

NORTHWEST AREA STRUCTURE PLAN

Prepared for
The City of Red Deer



Prepared by
Parkland Community Planning Services

Original Plan Adoption July 13, 1998 (Bylaw 3213/98)

Amended June 16, 2003 (Bylaw 3213/A-2003)

Amended July 18, 2005 (Bylaw 3213/A-2005)

Amended September 12, 2005 (Bylaw 3213/B-2005)

Amended April 30, 2018 (Bylaw 3213/A-2018)

Amended March 1, 2021 (Bylaw 3213/A-2021)

1. INTRODUCTION

1.1 ENABLING LEGISLATION

This plan known as the Northwest Area Structure Plan is a statutory plan pursuant to Section 633 of the Municipal Government Act. This plan has been adopted by the City of Red Deer in accordance with the Municipal Government Act.

1.2 LOCATION

This plan is located in the northwest portion of the City of Red Deer and includes the residential neighbourhoods of Kentwood, Oriole Park West, Glendale and Johnstone Park. The plan also includes the Edgar Industrial and parts of the Golden West Industrial area.

1.3 PLANNING FRAMEWORK

The Northwest Area Structure Plan is one of a series of plans adopted by the City of Red Deer. The hierarchy is shown below:

1.3.1 City of Red Deer Strategic Plan '96

On June 24, 1996 City Council adopted Strategic Plan '96 to provide long term municipal direction in all aspects of City services. The plan includes the community's vision, values, operating principals and long term goals and strategies. The plan is updated at three year intervals, most recently in 2002.

1.3.2 Intermunicipal Development Plan

On October 10, 1995, City and County Council adopted the Joint General Municipal Plan to provide a land use framework both within the City and in the urban fringe. This plan was updated in 1999 as the Intermunicipal Development Plan and includes the area covered by the Northwest Area Structure Plan. The Intermunicipal Development Plan is currently being updated to ensure its compliance to the amended Municipal Government Act.

1.3.3 Municipal Development Plan

On March 31, 1980, the City adopted the Municipal Development Plan. The plan was amended in 1991, 1992, 1993 and 1998. The Municipal Development Plan provides generalized land uses and policies as well as future land use, the provisions of services and facilities and the order of future development. The Municipal Development Plan is currently being updated.

1.3.4 Area Structure Plan

The Northwest Area Structure Plan is one of two major area structure plans within the City; the other major area structure plan covers the southeast side of the City and is known as the East Hill Area Structure Plan. Area Structure Plans provide more detailed plans for future development within a segment of the City. Area Structure Plans are expected to describe the land use, sequence of

development, road patterns, population density, provision of public utilities and other necessary matters.

1.3.5 Land Use Bylaw

The land use bylaw divides the City into districts and regulates the use of land and development. The land use bylaw implements the policies and objectives outlined in the Municipal Development Plan and any area structure plan.

2. BACKGROUND

2.1 Northwest Area Structure Plan 1980-81

The City's northwest area was initially covered by two plans. The area south of 67th Street was encompassed in a plan known as the Section 19 Area Structure Plan while the area north of 67th Street was included in the original Northwest Sector Area Structure Plan. The Section 19 Area Structure Plan was adopted by City Council on October 27, 1980 while the Northwest Sector Area Structure Plan was adopted by City Council on March 30, 1981 and updated as late as 1998.

2.2 Northwest Area Structure Plan 1989

In 1989, the areas north and south of 67th Street were combined into one plan - the Northwest Area Structure Plan. This new plan was adopted by City Council on July 10, 1989.

2.3 Northwest Area Structure Plan 1992-98.

On June 22, 1992 the plan was updated to reflect new growth, railway relocation and to amend the location of schools. It was again updated in 1998.

2.4 The Need to Update the Northwest Area Structure Plan

The update of the Northwest Area Structure Plan is required to incorporate and reflect new City policies. There is also a need to incorporate road, park and land use changes.

3 GOALS AND OBJECTIVES

3.1 Goal

The goal of the Northwest Area Structure Plan is to provide a framework for orderly and economical growth of the City in the northwest in order to create a safe and healthy living environment.

3.2 Objectives

The objectives of the Northwest Area Structure Plan are:

1. to guide City expansion in an orderly manner;
2. to provide a framework and guidance for neighbourhood land use planning leading to subdivision and development;
3. to outline the location of roads, in keeping with the City's 1996 Transportation Plan Update;
4. to provide for an open space and trail system, in keeping with the Community Services Master Plan; and
5. to preserve significant environmental features
6. to position commercial sites that serve the community and are economically viable, and
7. to ensure that development in the north is comparable in terms of quality and density to development in the southeast area of the City.

As indicated on Map 1, the Plan area covers approximately 11.5 quarter sections.

4. PLAN COMPONENTS

4.1 Natural Features

The northwest plan area is generally flat with highest elevations on the west side of the plan area. The area contains significant tree stands and wetlands. The most significant environmental feature is the Maskepetoon Natural Area located in the southwest corner of the plan area. Map #3 contains a reproduction of the Ecospace management Plan which identifies vegetation and wetlands in the area. Many of the significant features will be preserved through the allocation of municipal reserve.

