

BYLAW NO. 3485

A BYLAW OF THE CITY OF MEDICINE HAT to adopt a revised South Vista Heights Area Structure Plan, and amend Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw.

WHEREAS an application has been made to adopt the revised South Vista Heights Area Structure Plan, attached as Schedule "A" to this Bylaw, to replace the current South Vista Heights Area Structure Plan;

AND WHEREAS an application to amend the Land Use Bylaw has been made to reflect the changes to the land use districts in the revised Area Structure Plan;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on May 5, 2003 at 6:30 p.m.;

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

1. The South Vista Heights Area Structure Plan, attached as Schedule "A" to this Bylaw, is adopted to replace the current Area Structure Plan.
2. Bylaw No. 3217, the bylaw adopting the current South Vista Heights Area Structure Plan is repealed.
3. Bylaw No. 3181, being the City of Medicine Hat Land Use Bylaw, is amended by redesignating the lands subject to the South Vista Heights Area Structure Plan as shown on Schedule "B" to this Bylaw.
4. This Bylaw shall come into force at the beginning of the day that it is passed.

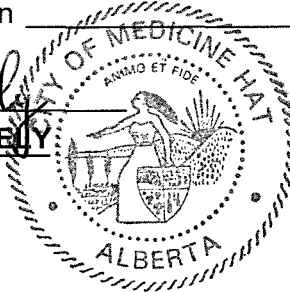
READ A FIRST TIME in open Council on April 7, 2003

READ A SECOND TIME in open Council on May 5, 2003

READ A THIRD TIME in open Council on May 5, 2003

SIGNED AND PASSED on May 6, 2003

Garth Vallely
MAYOR - GARTH VALLEY



Godin
CITY CLERK - LARRY P. GODIN

SCHEDULE "A"

South Vista Heights Area Structure Plan

SOUTH VISTA HEIGHTS AREA STRUCTURE PLAN

March 2003

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1 INTRODUCTION

This area structure plan (ASP) deals with the proposed community development, South Vista Heights, in the City of Medicine Hat. The plan area encompasses the SW quarter of Sec. 18-12-5-4, and the existing road allowances to the west and to the south. This is situated directly south from the South Ridge Subdivision and east from the continuation of South Ridge Drive S.E.

The plan location is illustrated in Figure 1.

2 CHARACTERISTICS OF SITE

The subject land is vacant native pasture. There is a small localized high in the northwest corner of the site. Consequently, the land generally slopes in a south and southeasterly direction. The topography of the site does not present any constraints and there are no slope and/or stability problems associated with any of the surrounding lands. This site is fully developable.

Topography and natural drainage patterns are illustrated in Figure 2.

3 TRANSPORTATION

3.1 Introduction

The South Ridge Area Structure Plan Background Study of 1986 provides for a conceptual planning framework for long-term future development of the South Ridge and Southlands areas. This Study proposes a major collector running east-west through the South Vista Heights development with a connection to the South Ridge Subdivision to the north.

The South Vista Heights Area Structure Plan has been prepared in conformity with the non-statutory 1986 framework and the Transportation Study Update of 1994. Consequently, the plan follows closely the concept shown in this background study, and the subsequent update.

The transportation system is illustrated in Figure 3.

3.2 South Ridge Drive

In a letter dated January 24, 2002, the City of Medicine Hat Planning, Building & Engineering Services Department confirmed the widening requirements and design for South Ridge Drive. This 4 lane divided arterial is planned to be constructed to full urban standards with sound attenuation berms, and a 2.4 m wide paved trail on both sides of the roadway.

The 13.3 m of road widening required from the South Vista plan area for the development of this roadway has been provided. It is noted that this proposed arterial road allows for a maximum daily traffic capacity of 20,000—25,000 vehicles per day.

3.3 South Boundary Road

The City of Medicine Hat Transportation Study Update of 1994 recommends that the east-west road allowance along the south boundary of South Vista Heights (South Boundary Road) be widened. The required widening along the north boundary of this road allowance will be incorporated at the subdivision stage of the South Vista Heights plan area. The 1994 update also recommends that South Boundary Road provide a connection between the Trans Canada Highway and Highway No. 3. South Boundary Road will also serve as a southwest City by-pass route. This arterial road will be constructed when funds are available and when warranted by traffic demands.

To ensure the timely construction of this arterial roadway, the City of Medicine Hat has requested that most of the required widening be provided from the land to the north – South Vista Heights. As this road widening is substantially wider on the north of South Boundary Road, the City and land owner have agreed that this widening will be provided and that the land owner will receive municipal reserve credit for a 12.5 m wide portion of the widening that will ultimately accommodate half of the required ditch and berm. The proposed 46.8 m road allowance will accommodate a four lane divided roadway, ditches, and a 1.5 m earth berm, complete with a 1.8 m screen fence on both sides of the road to provide for sound attenuation to protect the future adjacent residential areas from the noise associated with the traffic.

3.4 Proposed Internal Circulation

The main access points to the South Vista Heights Development are from the north via the existing major collector, Stratton Way, and from the main arterial, South Ridge Drive.

A major collector, identified as Vista Drive, is proposed in an east-westerly direction, as shown in Figure 3. The design of this collector is proposed to conform to the design of the existing Stratton Way, a collector, to the north. To complete the main transportation system for this subdivision it is proposed that Stratton Way be extended to the south such that it intersects with Vista Drive.

The main entrance into the South Vista Heights subdivision is at the intersection of South Ridge Drive S.E. and Vista Drive, and requires special treatment. It is proposed that, at this intersection, Vista Drive be widened to 30.0 m and be designed as a divided entranceway, complete with a standard teardrop design. Local roads are designed to allow no direct access onto Vista Drive within 100 m of the intersection with South Ridge Drive.

