

# West View Area Structure Plan

**TOWN OF OLDS**

January 13, 2017

*Submitted to:*



**Town of Olds**



# West View Area Structure Plan

**TOWN OF OLDS**

*Prepared for:*



**Town of Olds**

*On behalf of:*



*By:*



#605 Empire Building, 10080 Jasper Ave.

Edmonton, Alberta T5J 1V9

Phone: (780) 423-6824 Fax: (780) 423-6850

Email: [armin@parioplan.com](mailto:armin@parioplan.com)

[www.parioplan.com](http://www.parioplan.com)

*In association with:*

**AREA CONSULTING INC.**

Phone: (780) 278-4834

Email: [ali@areaconsulting.ca](mailto:ali@areaconsulting.ca)

January 13, 2017

# TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Background	
1.2	Plan Area	
1.3	Enabling Legislation	
1.4	Planning Process	
1.5	Community Consultation	
1.6	Plan Organization	
<b>2.0</b>	<b>STATUTORY PLAN AND POLICY CONTEXT</b>	<b>5</b>
2.1	Alberta Land Use Framework	
2.2	Town of Olds Municipal Development Plan, Bylaw No. 2007-22	
2.3	Town of Olds Northwest Area Structure Plan Bylaw No. 02-05	
<b>3.0</b>	<b>SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS</b>	<b>9</b>
3.1	Topography and Natural Features	
3.2	Land Ownership	
3.3	Existing Land Use and Districts	
3.4	Man Made Constraints	
3.5	Schools, Recreation and Community Facilities	
3.6	Historical Resources	
<b>4.0</b>	<b>DEVELOPMENT CONCEPT</b>	<b>13</b>
4.1	Overview	
4.2	Vision and Goals	
4.3	Land Use Policies	
4.4	Parks, Open Space & Trails	
4.5	Waster Transfer Station Development Setbacks	
<b>5.0</b>	<b>TRANSPORTATION</b>	<b>19</b>
5.1	Overview	
5.2	Access & Roadway Hierarchy	
5.3	Roadway Construction Standards	
<b>6.0</b>	<b>MUNICIPAL SERVICES</b>	<b>21</b>
6.1	Overview	
6.2	Sanitary Sewer Servicing	
6.3	Water Distribution	
6.4	Stormwater Management	
6.5	Franchise Utilities	

- 7.1 Overview
- 7.2 Phasing
- 7.3 Technical Studies
- 7.4 Land Use Bylaw Amendments and Subdivision Approval
- 7.5 Development Agreement
- 7.6 Amending the Plan

**LIST OF MAPS**

*Map 1—Location*

*Map 2— Existing Conditions*

*Map 3—Development Concept*

*Map 4—Transportation*

*Map 5—Sanitary Servicing*

*Map 6—Water Servicing*

*Map 7—Stormwater Servicing*

*Map 8—Phasing Plan*





Photo by: ParioPlan

## 1.0

## INTRODUCTION

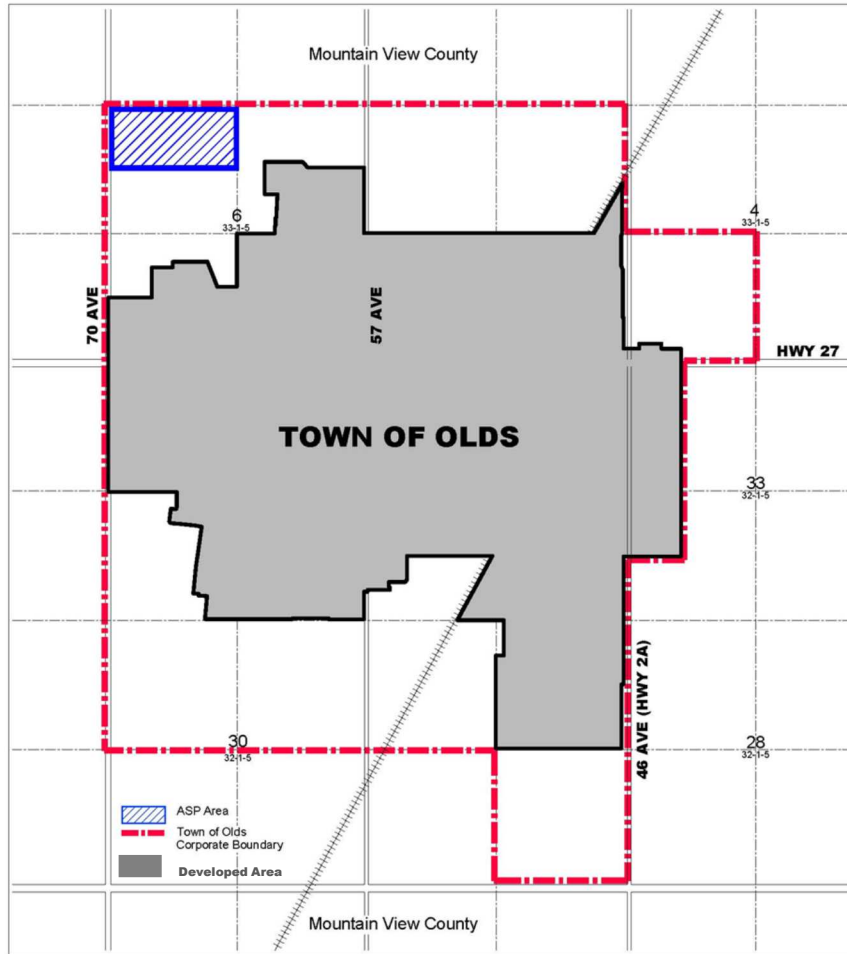
## 1.1 Background

The Town of Olds is located approximately 5 km west of Highway 2 and 90 km north of Calgary, surrounded by Mountain View County. The region's economy is primarily supported by agriculture and the oil and gas service industry. The *Town of Olds Municipal Development Plan (MDP), Bylaw No. 2007-22* designates the Plan area as suitable for residential development. In 2014, the owner of remaining portions NW Sec 6-33-1-W5, approximately 41 hectares retained Area Consulting and ParioPlan Inc. to develop the *West View Area Structure Plan (WVASP)* to guide the development of these lands. With continued growth in the Town of Olds, the need for land to accommodate residential housing remains a priority for the future development of the Town.

## 1.2 Plan Area

As illustrated below in Figure 1—Location, and again on Map 1—Location, the Plan area is located within the remaining portion of Part of the Northwest Quarter of Section 6-33-1-W5M (NW1/4-6-33-1-W5M) that includes approximately 41.0 hectares (101.3 acres). The Plan area represents one titled parcel owned by Indus Homes Inc. of Calgary, Alberta and South Red Deer Regional Wastewater Commission. The lands are located in the northwest corner of the Town of Olds and bounded by Mountain View County on the north and west sides.

Figure 1—Location



Access to the land is currently available from 70 Avenue (Range Road 20) along the western boundary of the Plan area. Currently, the Plan area is actively cultivated and used for agricultural purposes. Residential development is in progress to the east in the Vistas neighbourhood with mixed use commercial and residential development, and proposed on lands to the south in the *Cornerstone Area Structure Plan*. The Town of Olds wastewater lagoon and waste transfer station are located to the south of the Plan area.



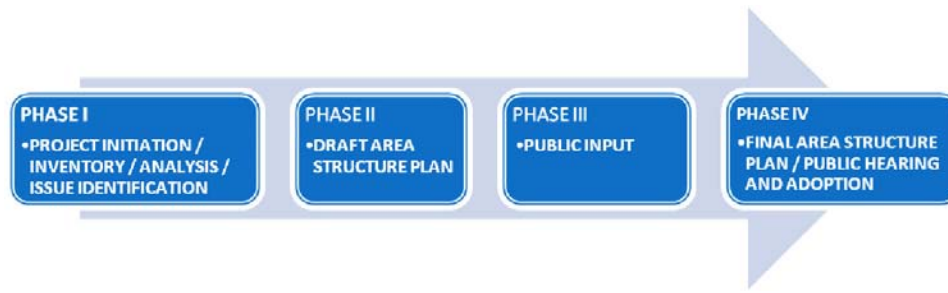
## 1.3 Enabling Legislation

The *West View Area Structure Plan (ASP)* has been prepared in accordance with Section 633 of the *Municipal Government Act (MGA)* (Revised Statutes of Alberta, 2000, Chapter M-26). The MGA allows municipalities to adopt area structure plans to provide a framework for development of an area and for future subdivisions. The MGA stipulates the following:

633 (2) An area structure plan:

a) *must describe*

i. *the sequence of development proposed for the area,*



ii. *the land uses proposed for the area, either generally or with respect to specific parts of the area,*

iii. *the density of population proposed for the area either generally or with respect to specific parts of the area, and*

iv. *the general location of major transportation routes and public utilities, and*

b) *may contain any other matters the council considers necessary.*

## 1.4 Planning Process

This ASP has been prepared in four phases over a 18 month period between August 2014 and Fall of 2016.

## 1.5 Community Consultation

Prior to Stakeholder and Community Consultation, governing policy documents were reviewed and referenced in order to shape the development of this Plan Area. These documents, include the *Land Use Framework*, *Municipal Development Plan*, *Northwest ASP*, *Land Use Bylaw*, and other municipal master plans and policies.

### Public Open House

A Public Open House was held in the fall of 2016, in the Town of Olds. The open house was attended by the landowner's representatives, Town of Olds Planning Staff, and members of the general public. Information boards, on display for perusal, highlighted the goals and objectives of the Area Structure Plan. The Public Open House was informal and allowed the general public to ask specific questions to the landowner's representatives, and process questions to the Town's planning staff.

## Public Hearing

In accordance with the *Municipal Government Act*, a Public Hearing was held at the Town of Olds Council on December 12, 2016.

## 1.6 Plan Organization

**Section 1.0 – Introduction:** Provides an overview of the ASP by documenting the background, purpose, vision, and public consultation activities.

**Section 2.0 – Statutory Plan and Policy Context:** Provides an overview of the planning policy documents and their influence on the development of this ASP.

