

PARKVIEW AREA STRUCTURE PLAN



**PARKVIEW AREA STRUCTURE PLAN, SEPTEMBER 1982
PREPARED BY LOMBARD NORTH GROUP**

**UPDATED AND REPRINTED BY STAFF OF THE S.E.A.R.P.C.
SEPTEMBER 1987**

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**Updated and Reprinted by the S.E.A.R.P.C.
September 1987**

BY-LAW NO: 2543

BEING A BY-LAW OF THE CITY OF MEDICINE HAT to amend By-Law No. 1989 being the City of Medicine Hat Land Use By-Law; and to adopt the Parkview Area Structure Plan.

WHEREAS Section 64 of the Planning Act R.S.A. 1980, c.P-9, as amended, empowers a municipal council to pass by-laws adopting area structure plans to provide a framework for the subsequent development and subdivision of lands within areas of a municipality;

AND WHEREAS the General Municipal Plan By-Law No. 1942 of the City of Medicine Hat designates the Parkview lands as an area suitable for an area structure plan;

AND WHEREAS it is considered appropriate to advance the development of the Parkview lands under the staging program of the General Municipal Plan;

AND WHEREAS it is deemed desirable to establish servicing requirements of the Parkview lands and co-ordinate these requirements with the adjacent lands, developed and undeveloped, in the area;

AND WHEREAS it is deemed necessary to amend By-Law No. 1989 being the City of Medicine Hat Land Use By-Law, by reclassifying the Parkview lands from agricultural to such classifications as are indicated in the Parkview Area Structure Plan;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. This By-Law may be cited as the Parkview Area Structure Plan By-Law.

2. The document attached to and forming part of this By-Law, entitled the Parkview Area Structure Plan, is hereby adopted as an area structure plan pursuant to Section 64 of the Planning Act R.S.A. 1980, c. P-9, as amended.
3. By-Law No. 1942 is hereby amended by including the Parkview Area Structure Plan lands in those various classifications as shown in Figure 6 on page 15 of the Plan.
4. By-Law No. 1942 is hereby amended to change the staging program of the General Municipal Plan by redesignating the Parkview lands from Stage II to Stage I.
5. By-Law No. 1989 is hereby amended by including the Parkview Area Structure Plan lands in those various classifications as are listed in Figure 12 on page 28 of the Plan.
6. This By-Law shall take effect as of the date of the final reading hereof.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of SEPTEMBER A.D., 1987

Ted J. Grimm
MAYOR - TED J. GRIMM

L.P. Godin
CITY CLERK - L.P. GODIN

READ A SECOND TIME IN OPEN COUNCIL this 2 day of November A.D., 1987

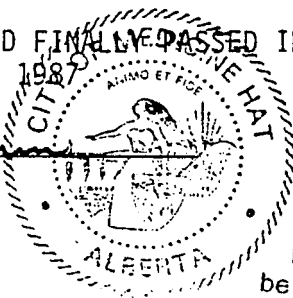
Ted J. Grimm
MAYOR - TED J. GRIMM

L.P. Godin
CITY CLERK - L.P. GODIN

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 2 day of November A.D., 1987

Ted J. Grimm
MAYOR - TED J. GRIMM

L.P. Godin
CITY CLERK - L.P. GODIN



I hereby certify the foregoing to
be a true and correct copy of By-
law No. 2543 passed by the
Medicine Hat City Council in Open
Council on the 2 day of
NOVEMBER A.D. 1987
L.P. Godin
CITY CLERK

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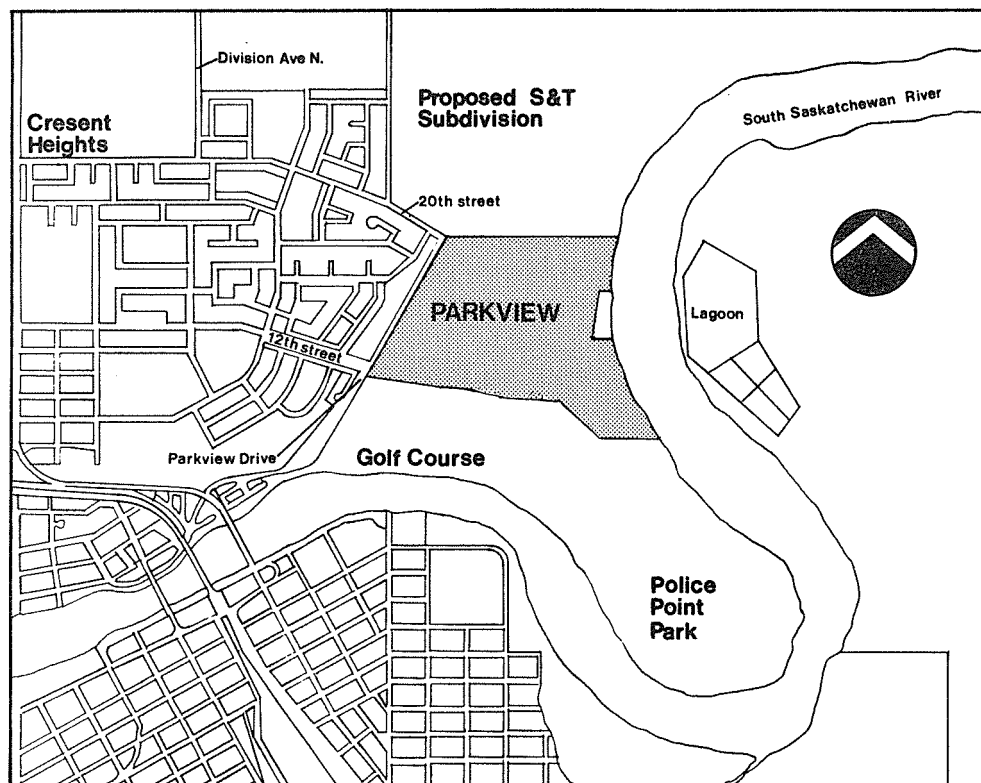
1.0 INTRODUCTION

In 1981, the City of Medicine Hat commissioned Lombard North Group to prepare an area structure plan for the Parkview area. In this regard, a draft area structure plan was completed in September of 1982 but no action was taken by the City towards its adoption. Recently, the City considered it appropriate to adopt an area structure plan for the Parkview area and requested the staff of the Southeast Alberta Regional Planning Commission to revise and update the original Lombard North Group document. The revisions of the original plan reflect changes since 1982 in respect of the extension of utility services, the timing for development of adjacent land, and current development trends in the City. Also, comments on the 1982 plan, arising from the City's area structure plan review process, were taken into consideration. The 1982 plan serves as background information to this area structure plan.

1.1 Plan Area Boundaries

The subject land is located in the northeast part of the City and lies between Parkview Drive on the west, the South Saskatchewan River on the east, the Medicine Hat Golf Course to the south, and the S & T Ranch to the north (Figure 1). The plan area covers 48.8 hectares (120.6 acres) of which a small portion lies within the Medicine Hat Golf Course.

FIGURE 1 LOCATION OF SUBJECT LAND



1.2 Purpose

The purpose of this area structure plan is to provide a detailed development concept for Parkview in accordance with the policies established by City Council in the Medicine Hat General Municipal Plan and other relevant information. Service alignments, staging and threshold capacities are identified for utilities and circulation systems proposed in the development concept. The organization of land uses, sequence of development and associated statistics on population generation and density are included in this document. Also, the key features of the area have been identified and incorporated into the following objectives to serve as guidelines in the preparation of the Plan:

1. To ensure that the pattern of land use reflects any development opportunities afforded through the area's proximity to the Medicine Hat Golf Course, Police Point Park and the South Saskatchewan River.
2. To ensure that the placement and design of roads in the area maintains a suitable transportation corridor into Police Point Park.
3. To ensure that the river banks are integrated with future development of the area as well as with the parks system and protected with appropriate development setbacks.