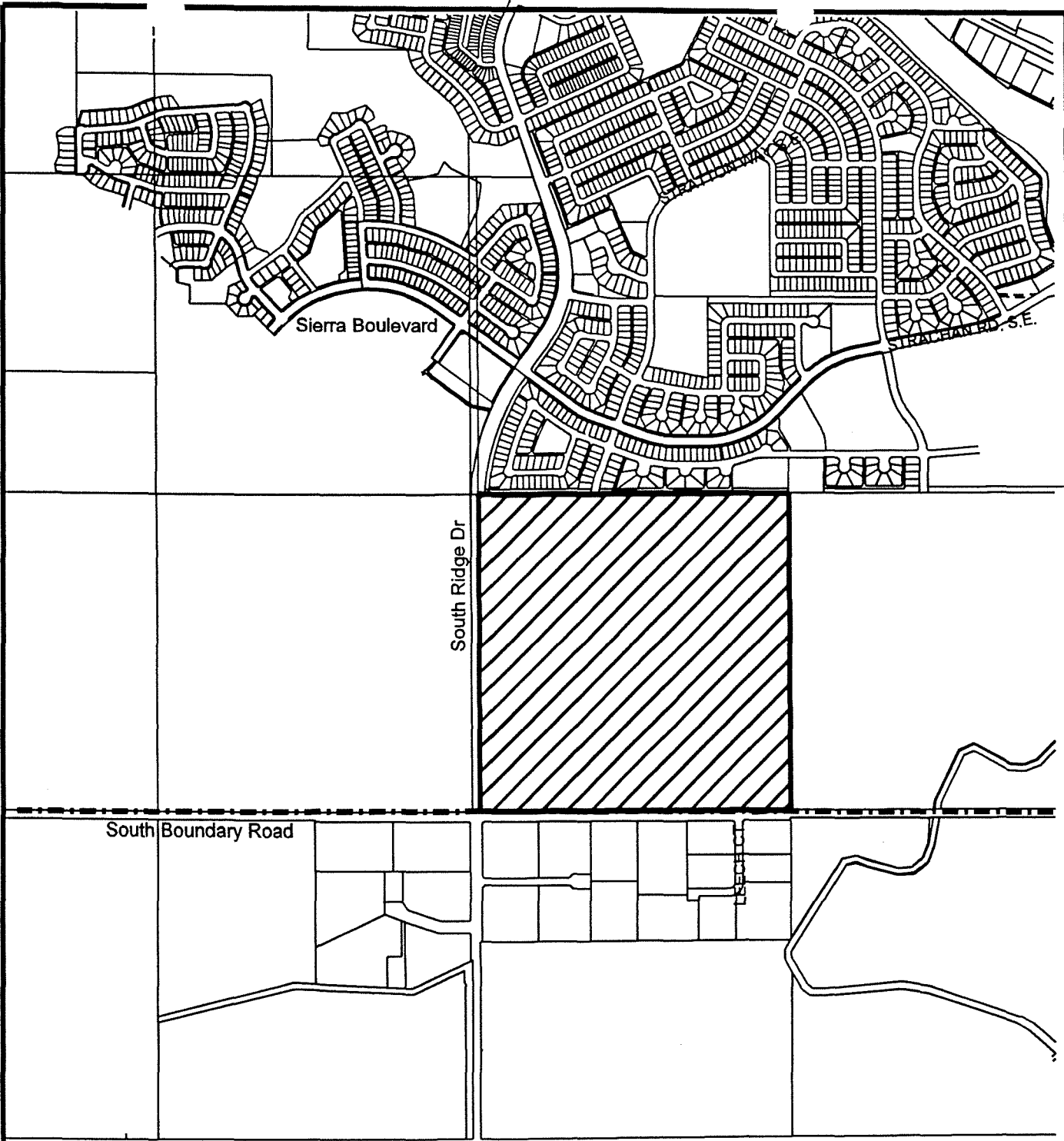
At the subdivision stage, the Developer intends to provide additional road allowance at this intersection to accommodate appropriate subdivision entrance signs.

3.5 Trail System

The neighbourhood is linked to the City's trail system. A trail runs south along the east side of South Ridge Drive. The trail begins outside of the plan area in South Ridge and then turns east at the intersection of Vista Drive and terminates at the first local road intersection. Another trail is located in the northern portion of the neighbourhood, and follows the east-west utility corridor.

There is a pedestrian linkage, which runs the length of Vista Drive through the neighbourhood. This linkage provides a connection to future neighbourhoods both east and west of South Vista Heights.

All of the trails will be constructed to City of Medicine Hat standards.



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- City Boundary
- Plan Boundary



