to be re-designated as Environmental Reserve should it be resurveyed.

<sup>†</sup> Average household size of 2.6 from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population.



While the above table provides the overall density calculations it should be noted that the development has been constructed with the exception of Creekside Phase 4, and therefore the focus on the change in density reflects this phase and not the overall site. It is this portion of the lands where the amendment to the original Plan is being made and is subject to the Edmonton Capital Region Growth Plan and the new minimum densities provided within this document. In context to the remaining lands known as Creekside (Phase 4) the following density calculations apply:

Table 2: Creekside Phase 4 Density Calculations

Land Use	Area (ha)	%		
Gross Area*	14.24	100.0%		
Environmental Reserve	0.05	0.35%		
Roadways	2.95	20.72%		
<b>Gross Developable Area (GDA)**</b>	<b>14.19</b>			
<b>Land Areas Based on GDA:</b>			<b>Dwelling Units</b>	<b>Projected Population<sup>1</sup></b>
Roadways	2.95	20.79%		
Public Utility Lot (PUL) Total Area	1.44	10.15%		
Stormwater Management Facility	0.86	6.06%		
Sanitary Lift Station	0.10	0.70%		
Gas Pipeline Right of Way	0.38	2.68%		
Municipal Reserve	3.39	23.90%		
Commercial	0.00	0.00%		
<b>Residential (net res.ha)***</b>	<b>6.63</b>	<b>46.72%</b>	<b>391</b>	<b>905</b>
Single/Semi Detached	5.59	39.39%	183	531 <sup>1</sup>
Multi-Unit	1.04	7.33%	208****	374 <sup>2</sup>
<b>RESIDENTIAL TOTAL</b>	<b>13.16</b>		<b>391</b>	<b>905</b>
Dwelling Units per net residential ha	59			

\*Gross Area is a total Creekside Boundary Area

\*\* Gross Developable Area means total Creekside Boundary Area less the land required as environmental reserve.

\*\*\* Net Residential Hectare is defined as number of dwellings per hectare on land devoted solely to residential development.

\*\*\*\*based on maximum parcel density (Table 22 of LUB) of 200 units/ha.

<sup>1</sup> Average household size of single detached dwellings (2.9) from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population

<sup>2</sup> Average household size of apartments less than 5 storeys (1.8) from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population.



### **3.3 Residential**

The majority of the development relates to creating a residential community comprised of a wide variety in mix of units ranging from mid rise apartments through to townhouses, duplex, triplex and singles. This mix provides choice in housing form but also a range of costs that enable affordability within the housing market.

#### **Objective**

- 3.3.1 To increase the density that provides a wide range of housing choice that includes affordable housing.

#### **Policies**

- 3.3.2 Residential density for Creekside (Phase 4) shall be in accordance with the Edmonton Metropolitan Region Growth Plan.
- 3.3.3 A variety of housing types shall be provided that could include townhouses, duplexes, mid rise apartments, tri plexes and four-plexes.

### **3.4 Commercial**

Providing services within close proximity to residential dwelling enables easy access to services that may also not require the use of motor vehicles. The Plan incorporates the ability to develop a mixed use small commercial hub that can service the Plan area, located at the intersection of 50 Avenue and Deer Valley Drive.

#### **Objective**

- 3.4.1 To create a local commercial hub that is accessible to residents of the community.

#### **Policies**

- 3.4.2 Development will include the provision for the creation of a commercial/mixed use site as indicated on Figure 2.

### **3.5 Parks and Open Spaces**

A complete residential community requires parks and open space that contributes to the wellness of the community and the ability to interact with other residents. There is typically a criteria on the type of parks and open spaces that are developed within a community, from a neighbourhood level through to a regional level, with each serving a different function and purpose.

#### **Objective**

- 3.5.1 To provide parks and open spaces that contributes to enhancement of the community and access to recreational spaces.

## Policies

- 3.5.2 Development will include the provision of a neighbourhood park to be located in general accordance with Figure 3.
- 3.5.3 A community passive park will be established and located in general accordance with Figure 3.
- 3.5.4 Open space municipal reserve lands will adjoin the Environmental Reserve to enable the development of a trail system in general accordance with Figure 3.

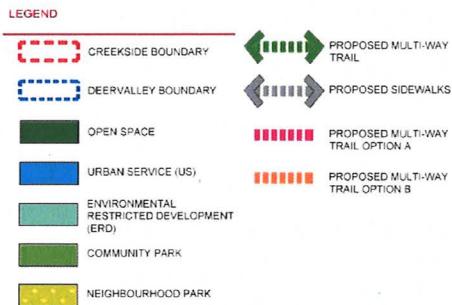
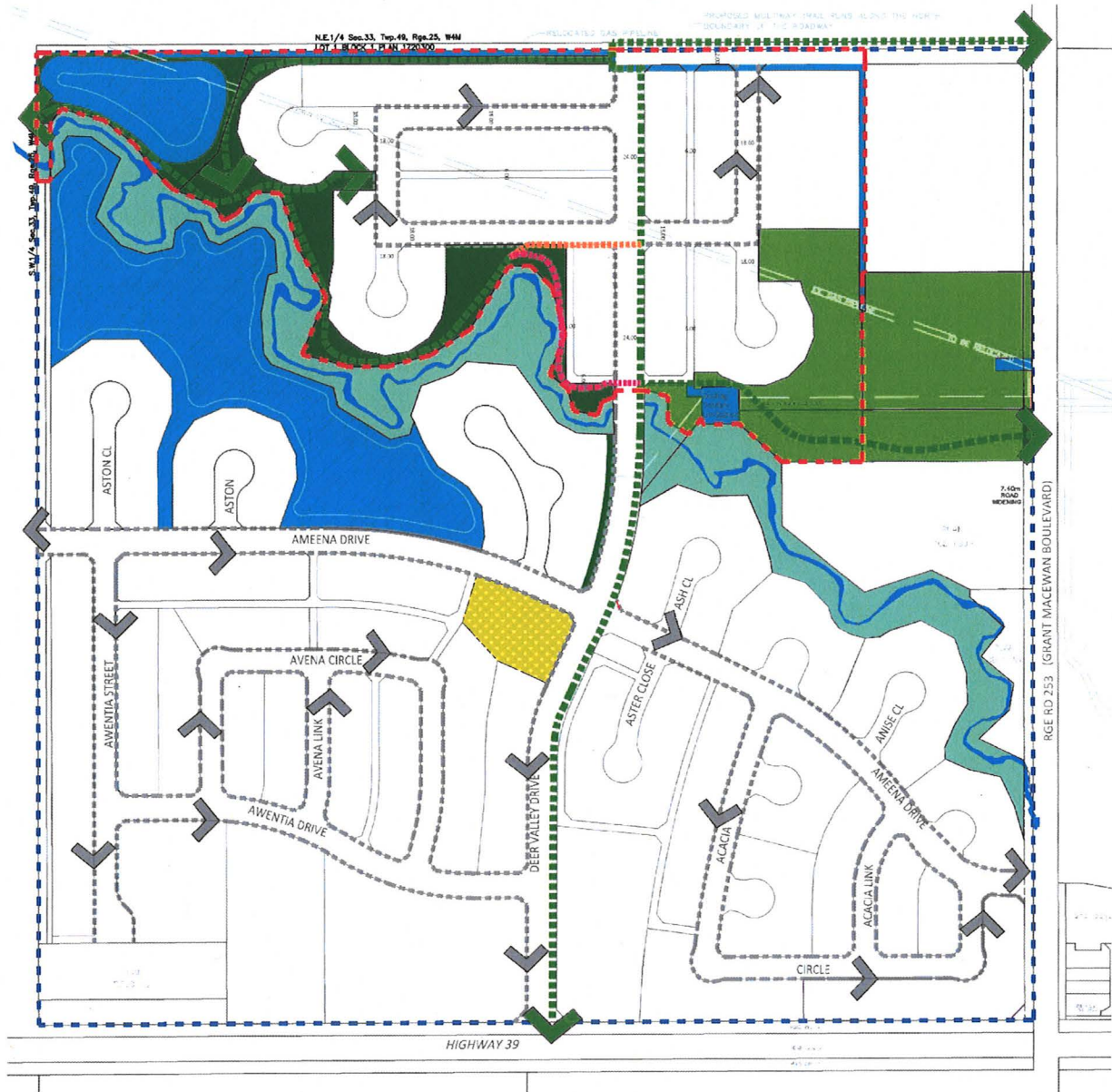


Figure 3: Parks and Open Spaces



## 4.0. Transportation

### 4.1 Circulation

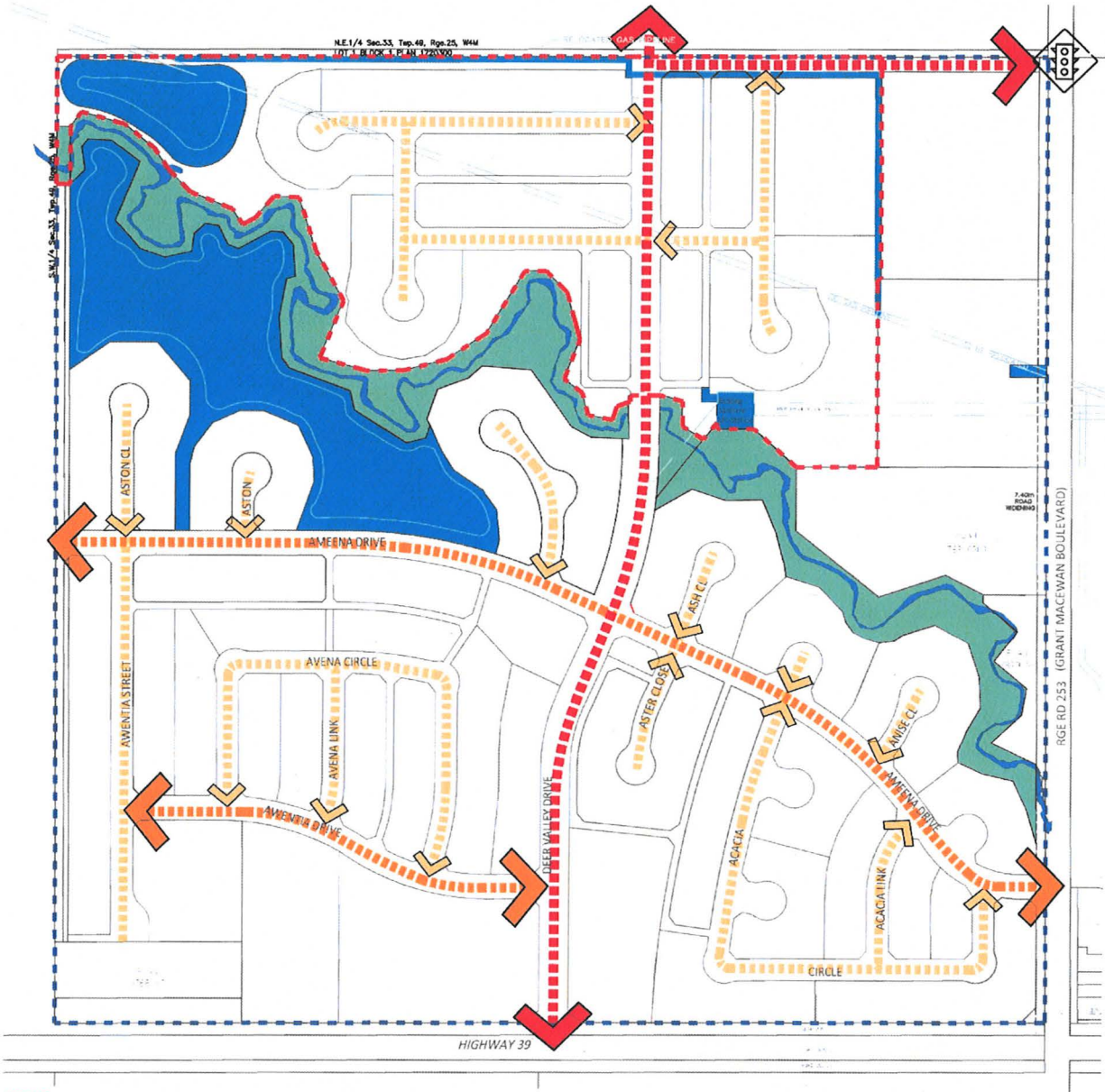
The road network plays an important function in how vehicles move within, through and beyond the site. The road network is developed based on the road classification system that determines the right of way width. Local roads feed into collector roads that feed into arterial road networks and is based on their carrying capacity from forecast traffic volumes.

#### Objective

- 4.1.1 To develop a road network that supports the traffic capacity arising from the development and connects with the regional road network.

#### Policies

- 4.1.2 The north-south collector road running through the Plan, known as Deer Valley Drive, that connects with 50 Avenue, and the portion of roadway located along the north boundary that connects through to Grant MacEwan Boulevard, will be classified as Major Collectors, as illustrated on Figure 4. Construction shall be in accordance with City of Leduc's Engineering Design Standards.
- 4.1.3 The east-west collector road running through the Plan, known as Ameena Drive, that connects with Grant MacEwan Boulevard to the east and future development lands to the west, along with a portion feeding off Deer Valley Avenue to the west, known as Awentia Drive, will be classified as Minor Collector Roadways, as indicated on Figure 4. Construction shall be in accordance with City of Leduc's Engineering Design Standards.
- 4.1.4 All other roads within the Plan will be classified as local roads as indicated in Figure 4 and shall be constructed in accordance with the City of Leduc's Engineering Design Standards.
- 4.1.5 The installation of the traffic lights, as shown on Figure 4, shall be based on the anticipated need within the ten (10) year horizon. The proposed traffic lights shall be cost shared by all developers benefiting from its installation.
- 4.1.6 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.



- LEGEND
- CREEKSIDE BOUNDARY
  - DEERVALLEY BOUNDARY
  - SURVEYED CREEK
  - URBAN SERVICE (US)
  - MAJOR COLLECTOR ROADWAY
  - MINOR COLLECTOR ROADWAY
  - LOCAL ROADWAY
  - PROPOSED FUTURE TRAFFIC SIGNAL LOCATION



Figure 4: Road Classification Plan

## 4.2 Active Transportation

Providing choice in people's modes of transportation is important, including the provision of active transportation corridors that promote a healthy community.

### Objective

- 4.2.1 To provide safe, functional and accessible multiway and sidewalks throughout the Plan, that connects with networks beyond the site.

### Policies

- 4.2.2 Develop a multiway along the full length of Deer Valley Drive that intersects with 50 Avenue to the south and extends beyond the Plan area to the north, as shown in Figure 5. The multiway shall be constructed in general accordance with the City of Leduc's Engineering Design Standards.
- 4.2.3 Develop a multiway system along the Deer Valley Creek as shown in Figure 5. The multiway shall be constructed in general accordance with the City of Leduc's Engineering Design Standards.
- 4.2.4 Based on the outcome of the detailed design stage, the multi-way may proceed either as option A or as option B as shown in Figure 5. The multiway shall be constructed in general accordance with the City of Leduc's Engineering Design Standards. Under option B, the City of Leduc road standard shall need to be modified to enable a multi-purpose trail along this section of the road.
- 4.2.5 Sidewalks shall be constructed throughout the development as general shown in Figure 5 and be carried out in general accordance with the City of Leduc's Engineering Design Standards.