2.0 SITE ANALYSIS

2.1 Topography & Soils

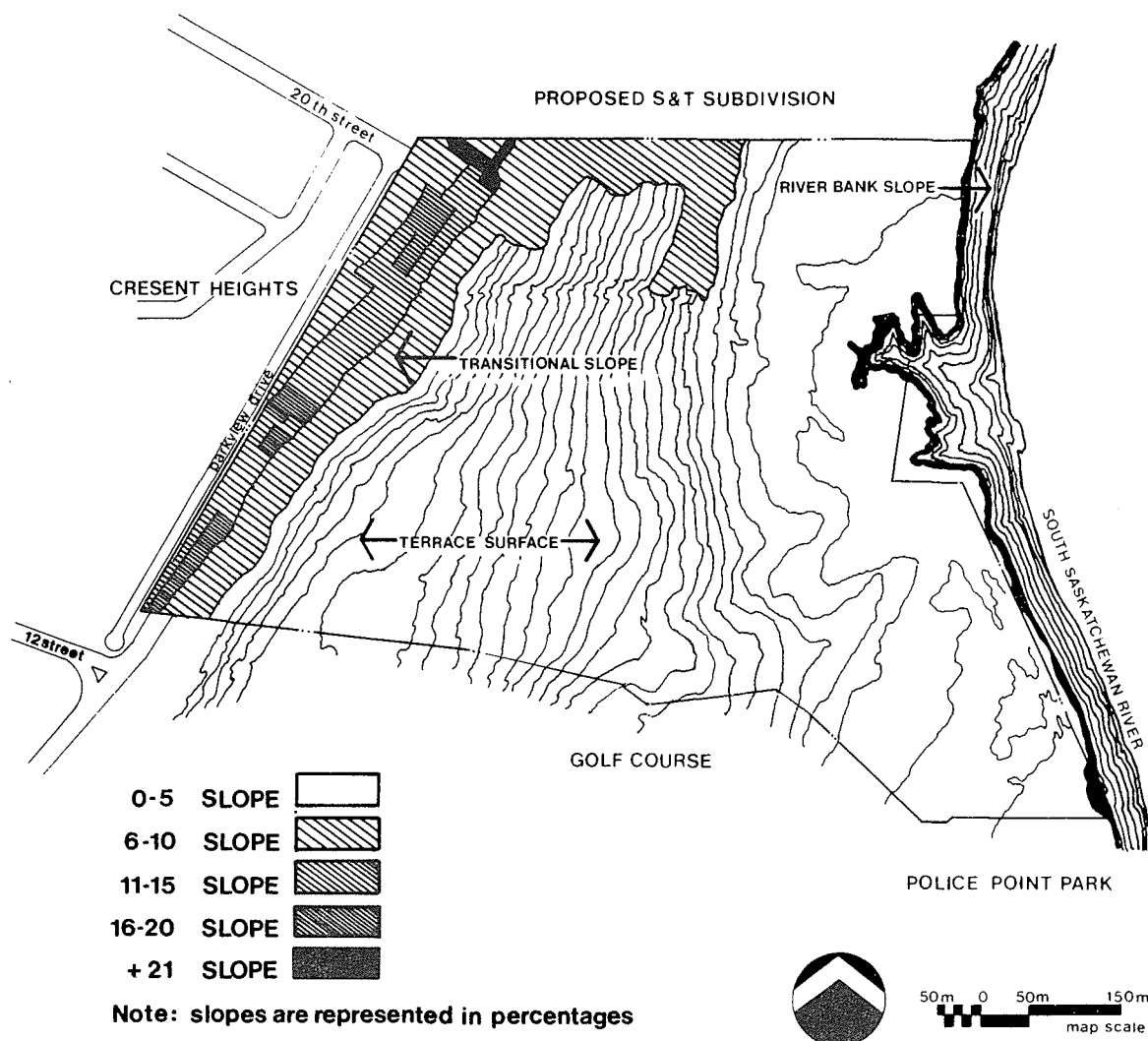
The study area is composed of three general topographic units as shown in Figure 2:

- (a) transitional slope which follows the valley wall parallel to existing Parkview Drive;
- (b) terrace surface which comprises the majority of the site;
- (c) river bank slope and minor coulee approximately nine metres deep.

The sandstones and shale of the Foremost Formation are overlain by post-glacial alluvial and aeolian material. The nature of deposition (water and wind), the sandy texture of the material and the degree of stratification contribute to the flatness of the terrace. No buried soil horizons or previous stable ground surfaces were recognized during subsurface testing for archaeological sites. The moderately coarse texture of the material facilitates comparatively rapid and uniform infiltration. The geotechnical tests and subsoil investigations of the archaeologists indicates the cohesionless sands and gravels are extremely dry with moisture contents typically less than 10 percent.

The transitional slope grades within the site vary from 10 percent to 15 percent in the northwest to an average 6 percent near the boundary of the terrace surface unit (Figure 2). The average grade and absence of erosional features indicates the general stability of the area.

FIGURE 2 TOPOGRAPHY



The terrace surface slopes gently (0-5 percent slope) with minor shallow depressions and knolls. The topographic and soil features of this area are conducive to residential development. The soils are well drained and semi-arid conditions prevail.

2.2 River Erosion and Bank Stability

The river bank is well defined, rising over nine metres to the terrace surface. Slopes exceed 20 percent. Three test holes were drilled, and an analysis of bank stability undertaken by Pennell Geotechnical Ltd. The report observes:

"The subsoil conditions along the 800 metre long river escarpment are relatively uniform. The cohesionless sands and gravels exist at slope inclinations of approximately 1.5 horizontal to 1.0 vertical which is near their angle of repose. The slopes are presently stable and it is not anticipated that major internal slide actuating forces will result subsequent to development".

The geotechnical study further advises that, based on bank stability considerations alone, "a setback distance of 20 metres is recommended from the filled coulee". While fill from excavations and other sources has been dumped into the coulee in the past, the practice should be discontinued. The Pennell Geotechnical Study advises that fill should also not be placed between the "setback" line and the top of the river bank.

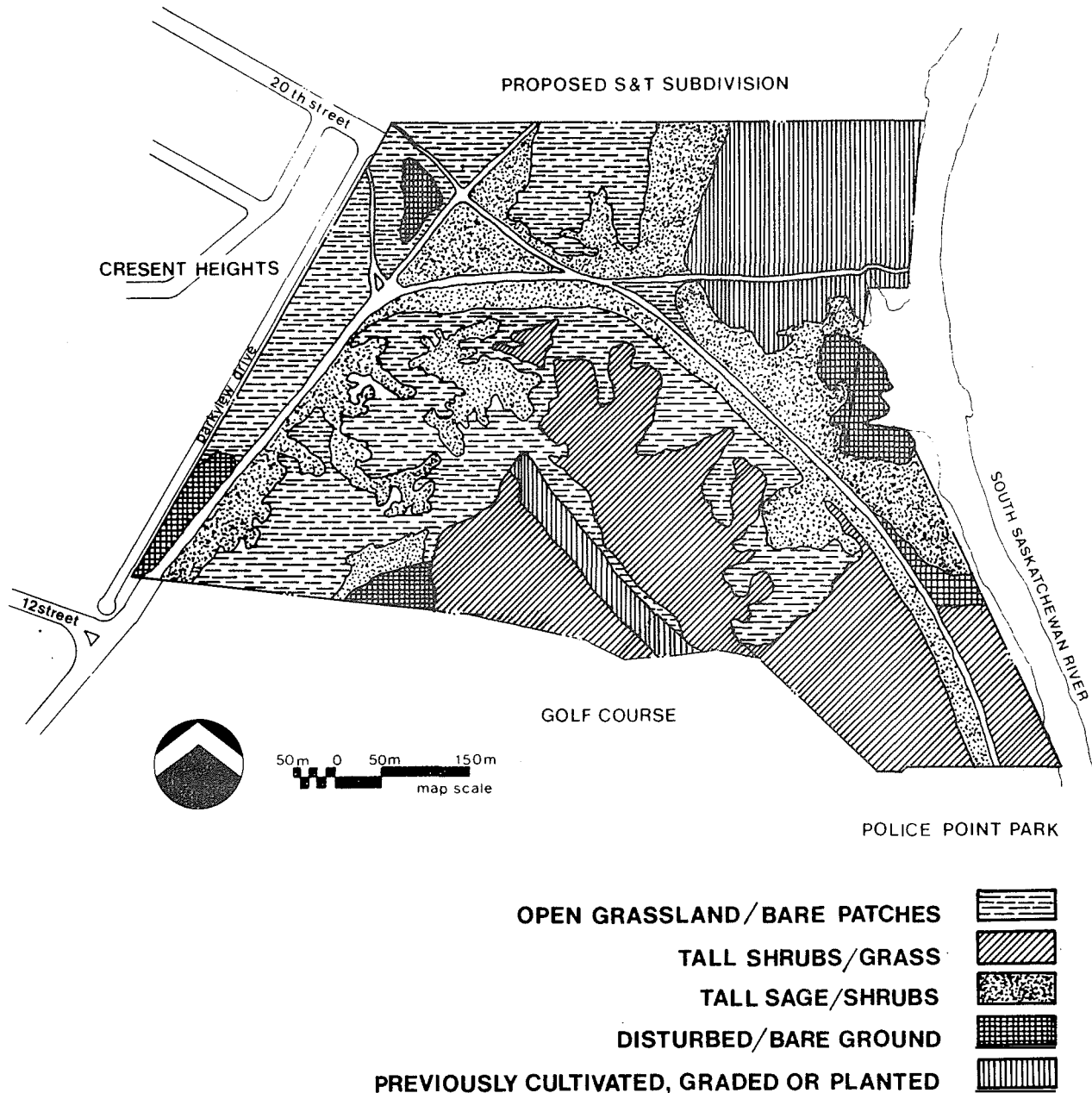
Potential river regression was discussed with Northwest Hydraulics Ltd. which has conducted river engineering studies in the vicinity. Based on their general knowledge of area river hydrology, and a cursory examination of historical air photos, river regression in the past thirty years does not appear to have exceeded two or three metres. On that basis, a twenty metre setback from top-of-bank should suffice which is consistent with the Pennell report recommendation.

The walls of the small coulee are exposed to the wind and some slope wash and gullying has occurred. Also, all portions of the site are above the 1:100 year flood line as defined by Alberta Environment in 1976.

2.3 Vegetation and Wildlife

As a result of the level of disturbance experienced, the terrace surface does not contain native short grass communities. The short grasses that do exist include Blue Grama and Spear Grass while Crested Wheat Grass, an introduced species, is prevalent throughout (Figure 3).

FIGURE 3 VEGETATION



Sage is regarded as representative of disturbed sites where moisture is minimal and surface soils subject to displacement. A band of sage occurs along the park access road, and the sewer and water line easements.

