

Hamptons

Area Structure Plan

Submitted to:
City of Medicine Hat

Prepared for:
Lansdowne Equity Ventures Ltd.

Prepared by:
UMA Engineering Ltd.

May 2005

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HAMPTONS

Area Structure Plan

Medicine Hat, Alberta

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1. INTRODUCTION

1.1 Purpose

The Hamptons Area Structure Plan (ASP) establishes the planning framework for the study area bounded by South Boundary Road, 13th Avenue SE, South Vista Heights and the Southridge subdivision (Figure 1). It will replace the 1995 South Ridge Estates ASP and meet the demand for single detached housing in the City of Medicine Hat.

The provisions of this ASP are conceptual and are intended to provide general guidance for development in the plan area.

This area structure plan, prepared under the provisions of the Municipal Government Act, will:

- Establish the land uses, densities and subdivision structure for the Hamptons area;
- Create a transportation system that will provide for convenient and safe vehicular, pedestrian, transit and bicycle movement in the neighbourhood;
- Provide a utility system that can handle the long term growth projected for the area.
- Provide additional housing in a variety of forms in south Medicine Hat.

1.2 Location & Existing Uses

The subject land is located in the SE quarter of Section 18-12-5-W4M and consists of 160 acres (Figure 2). The land contains the existing 16.2 ha (40 acres) South Ridge Estates Mobile Home Park developed approximately thirty years ago when the land was in Improvement District #1. It was developed without a water supply from the City of Medicine Hat and relied on treated water from a reservoir and pump house supplied from the St. Mary's River Irrigation District (SMRID) canal. Since then, a water supply line has been constructed from the existing City water system and the reservoir and pumphouse have been abandoned.

The sewage disposal system was initially developed using a lagoon for primary treatment. Later a mechanical treatment plant was installed, and treated effluent is stored in the old lagoon. The



Hamptons
Area Structure Plan

Site Location

Figure - 1

lagoon is periodically emptied by pumping to a wheel irrigation system covering about eight hectares in the southwest portion of the Plan area. The lagoon will be decommissioned and the Mobile Home Park will be connected to the existing City system.

The balance of the site is under cultivation except for a small fenced vehicle storage area and a small playground for South Ridge Estates residents in the northern portion of the site.

1.3 Land Ownership

The owners of the 160 acres (64.7 ha) are comprised of:

Lansdowne Equity Ventures Ltd., (since 1989) – 156.31 acres (63.2 ha),

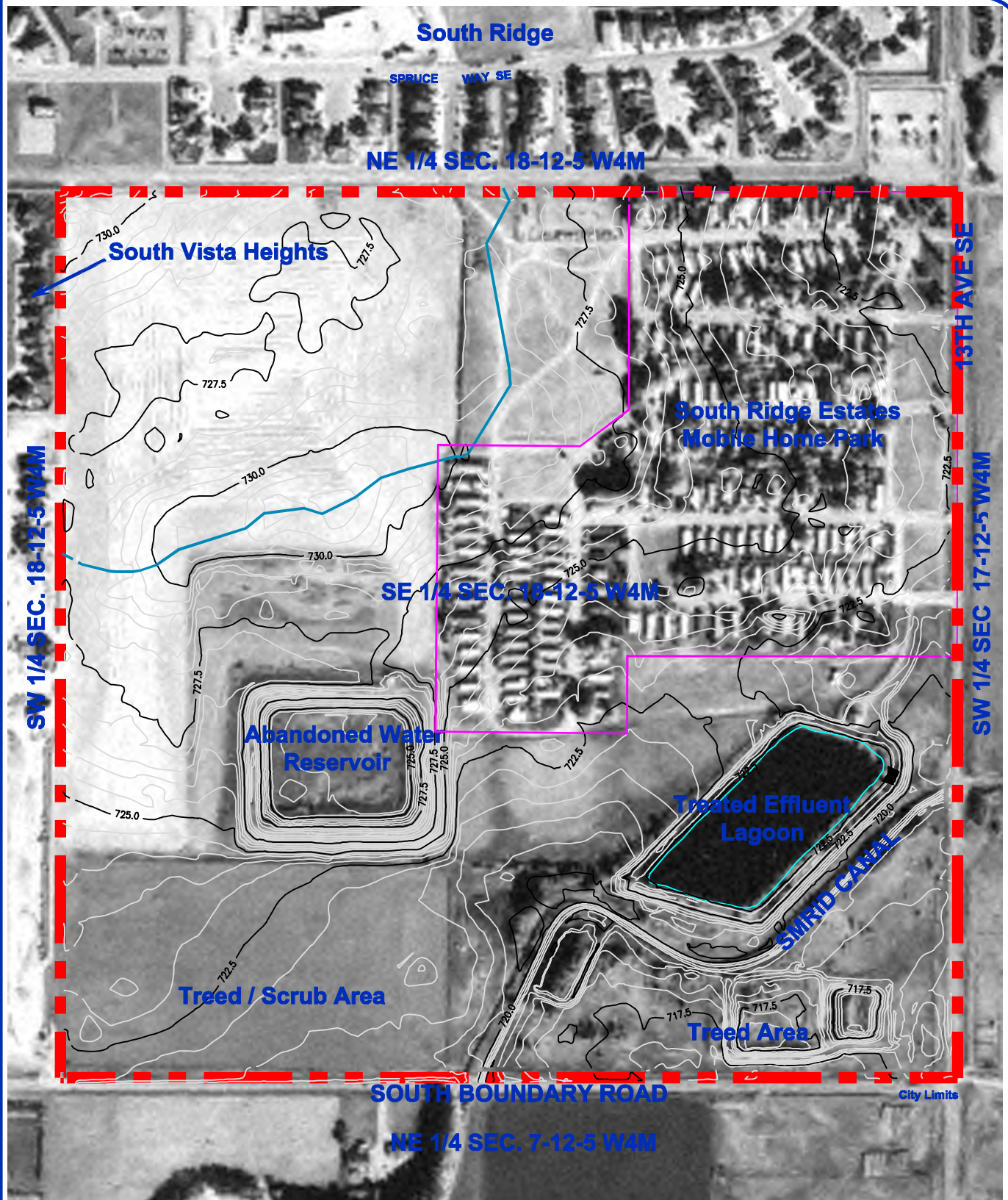
SMRID (canal right-of-way) – 2.69 acres (1.08 ha)

City of Medicine Hat (road right-of-way) – 1 acres (0.4 ha)

2. CURRENT CONDITIONS

2.1 Site Considerations

- The Mobile Home Park will remain in operation for the foreseeable future. There are no current plans to close or relocate the Mobile Home Park.
- The treated effluent lagoon will be reclaimed, redesigned and converted into a stormwater wetland.
- The site currently contains a SMRID irrigation canal running through the southeast corner of the property. Plans call for the acquisition of the canal by the City. The City will allow the canal to be used for stormwater discharge on an interim basis by area residential subdivisions until the City constructs a storm trunk along South Boundary Road.
- The pedestrian / bicycle path along the South Ridge subdivision will be extended south into the new Hamptons subdivision.
- The Medicine Hat School District #76 will construct an elementary school in Phase 1.



Legend

- | | | | |
|---|---------------------------|---|----------------|
|  | Site Boundary |  | Breaking Point |
|  | Mobile Home Park Boundary | | |
|  | Treated Effluent Pond | | |

Hamptons
Area Structure Plan

Existing Features

- Generally the site slopes down to the southeast corner which establishes the storm and sanitary flows.