South Vista Heights

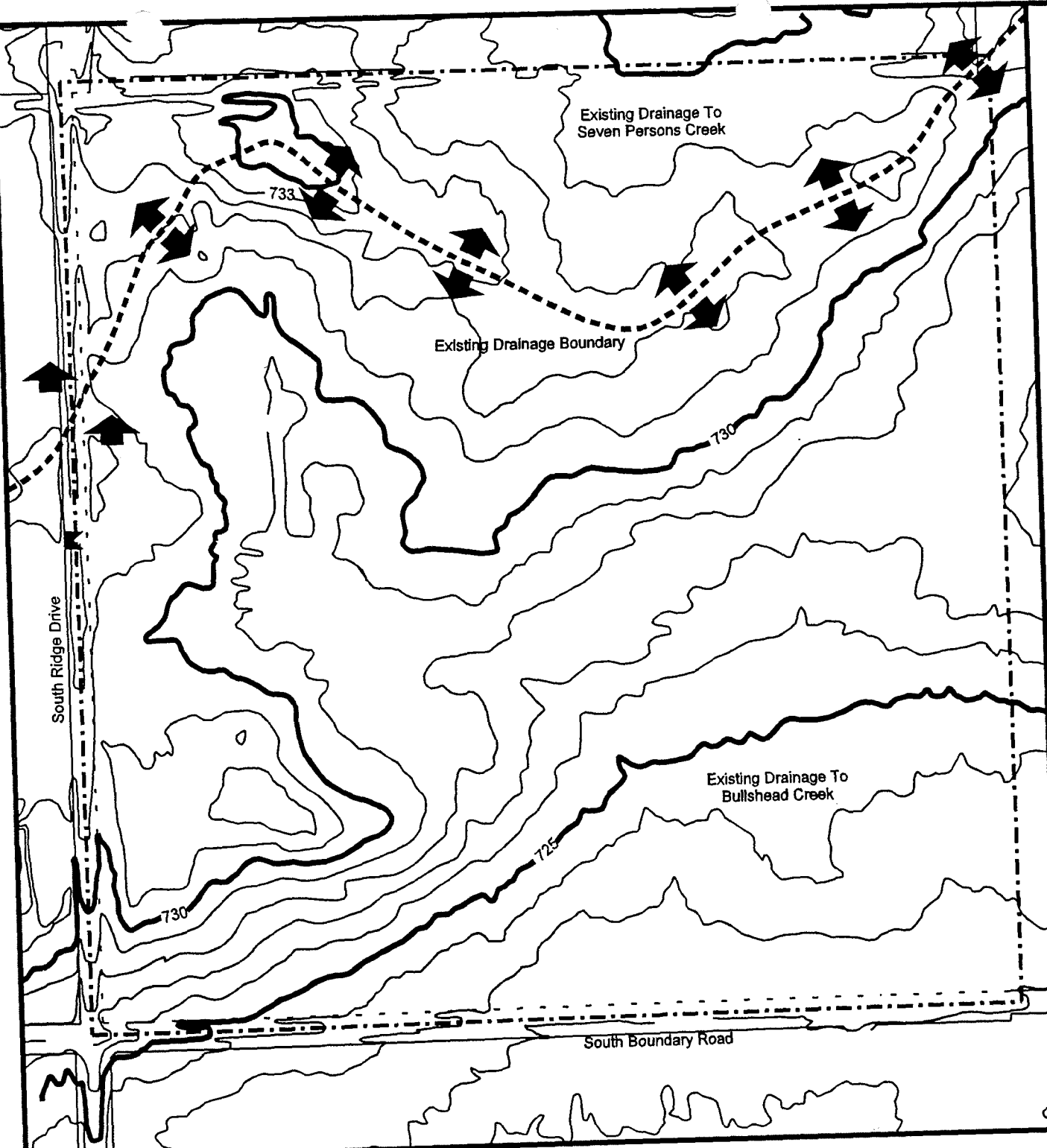
Area Structure Plan





Figure 1
Location

Scale 1:5000
March 2003



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-  Direction of Flow
-  1m Contour
-  Existing Drainage Boundary
-  Plan Boundary



South Vista Heights

Area Structure Plan

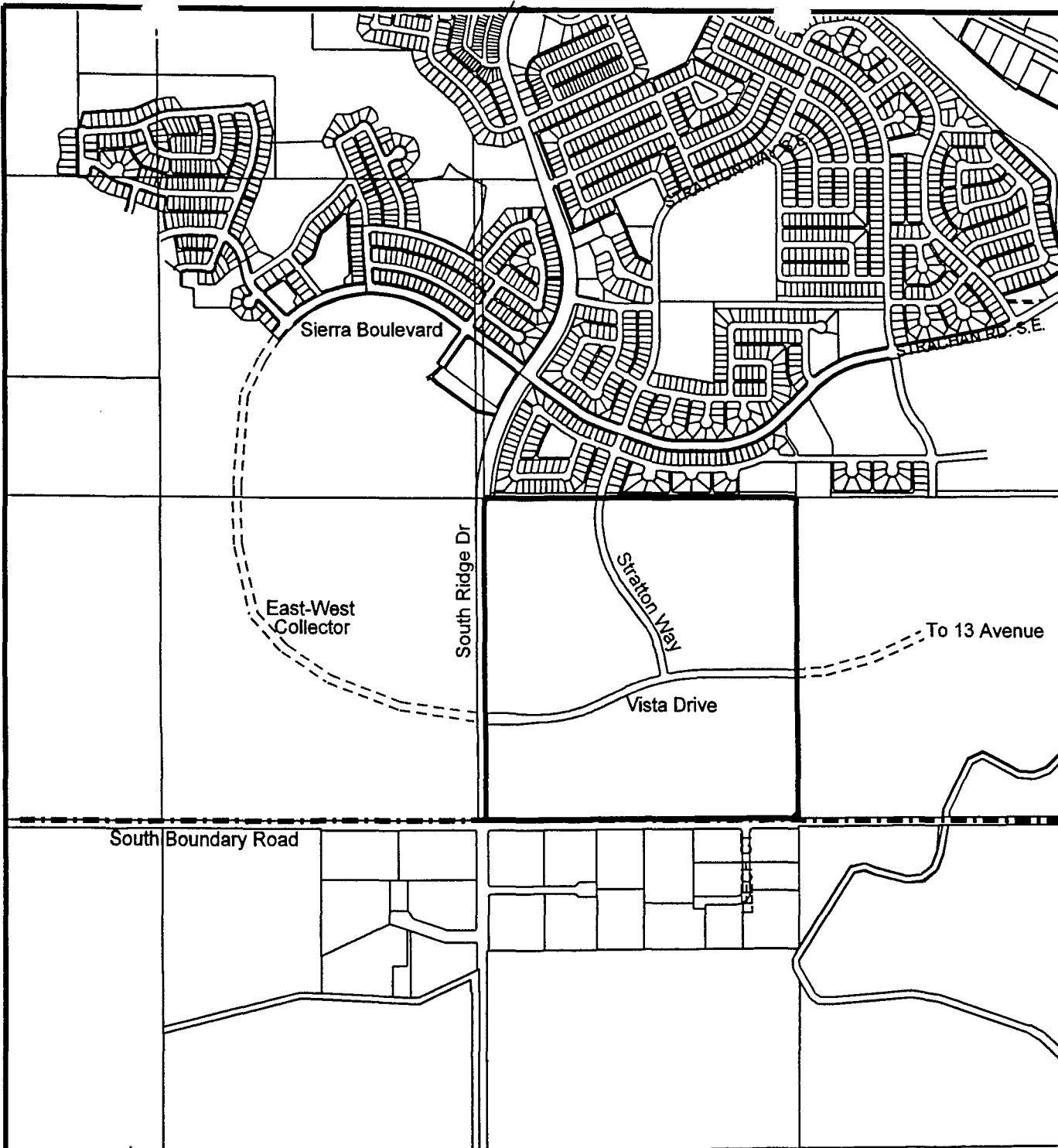
Figure 2

Contours & Natural Drainage

Scale 1:5000
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- Proposed Collector
- City Boundary
- Plan Boundary



South Vista Heights

Area Structure Plan

Figure 3
Collector Road System

Scale 1:5000
March 2003

4 LAND USE

4.1 Introduction

The South Vista Heights ASP is a logical extension of the South Ridge Subdivision and is of prime value for residential purposes. The proposed area structure plan follows a cellular layout with pockets of residential areas, cells, complete with tot lots. In addition, this development encompasses a commercial site as well as a park, which provides for an aesthetically pleasing development.