Areas exhibiting slightly moister soil conditions, at the base of the transitional slope and in access road ditches, support some low shrubs including Buckbrush and Wild Rose. Yarrow, Moss Phlox, Sweet Clover and Russian Thistle are also present in this area.

The small coulee and isolated depressions along the river bank slope support some taller shrubs including Buffaloberry, Silverberry and Chokecherry. Individual Cottonwood trees are found at one point along the park access road and in the centre of the site near an abandoned golf green. As a result of the degree of disturbance experienced within the site, no zones of locally significant or unique vegetation were noted.

Wildlife activity is minimal. Prairie hare and deer have been sighted on the property. White-tailed deer utilize Police Point to a moderate degree especially during the winter. Fodchuck 1977 noted that deer utilize the lower slopes of the river bank as a travel corridor. No critical habitats or nesting sites have been identified within the study area. The potential impact to wildlife, associated with the proposed development is considered negligible.

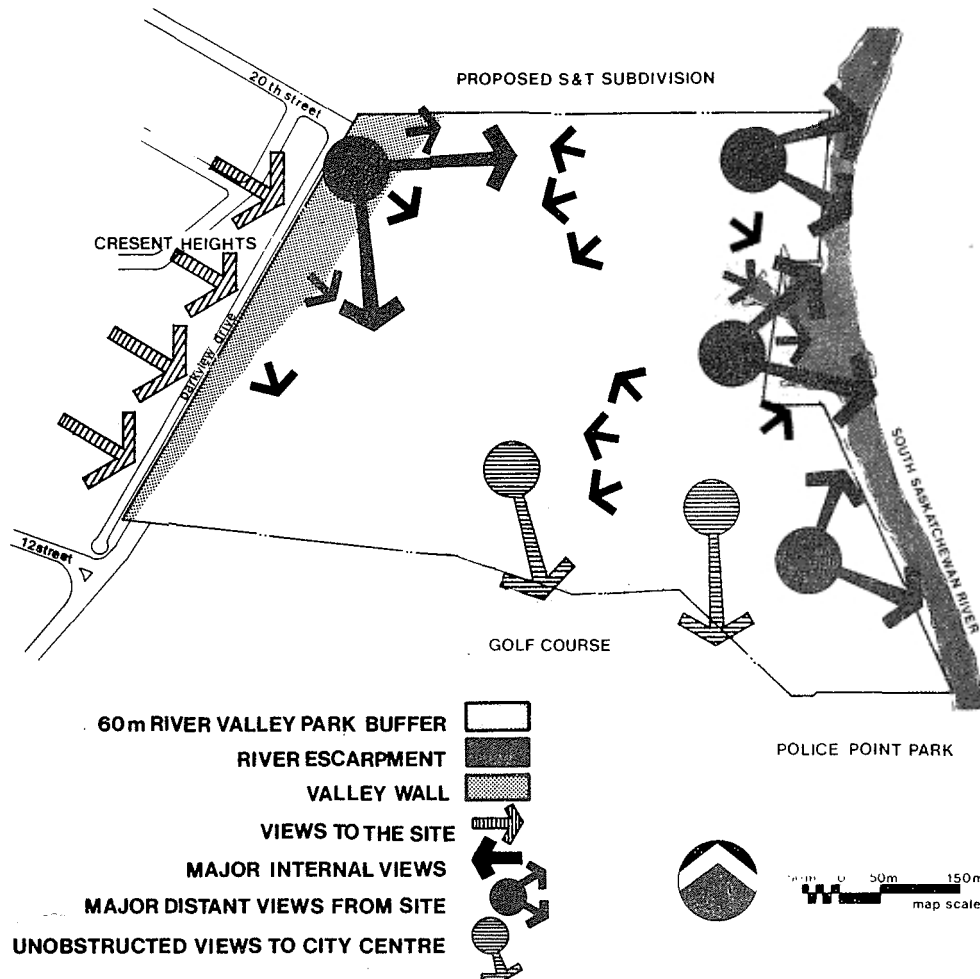
2.4 Visual Analysis

The observations of the planners of the S & T Structure Plan apply equally to this site:

"The east river excarpment because of its dominant land form, is the primary landscape feature visible from all areas of the site. The finest, panoramic views are from the upper mid-slopes, since all of the river valley is accessible to the eye".

A variety of views exist from the northwest corner of the site, with major distant views to the southeast (Figure 4). Careful grading in the vicinity of the new Parkview Drive arterial and 20th Street intersection can preserve these excellent distant views.

FIGURE 4 VISUAL ANALYSIS



The present park access road alignment affords a variety of views of the distant east escarpment and the river valley edge, as well as providing a sense of arrival to Police Point Park.

Towards the southeast corner of the site there are good views through the golf course to the city centre. Given the prairie landscape and topographic character, open views of the terrace plain and housing along Parkview Drive are evident from the river edge.

Sight lines can be preserved in the plan area, as well as for adjacent development by the judicious placement of open space, road location and orientation as well as housing form. Views of the east valley wall, the river edge and golf course are key site features, and give the area a unique character. These features will be incorporated in the plan concept.

2.5 Land Use

The site is vacant. The land to the north is part of S & T Ranches which is slated for residential development in the general municipal plan. The main site feature is an existing gravel road that arcs back to provide access to Police Point Park and a lateral extension gives access to the S & T Ranch. Two water lines parallel the west side of this right-of-way from Police Point to the intersection with the S & T Ranch road. These private water lines serve the methanol and fertilizer plants to the west. The first line proceeds directly west to connect with 16th Street while the second swings north to connect with 20th Street. This second line is paralleled by a City storm sewer which discharges to the South Saskatchewan River through a coulee midway along the site's eastern boundary.

The west side of existing Parkview Drive has been developed for housing along the mid-slope. While the east side has not been developed to date, the original plans made provision for this. Lot purchasers on the west side of the road were made aware of this at time of lot sale. It must also be realized, however, that the principal attraction of these lots is the view. The quality of housing constructed to date and the orientation of the houses reflects the desire of these homeowners to take maximum advantage of the views available. Development of housing on the east side of the existing Parkview Drive would detract from this view and will likely be opposed.

Adjustment of the Medicine Hat Golf Course boundary presents some opportunities to integrate housing along the course boundary. This would necessitate an encroachment on the lease boundary but not the playing area of the course. Since the City of Medicine Hat is the landowner, favourable negotiations are anticipated.

An environmental reserve setback along the South Saskatchewan River and in the vicinity of the small coulee will be required. The setback is based on City policy.

3.0 DEVELOPMENT PLAN CONSIDERATIONS

3.1 Growth Strategy

The General Municipal Plan incorporates a growth strategy for the City as a whole with Parkview being shown in Stage II which begins at a threshold population of 47,205. The City, however, intends to move Parkview into Stage I in order to permit immediate development of the area.

The projected population of the Parkview area is too small to be considered an independent neighbourhood. It is necessary, therefore, that important linkages with respect to social services and physical infrastructure be established with adjoining areas in Northeast Crescent Heights or S & T Ranches. Since development in Parkview will occur prior to the development of S & T Ranches, initial linkages should be made to Northeast Crescent Heights.

The growth strategy in the General Municipal Plan did not address the potential utilization of surplus golf course lands in the projection of land available for development and subsequent population generation statistics. Consideration of this opportunity has added an additional 5.3 hectares (13.2 acres) of useable land to the Parkview area.

Police Point Park has recently been developed as a regional natural environment park. Access to the park is provided by an existing gravel road through the plan area. The roadway needs upgrading to provide adequate access to the park. It is essential that subdivision planning of the Parkview area and the upgrading of the roadway take place concurrently. The presence of this major facility further enhances the attractiveness of Parkview for residential development.

3.2 Land Use Constraints

Development of Parkview as a residential area is constrained by a number of natural and man-made features which ultimately limit site development opportunities. The Area Structure Plan boundary is fixed on the east by the river, the north by the S & T Subdivision proposal, and on the west by existing Parkview Drive. Against these constraints, the opportunity to utilize a portion of the golf course lease has been identified.

Decisions have been made concerning development parallel to Parkview Drive, alignment of a new Parkview arterial and on access to Police Point Park. The location of the major water lines serving the petrochemical industries to the west are also a given, and thus have a strong influence on the final plan.

The site is not large enough to be developed as a neighbourhood unit. It is not expected therefore to contain the variety of land uses or heterogeneity of a typical neighbourhood.

3.3 Extension of Services

(a) Access and Circulation

Primary access to this area will be provided by the Maple Avenue Bridge and Parkview Drive. Secondary access from the west is provided by 12th and 20th Streets, with 12th Street presently being the preferred route, providing the most direct access to Brier Industrial Park.

In the proposed S & T Ranches Area Structure Plan, Parkview Drive would become an arterial road providing primary access to the lands below the escarpment. It is also likely that some portion of the residents of the first development phase above the top-of-bank will use 20th Street and Parkview Drive for downtown access.

It has been assumed that the City Council decision to construct a second road parallel to Parkview Drive will be maintained. Since this road will have an arterial function, it has been planned with limited access as far as 20th Street.

Based on engineering considerations including maximum safety, it is considered appropriate to have 12th and 20th Streets intersect the new arterial at "tee" intersections. The existing Parkview Drive should be closed at 12th and 20th Street with access to the new arterial at an intersection with the golf course access road. Fire access to Parkview Drive would be maintained at 12th and 20th Street by the creation of unobtrusive fire lanes with knock down bollards.