2.2 Physical Environment

A review of historic air photos from 1954 to 2003 show that, prior to 1981, the site was a cultivated field with the irrigation canal in the southeast corner. The Mobile Home Park was developed in 1981 with a sewage lagoon, raw water reservoir and a small dugout south of the canal (Figure 2). Recent photos indicate that there has been little change in the site other than the abandonment of the water reservoir.

The site is covered with tall grass, weeds with trees and bushes in the southern areas. Geotechnical investigation indicates that Pleistocene glaciolacustrine deposits (likely lacustrine sand and silt overlying clay till) dominate the surficial geology for the site. This is typical of the soils in Medicine Hat. The geotechnical report also indicates that, in general, shallow groundwater is not present on the site.

Surface topography increases in elevation from east to west and then flattens out west of the lagoon. Surface water runoff flows to the southeast into the canal and ditches in the area.

The nearest body of water is an unnamed surface water body located approximately 500 metres southeast of the site.

2.3 Adjacent Uses

To the east across 13th Avenue SE, the Southlands ASP calls for major residential development coming to market in the next few years. Important planning elements impacting on the Hamptons development program include:

- The extension of South Boundary Road to connect with Dunmore Road traveling northeast into the City.
- The creation of a major park on the east side of 13th Avenue SE in the northwest corner of the future Southlands community.

- The provision for as much as 21 ha (52.5 ac) of additional retail commercial development to be situated in the southeast quadrant and southwest quadrants of the intersection of Strachan Road and South Boundary Road (Dunmore Rd.).

The lands to the west and north of the site, the communities of South Vista Heights and South Ridge, are primarily designated Single Family Residential District (R1), Low Density Residential District (R2) and Medium Density Residential District (R3).

The lands south of South Boundary Road have not been annexed to the City of Medicine Hat and are under the jurisdiction of Cypress County.

2.4 Historical Resources

The site was reviewed by the Cultural Facilities and Historical Resources Division of Alberta Community Development and due to the land being severely disturbed (cultivated) there is low potential to encounter any significant historical resources. The requirement for a Historical Resources Impact Assessment has been waived by Alberta Community Development. However, should any historical resources be encountered during construction activities, pursuant to Section 27 of the Historical Resources Act, these findings will be reported to Alberta Community Development.

3. MUNICIPAL OBJECTIVES AND POLICIES

3.1 Municipal Development Plan

This Area Structure Plan is consistent with the Medicine Hat Municipal Development Plan (MDP):

Residential Growth Concept – The entire 20-year Medicine Hat residential demand can be contained within Ranchlands and those Southeast ASP areas approved (or under consideration for approval), with a projected population of 16,182. This includes the Southlands ASP, the remainder of South Vista Heights ASP, Saamis Heights ASP, South Ridge Estates ASP, (to be replaced by the Hamptons ASP) the Canyon Creek MDP amendment and the County's Desert Blume subdivision. (Medicine Hat MDP)

3.2 South Ridge Estates Area Structure Plan

In 1995, Council adopted the South Ridge Estates Area Structure Plan (Bylaw No. 2924) which covers the property addressed in this ASP and established mobile home park use for the entire quarter section. The Hamptons ASP will replace the South Ridge Estates Area Structure Plan.

3.3 Land Use Bylaw and Existing Land Use Designations

The Land Use Bylaw currently districts the plan area as Manufactured Home Community Residential District (R5P), Direct Control (DC) and a northerly piece of land designated as Parks and Recreation District (P1). Additional Land Use Bylaw amendments which will replace the current designations will be required to implement the Hamptons ASP.

4. LAND USE POLICY AREAS

4.1 Development Objectives

The Hamptons Area Structure Plan will establish a future land use, access and utility servicing framework for the planning area while developing an attractive and functional residential subdivision. The ASP also has the following community development objectives:

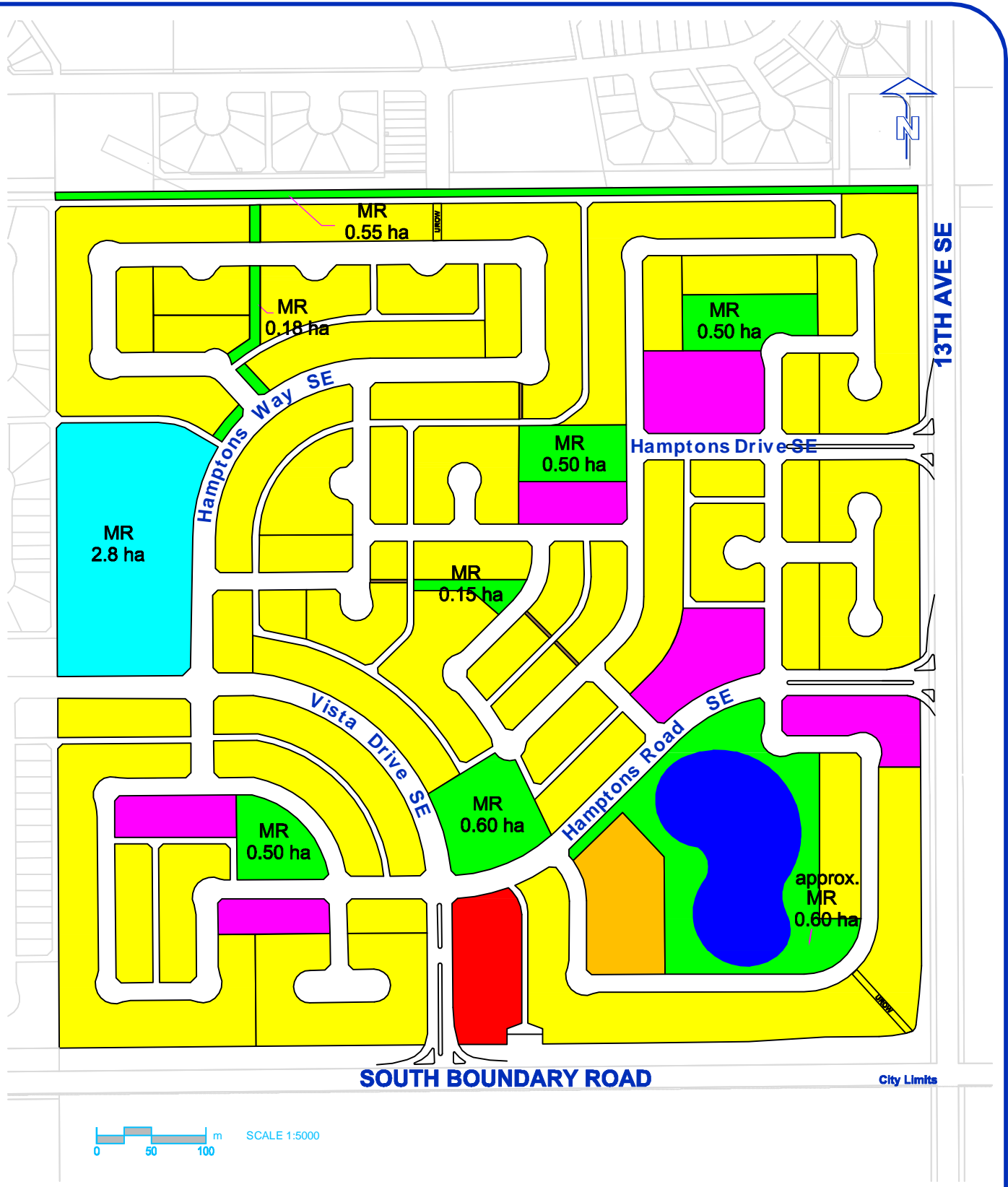
- To develop a general land use pattern for the entire area,
- To develop an efficient road (arterial and collector) pattern,
- To allow for the use of public transportation,
- To provide parks, recreation and educational opportunities which meet the needs of residents,
- To develop a continuous linkage of parks, walkways, trails and public open spaces contributing to and connecting with the City trail system, and
- To ensure that utility infrastructure is designed to serve the area in an economical and efficient manner.

