
AMENDMENT TO ROBINSON AREA STRUCTURE PLAN, BYLAW NO. 572-2004

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. 572-2004 adopts the Robinson Area Structure Plan, passed by Council on July 26, 2004 and amended by Bylaw No. 822-2013;

AND: Council has deemed it expedient and necessary to further amend Bylaw No. 572-2004;

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 III: APPLICATION

1. **THAT:** Schedule "A" of Bylaw No. 572-2004, the Robinson Area Structure Plan, 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.

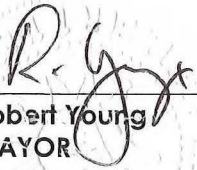
READ A FIRST TIME IN COUNCIL THIS 25TH DAY OF FEBRUARY, 2019.


READ A SECOND TIME IN COUNCIL THIS 11TH DAY OF MARCH, 2019.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 11TH DAY OF MARCH, 2019.

March 11, 2019

Date Signed


Robert Young
MAYOR


Sandra Davis
CITY CLERK

City of Leduc

Robinson Area Structure Plan Amendment



Prepared for Beaverbrook Leduc Ltd.
by IBI Group
November 2018

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1 Introduction

The plan area of the Robinson Area Structure Plan (ASP) is located in the southeast corner of the City of Leduc. These lands are part of the City's expansion area annexed in 1999 to accommodate Leduc's growth in an orderly and controlled manner.

1.1 Proposed Amendment Summary

The Robinson Area Structure Plan was originally approved as Bylaw 572-2004 in 2004. In 2013, an amendment to the plan was approved to update the neighbourhood name to Robinson as Bylaw 822-2013. Development of the area is well underway with almost half of the plan area undergoing development or under completion.

This amendment is submitted on behalf of Beaverbrook Leduc Ltd. and proposes to:

- extend the east/west Robinson Boulevard collector road west of Robinson Drive and delete the south portion of Robinson Drive that connects to Township Road 493;
- re-distribute the medium residential density sites with one site relocated north of the intersection of Robinson Drive/ Robinson Boulevard and one site reconfigured at the southwest corner of the plan area along C.W. Gaetz Road; and
- reconfigure the southwest park site.

The focus of the proposed amendment is in the south sector of the plan area.

1.2 Plan Purpose

The purpose of this proposed amendment is to redistribute land uses and reconfigure the road network to allow orderly and efficient development and transportation patterns.

An ASP is a statutory document that provides guidelines for development of a specific area in order to allow for redistricting and subdivision application approval, and as such is required to be amended when significant changes are proposed.

This ASP amendment has been prepared on behalf of the registered owner of the property, Beaverbrook Leduc Ltd.

1.3 Plan Location

The plan area totals 64.61 hectares and is comprised of the southwest quarter section 19-49-24-W4. As shown on **Exhibit 1** - Local Setting, the plan area is located in the southeast corner of the City, bounded by the city boundary on the east and south. C.W. Gaetz Road exists on the western edge of the property and Rollyview Road (Highway 623) is located approximately 800 metres to the north. The developing residential neighbourhood of Meadowview Park lies to the west of C.W. Gaetz Road.

Development in the north portion of the neighbourhood is well underway and has been subdivided according to the originally approved Robinson ASP.

Exhibit 1 shows an aerial view of the plan area and context.

2 Plan Context

Statutory Context

2.1 City of Leduc Municipal Development Plan

The future direction and pattern of growth has been established by the adoption of the City's Municipal Development Plan (MDP), Bylaw No. 934-2016 as approved by City Council in August 2016. The following is an overview of applicable MDP policies.

2.1.1 Residential Development

- *“ensuring that all new residential subdivision and site plans conform to the City of Leduc Neighbourhood Design Guidelines”.*

This proposed amendment does not significantly change the approved community design that includes a central focal point consisting of a central stormwater pond and corresponding municipal reserve that provides visual interest, green space and passive recreation opportunities. This proposed amendment to the Robinson ASP has been prepared in accordance with the City of Leduc Neighbourhood Design Guidelines.

- *“protecting and creating access to adjacent neighbourhoods, natural amenities, open space, and the Multiway system”.*

The land use concept plan includes several park sites distributed throughout the plan area including a significant park site located in the northeast area, a park site in the southeast corner which corresponds to a tree stand and a central stormwater pond amenity with adjacent park sites.

2.1.2 Housing

- *“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”;*
- *“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, townhouses, or apartment dwellings...”*

The residential land use concept contained in this amendment proposes a mix of both single family and multiple family housing forms.

- *“supporting the provision of affordable market and financially supported housing in all new neighbourhoods;”*

In the developed area of Robinson, there is a range of lot widths and types including duplex, townhouses and single-family dwellings that appeal to a diversity of lifestyles and income levels. It is anticipated that this range of choices will continue with future stages, as well as the development of various product types that meet market demand. This may include zero line lots, narrow lots and other low density lot types that particularly respond to market demand for affordable housing products.

2.1.3 Recreation & Open Space

- *“ensuring that all new residential neighbourhoods have full access to... open space, recreational facilities, and educational institutions”.*

The Robinson ASP includes a number of park sites of varying sizes as well as an extensive open space system surrounding the stormwater management facility (SWMF) and a municipal reserve lot in the southeast to provide opportunity to retain an existing tree stand. The existing built elements include a central playground, toboggan hill and outdoor community ice rink. The plan proposes to link all developed and proposed open space elements for the plan area.

This plan includes an extensive pedestrian network, connecting the central SWMF with the neighbourhood park sites through use of sidewalks and walkway connections. This local pedestrian network provides the opportunity to link to the multi-way system located across C.W. Gaetz Road as well as the parks and open spaces of Robinson. Connectivity to the southeast park site is maintained through walkway connections from residential areas, as well as from Robinson Boulevard.

Site Context

2.2 Site Features

The site conditions for the ASP area are generally unchanged. The north half of Robinson is almost fully constructed with grading and construction activities taking place for future stages.

Exhibit 1 provides an aerial view of the plan area and the surrounding lands in the summer of 2017 that shows the ongoing progress of development.

3 Land Use Concept

3.1 Neighbourhood Design Rationale

This proposed amendment proposes a change in the neighbourhood design to achieve a connected and walkable neighbourhood while enabling a more efficient road network. Walkable design has been given careful consideration in this plan through maintaining the multi-way trail along Robinson Drive with connections to the walkway system throughout the plan area, around the centrally located SWMF and the southeast park site.

The residential land uses comprise a range of housing types and forms including low density single detached homes to medium density housing. One medium density housing site is proposed to be located at the west perimeter of the plan area with direct access to the C.W. Gaetz Road thereby reducing traffic internal to the neighbourhood. The second medium density housing site located at the intersection of Robinson Drive and Robinson Boulevard is to be conveniently accessed by the collector road system.

Direct public access and views to the centrally located SWMF are maintained and provided through visual and physical connectivity from Robinson Boulevard.

The proposed Land Use Concept is illustrated in **Exhibit 2** and the associated Land Use Summary is presented in **Table 1**.

3.2 Residential

3.2.1 Low Density Residential

Residential land uses predominate the plan area and make up about eighty (80) percent of the plan's developable area.

The Robinson ASP provides the flexibility to provide a range of housing choices based on market demand. Residential Narrow Lot (RNL), Residential Shallow Lot (RSL) and Residential Standard (RSD) will be used for low density housing products. Other districts that allow this type of products may be used to enable a greater diversity of product types. This will help to create affordability for different levels of income and lifestyle choices. The LDR allows for single detached, duplex, triplex, fourplex and fee-simple townhouse development.

Direct Control (DC) Districts may be explored and advanced to enable the development of specialized low density housing products.

Table 1 shows that the proposed low density residential area totals 45.11 hectares, corresponding to a potential of 1,290 residential dwelling units, of which 17.73 hectares and 468 units have been approved and subdivided. At an estimated 2.7 persons per dwelling unit, the resulting population for the plan area is 3,481 people. This estimated number of low density housing units corresponds to 87% of the total number of proposed dwellings within the ASP.

3.2.2 Medium Density Residential

This amendment proposes relocating the two medium density residential sites as to allow better access from collector roads as well respond to market demand with respect to site size and configuration.

In total, 2.25 hectares of land are proposed for medium density housing forms which could yield approximately 191 dwelling units. The Plan proposes two medium density residential sites and a corresponding density estimate of 85 units per hectare as shown in the density calculations reported in **Table 1 - Land Use Summary**. Using an average household size of 2.2 persons, the medium density residential component of this community could generate a total of 421 people.

The medium density sites will provide opportunities to develop townhouses or apartment dwellings under the Mixed Use Neighbourhood (MUN) and Mixed Use Comprehensive (MUC) districts.

3.2.3 Residential Density

As proposed under this amendment, the total number of all types of residential units is estimated to be 1,481, which corresponds with a population projection of 3,902 persons. A plan area population density of 82.4 persons per net residential hectare could be achieved at the full build-out of this residential community.

As reflected in **Table 1 - Land Use Summary** the overall density of the plan area has been updated to state the density in the context of net residential area (Dwelling Units Per Net Residential Hectare). This results in an increase in Dwelling Units Per Net Residential Hectare (DUPNRH) to 31.3.

3.3 Parks & Open Space

In order to enhance access to, and provide more equitable availability of park space, this amendment proposes several changes to the park distribution in the ASP as shown in **Exhibit 3 - Open Space & Walkways**.

The Plan includes a number of proposed and developed park sites throughout the neighbourhood. These sites include the fully developed central SWMF feature with view point parks, totaling 1.19 hectares; a 2.96 hectare site in the northeast; a proposed 2.16 hectare parcel to retain a tree stand in the southeast corner of the neighbourhood; and two small developed sites in the north portion of the plan area totalling 0.15 hectares. Existing developed parks and built amenities include a skating rink, toboggan hill and playground to promote a sense of community.

These described park areas comprise a total of 6.46 hectares, which represents the complete 10% Municipal Reserve dedication requirement for the plan area.

A walkway system around the stormwater facility and a substantial network of multi-ways and walkway linkages throughout this neighbourhood will be provided in addition to the park land dedications. The proposed parks, open space system and network of multi-ways and walkway linkages are shown in **Exhibit 3**.

3.4 Schools & Student Generation

There are no plans to locate a school within the Robinson neighbourhood, as determined by the local School Boards. The developing Meadowview Park neighbourhood to the west includes a future school site to accommodate an elementary school and associated playing fields. The future school site is located in the south portion of Meadowview Park and therefore situated relatively close to this neighbourhood.

The following table is an update of the student generation statistics for the plan area.

Table 2 - Estimated Student Generation

	Kindergarten/ Elementary	Junior High	Senior High	Total Estimated Students
Public	472	101	53	625
Separate	254	54	29	337
Total Students (Distribution)	726 (75.4%)	155 (16.1%)	82 (8.5%)	962 (100.0%)

Student Generation Assumptions:

Black Gold School District estimates that each residential dwelling will generate 0.65 students.

The Public School System estimates the capture of 65% of students generated.

4 Transportation & Utilities

4.1 Transportation Network

The plan proposes two key changes to the roadway network:

- extension of the collector road, Robinson Boulevard from C.W. Gaetz Road to the east edge of the plan area; and
- deletion of the south portion of Robinson Drive connecting to Township Road 493.

This ASP recognizes the requirement to accommodate future roadways and/or widening of existing roads. **Exhibit 4** has been updated to reflect changes to the road network for the plan area.

The proposed changes to the roadway network will enable an efficient and economical roadway configuration that responds to future, logical land development patterns and the provision of vehicular, pedestrian and cyclist access.

Road right-of-way widths and cross sections will be designed and developed to City of Leduc's standards, recognizing the opportunity to modify the design as these standards may change in the future. C.W. Gaetz Road will be completed as a development requirement and shall be built to a major collector standard which includes both multiway and sidewalk.

4.2 Servicing Infrastructure

The Servicing **Exhibits 5, 6 and 7** have been updated to include the utility pipe sizes and preliminary local road alignments.

4.2.1 Stormwater Management

The SWMF has been fully developed in the initial stages of development in the plan area.

Exhibit 5 - Stormwater Management shows the stormwater system proposed for the plan area in the context of the proposed plan amendment.

4.2.2 Water Service

A 250 mm watermain southeast of McKay Close in the Meadowview Park neighbourhood located to the west, has been extended to the ASP lands. A combination of this watermain and a 350 mm watermain extension from Meadowview Park are required to provide adequate fire flows for single family residential and multi-family residential developments.

Exhibit 6 - Water Service, shows the general layout of the existing and future water distribution system proposed by this ASP.

4.2.3 Sanitary Sewer

A 375 mm sanitary sewer main has been extended from southeast of McKay Close in the adjacent Meadowview Park neighbourhood south to the Plan area and services the entire neighbourhood. **Exhibit 7 – Sanitary Sewer Services** shows the proposed sanitary sewer configuration for the existing and future system.

4.3 Development Staging

As shown in **Exhibit 8**, Stages 1 through 7 have been constructed and completed. **Exhibit 8** has been updated to show the anticipated general direction and progress of development in the Robinson plan area.

The timing of the proposed development stages will respond to and be dictated by market demand.

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ROBINSON AREA STRUCTURE PLAN AMENDMENT

Table 1 - Land Use Summary

	Hectares	Acres	Percent		
Gross Developable Area	64.61	159.65	100.0%		
Arterial Road Dedication	2.09	5.16	3.2%		
Range Road 250 Widening	0.19	0.47	0.3%		
Storm Water Management, PUL	3.55	8.77	5.5%		
Municipal Water Reservoir, PUL	0.72	1.78	1.1%		
Municipal Reserve					
NE Park Site	2.96	7.31			
SE Wood Lot	2.16	5.34			
North Pond-side Park	0.54	1.33			
South Pond-side Park	0.65	1.61			
North Park	0.10	0.25			
Stage 3 Park	0.05	0.12			
Total Municipal Reserve	6.46	15.96	10.00%		
Gross Residential Area	51.60	127.51	79.9%		
Gross Residential Area	51.6				
Collector Roadways	4.24				
Net Residential Area	47.36				
Residential Summary	Hectares	Acres	Units/ ha	Units	People
<i>Existing Development (Registered Stages)</i>					
Stage 1a	3.88	9.59	31	120	324
Stage 1b	3.58	8.85	22	79	213
Stage 2	2.62	6.47	23	59	159
Stage 3	2.54	6.28	26	67	181
Stage 4	2.10	5.19	28	58	157
Stage 5	0.94	2.32	22	21	57
Stage 6	1.00	2.47	32	32	86
Stage 7	1.07	2.64	30	32	86
<i>Future Development</i>					
Single & Semi Detached (Low Density)	27.38	67.66	30	821	2218
Medium Density Residential	2.25	5.56	85	191	421
Totals	47.36	117.03		1481	3902
Proposed Densities					
Dwelling Units Per Net Residential Hectare (du/nrha)		31.3	(du/nrha)		
Population Per Net Residential Hectare (p/nha)		82.4	persons/hectare		
Proposed Housing Mix	Units	Ratio			
Low Density	1289	87.1%			
Medium Density	191	12.9%			



CW GAETZ ROAD

ROBINSON DRIVE

SWMF

Water Reservoir

30 NEF contour line

ROBINSON DRIVE

ROBINSON BOULEVARD

TOWNSHIP ROAD 493

Legend

- Low Density Residential
- Medium Density Residential
- Park
- Public Utility Lot
- Road Dedication



ROBINSON

Area Structure Plan Amendment

EXHIBIT 2 | LAND USE

DATE: January 24, 2019
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 117577



CW GAETZ ROAD

ROBINSON DRIVE

SWMF

Water Reservoir




30 NEF contour line

ROBINSON DRIVE

ROBINSON BOULEVARD

TOWNSHIP ROAD 493

Legend

-  Park/Open Space
-  Storm Water Pond
-  Water Reservoir
-  Trail/Walkway Linkage
-  Multiway



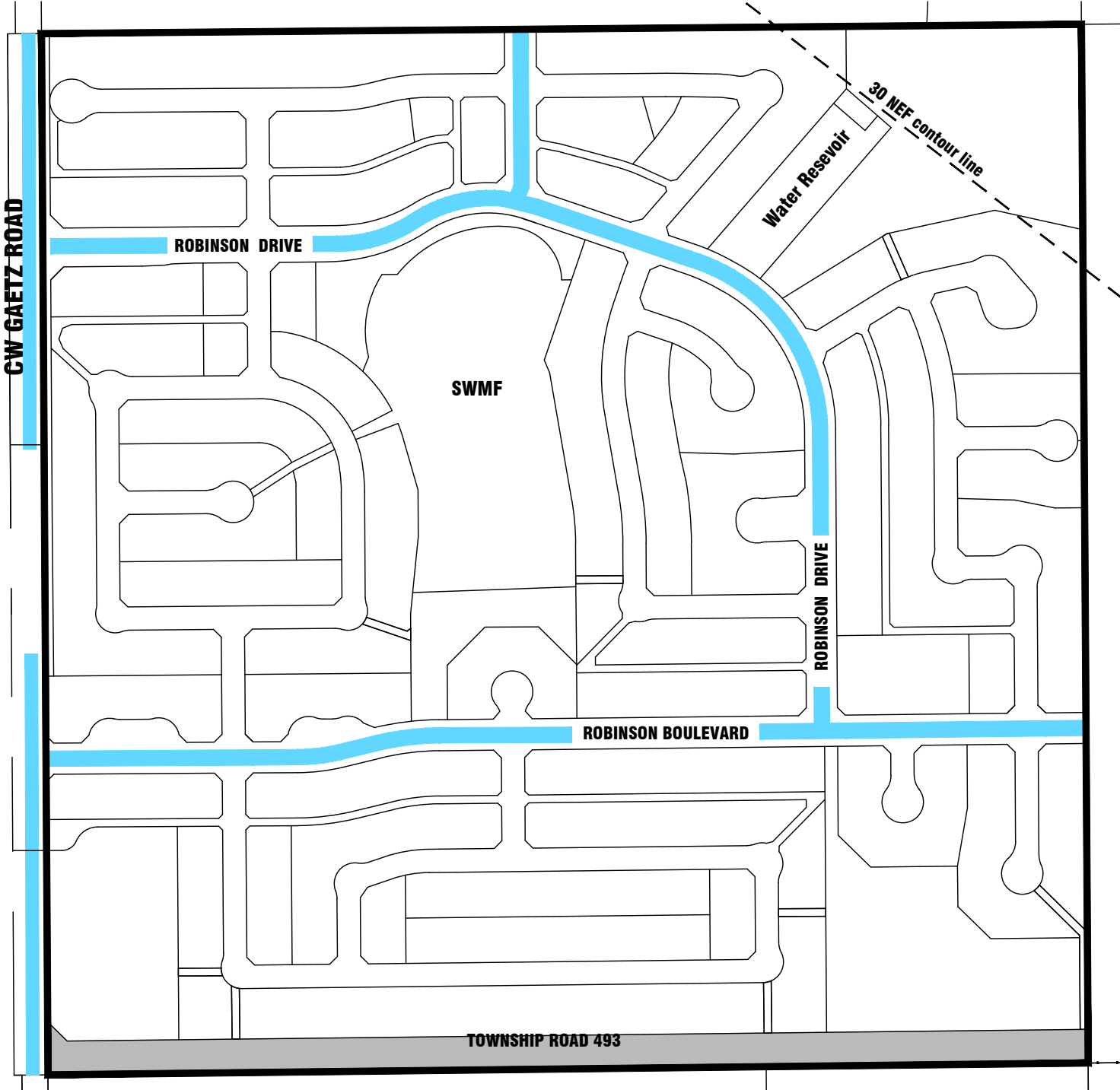
ROBINSON

Area Structure Plan Amendment



EXHIBIT 3 | OPEN SPACE AND WALKWAYS

DATE: January 24, 2019
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 117577