To minimize the boulevard between the existing and new Parkview roads, the rights-of-way have been aligned to run as close together as possible. The golf course access road is to be realigned. Instead of intersecting with the new arterial road it will be tied into the proposed access for the subdivision thereby reducing the number of intersections on the new arterial road.

The subdivision plan recognizes the external road servicing needs of Police Point Park, therefore, an alignment following the existing park access road is favoured. Functionally, the new road would intersect with the new arterial at a "tee" intersection allowing a direct and scenic approach to the park with minimal impact on the new subdivision. The existing water and sewer lines can be incorporated into the right-of-way and the available land utilized to develop an attractive parkway entrance.

Internal roads are oriented towards amenity features such as the golf course, river valley, and park. In addition to providing direct pedestrian access, this arrangement reinforces resident awareness of these features.

(b) Power

The plan makes provision for the relocation of existing power lines on the site. The existing 13.8 kv overhead line along Parkview Drive and a 13.8 kv overhead line to Police Point should be installed underground when the subdivision is developed.

An existing 13.8 kv line strung below a major 69 kv line, which extends along the north boundary of the site, will serve the Parkview area. In the subdivision design, this line has been accommodated in an easement along a rear lane running from 20th Street east, in a direct line to the river. The line crosses the river at this point and follows the east bank to reduce its visual impact when viewed from the Police Point Park access road.

The size of the 69 kv power line dictates that there be a 10.5 metre (35 foot) building setback from the property line and at least one

metre between the pole and property lines. This requirement can be met by ensuring adequate lot depth and reducing front yard setbacks to the minimum.

(c) Gas

The Area Structure Plan has incorporated an easement for two gas wells near the river in locations which will not conflict with adjacent residential development. The area will be serviced by an extension from an existing medium pressure line along Parkview Drive.

(d) Storm Sewer

An existing 30" (750 mm) storm sewer passes through the site to an outfall near the centre of the east boundary. This line presently serves the Northeast Crescent Heights area. For Parkview, stormwater can be readily drained by gravity within the subdivision to the south-east corner near the park where stormwater would be discharged to the river.

(e) Sanitary Sewer

To service the City land in Northeast Crescent Heights and portions of the S & T subdivision on the upper bench, a new sewer line would be required. This line would also have sufficient capacity to serve Parkview.

In the short term, however, Parkview sewage can be pumped from a temporary lift station near the entrance to Police Point Park to the existing Crescent Heights sewage line at 20th Street and Parkview Drive.

When a cross-river syphon becomes economical, the pump station and force main would be abandoned and sewage from Parkview would flow by gravity to the syphon. At this point, provision has also been made to tie-in to the existing sewer at 12th Street and divert sewage from Crescent Heights. This in turn will increase the capacity of the existing line to service new development further west.

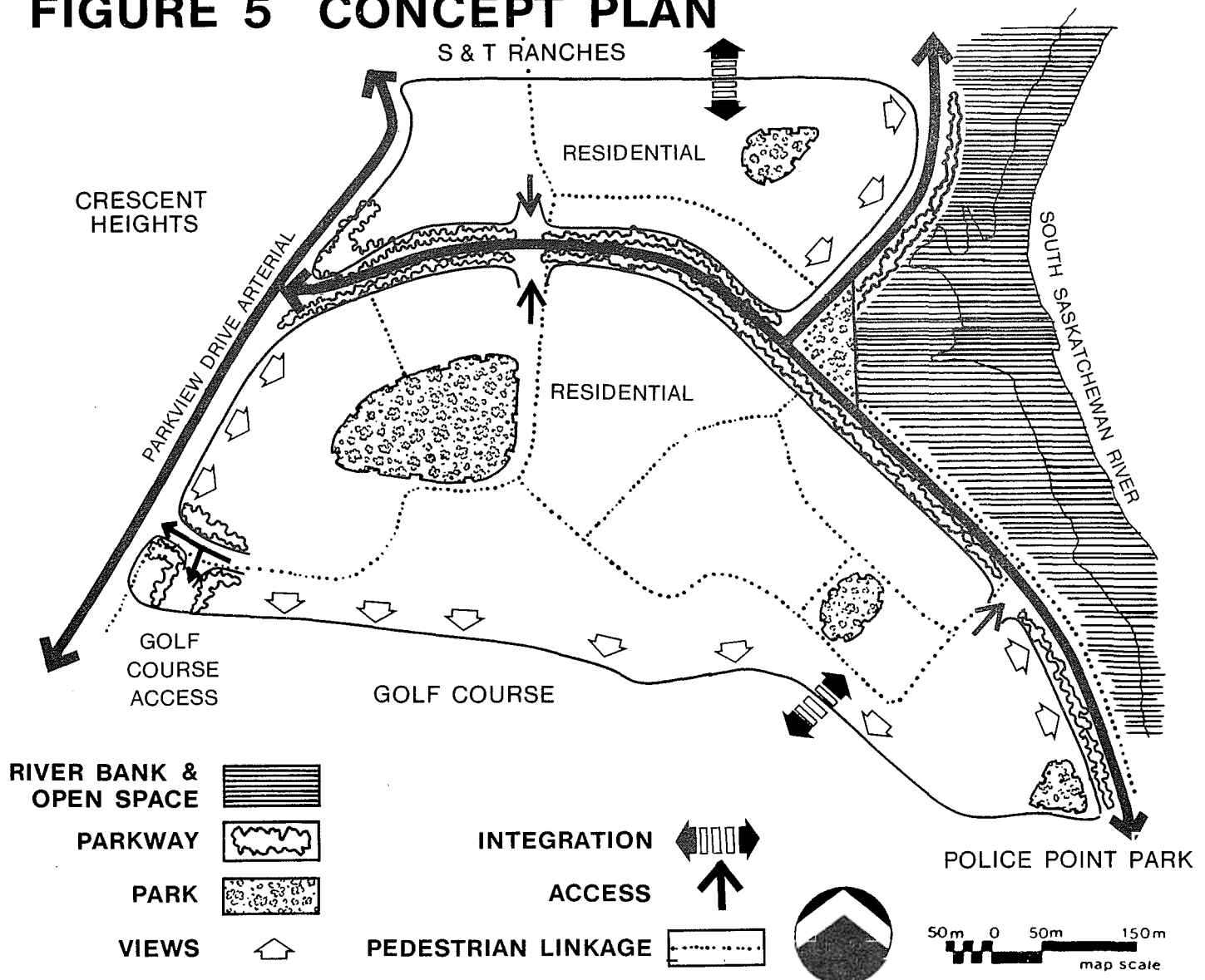
(f) Water

Parkview will be served from an existing 300 mm (12") water line on Parkview Drive. The tie-in will require a pressure reducing valve and internal service loops can be developed as required. No service is required to Police Point Park.

4.0 DEVELOPMENT CONCEPT

The Concept Plan illustrates the design intent that has evolved from the plan objectives (Figure 5). Since access to Police Point Park is critical, the plan proposes to extend the parkway entrance through the subdivision as a central spine. Internal residential roads serve to connect the subdivision with the park access road and to development to the north.

FIGURE 5 CONCEPT PLAN



A balance is provided between public access and private exposure to amenity features. Since the golf course is essentially private open space, casual public access is discouraged. However, by allowing lots to back onto the course, residents can take advantage of their proximity to this feature. In contrast, Police Point Park and the river bank are important public open spaces. This is recognized by providing direct access through the subdivision to a top-of-bank road separating private and public lands.

The top-of-bank roadway increases exposure and encourages public use, while still providing the private homes across the road with good views. The advantage of this solution is that the open space is perceived as being both more accessible and safe, as the housing, naturally orientated towards the view, provides informal supervision of the river bank area.

By extending the park access road directly through the subdivision, short-cutting will be discouraged. The road also provides a strong link between the park and the City as a whole, strengthening the perception of the park as a City and regional facility.