4.2 Residential Development

The Hamptons subdivision will be predominantly made up of single detached homes with a component of semi-detached, row housing, and garden apartments. Garden Apartments are three-storey walk-up structures with high quality landscaping and design. The three-storey apartment development will be located close to the stormwater wetlands area in the southeast part of the community. The detached homes will make up approximately three quarters of the dwelling units in the subdivision. There will be row housing / townhouses in each quadrant of the neighbourhood (Figure 3).

4.2.1 General Residential Policies

1. Architectural controls addressing issues such as building appearance, exterior materials, lighting and landscaping will be prepared and implemented by the developer.



Legend

	Low Density Residential (Single / Semi-Detached)		Commercial
	Garden Apartments (3-Storey)		School Site
	Row Housing		Park
	Wetland		Walkway Link

Hamptons
Area Structure Plan

Land Use Concept

Figure - 3

2. The subdivision design will minimize the impact on the existing South Ridge Estates mobile home park.
3. Changes, such as minor realignment of residential streets and minor relocation of land uses that will not impact the basic structure of the ASP, will be made to the layout and areas for specific land uses in the ASP during the more detailed levels of planning. No amendment to this ASP will be required for such minor changes.
4. Differing land uses or densities will be separated by landscaping, fencing, pathways, parks, or roads where possible.
5. Noise attenuation measures (e.g. fencing, berming) will be designed to minimize the noise impacts on the community from South Boundary Road and the southern portion of 13th Avenue SE.
6. Existing trees and shrubs shall be retained whenever possible.
7. Land Use densities will be in the range of Single Detached (4-7 units per gross acre), Row Housing (18-20 units per net acre), and three-storey Garden Apartments (30-40 units per net acre).

4.2.2 Single Detached Housing Policies

1. Lot widths will meet minimum lot requirements set out in the Land Use Bylaw.
2. Groupings of similar lot sizes will be encouraged.
3. Housing surrounding the wetlands area should be suitably integrated into the public spaces.
4. Most lots will be served by lanes unless they back onto park space, back onto 13th Avenue SE or South Boundary Road, lie within 150 m of subdivision entrances or are located on a block which is too short for lane access.

4.2.3 Multi - Unit Policies

1. Details of the actual size, design and orientation of multi-unit residential areas will be determined through the Subdivision/Redesignation Stage.

2. Multi-unit residential development will be located and designed to be suitably integrated and be compatible with adjacent low density residential development.
3. Development surrounding the wetlands area will be suitably integrated into the public spaces.
4. At grade parking areas will be landscaped.

4.3 Municipal Reserve Dedication

The 2.83 ha (7.0 ac) school site, the 0.5 ha (1.2 ac) community parks and the linear parks will receive municipal reserve credit. A municipal reserve credit of 35 percent of the total wetland area, minus the sediment fore-bay, plus the constructed wetland will be provided for the stormwater facility. The appropriate portions of this area will be landscaped and used for recreation use. Ten percent of the developable land (gross developable area) will be dedicated as municipal reserve.

TABLE 1 – Approximate Land Use Areas

Land Use	+/- Acres	+/- Hectares	%	Population
Residential				
Single / Semi – detached (6upa)	81	32.77	52	1458
Multi-unit	11	4.45	7	
Row Housing (18upa)	8	3.23		432
Garden Apartments (35upa)	3	1.21		210
Total Residential	92	37.22	59	2100
Commercial	2	0.81	1	
Open Space				
School Site	7	2.83	4	
Green Space	8	3.23	5	
Wetland MR	1	0.40	1	
Total Open Space / MR	16	6.47	10	
Roads / PUL				
Major Collector Entrance Roads	2	0.81	1	
Major Collector Roads	7	2.83	5	
Minor Collector Roads	6	2.42	4	
Low Volume Local Res. Roads	16	6.47	10	
Lanes and Walkways	7	2.83	5	
S. B. & 13 th Ave. Widening	5	2.02	3	
Total Roads	43	17.38	28	
Wetland Total Area	8	3.24	5	
Totals	156	63.1	100	

4.4 Local Commercial Development

There will be a commercial site of approximately 0.81 ha (2 ac) at the intersection of South Boundary Road and Vista Drive SE. This commercial site will be oriented towards convenience commercial uses serving the immediate communities rather than being developed with a more regional focus. It is likely to contain uses such as convenience store, dry cleaning, travel agency, florist, personal services and specialty food store (Figure 3).

4.4.1 Commercial Development Policies

1. Only shopping facilities oriented to the local communities should be considered.
2. Retail shopping facilities will be located with access to appropriately sized roads and intersections.
3. The site will be planned in such a way to minimize impact on adjacent development.

4.5 Parks and Community Facilities

Ten percent of the gross developable area will be dedicated to open space/recreational uses and the public elementary school. There will be 0.5 ha or larger park areas in each quadrant for other non-organized recreational activities (Figure 3). These park areas will be consistent with the Open Space Guidelines. A 2.83 ha (7 ac) elementary school site will be located along the west edge of the Hamptons. The public school board preferred this location, allowing children in the southern part of South Ridge, South Vista Heights and Hamptons to fall within the 1.2 km “walk to school” radius. The public school board advises that this school will be built as early as possible.

The existing pond in the southeast will be reclaimed and redesigned to create an attractive wetlands amenity/stormwater management facility surrounded by a public park and pathway system.

4.5.1 Policies

1. An appropriate distribution and allocation of community parks will serve the residents. Where possible each development phase within the Plan Area will be provided with park/open space.
2. Local parks can take the form of tot-lots, local playgrounds, school site and linear parks. Specifics about the detailed design and types of parks will be determined at more detailed planning levels.
3. Sidewalks will be constructed along all roadways to provide pedestrian links to schools, parks, natural areas and adjacent neighbourhoods next to the plan area.
4. Entrance boulevards will be landscaped to meet Municipal Servicing Standards.

5. The City allows a portion of the land that serves as Stormwater wetlands to be dedicated as M.R. This land, may be credited as M.R. in accordance with municipal policy based on its design and usefulness for active and passive recreation as well as the amount, variety and quality of M.R. being provided elsewhere within the Plan Area.

4.6 Mobile Home Park

The timing of the redevelopment of the Mobile Home Park, if it occurs, will be dependant on the residential market demand for the area. Current projections suggest that redevelopment of the site will not occur within the next 7 years and the Mobile Home Park could remain in its current location indefinitely. During subdivision construction of Phase 1 a temporary screening fence along the Mobile Home Park west boundary will be built for safety and to minimize negative construction impacts on current residents. This fence will be removed in a later Phase.

