

TOWN OF OLDS BYLAW NO. 2024-44

WHEREAS Section 634 of the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, allows Council of a Municipality to adopt an Area Structure Plan; and

WHEREAS Section 191 of the *Municipal Government Act*, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, provides the Municipality with the authority to amend a bylaw; and

WHEREAS Council adopted the West View Area Structure Plan to guide the future growth and development of lands within NW 6-33-1-5, LSD 4;

WHEREAS the Council of the Town of Olds deems it necessary and expedient to amend the West View Area Structure Plan, Bylaw 2016-15;

NOW THEREFORE the Council of the Town of Olds in the Province of Alberta, duly assembled, enacts as follows:

BYLAW TITLE: This Bylaw may be cited as the West View Area Structure Plan Amendment Bylaw 2024-44.

GENERAL RULES AND SPECIAL PROVISIONS

Bylaw 2016-15, being the West View Area Structure Plan, is hereby amended as follows:

1. That the Table of Contents shall be updated to reflect the amendments shown in the attached Schedule A.
2. That the tables and maps shown in the attached Schedule A replace the equivalent original figures in Bylaw 2016-15.

EFFECTIVE DATE

This bylaw comes into force on the date it is passed.

READINGS

Read for a first time on the 15th day of October 2024.

Public Hearing held on the 12th day of November 2024.

Read a second time on the 12th day of November 2024.

Read a third and final time on the 12th day of November 2024.



Judy Dahl, Mayor



Brent Williams, Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 12th day of November 2024.

Indus Homes Inc.

WEST VIEW

***Area Structure Plan
Amendment***

NW ¼ Section 6 – 33 – 1 – W5th

*Town of Olds
Alberta*

MH

Project Planning

AREA

Consulting Inc.

July 2024

**West View - Area Structure Plan Amendment
Town of Olds, Alberta**

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AREA Consulting Inc. June 2024

West View Area Structure Plan Amendment Indus Homes Inc.

1.0 Introduction

1.1 Amendment Purpose

This Amendment to the West View Area Structure Plan, Bylaw 2016-15 has been prepared to address significant changes that have occurred since the adoption of this Area Structure Plan in January 2017.

The primary development influences to be addressed by this Amendment are:

- decommissioning of the waste water treatment facility to the south, and the corresponding removal of the development setback;
- strong demand for higher density forms of housing and the need to address supply shortages of affordable housing alternatives to conventional single-detached homes.

1.2 Design Principles

In order to achieve the objectives of this comprehensive re-design of the West View neighbourhood, a number of design principles have been established:

- re-distribute housing throughout this community in a land use pattern unconstrained by the previous residential development setback imposed by the now-decommissioned, waste water treatment facility;
- provide a range of housing types and home-siting opportunities;
- recognize the impact of spring runoff and potential flooding conditions in the northwest portion of the Plan area, adjacent to the South Red Deer Regional Waste Water Commission's Lift Station, by locating this neighbourhood's storm water management facility in close proximity;
- integrate the natural drainage course which runs through the middle section of the Plan area, into the open space network and layout of the adjacent residential housing.

**West View Area Structure Plan Amendment
Indus Homes Inc.**

2.0 LAND USE CONCEPT

The development configuration is illustrated in *Map 1: Land Use Concept*, which closely follows the identified design principles. The residential areas in many cases back directly onto the open space network or provide pedestrian access via numerous walkways and road-integrated sidewalks. Future community trails around the perimeter of the neighbourhood, located within existing utility r/w's, provide connectivity to surrounding neighbourhoods as well as existing recreational facilities to the south.

Table 1 below shows the total land within the ASP boundary. Existing utilities located in Utility Rights-of-Way (URW) and Public Utility Lots (PUL); the SRD Waste Water Lift Station; and future arterial road widening (Vista Drive), have been deducted to arrive at the Gross Developable Area (GDA) for the neighbourhood.