Legend

-  Major Collector
-  Arterial



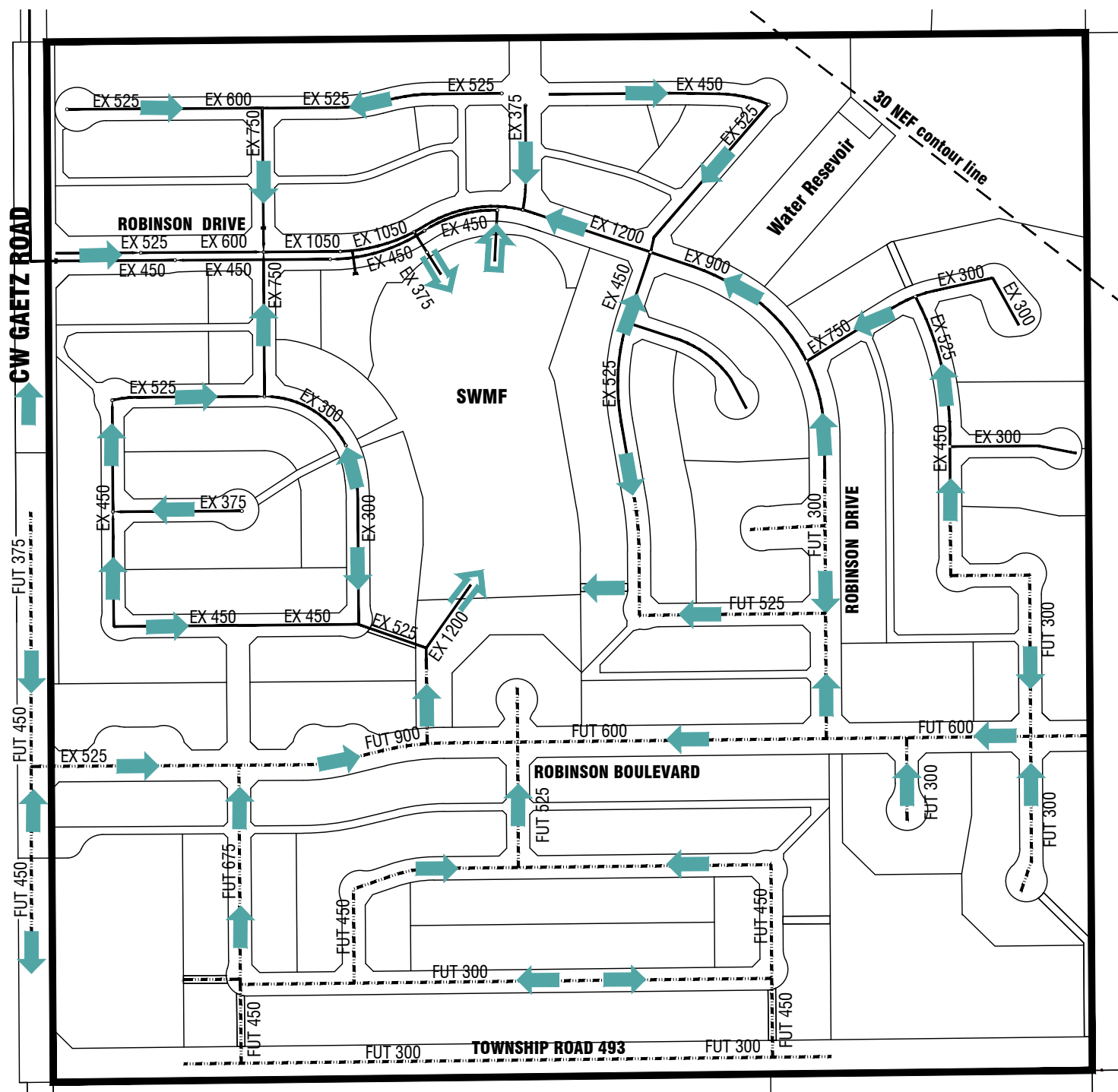
ROBINSON

Area Structure Plan Amendment

EXHIBIT 4 | TRANSPORTATION

DATE: January 24, 2019
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 117577





Legend



Direction of Flow

Inlet

Outlet

Existing Storm Line

Proposed Storm Line

* Storm along Township Road 493 and connection points into Robinson to be confirmed with detailed design in the future.

* Pipe Sizes Subject to Change As Detailed Engineering on Future Stages Advances



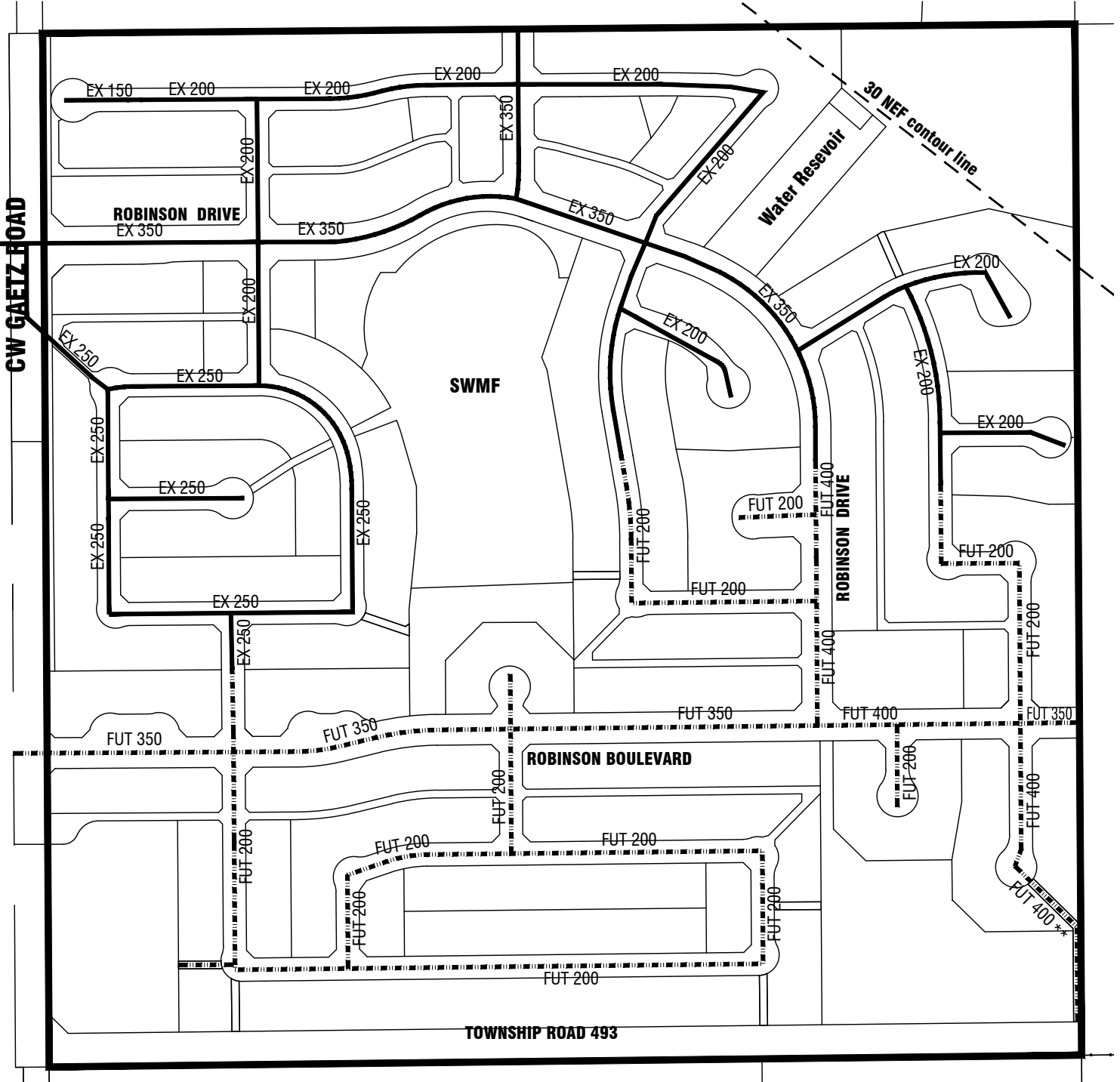
ROBINSON

Area Structure Plan Amendment

EXHIBIT 5 | STORM WATER MANAGEMENT

DATE: January 24, 2019
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 117577





Legend

- Existing Water Main
- - - Proposed Water Main

* Pipe Sizes Subject to Change As Detailed Engineering on Future Stages Advances
 ** Location of 400 WM Connection to TWP 493 subject to change with detail design.



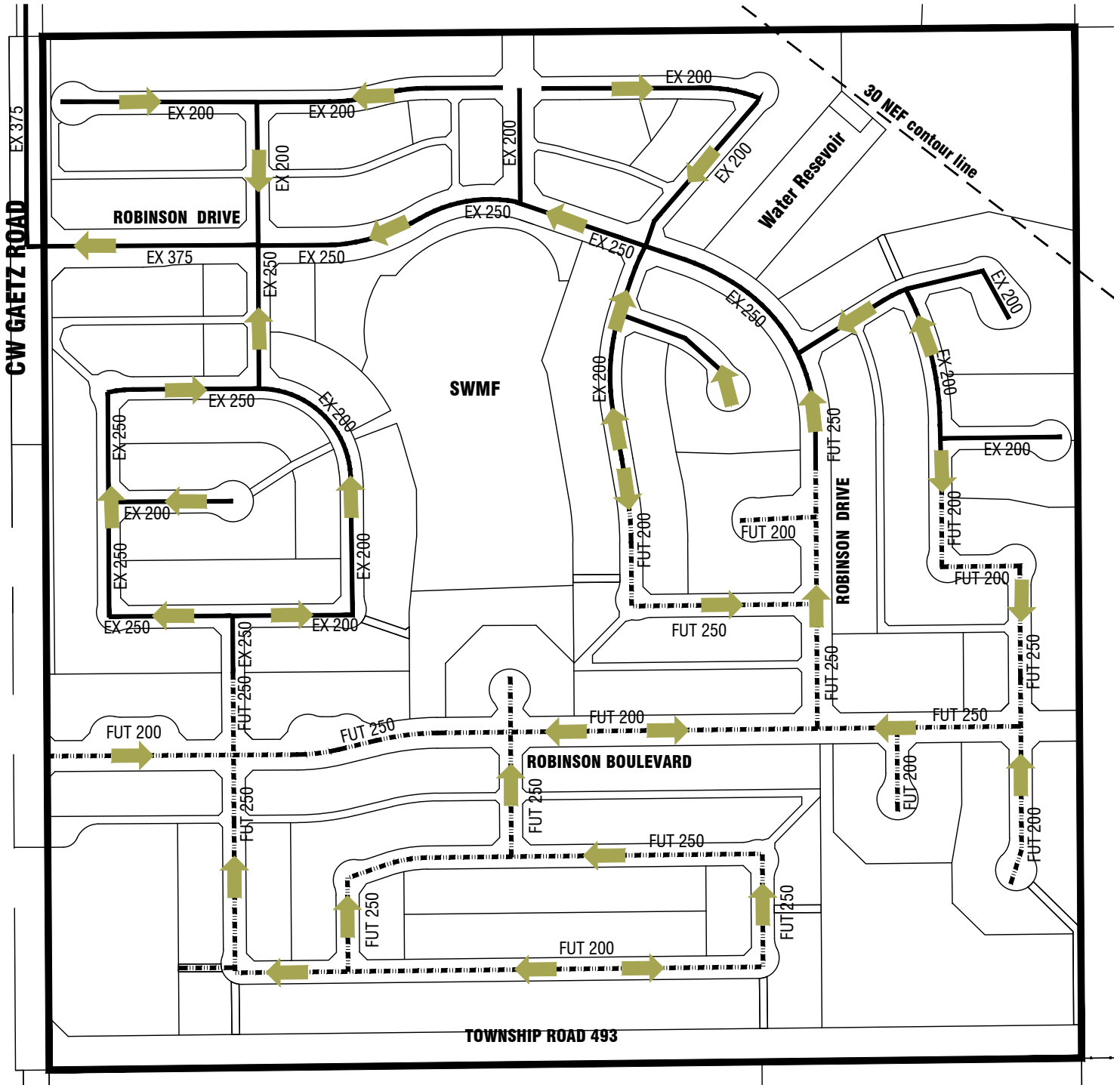
ROBINSON

Area Structure Plan Amendment

EXHIBIT 6 | WATER SERVICING

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577





Legend



Direction of Flow



Existing Sanitary Sewer



Proposed Sanitary Sewer

* Pipe Sizes Subject to Change As Detailed Engineering on Future Stages Advances



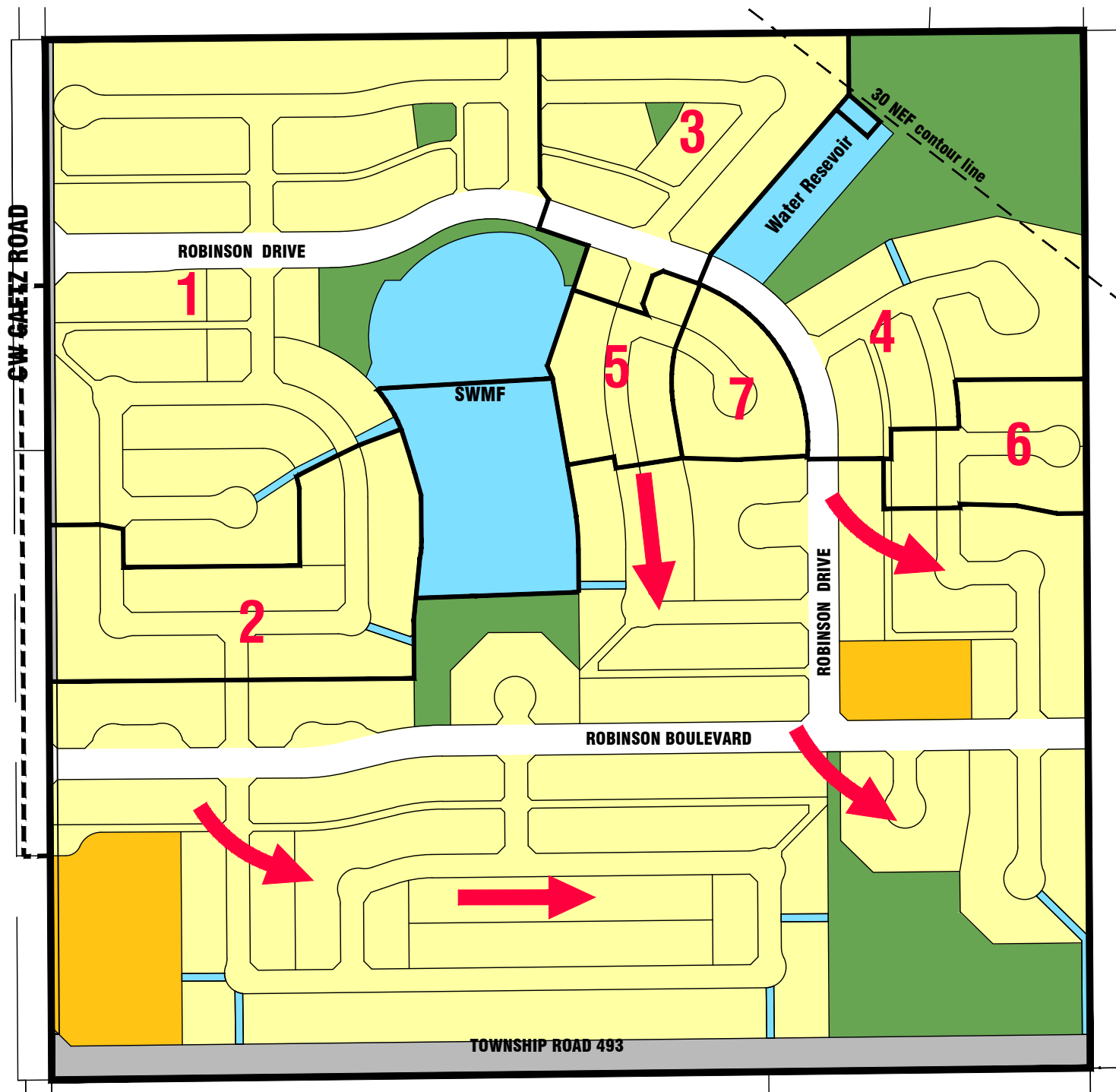
ROBINSON

Area Structure Plan Amendment








EXHIBIT 7 | SANITARY SEWER SERVICE

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577





Legend

- | | | | |
|---|----------------------------|---|--------------------------|
|  | Low Density Residential |  | Direction of Development |
|  | Medium Density Residential |  | Existing Stages |
|  | Park | | |
|  | Public Utility Lot | | |
|  | Road Dedication | | |

* Size and Order of Staging is subject to change as Development Progresses



ROBINSON

Area Structure Plan Amendment

EXHIBIT 8 | DEVELOPMENT STAGING

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577



AMENDMENT # 1 - TO BYLAW NO. 572-2004, SCENIC ACRES AREA STRUCTURE PLAN

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. 572-2004 adopts the Scenic Acres Area Structure Plan and was passed by Council on July 26, 2004;

AND: Council has deemed it expedient and necessary to amend Bylaw No. 572-2004;

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 I: APPLICATION

1. **THAT:** Schedule A of Bylaw No. 572-2004, the Scenic Acres Area Structure Plan, be amended in accordance with the attached Schedule A.