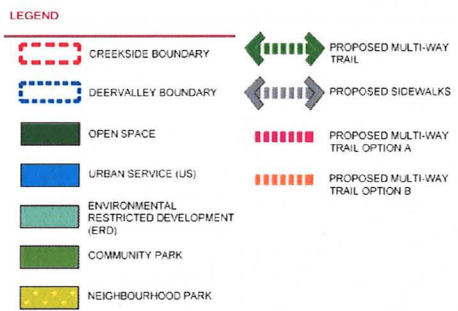
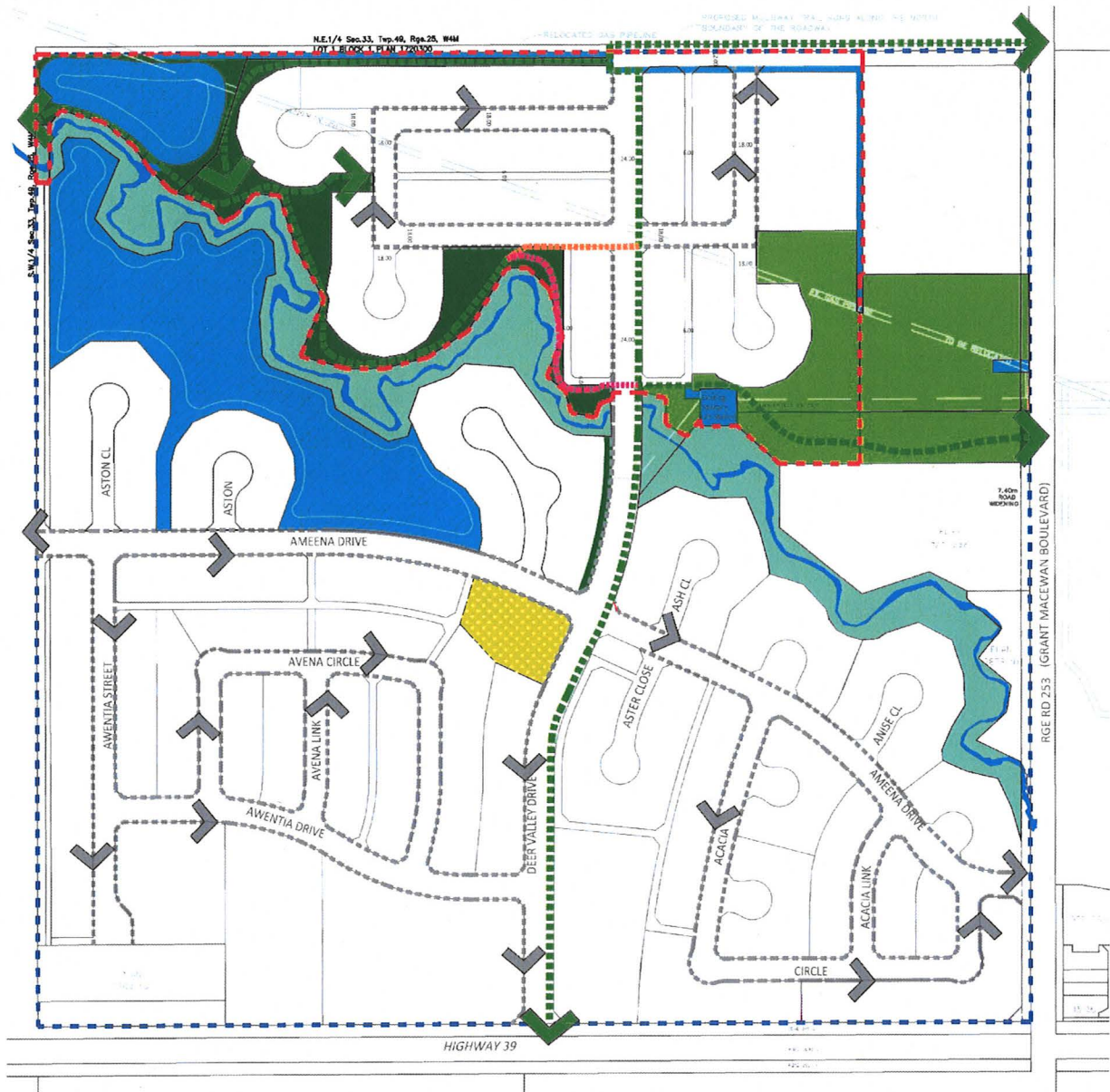


Figure 5: Active Transportation Plan

## 5.0. Utilities & Servicing

### 5.1 Water Distribution

The attached Figure 6 provides a conceptual layout and sizing for the proposed extension of the water distribution system to service the proposed Creekside development phase, as well as identifying the existing water main network within previous phases within the Plan area.

The Figure also provides the layout and sizing for the existing water distribution mains in previous phases of the Deer Valley subdivision. Connections will be provided from the existing main in Deer Valley Drive and a future connection on 65 Avenue.

#### Objective

- 5.1.1 To provide a public water distribution system that services the Plan area, and provides adequate capacity for domestic use and fire protection.

#### Policies

- 5.1.2 The water system will be designed and constructed in compliance with the City of Leduc's Engineering Design Standards.
- 5.1.3 During the detailed design of the proposed subdivision, the City of Leduc's Hydraulic Network Analysis model will be utilized to confirm the pipe sizing.
- 5.1.4 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.

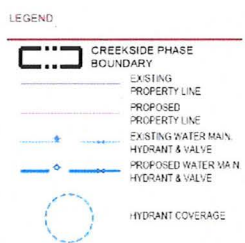
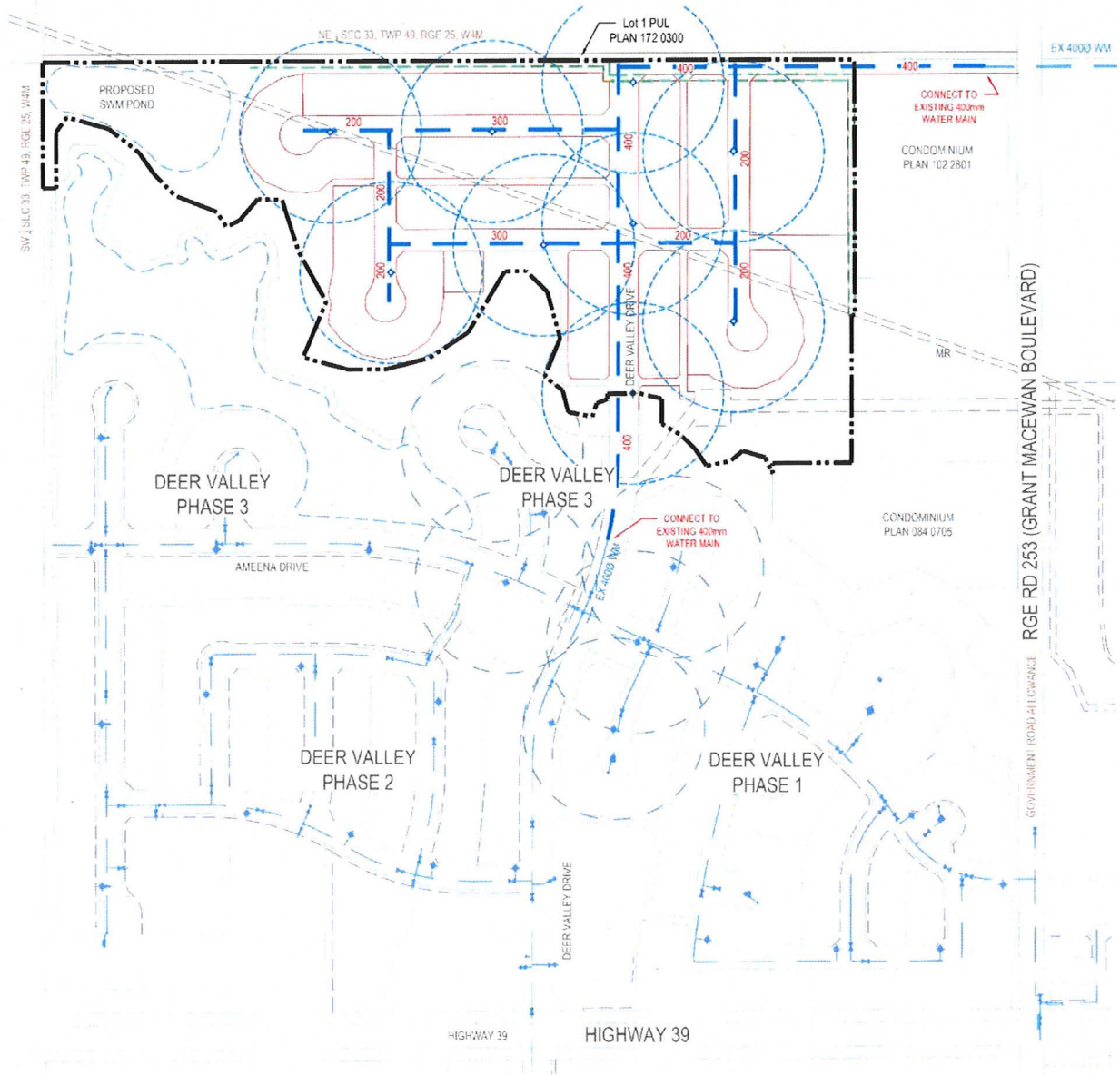


Figure 6: Water Distribution Plan



## 5.2 Sanitary Collection

Figure 7 provides the conceptual routing and sizing of the sanitary sewer collection system in Creekside, as well as the existing system in previous phases. The system connects to the main discharging to the existing lift station located north of Deer Creek. During the detailed design of the subdivision, the lift station capacity will be confirmed and pumping modifications undertaken if required.

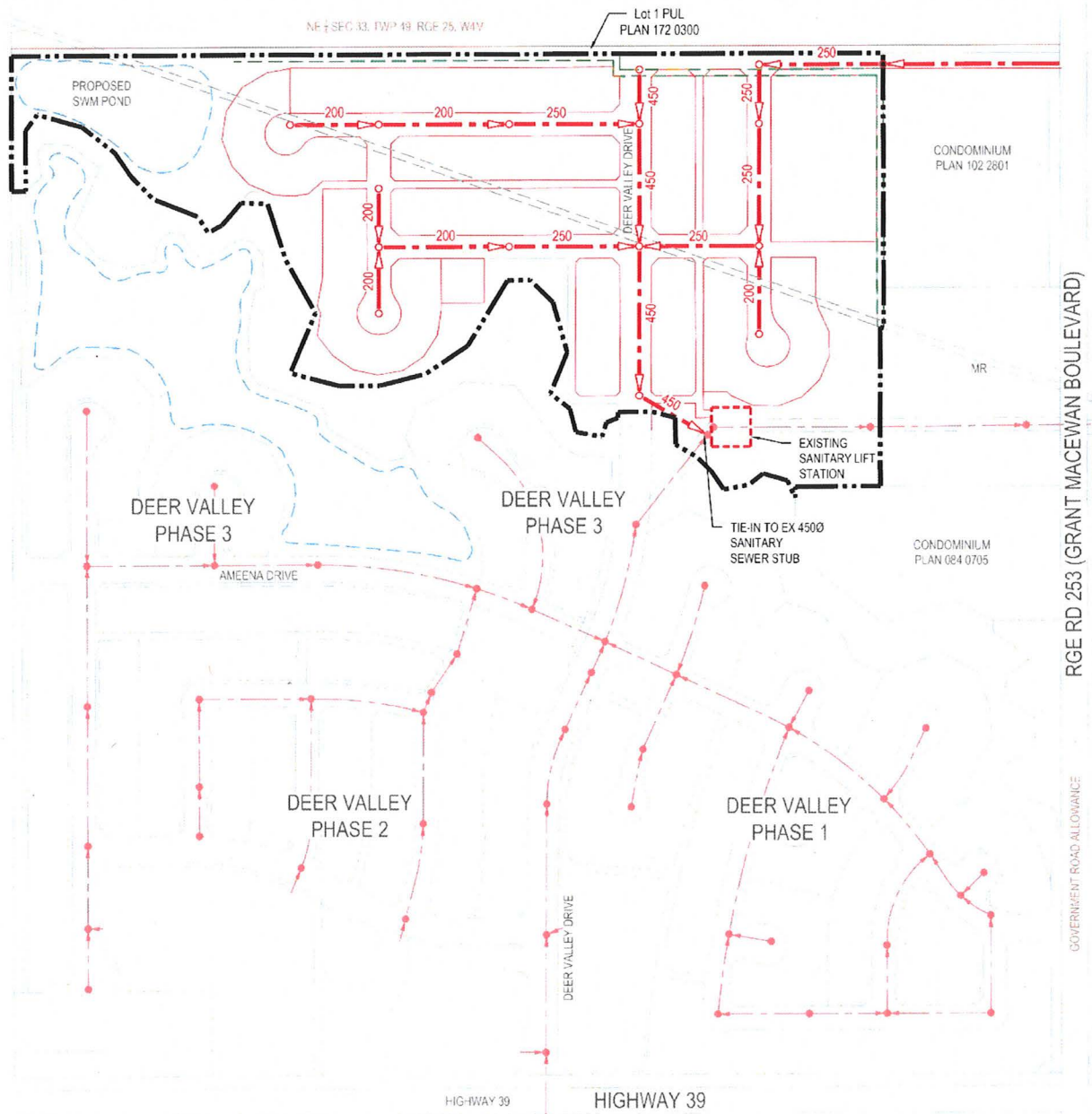
### Objective

5.2.1 To provide sanitary sewer infrastructure that connects into the City of Leduc's public system, and provides service to the proposed development.

### Policies

5.2.2 The sanitary collection system will be designed in accordance with the City of Leduc's Engineering Design Standards.

5.2.3 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.



**LEGEND**

	CREEKSIDE PHASE BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE



Figure 7: Sanitary Distribution System

### 5.3 Stormwater Management System

The proposed stormwater collection system will collect the minor storm flow in a piped system and deliver the storm water to the proposed stormwater management pond located as shown in Figure 8. The major overland storm system, for runoff in excess of the anticipated 1 in 5 year storm, will be conveyed overland to the storm pond. Water will ultimately be released to Deer Creek at the pre-development outflow rate, to mitigate the potential downstream impact of increased runoff from the developed area.

Conceptual sizing of the storm mains has been included on the attached Figure, and will be confirmed by computer modeling during the detailed design phase.

#### Objective

- 5.3.1 To manage stormwater that mitigates the potential for flooding or direct run off into receiving natural watercourses.

#### Policies

- 5.3.2 The development of a stormwater pond that meet the City of Leduc's and Alberta Environment regulations.
- 5.3.3 The stormwater ponds shall be designed to become an integrated amenity feature for the community.
- 5.3.4 The stormwater ponds shall be designed to incorporate native and naturalized plant species that contribute to the health of the ponds and local wildlife.
- 5.3.5 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.



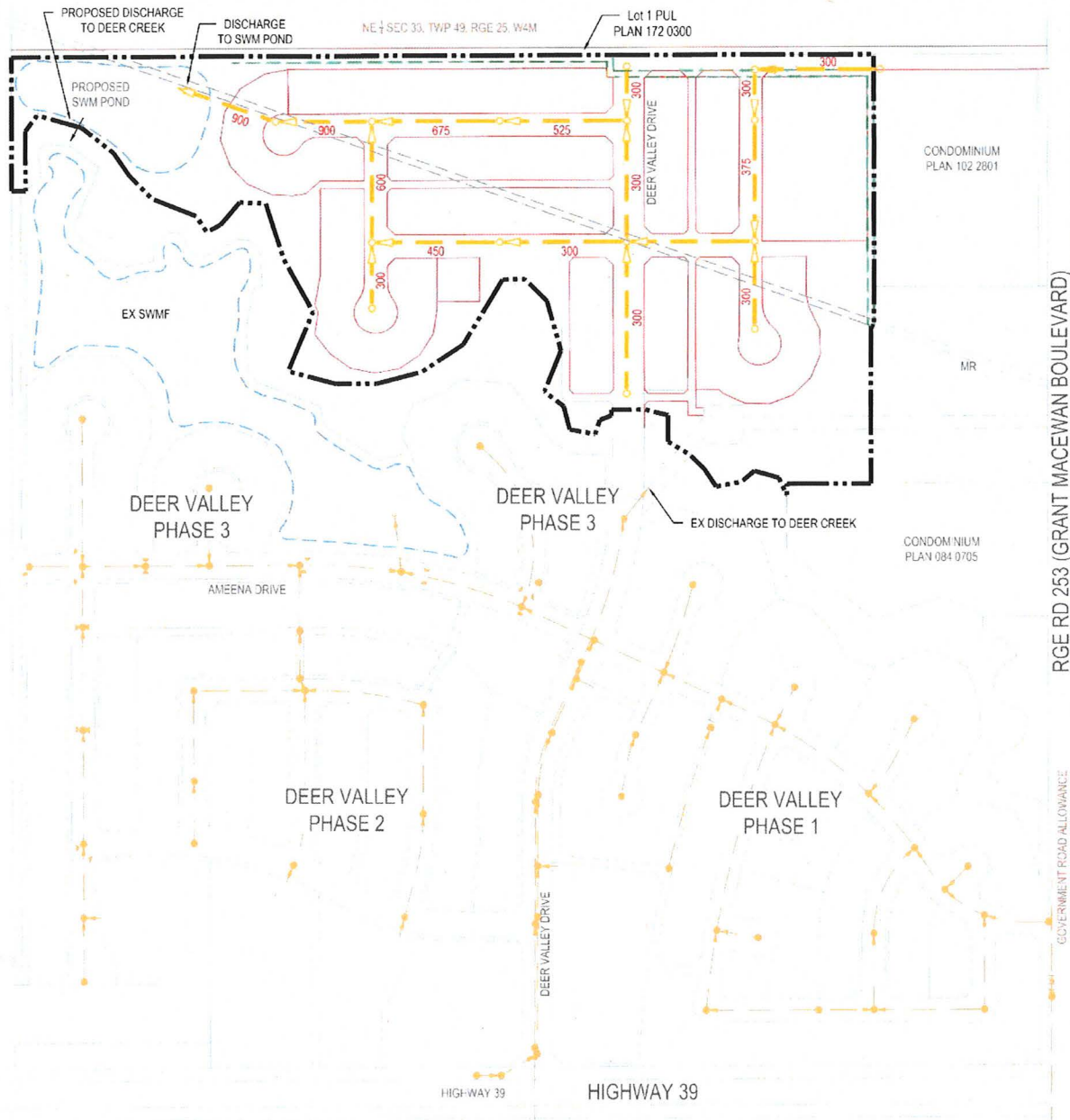


Figure 8: Stormwater Management System

## 5.4 Shallow Utilities

Shallow utilities will be provided to the proposed development from the providers currently servicing the City of Leduc. Details of the servicing will be determined during the detail design of the subdivision phases.