4.2 Residential

Residential development in the plan area will be located east of the railway line. The neighbourhoods developed through this plan will have a higher proportion of park space than required because of the reallocation of municipal reserve requirements from the Edgar Industrial Park to the residential areas. Any residential development must be preceded by a Neighbourhood Area Structure Plan in accordance with the City's Neighbourhood Planning Design Guidelines & Standards which provide guidelines and standards for the planning and design of residential neighbourhoods including parks, public facilities/amenities, community gathering places and the mixture of housing types.

The density for new residential neighbourhoods shall be between 12.35 and 17.30 dwelling units per gross developable hectare, if the major utility infrastructure so permits.

4.3 Industrial

Industrial growth within the plan area is primarily focused in the area west of the railway, however there are two additional areas where industrial growth will occur. The first additional area is at the south end of Johnstone Park where there will be a small extension of the Golden West Industrial area. This extension will allow the roads to be looped; the roads currently dead-end at the quarter section line. The second additional industrial area is the area between 68th Avenue and the railway tracks. No heavy industrial uses shall be allowed in the area covered by this plan.

4.4 Commercial

There are three major commercial areas within the Northwest Area Structure Plan. These include two areas north and south of 67th Street and an area along Gaetz Avenue. All of the areas will be districted to an appropriate land use district allowing for a wide range of retail uses. These areas together with existing commercial uses along Gaetz Avenue and 67th Street will serve the northwest district.

In addition to the commercial sites noted above, there are two neighbourhood convenience sites. These sites are intended to provide neighbourhood conveniences, including convenience store/gas bar, doctor's offices, hairdressing, pharmacy, video store, etc., each serving approximately two quarter sections of development.

4.5 Schools

Note: Any reference to a specific school authority in this plan is only an indication of a school authority's site preference. The allocation of identified school sites will be determined by the Joint Use Committee. (Bylaw 3213/A-2021)

Four school sites are proposed for the plan area. Two of the sites in the Glendale neighbourhood are existing. The two new sites include a Francophone school in Kentwood West and a Public K-8 school in Kentwood Northeast. In accordance with the agreement between the City and the School Boards, the school sites are provided through Municipal Reserve dedication; each school is located within a large central park site. (*Bylaw 3213/A-2018, April 30, 2018*)

4.6 City Level Facilities

City level facilities are intended to serve the entire community and include arenas, recreation centres and large scale parks. Two large scale parks exist within the plan area. The first City level park is the Edgar Athletic Park which will contain a large number of sports fields. The second City level park is the Maskepetoon Natural Area. This Natural Area is intended for passive use.

4.7 District Level Facilities

District level facilities are intended to serve specific sections of the City. Typical services would include libraries, swimming pools, arenas and outdoor playing fields and hard surface courts. There are no district level facilities proposed within the plan area. It is intended that the residents within the Northwest Area Structure Plan area would use the Dawe Centre located at 67th Street between Taylor Drive and 59th Avenue.

4.8 Neighbourhood Level Facilities

Neighbourhood facilities include the neighbourhood parks found within each quarter section. Each park plan will be prepared in conjunction with the City of Red Deer Recreation, Parks and Culture Department. As outlined within the Community Services Master Plan, each park site should generally include playing fields, trails, various hard surface play areas, playgrounds and a community shelter. Each park site will be fully landscaped for natural and aesthetic purposes.

Park site locations should be in the approximate location shown on this plan.

4.9 Trail System

A comprehensive trail system has been identified within the Northwest Area Structure Plan (Map 4). These trails are laid out to provide pedestrian and cycle access to the varied school and park sites throughout the area. Many trails have been located within identified park spaces, environmentally significant areas, and utility easements.

All future development should be cognizant of the planned trail system and be planned and designed to allow for the safe and easy movement of pedestrian and cycle traffic.

4.10 Roadways

The Northwest Area has a full range of land uses, which will make the preplanning of the roadways a critical function in the development of this neighbourhood. There are three classes of roadways in this area structure plan: local, collector and arterial roads (see Map 5).

Local roads are intended to supply direct access to abutting land uses only and are not intended to provide routes through a neighbourhood. Local roads are evaluated and approved at the Outline Plan stage. Local roads should be designed to prevent their use as a short cut from one area to another.

Collector roads are intended to distribute traffic between arterial and local roads; direct access from businesses or residences is permitted. Collectors are generally designed to provide quick access to arterial roads; a circuitous design is often used for collectors to prevent their use for interneighbourhood traffic.

The collector roads are identified within the area structure plan; the general location of the roads within the area structure plan should be followed in order to maintain the integrity of the road network.

Arterial roads are designed for high traffic volumes and provide the most direct route to major destinations within the community. No direct access from residences or businesses is allowed onto an arterial road. Access to arterials is generally designed at 400 metre intervals to permit the efficient flow of traffic. Arterial roads are identified in the area structure plan and are shown on Map 5.

All classes of roadway shall be designed and built according to the City of Red Deer Engineering and Design Guidelines.

4.11 Utility Services

4.11.1 Storm Drainage

The storm water in the northwest plan area drains southward to the Red Deer River as shown on Map 6. In order to limit the impact of discharges to the river, the City uses storm water detention ponds within the plan area; these storm water detention ponds are used to temporarily hold water after a heavy storm and to slowly discharge the water into the storm sewer system. Alternative methods of managing storm water such as storm water retention ponds and naturalized marsh areas may be given consideration by the City, although the storm drainage system shown on Map 6 does not anticipate these alternative methods. Seven storm catchment areas will be used to provide drainage in this area; the catchment area boundaries are shown on Map 6.

