



COUNCIL DATE: June 27, 2022

SUBJECT: Bylaw 2022-05 Brookside Outline Plan and Land Use Redesignation

ORIGINATING DEPARTMENT: Planning and Development

AGENDA ITEM: 6.1

BACKGROUND/PROPOSAL:

Bylaw 2022-05 is to implement the Brookside Estates Phase 4 and 5 Outline Plan and Land Use Redesignation (BEOP) for approximately 6.89 hectares (17.12 acres) of land located west of the Red Deer River and the Riverside RV Village and directly east of 6 Street SW.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

The proposed BEOP aligns with the Town's Municipal Development Plan (MDP) and Parks, Trails and Open Space Plan. The MDP identifies these lands for future residential.

The Developer subdividing and/or developing will be required to construct to urban standards and pay special area assessments and offsite levies and will be required to connect to municipal services.

ALIGNMENT WITH STRATEGIC PLAN:

The BEOP aligns with Pillars 1 and 2 of the Strategic Plan.

ADMINISTRATION RECOMMENDATIONS:

Administration recommends that Council give First Reading to Bylaw 2022-05 and set a Public Hearing date for September 12, 2022.

COSTS/SOURCE OF FUNDING:

N/A

MOTION:

THAT the Town of Sundre Council give First Reading to Bylaw 2022-05, being a Bylaw to adopt the Brookside Estates Phase 4 and 5 Outline Plan and Land Use Redesignation.

THAT the Town of Sundre Council schedule a Public Hearing for Bylaw 2022-05 on September 12, 2022.

ATTACHMENTS:

Bylaw 2022-05 (Brookside Estates Phase 4 and 5 Outline Plan and Land Use Redesignation)

Date Reviewed: June 24, 2022

Acting CAO:





TOWN OF SUNDRE

BYLAW 2022 - 05

BEING A BYLAW OF THE TOWN OF SUNDRE, IN THE PROVINCE OF ALBERTA TO AMEND THE LAND USE BYLAW 2018-10 OF THE TOWN OF SUNDRE.

WHEREAS pursuant to the *Municipal Government Act* R.S.A. 2000, Chapter M-26 as amended or replaced from time to time, provides that a Council must pass a Land Use Bylaw;

WHEREAS the Council deems it desirable to amend Bylaw 2018-10 to allow the development of Block 1, Plan 9411097 of NE-33-32-05-W5M.

NOW THEREFORE THE COUNCIL OF THE TOWN OF SUNDRE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, AND PURSUANT TO THE AUTHORITY CONFERRED UPON IT BY THE MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, C. M-26, AS AMENDED, ENACTS AS FOLLOWS:

1. That Schedule A – Land Use District Map of the Land Use Bylaw 2018-10 be amended by redesignating portions of Block 1, Plan 9411097 of NE-33-32-05-W5M from Urban Reserve (UR) to General Residential (R2) and Public Services District (PS) as shown on attached Schedule “A” attached to and forming part of this Bylaw.
2. That Schedule “B” – “Brookside Estates Phase 4 and 5 Outline Plan and Land Use Redesignation” be adopted as shown on attached Schedule “B” attached to and forming part of this Bylaw.
3. This Bylaw comes into full force and takes effect on the date of third and final reading.

READ A FIRST TIME this ____ day of ____ 2022 Motion No. _____

PUBLIC HEARING HELD this ____ day of ____ 2022

READ A SECOND TIME this ____ day of ____ 2022 Motion No. _____

READ A THIRD AND FINAL TIME this ____ day of ____ 2022 Motion No. _____

Mayor, Richard Warnock

Chief Administrative Officer, Linda Nelson

SCHEDULE "A"
Bylaw 2022-05
Land Use Bylaw Amendment



Legend

- Subject Lands
- General Residential (R2)
- Public Service (PS)





BROOKSIDE ESTATES

PHASE 4 & 5 OUTLINE PLAN AND LAND USE REDESIGNATION

"Schedule B"



EVERBLUE NURSERY

Submitted to:
TOWN OF SUNDRE

Submitted by:
B&A PLANNING GROUP

Revised on:
JUNE 21, 2022

b&a

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1.0

SECTION 1.0

Overview

This Report has been prepared by B&A Planning Group, with a team of technical experts, on behalf of Everblue Nursery in support of the Brookside Land Use Redesignation and Outline Plan for approximately 6.89 hectares (17.02 acres) of land in the Town of Sundre. The Brookside Outline Plan area is delineated within two phases, Phase 4 and Phase 5, to be developed sequentially.