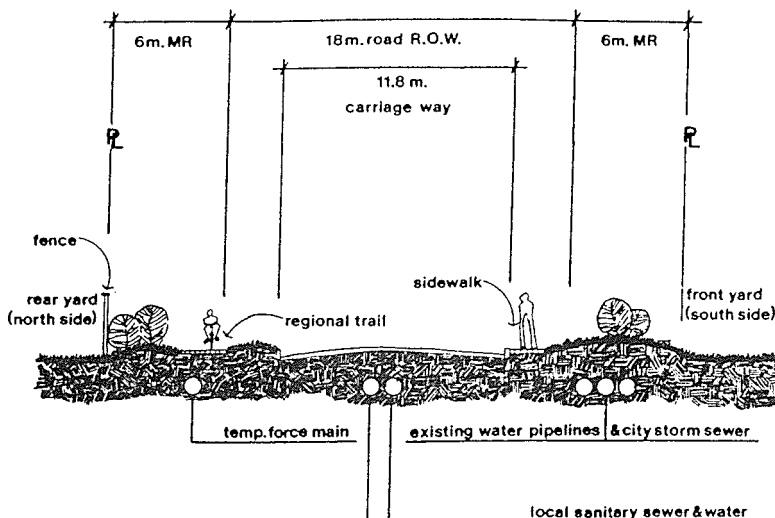
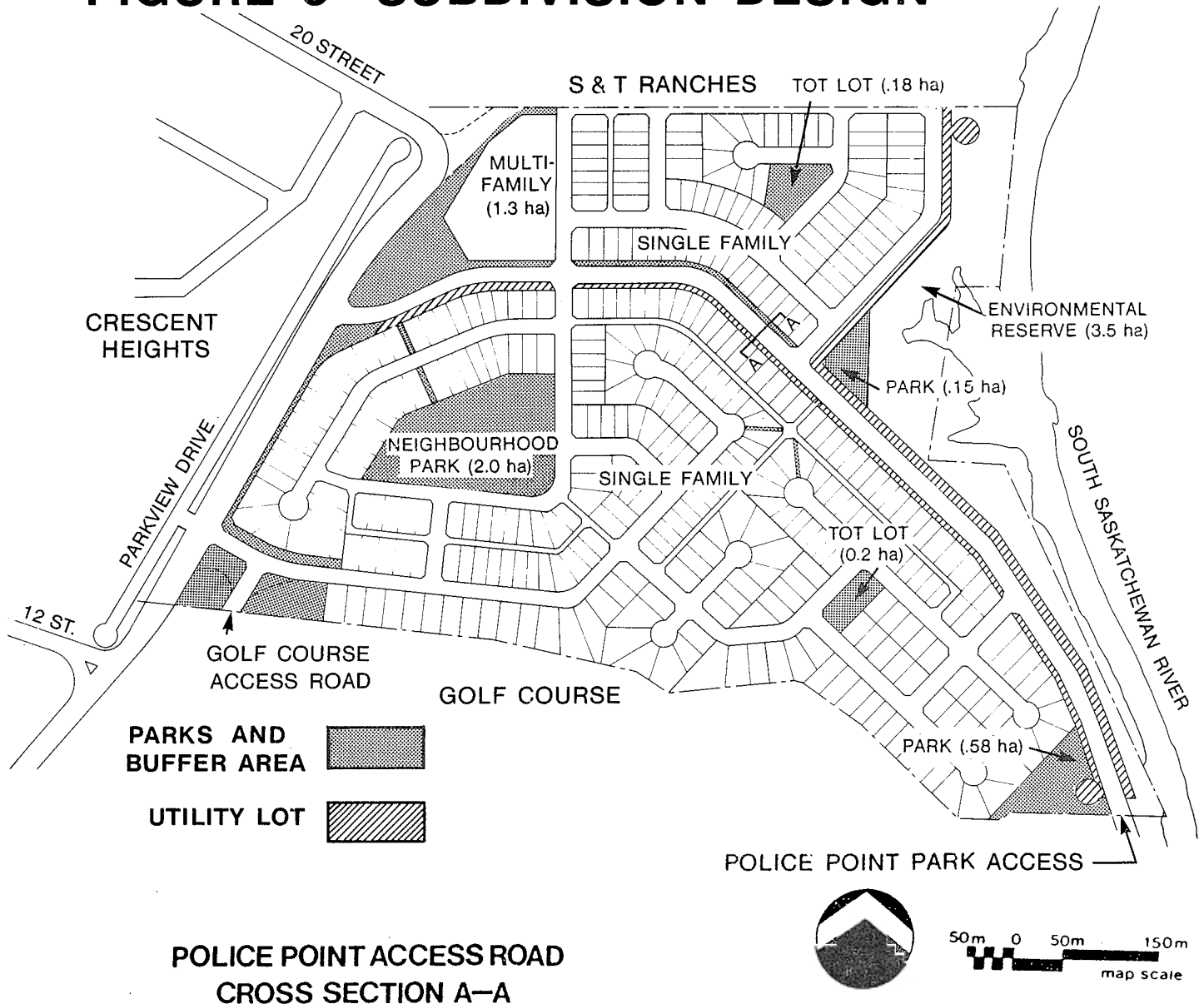
4.1 Subdivision Design

Given the site's proximity to three key open space amenities, the "park-view" theme for the subdivision design is very appropriate (Figure 6). The golf course, river edge and Police Point Park are obvious attractions, while the excellent views in a variety of directions and convenient downtown access contribute to site desirability.

Since access and exposure are key design considerations, the parkview theme can be identified by bringing the open space into the subdivision, protecting the views and emphasizing the proximity of the houses to open space. By landscaping the Police Point access road to create a parkway appearance, the subdivision theme can be portrayed in the physical plan and the parkview identity reinforced.

The land use mix is limited to single unit residential development and a single multi-family site. The multi-family site which is located adjacent to the park access road and the new arterial road is suitable for terraced development or apartments provided that buildings are made subject to height restrictions. Such restrictions will preserve views for existing development located west of the plan area.

FIGURE 6 SUBDIVISION DESIGN



The subdivision plan does not make extensive use of lanes which are common in Medicine Hat. The intent is to reduce maintenance costs and increase the amount of developable land. Lanes have been retained where required to facilitate site servicing or support the parkway concept.

All proposed lots which lie directly adjacent to the golf course should have a minimum frontage of 18.3 metres (60 feet) excluding pie-shaped lots.

The plan allows for the integration of Parkview with the S & T subdivision to the north by projecting road extensions northward so the physical design does not create a border between the two developments.

The alignment of the park access road is dictated in part by the location of the existing road and utility easements and the importance of providing direct access to Police Point Park. As shown on a schematic cross-section of the Police Point access road on Figure 6, the "parkway" image of the road is reinforced in the landscape treatment of the road right-of-way. Existing and proposed utility rights-of-way are combined with the road allowance to create a unique streetscape.

Although there is extensive open space abutting the subdivision when the golf course, river bank setback and Police Point Park are considered, there is a need for active play areas. Two totlots are located at convenient decentralized spots with a major park area located near the centre. This larger park would accommodate a range of activities.

The river bank would be developed in a manner consistent with the river valley policy. Disturbed areas would be restored with native vegetation and development restricted to a bicycle/pedestrian path and potential viewpoint. Passive recreational use would be compatible with the management objectives for Police Point Park. The subdivision's parks and open spaces are linked by paths, lanes and sidewalks. The landscape treatment of boulevards and the park access road is addressed in the development guidelines.

The site by its shape and orientation is readily adaptable to a plan layout that provides the opportunity to take advantage of available solar energy. The idea is to provide the opportunity through the lot

orientation and street pattern, and leave implementation the choice of the builder and/or future homeowner.

With respect to proposed utility systems, Figures 7 and 8 outline the alignment of such services in accordance with considerations reviewed in Section 3.3.