### Objective

- 5.4.1 To provide underground distribution for telecommunications, power and natural gas utilities within the public right of way, to service residential and commercial premises.

### Policies

- 5.4.2 The location of shallow utilities shall be in accordance with the City of Leduc and utility operator's requirements and shall be located as required by the current street cross-sections for the various roadways.
- 5.4.3 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.

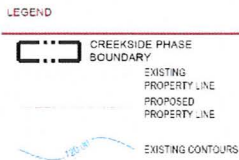
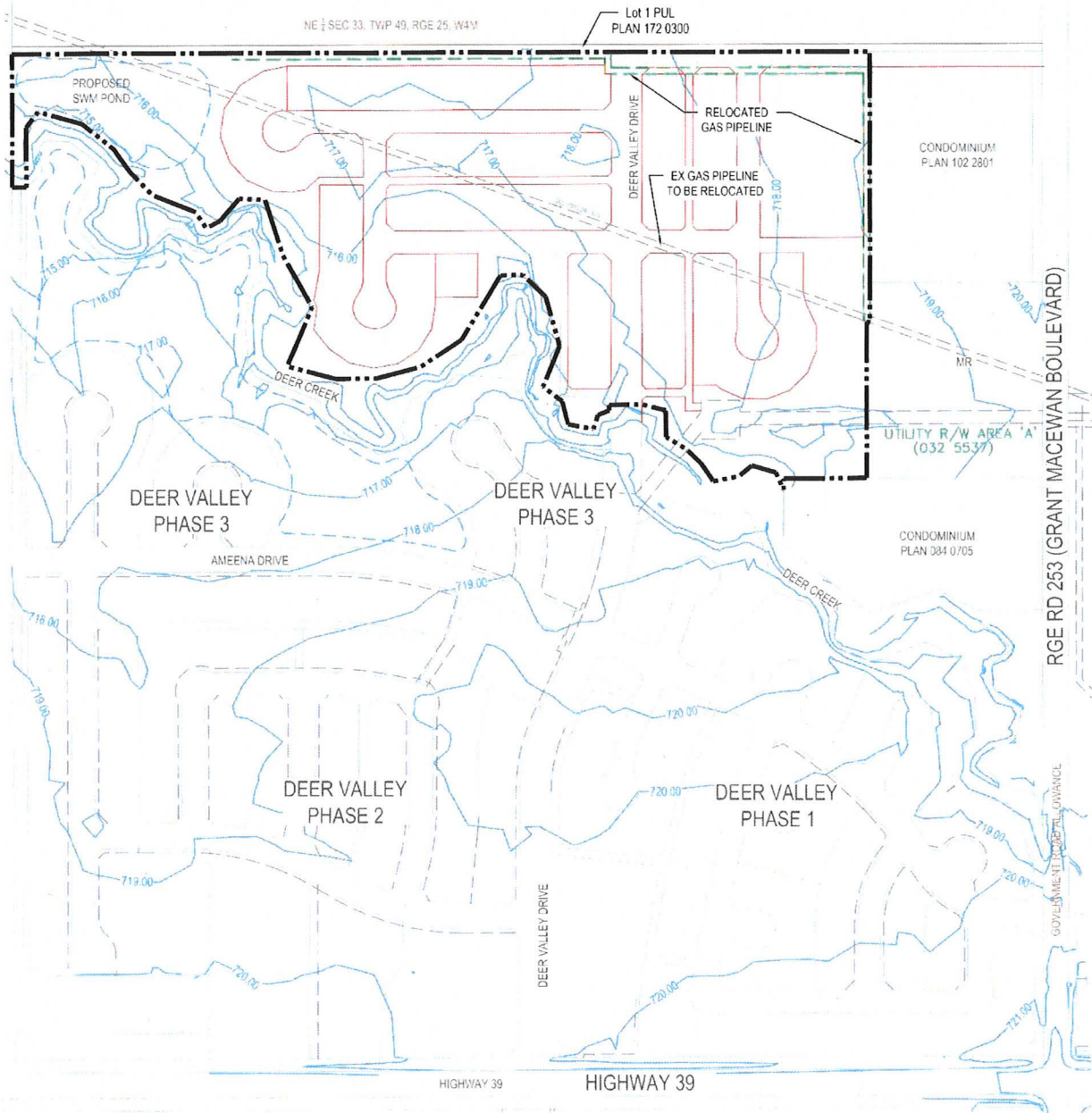


Figure 9: Relocation of Gas Line



## 6.0 Implementation

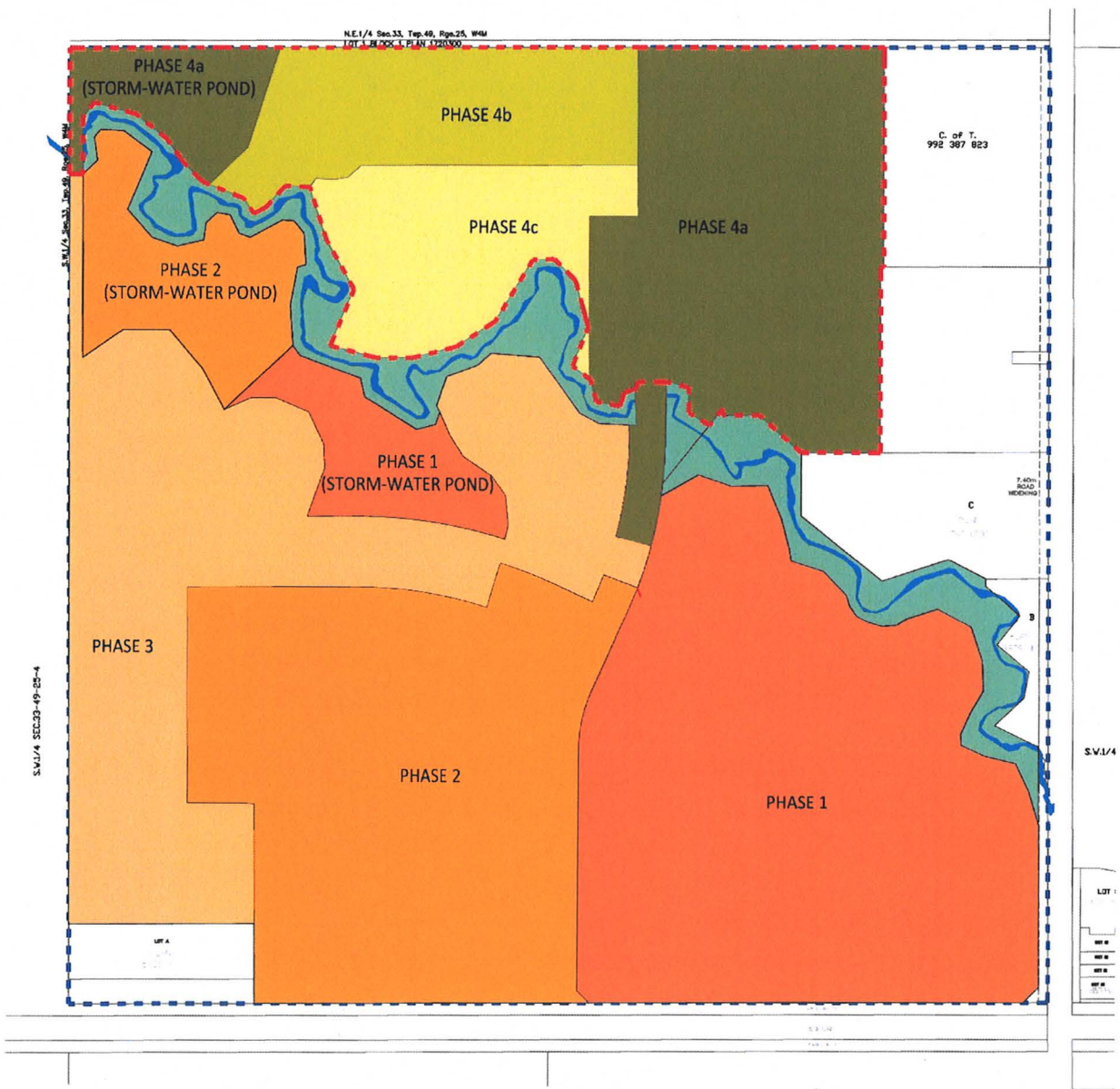
The Plan has been prepared on the basis of a contiguous phasing of development over time that is reflected in Figure 10. As alluded to, the majority of the development has been built out resulting in Creekside (Phase 4) being the remaining lands to be developed.

### Objective

- 6.1 To enable the development to move forward in accordance with the phasing while providing flexibility to enable the development to respond to market conditions.

### Policies

- 6.2 Development will unfold in general accordance with the phasing plan indicated in Figure 10.
- 6.3 Development will be carried out in accordance with meeting the City's, Provincial or Federal regulations that are applicable to the development.
- 6.4 Development shall be in general accordance with the land use concept plan Figure 2 Section 3.0.
- 6.5 Rezoning of lands shall be consistent with the land use concept plan (Figure 2 Section 3.0) and will be required prior to obtaining development approvals.



- LEGEND
- CREEKSIDE BOUNDARY
  - DEERVALLEY BOUNDARY
  - ENVIRONMENTAL RESTRICTED DEVELOPMENT (ERD)
  - PHASE 1 BOUNDARY
  - PHASE 2 BOUNDARY
  - PHASE 3 BOUNDARY
  - PHASE 4a BOUNDARY
  - PHASE 4b BOUNDARY
  - PHASE 4c BOUNDARY



Figure 10: Phasing Plan

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Dear Valley

Bylaw No. 699-2008

PAGE 1

Code 06/05

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 511-2002 AS AMENDED TO ADOPT THE AREA STRUCTURE PLAN SOUTHEAST QUARTER SECTION 33, TOWNSHIP 49, RANGE 25, WEST OF THE 4<sup>TH</sup> MERIDIAN

WHEREAS, Section 633 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended enables a Municipal Council to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a Municipality;

WHEREAS, Bylaw 511-2002 to adopt the Area Structure Plan for the Southeast Quarter Section 33, Township 49, Range 25, West of the 4<sup>th</sup> Meridian was passed by Council May 13, 2002 and subsequently amended by Council on December 13, 2004 and June 12, 2006;

WHEREAS, the Council has deemed it expedient and necessary to further amend Bylaw 511-2002. Notice of intention to pass this Bylaw has been given and a Public Hearing held in accordance with the provisions of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended;

THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

That Bylaw 511-2002 as amended be further amended as per the document attached hereto as Schedule A.

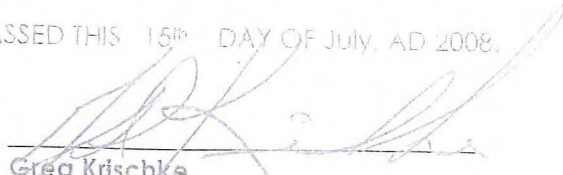
This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.


READ A FIRST TIME IN COUNCIL THIS 25<sup>th</sup> DAY OF MARCH, AD 2008

READ A SECOND TIME IN COUNCIL THIS 23<sup>rd</sup> DAY OF JUNE, AD 2008.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 15<sup>th</sup> DAY OF July, AD 2008.

July 22/08  
Date Signed

  
Greg Krischke  
MAYOR

  
Laura Knoblock  
CITY CLERK

Deer Valley Area Structure Plan  
Leduc, Alberta

Amended Page 5

2.2 Historical Resources

No historical resources within ASP area

2.3 Environmental Considerations

The majority of the site has been in pasture/farmland for many years, with the exception of an agricultural/industrial feed mill use in the northeast portion of this quarter section. Prior to zoning, the City requires confirmation that no previous uses have compromised the environmental integrity of the land. Therefore, in conjunction with the zoning of the feed mill site, a phase one environmental report will be required to be submitted to the City.

3.0 DEVELOPMENT CONTEXT

3.1 Development Objective

Planning direction for the lands have been established by the City through the Municipal Development Plan, the 2000 Open Spaces Master Plan, the Transportation Plan, and the Long Range Infrastructure Servicing Plan. In accordance with the requirements of these plans, the Deer Valley Area Structure Plan provides planning framework for development of the Neighbourhood.

The development objectives of the Deer Valley Area Structure Plan are as follows:

- To create an attractive residential environment that is complementary to and integrated with adjacent neighbourhoods
- To create a parks and recreation system in accordance with Municipal Guidelines, that enhances the physical attributes of the site, as well as the quality of life for area residents;
- To provide a safe and efficient transportation system that provides circulation linkages to the West Boundary Road, 50<sup>th</sup> Ave, and Grant McEwan Boulevard;
- To provide for the orderly and economic expansion of Deer Valley Neighbourhood within the capabilities and guidelines of the City's servicing systems.

3.2 Development Concept

The Development concept (Figure 4) for the Deer Valley plan area is to create a quality low-density residential environment that incorporates the natural amenity of Deer Creek. The enhancement of the lands surrounding the creek will provide a linear park system that enhances the lives of the area residents and provides linkages to neighbourhood amenities. The stormwater management facility serves as an enhancement to the linear park system.

Four medium density sites are located close to the arterial and collector roads. The overall circulation system is designed to direct traffic to Grant McEwan Boulevard, 50<sup>th</sup> Ave, and the future West Boundary Road.

A convenience retail site is proposed to serve the needs of area residents. Appropriate visual screening will be provided to buffer the commercial site, as well as lands adjoining 50<sup>th</sup> Ave. Screening will be through the use of landscaping, fencing and berming as required by the City at the Development Permit stage.

The plan provides for the widening of Grant McEwan Boulevard and a portion of the West Boundary Road. Noise attenuation will be provided as per City standards.



### 3.3 Residential Land Use

Deer Valley will offer a range of low density single-family detached housing types on a variety of lot sizes. While primarily a low density neighbourhood, four medium density neighbourhoods are proposed for duplexes, townhouses, and a multi-family site for a walk-up apartment type building.

The low density residential development is proposed in accordance with the requirements of R1C, R1D and R1E categories. The ratio of the low density area to the medium density area is 100 to 20.

Low density residential areas account for 35.96 ha of land, or 630 units, (assuming 17.5 units per ha), while the medium density accounts for 7.13 ha or 285 units, (assuming 40 units per ha).

### 3.4 Density and Population

Based on the market trend towards smaller lots and the move towards increasingly more efficient subdivision and servicing designs, it is anticipated that the overall population density for the Deer Valley Plan Area will be 37.7 persons per gross hectare. At this density, the projected population for the neighbourhood is 2,328 persons and is in keeping with the City's density objectives and population projections for new neighbourhoods. (Table 1)

### 3.5 Parks and Open Space

Parks and open space will be provided through a series of linear corridors that link the major open space amenities of the Neighbourhood.

It is anticipated that the Deer Creek environmental reserve will provide the municipality with an opportunity to create an open space corridor that will serve the passive recreational needs of the Neighbourhood and the broader community through linkages with the City's multiway system.

A multiway path will be located adjacent and along the northerly portion of the creek corridor. Through the City's overall multiway system, the path location will provide a link to the community park/high school and community facilities. Development of the Community Park and High School site will provide active playing fields, as well as opportunities for community wide recreation.

N.E.1/4 Sec.33, Twp.49, Rge.25, W4M

Bylaw 699-2008  
Schedule A  
Amended Figure  
4

RELOCATED GAS PIPELINE

EX. GAS PIPELINE TO BE RELOCATED

S.W.1/4 Sec.33, Twp.49, Rge.25, W4M

1100m ROAD WIDENING

FLAY  
5768 NS

HIGHWAY 96

1100 48.00

1100 48.00

1100 48.00

- Multi-way Trail System
- Residential - Low Density
- Residential - Medium Density (RESIDENTIAL)
- Residential - Medium Density (APARTMENT)
- Commercial
- School Reserve
- Park
- ER
- PUL/Storm Water Management Facility

CYPRESS CREEK DEVELOPMENTS  
**DEER VALLEY AREA STRUCTURE PLAN**  
 S.E.1/4 Sec. 33, Twp. 49, Rge. 25, W4M  
 LEDUC - ALBERTA

Date: 26 MAR 08

Scale: NTS

Drawn: AHB



1400, 10117 Jasper Ave.  
Edmonton, Alberta T5J 1W6

**Challenger Engineering**  
A Division of Challenger Geomatics Ltd.  
Engineers, Surveyors and Town Planners

Edm: (780) 422-0770  
Fax: (780) 421-2877



Deer Valley Area Structure Plan  
Leduc, Alberta

**Amended Table 1**

**Land Use Summary  
Deer Valley Area Structure Plan**

Land Use	Area (ha)	%				
Gross Area	63.05	100%				
Environmental Reserve	4.07	6.5%				
Gross Developable Area	58.98	93.5%				
Gross Developable Area	58.98	100%				
PUL & SWMF	4.42	7.5%				
Municipal Reserve	6.15	10.4%				
High School	3.42	5.8%				
<b>Commercial</b>	1.9	3.2%				
			Dwelling Units	%	Population	%
<b>Residential</b>	43.09	73.1%	915	100%	2328	100%
<i>Low density</i>	35.96	61.0%	630	68.9	1701	73%
<i>Medium density</i>	7.13	12.1%	285	31.1	627	27%

Residential density: 40 persons per gross developable hectare (gross area less ER)

Overall density: 36.9 persons per gross hectare

Assumptions:

1. **Residential densities:**

hectare Low density 17.5 dwelling units per

hectare Medium density: 40 dwelling units per

2. **Population densities:**

Low density: 2.7 persons per dwelling unit

Medium density: 2.2 persons per dwelling unit



Bylaw No. 643-2006

PAGE 1

Code 06/05

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**A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 511-2002 AS AMENDED TO ADOPT THE AREA STRUCTURE PLAN SOUTHEAST QUARTER SECTION 33, TOWNSHIP 49, RANGE 25, WEST OF THE 4<sup>TH</sup> MERIDIAN**

---

**WHEREAS**, Section 633 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended enables a Municipal Council to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

**WHEREAS**, Bylaw 511-2002 to adopt the Area Structure Plan for the section 34 and the Northwest Quarter Section 35, Township 49, Range 25, West of the 4<sup>th</sup> Meridian was passed by Council May 3, 2002 and subsequently amended by Council on December 13, 2004;

**WHEREAS**, the Council has deemed it expedient and necessary to further amend Bylaw 511-2002. Notice of intention to pass this Bylaw has been given and a Public Hearing held in accordance with the provisions of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended;

**THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

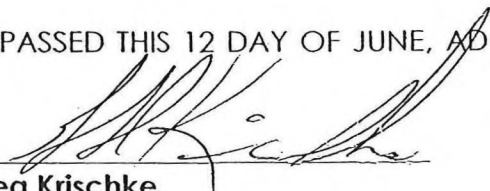
That Bylaw 511-2002 as amended be further amended as per the document attached hereto as Schedule A.