**Section 3.0 – Site Context and Development Considerations:** Profiles the existing Plan area conditions, including the physical environment and existing land uses.

**Section 4.0 – Development Concept:** Presents the overall development concept based upon the planning principles, opportunities/constraints, and public input.

**Section 5.0 – Transportation:** Describes the external and internal roadway network and road development standards for the ASP area.

**Section 6.0 – Municipal Services:** Provides information regarding the proposed sewer servicing, water servicing, stormwater system, franchise utilities, and solid waste services within the ASP.

**Section 7.0 – Implementation:** Summarizes the implementation actions required, including staging, subdivision, and rezoning requirements, as well as provisions for amending the Plan.



Photo by: ParioPlan

## 2.0

STATUTORY PLAN AND  
POLICY CONTEXT

## 2.1 Alberta Land-use Framework

The *Alberta Land-use Framework* policy document states that the land use framework “provides a blue print for land-use management and decision making that addresses Alberta’s growth”. The *Alberta Land-use Framework* sets out an approach to manage public and private lands and natural resources to achieve long-term economic, environmental, and social goals. The *Alberta Land-use Framework* is about Smart Growth, and ensures future land-use decisions are consistent with regional plans. The *Land-use Framework* consists of seven basic strategies to improve land-use decision-making in Alberta:

- Strategy 1:** *Develop seven regional land-use plans based on seven new land-use regions.*
- Strategy 2:** *Create a Land-use Secretariat and establish a Regional Advisory Council for each region.*
- Strategy 3:** *Cumulative effects management will be used at the regional level to manage the impacts of development on land, water and air.*
- Strategy 4:** *Develop a strategy for conservation and stewardship on private and public lands.*
- Strategy 5:** *Promote efficient use of land to reduce the footprint of human activities on Alberta’s landscape.*

**Strategy 6:** Establish an information, monitoring and knowledge system to contribute to continuous improvement of land-use planning and decision-making.

**Strategy 7:** Inclusion of aboriginal people in land-use planning.

The Town of Olds will be part of the *Red Deer Regional Plan*. This Plan has not yet been started. When the Regional Plan is adopted the *Town of Olds Municipal Development Plan* will be reviewed to comply.

## 2.2 Town of Olds Municipal Development Plan, Bylaw 2007-22

The *Town of Olds Municipal Development Plan (MDP), Bylaw No. 2007-22* was adopted in 2007. The *Municipal Government Act (MGA)* requires that all statutory plans be consistent with one another, thus it is important to understand the policy direction outlined in the MDP to ensure the ASP complies.

Relevant MDP Policies applicable to the Plan area include:

- **Policy 5.13**—must adhere to provincially required setbacks from landfill and wastewater facilities, as per the Subdivision and Development Regulations, Alberta Regulation 43.
- **Policy 9.4**—existing natural features shall be incorporated into new neighbourhood design.
- **Policy 10.2**—requires a minimum residential density of 12.35 dwellings per gross developable hectare, defined as the full parcel, less environmental reserve, as per section 666 of the MGA. The *West View ASP* gross developable area is 41 ha +/- (101 ac +/-) and the minimum number of required residential units is 506. The Plan area estimates 599 residential units. This number of units will exceed the minimum residential housing units as set out in the MDP.
- **Policy 10.3**—requires multi-family dwellings to comprise at least 30 percent of the housing mix for a residential neighbourhood. Based on the *West View ASP* estimates of 599 residential units, 162 will be multi-family units, comprising 27 percent of the housing mix.
- **Policy 10.4**—requires the creation of a wide variety of housing types and forms including dwelling units in combination with compatible non-residential uses, live work units and secondary suites.
- **Policy 14.1**—requires trails and pathways to be designed and constructed with the direction provided through the *Town of Olds Open Space and Trails Master Plan (OSTMP)*.
- **Policy 14.2**—requires the design of parks and open space systems to provide linkages between major open spaces, connections between neighbourhoods and linear corridors.
- **Policy 14.8**—requires 10% of the gross developable land to be dedicated as Municipal Reserve lands.
- **Policy 19.5**—outlines the requirements for the preparation of an Area Structure Plan as follows:
  - *Area residents should be as active in the planning process as possible;*

- Access should be provided to key resource personnel and professional expertise related to land use planning;
  - Sufficient time and information should be provided to allow a full understanding of the implications of the proposed Plan; and
  - Recognize and plan for the role the area plays or could play within the greater community.
- **Policy 19.6**—requires the facilitation of public input on matters of general or specific planning interest wherever possible.

As outlined above, the ASP is consistent with the stated MDP policies, and with the *MDP Land Use Concept—Map 2*. The *MDP Land Use Concept—Map 2* designates the Plan area as “Residential”. Furthermore, the ASP was prepared to be consistent with other municipal master plans and policies to provide a detailed framework for future subdivision and development approvals.

## 2.3 Town of Olds Northwest ASP, Bylaw 02-05

The *West View ASP* is located within the *Town of Olds Northwest Area Structure Plan, Bylaw No. 02-05 (NWASP)*, initiated by the Town and adopted by Council in May 2002. The purpose of the NWASP is to provide a planning framework for five quarter sections located in the northwest portions of the Town. Table 1—Key Policies, outlines specific policies from the NWASP that are relevant to the *West View ASP* and how the ASP complies.

**Table 1– Key Policies**

POLICY	RESPONSE
<p><b>Policy 5.3.1</b> The majority of the residential land use will be low density housing types such as single detached dwellings and manufactured homes.</p>	<p>The majority (56 percent of the gross developable area) of the proposed residential land use is low density. See Table 3—Land Use Statistics.</p>
<p><b>Policy 5.3.2</b> Medium and high density residential developments are encouraged to develop in small clusters with good access to major roads, schools and major green spaces.</p>	<p>The proposed medium density residential land is clustered in the northwest corner of the plan area with access to collector and arterial roadways.</p>
<p><b>Policy 5.6.1</b> Open spaces include lands that are either undevelopable because of physical constraints or lands that are used for planned parks, recreation areas or school sites.</p>	<p>Open spaces include a centrally located neighbourhood park and linear pathways. There are no significant physical development constraints located in the plan area.</p>
<p><b>Policy 5.6.3</b> Planned park or recreation areas will be dedicated as Municipal Reserve.</p>	<p>Park spaces will be dedicated as Municipal Reserve at the time of subdivision.</p>
<p><b>Policy 5.6.5</b> The Town may develop a recreation open space in the southeast corner of NW ¼ Sec 6-33-1-W5.</p>	<p>Park space is provided within the plan area to achieve this objective.  Additionally, the town is currently planning a prominent recreational space within the adjacent proposed cornerstone ASP.</p>

POLICY	RESPONSE
<p><b>Policy 5.6.6</b> The minimum overall size of each open space shall be approximately 4.0 ha (10 acres).</p>	<p>Park spaces are provided as per the <i>Open Space and Trails Master Plan (OSTMP)</i> level of service standards.</p>
<p><b>Policy 5.6.7</b> Minor open spaces shall be provided to accommodate tot-lot parks and to act as nodes along linear parks/pathways.</p>	<p>Parks and open spaces shall be developed to the standards required by OSTMP. The amenities for each space will be determined at the development approval stage.</p>
<p><b>Policy 5.6.8</b> Whenever possible major and minor open spaces should be linked via linear parks/pathways. These should also connect with existing parks and pathways outside the Plan area.</p>	<p>Pedestrian pathways provide additional connections to the sidewalk system for the Plan area and onto adjacent lands.</p>
<p><b>Policy 5.6.9</b> All Municipal Reserve parcels shall be landscaped to the satisfaction of the Town.</p>	<p>All Municipal Reserve parcels will be landscaped in accordance with Town of Olds policies and requirements.</p>
<p><b>Policy 5.8.1</b> Transportation routes shall provide safe efficient access to and from the Plan area and within the Plan area.</p>	<p>Safe and efficient access is provided to and throughout the Plan area. Roads shall be constructed to the municipal engineering standards.</p>
<p><b>Policy 6.1.1</b> The development of municipal water, sanitary sewer and storm sewers will be consistent with the <i>Town's Utility Master Plans</i> and the utility servicing concepts of this Plan.</p>	<p>Proposed water, sanitary and storm sewers are consistent with the Town of Olds utility master plans.</p>
<p><b>Policy 6.4.1</b> Storm run-off from the Plan area will be restricted to pre-development flows in accordance with Town and Alberta Environment standards unless otherwise approved by the Town and Alberta Environment.</p>	<p>Pre-development flows will be maintained using the proposed stormwater management system.</p>
<p><b>Policy 6.4.2</b> Detailed storm water management plans are to be completed at the outline plan stage as per the requirements of the Town.</p>	<p>A stormwater management plan has been prepared with the ASP. Detailed plans will be provided to the Town as per the requirements.</p>
<p><b>Policy 6.4.3</b> Storm ponds may be incorporated into open spaces.</p>	<p>The proposed storm pond has been incorporated into the municipal open space system.</p>
<p><b>Policy 6.4.4</b> Developments on large parcels will be responsible for providing storm water detention on their respective parcels.</p>	<p>Stormwater detention is proposed on-site.</p>
<p><b>Policy 6.5.1</b> Shallow utilities (i.e.) natural gas, power, telephone, cable) will be extended into the Plan area in accordance with the requirements of the individual utility companies and service providers.</p>	<p>All shallow utilities will extend into the Plan area in accordance with the requirements of the individual utility companies and service providers.</p>



Photo by: ParioPlan

# 3.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

# 3.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

## 3.1 Topography and Natural Features

As shown in *Map 2 – Existing Conditions*, the terrain for the Plan area is generally flat with an elevation change of approximately 5.0 metres from east down to west. The land is currently being cultivated with cereal crop. Based on a visual inspection, review of aerial photographs, and topographic information, there is a natural low drainage channel that winds through the middle of the Plan area from the northwest corner to the northeast corner. The drainage channel eventually drains into a natural pond located to the northeast of the Plan area.