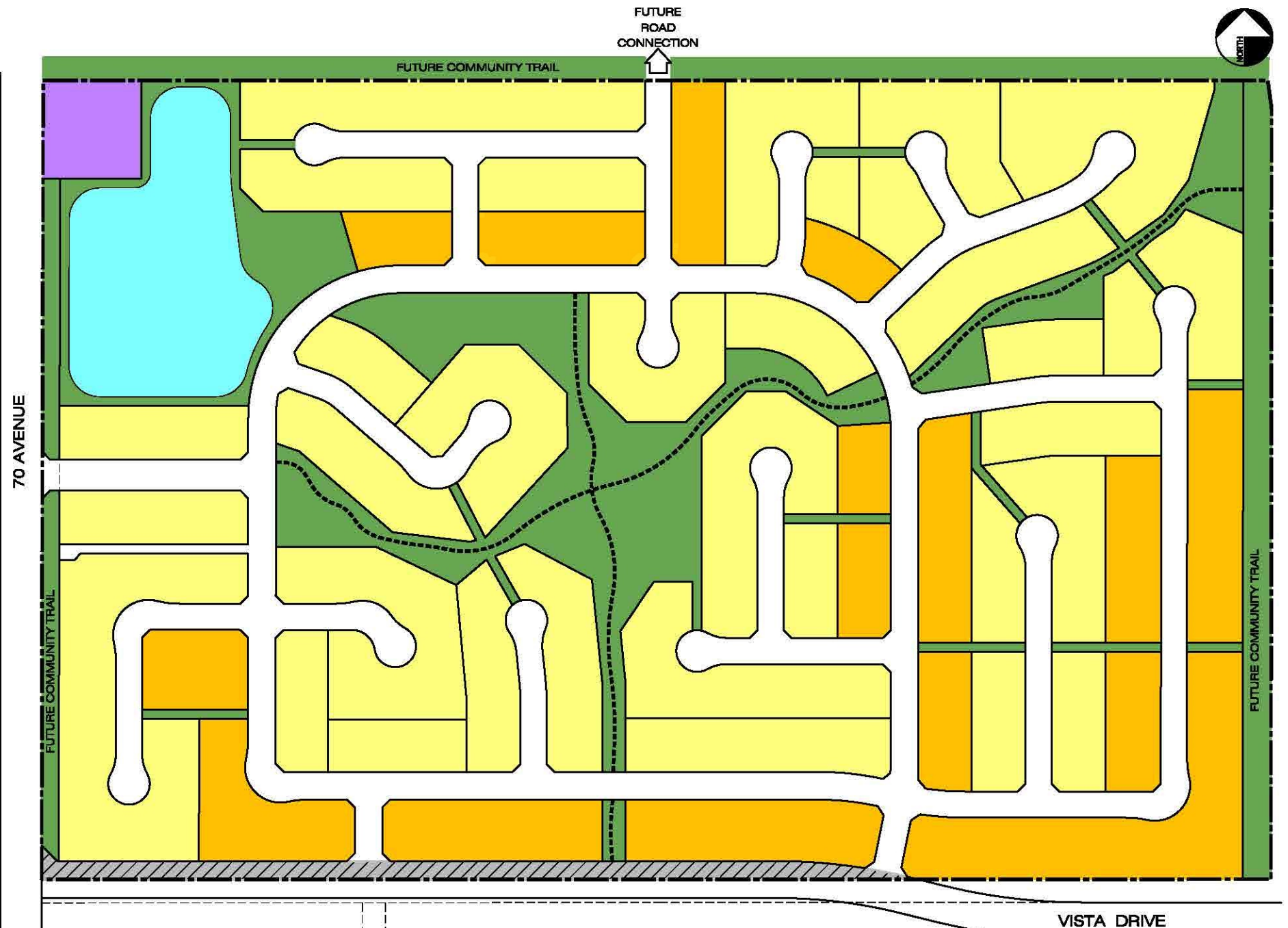
Table 1: Land Use Summary









LAND USE	Hectares	Acres	Percent
Total Area on Title	40.98	101.23	-
URW's / PUL	1.41	3.48	-
Sanitary Lift Station	0.40	1.00	-
Arterial Road – Vista Drive	0.65	1.60	-
GROSS DEVELOPABLE AREA (GDA)	38.52	95.15	100.0%
Residential	24.30	60.02	63.1%
Parks/Open Space/Trails	4.69	11.58	12.2%
Storm Water Management	1.89	4.68	4.9%
Local Roadways	7.64	18.87	19.8%
GDA Totals	38.52	95.15	100.0%