4.11.2 Sanitary Sewer

Six catchment areas will be used to provide sanitary service to the City's northwest area. All of the sanitary sewer system will operate through a gravity line. The direction of flow and catchment area boundaries are shown on Map 7.

4.12 Other Development Constraints

There are two oil and gas pipelines and one abandoned oil well within the plan area. These are shown on Map 8. As part of the Outline plan process, a Level One Environmental Site Assessment shall be completed in order to identify any further constraints or hazard areas.

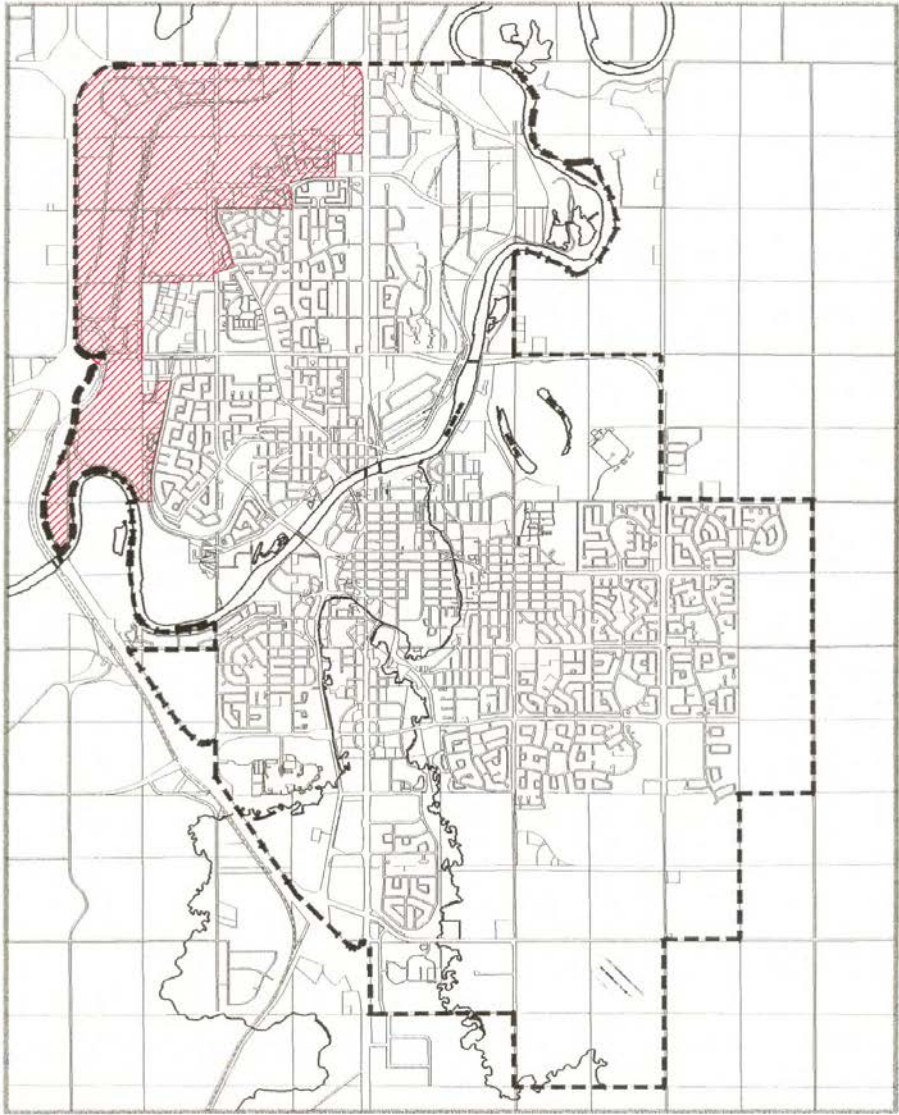
5. PHASING OF DEVELOPMENT

The development of the northwest area should proceed in an orderly fashion based upon servicing availability.