4.7 Transportation

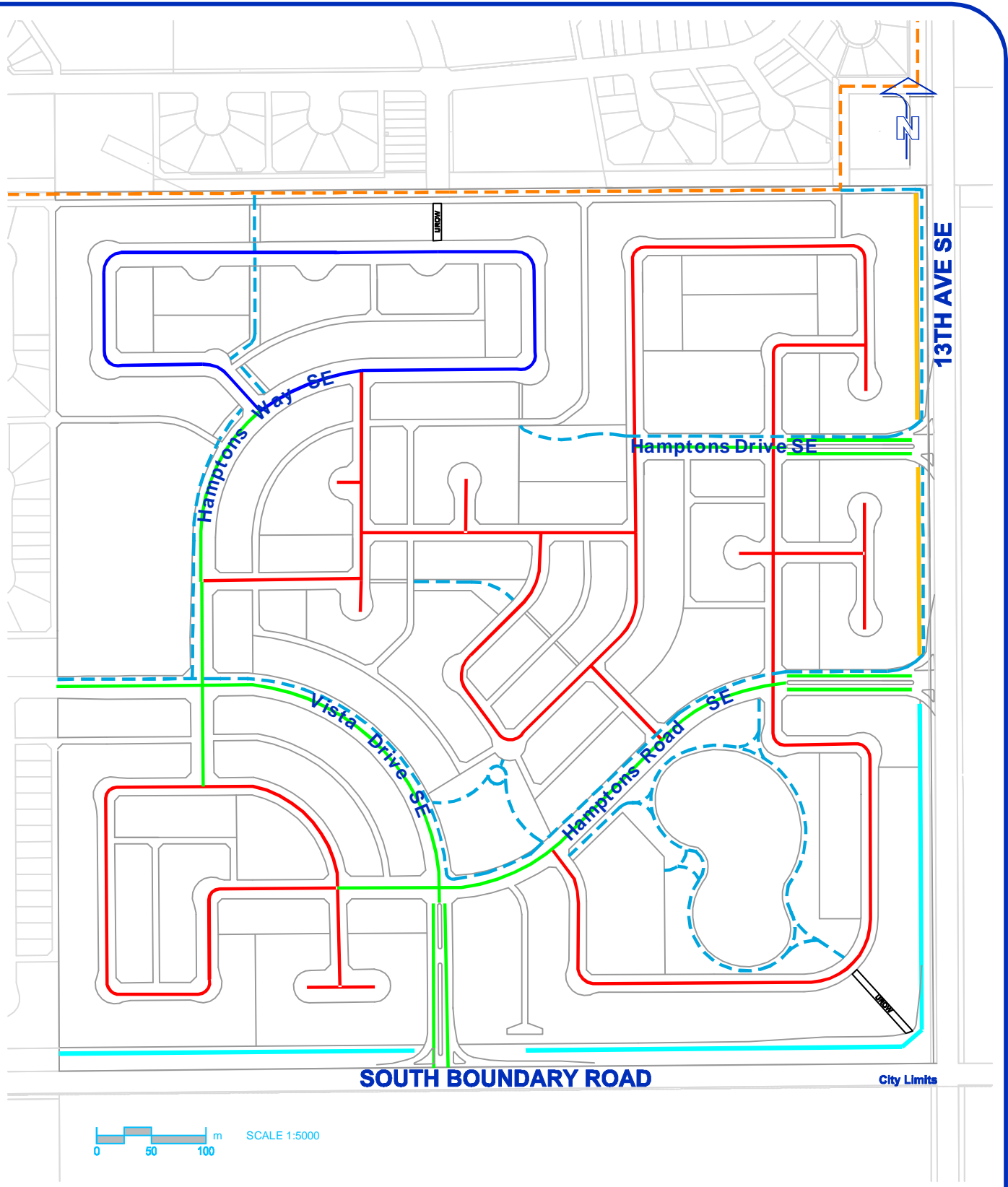
The primary accesses to the Hamptons subdivision upon full development will be via 13th Avenue SE and South Boundary Road. Major collector roads will bring traffic from these boundary roads into the community. The balance of the subdivision will be served by a number of residential streets and cul-de-sacs. There will also be a road connection to South Vista Heights to the west (Figure 4).

4.7.1 Lanes

Lanes will be constructed throughout most parts of the subdivision. These will be 6 metre wide lanes constructed to a gravel standard except adjacent to commercial and multi-unit development where the lanes will be paved.

4.7.2 Access

The scheduling and phasing of development is shown on Figure 8 with Phase 1 anticipated as the first phase of development. Vista Drive SE will be constructed as part of Phase 1 to connect to the adjacent subdivision roads to the west. Vista Drive SE connecting to South Boundary Road will be built during Phase 1. Following the completion of Phase 1, development will move to Phase 2 with the main access being constructed onto South Boundary Road from Vista Drive SE. At this point



Legend

- | | | | |
|--|---------------------------------|--|------------------------------|
| | Major Collector Entrance Street | | Trail / Pathway |
| | Major Collector | | Existing Trails |
| | Minor Collector | | Screening Fence |
| | Low Volume Residential Roadway | | Noise Abatement Berm / Fence |

Hamptons
Area Structure Plan

Transportation System & Trail Network

Figure - 4

there would be access from the south, and west. Phase 3 would be implemented subsequently, and access would be provided onto 13th Avenue SE from Hamptons Road SE. Phase 4 will ultimately be developed if and when the mobile home park is closed and there will be a second access onto 13th Avenue SE (Hamptons Drive SE) north of Hamptons Road SE, however, the primary access to 13th Avenue SE would remain from Hamptons Road SE.

4.7.3 Noise Abatement

Noise abatement will be necessary along South Boundary Road and a portion of 13th Avenue SE to reduce the traffic noise entering the Hamptons (Figure 4). Noise abatement will be in the form of a fence structure on top of a berm along South Boundary Road and likely a fence along the southern half of 13th Avenue SE. Along the northern half of 13th Avenue SE a screening fence will be constructed. The fence along South Boundary Road will not block the visibility from the commercial site located along the south boundary of the Hamptons.

4.7.4 Proposed Trail Network

The trail systems within the parks and along major collector roadways are to be 2.4m asphalt trails which can be used for walking, bicycling, jogging, or inline skating. The trail system provides connections to various amenities as shown on Figure 4. Trails were designed to connect with the existing Medicine Hat trail system that presently runs along the north edge of the plan area. In the northwest corner of the Plan area, a linear park/trail connection was created from Medicine Hat's existing trial system to Hamptons Way SE so children from the north / west were provided with a pedestrian friendly route to school. The connection also allows children from Hamptons and South Vista Heights to travel north to schools in South Ridge.

4.7.5 Transportation Policies

1. The conceptual alignment of the collector and residential roadways will be subject to refinement at the subdivision stage.
2. Direct lot access to major collectors is subject to City approval.

5. MUNICIPAL SERVICING

The utility servicing identified in this ASP is conceptual. For a detailed description of the utilities refer to the Hamptons Functional Servicing Report which has been submitted under a separate cover. Upon adoption of this Plan, it is anticipated that the Functional Servicing Report will be implemented since it complements the Plan.

5.1 Shallow Utilities

Shallow utilities include electric power, street lighting, telephone, cable television, and natural gas. The service provider will expand these utilities into the plan area through existing connection points available from the adjacent subdivisions.