Residential Uses	Hectares	Dwelling Units	Housing Mix	Population
Low Density	17.01	408	57.1%	1,386
Medium Density	7.29	306	42.9%	553
Totals	24.30	714	100.0%	1,939

NOTES: Low Density = 24 units/ha, 3.4 persons/unit. Medium Density = 42 units/ha, 2.5 persons/unit.

Overall the proposed land use concept will achieve a residential density of 18.5 units per gross developable hectare, and a corresponding population density of 50.3 persons per gross developable hectare.



- | | | | |
|---|------------------------------|---|----------------------------------|
|  | Low Density Residential |  | Future Vista Drive Road Widening |
|  | Medium Density Residential |  | Existing Sanitary Lift Station |
|  | Parks, Open Space, Walkways |  | Storm Water Management Pond |
|  | Area Structure Plan Boundary |  | Neighbourhood Trails |

**MAP 1 LAND USE CONCEPT
PROPOSED AMENDMENT
WEST VIEW
AREA STRUCTURE PLAN**

**West View Area Structure Plan Amendment
Indus Homes Inc.**

The following tables present land use summaries for each phase of development.

Phase 1

Residential Uses	Hectares	Dwelling Units	Housing Mix	Population
Low Density	3.03	73	65.3%	248
Medium Density	0.92	39	34.7%	97
Storm Pond	0.40	-	-	-
Parks/Open Space /Trails	0.36	-	-	-
Local Roads	1.55	-	-	-
Totals	6.26	112		344

Phase 2

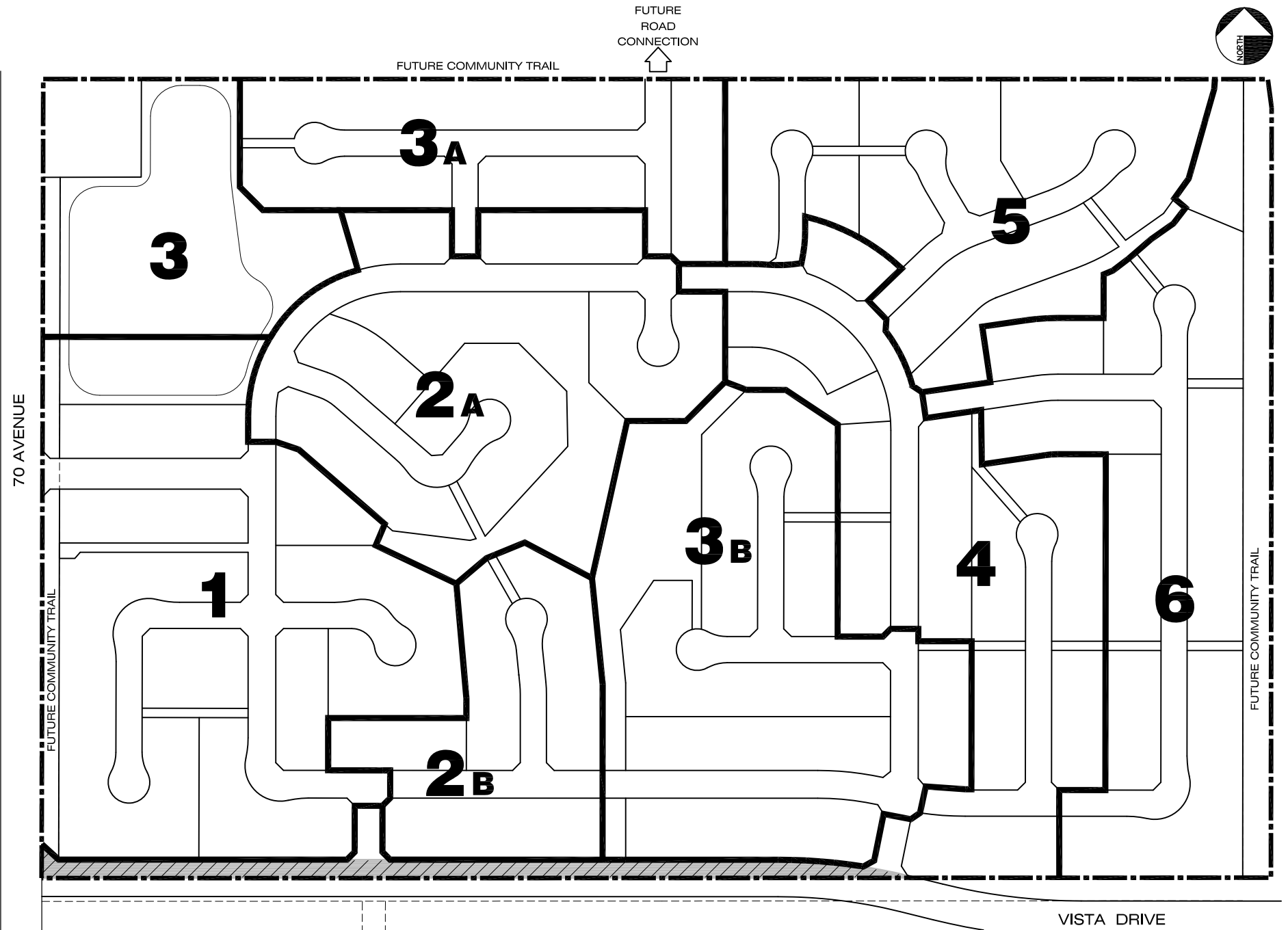
Residential Uses	Hectares	Dwelling Units	Housing Mix	Population
Low Density	3.38	81	62.0%	276
Medium Density	2.93	50	30.0%	125
Storm Pond	0	-	-	-
Parks/Open Space /Trails	1.47	-	-	-
Local Roads	1.66	-	-	-
Totals	7.70	131		401