A subsurface Geotechnical Investigation was completed as part of the preparation of this Plan in March of 2015 by J.R. Paine & Associates Ltd. The investigation objective was to determine the subsoil data for use in the geotechnical planning and design aspects of the residential development. In general, the soil conditions within the Plan area consist of a superficial topsoil material followed by a medium plastic clay until underlain by a bedrock material. A total of 13 test holes were drilled to depths in the range of 5.3 and 8.6 meters below ground surface at locations shown in the detailed report. The report concludes with specific recommendations for the following: site preparation and grading, residential housing units, underground utilities, surface utilities, the stormwater retention pond, as well as groundwater and drainage. The main findings of the report include:

- No record of coal mining activity found on site.
- The groundwater table within the study area to be high—between 1.4 and 3.0 meters. However, it was noted that water table levels fluctuate on a seasonal or yearly basis. Nonetheless, the report contains recommendations for the design and construction phase for these areas .
- The study area did not appear to have any significant low areas containing water.
- No significant geotechnical constraints other significant natural features or were identified in the Plan area.

### 3.2 Land Ownership

The Plan area is currently part of titled parcels 131 035 156 and 071 037 975, legally described as NW Quarter Sec. 6-33-1-W5M. The subject lands are currently owned by Indus Homes Inc. of Calgary, Alberta.

### 3.3 Existing Land Use and Districts

The land is currently being cultivated with cereal crop. The current Land Use District for the Plan area is Urban Reserve (UR) . The general purpose of this District is to reserve land for future subdivision and development until an overall plan is prepared and approved by Council. Following approval of the ASP, redistricting of subsequent parcels shall be required as per the Land Use Bylaw.

### 3.4 Man Made Constraints

The property land titles confirm the presence of a pipeline within one registered Right of Way that

License No.	Line No.	From Location	To Location	Status	Substance	License
8039427	11	16-21-33-1-5	10-7-32-1-5	Operating	Natural Gas	NOVA Gas

runs parallel to the east property boundary in a north south direction, outlined as follows:

The results from a referral to the Alberta Energy Regulator (AER) for NW-06-033-01-W5, dated November 21, 2015 include:

- A list of pipelines located within and surrounding the Plan Area;
- A list of well sites located within and surrounding the Plan Area;
- Facility List;
- Incident and Complaints Lookup Report; and
- Coal Mine Permits.

Information from the AER identified two additional pipelines that are unregistered or surveyed within the Plan area. The general alignment of the registered pipeline has been conceptually illustrated in the *Map 3—Development Concept*. A final survey to determine the specific locations of these pipelines will be required prior to subdivision and may affect final lots lines and building pockets.

A municipal wastewater pond and waste transfer station are located on the parcel to the south, both of which require a 300 metre buffer from any residential development. This buffer extends



into the Plan area and impacts its southern portions. The setback is illustrated in *Map 3—Development Concept*. No other man made constraints are identified within the Plan area.

### 3.5 Schools, Recreation and Community Facilities

The nearest school serving the Plan area is Olds Elementary School, located approximately 1.5 km to the southeast at 57 Avenue and 53 Street. Deer Meadow French Emersion School is located to the south on 61 Avenue near 55 Street. No new school sites and recreational facilities are referenced in the Town of Olds MDP and NWASP for the Plan area. School authorities were circulated as part of the ASP approval process.

The Town of Olds offers a number of community facilities, including an Aquatic Centre, a Sportsplex (with arena), a Skateboard Park (Centennial Park), a Curling Rink, a municipal Library, and the Mountain View Museum. In addition, the Town offers a Community Learning Campus, featuring a Health and Wellness Centre, and the Trans-Canada Theatre. There are many community programs and activities held throughout the Town. These activities allow for community building and for the optimal use of recreational facility resources. Furthermore, building on the OSTMP's vision for connectivity and accessibility, the Town of Olds has allotted over 100 acres of land for parks playgrounds and green spaces. The Plan area will connect into the integrated parks system and recreational activities.

### 3.6 Historical Resources

Based on a referral to Alberta Culture and Tourism Historical Resources Management Branch, the site has low potential for archaeological or paleontological resources. It has been confirmed that no known historical resources have been identified for the entire Plan area. Approval to proceed under the *Historical Resources Act* is provided in a letter dated December 11, 2014. The standard approval provides terms and conditions under the provisions of the *Act* for developers to report and further comply should any historic resources be discovered during any land disturbance in Alberta.

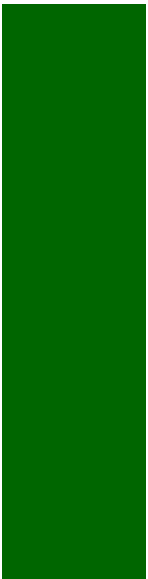




Photo by: ParioPlan

# 4.0

## DEVELOPMENT CONCEPT

### 4.1 Overview

The future development concept for the ASP is shown on *Map 3 – Development Concept*. The conceptual land use framework generalizes and approximates land use areas. *Table 3 – Land Use Statistics*, provides a breakdown of land use areas, unit densities, and the projected population for the Plan area.

The development consists of low and medium density housing and follows a curvilinear modified grid pattern. The Plan provides adequate pedestrian connections, parks and open space throughout. The medium density residential uses are located in the northwest portion of the Plan area with convenient access to an arterial road (70 Avenue).

Access to the Plan area is via one primary collector road which connects 70 Avenue to the west and a future collector road to the south of the property.

## 4.2 Vision and Goals

The vision for this *West View ASP* is to create a community that is consistent in character with other residential neighbourhoods located the Town of Olds. The goals for this ASP are to:

- Create a comprehensively planned sustainable community with ample park and recreational space that promote social interaction;
- Ensure infrastructure services are provide in a cost-effective manner;
- Encourage a variety of housing types; and
- Develop a sense of place through the design of park spaces and interconnected pathways within West View and to adjacent communities.

The majority of lands within the *West View ASP* have been designated for residential development. A variety of low and medium density residential uses are proposed and will be phased in as market demands and based on consumer preferences at the time of development approval. Table 3a and 3b—Land Use Statistic summarize the *West View ASP* development.

**Table 3a—Land Use Statistics**

	<u>Area (Ha)</u>	<u>Area (Ac)</u>	<u>% of GA</u>
<b><u>GROSS AREA (GA)</u></b>	<b>40.97</b>	<b>101.23</b>	<b>100%</b>
Utility R/W Plan 761 0184 (Gas Line)	0.95	2.35	2%
Utility R/W Plan 141 3344 (Sewer Line)	0.45	1.11	1%
PUL	0.07	0.17	0%
Road ROW	0.60	1.48	1%

			<u>% of GDA</u>
<b><u>GROSS DEVELOPABLE AREA (GDA)</u></b>	<b>38.90</b>	<b>96.12</b>	<b>100%</b>
<b>Residential Uses</b>	<b>22.0</b>	<b>54.36</b>	<b>56%</b>
Low Density Residential (R1, R2)	18.30	45.22	46%
Medium Density Residential (R3)	3.70	9.14	10%
<b>Stormwater Management (SWMF)</b>	<b>3.70</b>	<b>9.14</b>	<b>10%</b>
<b>*Municipal Reserve (MR)</b>	<b>5.18</b>	<b>12.80</b>	<b>13%</b>
<b>Road</b>	<b>7.62</b>	<b>18.82</b>	<b>20%</b>
<b>**Lot 1, Block 2, Plan 121 1583</b>	<b>0.40</b>	<b>1.00</b>	<b>1%</b>

<u>Residential Uses</u>	<u>Units/Net Ha</u>	<u>Units</u>	<u>Persons / Unit</u>	<u>Population</u>
Single-family Residential	24	437	3.4	1487
Multi-family Residential	42	<u>162</u>	2.5	<u>404</u>
<b>Total</b>		<b>599</b>		<b>1891</b>

\* Includes Deferred Reserve Caveat (Reserve Owing) for Lot 1, Block 2, Plan 121 1583

\*\* Existing Sanitary Lift Station

**Table 3b—Land Use Statistics**

<u>PHASE 1</u>	<u>Area (Ha)</u>	<u>Area (Ac)</u>	<u>% of GA</u>
<b><u>GROSS AREA (GA)</u></b>	<b>8.7</b>	<b>21.5</b>	<b>100%</b>
Utility R/W Plan 761 0184 (Gas Line)		0.0	0%
Utility R/W Plan 141 3344 (Sewer Line)	0.2	0.5	2%
PUL		0.2	
			<b><u>% of GDA</u></b>
<b><u>GROSS DEVELOPABLE AREA (GDA)</u></b>	<b>8.5</b>	<b>21.0</b>	<b>100%</b>
<b>Residential Uses</b>	<b>5.2</b>	<b>12.8</b>	<b>61%</b>
Low Density Residential (R1, R2)	1.6	3.9	18%
Medium Density Residential (R3)	3.6	8.9	42%
<b>Stormwater Management (SWMF)</b>		0.0	0%
<b>*Municipal Reserve (MR)</b>		0.0	10%
<b>Road</b>	<b>2.8</b>	<b>6.9</b>	<b>21%</b>
<b>**Lot 1, Block 2, Plan 121 1583</b>	<b>0.4</b>	<b>1.0</b>	<b>5%</b>

<u>Residential Uses</u>	<u>Inits/Net Ha</u>	<u>Units</u>
Single-family Residential	24	38
Multi-family Residential	42	155

<u>PHASE 2</u>	<u>Area (Ha)</u>	<u>Area (Ac)</u>	<u>% of GA</u>
<b><u>GROSS AREA (GA)</u></b>	<b>7.6</b>	<b>18.8</b>	<b>100%</b>
Utility R/W Plan 761 0184 (Gas Line)	0.2	0.5	3%
Utility R/W Plan 141 3344 (Sewer Line)	0.0	0.0	0%
PUL	0.04	0.2	
			<b><u>% of GDA</u></b>
<b><u>GROSS DEVELOPABLE AREA (GDA)</u></b>	<b>7.5</b>	<b>18.5</b>	<b>100%</b>
<b>Residential Uses</b>	<b>4.1</b>	<b>21.3</b>	<b>55%</b>
Low Density Residential (R1, R2)	4.1	21.3	55%
Medium Density Residential (R3)		0.0	0%
<b>Stormwater Management (SWMF)</b>		0.0	0%
<b>*Municipal Reserve (MR)</b>	<b>1.4</b>	<b>3.6</b>	<b>10%</b>
<b>Road</b>	<b>2.0</b>	<b>4.9</b>	<b>21%</b>