The adjacent arterial roads will accommodate walkway/bicycle paths, which will be integrated with the overall existing walkway/bicycle path system of the City of Medicine Hat.

Table 1 illustrates the land use statistics and Figure 4 illustrates the various land uses for the South Vista Heights plan area. Each of these components is briefly discussed in the following.

4.2 Residential

The residential pockets, containing approximately 40 ha, are conveniently interconnected by a system of two collectors, one running east-west and the other joining this collector to the existing Stratton Way in a north-south direction.

The natural slope of the land will be utilized in order to provide for some walk-out basements, where feasible.

Medium density residential areas, anticipated to take the form of semi-detached/duplex housing and/or street-oriented row housing have been located in the corners of the plan area. Usually, it is desirable to locate medium density sites near collector roads. The medium density sites in this plan are all street-oriented, and furthermore primarily duplexes, which do not generate much more population or traffic than single detached residential. Therefore, in this case, medium density is acceptable on local roads in the corners of the neighbourhood.

4.3 Neighbourhood Parks

A neighbourhood park, containing approximately 2.7 ha, has been provided in a central location so that the whole community is within a short distance from these facilities.

The park has been located at the intersection of Vista Drive and Stratton Way. This location should alleviate any parking problems commonly associated with parks of this nature.

Two tot lots are included as parks in the plan area. One tot lot of approximately 0.4 ha is located in the northwest corner of the neighbourhood. The second tot lot is located in the west central portion of the plan area, and also contains 0.4 ha. Both tot lots have frontage on local roads.

All parks will be constructed and landscaped to meet City of Medicine Hat standards.

Table 1 Land Use Statistics

	Area (ha)	% NDA
Total Area	64.7	
Net Developable Area	64.7	
Reserve Credit		
<i>Tot Lots</i>	0.8	1.2%
<i>Park</i>	2.7	4.1%
<i>Dry Pond</i>	1.4	2.2%
Total	4.9	7.6%
Public Dedication		
<i>Roads, Lanes</i>	18.1	28.0%
<i>Buffers/Walkways</i>	0.9	1.4%
<i>PUL</i>	0.1	0.2%
Total	19.2	29.6%
Residential		
<i>Single Detached</i>	38.3	59.2%
<i>Semi-Detached/Duplex</i>	1.0	1.5%
<i>Medium Density</i>	0.8	1.2%
Total	40.1	62.0%
Commercial	0.5	0.7%
Total	64.7	100.0%

Table 2 Density and Population

	Area (ha)	# of Units	Population
Single Detached	38.3	689	1,792
Semi-Detached/Duplex Housing	1.0	18	54
Row Housing	0.8	16	48
Total	40.1	723	1,894

Net Developable Area - 11.2 units/ha

Net Residential Area - 18.0 units/ha

(Single Detached - 18 units/ha - 2.6 people/unit)

(Semi-Detached/Duplexes 18 units/ha - 3 people/unit)

(Row Housing 29 units/ha - 3 people/unit)

4.4 Storm Water Management Facility (Dry Pond)

Storm water management is to be provided by a dry pond, situated on a 1.4 ha parcel in the south-central plan area. This dry pond will be constructed and landscaped such that it may be utilized as a passive recreation amenity area.

To ensure the use of this area for recreational purposes, measures will be taken to ensure prompt drainage and prevent continual ponding of water. The storm system has been designed such that the dry pond will only be inundated during storm events of the 1 in 2 year magnitude or larger, and will have a maximum draw-down time of 24 hours.

4.5 Commercial

A small commercial site, containing approximately 0.5 ha, has been provided at the intersection of the two collectors, directly across from the park. This site is intended for the purposes of a convenience store and/or a service station to serve the local community.

5 CONCEPTUAL SCHEME

The City of Medicine Hat requires that a conceptual scheme be prepared for the balance of the plan area to provide more detailed guidance for future land use districting and subdivision.

This ASP is sufficiently detailed to serve as a conceptual scheme. Figure 4 serves as both the land use and conceptual scheme plan.

6 MUNICIPAL RESERVE DEDICATION

Immediately to the northeast of the South Vista Heights Subdivision there is, one joint use site, which will include a Catholic middle school (Notre Dame Academy) serving grades 5 – 8, and a community recreational centre.