Phase 3

Residential Uses	Hectares	Dwelling Units	Housing Mix	Population
Low Density	4.23	102	63.4%	345
Medium Density	1.39	58	36.6%	146
Storm Pond	1.50	-	-	-
Parks/Open Space /Trails	1.66	-	-	-
Local Roads	2.01	-	-	-
Totals	10.79	160		491

Phase 4

Residential Uses	Hectares	Dwelling Units	Housing Mix	Population
Low Density	1.84	45	40.0%	150
Medium Density	1.58	66	60.0%	166
Storm Pond	0	-	-	-
Parks/Open Space /Trails	0.39	-	-	-
Local Roads	0.56	-	-	-
Totals	4.37	111		316



MAP 2 PHASING CONCEPT
PROPOSED AMENDMENT
WEST VIEW
AREA STRUCTURE PLAN

**West View Area Structure Plan Amendment
Indus Homes Inc.**

Phase 5

Residential Uses	Hectares	Dwelling Units	Housing Mix	Population
Low Density	3.12	75	100.0%	254
Medium Density	0	0	-	0
Storm Pond	0	-	-	-
Parks/Open Space /Trails	0.54	-	-	-
Local Roads	0.74	-	-	-
Totals	4.40	75		254

Phase 6

Residential Uses	Hectares	Dwelling Units	Housing Mix	Population
Low Density	1.39	33	26.5%	113
Medium Density	2.21	92	73.5%	232
Storm Pond	0	-	-	-
Parks/Open Space /Trails	0.29	-	-	-
Local Roads	1.16	-	-	-
Totals	5.05	125		345

2.1 Development Staging

The proposed locations of each development phase is shown in *Map 2 – Phasing Concept*. These phases correspond to the orderly extension of services from existing municipal infrastructure. As the neighbourhood develops, phasing boundaries may change to address housing demand and servicing capacities. The specifics of each phase will be determined by the corresponding rezoning and subdivision approvals.