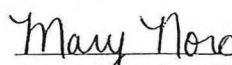
This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 23 DAY OF MAY, AD 2006.

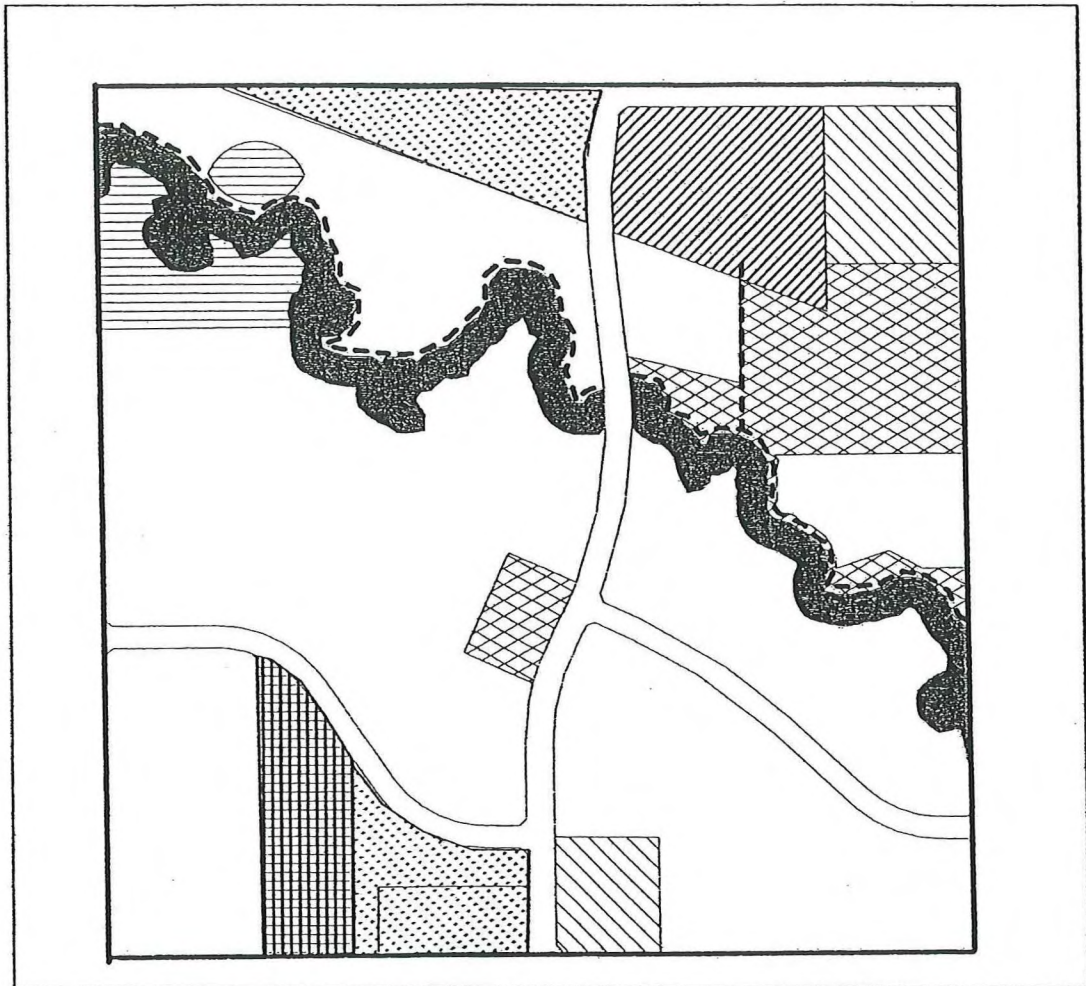
READ A SECOND TIME IN COUNCIL THIS 12 DAY OF JUNE, AD 2006.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 12 DAY OF JUNE, AD 2006.

  
\_\_\_\_\_  
Greg Kruschke  
MAYOR

  
\_\_\_\_\_  
Mary Nordvedt  
CITY CLERK

19 JUNE 2006  
Date Signed



Low Density Residential	High School
Medium Density Residential	Commercial
Medium Density Apartment	Storm Water Management Facility
Park	Deer Creek E.R. (Natural)
A.S.P. Boundary	Multiway

DEER VALLEY ASP  
DEVELOPMENT CONCEPT

AMENDED FIGURE 4



**Bylaw No. 583-2004**

PAGE 1

Code 06/05

**A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 511-2002 TO ADOPT THE AREA STRUCTURE PLAN SOUTHEAST QUARTER SECTION 33, TOWNSHIP 49, RANGE 25, WEST OF THE 4<sup>TH</sup> MERIDIAN**

**WHEREAS**, Section 633 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended enables a Municipal Council to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

**WHEREAS**, Bylaw 511-2002 to adopt the Area Structure Plan for the Southeast Quarter Section 33, Township 49, Range 25, West of the 4<sup>th</sup> Meridian was passed by Council May 3, 2002;

**WHEREAS**, the Council has deemed it expedient and necessary to amend Bylaw 511-2002. Notice of intention to pass this Bylaw has been given and a Public Hearing held in accordance with the provisions of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended;

**THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

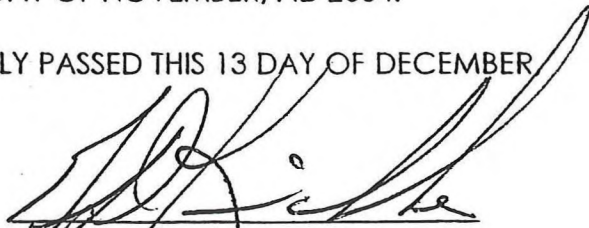
That Bylaw 511-2002 be amended as per the document attached hereto as Schedule A.

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

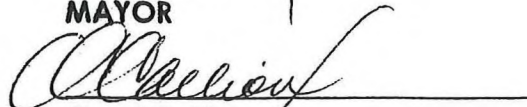
READ A FIRST TIME IN COUNCIL THIS 8 DAY OF NOVEMBER, AD 2004.

READ A SECOND TIME IN COUNCIL THIS 22 DAY OF NOVEMBER, AD 2004.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 13 DAY OF DECEMBER AD 2004.



**Greg Krischke  
MAYOR**



**Coral Callioux  
CITY CLERK**

December 15, 2004  
Date Signed



**Deer Valley Area Structure Plan  
Leduc, Alberta**

Amended Page 1

**1.0 INTRODUCTION**

**1.1 Purpose**

The purpose of the Deer Valley Area Structure Plan is to provide the policy framework for the orderly subdivision and development of a 1/4 section of land (S.E. 1/4 33-49-25-4) located within the City of Leduc. In accordance with Section 633 of the Municipal Government Act, this Area Structure Plan describes the proposed land uses, population density, transportation routes, infrastructure and staging of development.

**1.2 Location & Area**

The Deer Valley Plan comprises 61.15 ha (151.1 ac) of land within the S.E. Quarter of Section 33, Township 49, Range 25 West of the 4<sup>th</sup> Meridian located in Leduc at the western edge of current urban development. The plan area lies north of 50<sup>th</sup> Avenue and along Grant MacEwan Boulevard, west of the Bridgeport Neighbourhood (Figure 1).

**1.3 Background**

The subject lands were annexed by the City of Leduc in 1999. In accordance with the City of Leduc's Municipal Development Plan, these lands have been identified for future residential land use. In consideration of the availability of servicing and the direction of development within Leduc, the Deer Valley Neighbourhood is a logical extension of the western residential sector.

**1.4 Land Ownership**

The site comprises of 61.15 ha (151.1 ac) of land, with the majority of the land 55.37 ha (136.82 ac) held by Go West Investments Inc. under Certificate of Title 902 095 390. A total of 3.6 ha (8.9 ac) of land have previously been subdivided from the 1/4 section for road widening.

In addition, the land is subject to a Plains Western Gas & Electric (Alta Gas) easement that runs diagonally through the northern portion of the 1/4 section.

The land ownership distribution in this ASP is presented in Figure 2 and is summarized as follows:

- Go West Investments Inc: 55.37 ha;
- Avery Holdings Ltd.: 2.43 ha;
- [REDACTED]
- Duane & Marilyn Knopp: 0.48 ha;
- Robert & Monica Csolle: 1.00 ha.

## 2.2 Historical Resources

No historical resources within the ASP area.

## 2.3 Environmental Considerations

The majority of the site has been in pasture/farmland for many years, with the exception of an agricultural/industrial (feed mill) use in the northeast portion of the ASP area. Prior to zoning, the City requires confirmation that no previous uses have compromised the environmental integrity of the land. Therefore, in conjunction with the zoning of the feed mill site, a phase 1 environmental report will be required to be submitted to the City.

## 3.0 DEVELOPMENT CONTEXT

### 3.1 Development Objectives

Planning direction for the lands have been established by the City of Leduc through the Municipal Development Plan, the 2000 Open Space Master Plan, the Transportation Plan and the Long Range Infrastructure Servicing Plan. In accordance with the requirements of these plans, the Deer Valley Area Structure Plan provides the planning framework for development of the Neighbourhood.

The development objectives of the Deer Valley Area Structure Plan are as follows:

- to create an attractive residential environment that is complementary to and integrated with adjacent neighbourhoods;
- to create a parks and recreation system in accordance with Municipal guidelines that enhances the physical attributes of the site, as well as the quality of life for area residents;
- to provide a safe and efficient transportation system that provides circulation linkages to the West Boundary Road, 50<sup>th</sup> Avenue and Grant MacEwan Boulevard;
- to provide for the orderly and economical expansion of the Deer Valley Neighbourhood within the capabilities and guidelines of the City of Leduc's servicing systems.

### 3.2 Development Concept

The development concept (Figure 4) for the Deer Valley Plan area is to create a quality low-density residential environment that incorporates the natural amenity of Deer Creek. The enhancement of the lands surrounding Deer Creek will provide a linear park system that enhances the lives of area residents and provides linkages to neighbourhood amenities and citywide services. The provision of a multiway adjacent to the creek corridor will serve as a link to the community park/high school site located in the northeast corner of the site. Storm water management facilities will be located in proximity to Deer Creek to the northwest. The storm water management facilities will serve as a utility, and an enhancement to the linear park system.

**Four medium density sites** are located throughout the neighbourhood in close proximity to major collector and arterial roadways. The overall circulation system is designed to direct traffic to Grant MacEwan Boulevard, 50<sup>th</sup> Avenue and the future West Boundary Road.



A convenience retail site is proposed to serve the needs of area residents. Appropriate visual screening will be provided to buffer the commercial site, as well as the lands adjoining 50<sup>th</sup> Avenue. Screening of these lands shall be through the use of landscaping, fencing and/or berming as required by the City at the development permit stage.

The plan provides for the widening of Grant MacEwan Boulevard and a portion of the road right-of-way for the future West Boundary Road.

In accordance with current City plans, berms and fencing will be incorporated into the design and construction of the West Boundary road to provide noise, as well as visual attenuation. Noise attenuation will be provided to meet the City's Standards.

### 3.3 Residential Land Use

Deer Valley will offer a range of low-density single detached housing types on a variety of lot sizes. While primarily a low-density residential neighbourhood, opportunity will be available to develop four medium density sites for row housing or apartment style housing. In consideration of the aging population, it is anticipated that the medium density sites will be developed for the active adult market. Typically, this type of housing is semi-detached or low-rise apartment (walk-up) in nature.

Low-density residential development will be developed in accordance with the requirements of the R.1A, R.1B and R.1C Districts of the City's Land Use Bylaw. Specific areas of classification will be determined at the time of subdivision and development. Low-density residential areas account for 39.69 ha of land and 695 units while medium density areas account for 6.67 ha and 267 units (Table 1). In accordance with City policy, the resulting ratio of low density to medium density is about 75/25.

### 3.4 Density & Population

Based on the market trend towards smaller lots and the move towards increasingly more efficient subdivision and servicing designs, it is anticipated that the overall population density for the Deer Valley Plan area will be 37.7 persons per gross hectare. At this density, the projected population for the neighbourhood is 2,336 persons and is in keeping with the City's density objectives and population projections for new neighbourhoods (Table 1).

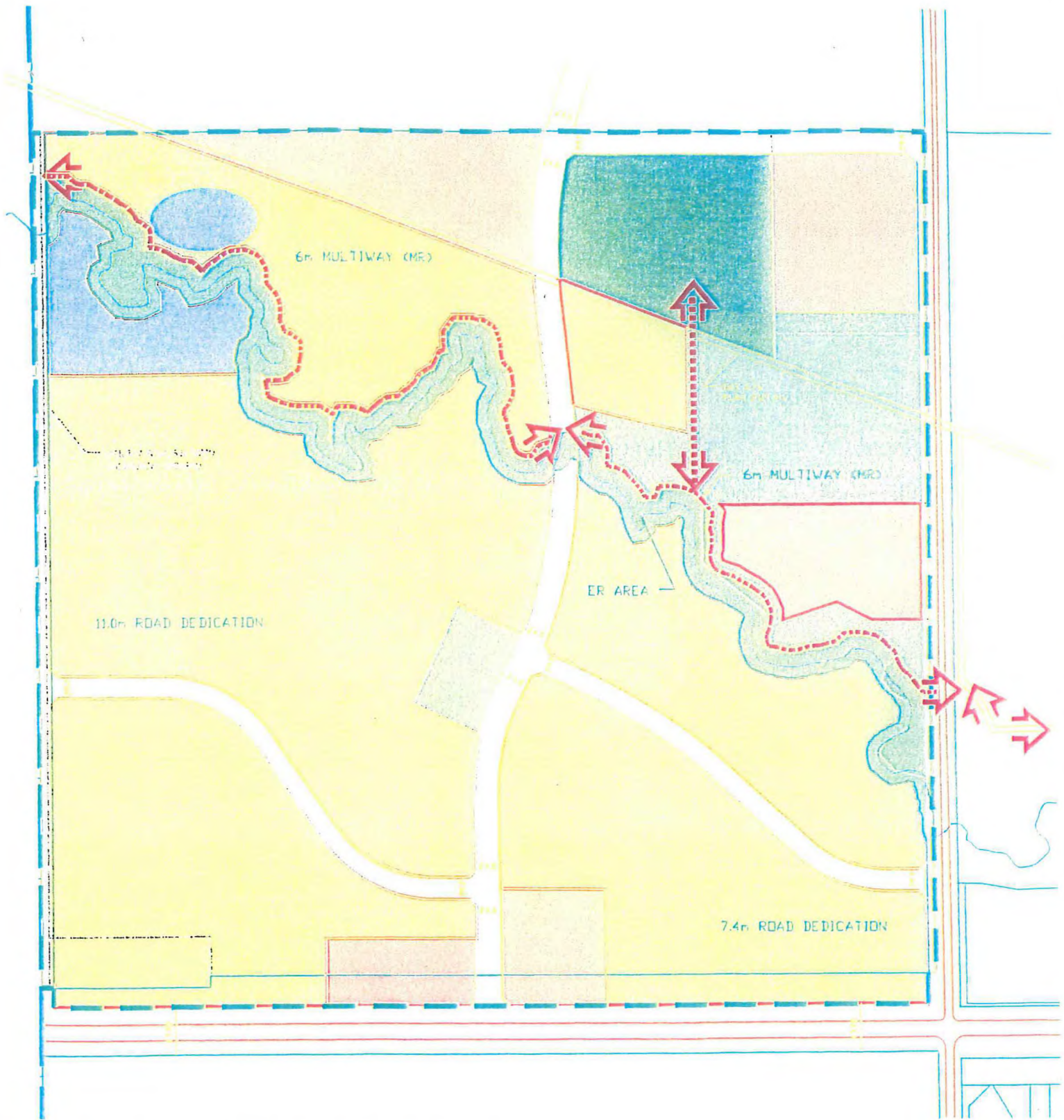
### 3.5 Parks & Open Space

Parks and open space will be provided through a series of linear corridors that link the major open space amenities of the Neighbourhood.