<u>Residential Uses</u>	<u>Units/Net Ha</u>	<u>Units</u>
Single-family Residential	24	101

**Table 3b (Continued)—Land Use Statistics**

<b>PHASE 3</b>	<b>Area (Ha)</b>	<b>Area (Ac)</b>	<b>% of GA</b>
<b><u>GROSS AREA (GA)</u></b>	<b>6.2</b>	<b>15.3</b>	<b>100%</b>
Utility R/W Plan 761 0184 (Gas Line)	0.6	1.4	9%
Utility R/W Plan 141 3344 (Sewer Line)	0.0	0.0	0%
PUL	0.04	0.2	
			<b><u>% of GDA</u></b>
<b><u>GROSS DEVELOPABLE AREA (GDA)</u></b>	<b>5.6</b>	<b>13.8</b>	<b>100%</b>
<b>Residential Uses</b>	<b>4.2</b>	<b>10.4</b>	<b>75%</b>
Low Density Residential (R1, R2)	4.2	10.4	75%
Medium Density Residential (R3)		0.0	0%
<b>Stormwater Management (SWMF)</b>		0.0	0%
<b>*Municipal Reserve (MR)</b>		0.0	10%
<b>Road</b>	<b>1.9</b>	<b>4.7</b>	<b>21%</b>

<b>Residential Uses</b>	<b>Units/Net Ha</b>	<b>Units</b>
Single-family Residential	24	103

<b>PHASE 4</b>	<b>Area (Ha)</b>	<b>Area (Ac)</b>	<b>% of GA</b>
<b><u>GROSS AREA (GA)</u></b>	<b>18.5</b>	<b>45.7</b>	<b>100%</b>
Utility R/W Plan 761 0184 (Gas Line)	0.2	0.4	1%
Utility R/W Plan 141 3344 (Sewer Line)	0.3	0.7	2%
PUL	0.04	0.1	0.20%
Road ROW	0.6	1.5	3%
			<b><u>% of GDA</u></b>
<b><u>GROSS DEVELOPABLE AREA (GDA)</u></b>	<b>17.4</b>	<b>43.0</b>	<b>100%</b>
<b>Residential Uses</b>	<b>7.4</b>	<b>18.3</b>	<b>43%</b>
Low Density Residential	7.4	18.3	43%
Medium Density Residential	0.0	0.0	0%
<b>Stormwater Management (SWMF)</b>	<b>3.7</b>	<b>9.1</b>	<b>21%</b>
<b>*Municipal Reserve (MR)</b>	<b>2.7</b>	<b>6.7</b>	<b>15%</b>
<b>Road</b>	<b>3.6</b>	<b>8.9</b>	<b>21%</b>

<b>Residential Uses</b>	<b>Units/Net Ha</b>	<b>Units</b>
Single-family Residential	24	182

Low density residential (LDR) areas have been located to take advantage of the natural features (drainage course) and man-made amenities (walkway corridors, stormwater management facilities, parks/open space). Low density residential development will be planned in clusters / cells to maximize the use of infrastructure and developable land, and to provide a greater sense of identity within the various sub-areas. Housing forms within the low density residential areas will be predominantly single and semi-detached housing catering to a variety of lot and home sizes. The proposed LDR density is 24 units per net residential hectare. The *Land Use Bylaw* provides districts that allow for low density residential including: Low Density Residential (R1) and General Residential District (R2) providing a range of lots size options. Redistricting of the land shall be required upon approval of the ASP and prior to subdivision.

Medium density residential (MDR) may consist of a variety of housing forms and densities including four-plexes, row housing, stacked row housing and low-rise apartment buildings. The northwest corner of the Plan area is designated for medium density as it has direct access to a collector roadway. This location for MDR will also provide a transition to other land uses. The medium residential density is 42 units per hectare. The type of MDR pursued will be subject to consumer and market demands. While parcels of MDR can be developed on a self-contained basis, opportunities exist to develop street-oriented row housing adjacent to LDR housing. In these instances, the developer should incorporate good understanding to foster sensitive sites, landscape and streetscape design in an effort to integrate the proposed land use. The *Land Use By-Law* includes one applicable district: Medium Density Residential District (R3).

### 4.3 Land Use Policies

The following general land use policies shall apply:

- Policy 1** Land use districts shall be consistent with the general land use classifications identified in Figure 3.0.
- Policy 2** All new development shall abide by the built form and urban design requirements of this plan to ensure a pedestrian-friendly street environment is created.
- Policy 3** New development shall achieve a high standard of architectural design and detailing.
- Policy 4** Windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.

### 4.4 Parks, Open Space and Trails

Parks and open spaces provide valuable outdoor activity and leisure areas, as well as spaces for social interaction and community gathering. The *West View ASP* incorporates a variety of parks and open spaces to accommodate both active and passive pursuits for future residents. Details of the required amenities for each park site shall be determined at the development approval stage and shall be in accordance with standards setout in the *Town of Olds Open Space and Trails Master Plan (OSTMP)* dated October 2013. Currently, there is a Future Community Trail being proposed within the OSTMP which surrounds the area. The *West View Area Structure Plan* will allow for connections to be the Future Commercial Trail proposed within the OSTMP. The trail will provide better pedestrian circulation throughout the area towards proposed neighbourhood parks and municipal open spaces within the *West View Area Structure Plan*, and will provide a connection to the adjacent development, Vistas, located east of West View. Consistent with Section 4.0 of the OSTMP, the *West View ASP* allocates a neighbourhood park, municipal open space and trails described as follows:

- **Neighbourhood Park:** The entire Plan Area is within 700 m (10 minute walk) of the centrally located neighbourhood park. The park site is approximately 3.13 ha configured to maximize usable space, accessibility, street frontage, connectivity, informal and formal play areas. All landscaping and equipment requirements for the park shall be determined at the time of development approval as per municipal design standards;
- **Municipal Open Space:** Open space will be provided surrounding the proposed stormwater management facility in the southwest portion of the Plan area, in addition to the public utility lots and pedestrian trails. Of the open space provided around the storm pond, there is a 4 metre wide strip containing the proposed neighbourhood trail which is above the high water mark. This portion qualifies as Municipal Reserve (MR) dedication. The total area is approximately 3.7 hectares and may reduce in size, subject to the final storm pond. Storm facilities shall be designed to contribute to the overall visual quality of the park and open space system, by incorporating plantings throughout, integrated pedestrian pathways, and the naturalization of features. Additionally, 0.1 hectares of public utility lots will be used to provide pedestrian connections. The municipal open space will be developed to augment the adjacent neighbourhood park and trail connections as per municipal standards at the time of development approval;
- **Trails:** The ASP includes approximately 1,400 metres of trails, which will provide further additional pedestrian circulation in addition to the sidewalk path system. Trails have been located to provide efficient pedestrian linkages and connections onto adjacent lands and a future community trail network. A shared use path will also be developed along the existing right-of-way running along the east property line. A neighbourhood trail will also be located around the storm pond for added pedestrian circulation. Future development of trails and greenways shall be in accordance with the OSTMP. All new trails will be constructed to municipal standards at the time of subdivision and development approval.

Any additional landscape buffers, including those near the lift station located in the northwest corner of the proposed development, shall be constructed according to the municipal minimum design standards. A map identifying the trails circulation and pedestrian flow can be found in *Map 3 Development Concept*.

## 4.5 Waste Transfer Station Development Setbacks

Immediately to the south of the Plan area is a waste transfer station and a wastewater treatment plant. A 300 metre setback to the 'working area' of both facilities is required as per the *Municipal Government Act Subdivision and Development Regulation 43/2002* and the *Town of Olds Municipal Development Plan*. The setback to the wastewater treatment facility working area forms the existing development setback illustrated in *Map 2 — Existing Conditions*. This wastewater treatment facility is scheduled to be decommissioned. At such time, the development setback will no longer be required and development can then proceed in this area. No development shall occur within the setback boundary until this facility is fully decommissioned in accordance with provincial regulations. Once the waster transfer stations is decommissioned a new setback will apply as illustrated in *Map 2 — Existing Conditions*.





Photo by: ParioPlan

# 5.0

# TRANSPORTATION

## 5.1 Overview

*Map 4 – Transportation*, illustrates the proposed curvilinear and modified grid transportation network for the ASP. Roadways are shown as conceptual only, and will be subject to change during the course of the *West View ASP* detailed design and subdivision stage. Roadway modifications may be required to accommodate lots sizes, right of ways, easements and alignments, but the overall neighbourhood concept shall be maintained. The development does not propose any rear lane-ways.

## 5.2 Access and Road Hierarchy

The two primary access points to the Plan area will be from 70 Avenue to the west and the future Vista Drive to the south. 70 Avenue is a two-lane undivided rural gravel roadway with a posted speed limit of 50km/h. Highway 27/46 Street is located one and a half quarter sections to the souths classified as a 'Level 2' (arterial) roadway. This section of Highway 27 is a four lane urban undivided and divided roadway with a speed limit of 60km/h east of 70 Avenue and 80km/h west of 70 Avenue. The Plan area ensures that road alignments are consistent with all road connections onto adjacent lands.

The ASP includes one central collector road, connecting 70 Avenue to the west and the future Vista Drive to the south. The collector road will require sidewalks on both sides, with one side preferably on the north and east outer sides having an enhanced pathway.

A 15 metre widening will be dedicated for the future development of Vista Drive as shown on Map 4-Transportation. Details of the roadway network development will be provided as part of the subdivision application process and subsequently through detailed engineering drawing and the development agreement.