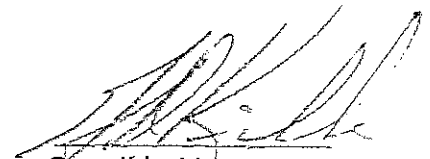
PART II: ENACTMENT

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

READ A FIRST TIME IN COUNCIL THIS 13th DAY OF MAY, AD 2013.

READ A SECOND TIME IN COUNCIL THIS 27th DAY OF MAY, AD 2013.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 27th DAY OF MAY, AD 2013.



Greg Krischke
MAYOR



Laura Knoblock
CITY CLERK

May 27, 2013

Date Signed

Beaverbrook Leduc Ltd.

**ROBINSON AREA STRUCTURE PLAN AMENDMENT
SW 1/4 SECTION 19-49-24-W4 LEDUC, ALBERTA**

REPORT

APRIL 2013



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1.0 INTRODUCTION

The location of the Scenic Acres Area Structure Plan is in the southeast corner of the City of Leduc. These lands are part of the City's expansion area annexed in 1999 to accommodate Leduc's growth in an orderly and controlled manner.

1.1 Proposed Amendment Summary

The original Scenic Acres Area Structure Plan (ASP) was approved as Bylaw 572-2004 in 2004. Development of the area has begun with two residential stages in the northwest corner of the section.

This amendment is submitted on behalf of Beaverbrook Leduc Ltd. and proposes to:

- remove the east/west collector road west of Robinson Drive;
- relocate the medium density residential site to the south access;
- revise the shape of the stormwater management facility (SWMF) and associated municipal reserve park sites;
- update the neighbourhood name from Scenic Acres to Robinson.

1.2 Plan Purpose

The purpose of this proposed amendment is to allow for redistribution of land uses and to update the status and information contained in the approved Scenic Acres ASP.

An ASP is a statutory document that provides guidelines for development of a specific area in order to allow for redistricting and subdivision application approval.

This Area Structure Plan amendment has been prepared on behalf of the beneficial owner of the property, Beaverbrook Leduc Ltd.

1.3 Plan Location

The plan area totals 64.61 hectares and is comprised of the southwest quarter section 19-49-24-W4 in the City of Leduc, Alberta. As shown on **Exhibit 1 - Local Setting**, the plan area is located in the southeast corner of the City, bounded by the municipal boundary on the east and south. C.W. Gaetz Road exists on the western edge of the property and Rollyview Road (Highway 623) is located approximately 800 metres to the north. The developing residential community of Meadowview Park lies to the west of C.W. Gaetz Road.

The development of the northwest portion of the neighbourhood has already begun and was subdivided according to the originally approved Scenic Acres ASP.

An updated **Exhibit 2** shows an aerial view of the area.

2.0 PLAN CONTEXT

STATUTORY CONTEXT

2.1 City of Leduc, Municipal Development Plan

The future direction and pattern of growth has been established by the adoption of the City's Municipal Development Plan, Bylaw No. 773-2011 as approved by City Council in April 2012.

As stated in the MDP, one of this Sector's main constraints is the Edmonton International Airport's 30 NEF contour:

- *"prohibiting new residential development on undeveloped lands where the noise contours established by the Airport Vicinity Protection Area (AVPA) Regulation exceed NEF 30, except where special area exemption designations have been granted under the APVA Regulation."*

A small portion of the Plan Area is located within the 30 NEF contour in the extreme northeast corner of the 1/4 Section. This area was approved as recreational land use and the location for an underground municipal water reservoir.

All of the land area proposed for residential uses is located outside the proposed 30 NEF, except a small portion of the rear yards of a limited number of lots adjacent to the northeast park. No homes will be constructed within the 30 NEF contour boundary.

RESIDENTIAL DEVELOPMENT

- *"ensuring that all new residential subdivision and site plans conform to the City of Leduc Neighbourhood Design Guideline;"*

This proposed amendment does not significantly change the approved neighbourhood design that includes a central focal point consisting of a central stormwater pond and municipal reserve that provides visual interest and passive recreation opportunities.

This proposed amendment to the Scenic Acres ASP has been prepared in accordance with the City of Leduc Neighbourhood Design Guidelines.

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

The neighbourhood concept plan includes several park sites distributed throughout the plan including a significant park site located in the northeast portion of the plan area, a park site in the southeast corner of the plan area which corresponds to a tree stand, a central pond amenity with adjacent park sites, and a smaller pocket park in the southern portion of the community.

HOUSING

- *"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;"*
- *"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, townhouses, or apartment dwellings..."*

The residential land use concept contained in this amendment to the Area Structure Plan proposes a mix of both single family and multiple family housing forms.

- *“supporting the provision of affordable market and financially supported housing in all new neighbourhoods;”*

In the first two stages, there is a range of lot widths and types including duplex, townhouses and single-family dwellings to appeal to different lifestyles and budgets. It is anticipated that this range of choices will continue with future stages.

RECREATION AND OPEN SPACE

- *“ensuring that all new residential neighbourhoods have full access to... open space, recreational facilities, and educational institutions;”*

The Scenic Acres ASP includes a number of park sites of varying sizes as well as an extensive open space system surrounding the proposed SWMF and a municipal reserve lot in the southeast to provide opportunity to retain an existing tree stand.

This Plan includes an extensive pedestrian network, connecting the central SWMF with the neighbourhood park sites through use of sidewalks and walkway connections. This local pedestrian network provides the opportunity to link-up with the multi-way system located across C.W. Gaetz Road.

SITE CONTEXT

2.2 Site Features

The site conditions for the ASP area are generally unchanged. Grading and construction activities have taken place for the first two stages.

Exhibit 2 provides an updated aerial view of the Plan Area and the surrounding lands in the summer of 2012. As seen in this photograph, much of the quarter section has been in agricultural use. Tree stands exist in the southeast and southwest portions of the property. The extent of recent development in 2012 for Stages 1 and 2 is evident in this exhibit.

Since the Scenic Acres ASP was approved, development has commenced in the northeast corner of the quarter section with Stages 1 and 2 approved and under construction. This development includes the upgrading of C.W. Gaetz Road, and construction of the first stages of a SWMF and Robinson Drive.

Exhibit 3 illustrates the topography of the property prior to development. There is no update to this exhibit.

3.0 LAND USE CONCEPT

3.1 Neighbourhood Design Rationale

This proposed amendment would facilitate a change in the neighbourhood design to produce a more connected and walkable neighbourhood. By elongating the shape of the stormwater pond, the amenity area is accessible to more residents, providing enhanced pedestrian connectivity and opportunities for informal recreation.

Walkable design has been given careful consideration in this neighbourhood plan through maintaining the multi-way trail along Robinson Drive with connections to the sidewalk system through the neighbourhood and around the stormwater pond.

The residential neighbourhood proposed by this Area Structure Plan comprises a range of housing types and forms including low density single detached homes to medium density housing. The Plan proposes medium density housing sites located at the perimeter of the quarter section with direct access to the collector road system reducing traffic internal to the neighbourhood.

A centrally located SWMF will provide servicing infrastructure as a wet pond creating a neighbourhood focal point for passive recreational opportunities. There is direct public access and a view of the SWMF from Robinson Drive, helping to create a sense of place for the community.

The proposed Land Use Concept is illustrated in **Exhibit 4** and the associated Land Use Summary is presented in **Table 1**.

3.2 Residential

3.2.1 LOW DENSITY RESIDENTIAL

Residential lands are the predominant land use within the Plan Area and make up more than eighty percent of the developable area.

The Robinson ASP provides the flexibility to provide a range of housing choices based on market demand. Housing may fall under the MUR, RNL, RSL and RSD Districts of the City's Land Use Bylaw. This will help to create affordability for different levels of income and lifestyle choices.

Table 1 shows that the proposed low density area measures 43.63 hectares, corresponding to a potential of 1,102 residential dwelling units, of which 10.16 hectares and 258 units have been approved and subdivided. At an estimated 2.7 persons per dwelling unit, the resulting population that could reside in these proposed and existing low density homes is 2,976 people. This estimated number of low density housing units corresponds to 81.0% of the total number of proposed dwellings within the Area Structure Plan.

3.2.2 MEDIUM DENSITY RESIDENTIAL

In order to facilitate orderly development of the neighbourhood, this amendment proposes relocating the two medium density residential sites from the northeast corner of the neighbourhood to the future south access.

Relocating the medium density sites to the edge of the neighbourhood will reduce the volume of traffic on Robinson Drive and will provide those residents more direct access to the future arterial roadway planned for Township Road 493.

In total 4.32 hectares of land are proposed for medium density housing forms which could yield approximately 259 dwelling units. The Plan proposes two medium density residential sites and a corresponding density estimate of 60 units per hectare has been used for the density calculations reported in Table 1, Land Use Summary. Using an average household size of 2.2 persons, the medium density component of this community could generate a total of 570 people.

As proposed under this amendment, the total number of all types of residential units is estimated to be 1,361, which corresponds with a population projection of 2,546 persons. A neighbourhood population density of 54.9 persons per gross developable hectare could be achieved at the full build-out of this residential community.

As reflected in **Table 1 – Land Use Summary** the overall density of the neighbourhood is unaffected by this amendment, remaining at approximately 21 units per hectare. The medium density sites will provide opportunities to develop semi-detached, town houses or apartment dwellings under the MUR and MUC districts.

3.3 Parks & Open Space

In order to enhance access to, and provide more equitable availability of park space, this amendment proposes several changes to the park distribution in the ASP as shown in **Exhibit 5 – Open Space & Walkways**.

The park site added to the south edge of the SWMF provides improved access for residents to recreational amenity space and enhances pedestrian connectivity throughout the plan area by extending the park further south.

This amendment updates the plan to show a pocket park site in the northwest corner of the neighbourhood. This park was added as part of the approved subdivision for Stage 1.

The Plan includes a number of park sites throughout the neighbourhood including the central, SWMF feature with view-point parks, totaling 1.25 hectares; a 2.86 hectare site in the northeast; a 2.00 hectare parcel to retain a tree stand in the southeast corner of the neighbourhood; a 0.20 hectare site in the southwest portion of the community and two additional sites in the north of the Plan area totalling 0.15 hectares.

These described park areas comprise a total of 6.46 hectares, which represents the complete 10% Municipal Reserve requirement for dedication.

A walkway system around the stormwater facility and a substantial network of multi-ways and walkway linkages throughout this community will be provided in addition to the park land dedications. The proposed parks, open space system and network of multi-ways and walkway linkages are shown in **Exhibit 5**.

3.4 Schools and Student Generation

There are no plans to locate a school within this Area Structure Plan, as determined by the local School Boards. The developing Meadowview Park community to the west includes a future school site to accommodate an elementary school and associated playing fields. The future school site is located in the southeast portion of Meadowview and therefore situated relatively close to this neighbourhood.

The following table updates the student generation statistics, based on the amendment.

Table 2 -Estimated Student Generation

	Kindergarten/ Elementary	Junior High	Senior High	Total Estimated Students
Public	434	93	49	575
Separate	234	50	26	310
Total Students (Distribution)	667 (75.4%)	142 (16.1%)	75 (8.5%)	885 (100.0%)

Student Generation Assumptions:

Black Gold School District estimates that each residential dwelling will generate 0.65 students. The Public System captures 65% of students generated.

3.5 Public Utilities

Stormwater will be managed with the construction of a wet storm pond, located centrally within the neighbourhood. The storm pond facility will be designated as a Public Utility Lot (PUL) and based on the Master Drainage Plan volume calculations, will be about 3.55 hectares in size.

A proposed reservoir is to be located in the northeast portion of the neighbourhood directly accessible to the collector roadway and will be incorporated into the open space of the adjacent municipal reserve parcel. It is estimated that the land area required to accommodate the water reservoir and associated pump house is 0.72 hectare, which is to be located within a PUL.

4.0 TRANSPORTATION AND UTILITIES

This amendment proposes reclassifying the southern east-west collector road to a local road standard between Robinson Drive and C.W. Gaetz. That portion of the road east of Robinson Drive will be built and maintained to a minor collector standard. Future access to C.W. Gaetz Road will be maintained as a local road connection.

This change is supported by a traffic study completed by IBI Group in April 2013 that finds future neighbourhood traffic volumes that are not significant enough to require a collector standard.

Based on the Traffic Assessment for Robinson completed by IBI Group and dated April 9, 2013, a third access will be required to the south boundary road in order to accommodate a build-out of the neighbourhood beyond 835 units. The City will assess traffic volumes on the applicable subdivision review once the unit count in the neighborhood is within 50 units of the 835 unit capacity in order to determine the timing of this connection. The developer may construct the portion between C.W. Gaetz Road and Robinson Drive in order to continue development if the City has not yet constructed the south boundary road and the offsite levy bylaw at that time does not contemplate construction of the south boundary road. The City will then reimburse the developer in the year that the funding is allocated from the Offsite Levies.

The traffic study is submitted under separate cover in support of this proposed ASP amendment.

A traffic signal may be required in the future at the intersection of Robinson Drive and Township Road 493. The need for a traffic signal will be evaluated with future subdivisions.

4.1 Transportation Network

This Area Structure Plan recognizes the requirement to accommodate future roadways and/or widening of existing roads. The future arterial roadway located on the southern boundary of the Plan Area will require a total right-of-way of 52.0 metres and half of this right-of-way will be provided with a dedication of 26.0 metres. In the event that the City adopts a different standard for this roadway and/or the right-of-way requirements change, the actual amount of dedication required to support this future arterial will be determined at the time of subdivision.

An internal roadway connection to this future arterial on the southern boundary of the neighbourhood has been included as part of the proposed circulation system developed for the neighbourhood. There has also been provision made for a minor collector roadway linkage to the east to serve SE 1/4 Section 19.

The Plan also provides for a 6.0 metre widening of C.W. Gaetz Road south of Robinson Drive which abuts the site on the west boundary and is the major transportation route from this community to access the City of Leduc and surrounding areas.

Exhibit 6 has been updated to reflect these changes to the arterial road right-of-way dedication and proposed internal collector road network.

An updated traffic impact assessment for the Plan area is submitted for review under separate cover.

4.2 Servicing Infrastructure

The Servicing **Exhibits 7, 8 and 9** have been updated to include the pipe sizes and preliminary local road alignments.

4.2.1 STORMWATER MANAGEMENT

The northern portion of this SWMF has been completed along with the first stages of development in the neighbourhood. **Exhibit 7 - Stormwater Management** shows the conceptual stormwater system proposed for the Plan Area.

4.2.2 WATER SERVICE

A 250 mm watermain southeast of McKay Close in the Meadowview Park subdivision has been extended to the ASP lands. A combination of this watermain and a 350 mm watermain extension from Meadowview Park are required to provide adequate fire flows for single family residential and multi-family developments.

Exhibit 8 - Water Service, shows the general layout of the existing and future water distribution system proposed by this Area Structure Plan.

4.2.3 SANITARY SEWER

As shown in **Exhibit 9 - Sanitary Sewer Service**, A 375 mm sanitary sewer main has been extended from southeast of McKay Close in the adjacent Meadowview Park community south to this Plan Area and services the entire neighbourhood.