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3.0 Municipal Servicing (*AREA Consulting Inc.*)

3.1 Sanitary Sewer Servicing

As shown on Figure 5 - Sanitary Sewer Servicing, there is an existing Sanitary Main running adjacent to the south and west property lines. The sanitary main running south of the proposed development is part of the Town of Olds infrastructure. The sanitary main west of the proposed development runs into an existing lift station and is operated by the South Red Deer Regional Wastewater Commission. Development Phase 1 will be serviced off of the west sewer main that picks up flow from the Town's lift station. The 2nd tie in point south of the proposed property is optional and may or may not be necessary, which will be determined at detailed design stage. The flow from the sewer main will be conveyed to the existing South Red Deer Regional Wastewater lift station located in the northwest corner of the proposed development.

All sanitary sewer facilities will be designed in accordance with the *Town of Olds Minimum Design Standards for Development*.

3.2 Water Distribution

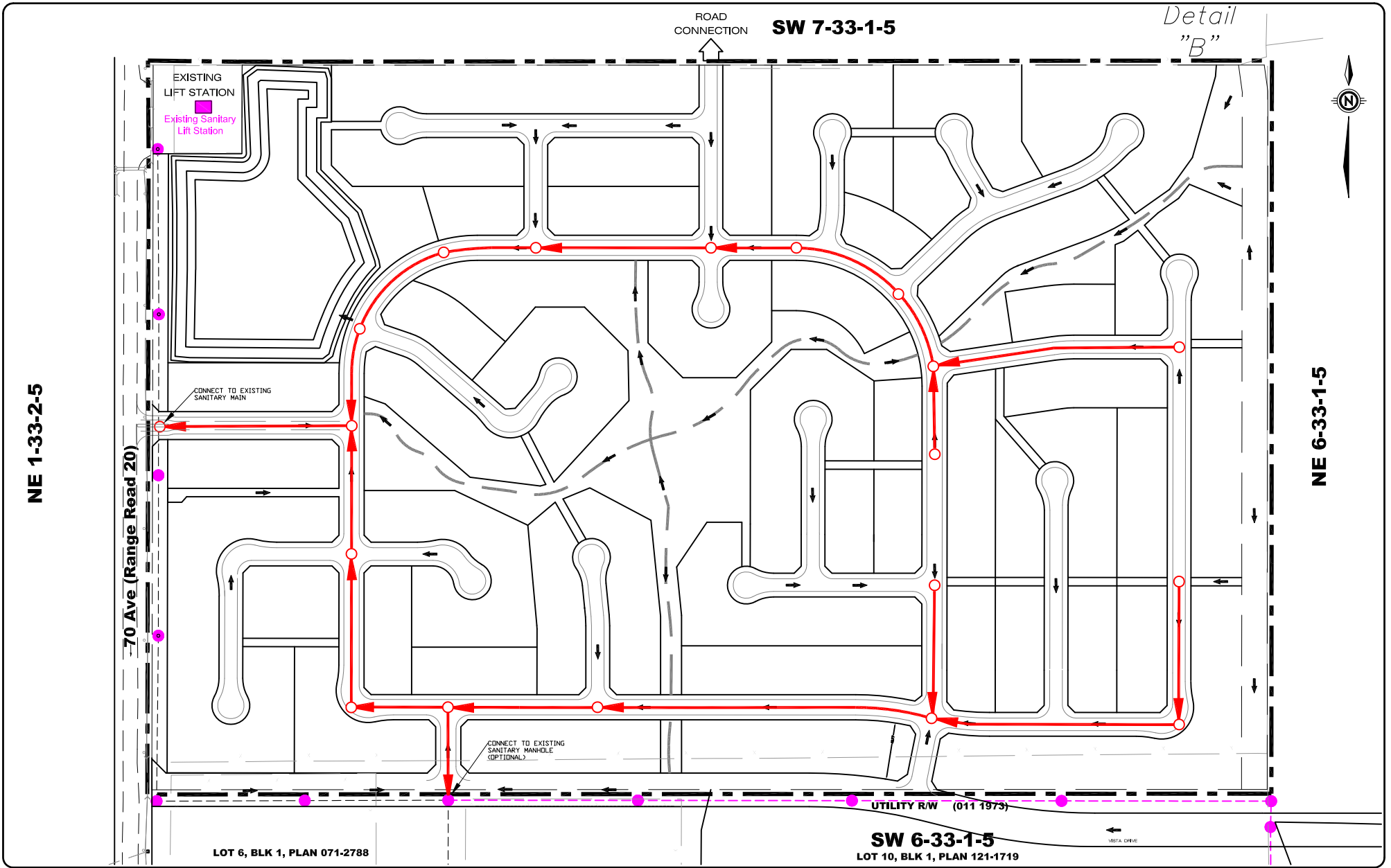
The water distribution network within West View will generally follow the transportation network throughout the site as this will create an ideal grid network system. Services within the neighbourhood will be an extension of the Town of Olds existing watermain system. The main tie-in point will be adjacent to the south east-west property line - (Vista Drive). A second tie-in point will be required to provide looping from the east in the future, on Vista Dr. west of Vera CI / Vermont CI east of the proposed development. From communication with Stantec it is indicated that there is enough water supply with a single line extended from the south. A single connection from Vistas, may not be sufficient based on their recommendations unless there is an upstream fire flow demand and the amount of required capacity exceeds the available capacity. This will depend on the number of homes being serviced. The exact details of servicing will be completed at detail design stage.