It is anticipated that the Deer Creek environmental reserve will provide the municipality with an opportunity to create an open space corridor that will serve the passive recreational needs of the Neighbourhood and the broader community through linkages with the City's multiway system.

A multi-way path will be located adjacent and along the northerly portion of the creek corridor. Through the City's overall multi-way system, the path location will provide a link to the community park/high school site and community facilities. Development of the Community Park and High School site will provide active playing fields, as well as opportunities for community wide recreation





# GO WEST INVESTMENTS


DEER VALLEY AREA STRUCTURE PLAN

## DEVELOPMENT CONCEPT

AMENDED FIGURE 4



### LEGEND

- |   |                            |  |                           |   |                                 |
|---|----------------------------|--|---------------------------|---|---------------------------------|
|  | LOW DENSITY RESIDENTIAL    |  | HIGH SCHOOL               |  | MULTIWAY                        |
|  | MEDIUM DENSITY RESIDENTIAL |  | COMMERCIAL                |   | STORM WATER MANAGEMENT FACILITY |
|  | PARK (MUNICIPAL RESERVE)   |  | DEER CREEK E.R. (NATURAL) |    | A.S.P. BOUNDARY                 |
|  | CITY OF LEDUC BOUNDARY     |  |                           |   |                                 |

October, 2004

Deer Valley Area Structure Plan  
Leduc, Alberta

**Amended Table 1**

(excluding 50<sup>th</sup> Avenue lands)

**Land Use Summary  
Deer Valley Area Structure Plan**

Land Use	Area (ha)	%				
Gross Area	61.15	100.0				
Environmental Reserve	3.76	6.1				
Gross Developable Area	57.39	93.9				
<b>Gross Developable Area</b>	<b>57.39</b>	<b>100.0</b>				
PUL (SWMF)	2.00	3.5				
Municipal Reserve	5.74	10.0				
<i>Neighbourhood Mini-Park</i>	<i>0.64</i>	<i>1.1</i>				
<i>Community Park</i>	<i>4.30</i>	<i>7.5</i>				
<i>Multi-way (M.R.)</i>	<i>0.80</i>	<i>1.4</i>				
<i>High School</i>	<i>2.85</i>	<i>5.0</i>				
Commercial	0.44	0.8				
			<b>Dwelling Units</b>	<b>%</b>	<b>Population</b>	<b>%</b>
<b>Residential</b>	46.36	80.8	962	100.0	2464	100.0
<i>Low Density*</i>	<i>39.69</i>	<i>69.2</i>	<i>695</i>	<i>72.2</i>	<i>1877</i>	<i>76.2</i>
<i>Medium Density</i>	<i>6.67</i>	<i>11.6</i>	<i>267</i>	<i>27.8</i>	<i>587</i>	<i>23.8</i>

Residential density: 40 persons per net developable hectare  
 Overall density: 36.5 persons per gross hectare  
 Assumptions:

1. Residential Densities
  - Low Density (Dwelling Units/ha) 17.5
  - Medium Density (Dwelling Units/ha) 40
2. Population Densities
  - Low Density (Persons/Unit) 2.7
  - Medium Density (Persons/Unit) 2.2

\* Includes all Roadways (Arterial, Collector, Local)



**Table 1**  
 (excluding 50th Avenue lands)  
**Land Use Summary**  
**Deer Valley Area Structure Plan**

Land Use	Area (ha)	%				
Gross Area	61.15	100.0%				
Environmental Reserve	3.76	6.1%				
Gross Developable Area	57.39	93.9%				
			Dwelling Units	%	Population	%
Gross Developable Area	57.39	100.0%				
PUL ( SWMF)	2.00	3.5%				
Municipal Reserve	5.74	10.0%				
Neighbourhood Mini-Park	0.64	1.1%				
Community Park	4.30	7.5%				
Multiway (M.R.)	0.80	1.4%				
High School	2.85	5.0%				
Commercial	0.44	0.8%				
Residential	46.36	80.8%	919	100.0%	2385	100.0%
Low Density *	41.56	72.4%	727	79.1%	1963	82.3%
Medium Density	4.80	8.4%	192	20.9%	422	17.7%

Residential density: 40 persons per net developable hectare

Overall density: 36.5 persons per gross hectare

Assumptions:

1. Residential Densities

Low Density (Dwelling Units/ha) 17.5

Medium Density (Dwelling Units/ha) 40

2. Population Densities

Low Density (Persons/Unit) 2.7

Medium Density (Persons/Unit) 2.2

\* Includes all Roadways (Arterial, Collector, Local)



# Bylaw No. 511-2002

PAGE 1

Code 06/05

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## A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO ADOPT THE AREA STRUCTURE PLAN FOR THE SE ¼ SECTION 33, TOWNSHIP 49, RANGE 25, WEST OF THE 4<sup>TH</sup> MERIDIAN

---

**WHEREAS**, Section 633 of the Municipal Government Act, S.A. 1994, C. M-26-1, enables a Municipal Council to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

**AND** the Southeast Quarter Section 33, Township 49, Range 25, West of the 4<sup>th</sup> Meridian Area Structure Plan addresses the requirements of an Area Structure Plan outlined in the Act. Notice of intention to pass this Bylaw has been given and a public hearing has been held in accordance with the Act.

**THEREFORE**, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

- I This Bylaw be cited as the Deer Valley Area Structure Plan Bylaw.
- II The Deer Valley Area Structure Plan is attached hereto as Schedule A.

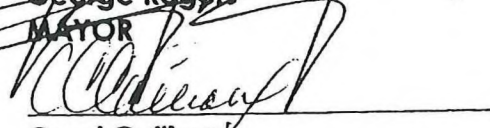
This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 28 DAY OF JANUARY, AD 2002.

READ A SECOND TIME IN COUNCIL THIS 11 DAY OF MARCH, AD 2002.

READ A THIRD TIME AS AMENDED IN COUNCIL AND FINALLY PASSED THIS 13 DAY OF MAY, AD 2002.

  
George Roggs  
MAYOR

  
Coral Calloux  
CITY CLERK

May 14, 2002  
Date Signed

Schedule "A" to Bylaw 511-2002

## Go West Investments

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# DEER VALLEY

## Area Structure Plan

### Leduc, Alberta

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**IBI**  
GROUP

EO-8079 ( P1435A015 )  
Revised May 2002

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# Deer Valley Area Structure Plan

## Leduc, Alberta

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### 1.0 INTRODUCTION

#### 1.1 Purpose

The purpose of the Deer Valley Area Structure Plan is to provide the policy framework for the orderly subdivision and development of a ¼ section of land (S.E. ¼ 33-49-25-4) located within the City of Leduc. In accordance with Section 633 of the Municipal Government Act, this Area Structure Plan describes the proposed land uses, population density, transportation routes, infrastructure and staging of development.

#### 1.2 Location & Area

The Deer Valley Plan comprises 61.15 ha (151.1 ac) of land within the S.E. Quarter of Section 33, Township 49, Range 25 West of the 4<sup>th</sup> Meridian located in Leduc at the western edge of current urban development. The plan area lies north of 50<sup>th</sup> Avenue and along Grant MacEwan Boulevard, west of the Bridgeport Neighbourhood (Figure 1).

#### 1.3 Background

The subject lands were annexed by the City of Leduc in 1999. In accordance with the City of Leduc's Municipal Development Plan, these lands have been identified for future residential land use. In consideration of the availability of servicing and the direction of development within Leduc, the Deer Valley Neighbourhood is a logical extension of the western residential sector.

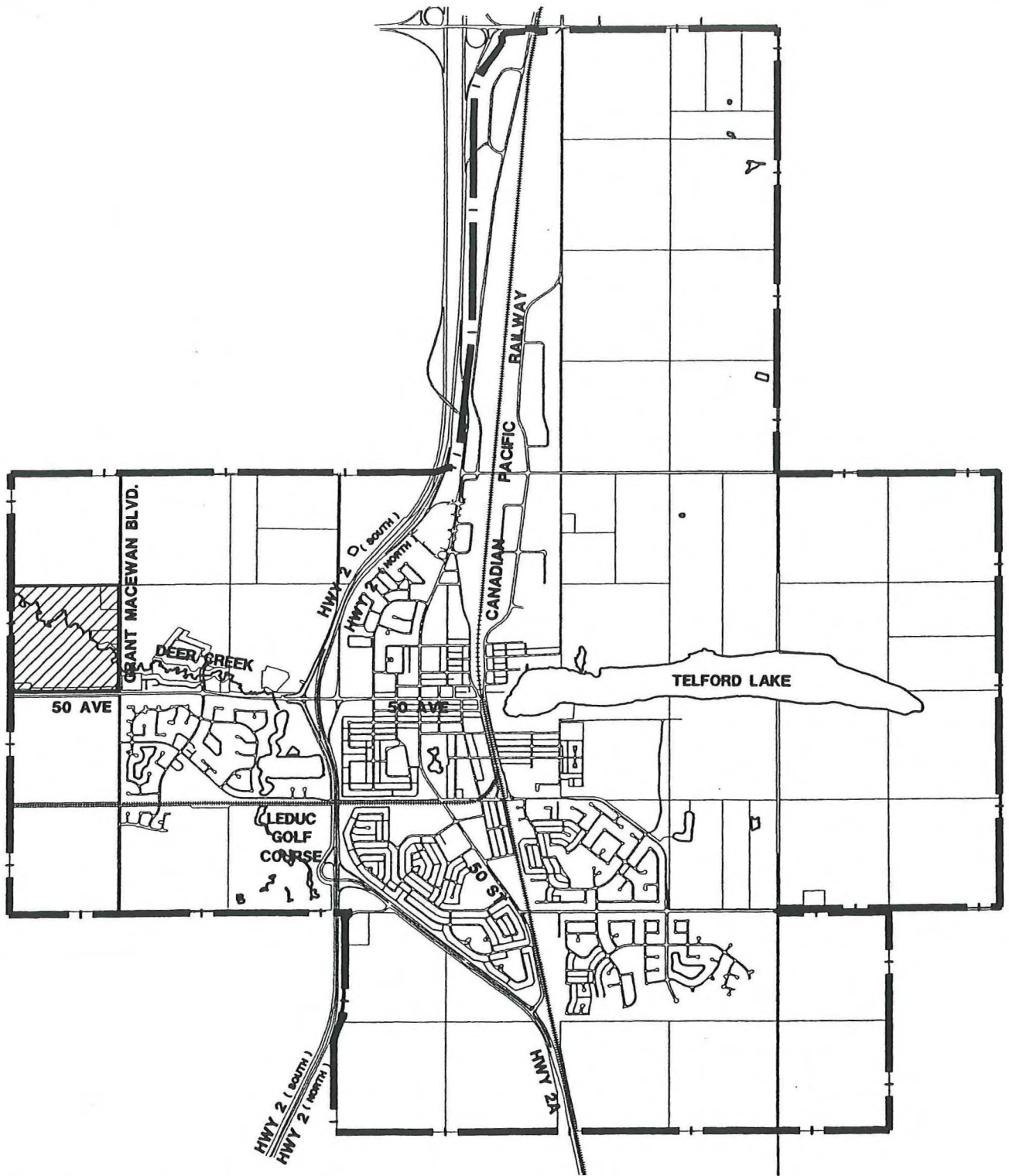
#### 1.4 Land Ownership

The site comprises of 61.15 ha (151.1 ac) of land, with the majority of the land 55.37 ha (136.82 ac) held by Go West Investments Inc. under Certificate of Title 902 095 390. A total of 3.6 ha (8.9 ac) of land have previously been subdivided from the ¼ section for road widening.

In addition, the land is subject to a Plains Western Gas & Electric (Alta Gas) easement that runs diagonally through the northern portion of the ¼ section.

The land ownership distribution in this ASP is presented in Figure 2 and is summarized as follows:

- Go West Investments Inc: 55.37 ha;
- Avery Holdings Ltd.: 2.43 ha;
- Alma Kosovick & Andrea Borys: 1.87 ha;
- Duane & Marilyn Knopp: 0.48 ha;
- Robert & Monica Csolle: 1.00 ha.



# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## CONTEXT PLAN

### LEGEND



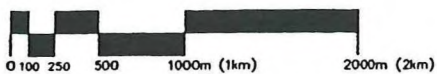
-  SUBJECT AREA (A.S.P. BOUNDARY)
-  CITY OF LEDUC BOUNDARY

FIGURE 1



APRIL 2002



NE. 1/4 SEC. 33 - TWP. 49 - RGE. 25 - W4M

N. 1/4  
SEC. 34  
TWP. 49  
RGE. 25  
W4M

METES AND  
BOUNDS  
DESCRIPTION

(A)

GAS R/W  
PLAN 2121 HW

PART OF  
S.W. 1/4

20' WIDE UTILITY R/W  
INSTRUMENT 2846NU

SEC. 34 -

BLOCK C  
PLAN 762 0809

(C)

TWP. 49 -

SE. 1/4 SEC. 33 - TWP. 49 - RGE. 25 - W4M

RGE. 25 -

(B)

LOT B  
PLAN 3879 NY

(D)

W4M

(E)

LOT A  
PLAN 5768 KS

PLAN  
972 2616

ROAD PLAN 762 0809

50 AVENUE

NE. 1/4 SEC. 28 - TWP. 49 - RGE. 25 - W4M

# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## LAND OWNERSHIP

LEGEND - - - - - A.S.P. BOUNDARY ——— CITY OF LEDUC BOUNDARY

FIGURE 2



- (A) AVERY HOLDINGS LTD. ± 243 ha (6 ac)
- (B) GO WEST INVESTMENTS INC. ± 55.37 ha (36.82 ac)
- (C) ALNA KOSOVICH & ANDREA BORYS ± 187 ha (4.62 ac)
- (D) DUANE KNOPP & MARILYN KNOPP ± 0.48 ha (119 ac)
- (E) ROBERT CSOLLE & MONICA CSOLLE ± 100 ha (248 ac)



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# Deer Valley Area Structure Plan

## Leduc, Alberta

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### 1.5 Compliance with Municipal Plans

The Deer Valley Plan has been prepared in full compliance with the planning criteria of the City of Leduc Municipal Development Plan and within the guidelines of the terms of reference provided by the City of Leduc. In accordance with the provisions of the Municipal Government Act, the Plan establishes the planning framework required by an Area Structure Plan and incorporates those matters that Council considers necessary. For instance, the objectives of the 2000 Open Space Master Plan, Long Range Servicing Master Plan and the Transportation Plan have been incorporated into the development concept for the Plan area. In accordance with the requirements of these plans, the following describes the influences on development of the Deer Valley Plan area.

#### 1.5.1 *Municipal Development Plan*

The Municipal Development Plan (MDP) has designated the Deer Valley area for residential development where neighbourhood commercial uses will be considered. Community recreation and school needs will be satisfied in accordance with the Open Space Master Plan and the needs of the School Board.

Specific MDP policies and objectives guiding development of the Deer Valley ASP include:

- *“...The City will encourage residential growth...providing the residential development has been demonstrated to be financially viable for the City in the long term...”*

The City agrees the Deer Valley lands are in the logical development stream. As the lands develop, some front ending of services may be required by the developer, i.e., storm water lakes, etc.

- *“...The City will encourage the preservation of natural areas for the benefit of all...”*

*“...New developments that contain natural areas and significant tree stands must include for the preservation of these areas...”*

The Deer Creek corridor is deemed to be Environmental Reserve (ER). Therefore, development around the ER will be carefully integrated to affect a balance between man-made and natural features, eg. degree of public access; walk-out basements, etc.

- *“...A population density of 37 persons per gross hectare...will continue to occur over the foreseeable future...” “...maintain an overall mix of 75% single family and 25% multi-family housing units...”*

The Deer Valley area lands will be developed within the current density mix guidelines of the City.

- *“...New residential buildings and subdivisions should be located a maximum distance and buffered where feasible from major noise sources...”*

Berming, landscaping and or fencing will be required along 50<sup>th</sup> Avenue for noise buffering.

## Deer Valley Area Structure Plan Leduc, Alberta

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- *“...The physical appearance of residential areas is an important contribution to city character...”*

Urban design guidelines and architectural controls may be implemented by the Developer to establish a consistent design theme and character within the neighbourhood.

- *“...To ensure a continued mix of residential types in each neighbourhood, future multiple family dwelling sites will need to be limited in size...”*

Current practice in the City is to allow multi-sites in the 0.5 to 1.2 ha range. The Deer Valley Plan provides for multi-family dwellings sites to be disbursed throughout the plan area.