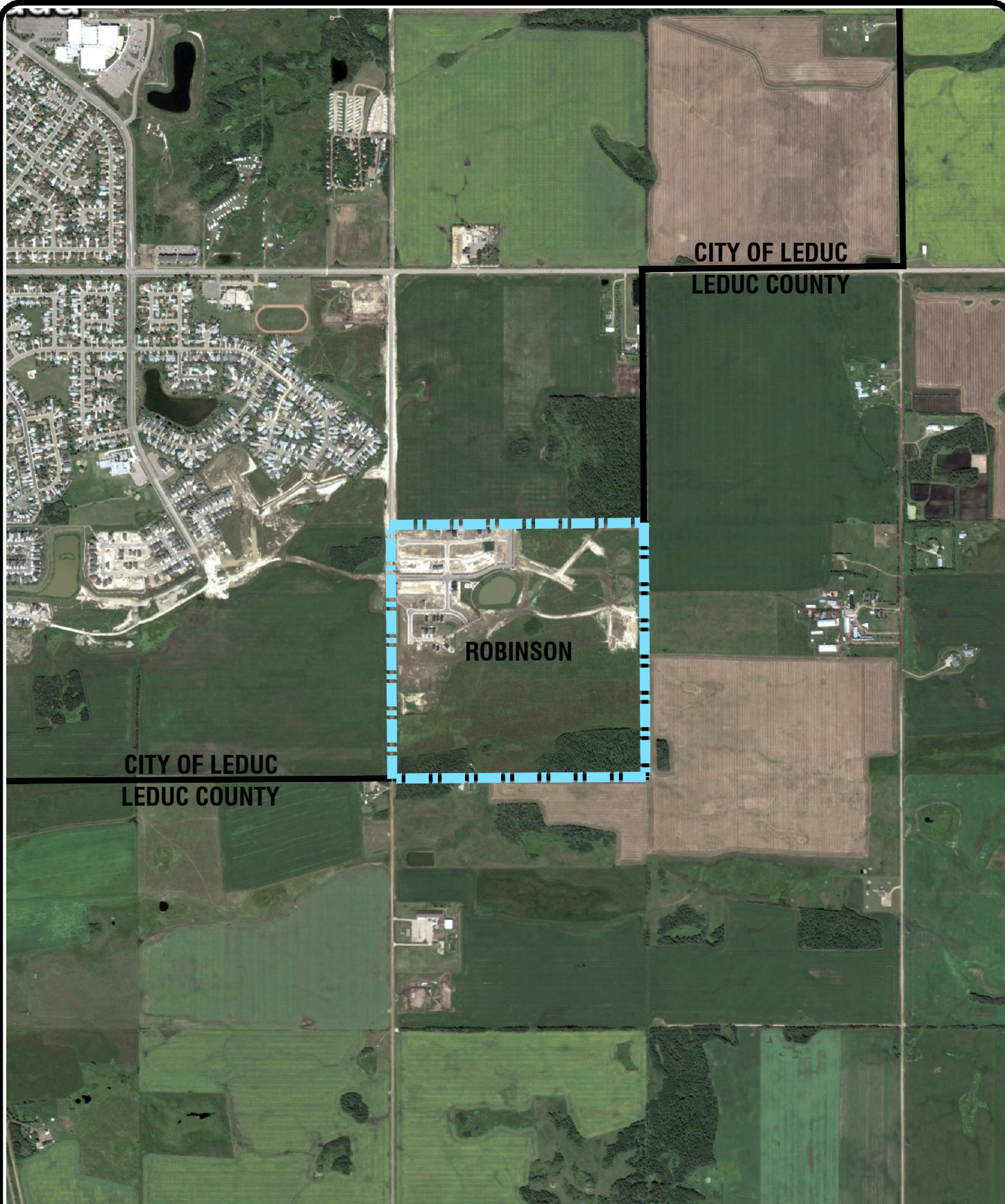
4.3 Development Staging

As shown in **Exhibit 10**, the first stage of development will occur in the northwest portion of the plan area, of which Stage 1 and 2 subdivisions have been approved by the City and are under construction. **Exhibit 10** has been updated to show the anticipated phasing of development which will follow Robinson Drive towards the southeast.

The first stage of development included the northern portion of the SWMF and a portion of the collector roadway, Robinson Drive. The first stage of construction also included the upgrade/resurfacing of C.W. Gaetz Road from Rollyview Road to Robinson Drive.

As a result of limitations imposed by available water pressure and fire flows, no multi-family sites are included in the first stage of development.

Exhibit 10 also illustrates the conceptual local roadway system as proposed at this preliminary stage of the planning process. This road layout and lot configuration is conceptual only and may change as detailed planning for this neighbourhood is advanced.



April 2013

Robinson
Area Structure Plan
Exhibit 2
Aerial View



Legend

- Low Density Residential
- Medium Density Residential
- Park
- Public Utility Lot
- Road Dedication

PRELIMINARY DESIGN SUBJECT TO CHANGE



April 2013

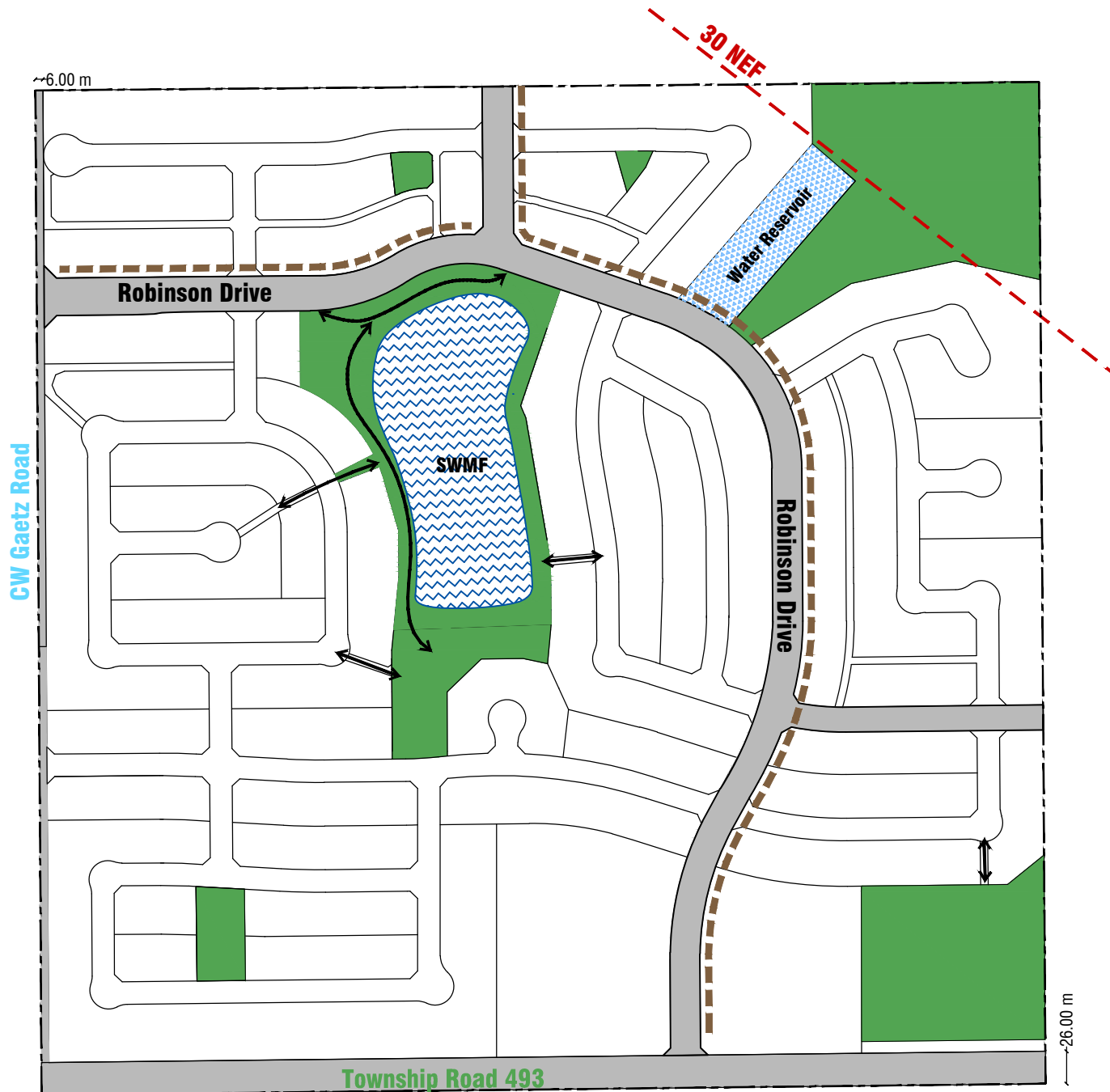
Robinson
Area Structure Plan
Exhibit 4
Land Use



Legend

- Park/Open Space
- Storm Water Pond
- Water Reservoir
- Trail/Walkway Linkage
- Multiway

PRELIMINARY DESIGN SUBJECT TO CHANGE








April 2013

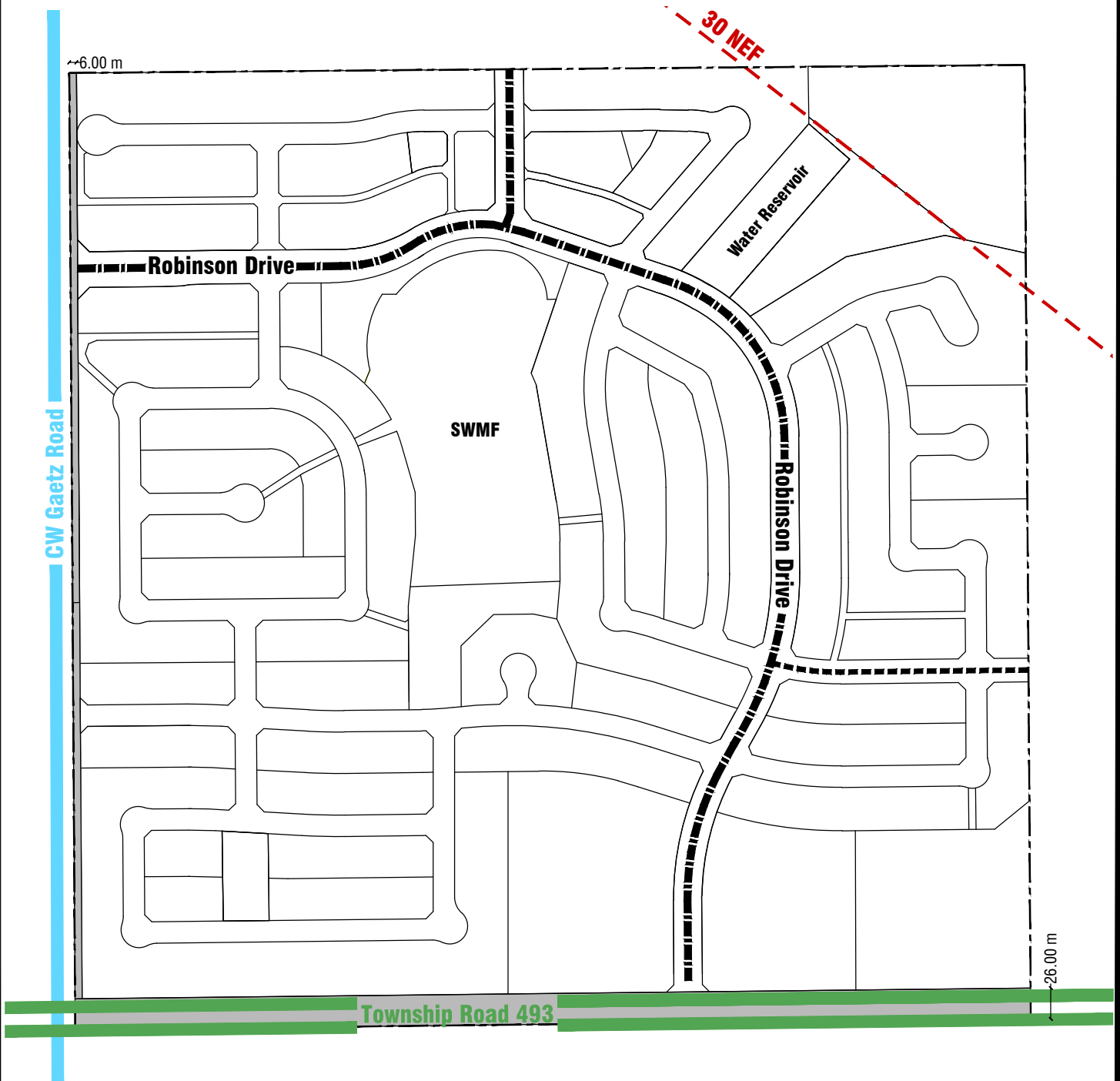
Robinson
Area Structure Plan
Exhibit 5
Open Space and Walkways



Legend

-  Major Collector
-  Arterial
-  Major Collector
-  Minor Collector
-  Road Dedication

PRELIMINARY DESIGN SUBJECT TO CHANGE

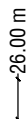


April 2013

Robinson
Area Structure Plan
Exhibit 6
Transportation



**PRELIMINARY DESIGN
SUBJECT TO CHANGE**



***PIPE SIZES SUBJECT TO CHANGE
AS DETAILED ENGINEERING ON
FUTURE STAGES ADVANCES**

**Robinson
Area Structure Plan
Exhibit 7
Storm Water Management**



**PRELIMINARY DESIGN
SUBJECT TO CHANGE**




Proposed Water Main



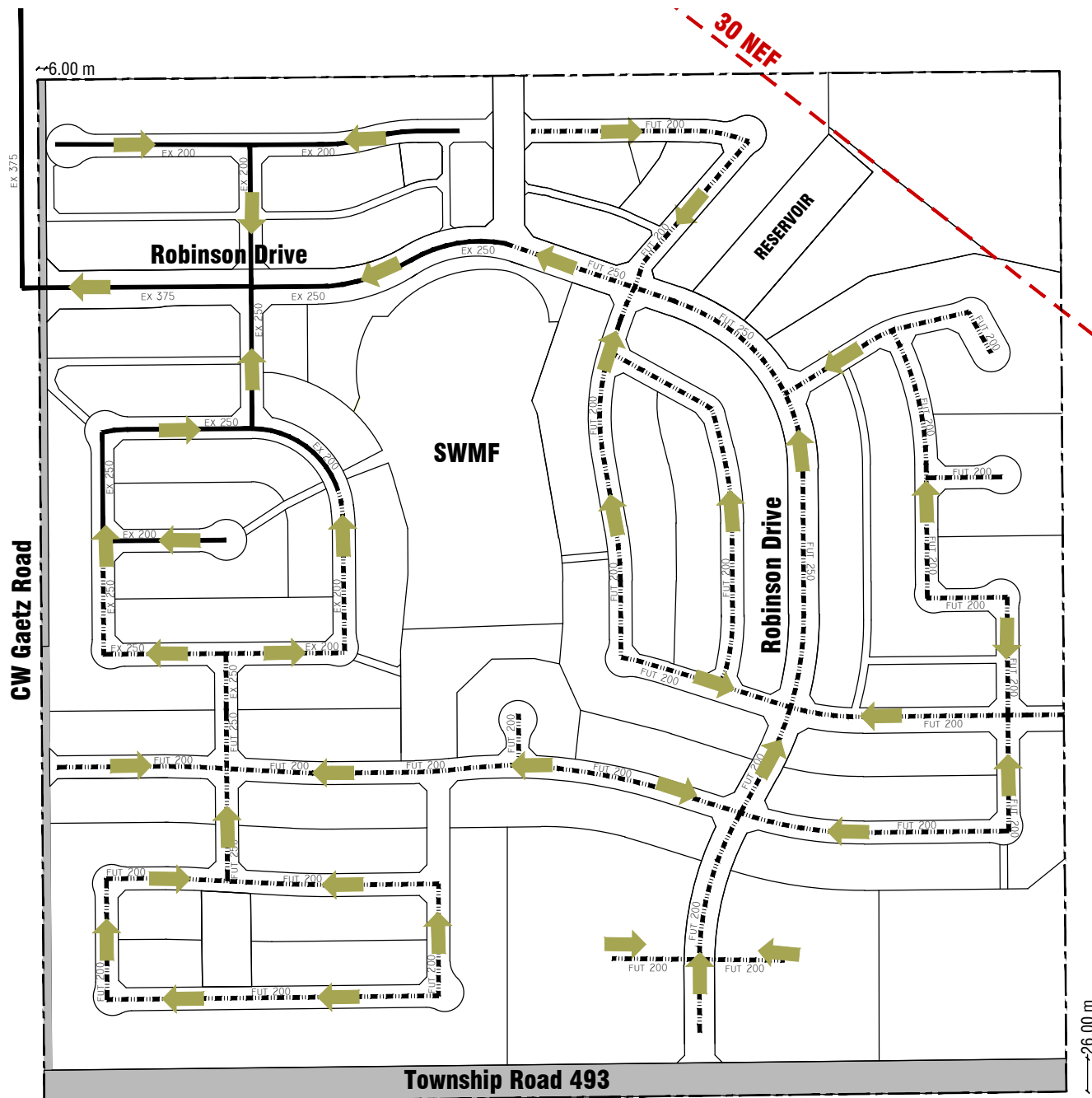
***PIPE SIZES SUBJECT TO CHANGE
AS DETAILED ENGINEERING ON
FUTURE STAGES ADVANCES**



Legend

-  Existing Sanitary Sewer
-  Proposed Sanitary Sewer
-  Direction of Flow

PRELIMINARY DESIGN SUBJECT TO CHANGE



April 2013

***PIPE SIZES SUBJECT TO CHANGE
AS DETAILED ENGINEERING ON
FUTURE STAGES ADVANCES**

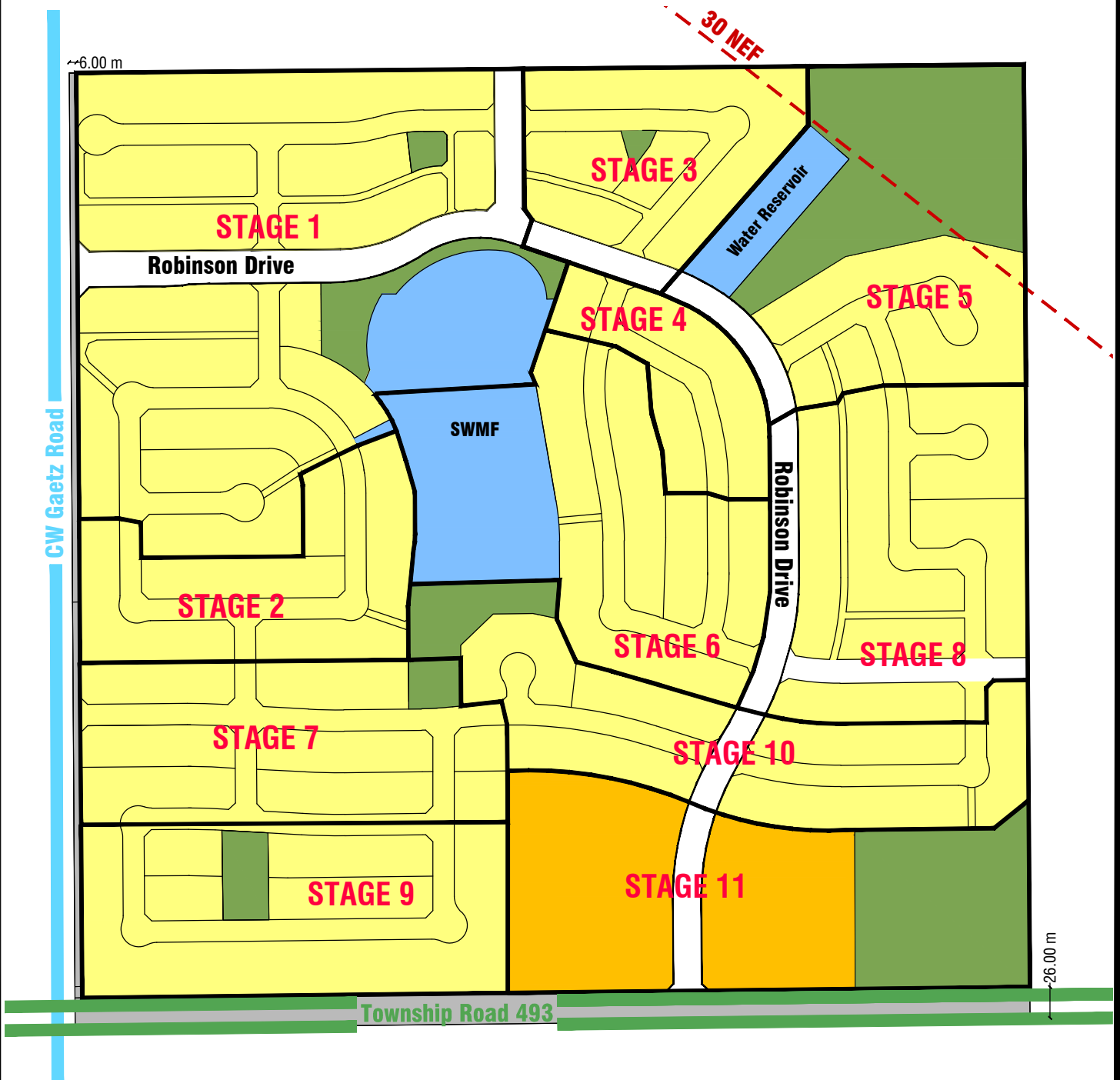
**Robinson
Area Structure Plan
Exhibit 9
Sanitary Sewer Service**