FIGURE 7 SANITARY-STORM SEWERS AND WATER LINES

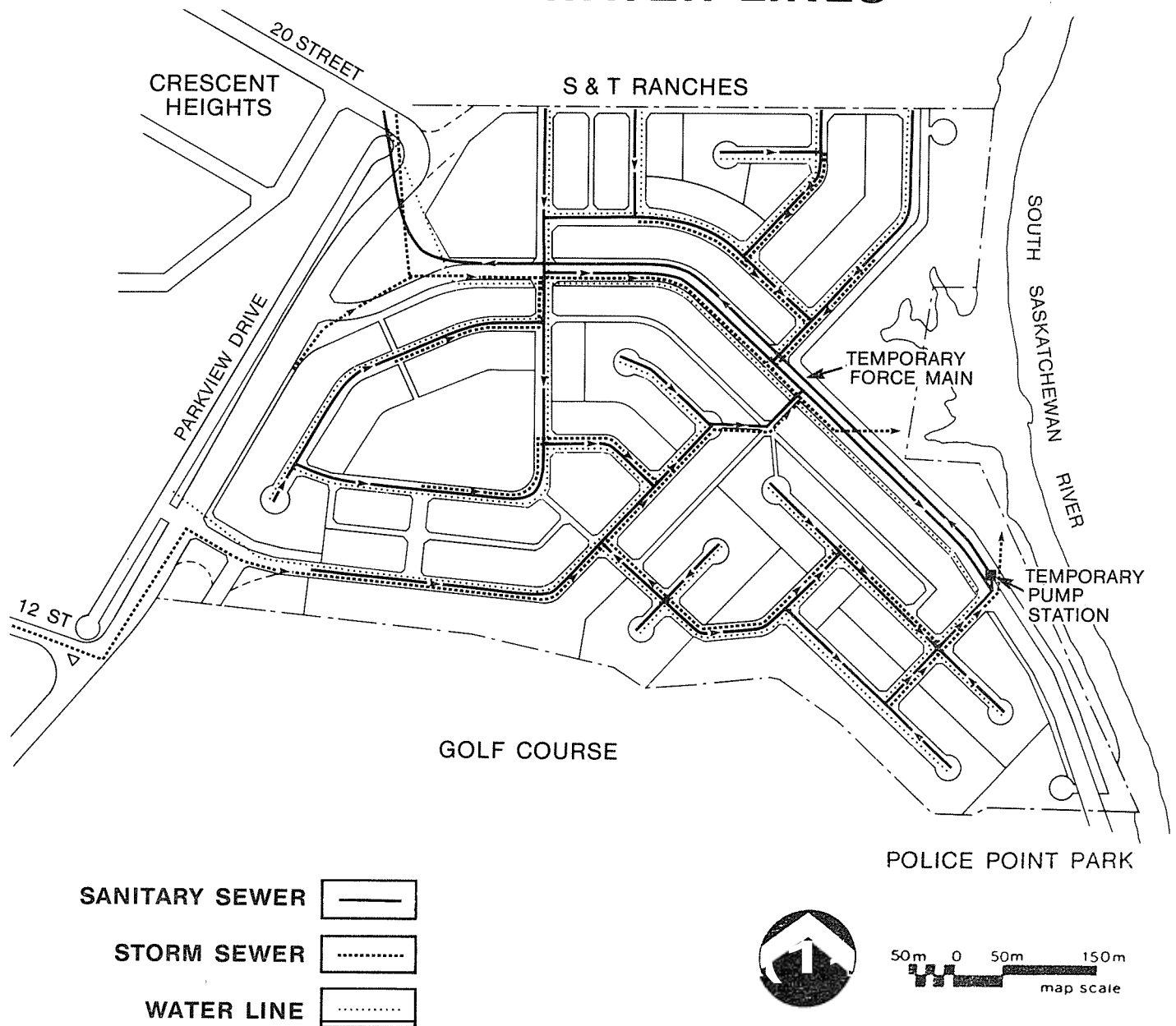
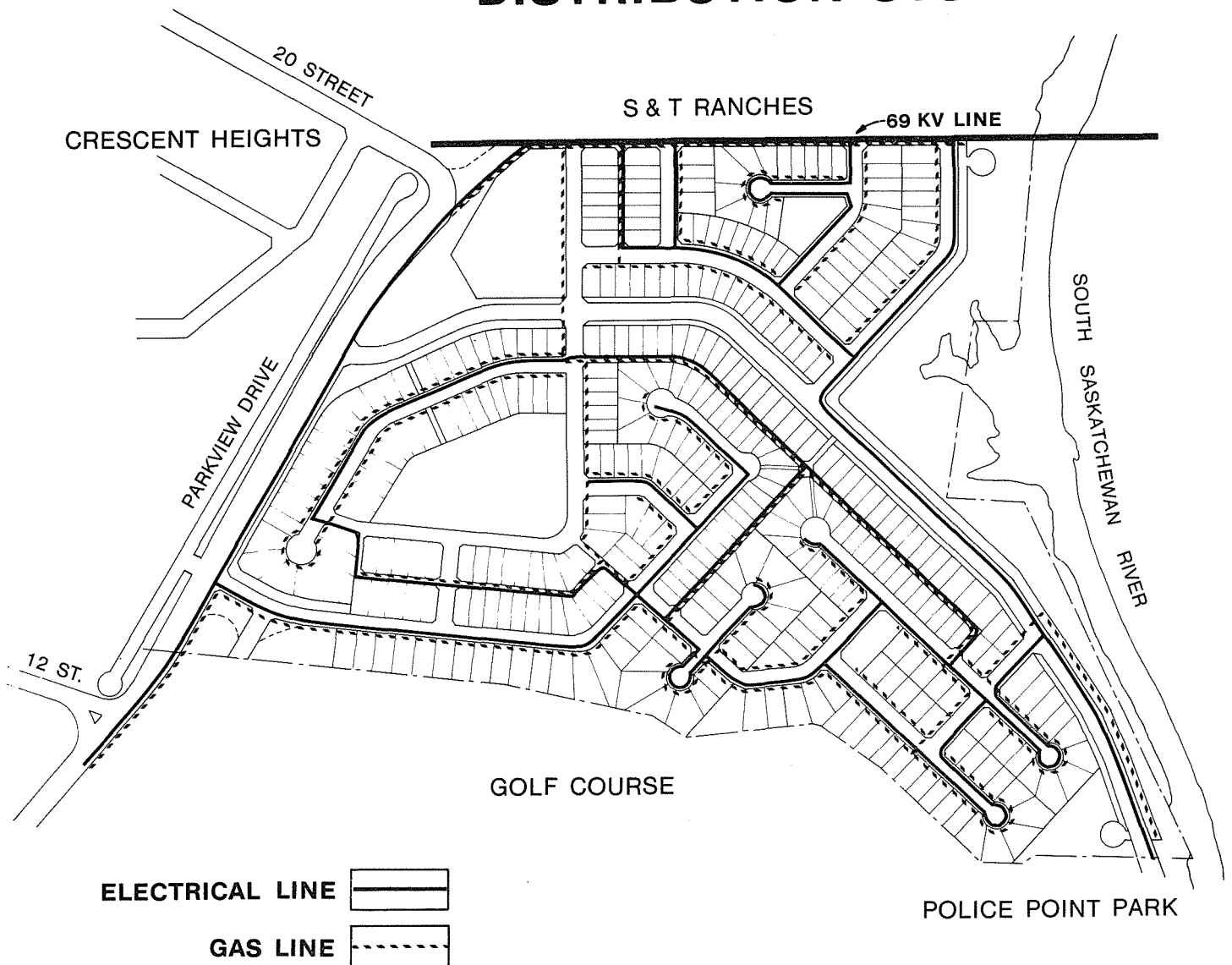


FIGURE 8 ELECTRIC AND GAS DISTRIBUTION SYSTEM



The statistical summary of land uses is based on the subdivision design which may be subject to minor variation in lot size, or layout at the actual subdivision stage. Land within the top-of-bank setback from the South Saskatchewan River is considered environmental reserve and "undevelopable". The municipal reserve dedication exceeds the 10 percent minimum requirement of the Planning Act. Portions of this municipal reserve dedication, however, are used as a buffer and in some instances subsurface utility easements which restrict its useability for traditional park purposes. It should also be noted that the municipal reserve dedication makes no provision for a school site since one is not required in this subdivision. The amount of public utility easements reflects the presence of existing utility lines. Where possible, existing and proposed utility lines have been accommodated within road and lane rights-of-way. A summary of the subdivision statistics is outlined in Table 1.

Table 1
Statistical Summary of Land Uses

<u>Land Use</u>	<u>Area Hectares (Acres)</u>	<u>Percent of Net Area</u>
Gross Site Area	48.8*(120.6)	
Less Environmental Reserve	<u>3.5 (8.7)</u>	
NET SITE AREA	<u>45.3 (111.9)</u>	<u>100.0</u>
Single Family Residential (R.1)	25.5 (63.0)	56.3
Multi-family Residential (R.3)	1.3 (3.2)	2.9
Roads & Utility Lots	12.9 (31.9)	28.5
Municipal Reserve	5.6 (13.8)	12.3

* Gross area includes 5.2 ha. of land currently under golf course lease.

The projected residential population of Parkview has been calculated as follows:

(a) Low Density Residential (Single Family Detached)

369 dwelling units x 3 persons per dwelling unit = 1,107 persons

(b) Medium Density Residential (Townhouses or Low-Rise Apartments)

1.3 (ha.) at 50 dwelling units/ha. = 65 units

65 dwelling units x 2.0 persons/d.u. = 130 persons

Total Subdivision Population - 1,107 + 130 = 1,237

Persons Per Gross Hectare 25.3 (10.3 per gross ac.)

Persons Per Net Hectare 27.4 (11.1 per net ac.)

School enrollment projections are based on the following assumptions:

- Each dwelling unit generates 0.6 students.
- Seventy-five percent of all students use the public school system.

Total Dwelling Units x School Generation Factors = Total
Student Population (434 x 0.6 = 260 students)

Proportionate School System Share

Public School System (75 percent) = 195

Catholic School System (25 percent) = 65

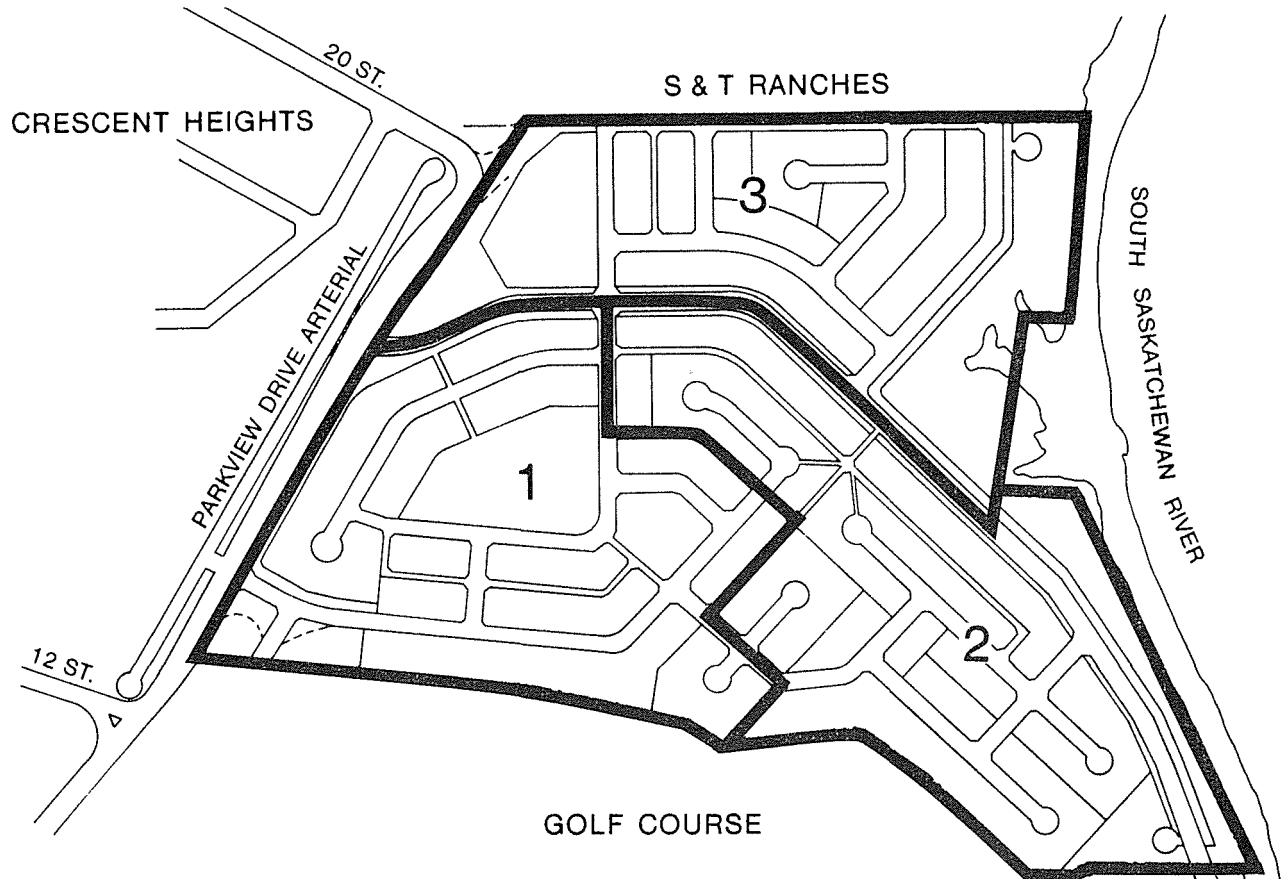
It is anticipated that the subdivision's students can be accommodated in existing schools. When S & T lands are developed, Parkview's public school students could be serviced from that area.