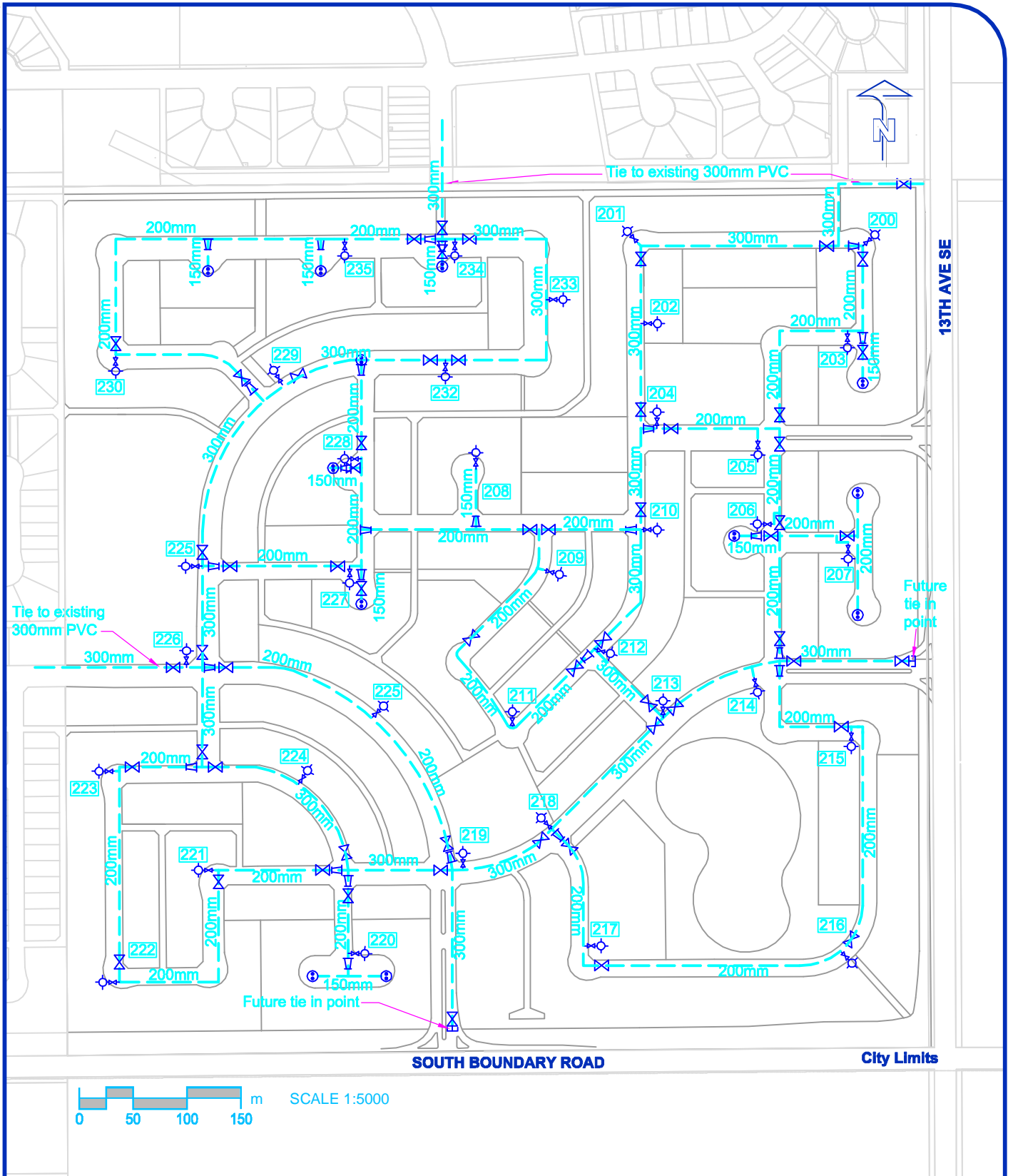
The developer will provide easements and/or rights-of-ways within the subdivision as may be required. These easements and/or right-of-way will be included within the property lines and will not be credited as Municipal Reserve.

5.2 Sanitary Sewer

The ridge in the northwest quadrant of the property provides a natural break point from which homes north of this ridge can drain towards Sprague Way. It is estimated that approximately 200 homes can drain north from this “break” point and be accommodated by the City sewage collection system running along Strachan Road.






The balance of the property will drain southwards, ultimately being collected at a new trunk sewer at the southeast corner of the property. Delivery of sewage from that point would be via a new trunk sewer which will connect to the Southlands Lift Station in the Southlands subdivision.

With the construction of the trunk to the Southlands Lift Station, the existing system servicing the mobile home park will be redirected into the new southeast main. This will allow for the abandonment of the existing lagoon and subsequent decommissioning. This process will be undertaken in accordance with Alberta Environment procedures and permits.



Legend

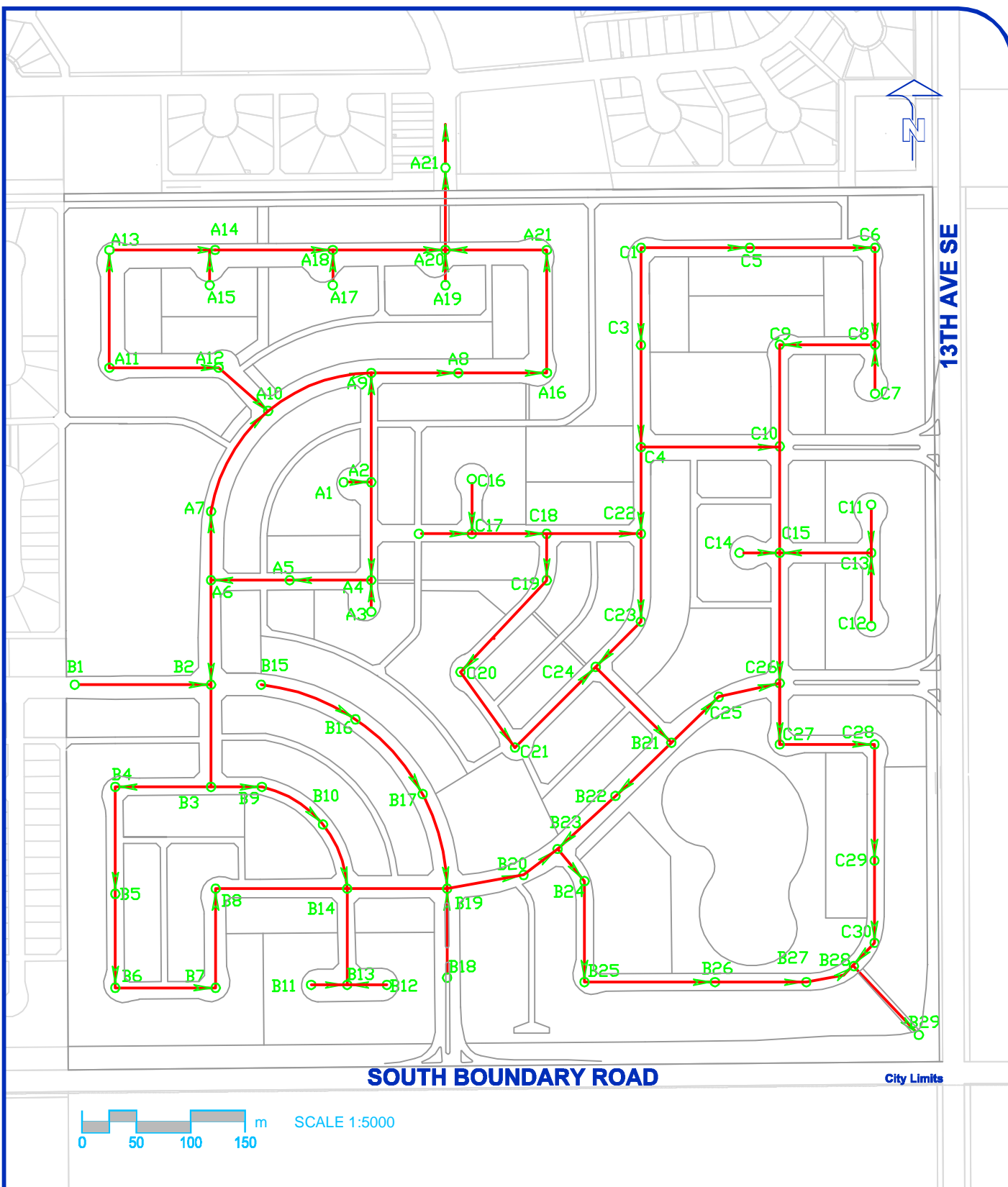
- 200mm Future Watermain with Pipe Diameter Indicated
- 217 Fire Hydrant Number