### 5.2.1 Transportation Impact Assessment

Movement patterns such as travelling in and out, through, and within the Plan area, either via private vehicle, bicycle, or walking, are all important options considered in the preparation of the ASP. A *Traffic Impact Assessment (TIA)*, dated March 2015 was completed by AREA Consulting Inc., to determine the existing and future operation conditions for intersections and individual turning movements until the year 2035. The TIA includes a review of several performance measures to determine the future Level of Service (LOS), delay and queue lengths to assess the operation of the roadways to the developing lands. The study considered impacts of site generated traffic at the following intersections:

- 70 Avenue Access Road 1;
- 67 Avenue/ Vista Drive and Access Road 2;
- 67 Avenue/Vista Drive and Highway 27/46 Street, and;
- Highway 27/46 Street and 70 Avenue.

The development traffic volumes were added to the background traffic levels to obtain corresponding future traffic volumes. The TIA make the following improvement recommendations:

- An exclusive right– turn lane is warranted for northbound right turning vehicles in year 2020;
- No left-turning lanes are warranted for the northbound and south bound left turning vehicles in 2020 and 2035;
- Signals and the full illumination are warranted in year 2020; and
- Based on the intersection lane configuration and controls, the signalized intersection overall LOS is B in 2035. All approaches operate at acceptable LOS.

Generally, the TIA concludes that intersections will operate at acceptable levels of service however, future improvements will be required as the area builds out. Details of the findings and recommendations are outlined in *Traffic Impact Assessment*.

### 5.2.2 Pedestrian Circulation

As per the OSTMP for the Town of Olds, bike lanes, where appropriate, will be added for better pedestrian circulation throughout the Town in addition to roadways sidewalks and pathways. Further, as described in *Section 4.4*, the inclusion of trails allow for better pedestrian flow / circulation in the Plan area and to future development areas. The conceptual pedestrian circulation is illustrated in *Map 3– Development Concept*.

## 5.3 Roadway Construction Standards

Roadway and pedestrian pathways construction standards will be detailed at the time of subdivision and development approval, and will comply with the Town of Olds engineering standards to the satisfaction of the Development Authority and Engineering department. Temporary turnarounds will be provided at each phase of the development to accommodate temporary vehicular movement and emergency vehicles access.

The *Geotechnical Investigation*, prepared by J.R. Paine and Associates Ltd., dated March 31, 2015, confirms that soil conditions are generally fair to satisfactory for the purposes of building roads and other surface utilities.



Photo by: ParioPlan

# 6.0

## MUNICIPAL SERVICES

### 6.1 Overview

An analysis of the sanitary sewer, water servicing and stormwater servicing requirements for the ASP area was conducted in accordance with Municipal and Provincial requirements. The conceptual servicing plans are identified in *Maps 5 through 7 – Sanitary Servicing, Water Servicing and Stormwater Servicing*. These figures set the framework for utilities that are needed to provide reasonable fire service and demand capacity throughout the ASP area. The design of the stormwater management system was in accordance with the *Alberta Water Act*, the *Alberta Stormwater Management Guidelines* and the directions provided in the *Municipal Development Plan*.

### 6.2 Sanitary Sewer Servicing

As shown on *Map 5 - Sanitary Sewer Servicing*, there is an existing sanitary main running adjacent to the south and west Plan area boundaries. The sanitary main running south of the ASP is part of the Town of Olds infrastructure. The sanitary main west of the Plan area runs into an existing lift station that is currently operated by the South Red Deer Regional Wastewater Commission. Phase 1 of the *West View ASP* will be serviced from the west sewer main that picks-up flow from the Town's lift station south of the Plan area. A second tie in point south of the Plan area will flow into an existing lift station just west of the existing overflow pond and to the south of the Plan area. The flow from the lift station will be conveyed to the existing gravity main that tie's into the existing

South Red Deer Regional Wastewater lift station located in the northwest corner of the same quarter section. All sanitary sewer facilities will be designed in accordance with the Town of Olds Minimum Design Standards.

## 6.3 Water Distribution

The water distribution network within the *West View ASP* will generally follow the roadway network. Services within the community will be extended from the Town of Olds existing watermain system. The proposed ASP water distribution system will tie into the existing system on Vista Dr., west of Vera Cl/Vermont Cl, east of the Plan area. The second tie-in point will be on 67 A Avenue northeast of the Walmart site just south of the ASP. Based on a preliminary investigations, it appears there is sufficient water supply to allow for a single line extension from Vistas, unless there is an upstream fire flow demand and the amount of required capacity exceeds the available capacity. This will depend on the final number of housing units to be serviced. If required, a secondary trunk feed will be extended from northeast of the Walmart site. The exact details of servicing will be completed at the detailed design stage. The proposed alignment of the water lines within West View ASP are illustrated on *Map 6 - Water Servicing*. The entire water distribution system will be designed in accordance with the Town of Olds Minimum Design Standards.

## 6.4 Stormwater Management

### Minor Drainage System

As shown on *Map 7 - Stormwater Servicing*, the minor storm sewer system will consist of underground piping, catch basins and roof leaders. These will capture and convey stormwater flows up to and including the 1:5 year storm event, towards the proposed stormwater management facility. There are two storm systems that convey flow to a stormwater pond in the southwest corner of the Plan area.

### Major Drainage System

A *Preliminary Storm Water Management Plan*, prepared by Area Consulting Inc., dated November 2016 has been submitted to the Town of Olds. The major storm drainage system will consist of a network of surface drainage paths, generally along roads, lanes and pathways; which will convey water, typically in excess of the 1:5 year event, overland towards the permanent stormwater management facility. Where necessary concrete or grass swales will be designed to convey runoff accordingly. Bio-swales will also be considered at the detailed design stage in the proposed MR, and are highly recommended due to their ability to treat storm water. The stormwater management facility will be designed to detain storm events up to and including the 1:100 year storm event and treat the water prior to discharging at a pre-development controlled release rate into existing storm outfall directly south of the Plan area. The storm outlet will run adjacent to the east side of 70th Avenue just north of the existing storm outfall culvert crossing 70th Avenue. The predevelopment release rate will be controlled by an orifice. The overflow point will be controlled at HWL in the storm control manhole. Once the pond capacity reaches its maximum capacity at the HWL the excess flow will overflow into a 750mm diameter pipe and conveyed to an outlet. The emergency storage will be 0.6m high. Proposed Stormwater System will be designed as shown on *Map 7—Stormwater Servicing*. Stormwater Management Facilities will be designed in accordance with the Town of Olds Minimum Design Standards.

## 6.5 Franchise Utilities

Shallow utilities will be extended into the Plan area in accordance with the requirements of the individual utility companies and service providers. The *Geotechnical Investigation* states that soil conditions are generally fair to satisfactory for the purposes of building subsurface utilities. Easements for franchise utilities shall be required for all private properties as per municipal standards.





# 7.0 IMPLEMENTATION

## 7.1 Overview

This ASP will help guide Town Council, Administration, local landowners, other agencies and the community at large, regarding decisions for the future growth and development of the Plan area. Decisions with respect to planning approvals should align with the vision, goals, objectives and policies contained in this ASP. Stakeholders and public involvement will be part of the planning and development process as specific lands are redistricted and supporting infrastructure, parks, trails and other community amenities are designed and developed.

## 7.2 Phasing

*Map 8 – Phasing Plan* outlines the proposed phasing for development of the Plan area. Infrastructure servicing will be extended into the ASP area from the west and south sequentially. The required buffer distance from the sanitary surge pond and the timing of its ultimate decommissioning will impact development staging. Depending on the final lot configuration, any lots that partially fall between the Phase 1 boundary and the Phase 4 boundary should be service with Phase 1 and developed fully at the Phase 4 stage (once the sanitary surge pond has been decommissioned). From a transportation perspective, the most efficient location for Phase I is the northwest portion of the Plan area which has access from 70 Avenue. Non-contiguous development should be discouraged and should follow the logical extension of servicing as shown

on *Map 8*. The proposed phasing plan is conceptual in nature and as such, changes may be necessary due to market demands, or servicing requirements. The detail designs for the stormwater pond and associated facilities shall be submitted as a separate phase application.

### **7.3 Technical Studies**

At the time of subdivision, developers may be required to complete technical studies by qualified professionals to demonstrate that the land in question is suitable for the proposed development. Technical studies were completed as part of the preparation of the *West View ASP* including a Geotechnical Investigation, Stormwater Management Plan and a site specific Traffic Impact Assessment (TIA).

### **7.4 Land Use Bylaw Amendments and Subdivision Approval**

Redistricting and subdivision applications that conform to this ASP will be undertaken as required to the satisfaction of the Town of Olds in conformance with the *Olds Land Use Bylaw and Municipal Development Plan*.

### **7.5 Development Agreement**

Development agreements will be required between the Town of Olds and the developer as a condition of most subdivision approvals in accordance with Section 655 of the *Municipal Government Act*. Detailed engineering design drawings to confirm the design of the infrastructure consistent with Town standards will be required. The subdivision approval may require a development agreement that may address specific design and layout regulations for the Plan area.