The proposed alignment of the water lines within West View is illustrated on Figure 6 – Water Servicing.

All water distribution system will be designed in accordance with the *Town of Olds Minimum Design Standards for Development*.

3.3 Stormwater Management

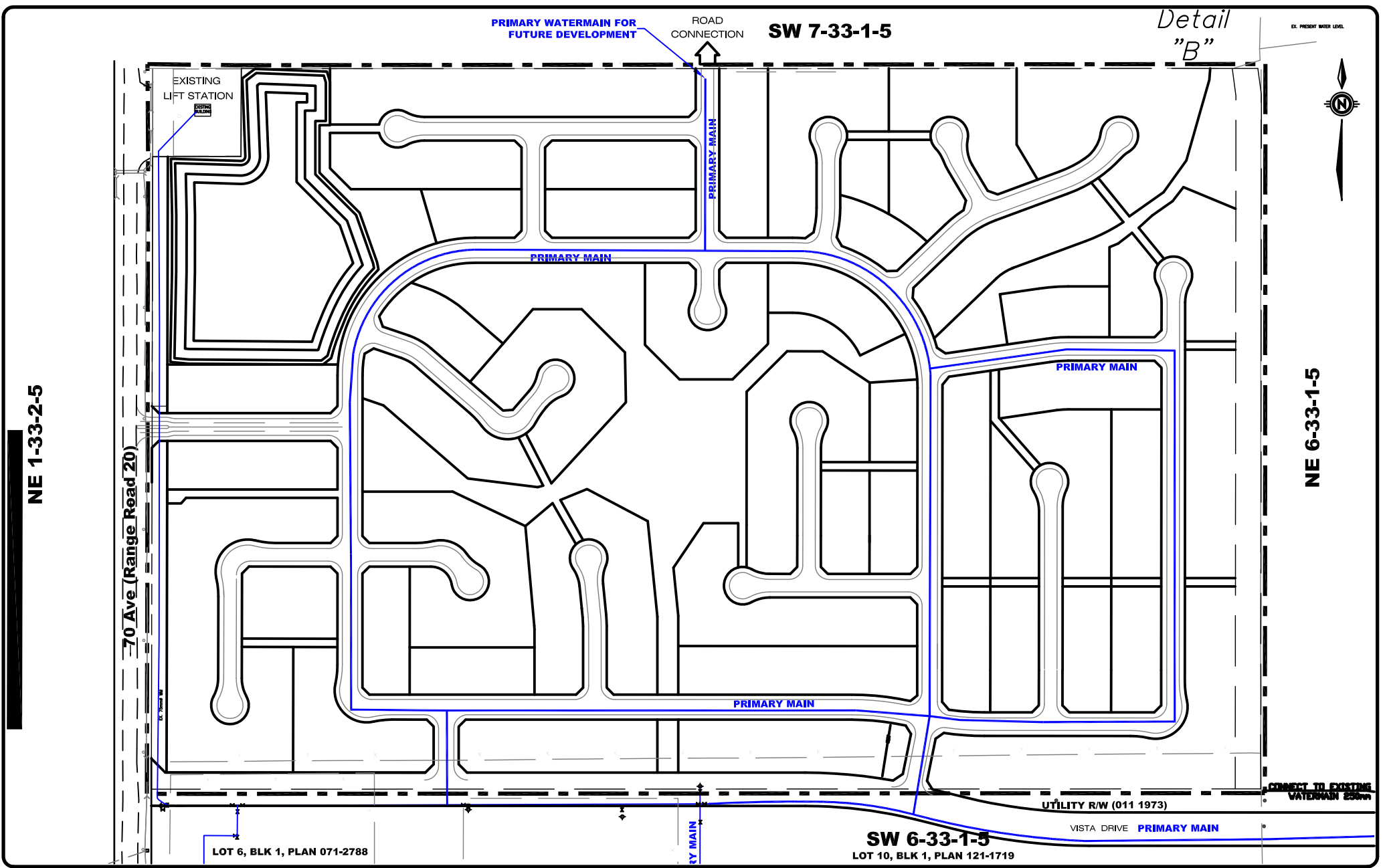
The drainage system is made up of ditches, pipes and access holes or manholes which make up the minor system and roads, gutters, lot drainage and the stormwater management facility which make up the major system. A preliminary Grading Plan is included the Stormwater Management Report, June 2024 prepared by AREA Consulting, and attached to this ASP Amendment as Appendix A.