1.1 BACKGROUND

The Brookside residential development was originally contemplated by a different development group in 1999. A team of professional consultants developed a proposed residential subdivision, phasing, and servicing plan for the lands. Earlier Brookside phases immediately north of the plan area began building out in the early 2000s and the Sundre Senior's Supportive Living Centre, on the west side of the Plan area, opened in 2016. Since that time the plan area has remained vacant and undeveloped. Before development of this area the lands were used for agricultural purposes.

1.2 PLAN RATIONALE

The Brookside Outline Plan area is 6.89 hectares (17.02 acres) in size, which is proposed to be developed in two (2) phases (Phase 4 and Phase 5, respectively). The Phase 4 area is expected to develop gradually with 8-12 lots brought on (registered) per year based on market conditions. This approach ensures fiscally responsible and contextually appropriate development for the Town. Continuation of the previously developed Brookside residential phases is the logical progression for residential development in Sundre.

1.3 VISION

Brookside Estates is envisioned to be a high-quality, contiguous, residential neighbourhood that complements the unique environmental features and established community structure in which it is situated. Residents of this Brookside development will benefit from access to beautiful natural areas, and manicured open spaces, with pathways connecting the neighbourhood to its surrounding communities. Single detached homes will complement previous Brookside phases and reflect the small town values of Sundre. Semi-detached and townhome development in Phase 5 will provide housing diversity for the Town, and support the Senior's Centre in providing opportunities for downsizing, or aging-in-place. Development within Brookside may echo the natural beauty of Sundre with the use of natural colours and materials, livening the streets with trees and neighbourhood destinations. Exact details regarding built form will be confirmed at the Development Permit stage.



SECTION 2.0

Context

2.1 LOCATION AND OWNERSHIP

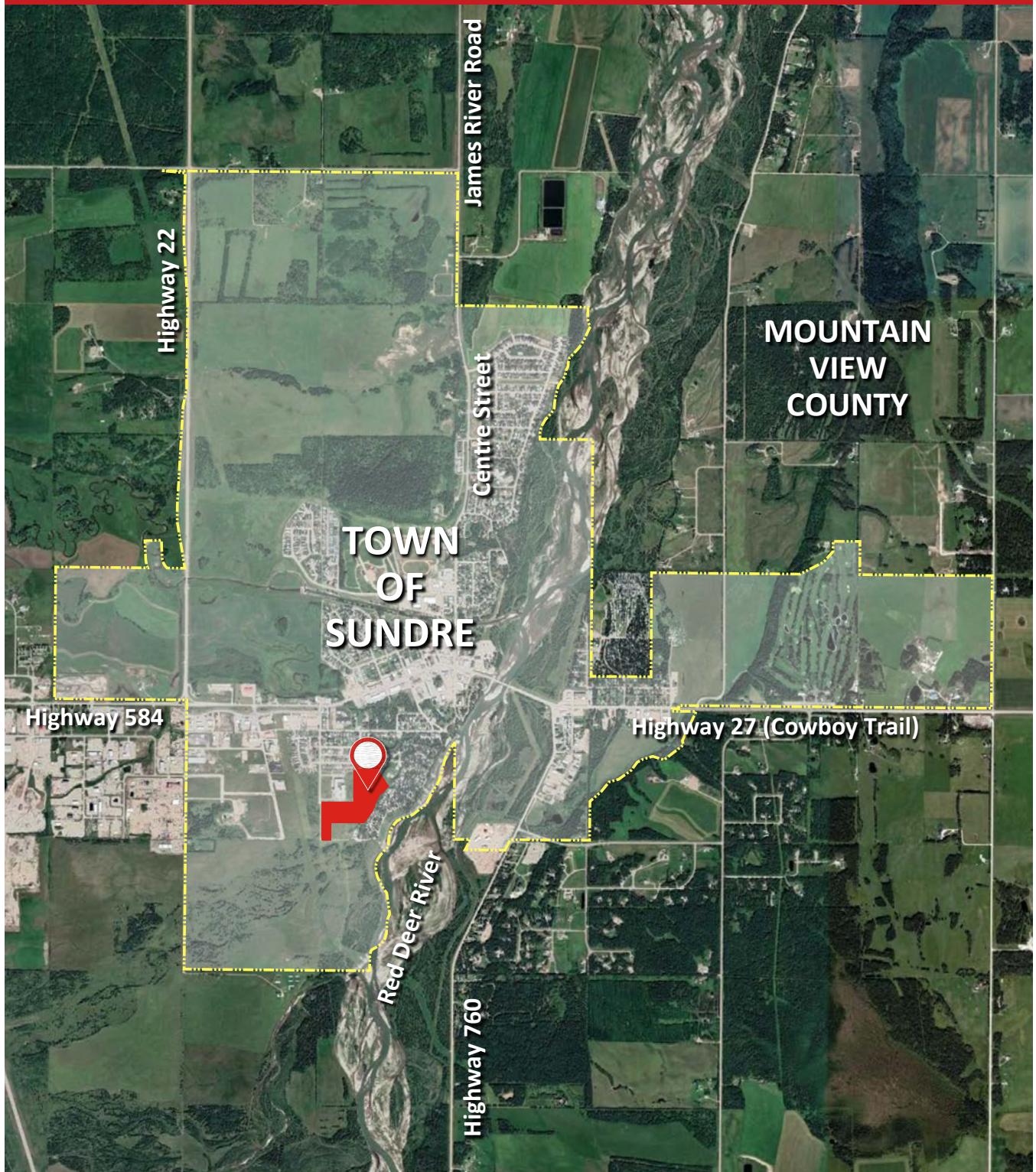
The Brookside plan area is an irregular shaped parcel located in the Town of Sundre, southwest of the downtown area, and west of the Red Deer River. These 6.89 hectares (17.02 acres) are accessed via 5 Street SW and 6 Street SW which is only developed to the southern boundary of the existing Senior's Facility. The subject lands are bordered by the Sundre Senior's Supportive Living Centre to the west, existing residential development to the north, and seasonal residential development known as the Riverside RV Village to the east between the plan area and the Red Deer River. A single residential parcel also borders the plan area to the south and beyond that is vacant land. The plan area comprises a single legal parcel as follows:

Table 1: **Ownership**

Legal Description	Hectares	Acres	Ownership
Block 1, Plan 9411097 of NE-33-32-05-W5M	6.89	17.02	Steve Bouchet-Bert



Figure 1: Location

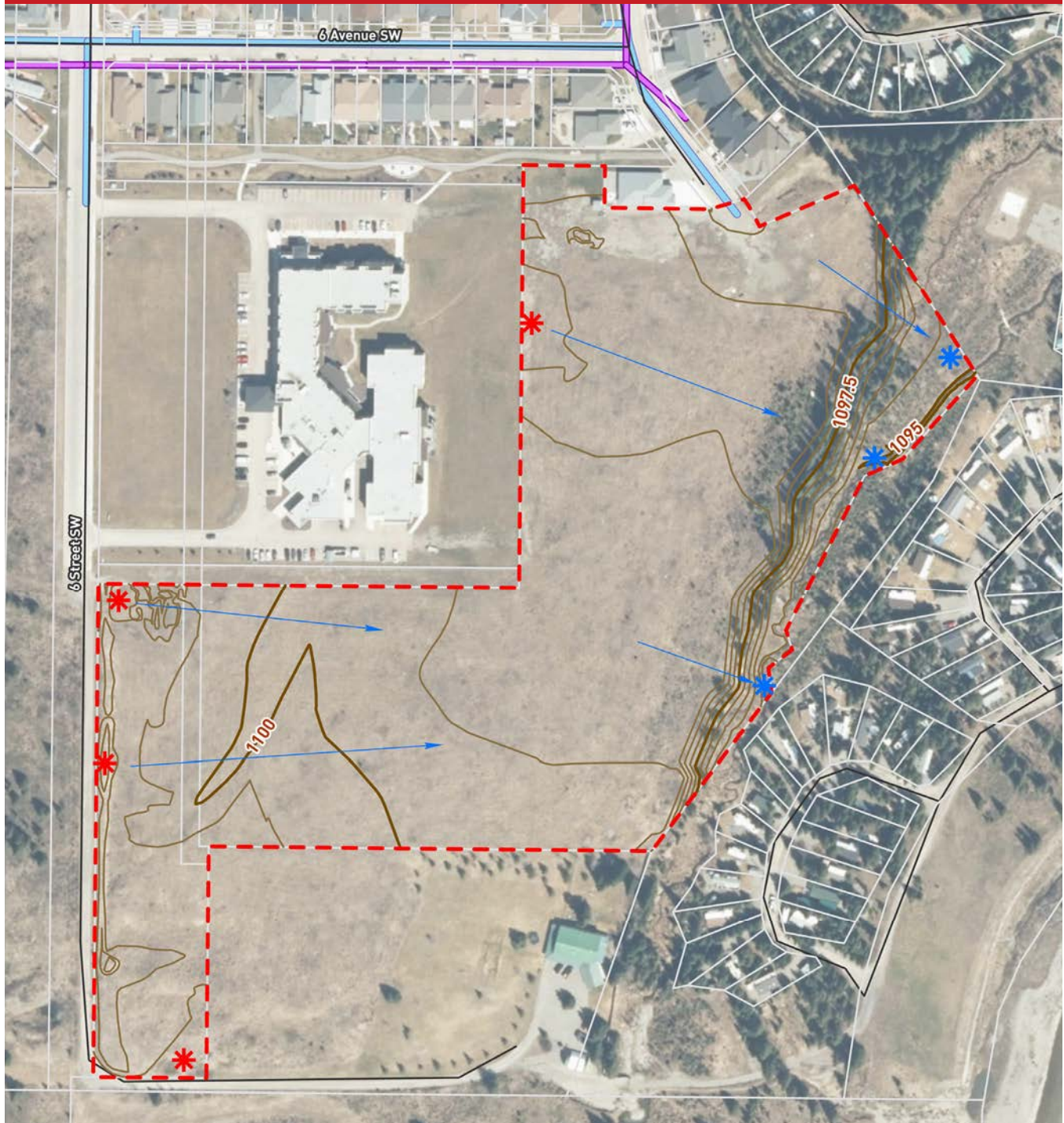


2.2 EXISTING CONDITIONS

The subject site consists of undeveloped natural land that is generally flat. Trees border the site along the east property line. Fencing is located along the property lines that are adjacent to neighbouring residential sites. A tributary to the Red Deer River is approximately 360 m north of the subject site and the Red Deer River is approximately 130 m east of the subject site. The general area slopes east towards the Red Deer River. There are no oil and gas wells, pipelines, or facilities at the subject site now or in the past.



Figure 2: Existing Conditions



- | | | |
|---|---|--|
| --- Subject Site | --- Cadastral Linework | --- Road |
| * High Point | → Flow Direction | --- Sanitary Main |
| * Low Point | --- Major Contour (1m) | --- Water Main |
| | --- Minor Contour (0.2m) | Quarter Section Grid |

2.3 TECHNICAL REVIEW

2.3.1 Geotechnical

A geotechnical evaluation was completed by Almor Testing Services Ltd. In September 1998. The findings of this report were verified by Almor during a site visit on March 4, 2022, and reported in an Addendum to the original [1998] report. Recommendations include frost wall footing construction at a depth of 1.2-1.5m below grade to a maximum depth of 1.5-2.0m (if basements are proposed). Weeping tile and a sump pump system will be required. The predominate material to be a mixture of free draining silty sandy gravel soils. Based on