6. IMPLEMENTATION AND AMENDMENT

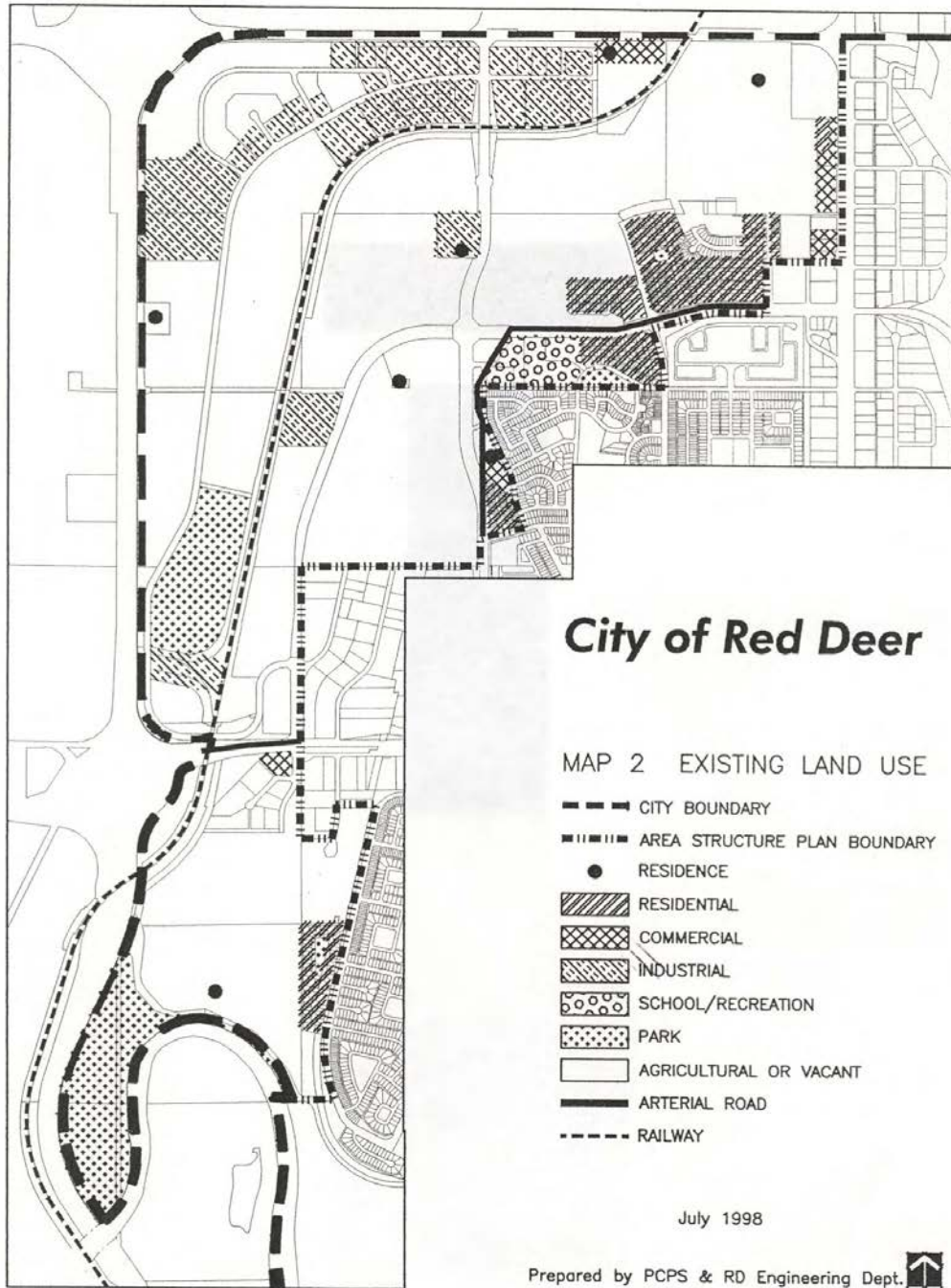
The goals and objectives of the Northwest Major Area Structure Plan shall be implemented through preparation of Area Structure Plans which are mandatory prior to development of any new residential or industrial areas. The process for preparing Neighbourhood Area Structure Plans for residential areas is contained in the City's *Neighbourhood Planning and Design Guidelines & Standards*.

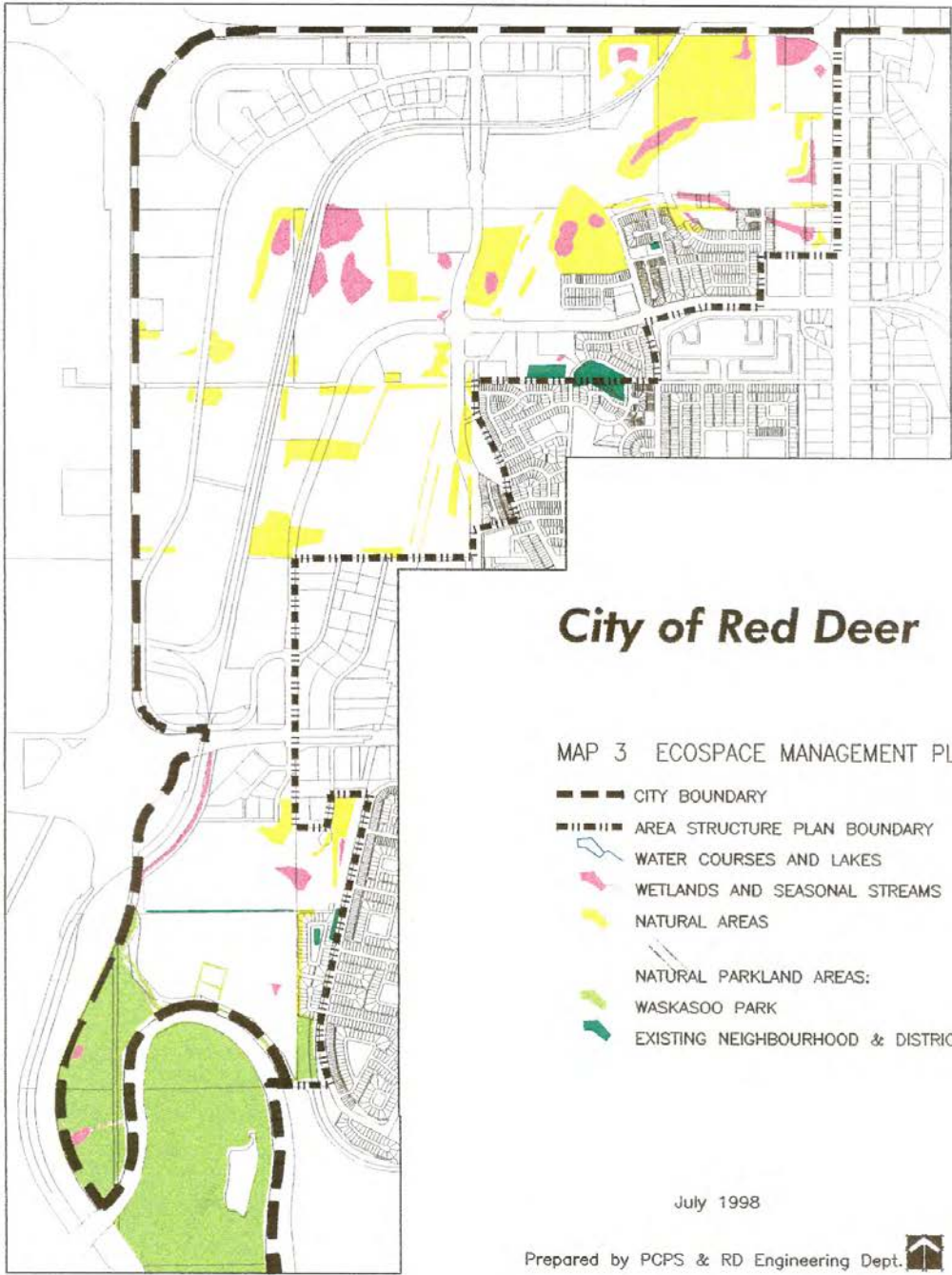
Any amendment to this Major Area Structure Plan shall follow the process outlined in the *Neighbourhood Planning and Design Guidelines & Standards* and the Municipal Government Act.