- *“...To ensure that the relationship between open space and built environment offers optimum livability in neighbourhoods...”*

*“...To minimize any negative impacts...on the natural environment.”*

The area structure plan preserves Deer Creek in an ER corridor and provides the integration of walkways, parks and natural areas.

- *“...Developers of land will be responsible for on-site and off-site costs...”*

Servicing concepts or plans and geotechnical information will be supplied to the City, as required, as support information for the ASP or before approval of the subdivision plan.

- *“...The City will encourage greater competition between developers...”*

*“...The City will encourage a range of lot sizes and housing types...”*

The ASP incorporates a strategy regarding a diversity of housing types.

### **1.5.2 2000 Open Space Master Plan (OSMP)**

The OSMP identifies a hierarchy of open spaces including:

- neighbourhood parks including school sites and mini parks;
- community parks including athletic fields and aesthetic/passive parks;
- multi-ways that are pedestrian and bike trails;
- municipal open space.

The ASP designates areas for a neighbourhood park, a community park and a multi-way link. The OSMP shows:

- a portion of the future community park on lands within the northeast corner of ¼ section;
- a neighbourhood mini-park south of Deer Creek in the center of the ASP (1.21 ha);
- multi-ways (2.5 - 3.0m wide trails);



# Deer Valley Area Structure Plan

## Leduc, Alberta

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- an extension of the ER along Deer Creek.

The land for open space is acquired by the City through dedication of up to 10 percent of the gross development area. Short-falls in land required for parks and school sites will need to be purchased by the City or School Board.

### 1.5.3 Long Range Infrastructure Servicing Plan

The Deer Valley lands will be serviced under the general provision of the Long Range Infrastructure Servicing Plan (LRISP). This document outlines the servicing concepts to accommodate growth in Leduc and is currently being reviewed by the City and updated.

The LRISP makes the following recommendations for servicing the Deer Valley area:

- water supply will be obtained from the City's north reservoir that is supplied by Southwest Capital Water Commission, with distribution to the site through a combination of existing and new distribution lines;
- LRISP calls for sanitary trunk service extensions to these lands including a lift station for ultimate development.

Storm water is required to be stored to ensure discharge rates into Deer Creek shall be in accordance with Environment Canada Standards. Therefore, a storm water management facility (SWMF) is required within the plan area. The size of the SWMF will be determined during detailed engineering and in consultation with the City of Leduc.

## 2.0 SITE ANALYSIS

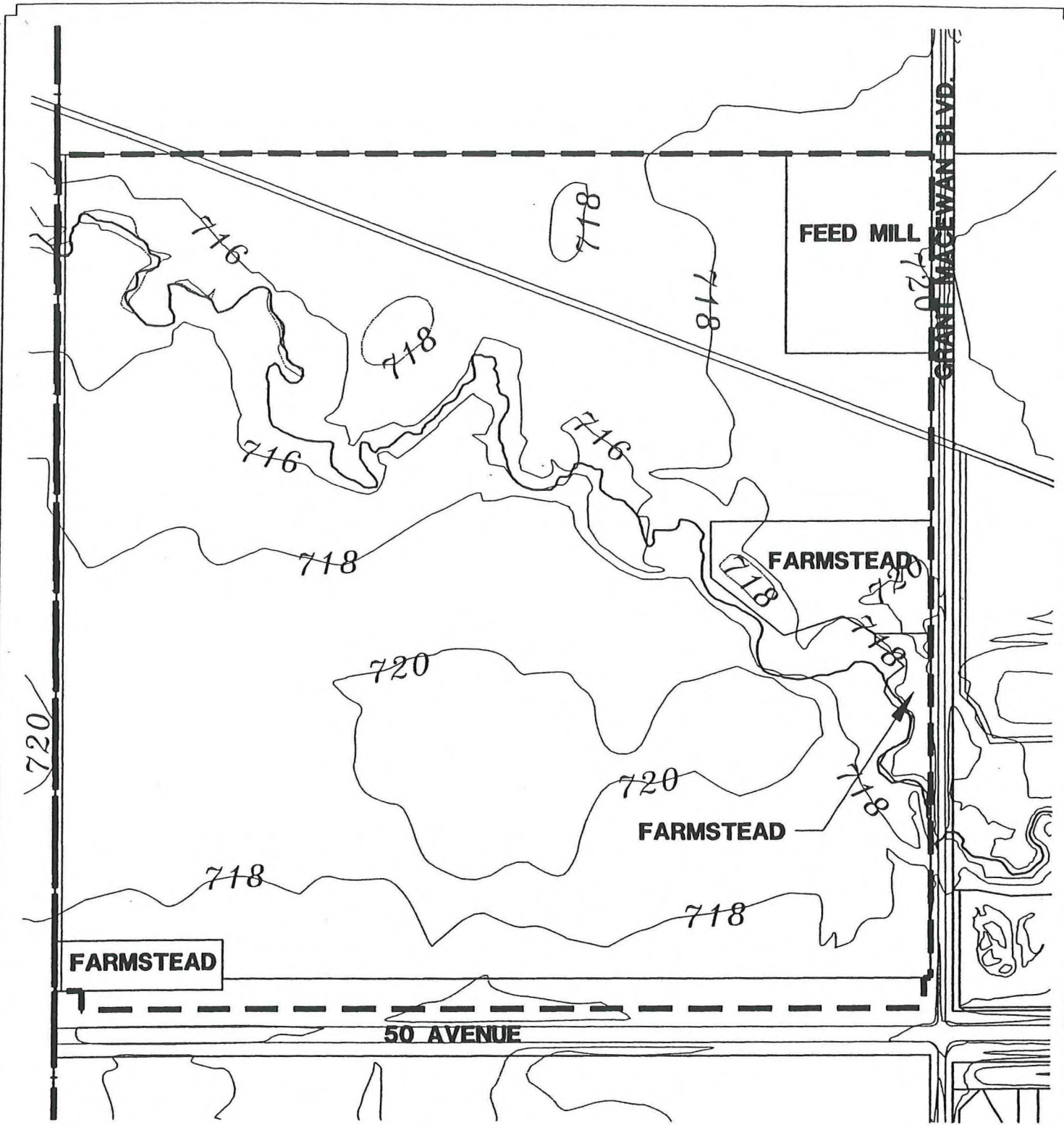
### 2.1 Site Context & Conditions

Deer Valley lies immediately to the west of the Bridgeport Neighbourhood and north of the proposed Westhaven residential area.

The eastern limit of the Deer Valley area is defined by Grant MacEwan Boulevard and the southern limit by 50<sup>th</sup> Avenue. The western limit is defined by the new City of Leduc boundary and the alignment of the future West Boundary Road. Agricultural lands within the County of Leduc lie to the west of the Deer Valley area and the City boundary.

Deer Creek traverses the site from southeast to the northwest. The creek is intermittent in nature with an indeterminate valley break. A gas pipeline runs north of and parallel to Deer Creek. The majority of the lands are currently being used for agricultural purposes. The lands are relatively flat and slope gently to the southeast and the northwest from a high point on the east. There are no natural standing bodies of water and the majority of the lands are clear of trees. However, there is minimal brush cover along the eastern edge of Deer Creek and larger groupings of trees within the windbreaks located along Grant MacEwan Boulevard and the southwest corner of the site. The developer will retain and protect viable stands of trees as much as possible. There are three existing residential acreages within the ¼ section, two along Grant MacEwan Boulevard adjacent to Deer Creek and a third acreage in the southwest corner of the site adjacent to 50<sup>th</sup> Avenue (Figure 3).



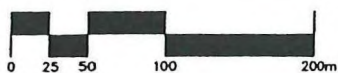


# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## EXISTING SITE FEATURES

FIGURE 3



1:5000 SCALE

### LEGEND

-  **CONTOURS** (ELEVATIONS SHOWN ARE APPROXIMATE - FOR REFERENCE PURPOSES ONLY)
-  **DEER CREEK**
-  **A.S.P. BOUNDARY**
-  **CITY OF LEDUC BOUNDARY**



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# Deer Valley Area Structure Plan

## Leduc, Alberta

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### 2.2 Historical Resources

No historical resources within the ASP area.

### 2.3 Environmental Considerations

The majority of the site has been in pasture/farmland for many years, with the exception of an agricultural/industrial (feedmill) use in the northeast portion of the ASP area. Prior to zoning, the City requires confirmation that no previous uses have compromised the environmental integrity of the land. Therefore, in conjunction with the zoning of the feed mill site, a phase 1 environmental report will be required to be submitted to the City.

## 3.0 DEVELOPMENT CONTEXT

### 3.1 Development Objectives

Planning direction for the lands have been established by the City of Leduc through the Municipal Development Plan, the 2000 Open Space Master Plan, the Transportation Plan and the Long Range Infrastructure Servicing Plan. In accordance with the requirements of these plans, the Deer Valley Area Structure Plan provides the planning framework for development of the Neighbourhood.

The development objectives of the Deer Valley Area Structure Plan are as follows:

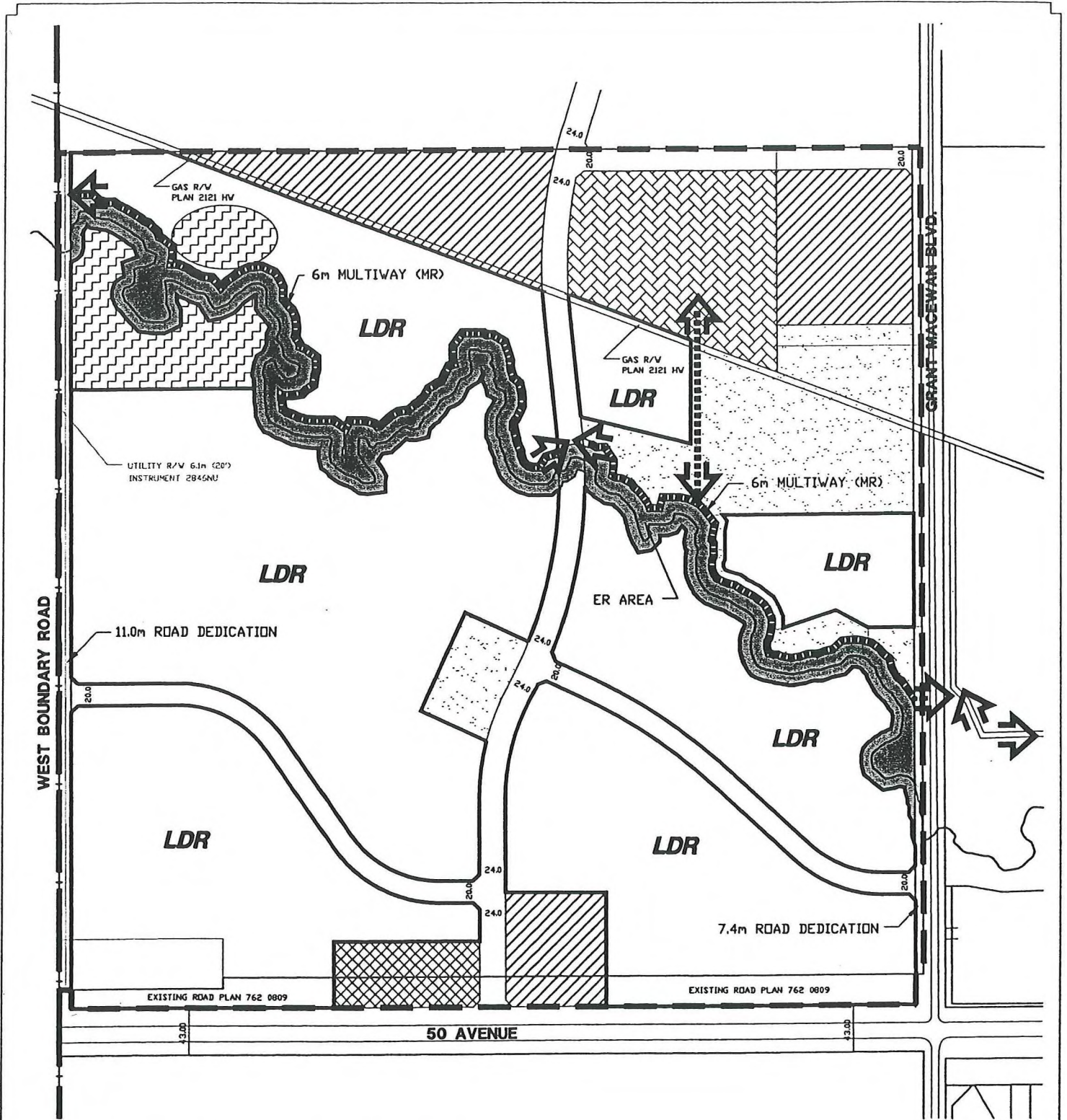
- to create an attractive residential environment that is complementary to and integrated with adjacent neighbourhoods;
- to create a parks and recreation system in accordance with Municipal guidelines that enhances the physical attributes of the site, as well as the quality of life for area residents;
- to provide a safe and efficient transportation system that provides circulation linkages to the West Boundary Road, 50<sup>th</sup> Avenue and Grant MacEwan Boulevard;
- to provide for the orderly and economical expansion of the Deer Valley Neighbourhood within the capabilities and guidelines of the City of Leduc's servicing systems.

### 3.2 Development Concept

The development concept (Figure 4) for the Deer Valley Plan area is to create a quality low-density residential environment that incorporates the natural amenity of Deer Creek. The enhancement of the lands surrounding Deer Creek will provide a linear park system that enhances the lives of area residents and provides linkages to neighbourhood amenities and citywide services. The provision of a multiway adjacent to the creek corridor will serve as a link to the community park/high school site located in the northeast corner of the site. Storm water management facilities will be located in proximity to Deer Creek to the northwest. The storm water management facilities will serve as a utility, and an enhancement to the linear park system.

Three medium density sites are located throughout the neighbourhood in close proximity to major collector and arterial roadways. The overall circulation system is designed to direct traffic to Grant MacEwan Boulevard, 50<sup>th</sup> Avenue and the future West Boundary Road.



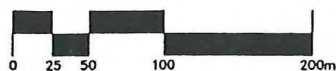


# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## DEVELOPMENT CONCEPT

FIGURE 4



1:5000 SCALE

### LEGEND

- LDR LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PARK (MUNICIPAL RESERVE)
- CITY OF LEDUC BOUNDARY
- A.S.P. BOUNDARY
- HIGH SCHOOL
- COMMERCIAL
- STORM WATER MANAGEMENT FACILITY
- DEER CREEK ER (NATURAL)
- MULTWAY



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# Deer Valley Area Structure Plan

## Leduc, Alberta

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A convenience retail site is proposed to serve the needs of area residents. Appropriate visual screening will be provided to buffer the commercial site, as well as the lands adjoining 50<sup>th</sup> Avenue. Screening of these lands shall be through the use of landscaping, fencing and/or berming as required by the City at the development permit stage.

The plan provides for the widening of Grant MacEwan Boulevard and a portion of the road right-of-way for the future West Boundary Road.

In accordance with current City plans, berms and fencing will be incorporated into the design and construction of the West Boundary road to provide noise, as well as visual attenuation. Noise attenuation will be provided to meet the City's Standards.

### 3.3 Residential Land Use

Deer Valley will offer a range of low-density single detached housing types on a variety of lot sizes. While primarily a low-density residential neighbourhood, opportunity will be available to develop three medium density sites for row housing or apartment style housing. In consideration of the aging population, it is anticipated that the medium density sites will be developed for the active adult market. Typically, this type of housing is semi-detached or low-rise apartment (walk-up) in nature.

Low-density residential development will be developed in accordance with the requirements of the R.1A, R.1B and R.1C Districts of the City's Land Use Bylaw. Specific areas of classification will be determined at the time of subdivision and development. Low-density residential areas account for 41.56 ha of land and 727 units while medium density areas account for 4.80 ha and 192 units (Table 1). In accordance with City policy, the resulting ratio of low density to medium density is 80/20.

### 3.4 Density & Population

Based on the market trend towards smaller lots and the move towards increasingly more efficient subdivision and servicing designs, it is anticipated that the overall population density for the Deer Valley Plan area will be 37.7 persons per gross hectare. At this density, the projected population for the neighbourhood is 2,336 persons and is in keeping with the City's density objectives and population projections for new neighbourhoods (Table 1).

### 3.5 Parks & Open Space

Parks and open space will be provided through a series of linear corridors that link the major open space amenities of the Neighbourhood.

It is anticipated that the Deer Creek environmental reserve will provide the municipality with an opportunity to create an open space corridor that will serve the passive recreational needs of the Neighbourhood and the broader community through linkages with the City's multiway system.