Legend

- Low Density Residential
- Medium Density Residential
- Municipal Reserve
- Public Utility Lot
- Road Dedication

PRELIMINARY DESIGN SUBJECT TO CHANGE



April 2013

Robinson
Area Structure Plan
Exhibit 10
Development Staging



ROBINSON AREA STRUCTURE PLAN - LEDUC, ALBERTA

Table 1

Land Use Summary

	Hectares	Acres	Percent		
Gross Developable Area	64.61	159.65	100.0%		
Arterial Road Dedication	2.09	5.16	3.2%		
Range Road 250 Widening	0.19	0.47	0.3%		
Storm Water Management, PUL	3.55	8.77	5.5%		
Municipal Water Reservoir, PUL	0.72	1.78	1.1%		
Municipal Reserve					
NE Park Site	2.86	7.07			
SE Wood Lot	2.00	4.94			
North Pond-side Park	0.54	1.33			
South Pond-side Park	0.71	1.75			
South Park	0.20	0.49			
North Park	0.10	0.25			
Phase 3 Park	0.05	0.12			
Total Municipal Reserve	6.46	15.96	10.0%		
Gross Residential Area	51.60	127.51	79.9%		
Gross Residential Area	51.6				
Collector Roadways	3.65				
Net Residential Area	47.95				
Residential Summary	Hectares	Acres	Units/ ha	Units	People
<i>Exisitng Development</i>					
Stage 1a	3.88	9.59	31	120	324
Stage 1b	3.58	8.85	22	79	213
Stage 2	2.7	6.67	22	59	159
Stage 3	2.38	5.88	28	67	181
<i>Future Development</i>					
Low Density Residential	31.09	76.82	25	777	2099
Medium Density Residential	4.32	10.67	60	259	570
Totals	47.95	118.48		1361	3546
Proposed Densities					
Neighbourhood Unit Density	21.1 units/hectare				
Neighbourhood Population Density	54.9 persons/hectare				
Proposed Housing Mix	Units	Ratio			
Low Density	1102	81.0%			
Medium Density	259	19.0%			



Indus Development Corp.

**Scenic Acres
Area Structure Plan**

Leduc, Alberta

SW 1/4 Sec. 19 - 49 - 24 - W4th

May 2004

MH

Coral

DESKTOP
DESTROY

Bylaw No. 572-2004

PAGE 1

Code 06/05

A BY-LAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO ADOPT THE AREA STRUCTURE PLAN FOR THE SW ¼ SECTION 19, TOWNSHIP 49, RANGE 24, WEST OF THE 4TH 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;

AND the Southwest Quarter Section 19, Township 49, Range 24, West of the 4th 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 Scenic Acres Area Structure Plan Bylaw.
- II The Scenic Acres 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 14 DAY OF JUNE, AD 2004.

READ A SECOND TIME AS AMENDED IN COUNCIL THIS 26 DAY OF JULY, AD 2004.

READ A THIRD TIME AS AMENDED IN COUNCIL AND FINALLY PASSED THIS 26 DAY OF JULY, AD 2004.


George Rogers
MAYOR


Coral Callioux
CITY CLERK

July 28, 2004
Date Signed

Indus Development Corp.

Scenic Acres Area Structure Plan

SW ¼ Section 19 – 49 – 24 – W4th
Leduc, Alberta

Consultant Team:

AMEC Land Surveys
Associated Engineering
T. Fenton Consulting
SDL Designs
MH Project Planning

- Topographical and Legal Survey
- Transportation Analysis
- Civil Engineering
- Lotting Concepts & Cadd Services
- Urban Planning & Project Management

May 2004

Scenic Acres Area Structure Plan – Leduc, Alberta
Indus Development Corp.

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Scenic Acres Structure Plan - Leduc, Alberta
Indus Development Corp.

1.0 INTRODUCTION

The particular location of this proposed Area Structure Plan lies in the extreme southeast corner of the City of Leduc. These lands are part of the City's expansion area identified years ago to accommodate Leduc's growth in an orderly and controlled manner. The development of the SW ¼ Section 19 - "*Scenic Acres*" neighbourhood is a logical continuation of the City's southeast residential sector. The requirement to prepare an Area Structure Plan as an integral part of the hierarchy of statutory planning documents comes both from the Province's Municipal Government Act, RSA 2000, Chapter M-26 and Leduc City Council.

1.1 Plan Purpose

In terms of detail and scope, an Area Structure Plan makes the intermediate step between the City's Municipal Development Plan and site specific zoning and subdivision, prior to the physical development of the property. The level of detail contained within the Area Structure Plan will describe the land uses proposed for the subject lands having due regard for the general land use designations of the municipality's adopted Municipal Development Plan; the sequence of development proposed for the plan area; the density of population that could be expected to be generated from the type, pattern and intensity of land uses proposed; and the location of major transportation routes and public utilities that may be required to serve the plan area as well as the surrounding urban settlement.

By preparing and ultimately adopting an Area Structure Plan, the municipality together with the land developer can reach agreement on the fundamental design prior to the preparation and submission of more detailed subdivision plans. In order to ensure compatibility of the proposed Area Structure Plan's land use concept and the growth pattern envisioned for the municipality as a whole, the Municipal Government Act requires conformance with the approved Municipal Development Plan.

This current Plan will examine in detail its compliance with the statutory context under which the proposed land use pattern has been prepared; the site's specific natural features and man-made constraints to development; the proposed pattern of land use for the development of this residential community; and the sequence of development under which this land area could reasonably proceed, having regard to the orderly extension of municipal infrastructure.

Scenic Acres Structure Plan - Leduc, Alberta
Indus Development Corp.

This Area Structure Plan will specifically address the described south west ¼ Section 19, and in addition will show in very general terms the potential residential development pattern for a portion of the lands to the north (NW ¼ Sec. 19 – 49 – 24 – W4th) which are located outside the boundaries of 30 NEF Contour for the Edmonton International Airport as established by the Airport Vicinity Protection Area Bylaw.

This Area Structure Plan has been prepared on behalf of the beneficial owner of the property, Indus Development Corp.

1.2 Plan Location

The plan area comprises 64.75 hectares (160 acres) being the un-subdivided south west quarter of Section 19 – Township 49 – Range 24 – west of the 4th Meridian, City of Leduc, Alberta. As shown on Exhibit 1: Local Setting, the plan area is located in the southeast corner of the City, bounded by the municipal boundary on the east and south. Range Road 250 exists on the western edge of the property and Rollyview Road (Highway 623) is located approximately 800 metres to the north. The developing residential community of Meadowview Park lies to the west of Range Road 250.

A recent low-level aerial photograph of the property and surrounding area follows Exhibit 1.

Exhibit 1 Local Setting



Edmonton
International
Airport

Canadian Pacific Railway

City Boundary

Hwy. 2

50 St.

50 Ave.

Telford
Lake

Black Gold Dr.

50 St.

Rollyview Rd.

City Boundary

Hwy. 2

Hwy. 2A

R.R. 250

City Boundary

Proposed Area Structure Plan
Scenic Acres
Leduc, Alberta

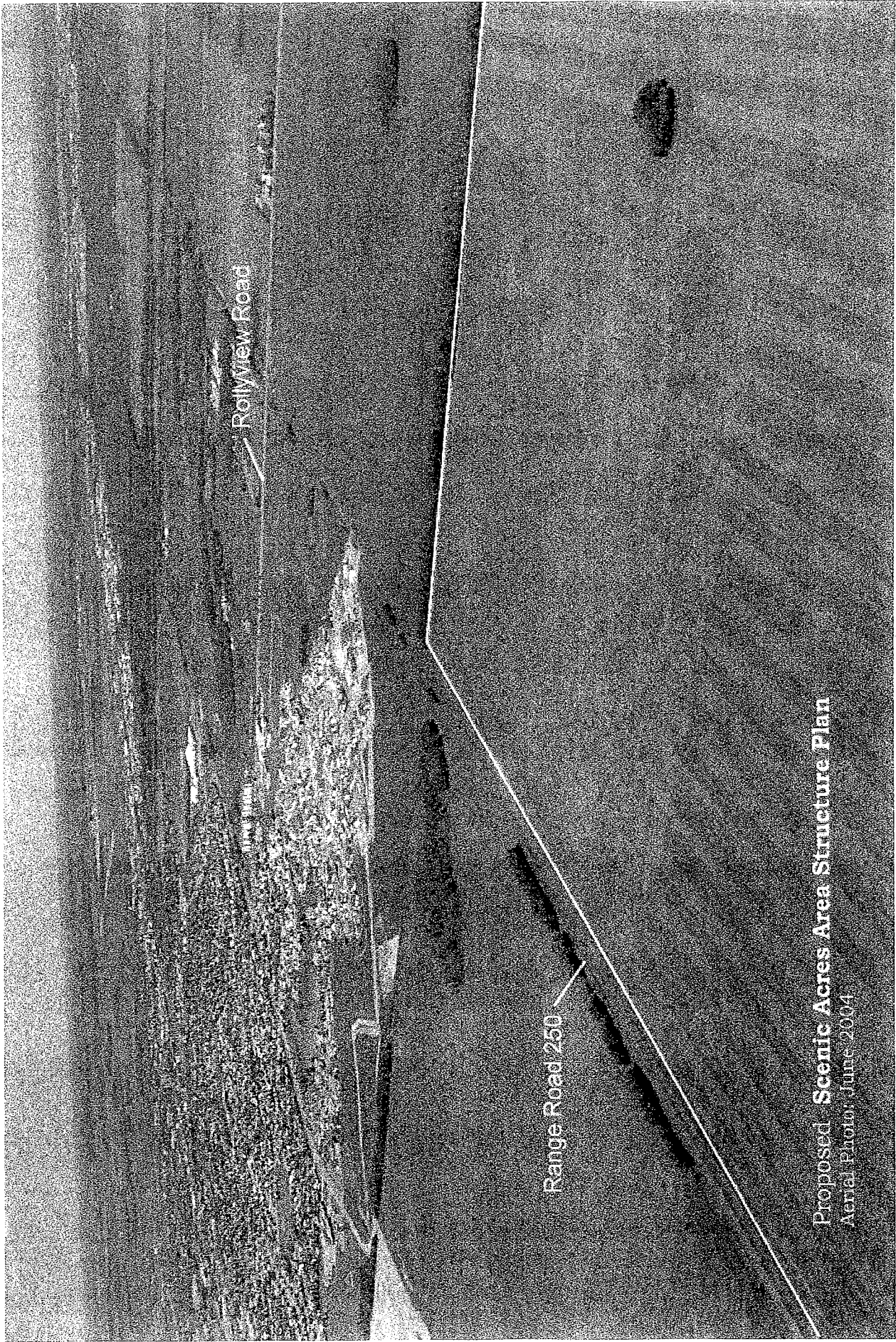
SBL

January 2004

INDUS DEVELOPMENT CORP.

MH

Map of Leduc



Proposed Scenic Acres Area Structure Plan
Aerial Photo: June 2004

2.0 PLAN CONTEXT

Statutory Context

2.1 City of Leduc, Municipal Development Plan

The future direction and pattern of growth has been established by the adoption of the City's Municipal Development Plan, Bylaw No. 457-99 as approved by City Council in December 1999.

Leduc's Municipal Development Plan (MDP) designates this area for residential development and is referred to as the "*Meadoview - Tribute - Caledonia*" Sector. The MDP describes this sector:

- *" These areas are located in the south-east quadrant of the City. The area is active, current development consists of medium and small lot single family dwellings. The constraints in this area are the adjacent CPR mainline track on the west and the 30 NEF (Noise Exposure Forecast) on the east."*

Based on the City's estimate of the future growth potential in this Sector, (Table 6 – Potential of Residential Areas, MDP 1999) this property represents approximately 40 percent of this sector's undeveloped land area and as such, will contribute significantly to the City's housing and lifestyle choices.

The MDP's Map 2 – Future Land Use is shown on the following page.

As stated in the MDP, one of this Sector's main constraints is the Edmonton International Airport's 30 NEF contour.

- *"new residential buildings and subdivisions should be located at a maximum distance . . . from major noise sources such as . . . airport runway 12/30."*










All of the land area proposed for residential uses are located outside the proposed 30 NEF. There will be a statutory public process to formally amend the Airport Vicinity Protection Area (AVPA) Plan for the International Airport and subsequent approval by Alberta's Minister of Municipal Affairs. It is acknowledged by this Area Structure Plan that any proposed residential land uses that are located in the area between the currently approved 30 NEF contour and the proposed 30 NEF cannot be rezoned for such purposes until the AVPA has been and formally adopted.



map 2

City of Leduc Municipal Development Plan 1999

Future Land Use

- | | | |
|---|---|--|
|  Residential |  Residential Reserve |  Major Public and Private Open Space |
|  Industrial |  Industrial Reserve |  District Parks |
|  Commercial |  Agriculture |  Notification Boundary |

1000 0 1000 2000 3000 Meters

Product of City of Leduc
Geomatics Services
August 2000

Scenic Acres Structure Plan - Leduc, Alberta
Indus Development Corp.

A small portion of the Plan Area is located within the proposed 30 NEF contour in the extreme northeast corner of the ¼ Section. This area is proposed for recreational land use and the location for an underground municipal water reservoir.

Neighbourhood Design (MDP Bylaw 457-99)

- *“ Carefully placed multi-family projects seem to have gained some acceptance in newer neighbourhoods. With well designed Area Structure Plans, sites can be identified that take advantage of the natural terrain and park location to blend in well with single and two family dwellings.”*
- *“The relationship between multiple family and single family development can influence a person’s choice to live in one neighbourhood or another.”*

This Area Structure Plan proposes a residential land use pattern that combines a range of housing choices for both single family and multiple family lifestyles. Locating the multi-family housing parcels adjacent to the community’s collector roadways and open space/park lands responds well to the desired locational attributes described in the City’s Municipal Development Plan.

Residential Development Policy

- *“ to ensure a high standard of neighbourhood and site designs for all future development”*
- *“ to promote safety and amenity in all residential areas”*
(Leduc MDP, Bylaw 457-99)

This Area Structure Plan proposes a residential neighbourhood design that creates a focal point surrounding a central storm water pond that provides strong visual interest and appeal; passive recreational opportunities; various single family home siting alternatives and provides future residents of this community with demonstrable pride of ownership and strong neighbourhood identity. This is particularly important for this property which lacks a significant natural, site feature.

- *“ to ensure that the relationship between open space and the built environment offers optimum liveability in neighbourhoods”*

Scenic Acres Structure Plan - Leduc, Alberta Indus Development Corp.

Adjacent to the centrally located storm pond, there are proposed view-point locations for park sites; a significant park site located in the north east portion of the plan area; a park site in the southeast corner of the plan area which corresponds to a substantial stand of trees and a smaller local park area in the southern portion of the community.

- *“ to promote streetscape policies that create an aesthetically pleasing, clean and safe environment ”*

The proposed ASP community design includes a well-defined collector loop-road system, with a very limited number of homes frontages, thereby allowing for a less interrupted traffic flow and corresponding small incidence for traffic conflicts on the neighbourhood's main thoroughfare. As well, by focusing the home frontages onto the internal system of local roadways, a greater sense of community and “good neighbourliness” can be achieved. Pedestrian access to the community's main park and recreation areas can be achieved with a greater degree of safety with well- defined crossing points and a limited number of roadway intersections.

Housing

- *“ the City will encourage greater competition between developers in developing a choice of locations, prices, and housing types in Leduc ”*

Preparation of an Area Structure Plan is required in order to bring this land into development within this identified growth sector of the City. By allowing for the orderly development of this portion of the Meadowview-Tribute-Caledonia sector a greater diversity of housing product will be brought onto the market and provide a broader housing choice for prospective residents.

- *“ the City will encourage a range of lots sizes and housing types to meet the location and needs of existing and prospective residents.”*

The residential land use concept contained in this Area Structure Plan proposes a mix of both single family and multiple family housing forms, and through the construction of a centrally located wet pond feature, will create opportunities for varied lot configurations and home siting alternatives.

- *“ the City recognizes the need to provide a range of affordable, and good quality accommodation for all families in Leduc.”*

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It is proposed that a range of lot widths will be provided, including small lot frontages, thereby creating price-sensitive, residential lot choices.