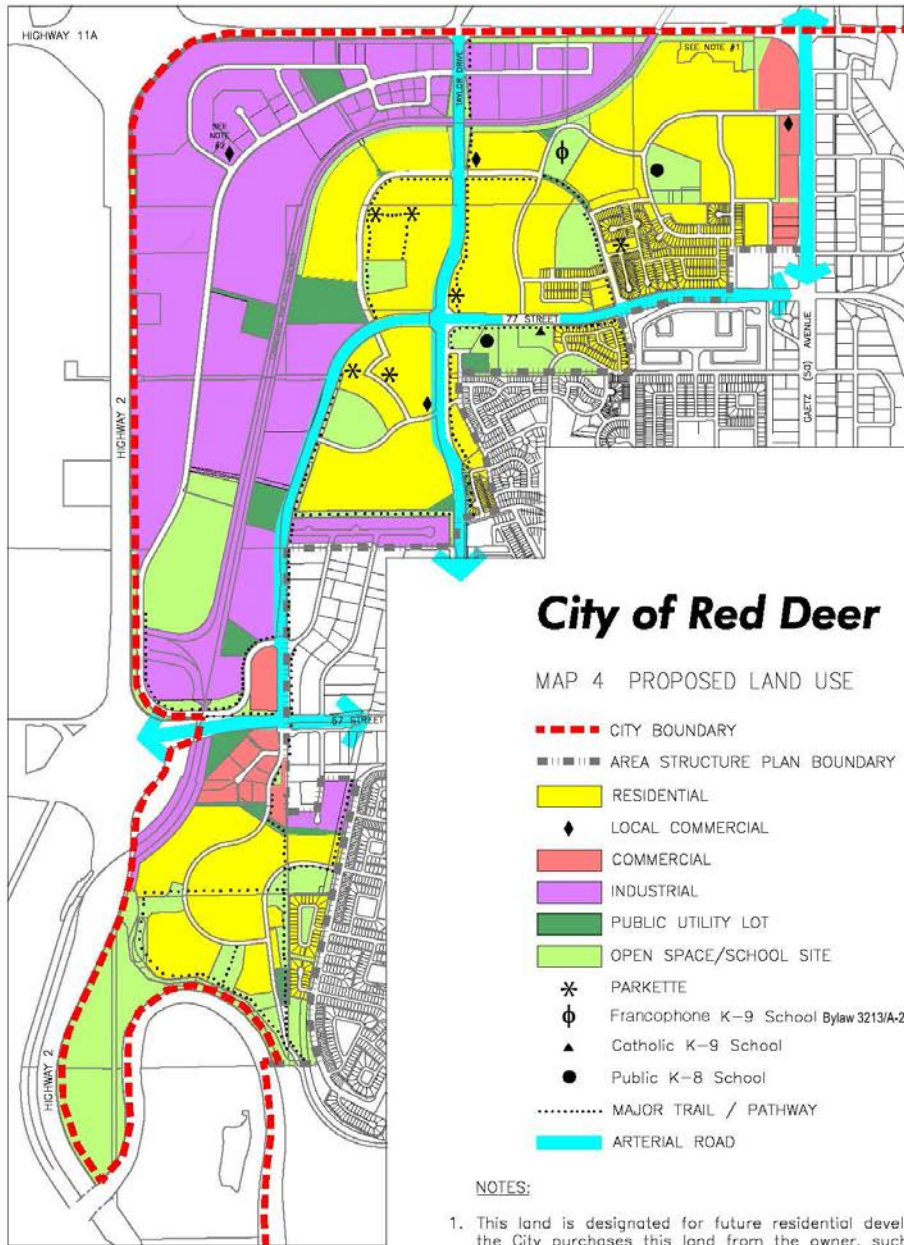


City of Red Deer
MAP 1 LOCATION
PLAN AREA
June 1998