-  Fire Hydrant and Valve
-  Water Valve
-  Reducing Valve
-  Plug
-  Flushout

Hamptons
Area Structure Plan

Watermain Layout

Figure - 5



Legend

- Prop Sanitary Line
- B8 Prop Manhole
- Direction of Flow

Hamptons
Area Structure Plan

Sanitary Sewer Layout

Figure - 6

5.2.1 Sanitary Servicing Policies

1. The layout of municipal utilities will be subject to refinement at the subdivision stage.

5.3 Water Supply

Water supply to the property will be from the 300 mm watermain that is currently stubbed to the south end of Sprague Way. This watermain will be extended into the area and will connect to Vista Drive SE which will connect to the 300 mm main from the South Vista Heights subdivision. The 300mm watermain will be extended along Vista Drive SE to the intersection of Hamptons Road SE and then to the intersection with 13th Avenue SE. The stub will be left at 13th Avenue SE for future connections to the City distribution system. The system will be looped and in accordance with the City of Medicine Hat's Servicing Guidelines. The water distribution system is shown on Figure 5.

The mobile home area will continue to be serviced from a 200mm line extended south from the South Ridge community, but will be connected to the looped system planned throughout.

5.3.1 Water Servicing Policies

1. The layout of municipal utilities will be subject to refinement at the subdivision stage.

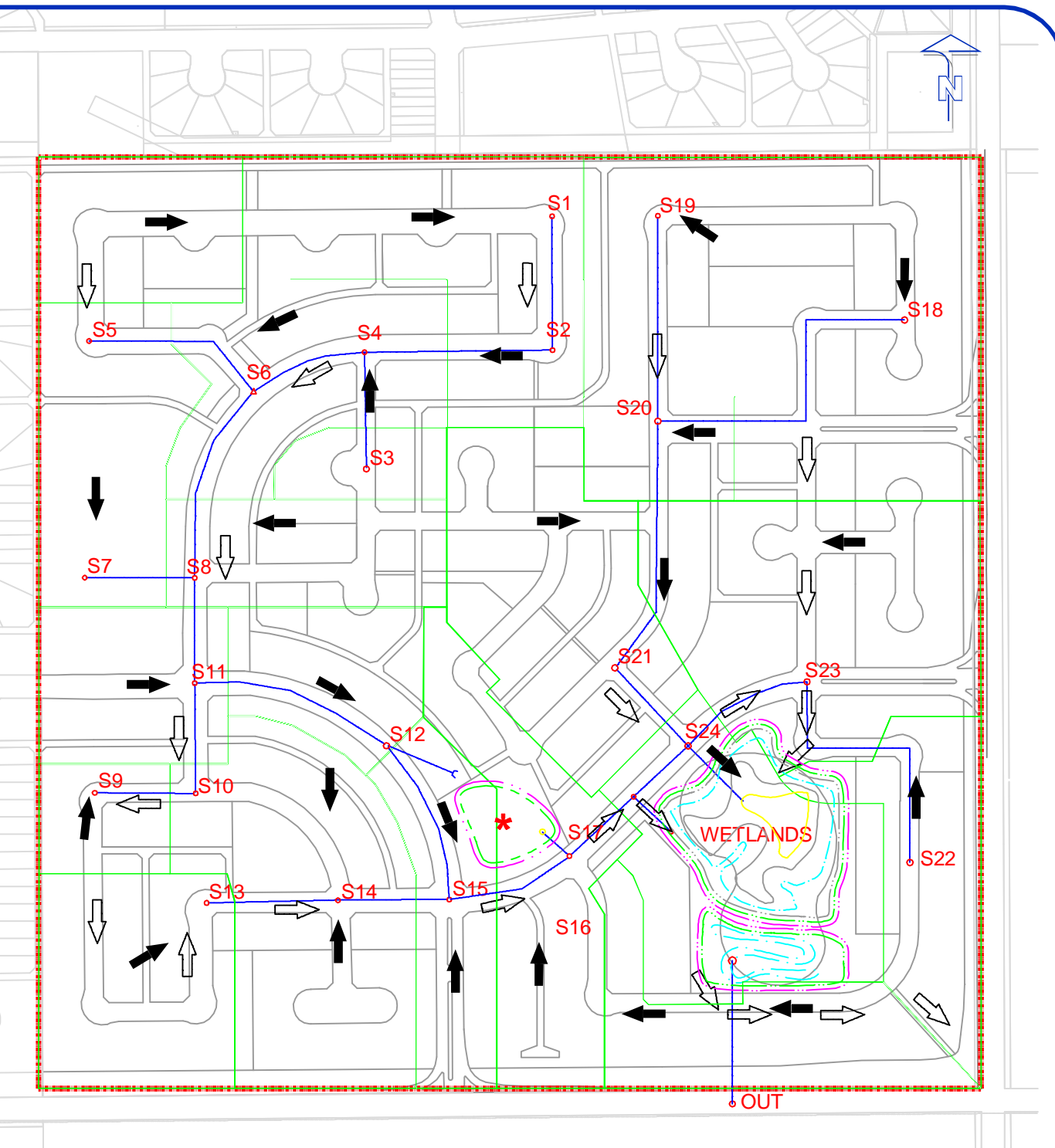
5.4 Storm Drainage

The SMRID canal will no longer be used for irrigation purposes and will be acquired by the City. At the City's discretion, the canal will be available for interim stormwater discharge from the Hamptons area pending the construction of the proposed "South Sector Storm Sewer Trunk" in South Boundary Road and provided that the conditions of such interim use are met by the developer. Upon receipt of notice from the City of Medicine Hat, the Hamptons will divert all stormwater discharges from all interim conveyances and Storm Water Management Facilities to discharge into the proposed stormwater trunk sewer as approved by the City of Medicine Hat.

There is an existing treated effluent sewage lagoon in the southeast corner of the property. This lagoon will be redesigned as the permanent Stormwater Management Facility for the Hamptons area. The plan indicates that a park within the Phase 2 boundary will be used for an interim stormwater detention facility until the permanent facility, shown in Figure 7, can be constructed. The provision, location, removal and subsequent restoration of any interim stormwater management measures will be addressed in the approved Functional Servicing Report and as terms and conditions of respective service agreements associated with subdivision approvals.