Agriculture

- *"Continued farming of vacant land - the Future Land Use Map has set aside some land for agriculture since the future urban use is not clear at this time, (a) because the land is within the 30 NEF contour"*

This Area Structure Plan includes a very general conception of the potential pattern of residential development that could occur on the lands located to the north. This "shadow plan" is shown in Appendix III to this report. Only that portion of this adjoining property which is not located within the 30 NEF contour of Runway 12/30 has been included in the shadow plan. The balance of these lands located inside the 30 NEF contour are designated as Agriculture by the City's Municipal Development Plan, Future Land Use, Map 2.

Recreation and Open Space

- *" neighbourhood parks will be located in each of the residential areas as development takes place."*
- *" district parks are required in each of the development areas shown on the Major Recreational and Open Space, Map 3."*

There is no district park designated for this area by the City's GMP. Rather the developing community of Meadowview Park to the west, will provide a district level park facility.

This Area Structure Plan does include a neighbourhood level park site as well as an extensive open space system surrounding the proposed storm water management pond and a reserve lot in the southeast to preserve an existing tree stand.

- *" the multi-way walkway system will be extended as shown on the Recreation and Open Space Map."*

Although this particular area does not have a pre-designated multi-way route within the MDP, the Plan does include a local neighbourhood

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multi-way network, tying in the central water feature with the neighbourhood park sites. This local multi-way provides the opportunity to link-up with the extensive multi-way system located across Range Road 250, in the Meadowview community.

The Services - Utilities

- *“ the City will encourage the development of wet retention and dry detention storm water ponds, with a strong preference for wet retention ponds.”*
- *“ the City will maintain policy standards for the development of storm water ponds to ensure functional and a high quality open space environment.*

This Plan proposes the development of a centrally located wet, storm water retention facility. The proposed community design places a great deal of importance on the aesthetic and recreation opportunities that the water feature will afford the residents of this neighbourhood.

SITE CONTEXT

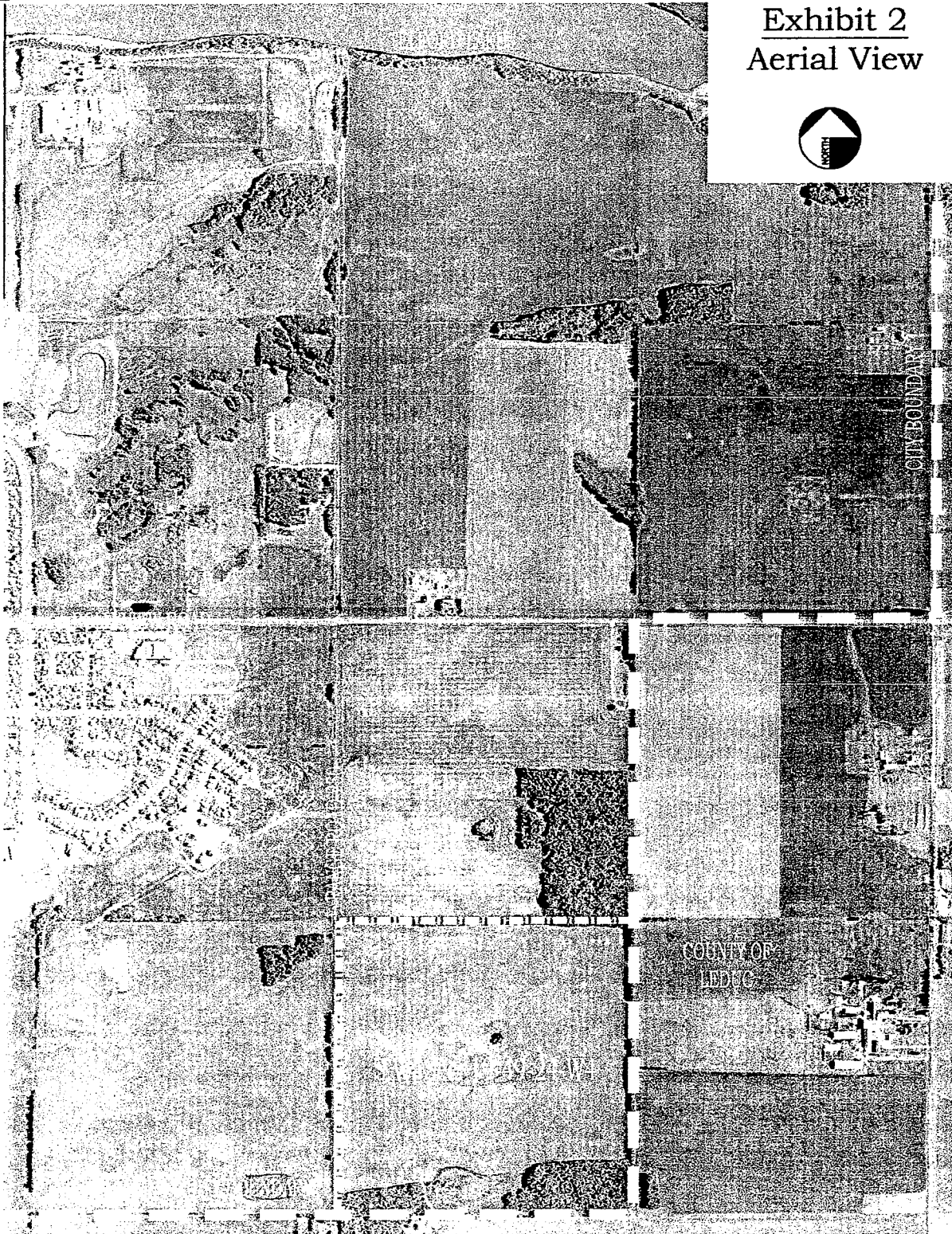
2.2 Site Features

Exhibit 2 provides an aerial view of the Plan Area and the surrounding lands. As seen in this photograph, much of the quarter section has been previously cleared for agricultural production, however substantive tree cover still exists in the southeast and southwest portions of the property.

An examination of historical aerial photography identifies that generally the same cultivation/vegetation pattern has existed for some for 50 – 60 years. Aerial photography was not available prior to this date to confirm land use prior to this time period.

Exhibit 3 illustrates the topographical form of the property which was determined on-site by an Alberta Land Surveyor. This exhibit shows a minimum ground elevation of 744.3 metres in the northwest and two high points of 748.6 and 748.7 metres midway through the quarter section on the west and east boundaries. Generally the land slopes from the east and southeast to the northwest with an elevational cross-fall of approximately 3 – 3.5 metres across the quarter section.

Exhibit 2
Aerial View



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Scenic Acres
Leduc, Alberta

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There is a slight ridge running east - west through the middle of the quarter, corresponding to the described high points.

As stated previously, there are two areas of native tree stands in the southeast and southwest portions of the Plan area. These treed areas have been inspected by the City's Parks and Recreation Department and were found to be quite healthy and relatively free of debris. These tree stands are primarily native Aspen with many other species of shrubs and trees including Wild Roses, Dogwoods, Hazelnuts and Saskatoon.

Existing Pipelines

Adjacent to the eastern boundary of this property and located within the quarter section to the east within Leduc County, there are two operating transmission pipelines. Imperial Oil Resources is the owner and operator of one of these pipelines which is licensed (Licence No. 21719)to carry blended crude bitumen, crude oil and/or synthetic crude oil. The products in this pipeline do not contain hydrogen sulphide (H_2S) and therefore are not considered a sour substance as determined by Alberta Energy and Utilities Board (AEUB). The second pipeline is operated by Atco Gas (Licence No. 30417)for the distribution of natural gas. Records obtained from the AEUB indicate that there is no H_2S contained in the gas being transported by this line.

Alberta Energy and Utilities Board's setback distances to be maintained between energy pipelines and urban development have been reviewed for this proposed ASP according to the type of development proposed and whether the pipeline facility contains sour gas. As described, these two pipelines contain no H_2S and therefore the AEUB criteria recommends that no additional setback be provided beyond the boundaries of the registered utility right-of-way.

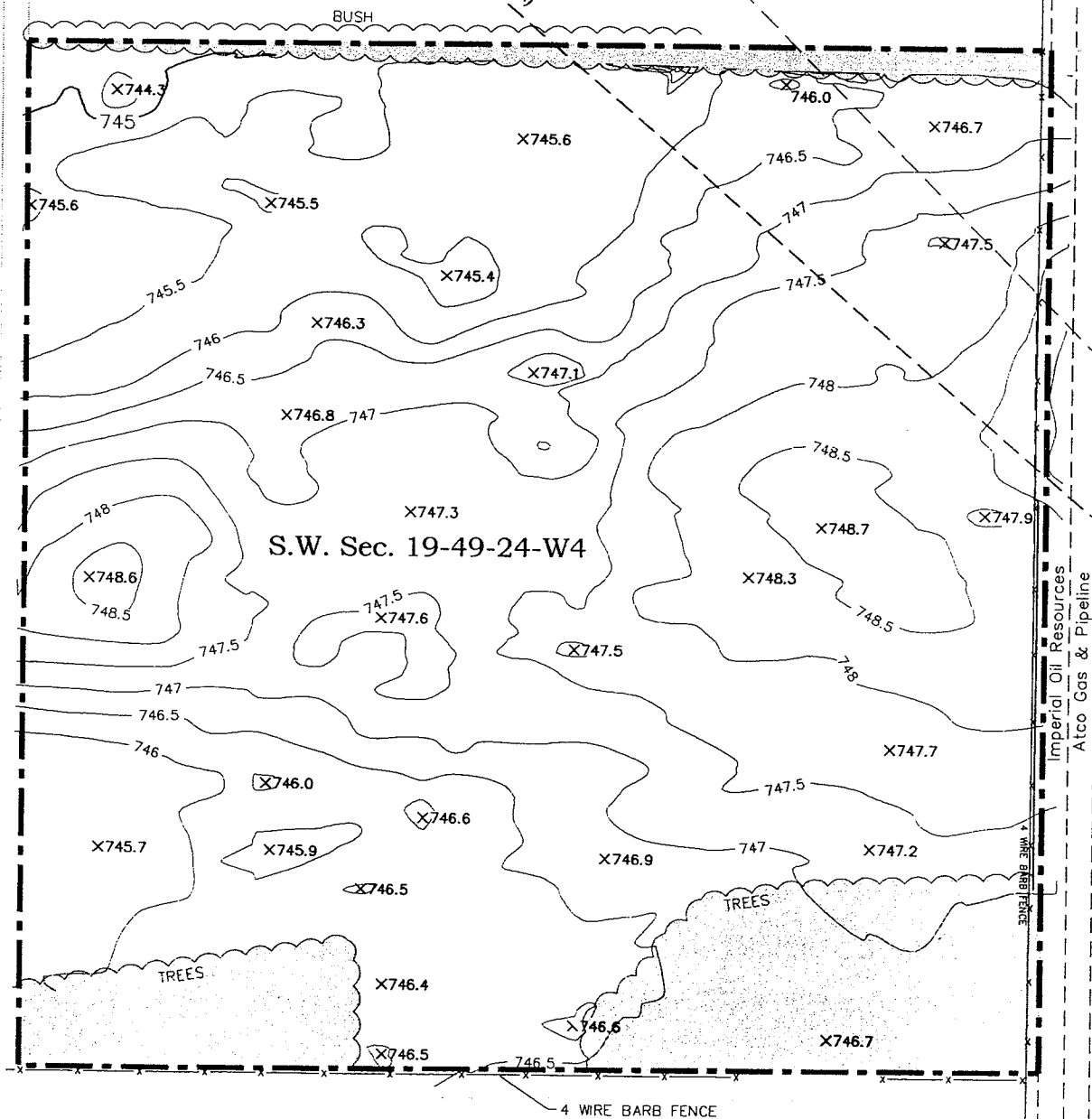
A review conducted by the AEUB determined that there are no sour gas wells operating nor licensed to operate within 5 kilometres of this area.

2.3 Archeological Considerations

A brief review of this property with Alberta Community Development, Historic Site Services did not identify any previous archeological sites of interest within this quarter section. The lack of a major natural feature, such as a creek or permanent water body suggests that the presence of an archeologically significant site is unlikely. Similarly, the majority of the quarter section has been under cultivation for some time and as such, the surface soils have been disturbed.

30 NEF (Proposed Location)

30 NEF (As Approved)



Proposed Area Structure Plan

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3.0 LAND USE CONCEPT

3.1 Neighbourhood Design Rationale

The residential neighbourhood proposed by this Area Structure Plan comprises a range of housing types and forms – low density single detached homes to medium density, multi-story apartment housing. As a stated objective of Leduc's City Council, the provision of a range of affordable housing choices for current and prospective residents has been a significant focus during the preparation of this neighbourhood's land use pattern. The Plan proposes a generous mix of multiple-unit, family-oriented housing sites, generally located at the perimeter of the quarter section, adjacent to the local collector road system and where possible, in close proximity to one of the community's open space/park features. A well-distributed network of multi-way corridors and local walkway linkages, are an integral component of this neighbourhood.

The Plan Area's lack of significant topographical variation and vegetation has also played a major role in the urban design concept that has been developed for this Plan Area. A centrally located storm water management facility will provide servicing infrastructure as a wet pond and also create a neighbourhood focal point for passive recreational opportunities. The main vehicular entry road into the community from Range Road 250 provides direct public access and unimpeded views of this water feature to dramatically improve the visual impression when first arriving into this neighbourhood. As well, a portion of the site's only undisturbed stand of trees will be preserved within a municipal reserve parcel in the Plan Area's southeast corner.

The proposed Land Use Concept is illustrated in Exhibit 4 and the associated Land Use Summary is presented in Table 1. A conceptual neighbourhood plan is included in this report following Section 4.3, Development Staging.





3.2 Residential

Low Density Residential

Residential lands are the predominant land use within the Plan Area and make up more than seventy-eighty percent of the developable area.

This plan concept strives to achieve a range of affordable housing choices and accordingly, the lot sizes will tend to be smaller, corresponding to

Exhibit 4 Land Use Concept

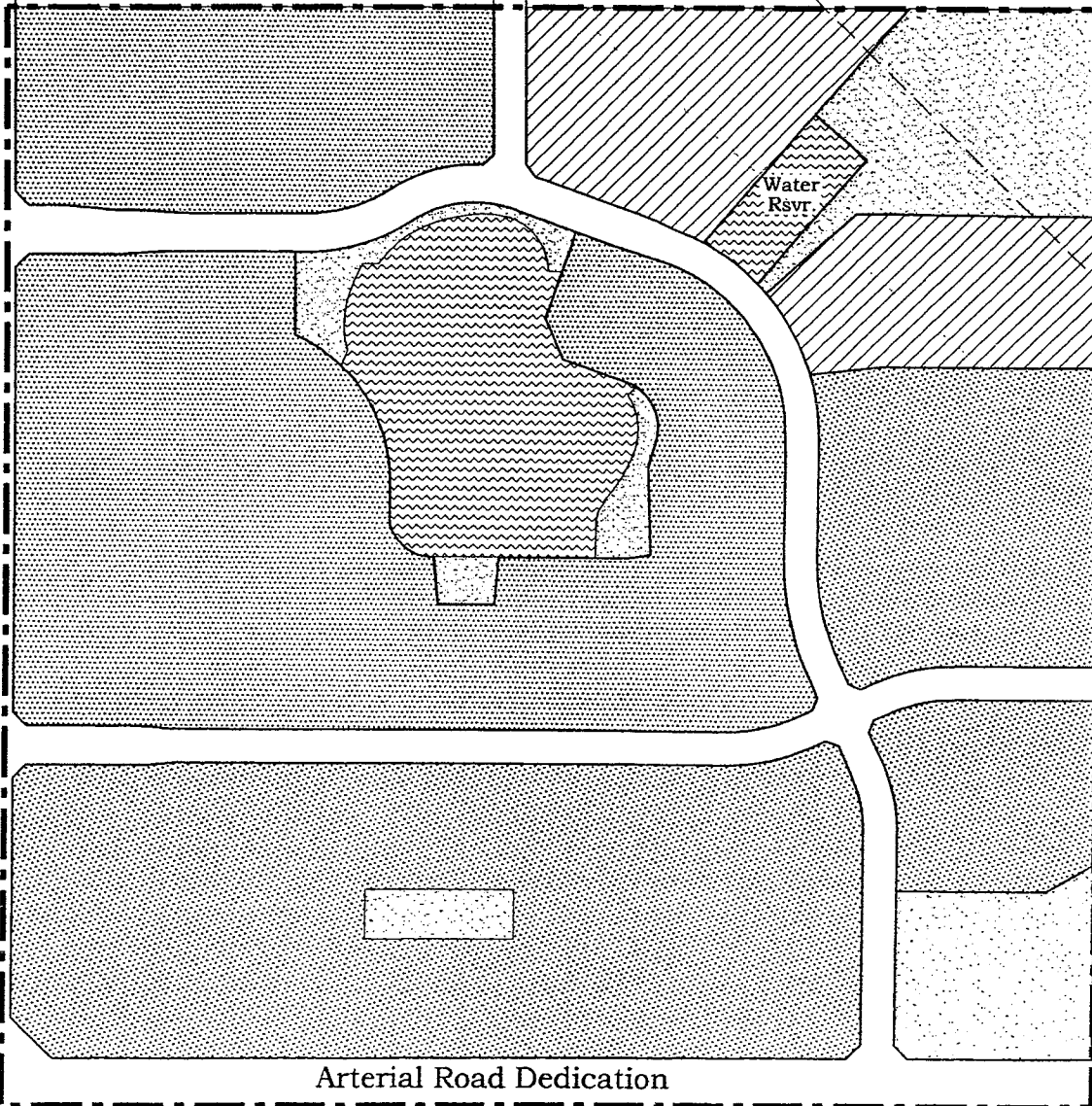
-  Low Density Residential
-  Medium Density Residential
-  Park
-  PUL

Range Road 250



30 NEF
Existing Location

30 NEF
(Approx. Location)



Proposed Area Structure Plan S.W. Sec. 19

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R-1C, R-1D and R-1E Districts of the City's Land Use Bylaw. The ability for young families to grow into their home will be facilitated by the provision of rear lane access to some single family lots, so that garage construction could be delayed without resulting in a negative visual impact on the local streetscape.

In addition to the provision of single detached lots, a number of duplex housing opportunities have been located adjacent to the collector road.