A multi-way path will be located adjacent and along the northerly portion of the creek corridor. Through the City's overall multi-way system, the path location will provide a link to the community park/high school site and community facilities. Development of the Community Park and High School site will provide active playing fields, as well as opportunities for community wide recreation

**Table 1**  
(excluding 50th Avenue lands)  
**Land Use Summary**  
**Deer Valley Area Structure Plan**

Land Use	Area (ha)	%				
Gross Area	61.15	100.0%				
Environmental Reserve	3.76	6.1%				
Gross Developable Area	57.39	93.9%				
			Dwelling Units	%	Population	%
<b>Gross Developable Area</b>	<b>57.39</b>	<b>100.0%</b>				
<b>PUL ( SWMF)</b>	<b>2.00</b>	<b>3.5%</b>				
<b>Municipal Reserve</b>	<b>5.74</b>	<b>10.0%</b>				
<i>Neighbourhood Mini-Park</i>	<i>0.64</i>	<i>1.1%</i>				
<i>Community Park</i>	<i>4.30</i>	<i>7.5%</i>				
<i>Multiway (M.R.)</i>	<i>0.80</i>	<i>1.4%</i>				
<b>High School</b>	<b>2.85</b>	<b>5.0%</b>				
<b>Commercial</b>	<b>0.44</b>	<b>0.8%</b>				
<b>Residential</b>	<b>46.36</b>	<b>80.8%</b>	<b>919</b>	<b>100.0%</b>	<b>2385</b>	<b>100.0%</b>
<i>Low Density *</i>	<i>41.56</i>	<i>72.4%</i>	<i>727</i>	<i>79.1%</i>	<i>1963</i>	<i>82.3%</i>
<i>Medium Density</i>	<i>4.80</i>	<i>8.4%</i>	<i>192</i>	<i>20.9%</i>	<i>422</i>	<i>17.7%</i>

Residential density: 40 persons per net developable hectare

Overall density: 36.5 persons per gross hectare

Assumptions:

1. Residential Densities
  - Low Density (Dwelling Units/ha) 17.5
  - Medium Density (Dwelling Units/ha) 40
2. Population Densities
  - Low Density (Persons/Unit) 2.7
  - Medium Density (Persons/Unit) 2.2

\* Includes all Roadways (Arterial, Collector, Local)



# Deer Valley Area Structure Plan

## Leduc, Alberta

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activities.

The storm water retention facilities, adjacent to Deer Creek in the northwest, will be a major landscape feature and amenity. Public access will be provided to the shoreline by ensuring that a minimum of 20% of the ponds perimeter is maintained as open space. In addition, a neighbourhood park will be centrally located and connected into the linear open space concept for the neighbourhood through a linkage to the multi-way system.

### 3.6 Schools

The Black Gold School Division is proposing a high school for the Deer Valley area. The proposed site that is required is approximately 2.85 ha (7 ac) in size. The high school is located in close proximity to the Community Park site to maximize the joint use of facilities and reduce the need for a larger school site. In consideration of the proximity of adjacent neighbourhood schools, an elementary level school is not proposed for the Deer Valley Neighbourhood. However, an elementary level school may be required to service the northwest residential growth sector. It is anticipated that a suitable school site will be located in close proximity to the Deer Valley neighbourhood on future residential lands located immediately to the north of the ¼ section.

### 3.7 School Population

It is anticipated that the Deer Valley Neighbourhood will generate the following school population (Table 2):

#### *Assumptions*

• Kindergarten (3.3% of 2,336)	79
• Elementary (15.5% of 2,336)	370
• Junior High (4.0% of 2,336)	95
• Senior High (2.1% of 2,336)	<u>(50)</u>
<b>Total Projected School Population</b>	<b>594*</b>

Proportion of students in Public System      65% - 386

Proportion of students in Catholic System      35% - 208

\*Black Gold School District anticipates a student generation factor of 0.65 students per household.

### 3.8 Commercial

A commercial site is provided in the Plan area adjacent to the neighbourhood collector road and 50<sup>th</sup> Avenue. This location provides for maximum exposure to 50<sup>th</sup> Avenue traffic. All directional access would be provided through the access onto the neighbourhood collector road.



**Table 2**

**Potential Student Population  
Deer Valley Area Structure Plan**

	<b>K - 6</b>	<b>7 - 9</b>	<b>10 - 12</b>	<b>Total</b>
Public System	291	62	33	386
Separate System	157	33	18	208
Total	448	95	50	594

Assumptions:	Proportion of Students in Public System	65.0%
	Proportion of Students in Catholic System	35.0%
	Kindergarden*	3.3%
	Elementary (1-6)*	15.5%
	Junior High (7-9)*	4.0%
	Senior High*	2.1%

*\* Percentage of Total School Population*

## Deer Valley Area Structure Plan Leduc, Alberta

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It is anticipated that convenience retail and service types of uses would be located at this site. To limit the impact on adjacent residential land uses, appropriate visual and noise attenuation buffers may be required as a condition of development approval for the commercial site. Landscaping and screening of the site will be in accordance with the City's requirements.

### 3.9 Other Land Uses

There are no sites designated for religious assembly. It is anticipated that there is limited demand for additional building sites and that any new sites would more appropriately be placed at more central locations along major roadways.

## 4.0 TRANSPORTATION & SITE SERVICES

### 4.1 Transportation Circulation (Refer to Figure 5)

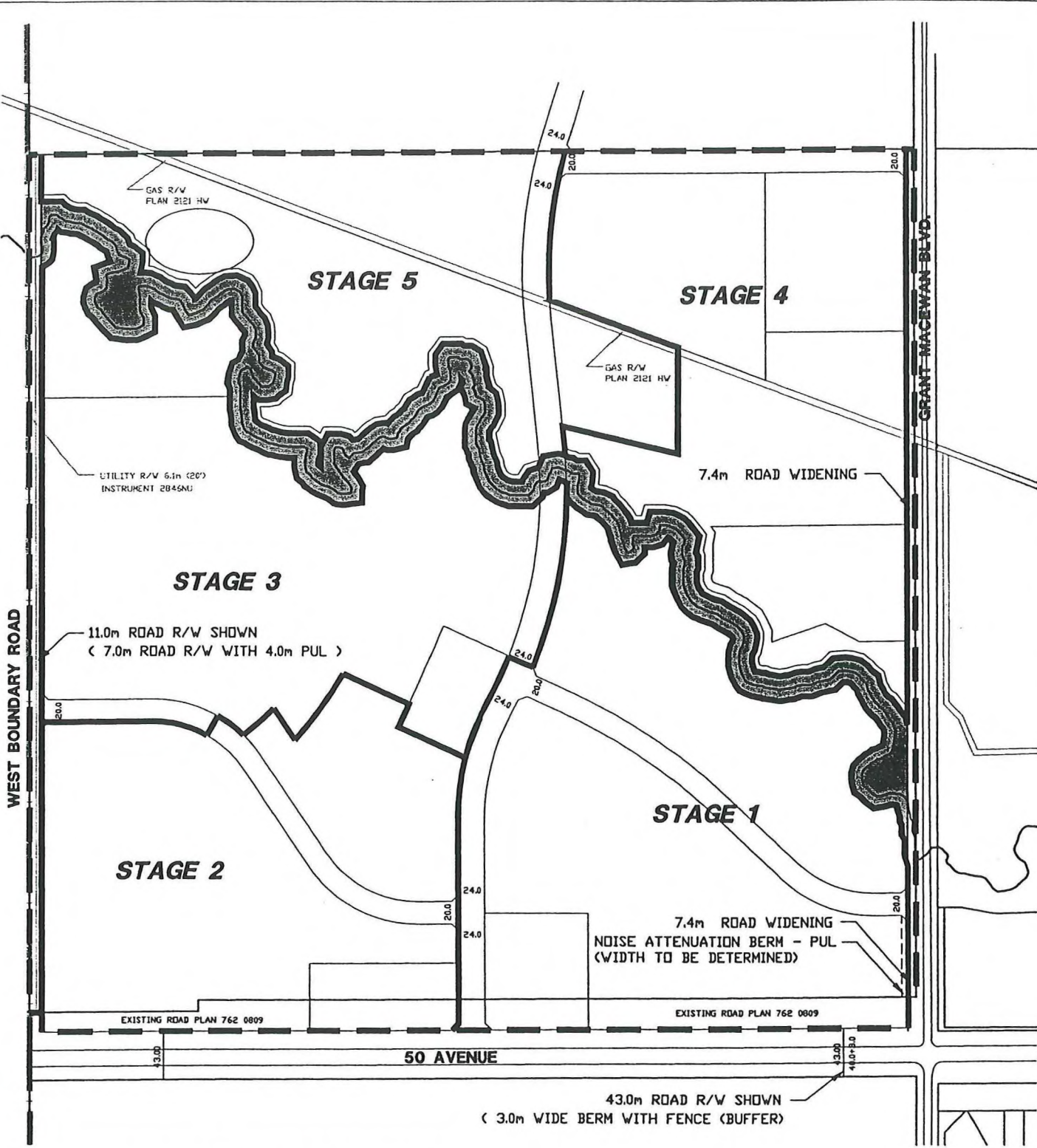
Road access will be provided by connections to 50<sup>th</sup> Avenue, Grant MacEwan Boulevard and the future West Boundary Road. In accordance with the City of Leduc Transportation Plan, Grant MacEwan Boulevard is to be upgraded to a 2-lane collector standard and the West Boundary Road is proposed to be a 4-lane arterial. At time of subdivision, additional land may be required for road widening of Grant MacEwan Boulevard. The exact amount of land required for the future widening of West Boundary Road and adjacent berm/noise attenuation will be determined once a noise attenuation analysis is completed. Construction of these roadways is based on the location and timing of growth.

A PUL will be required along the west side of Grant MacEwan Boulevard for a berm/noise attenuation fence to be constructed on the west side of Grant MacEwan Boulevard from 50<sup>th</sup> Avenue to the entrance to Ravine Villas located on the east side of Grant MacEwan Boulevard. The exact amount of land required for the PUL will be determined once a noise attenuation analysis is completed.

Access to Grant MacEwan Boulevard is proposed south of the Deer Creek bridge crossing. This access will service the initial stage of development.

The internal roadway system has been designed to link the neighbourhood in a north/south manner and facilitate the movement of traffic to the adjacent collector/arterial roadway system. This circulation design encourages the use of the citywide system on Grant MacEwan Boulevard, as well as the West Boundary Road and reduces the need for additional accesses on to 50<sup>th</sup> Avenue.

While local roadways will provide access to residential areas, the specific alignment of these roads is subject to change to reflect detailed subdivision and servicing design.



# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## TRANSPORTATION

### LEGEND





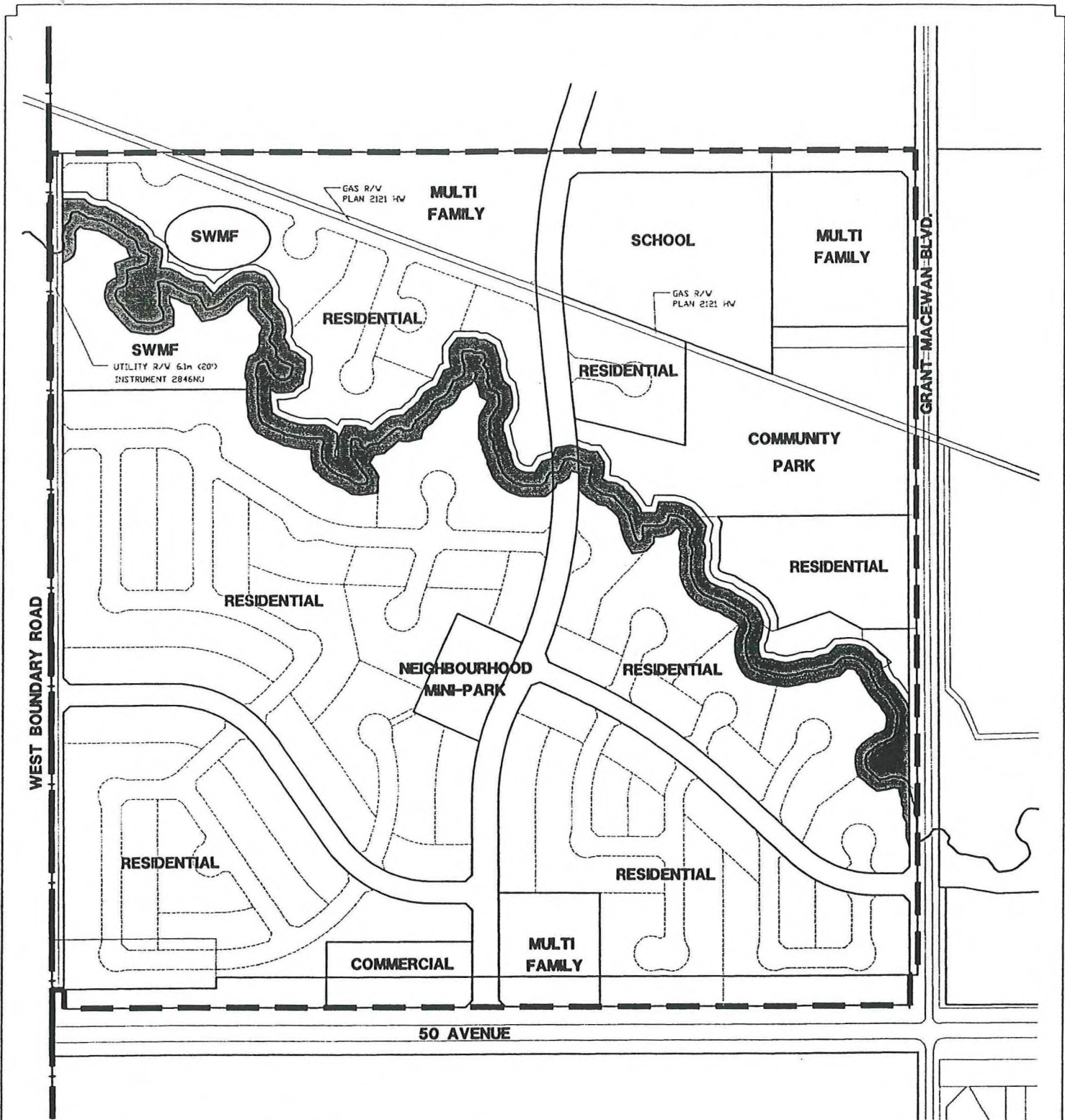
-  STAGE BOUNDARY
-  DEER CREEK ER. (NATURAL)
-  A.S.P. BOUNDARY
-  CITY OF LEDUC BOUNDARY

FIGURE 5



MAY 2002








# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## CONCEPTUAL STREET LAYOUT

### LEGEND

-  DEER CREEK ER. (NATURAL)
-  A.S.P. BOUNDARY
-  CITY OF LEDUC BOUNDARY



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## Deer Valley Area Structure Plan Leduc, Alberta

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### 4.2 Water Service (Refer to Figure 6)

The main water supply will be provided through connection to the existing water line located near the southeast corner of the plan area. The existing City water line runs along the Grant MacEwan Boulevard road right of way and terminates north of 50<sup>th</sup> Avenue near the Deer Creek bridge crossing. The Long Range Infrastructure and Servicing Plan calls for a 400mm trunk main to serve the Deer Valley area, as well as lands to the north and south.

### 4.3 Sanitary Service (Refer to Figure 7)

The City has advised that there is capacity for approximately 26 litres per second available in the existing sanitary sewer trunk line located approximately 250 metres to the east of Grant MacEwan Boulevard. This available capacity can be shared equally by the developers in the SSE ¼ Sec. 33-49-25-W4th and NE ¼ Sec. 28-49-25-W4th on an interim basis. Should development initiate in the southeast corner of SE ¼ Sec. 33-49-25-W4th, a temporary lift station may be implemented to service parts of the SE ¼ Sec. 33-49-25-W4th as there is insufficient gradient for gravity mains. As noted this lift station would be temporary as the ultimate servicing point for this area is to a permanent lift station located at the north end of the quarter section. The permanent lift station may be constructed in stages with upgrades implemented as a result of the contributing basin expansion.

### 4.4 Stormwater Management (Refer to Figure 8)

Stormwater management facilities will be required to serve the Plan area. As the natural drainage is towards the creek and to the northwest, stormwater management facilities will be developed along the Deer Creek corridor. Through discussions undertaken during the ASP process with the City of Leduc, Alberta Environment and Public Lands the opportunity to construct an “online” facility incorporating the existing creek in the SWMF was deemed difficult to accomplish. Therefore it is recommended, primarily due to time constraints, SWMF’s be designed to operate independently of Deer Creek. These facilities will be designed to accommodate the 1:100 year flows for the contributing basin area with a major overflow outlet to Deer Creek.