5.4.1 Stormwater Servicing Policies

1. A Stormwater Management Plan must be prepared to the satisfaction of the City. The location size and shape of future detention wetlands comprising of fore-bay, wetland and storage will adhere to this Plan.
2. The minor system overland drainage and the stormwater management facility must conform to Alberta Environment Guidelines and Municipal Standards.
3. Discharge volumes and water quality from interim and permanent stormwater facilities will meet the City's guidelines.



LEGEND

- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- CATCHMENT BOUNDARY
- STUDY AREA
- * POSSIBLE INTERIM STORMWATER STORAGE POND
- OVERLAND FLOW ROUTE
- EMERGENCY ESCAPE ROUTE



SCALE 1:5000

Hamptons
Area Structure Plan

Stormwater Servicing

Figure - 7

5.5 Development Sequence

The phasing for the Hamptons is shown on Figure 8. Development will commence in the west of the subdivision abutting South Vista Heights. Redevelopment of the mobile home park will occur as the last stage of development.

6. IMPLEMENTATION POLICIES

6.1 Plan Adoption

As a statutory plan, Council for Medicine Hat must adopt the Hamptons ASP by-law.

6.2 Future Applications

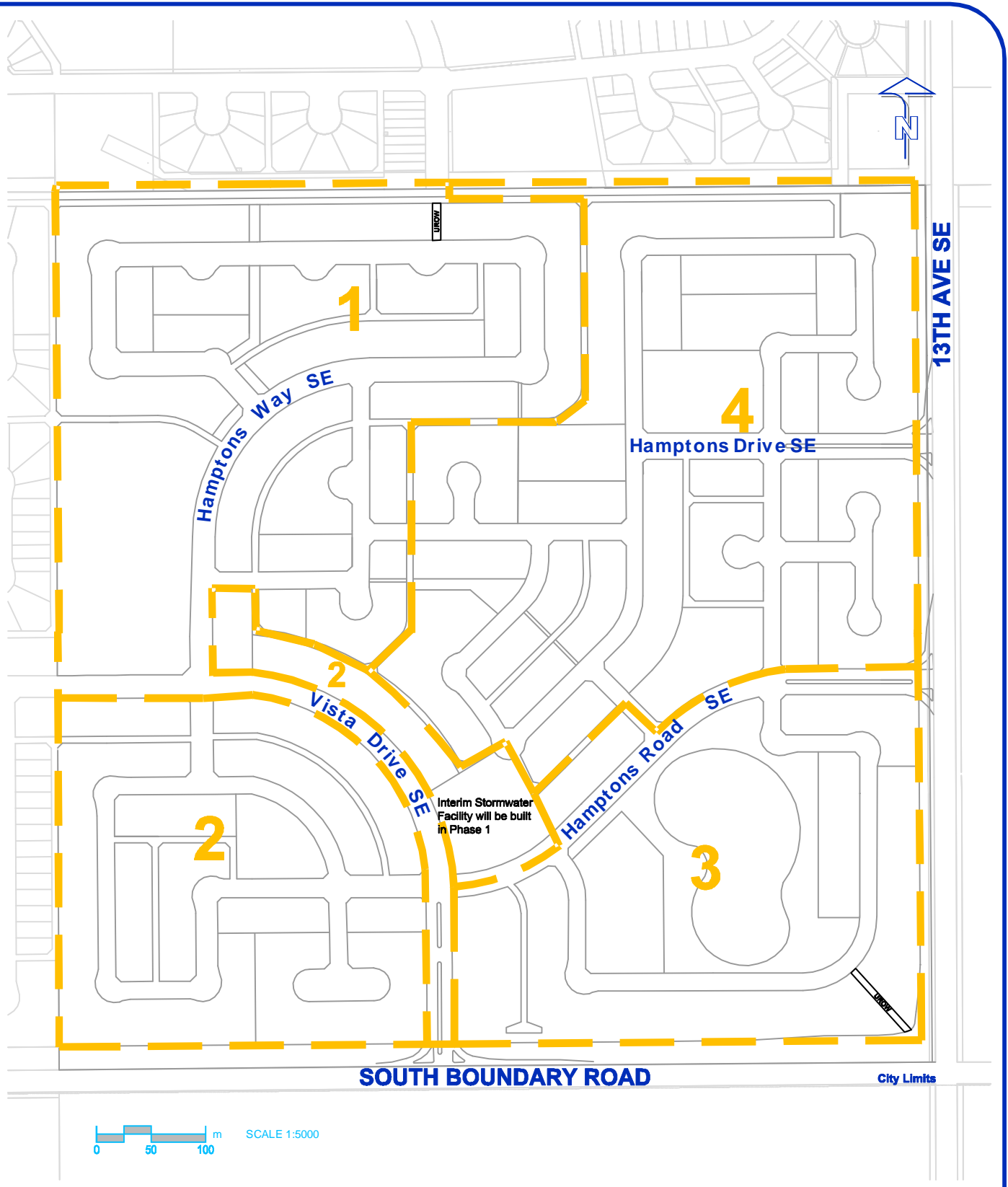
Future applications for this site should clearly outline the following:

1. The relationship of the application area to the ASP and to adjacent land uses, road system & pathways.
2. The land use designation and specifics concerning the proposed number and type of dwelling units within the application area and by phase (if more than one phase included).

6.3 Phasing Policies for Future Development

Phasing should be considered for future development in the following manner:

1. Phasing should generally occur in a contiguous and/or logical manner with some flexibility provided in the development sequence anticipated.
2. Where phasing will result in isolated or discontinuous phases, these phases will only be allowed where roadways and utilities can be extended to the area and where adjacent on-site parks to serve the immediate resident population are provided.