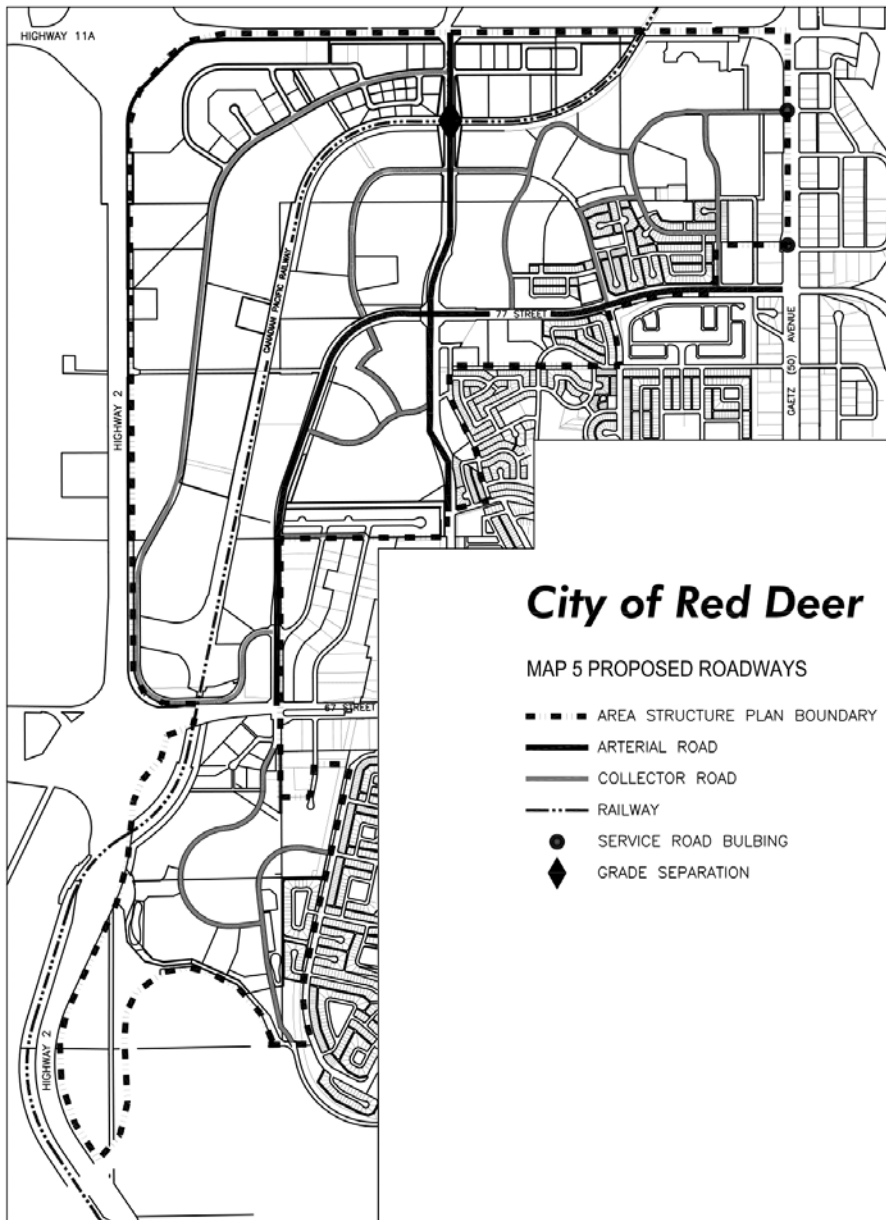




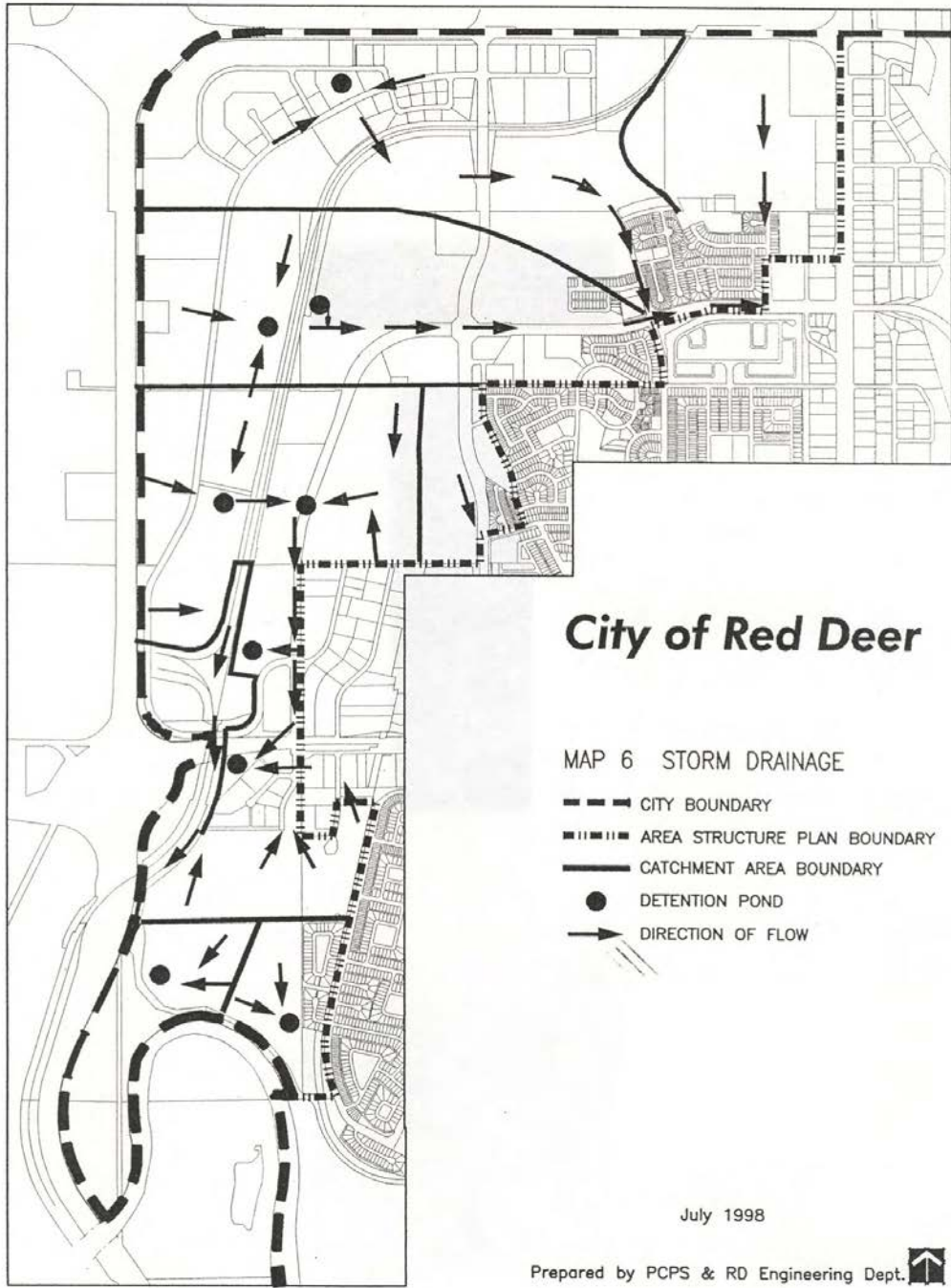
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