LEGEND:	
	ASP Boundary
	Existing Sanitary Sewer Main with Manhole
	Proposed Sanitary Sewer Main with Manhole & Flow Direction
	Proposed Major Flow Direction

JUNE 4, 2024	
AREA Consulting Inc.	
DRAWN BY: C.P.G.	SCALE: 1" = 10'
PROJECT NO.:	

INDUS HOMES INC	
PROJECT:	WEST VIEW AREA STRUCTURE PLAN
LOCATION:	TOWN OF OLDS, ALBERTA
TITLE:	MAP 5.0 SANITARY SERVICING



Legend

--- ASP Boundary

— Proposed Water Main

— Existing Water Main

JUNE 4, 2024

AREA Consulting Inc.

Drawn by: E.P.G.

Scale: N.T.S.

Project No:

INDUS HOMES INC

Project: WEST VIEW AREA STRUCTURE PLAN

Location: TOWN OF OLDS, ALBERTA

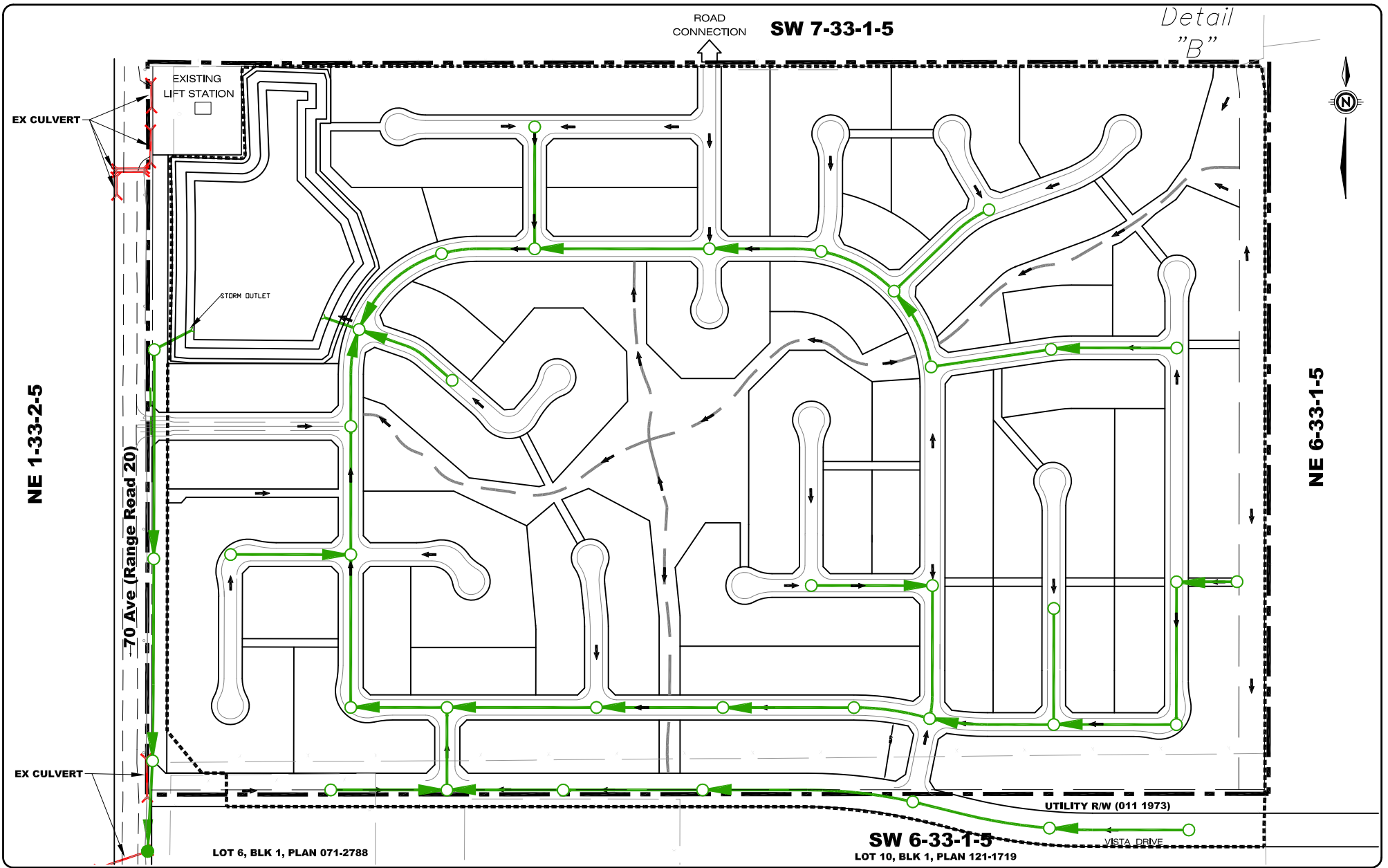
Title: MAP 6.0 WATER SERVICING

West View Area Structure Plan Amendment Indus Homes Inc.

One stormwater management facility is strategically located in the northwest portion of this development. The storm facility is a wet pond.

Design recommendations such as positive drainage away from residences, and surface drainage via concrete swales at the rear of lots, are intended to improve on-lot drainage and to minimize risk of basement flooding, and prolonged inundation of access roads.