4.2 Staging

The staging program incorporated in this plan permits the subdivision to develop according to market conditions. Also, the staging reflects a

logical extension of major utilities into the area and, by using the park access road and internal residential roads as boundaries, the site can be developed as outlined in Figure 9.

FIGURE 9 STAGING OF DEVELOPMENT



Stage I covers 17.3 hectares and is bounded by the new arterial road, the Police Point access road, and the golf course. This area of development is comprised of 127 single family lots with a projected population of 381 people. Stage II covers 17.0 hectares in the east portion of the plan area and will complete the development of land south of the Police Point access road adjacent to the golf course. In this stage, 158 single family lots would be developed with a projected population of 474 people. Stage III covers 11 hectares north of the Police Point access road and south of S & T Ranches. This area, which is comprised of 84 single family lots and one multi-family lot, has a projected population of 382 people.

Table 2 presents a statistical summary by stage of development for all land uses in the plan area.

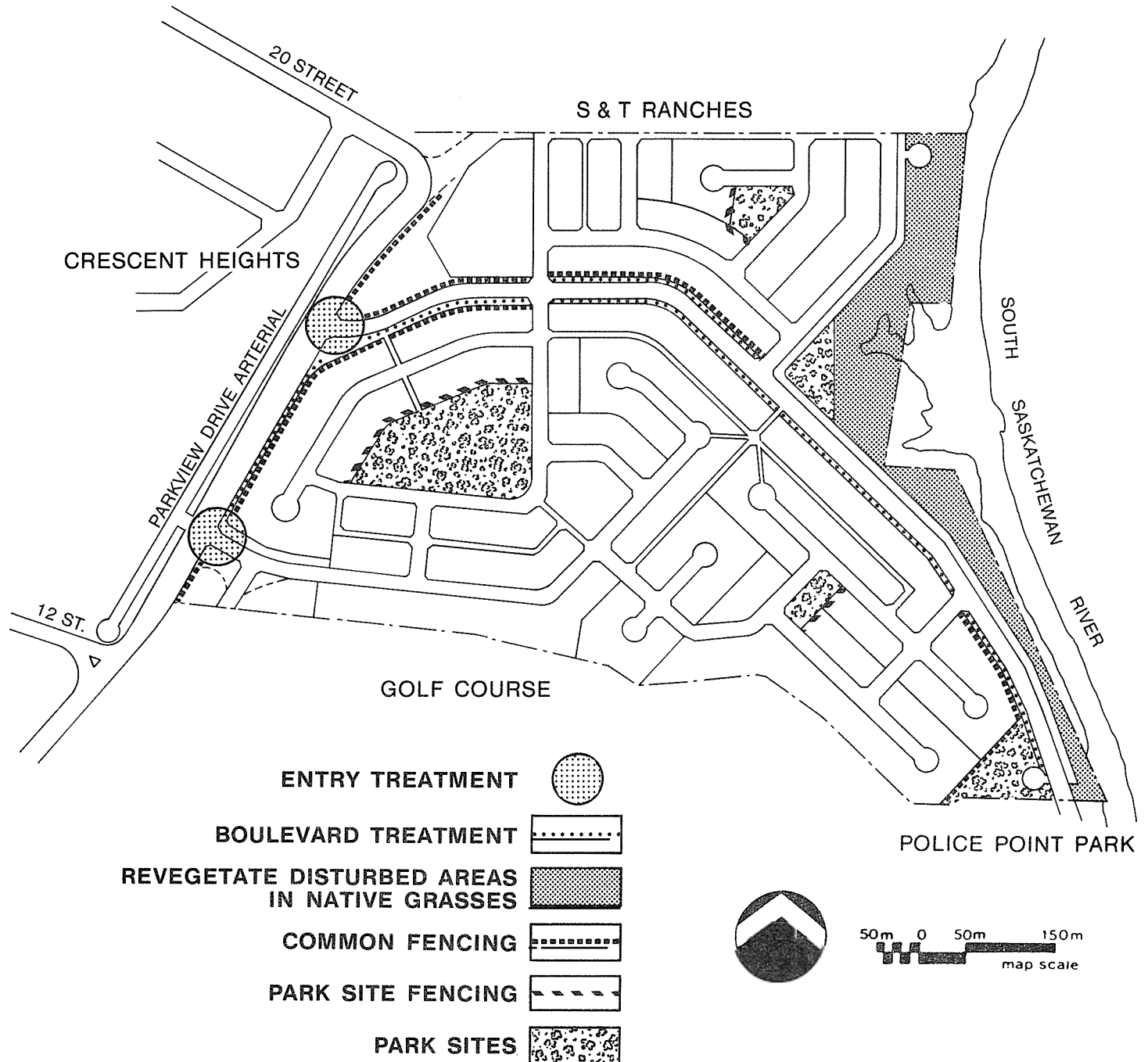
Table 2
Land Use by Plan Area Stages

<u>Land Use</u>	<u>PHASE I</u> <u>Hectares (Ac.)</u>	<u>PHASE II</u> <u>Hectares (Ac.)</u>	<u>PHASE III</u> <u>Hectares (Ac.)</u>	<u>TOTAL</u> <u>Hectares (Ac.)</u>
Total Plan Area				48.8 (120.6)
Less Environmental Reserve				<u>3.5 (8.7)</u>
GROSS DEVELOPABLE AREA	<u>17.3 (42.7)</u>	<u>17.0 (42.0)</u>	<u>11.0 (27.2)</u>	<u>45.3 (111.9)</u>
Single Family	9.1 (22.5)	12.1 (29.9)	4.3 (10.6)	25.5 (63.0)
Multi Family	- (-)	- (-)	1.3 (3.2)	<u>1.3 (3.2)</u>
TOTAL RESIDENTIAL	<u>9.1 (22.5)</u>	<u>12.1 (29.9)</u>	<u>5.6 (13.8)</u>	<u>26.8 (66.2)</u>
Roads & Utility Lots	5.2 (12.8)	4.1 (10.1)	3.6 (8.8)	<u>12.9 (31.9)</u>
Municipal Reserve	3.0 (7.4)	0.81 (2.0)	1.8 (4.5)	<u>5.6 (13.8)</u>

4.3 Development Guidelines

The purpose of this section is to provide a coordinated approach to the design and implementation of development within the Parkview Area Structure Plan (Figure 10).

FIGURE 10 DEVELOPMENT GUIDELINES



(a) Entry Treatment

At the main entrance to the subdivision and golf course at the southern most intersection on the new Parkview Drive, the subdivision plan provides a tapered set back to permit a higher level of landscape treatment. In this area an identification sign for the subdivision and golf course should be erected in order to achieve a sense of arrival and a good first impression of the development.

(b) Park Sites

Park site design and development should occur simultaneously with subdivision construction. The neighbourhood park and two totlots should be irrigated, lighted and have a standard boundary fence.

(c) Boulevard Treatment

Major roadway boulevards (new Parkview Drive arterial, Police Point Access Road) should be treated with a high level of planting and/or berming/fencing to achieve a buffer between the roadway and adjoining housing. The landscape treatment is intended to provide both a visual, and to the extent possible, an acoustical screen. Where utility easements lie in boulevards, City departments should cooperatively determine appropriate treatment of such areas.

(d) River Bank Setback

From the edge of the road to the top-of-bank and river bank slope, the objective is to minimize maintenance and promote the natural vegetation. Disturbed areas should be restored and replanted to maintain the natural short grass prairie.

(e) Golf Course Boundary

Appropriate landscaping should be provided on the golf course property adjacent to the proposed residential development to minimize stray shots into the subdivision. Development standards for fencing along the golf course should be established at the time of land sales.

(f) Common Fencing

As one of the most visible, dominant and continuous elements in the landscape, the common fencing should reflect one high quality, low maintenance style. Common fencing is required along boulevards where lots back on to a major road, around park sites and on connecting walkways and at subdivision entry points.