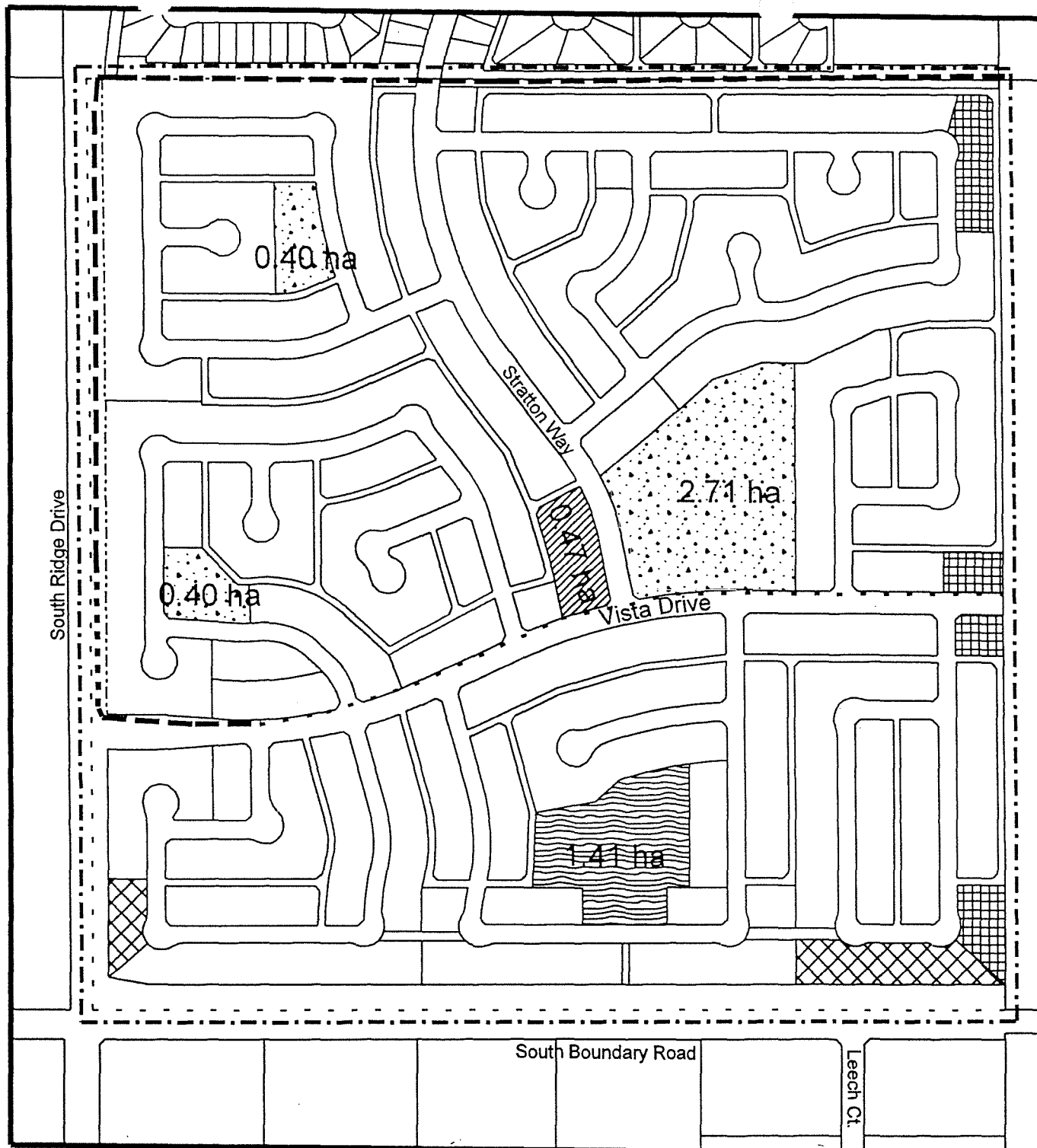
This proposed site should serve the proposed subdivision well, and, consequently, all of the reserve dedication can be in terms of parks, tot lots, ornamental parks, and walkway/bicycle paths.

The storm water management dry pond, described in Section 3.4, will receive full municipal reserve credit. The dry pond area will be fully landscaped and accessible for passive recreational use when it is not actively retaining storm water. The pond has been designed to receive water during a 1:2 year or higher storm event and will slowly release the water at predevelopment rates. Statistically, the dry pond will only be actively used by the storm system once every five years and the duration of this use should not exceed 24 hours after the precipitation ends.

Although they will not be specifically designated as municipal reserve, the trails and buffers incorporated into the adjacent arterial road rights-of-way (South Ridge Drive and South Boundary Road) will receive municipal reserve credit.



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- - - Pedestrian Link
- - - Trail/Pathway
- Single Detached Housing
- Storm Water Management Pond
- Commercial
- Park
- Street-Oriented Row Housing
- Semi-Detached/Duplex Housing
- - - Plan Boundary



South Vista Heights

Area Structure Plan

Figure 4
Conceptual Plan

Scale 1:5000
March 2003

Table 3 Municipal Reserve

	Area (ha)	% of GDA
Gross Developable Area	64.70	100.0%
Municipal Reserve Generation (10% GDA)	6.47	10.0%
Municipal Reserve Dedication		
<i>Tot Lots</i>	0.80	1.2%
<i>Park</i>	2.71	4.2%
<i>Dry Pond</i>	1.41	2.2%
Total	4.92	7.6%

7 UTILITIES

The utility servicing identified in this ASP is conceptual. For a detailed examination of the utilities refer to the South Vista Heights Functional Servicing Report. The Functional Servicing Report is submitted under separate cover.

7.1 Water

It is proposed that the main water distribution system for the South Vista Heights subdivision consists of a 300 mm water main looped through the subdivision. This system will be connected to the existing 300 mm water main in Stratton Way and to the existing 500 mm water main in Spruce Way.