The proposed storm water servicing scheme for West View is illustrated on Figure 7 – Stormwater Servicing.



Detail
"B"



<p>LEGEND:</p> <ul style="list-style-type: none"> ASP Boundary Existing Storm Sewer Main with Manhole Proposed Storm Sewer Main with Manhole & Flow Direction Existing Stormwater Channel (Surface Drainage/Watercourse) MAJOR DRAINAGE DIRECTION 	<p>JUNE 4, 2024</p> <p>AREA Consulting Inc.</p> <p>DRAWN BY: C.P.G. SCALE: 1/4" = 1'-0"</p> <p>PROJECT No:</p>	<p>INDUS HOMES INC</p> <p>PROJECT: WEST VIEW</p> <p>AREA STRUCTURE PLAN</p> <p>LOCATION: TOWN OF OLDS, ALBERTA</p> <p>TITLE: MAP 7.0</p> <p>STORMWATER SERVICING</p>
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**West View - Area Structure Plan Amendment
Town of Olds, Alberta**

APPENDICES

Appendix A Stormwater Management Report, AREA Consulting Inc.
June 2024

**AMENDMENT WEST VIEW ASP
STORMWATER MANAGEMENT REPORT
TOWN OF OLDS**

Prepared for:

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470 Scenic Drive N.W.
Calgary, Alberta
T3L 1G9**

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June 2024