### **7.6 Amending the Plan**

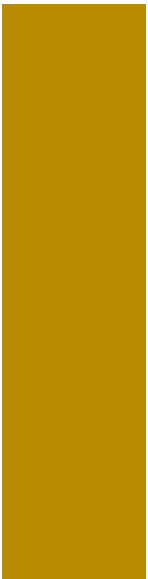
An amendment to this ASP is required for significant changes to the Development Concept in reference to the *Municipal Government Act*, including:

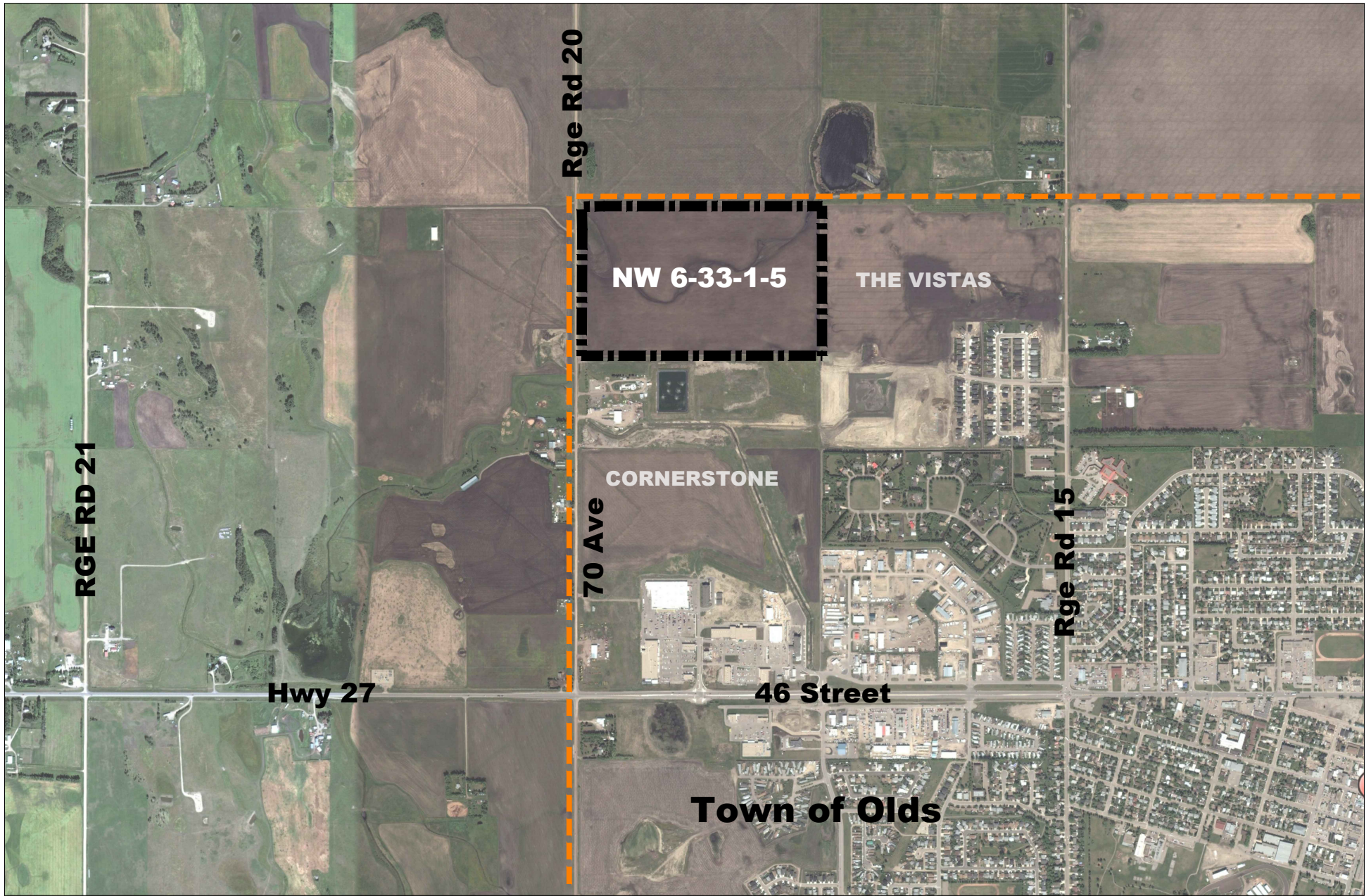
- Changes to general land uses ;
- Changes to access, road or infrastructure design or layout;
- Amendments to other documents which impact the land use for these lands will also require an amendment to this ASP; and
- Changes in park or community facility locations.





## List of Maps

- Map 1** — Location
- Map 2** — Natural Features
- Map 3** — Development Concept
- Map 4** — Transportation
- Map 5** — Sanitary Servicing
- Map 6** — Water Servicing
- Map 7** — Stormwater Servicing
- Map 8** — Phasing Plan





**Legend**

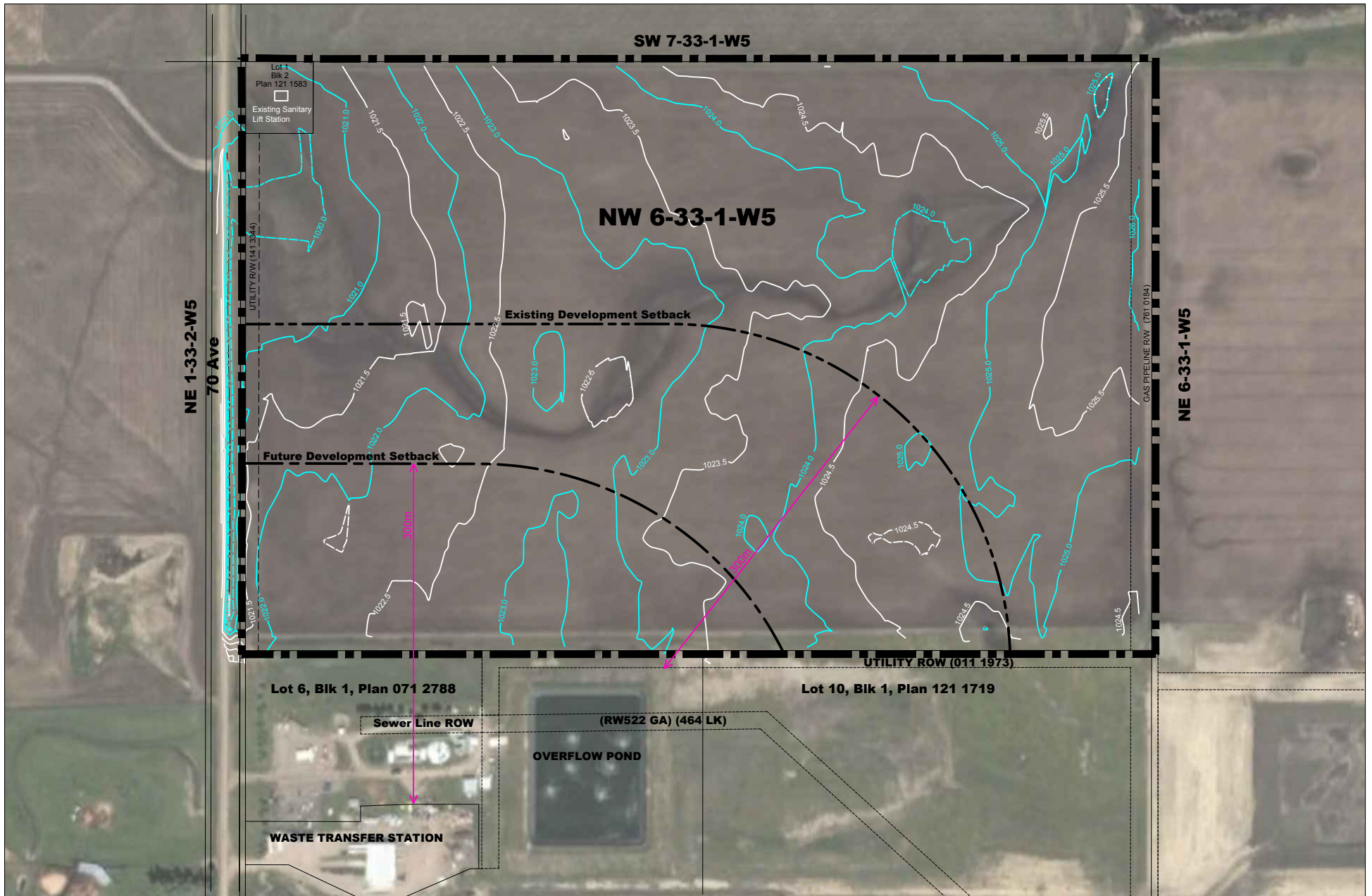
-  ASP Boundary
-  Town of Olds Corporate Boundary

Project No.: 14-041  
Date: January 2017



**Map 1**  
**Location**  
West View  
Area Structure Plan

Olds, Alberta



**Legend**

▬▬▬ ASP Boundary

Major Contours (1.0m)

Minor Contours (0.5m)

Setback Distance (from Wastewater Facilities)

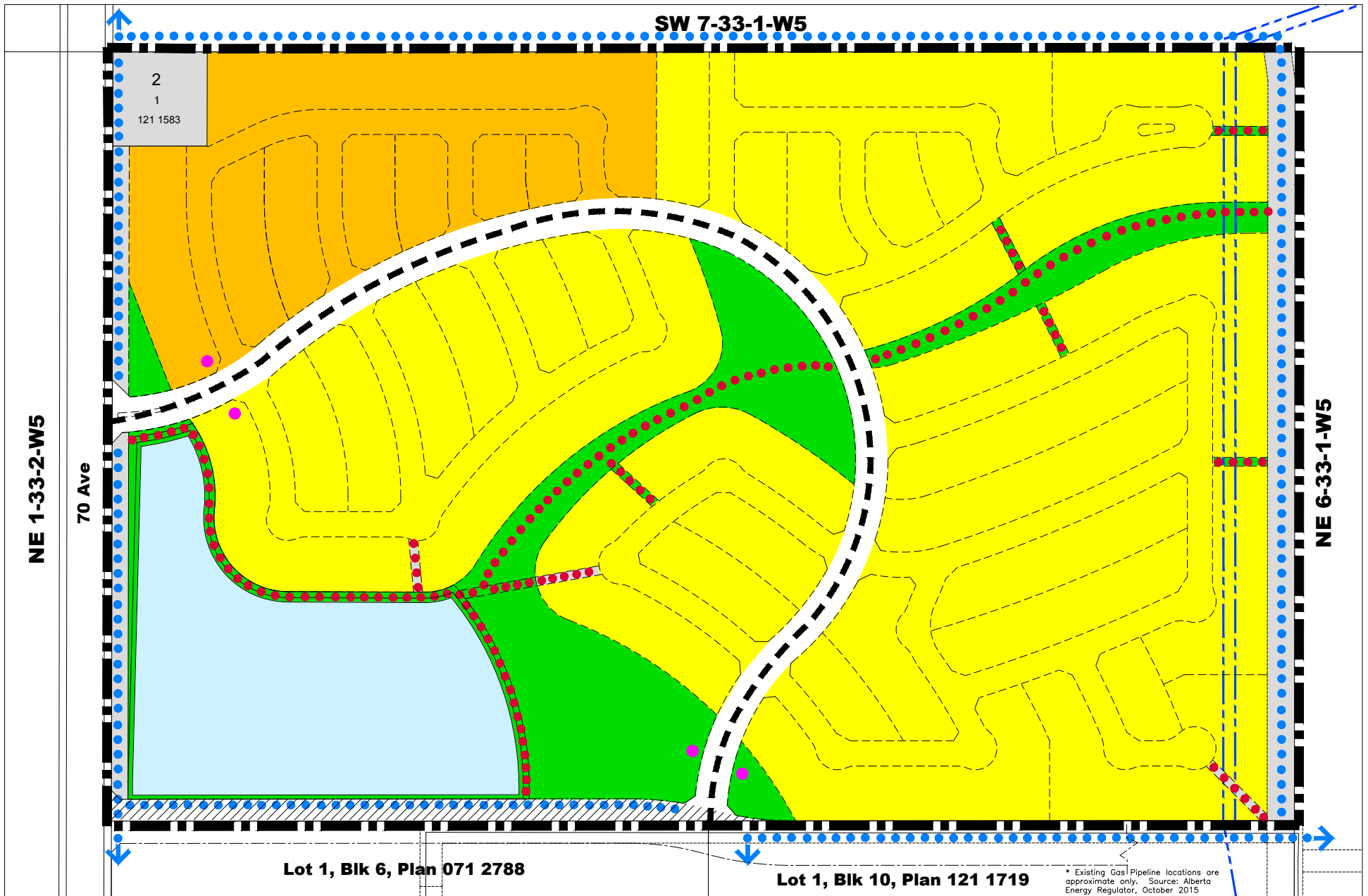
Project No.: 14-041  
Date: January 2017