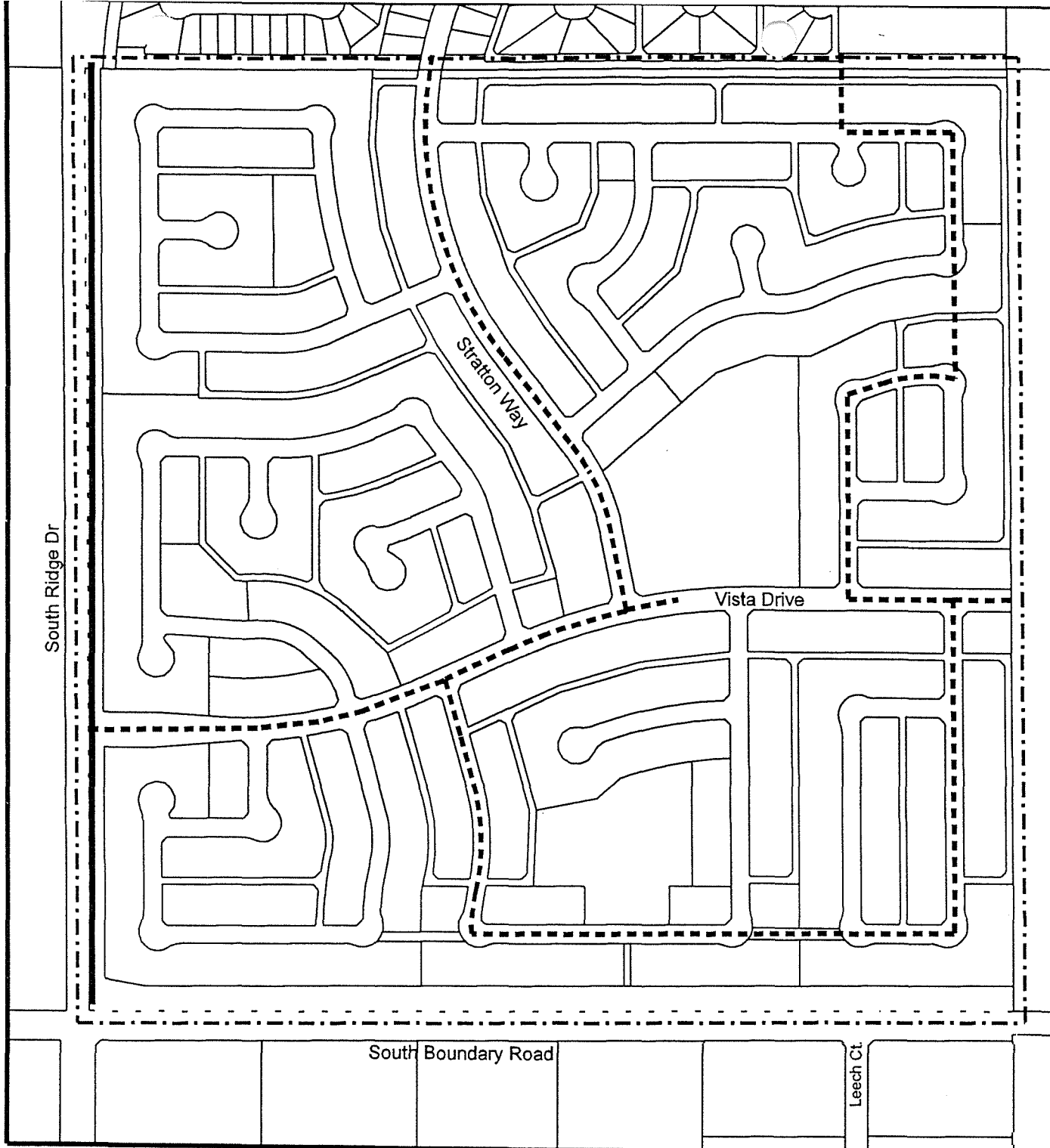
The proposed water distribution scheme is illustrated in Figure 5.

7.2 Sanitary

Presently, there are two existing sanitary sewer systems in place. One is a 250mm sanitary sewer main in Stratton Way, directly to the north, and the other is a 300mm sanitary sewer in Sprague Way S.E., located in a northeasterly direction from South Vista Heights.

The South Vista Heights area can be divided into three sanitary basins. Ultimately, sector A will be serviced by the 250mm sewer in Stratton Way, sector B will be serviced by the 300mm sewer in Sprague Way, and sector C will be tied into the future south trunk sewer.

The proposed sanitary sewer system, identifying the sectors is shown in Figure 6.