Table 1 shows that the proposed low density lands comprise 39.81 hectares corresponding to a potential of 995 residential dwelling units. An estimated density of 25 units per hectare has been used in recognition of the abundance of smaller lot configurations. At an estimated 2.7 persons per dwelling unit, the resulting population that could reside in these proposed low density homes is 2,687 people. This estimated number of low density housing units corresponds to 74.7% of the total number of proposed dwellings within the Area Structure Plan.

Medium Density Residential

To follow through with the stated design rationale, which is to provide a range of affordable residential lifestyles, a number of multiple-family sites are proposed throughout the community. These sites will range from row housing and town houses to multi-story, apartment accommodation.

In total 5.63 hectares of land are proposed for medium density housing forms which could yield approximately 338 dwelling units. The Plan proposes a mix of row housing (R-2)and medium density apartment (R-3)sites and a corresponding density estimate of 60 units per hectare has been used for the density calculations reported in Table 1, Land Use Summary. Using a household size of 2.2 persons, the medium density component of this community could generate a total of 744 people.

As proposed under this land use concept, the total number of all types of residential units is estimated to be 1,333 which corresponds to a population projection of 3,341 persons. A neighbourhood population density of 53.0 persons per gross developable hectare could be achieved at the full build-out of this residential community.

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Table 1
Land Use Summary

	Hectares	Acres	Percent
Gross Developable Area	64.75	160.00	100.0%
Arterial Road Dedication	2.44	6.04	3.8%
Range Road 250 Widening	0.49	1.20	0.8%
Storm Water Management, PUL	3.96	9.79	6.1%
Municipal Water Reservoir, PUL	0.61	1.50	0.9%
Municipal Reserve			
NE Park Site	2.99	7.40	
SE Wood Lot	1.97	4.88	
Pond-side Parks	1.03	2.54	
Southern Park	<u>0.48</u>	<u>1.18</u>	
Total Municipal Reserve	6.48	16.00	10.0%
Gross Residential Area	50.78	125.47	78.4%
Gross Residential Area	50.78	125.47	
Local Collector Roadway	<u>5.33</u>	<u>13.17</u>	
Net Residential Area	45.45	112.30	
Residential Summary	Hectares(Acres)	Units/ha	Units People
Low Density	39.81 (98.38)	25.0	995 2,687
Medium Density	<u>5.63 (13.92)</u>	60.0	<u>338</u> <u>744</u>
Totals	45.45(112.30)		1,333 3,431
Proposed Densities			
Neighbourhood Unit Density	20.6 units/hectare		
Neighbourhood Population Density	53.0 persons/hectare		
Proposed Housing Mix	Units	Ratio	
Low Density	995	74.7%	
Medium Density	338	25.3%	

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3.3 Parks & Open Space

The City's Municipal Development Plan does not identify a district-level park facility for this neighbourhood. The Plan does however propose a number of park sites and open spaces throughout the community and surrounding the central, storm pond feature with view-point parks, totaling some 1.03 hectares; a 2.99 hectare site in the northeast, a portion of which is within the 30 NEF contour; a 1.97 hectare parcel to preserve a native tree stand in the southeast corner of the neighbourhood; and a 0.48 hectare site in the south portion of the community.

These described park areas comprise a total of 6.48 hectares which represent the complete 10% municipal reserve requirement for dedication. The park components located adjacent to the storm water facility account for about 35% of the total perimeter of the storm pond.

A perimeter walkway system surrounding the storm water facility and a substantial network of multi-ways and walkway linkages throughout this community will be provided in addition to the park land dedications. The proposed parks, open space system and network of multi-ways and walkway linkages are shown in Exhibit 5.

3.4 Schools and Student Generation

Currently there are no plans to locate a school within this Area Structure Plan, as determined by the local School Boards. The developing Meadowview Park community to the west includes a future school site to accommodate an elementary school and associated playing fields. The future school site is located in the southeast portion of Meadowview and therefore situated relatively close to this proposed neighbourhood.

Estimated Student Generation




	Kindergarten- Elementary	Junior High	Senior High	Total Estimated Students
Public	425	91	48	564
Separate	229	49	26	304
Total Students (Distribution)	654 (75.4%)	140 (16.1%)	74 (8.5%)	868 (100.0%)

Student Generation Assumptions:

Black Gold School District estimates that each residential dwelling will generate 0.65 students. The Public System captures 65% of students generated.

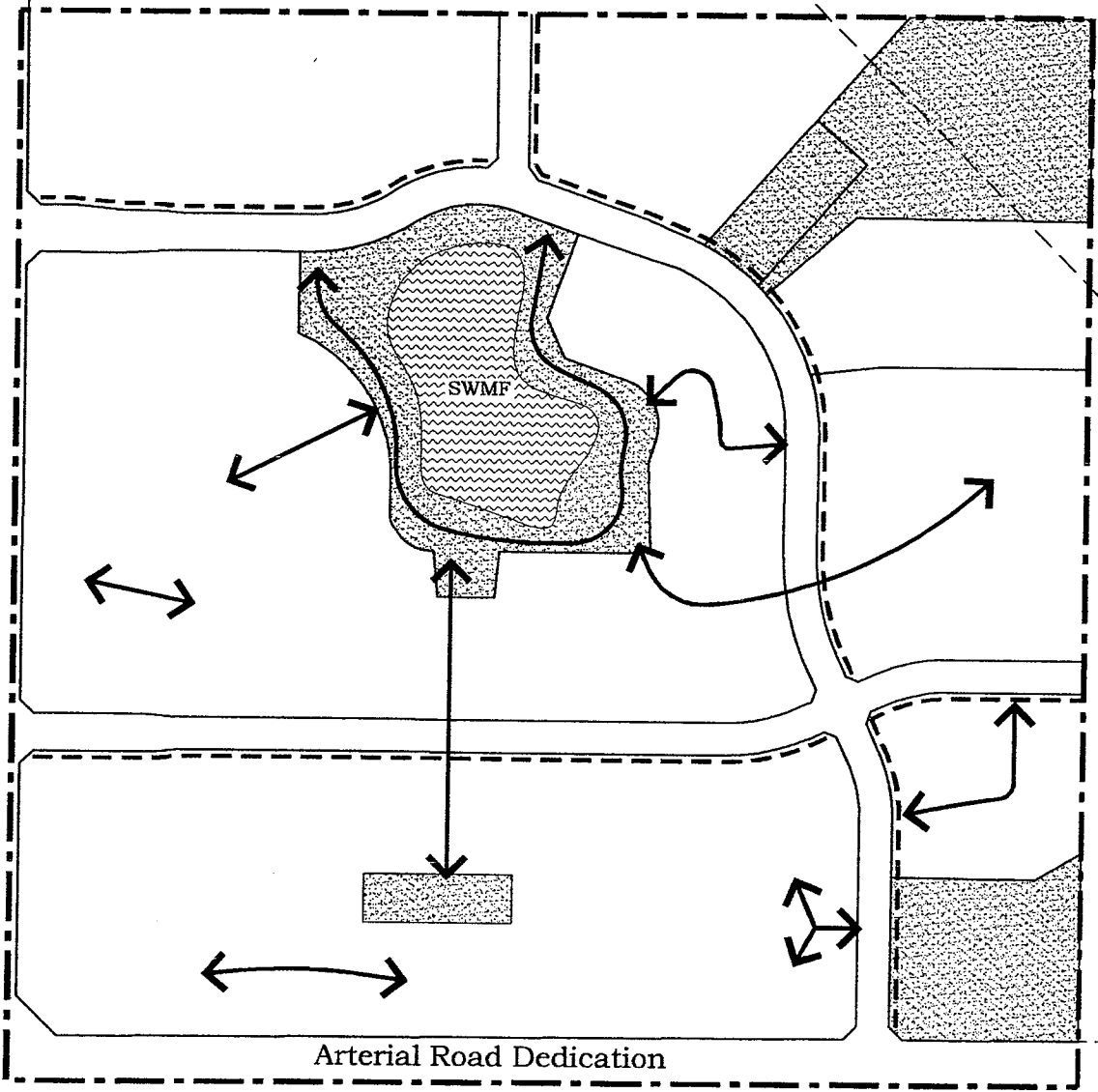


Exhibit 5 Open Space/Walkways

-  Park/Open Space
-  Trail/Walkway Linkage
-  Multiway

Range Road 250

30 NEF
(Approx. Location)



Proposed Area Structure Plan S.W. Sec. 19

Leduc, Alberta

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3.5 Public Utilities

Storm water will be managed with the construction of a wet storm pond, located centrally within the neighbourhood. The storm pond facility will be designated as a Public Utility Lot (PUL) and based on the Master Drainage Plan volume calculations, will be about 3.96 hectares in size. The land area for this PUL has been configured by allowing for a 30 metre setback from the normal operating level of the storm facility.

A requirement has been identified for the construction of a water reservoir in this neighbourhood to provide adequate flows for residential development of the south-half of this quarter-section. This reservoir is also needed to provide adequate fire protection for any structures higher than 2 storeys and to meet increased fire flow capabilities for commercial and institutional buildings.

This proposed reservoir is to be located in the northeast portion of the neighbourhood directly accessible to the collector roadway and could be incorporated into the open space of the adjacent municipal reserve parcel by careful attention to landscape design features. It is estimated that the land area required to accommodate the water reservoir and associated pumphouse is 0.61 hectare, which is to be located within a PUL.

3.6 Other Land Uses

This Plan does not propose commercial nor religious assembly land uses. There are local convenience commercial sites proposed in adjacent neighbourhoods and a larger-scale commercial site proposed at the south west corner of the intersection of Range Road 250 and Rollyview Road. The day-to-day needs of this community's future residents can be met by these existing and proposed commercial areas.

4.0 TRANSPORTATION and UTILITIES

4.1 Transportation Network

This Area Structure Plan recognizes the requirement to accommodate future roadways and/or widening of existing roads. Based on Leduc's 2000 Transportation Plan, the future arterial roadway located on the southern boundary of the Plan Area will require a total right-of-way of 60.8 metres and half of this r/w will be provided with a dedication of 30.4 metres, plus an additional 4 metres to accommodate half of the easement that will be needed for the noise attenuation berm. In the event that the City adopts a different standard for this roadway and/or the right-of-way requirements change, the actual amount of dedication required to support this future arterial will be determined at the time of subdivision.




An internal roadway connection to this future arterial has been included as part of the proposed circulation system developed for the neighbourhood. There has also been provision made for a roadway linkage to the east to serve SE ¼ Section 19.

The Plan also provides for a 6.0 metre widening of Range Road 250 which abuts the site on the west and will be the major transportation route from this community to access the City of Leduc and surrounding areas.

Exhibit 6 presents the proposed roadway network which includes two access points into the neighbourhood from the adjacent major collector road, Range Road 250. A local collector loop road will provide the primary vehicular route through the neighbourhood. As mentioned, there will be an extension of this collector road connecting with the future arterial roadway located on the southern perimeter of the Plan Area. There is also the provision for the extension of the collector road system from this community north into the adjacent property, a portion of which is located outside the 30 NEF contour and is therefore appropriate for residential land uses. This collector road would pass through this north property and provide one access with the adjacent Range Road 250.

The neighbourhood collector roadway will be designed with a road right-of-way width of 27.0 metres for portions of this roadway that include a landscaped, center median of 3.0 m; reduced to 24.0 metres in width for sections of this roadway which are not divided. This proposed road right-of-way will accommodate a separate walk on one side and a multi-way route on the other. A preliminary road cross-section for this collector roadway is presented in the following Figure – 2.

Exhibit 6 Transportation

-  Major Collector Roadway
-  Arterial Roadway
-  Collector

Range Road 250

Road Widening

30 NEF
(Proposed Location)

SWMF

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Scenic Acres
Leduc, Alberta

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The residential sub-areas within the community are accessed by a system of local roadways with a limited number of intersections with the proposed collector loop road. As a measure to ensure safety and the integrity of the collector road traffic flow, there are no low density housing lots fronting directly onto the collector thereby eliminating individual driveway access to the neighbourhood's primary transportation route.

The local roadways are predominantly configured as short, curvilinear cul-de-sacs and crescents, which creates a series of enclaves or precincts of homes within the overall neighbourhood. This roadway configuration will tend to reduce the potential for traffic to short-cut and will impose a calming influence (speed control) on local vehicular traffic flow.

Appendix I contains a cross-section of the existing Range Road 250, north of the proposed development and a cross-section showing a proposed upgrade of Range Road 250 to a 2-Lane Rural Collector roadway. A cross-section and profile for the full-length of Range Road 250 and associated drainage ditch from the proposed development to Telford Lake is included with the Master Drainage Plan submitted together with this Area Structure Plan report.

Intersection Analysis - Rollyview Road/Range Road 250

An analysis of the intersection of Rollyview Road (Highway 623) and Range Road 250 has been prepared to determine the impact of the traffic generated from this proposed neighbourhood on the function of the intersection in the future. For the purposes of this analysis it has been assumed that Qualico's Meadowview community adjacent to Range Road 250 will not contribute any traffic to the Range Road within the 10-year build-out period of the Scenic Acres development.

Associated Engineering prepared this analysis which has been submitted under separate cover, together with the proposed Area Structure Plan. Utilizing the Highway Capacity Manual (HCM) as published by the Transportation Research Board, the analysis determined the following:

- the critical movement for the intersection is the northbound Range Road 250 to westbound Rollyview Road left turn;
- by the year 2010, the critical movement is expected to experience Level of Service (LOS) of "C";

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- by the year 2012, the critical movement is expected to experience LOS of a borderline "D/E";
- based on the results of this analysis, it is suggested that traffic signalization of this intersection will be required by the year 2013 when the LOS will have fallen to a full "E".

Appendix II contains the intersection turning movement diagrams for the years 2012 and 2014. The complete Intersection Analysis report prepared by Associated Engineering has been submitted together with this proposed Area Structure Plan report.

4.2 Servicing Infrastructure

Storm Water Management

In support of the Area's storm water management, a Master Drainage Plan has been prepared for the lands within this quarter section as well as the drainage requirements for the future residential lands to the north and a future commercial site located west of Range Road 250 and south of Rollyview Road (Highway 623). Drainage from Range Road 250 adjacent to the Plan Area will be directed to the storm pond.

Internally all storm sewers will drain by gravity to a single, wet storm pond, which drains by gravity sewers at 3.0 l/s/ha to a point adjacent to Lions Park, where it will continue north by gravity to Telford Lake. A cross-section and profile for the full-length of Range Road 250 and associated drainage ditch from the proposed development to Telford Lake is included with the Master Drainage Plan submitted together with this Area Structure Plan report.

Exhibit 7 shows the conceptual storm water system proposed for the Plan Area.

Water Service

A 250mm water main is stubbed out southeast of McKay Close in the Meadowview Park subdivision. This water main will be extended to the proposed Area Structure Plan. A combination of this water main and a 355mm (14") water main extension from Meadowview Park will be required to provide adequate fire flows for single family residential and multiple family developments in the first stage of construction for 2004.

Range Road 250



Preliminary Servicing
Provided by
T. Fenton Consulting Ltd.

Exhibit 7 Storm Water Management

30 NEF
(Proposed Location)

---> Proposed Storm Line

• Proposed Storm MH

* All Sanitary Sewer Pipes Are
250mm Ø Unless Otherwise Noted.

TREATED STORM SEWER
TO TELFORD LAKE

Water
Rsvr.

SWMF

PROP. STORM

Arterial Road Dedication

Proposed Area Structure Plan

Scenic Acres
Leduc, Alberta

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Exhibit 8 Water Servicing

----- Proposed Water Main

Preliminary Servicing
Provided by
T. Fenton Consulting Ltd.



30 NEF
(Proposed Location)

Water
Rst.

SWMF

Range Road 250

Arterial Road Dedication

Proposed Area Structure Plan
Scenic Acres
Leduc, Alberta

SDL

January 2004

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MH

Project 2-11-10



Preliminary Servicing
Provided by
T. Fenton Consulting Ltd.

Exhibit 9 Sanitary Sewer Service

- > Proposed Sanitary Sewer
- Proposed Sanitary Sewer MH

30 NEF
(Proposed Location)

Range Road 250

Water
Rsvr.

SWMF

Arterial Road Dedication

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Scenic Acres
Leduc, Alberta

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Engineering & Consulting

**Scenic Acres Structure Plan - Leduc, Alberta
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The 355mm (14") water main will be extended to the proposed water reservoir which is to be located in the northeast corner of this neighbourhood.

The construction of the water reservoir will enhance the peak flow pressures and fire flows for both the specific Plan Area as well as the southeast quadrant of Leduc. Multi-family residences greater than 2 storeys in height cannot be serviced until this reservoir has been built.

Exhibit 8: Water Service, shows the general layout of the water distribution system proposed by this Area Structure Plan.

Sanitary Sewer

A 375mm sanitary sewer main is stubbed out southeast of McKay Close in the adjacent Meadowview Park community at sufficient depth (invert 38.234 and slope 0.28%) to be extended south to this Plan Area and service the entire neighbourhood by gravity. Upgrades will be required to accommodate sanitary sewer services for new development south of the existing developed area. New development will require the construction of strategically placed wastewater storage as identified in an engineering study that was completed in 2004. New development will be contributing to the construction of these storage facilities.

Exhibit 9, Sanitary Sewer Service follows.

Shallow Utilities

Existing power, and gas services will be extended from the west side of Range Road 250 to service the proposed neighbourhood.


4.3 Development Staging

As shown in Exhibit 10, the first stage of development will occur in the northwest portion of the plan area. The extension of existing water and sanitary services into this neighbourhood from Meadowview Park to the west of Range Road 250, dictates this progression of development.

Exhibit 10
Development Staging



30 NEF (Proposed Location)

 Phase I

Range Road 250

Arterial Road Dedication

Local Road Configuration Conceptual Only!

Proposed Area Structure Plan

Scenic Acres
Leduc, Alberta

May 2004

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The first stage of development will include the storm water management facility and two portions of the collector roadway system which will have two connections to Range Road 250. The first stage of construction will also include the upgrade/resurfacing of Range Road 250 south from Rollyview Road to this community.