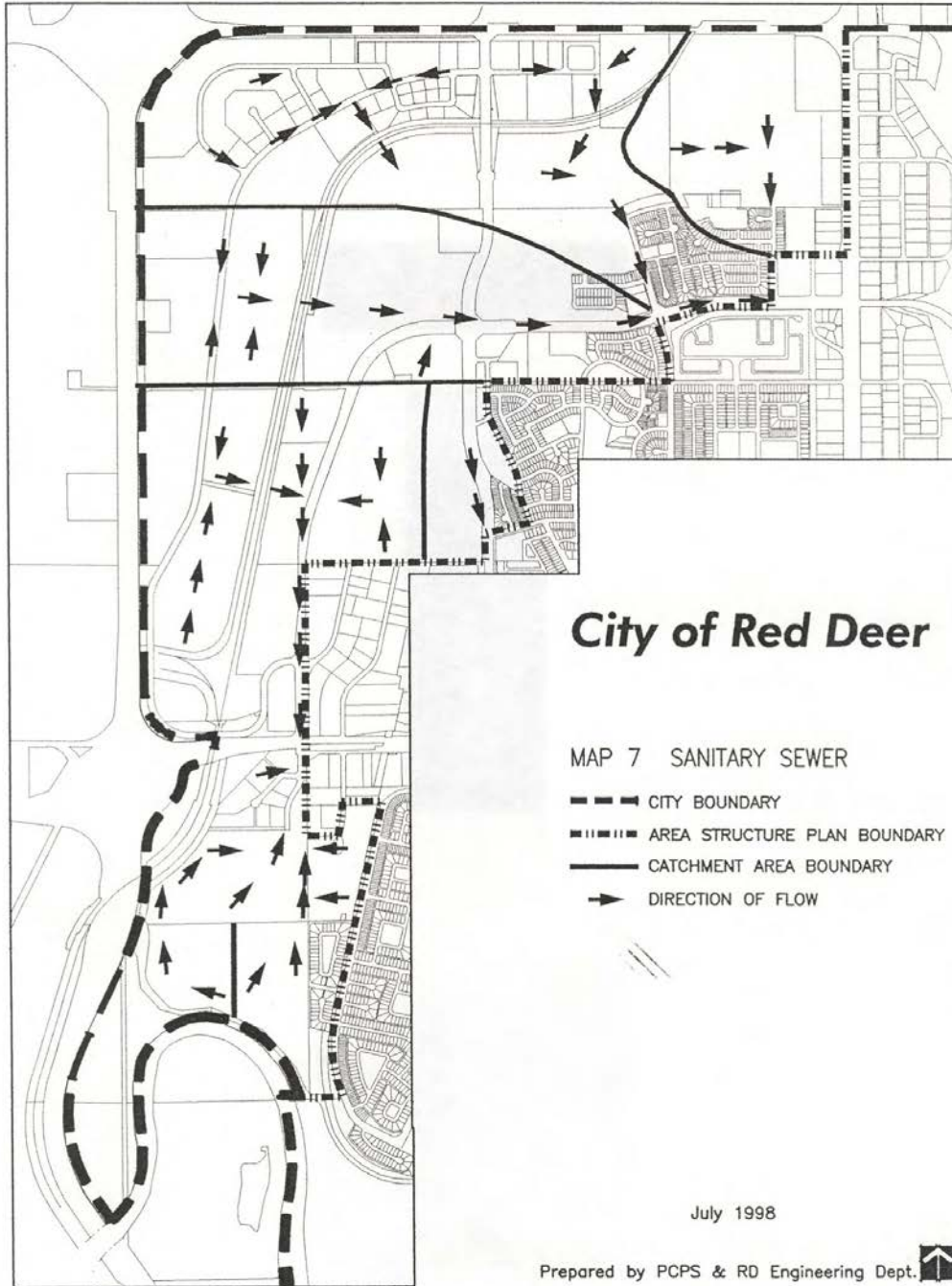
Prepared by PCPS & RD Engineering Dept. 