(g) Public Walkways & Bikeway

Monolithic curb and sidewalk would be used on internal streets while the sidewalk and/or bikeway along the park access road and new Parkview arterial would be constructed in the boulevard setback. This highlights the importance of these elements on these roads while offering a safer and more pleasant user experience.

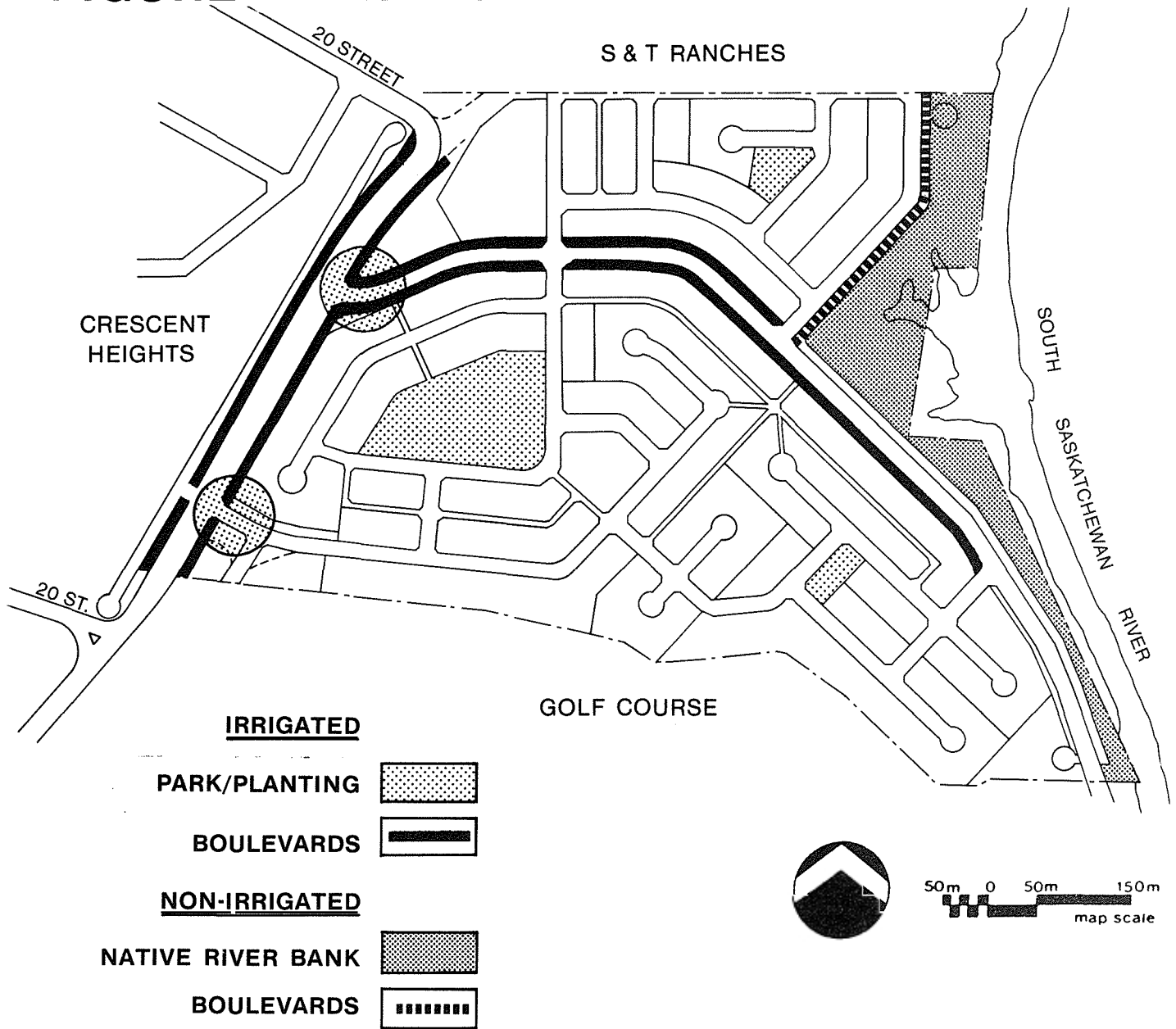
(h) Street Tree Planting

As a means of buffering the subdivision and creating a stronger identity, the City should consider initiating a tree planting program along major roadways.

(i) Irrigation

The Irrigation Plan (Figure 11) illustrates the areas to be irrigated by the City, and those where irrigation is not required. Supplemental deep root watering, from a water truck, may be required on the non-irrigated boulevard trees, until established.

FIGURE 11 IRRIGATION PLAN



5.0 IMPLEMENTATION

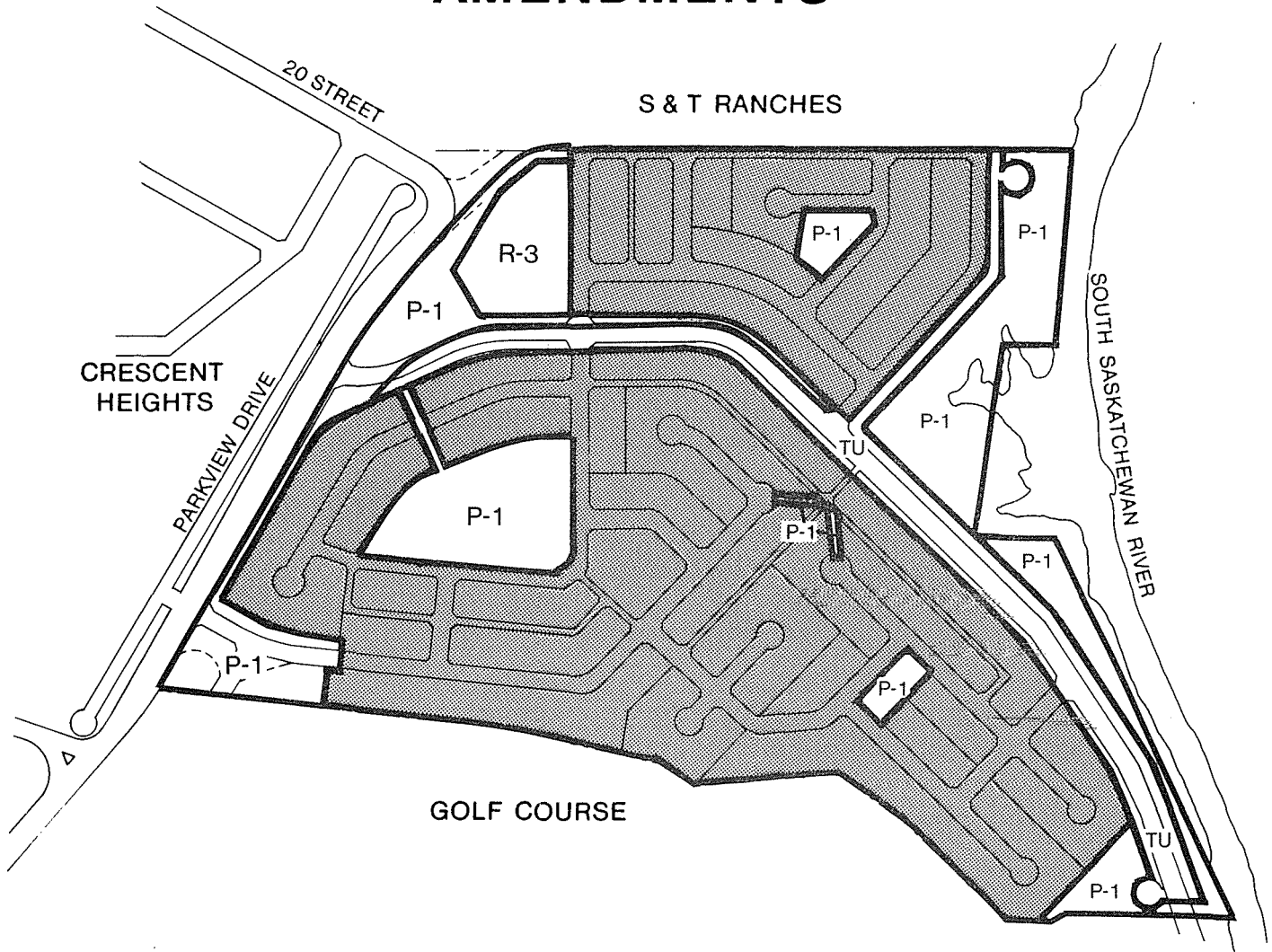
5.1 Adoption Procedure

The area structure plan must be adopted in accordance with the provisions of the Planning Act. When the plan is adopted, amendments to the land use by-law will be required as shown in Figure 12.

5.2 The Development of Parkview

In the growth strategy outlined in the General Municipal Plan, Parkview is scheduled for development as part of Stage II which begins with a City threshold population of 47,205. Since the City intends to proceed with this development at the present time, appropriate amendments to the General Municipal Plan will have to be included in the by-law adopting this area structure plan.

FIGURE 12 LAND USE BY-LAW AMENDMENTS



SINGLE FAMILY RESIDENTIAL DISTRICT	R-1
MEDIUM DENSITY RESIDENTIAL DISTRICT	R-3
PUBLIC PARK AND OPEN SPACE DISTRICT	P-1
TRANSPORTATION AND UTILITIES DISTRICT	TU