As a result of limitations imposed by available water pressure and fire flows, no multi-family sites are included in the first stage of development. The pending amendment to the International Airport AVPA further restricts development to those lands unaffected by the existing 30 NEF contour.

Exhibit 10 also illustrates the conceptual local roadway system as proposed at this preliminary stage of the planning process. This road layout and lot configuration is conceptual only and may change as detailed planning for this neighbourhood is advanced.

A rendered neighbourhood concept plan follows this Section and is intended as preliminary information only at this time.

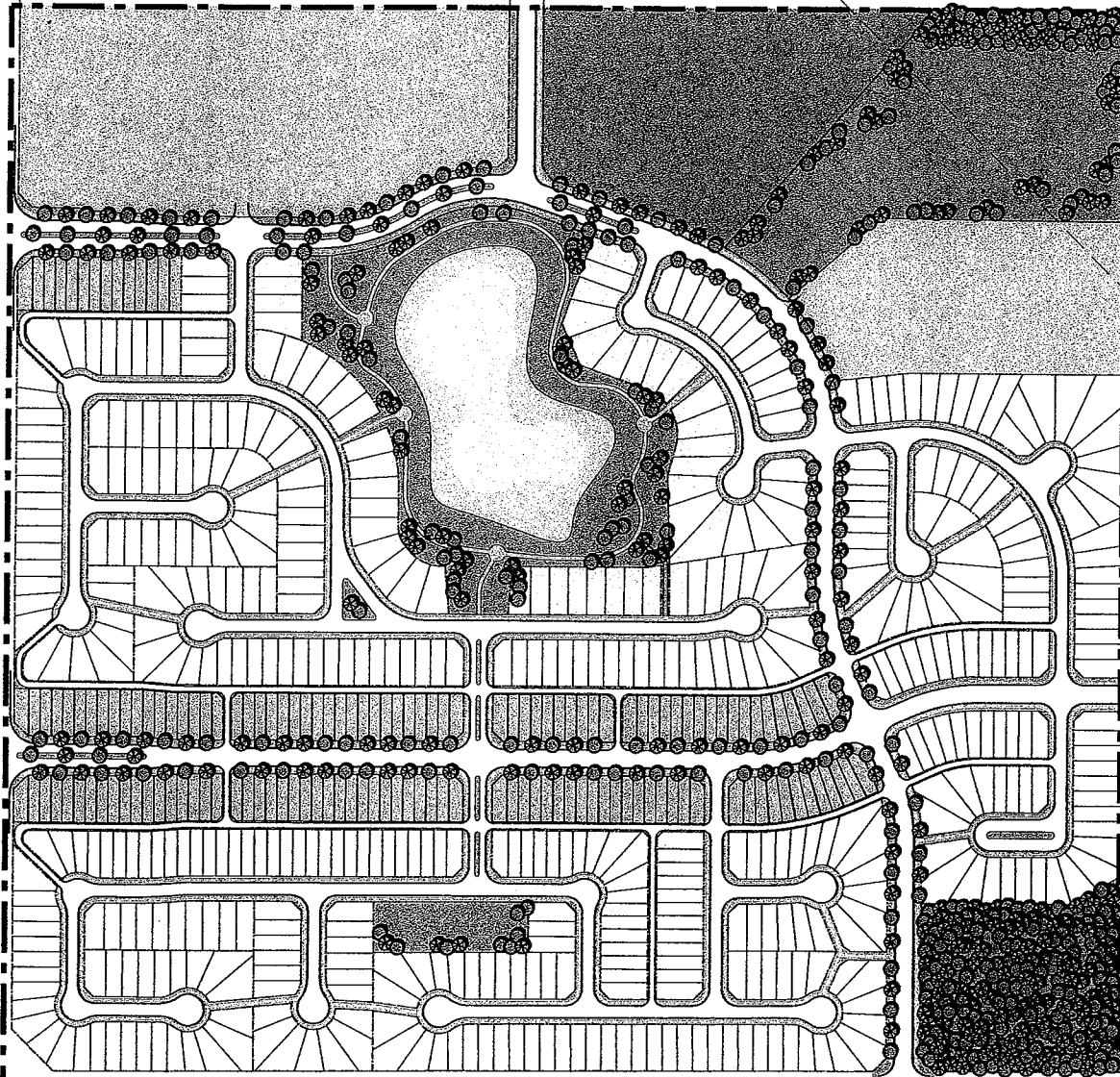
RANGE ROAD 250

- Duplex
- Row Housing
- Single Family-Walkouts
- Single Family
- Apartments

30 NEF (Approx. Location)



DRAFT



Future Arterial Road

SDL

November 2003

Scenic Acres
Leduc, Alberta

Proposed
Neighbourhood Plan
INDUS DEVELOPMENT CORP.

MH

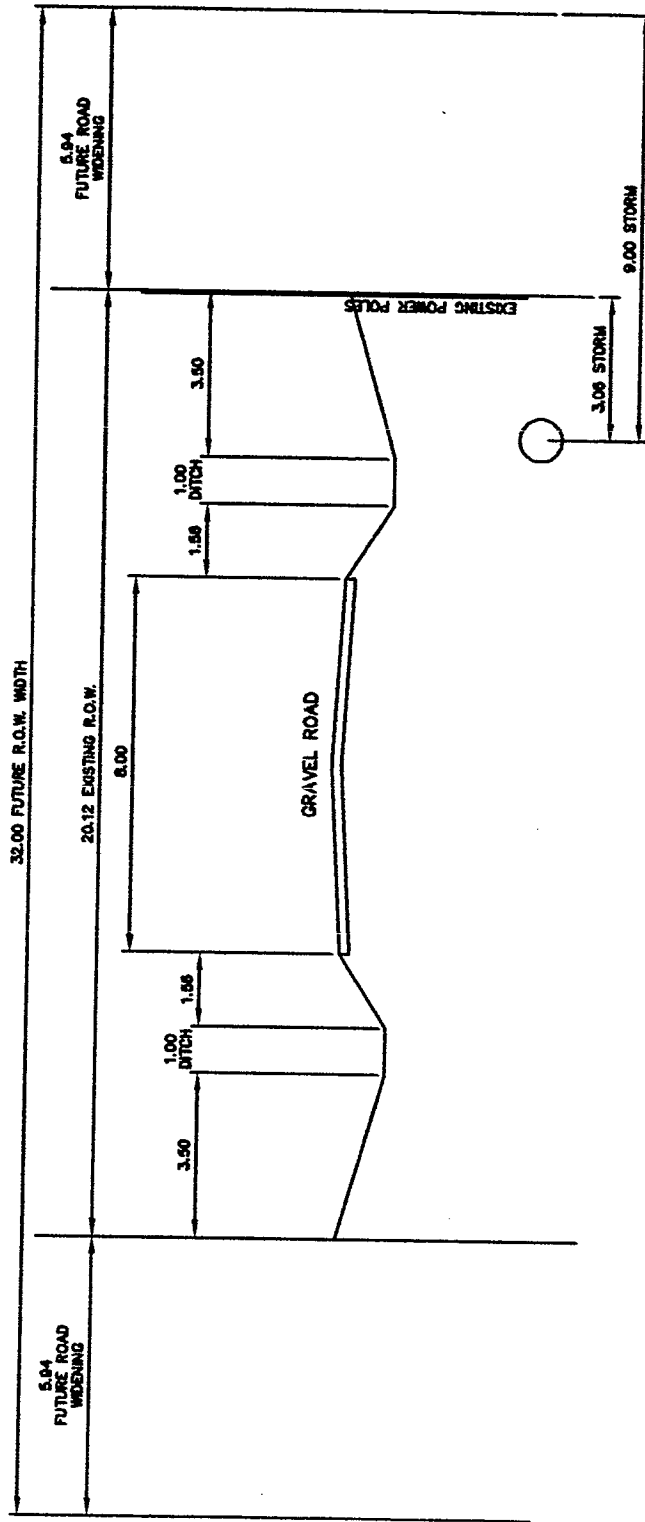
© Protected Planning 4

**Scenic Acres Area Structure Plan – Leduc, Alberta
Indus Development Corp.**

Appendix I

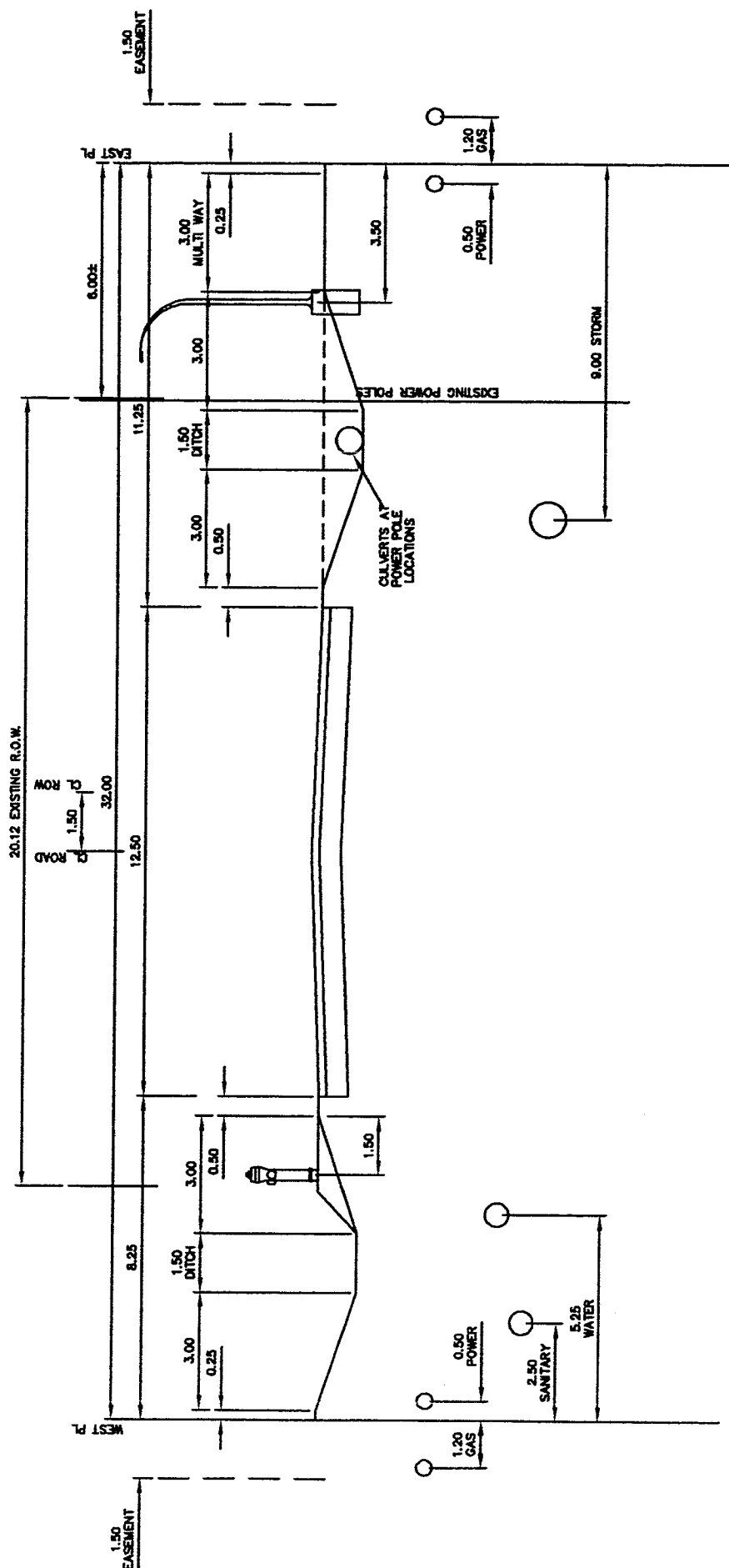
Existing and Proposed Cross-Sections - Range Road 250

Prepared by T. Fenton Consulting Ltd.



EXISTING RANGE ROAD 250 N OF SCENIC ACRES DEVELOPMENT AND N OF ROLLY VIEW ROAD

T. FENTON		DATE: 11/25/2003	
CONSULTING LTD.		DATE: 11/25/2003	
2240, 203 - 38 Avenue M.E.		N.T.S.	
Calgary, Alberta		0803-18	
T2E 2E3		0803-18	
918 230-7789		918 230-7789	
720 230-7776		720 230-7776	
		FIG-4	



2 LANE RURAL COLLECTOR REVISED RANGE ROAD 250 ADJACENT TO SCENIC ACRES DEVELOPMENT

T. FENTON CONSULTING LTD.		DESIGN BY: T.F. DRAWN BY: R.H. CHECKED BY: T.F. DATE: 11/12/2003 SCALE: N.T.S. JOB NUMBER: 0803-16
		PROJECT: RR250 ADDRESS: 230-7160 CITY: Calgary, Alberta TEL: 243 BUS: 230-7160 FAX: 230-7160

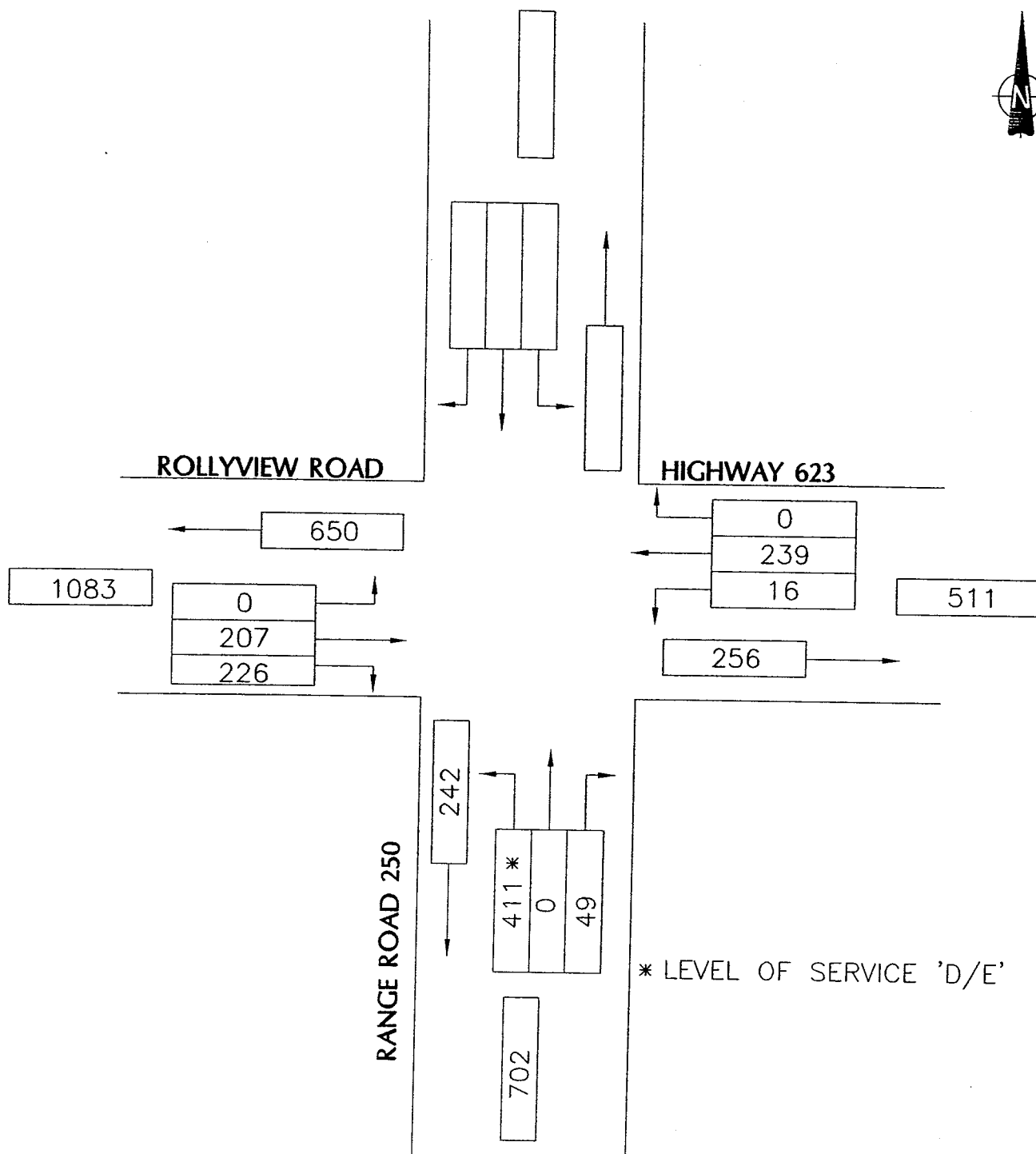
**Scenic Acres Area Structure Plan – Leduc, Alberta
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Appendix II

**Intersection Turning Movements – Rollyview Road and
Range Road 250, Years 2012 and 2014**

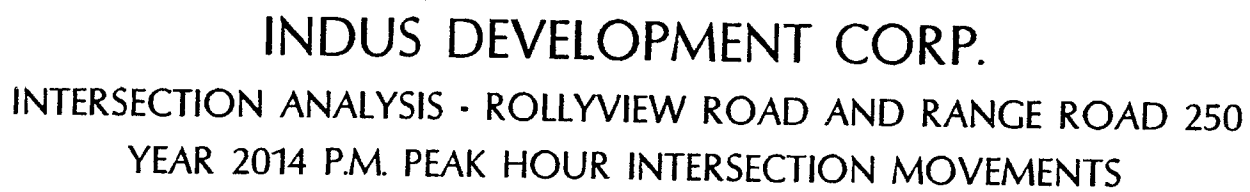
(Preliminary – Subject to Review by The City of Leduc)

Prepared by Associated Engineering Alberta Ltd.



INDUS DEVELOPMENT CORP.

INTERSECTION ANALYSIS - ROLLYVIEW ROAD AND RANGE ROAD 250
YEAR 2012 A.M. PEAK HOUR INTERSECTION MOVEMENTS



**Proposed Area Structure Plan, Scenic Acres – Leduc, Alberta
Indus Development Corp.**

Appendix III

**Shadow Plan for Lands Located to the North
of the Proposed Area Structure Plan**
(Portion of lands outside the proposed 30 NEF contour)