- Future 500 mm Water Main
- 300 mm Water Main
- Plan Boundary

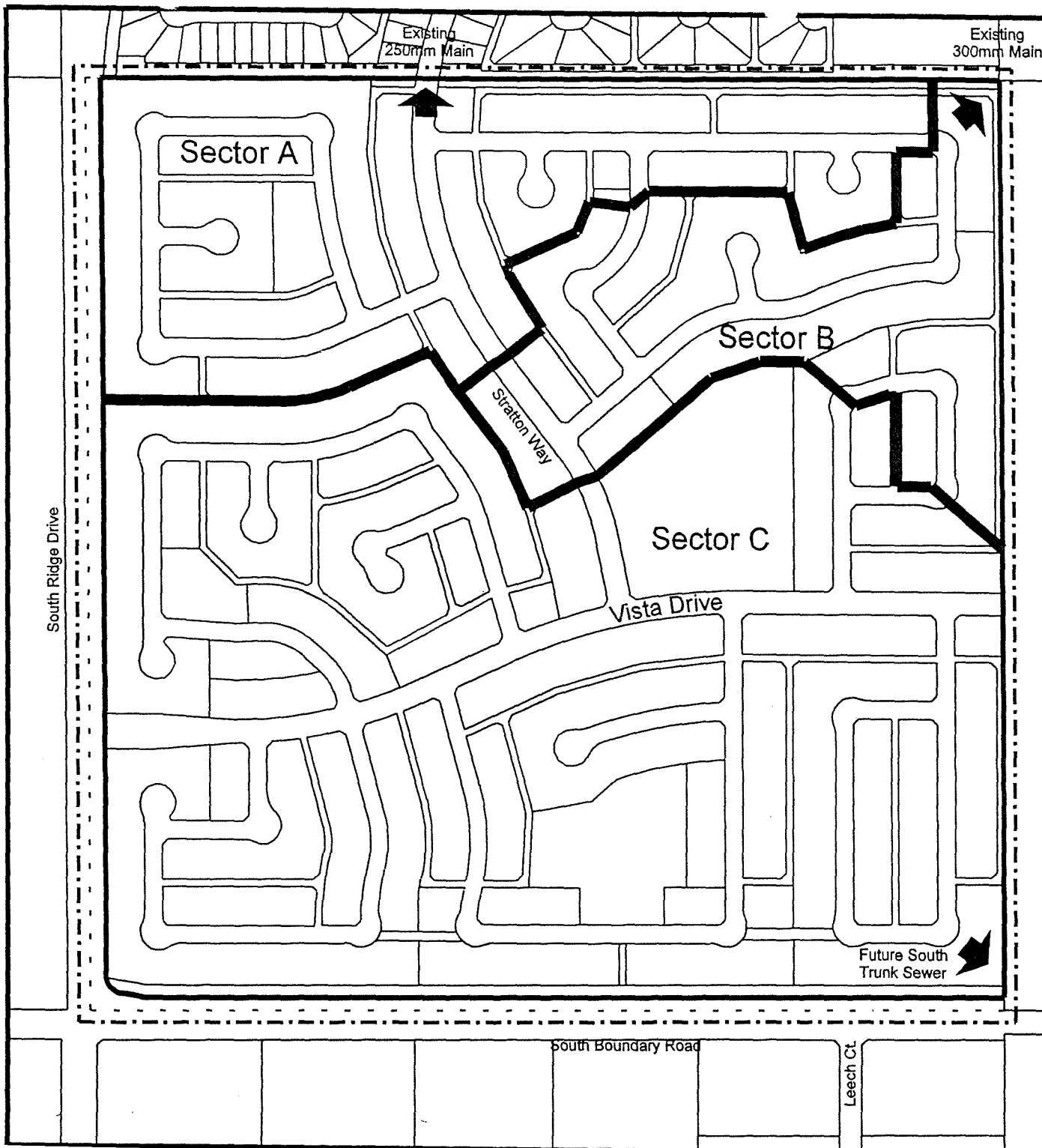


South Vista Heights




Area Structure Plan

Figure 5 Water

Scale 1:5000
March 2003



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-  Sanitary System Connections
-  Sector Boundary
-  Plan Boundary



South Vista Heights

Area Structure Plan

Figure 6
Sanitary

Scale 1:5000
March 2003

Except for a small area to the north (sectors A & B), the system drains to a proposed interim lift station that pumps back to the gravity sewer in the northeast, which ultimately connects to the deep 250mm sewer in the power line right-of-way, which ties into the 300mm sewer in Sprague Way. The lift station is intended to service the area until the major sanitary trunk sewer, which is intended to service the south sector, is constructed.

The staging for sanitary sewer servicing will provide the City with the opportunity to collect more of the sanitary sewer infrastructure acreage assessment levies, which are intended to fund the major Southlands pump station and Carry Drive force main (among other projects).

7.3 Storm

As can be seen in Figure 2, the existing 'natural' drainage pattern is comprised of a small area to the north, which drains in a northwesterly direction towards Seven Persons Creek, and the southern area which drains towards Bullshead Creek.

The storm water from the South Vista Heights ASP will be controlled through the dry pond located in the south/central area of the plan. The outflow rate will be maintained at predevelopment levels through the storage capabilities of the dry pond.

This revised concept is described in the Functional Servicing Report for South Vista Heights.

With the exception of a small area of Stratton Drive, all overland flow from the plan area will be collected by the storm sewer system and ultimately discharged into Bullshead Creek via the ditch along South Boundary Road and the existing SMRID right-of-way. This is in accordance with the approved *South Sector Engineering Servicing Study (UMA – October 2001)*.

The proposed Storm system is illustrated in Figure 7.

7.4 Shallow Utilities

Shallow utilities include electric power, street lighting, telephone, cable television, and natural gas. It is proposed to have these services provided underground, whenever feasible. The service provider will expand these utilities into the plan area through existing connection points available in the South Ridge development immediately north.

The developer will provide all easements and/or rights-of-way as may be required.