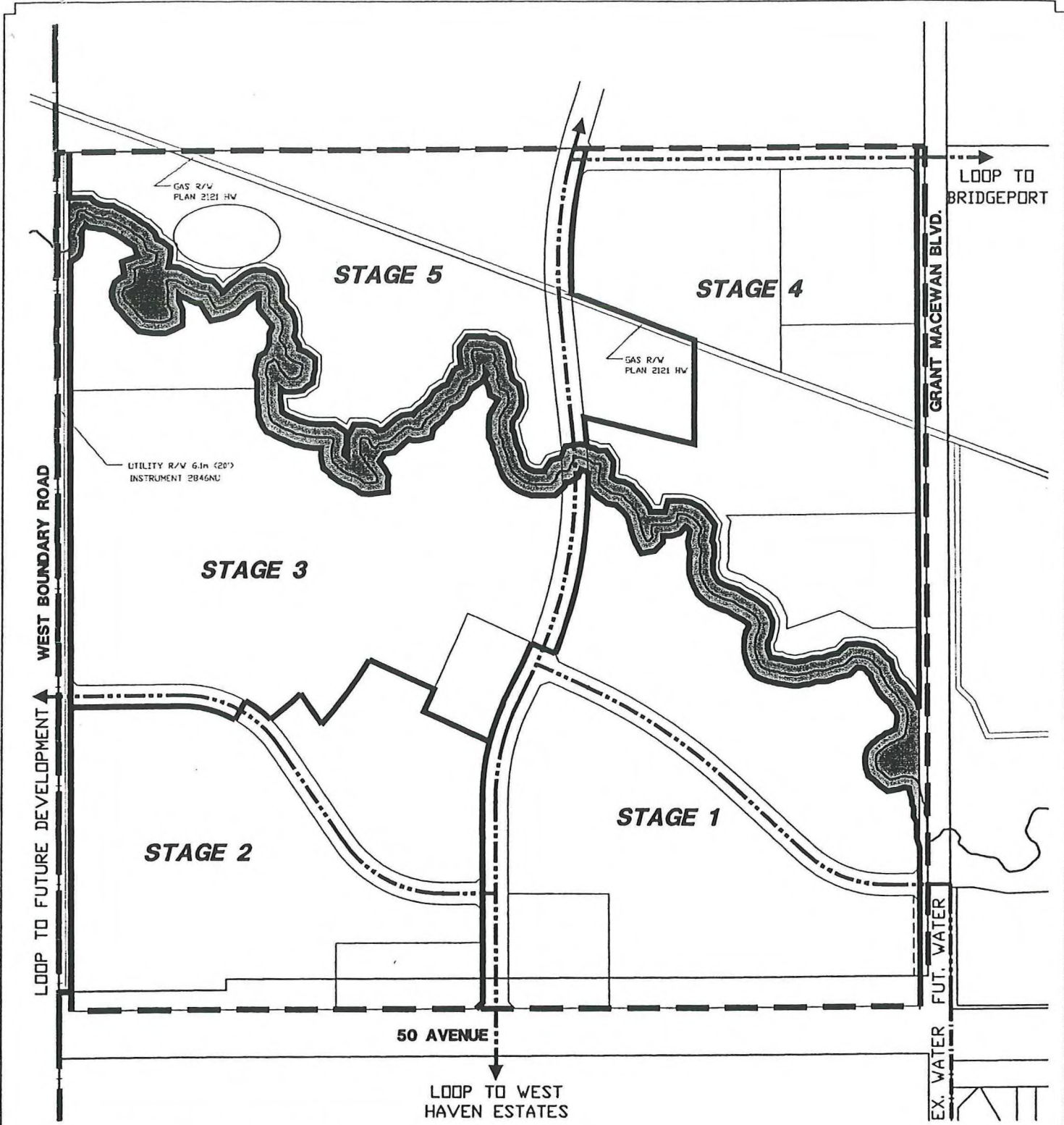
The stormwater management plan will be subject to Alberta Environment review and permitting with details of storm water management design and operations reviewed at subdivision and detailed engineering stages.

In addition, as it is understood Public Lands will own the creek, any realignment affecting the creek will acquire Departmental approval.

### 4.5 Shallow Utilities

Existing power, telephone and gas services will be extended along 50<sup>th</sup> Avenue and Grant MacEwan Boulevard to service the Deer Valley area.





# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## WATER SERVICING

FIGURE 6

### LEGEND

- STAGE BOUNDARY
- DEER CREEK E.R. (NATURAL)
- A.S.P. BOUNDARY
- CITY OF LEDUC BOUNDARY
- FUTURE WATER (300mm)
- EXISTING WATER (300mm)

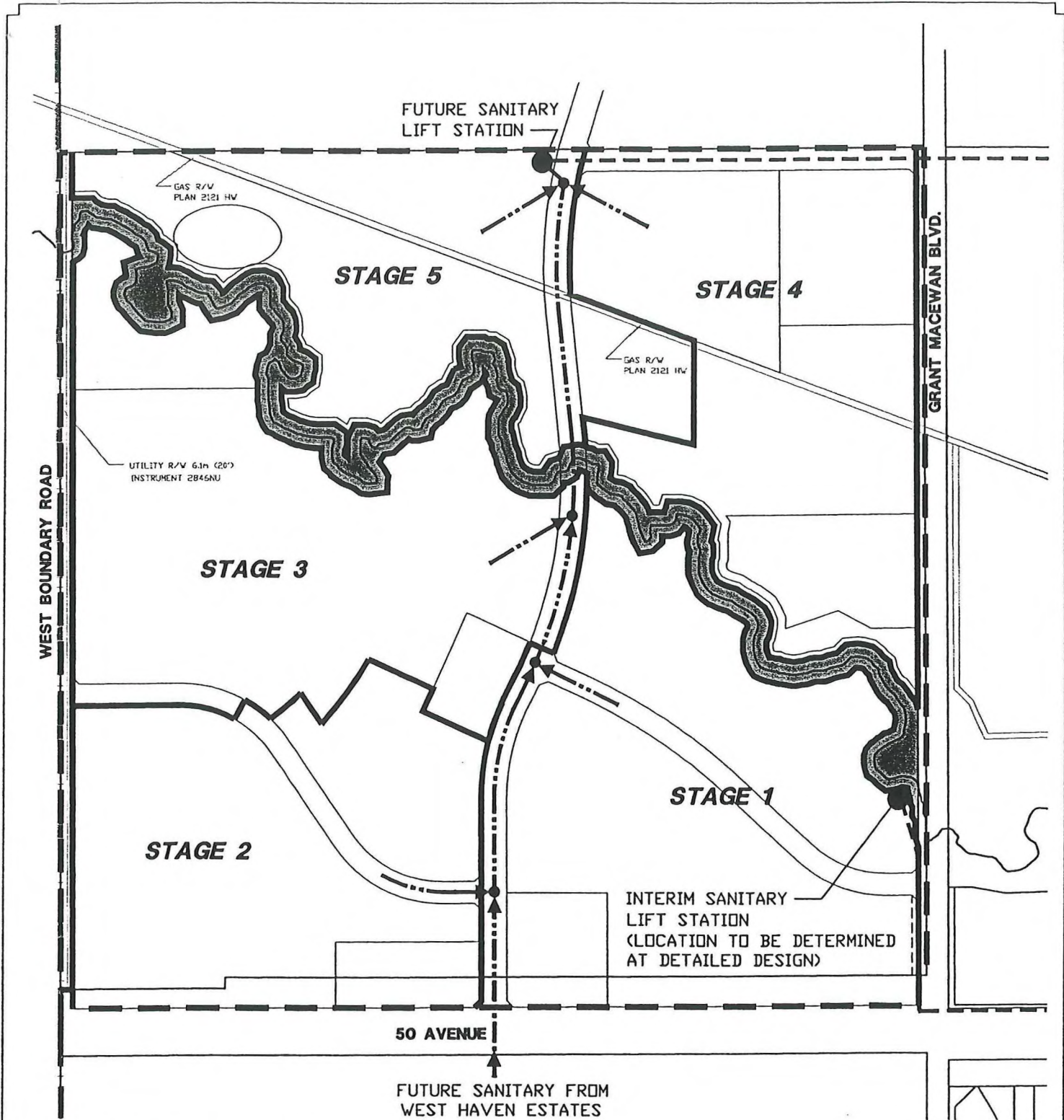


1:5000 SCALE



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# GO WEST INVESTMENTS

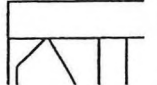
DEER VALLEY AREA STRUCTURE PLAN

## SANITARY SERVICING

FIGURE 7

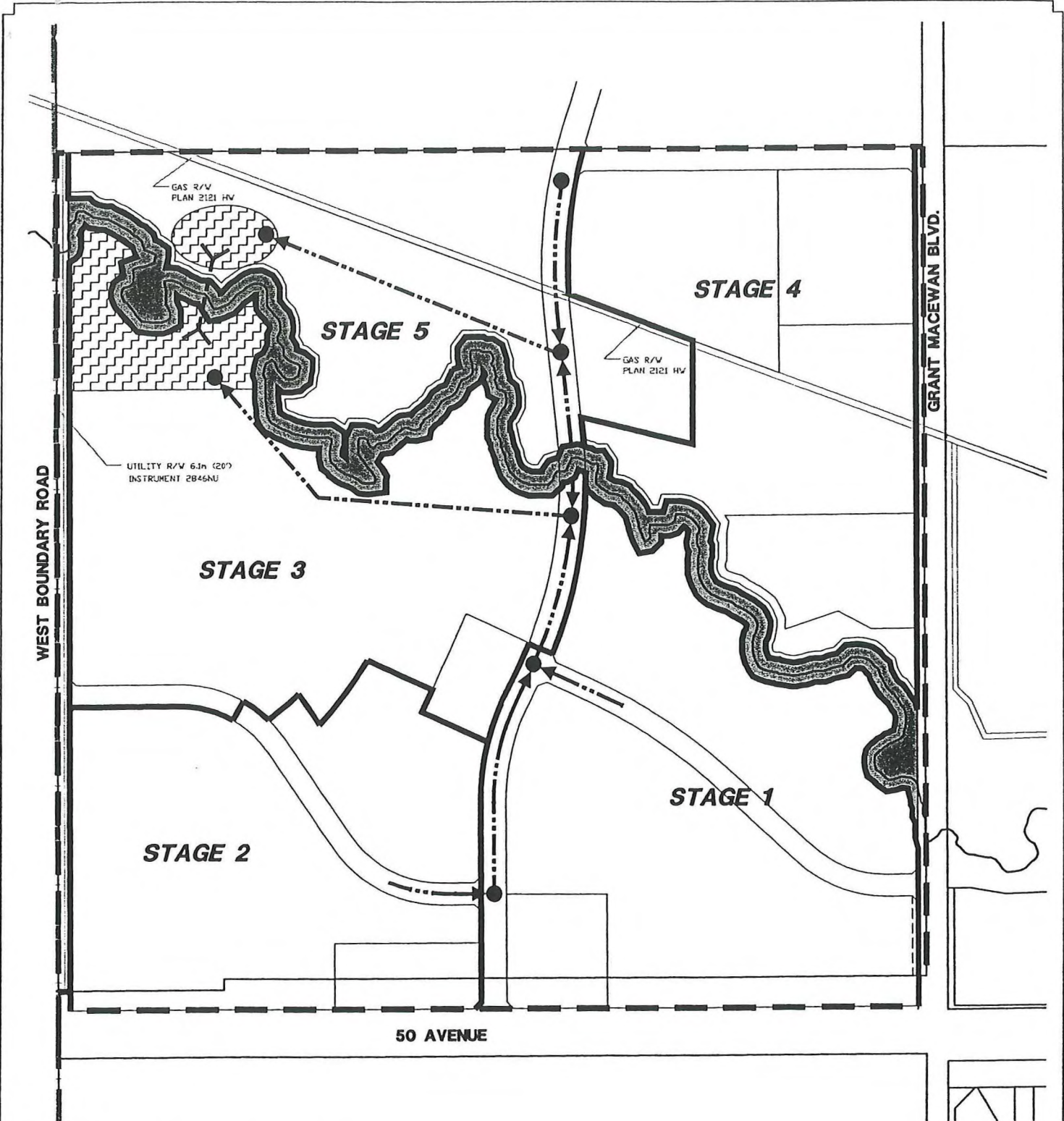
### LEGEND

- STAGE BOUNDARY
- DEER CREEK ER. (NATURAL)
- A.S.P. BOUNDARY
- CITY OF LEDUC BOUNDARY
- FUTURE SANITARY GRAVITY MAIN
- FUTURE SANITARY FORCE MAIN TO SANITARY TRUNK (750mm)



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






# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## STORM SERVICING FIGURE 8

### LEGEND

-  STAGE BOUNDARY
-  DEER CREEK E.R. (NATURAL)
-  A.S.P. BOUNDARY
-  CITY OF LEDUC BOUNDARY
-  FUTURE STORM
-  OUTFALL TO DEER CREEK
-  FUTURE S.W.M.F.



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## Deer Valley Area Structure Plan Leduc, Alberta

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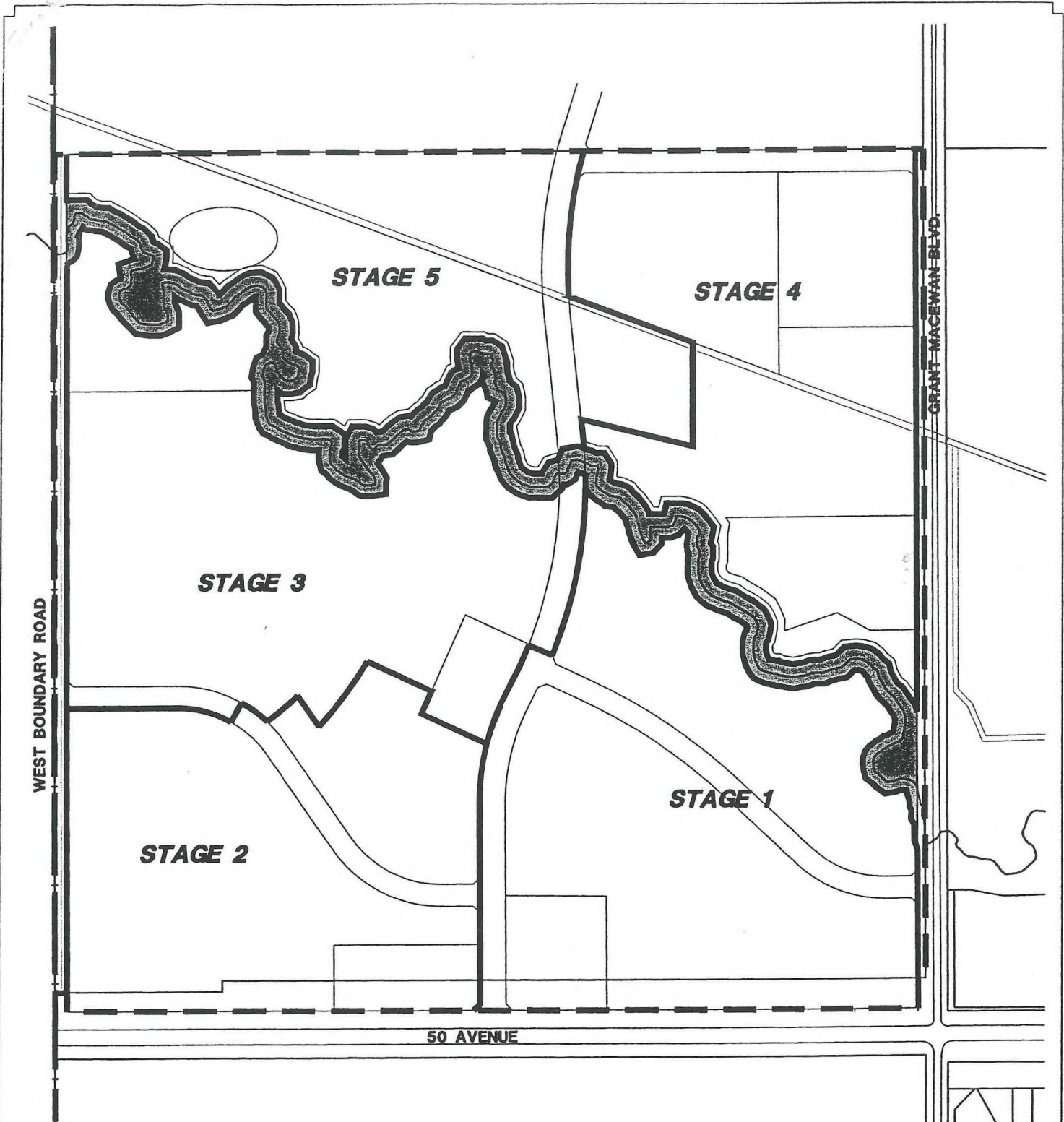
### 4.6 Development Staging

Development staging (Figure 9) will be dependant upon existing servicing and access requirements. Development may initiate at the north end of the quarter section near the permanent lift station, this being dependent on the upgrade requirements and construction responsibility imposed by the City of Leduc of Grant MacEwan Boulevard.

As an alternative development may initiate in the southeast corner of the subject lands thereby minimizing upgrade requirements of Grant MacEwan Boulevard. This will necessitate a temporary sanitary lift station or the extension of sewers to the permanent lift station. Should development south of 50<sup>th</sup> Avenue occur simultaneously, cost sharing of the extension of the sewer mains to the permanent lift station may determine this alternative economically viable.

In summary, initial development staging will be dependant upon servicing constraints costs imposed by the time of the first phase. Subsequent development stages will occur adjacent to the proceeding phase.









# GO WEST INVESTMENTS

DEER VALLEY AREA STRUCTURE PLAN

## STAGING PLAN

FIGURE 9

### LEGEND

-  STAGE BOUNDARY
-  DEER CREEK ER. (NATURAL)
-  A.S.P. BOUNDARY
-  CITY OF LEDUC BOUNDARY



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