Hamptons
Area Structure Plan

Development Sequence

Figure - 8

6.4 Future ASP Amendments

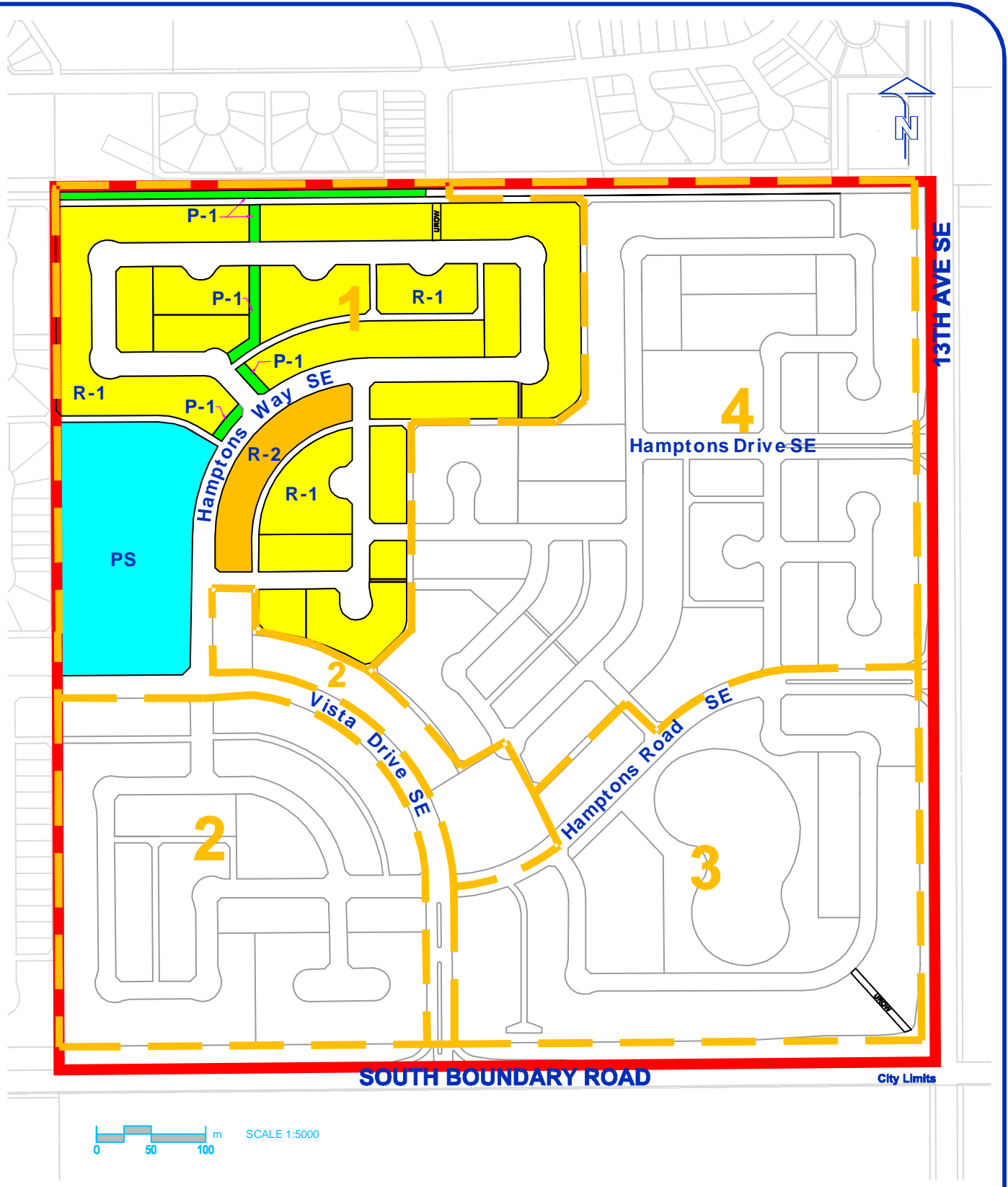
An Area Structure Plan amendment request would typically be initiated as part of a Conceptual Scheme submission where the proposal is inconsistent with an ASP policy or map. However amendments should not be required for minor adjustments to this ASP.

1. Any amendment would be required to clearly demonstrate how the proposed changes would be in keeping with the objectives of the existing ASP and not unduly negatively impact proposed adjacent land uses.

6.5 Public Participation in Amendments

Part of any Area Structure Plan amendment process is a Public Hearing by Council. The intent of the Public Hearing and any other public participation components that Council requests are to obtain public input for the proposed ASP amendment. Council is the Approving Authority for Area Structure Plans and Area Structure Plan amendments.

Appendix A



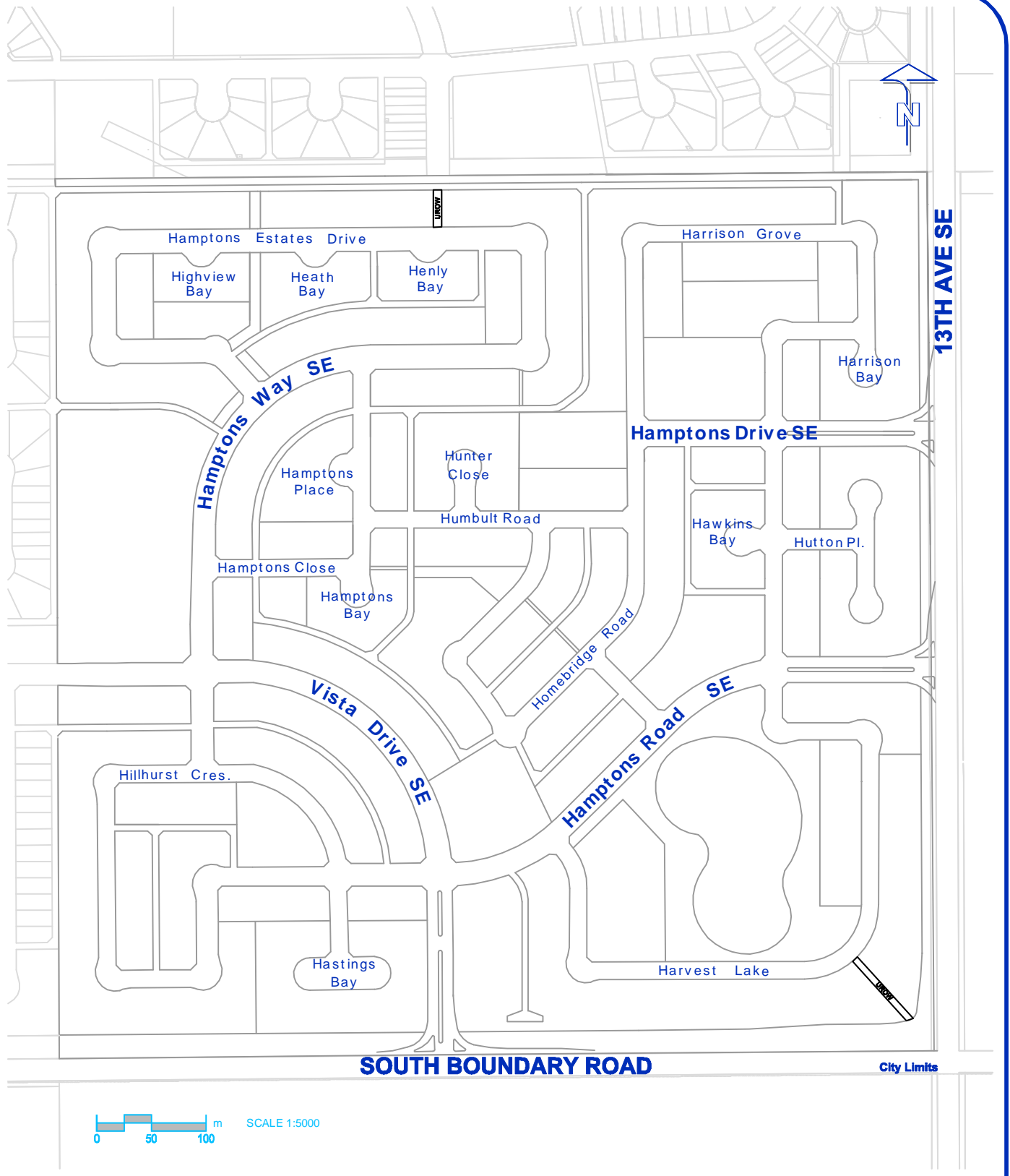
Legend

- | | |
|--|---|
| --- Site Boundary | --- Phase Boundary |
| Single Family Residential District (R-1) | Public Service District (PS) |
| Low Density Residential District (R-2) | Park and Recreation District (P-1) |

Hamptons
Area Structure Plan

Phase 1 Land Use Bylaw Districts

SCHEDULE "A"



Hamptons
Area Structure Plan

**Proposed
Street Names**

Figure - B