**Map 2  
Existing Conditions**

West View  
Area Structure Plan

Olds, Alberta



### Legend

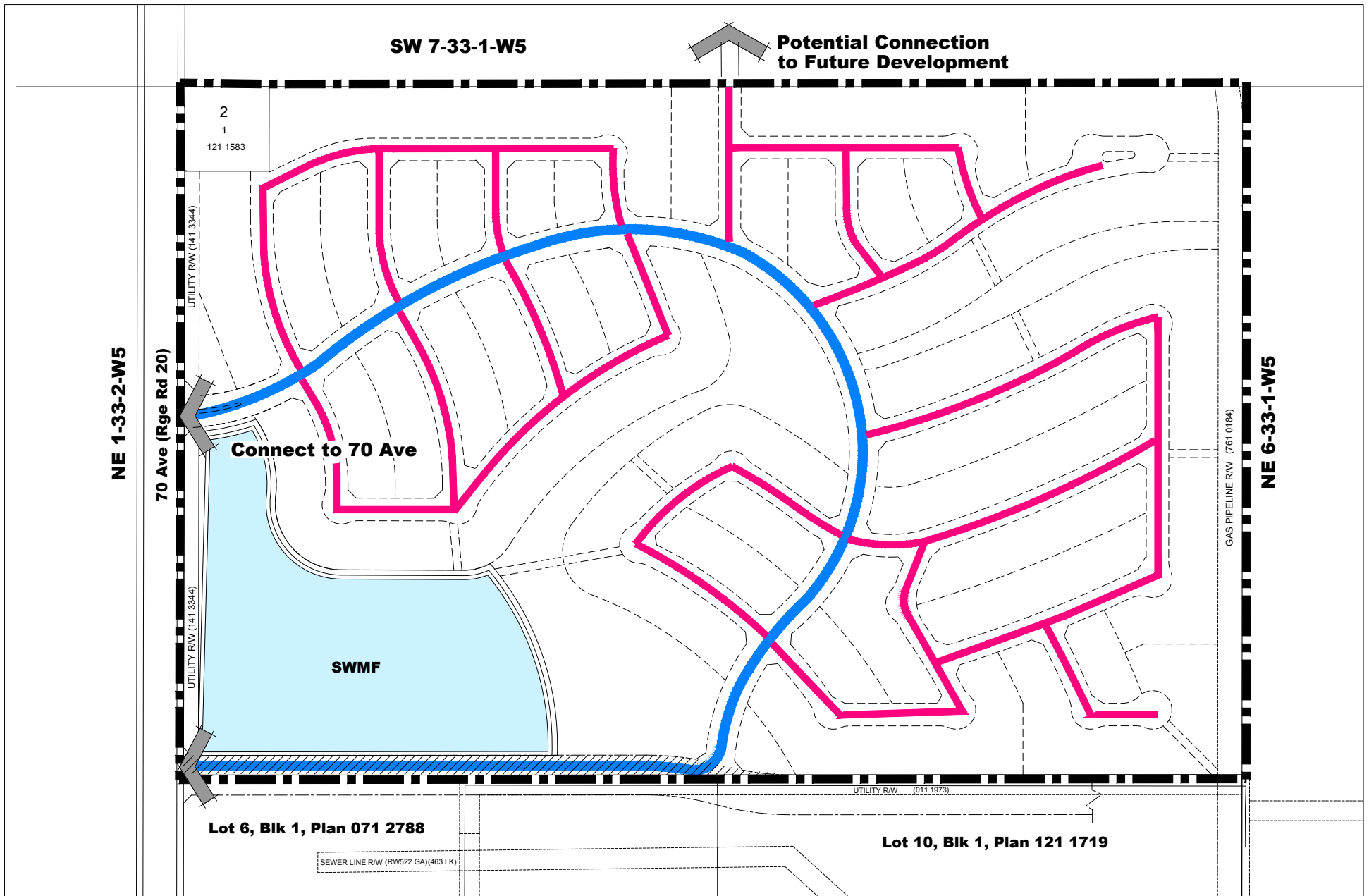
- |                            |                        |                            |
|----------------------------|------------------------|----------------------------|
| ASP Boundary               | Municipal Reserve      | Potential Future Bus Route |
| Low Density Residential    | Storm Pond             | Potential Future Bus Stop  |
| Medium Density Residential | Public Utility         | Road Widening              |
| Future Neighbourhood Trail | Future Community Trail | Existing Gas Pipeline*     |

Project No.: 14-041  
Date: January 2017






### Map 3 Development Concept West View Area Structure Plan

Olds, Alberta



**Legend**

-  ASP Boundary
-  Collector Road (22.0m)\*
-  Local Road (17.0m)

 Road Widening

\*For Collector Road Cross-Section detail see The City of Red Deer Engineering Department Drawing No. 5.06 - Residential Undivided Collector Roadway



**Map 4  
Transportation  
West View  
Area Structure Plan**

Olds, Alberta

SW 7-33-1-W5

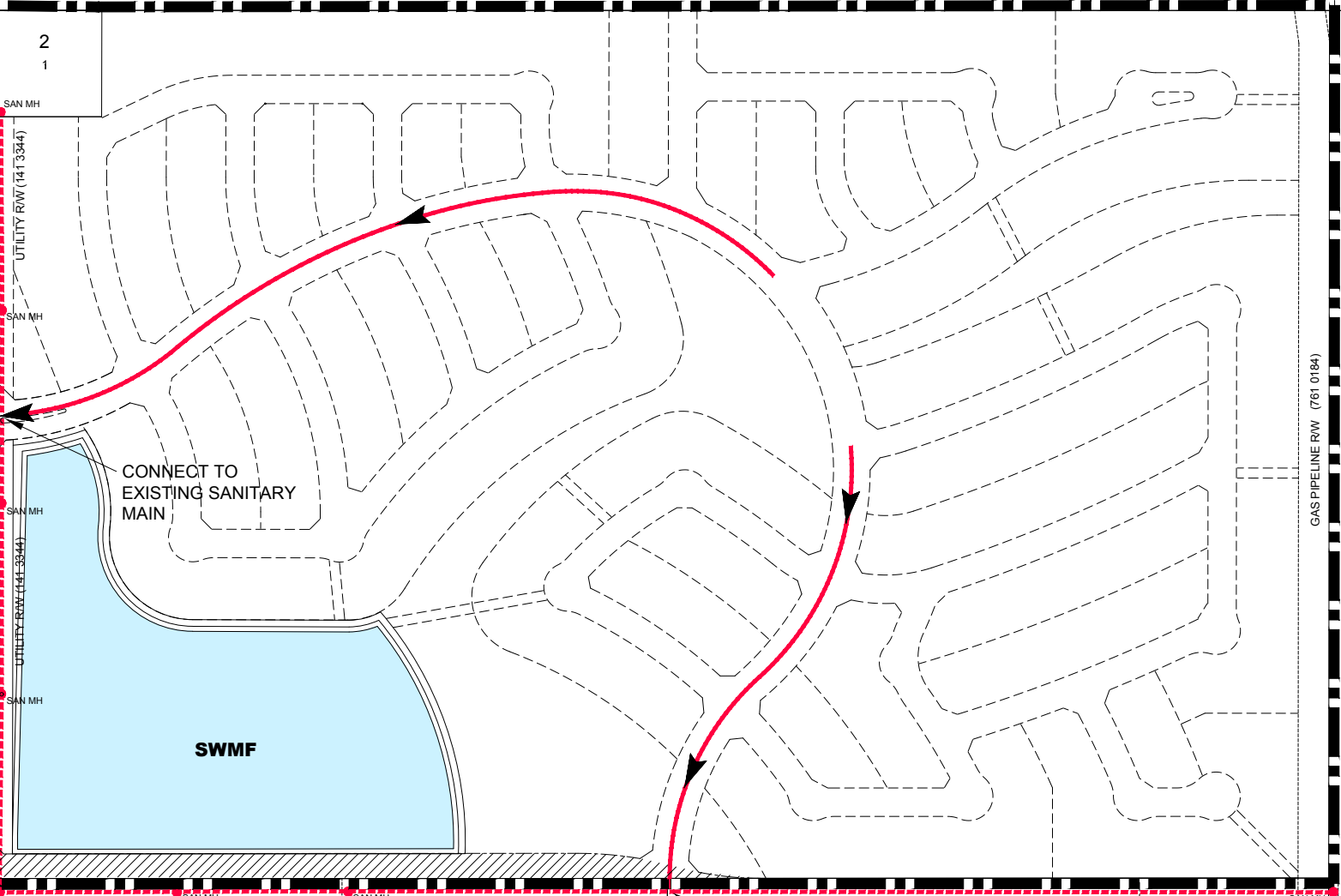
2  
1

NE 1-33-2-W5






70 Ave

NE 6-33-1-W5

GAS PIPELINE RW (761 0184)