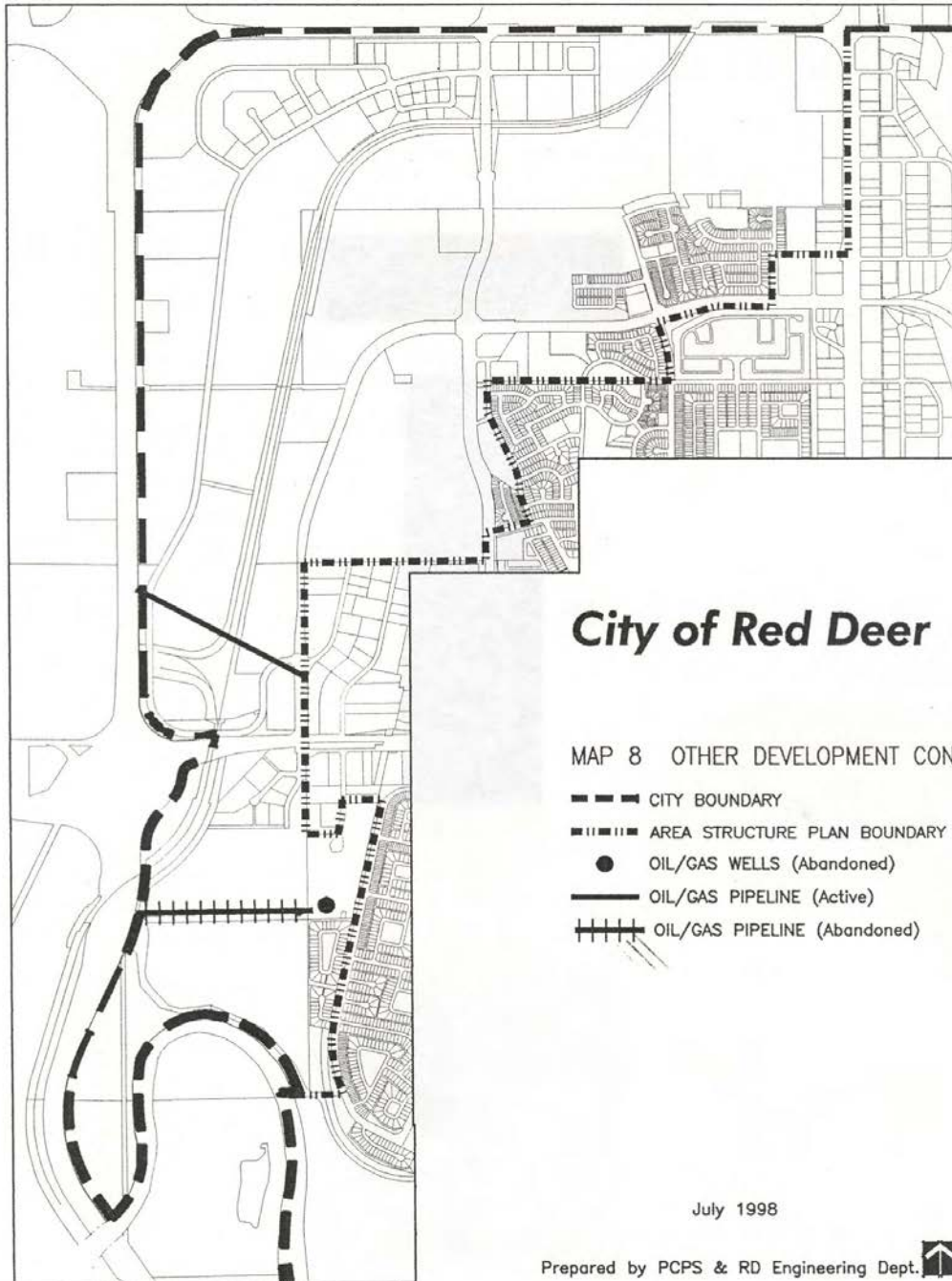
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MAY 2003
 Prepared by PCPS & RD Engineering Dept. 







APPENDIX A
CITY OF RED DEER
PLANNING AND SUBDIVISION GUIDELINES

**These guidelines are available from
Parkland Community Planning Services under Separate Cover.**