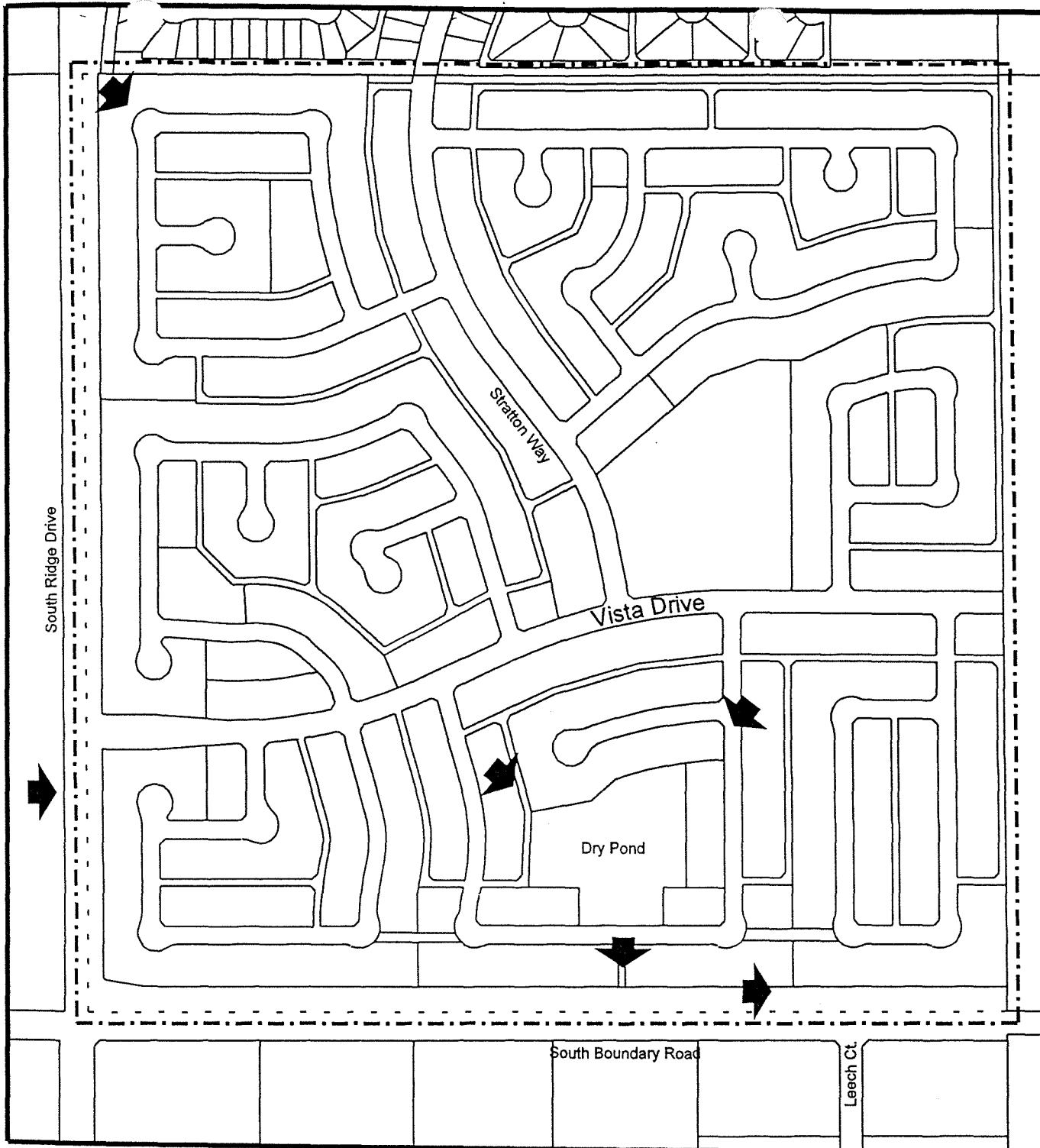
FIRE PROTECTION


The developer will notify potential purchasers that the proposed development is outside the effective fire response area time target and will recommend to potential purchasers that they consider installing residential fire sprinklers.

8 DEVELOPMENT SEQUENCE

Stages 1 – 4, located in the northeast of the ASP area have been developed in accordance with the servicing outlined previously. Stages 5 through 9 will continue in a clockwise direction from these stages.

The development of these stages is dictated by the use of the existing sanitary connections to the north and the construction of the lift station in the southeast of the plan area. It is anticipated that these stages will be developed in the order shown in Figure 8.



 Direction of Storm Flow
- - - Plan Boundary



South Vista Heights

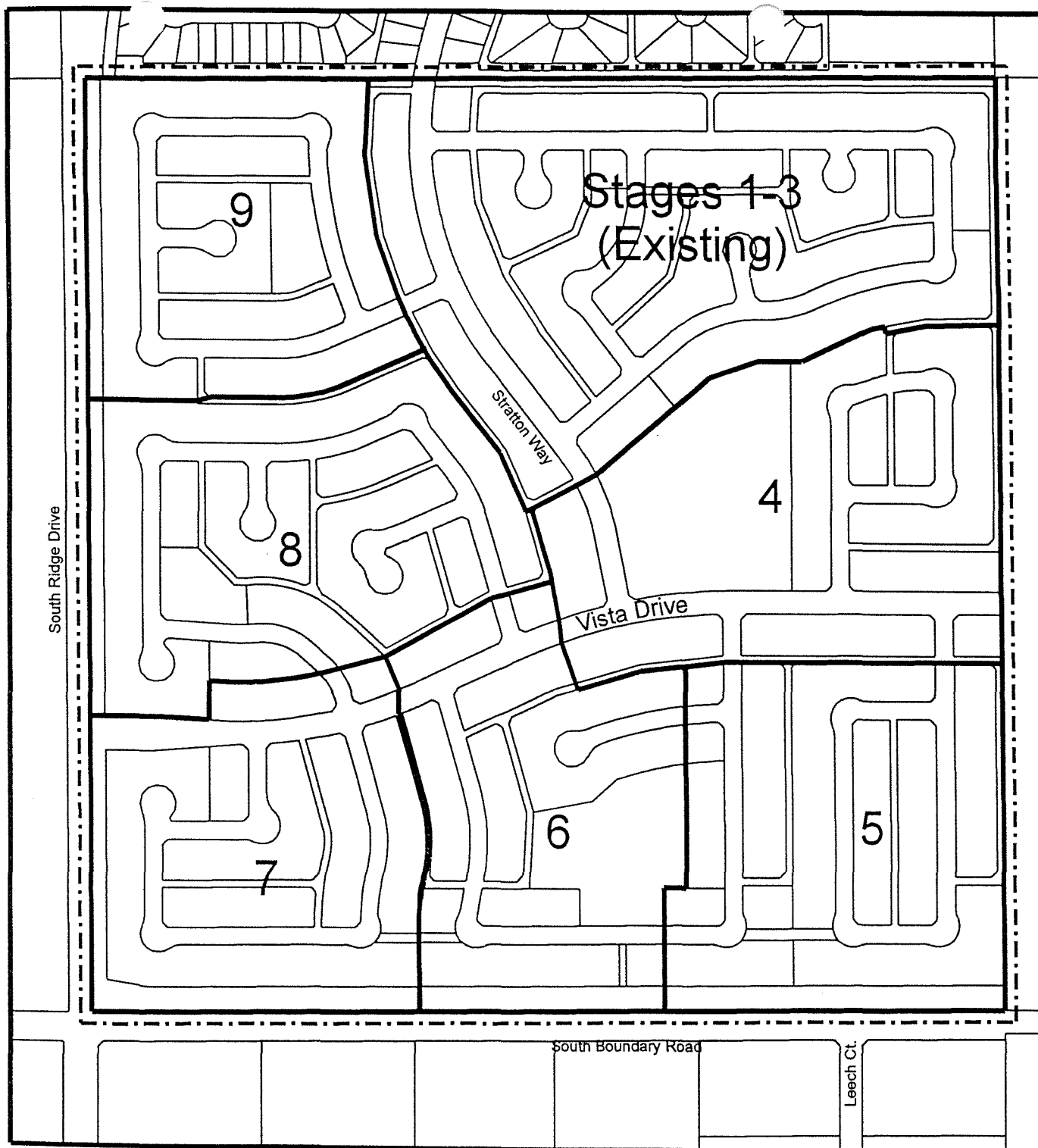
Area Structure Plan

Figure 7
Storm

Scale 1:5000
February 2003



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--- Plan Boundary



South Vista Heights

Area Structure Plan

Figure 8
Development Sequence

Scale 1:5000
February, 2003

SCHEDULE "B"

Land Use Bylaw Districts **South Vista Heights Area Structure Plan**



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SCHEDULE "B" Land Use Bylaw Districts

R1 - Single Family Residential District
R2 - Low Density Residential District
R3 - Medium Density Residential District
C2 - Neighbourhood Commercial District
P1 - Park & Recreation District

----- Plan Boundary



South Vista Heights

Area Structure Plan

Scale 1:5000
April 2003