**Legend**

-  ASP Boundary
-  Sanitary Sewer Main
-  Direction of Flow
-  Existing Sanitary Sewer Main & Manhole
-  Road Widening



**Map 5**  
**Sanitary Servicing**  
 West View  
 Area Structure Plan

Olds, Alberta

SW 7-33-1-W5

NE 1-33-2-W5

70 Ave

UTILITY R/W (141 3344)

UTILITY R/W (141 3344)

SWMF

PRIMARY MAIN  
FOR FUTURE DEVELOPMENT

PRIMARY MAIN

PRIMARY MAIN

GAS PIPELINE R/W (761 0184)

NE 6-33-1-W5




2ND CONNECT  
TO FUTURE  
WATERMAIN  
FROM VISTA

Lot 6, Blk 1, Plan 071 2788

Lot 10, Blk 1, Plan 121 1719

UTILITY R/W (011 1973)

Legend

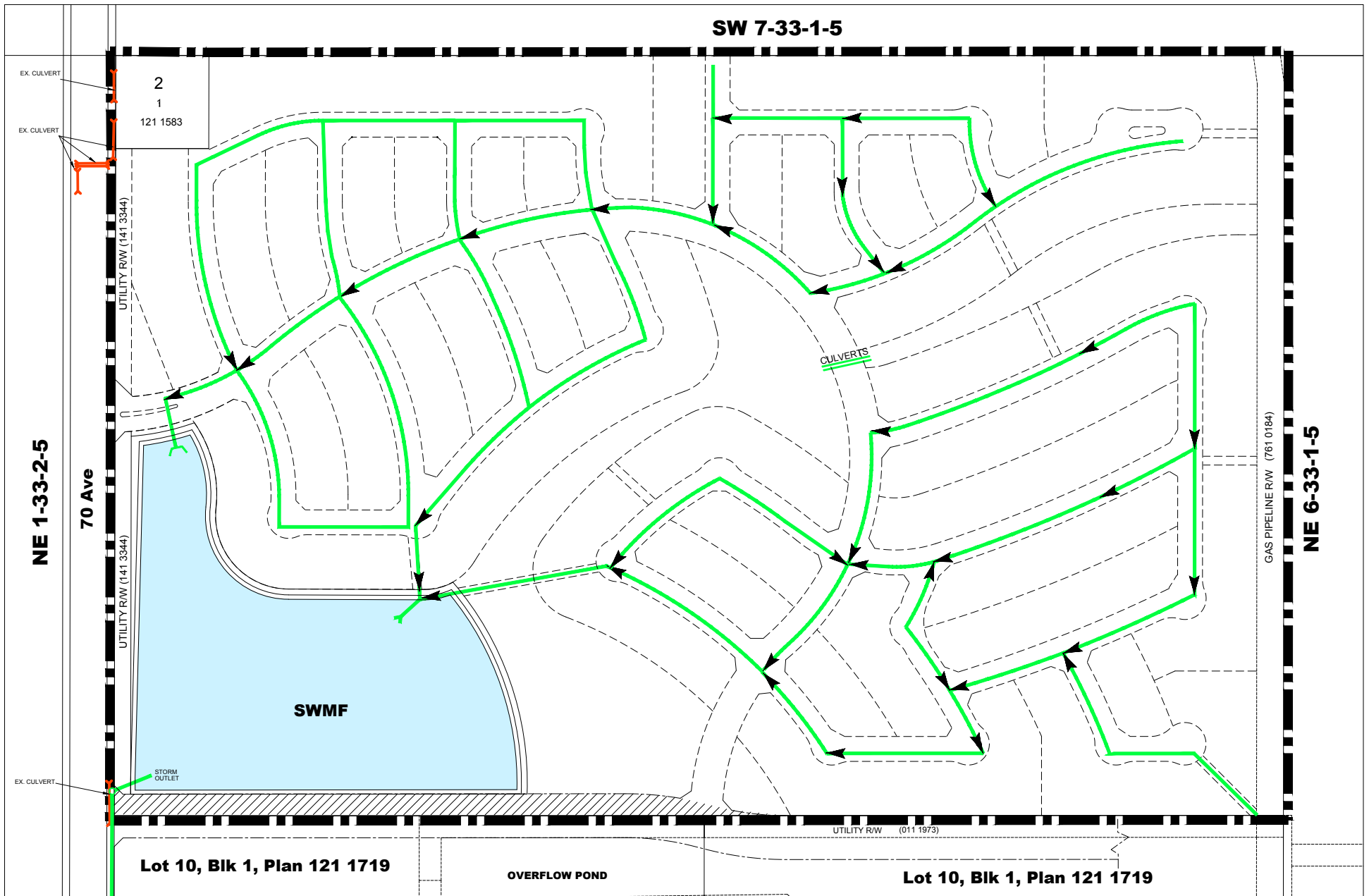
-  ASP Boundary
-  Water Main
-  Road Widening



Map 6  
Water Servicing  
West View  
Area Structure Plan

Olds, Alberta





SW 7-33-1-5

2  
1  
121 1583

NE 1-33-2-5

70 Ave

SWMF






Lot 10, Blk 1, Plan 121 1719

OVERFLOW POND

Lot 10, Blk 1, Plan 121 1719

NE 6-33-1-5

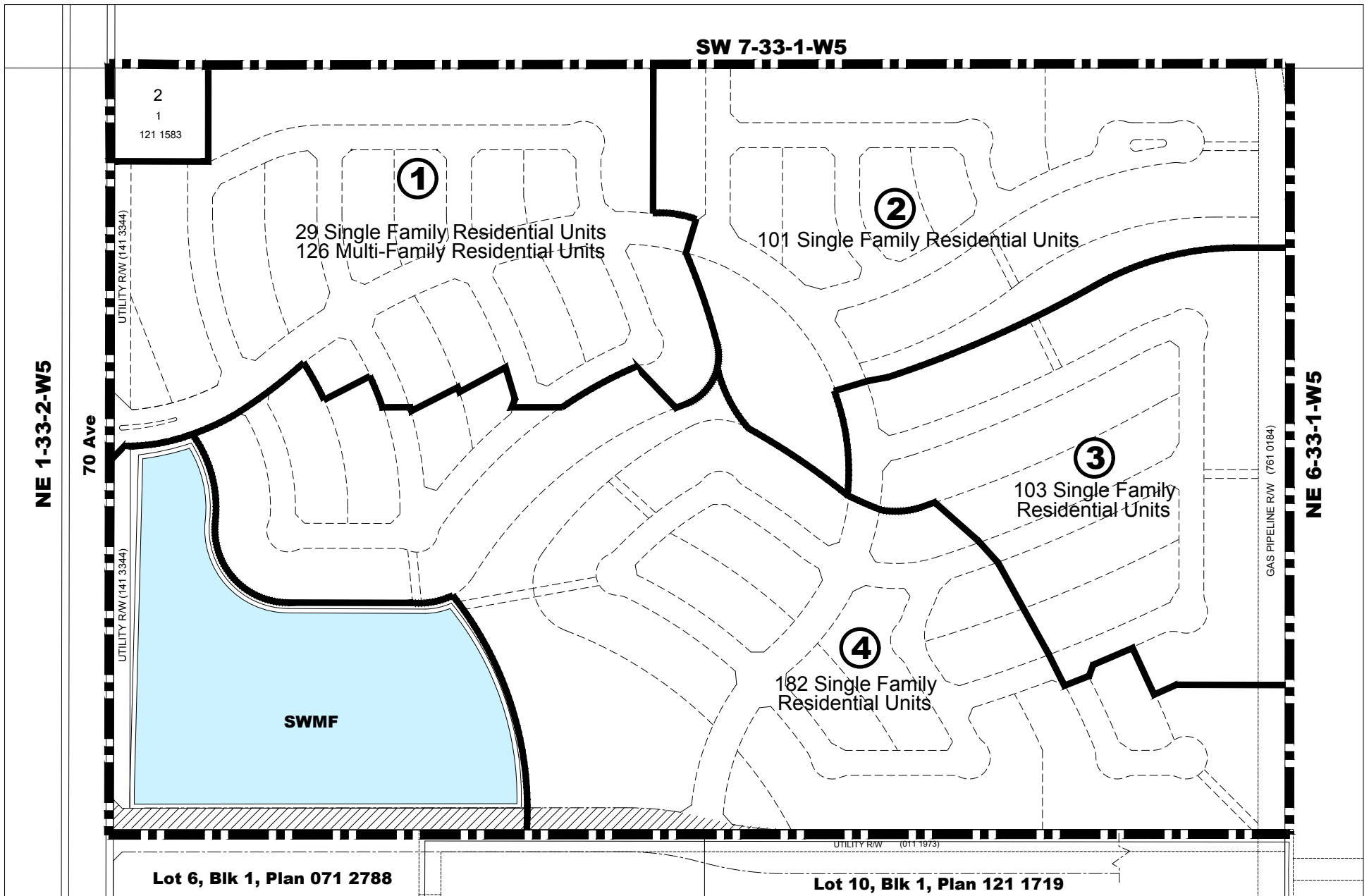
**Legend**

-  ASP Boundary
-  Storm Sewer Main
-  Direction of Flow
-  Storm Outfall
-  Road Widening







**Map 7**  
**Stormwater Servicing**  
West View  
Area Structure Plan

Olds, Alberta



**Legend**

-  ASP Boundary
-  Phase Boundary
-  Stage Number
-  Road Widening



**Map 8  
Phasing Plan  
West View  
Area Structure Plan**

Olds, Alberta