these conditions an asphalt pavement structural design is proposed to consist of 'Type B' asphaltic concrete with granular base course crushed gravel and granular sub-base gravel. The prepared sub-grade is to be proof-rolled and loose areas are to be replaced with approved materials. It is recommended not to install subgrade drains if conditions are verified during construction.

Almor Testing reviewed the contour plan for the east side of the subject site, adjacent to a creek valley bed, and reported their findings on June 15, 2022. Based on site observations, building envelopes are to be setback a minimum of 7.0m from the rear yard property line and crest-of-slope, which aligns with the Town's Land Use Bylaw. Solid vegetation on and above the slope does not indicate any creep or movement on the slope, and there are no indications of slumping or shallow instability.

2.3.2 Phase I Environmental Site Assessment

A Phase 1 ESA was completed by Environmental Diagnostics Inc. on December 15th 2021. No evidence was found of the presence and/or a significant release of any hazardous substance, hazardous waste, petroleum products and other potential contamination at the subject property now or in the past. No adjacent properties of major environmental concern were identified, and no further environmental work is recommended for the subject site.



2.3.3 Biophysical Impact Assessment (BIA)

A BIA was completed for the plan area by Trace Associates Inc. on May 2, 2022. This investigation found that the terrain is nearly level throughout most of the site, sloping gradually from the southwest corner to the northeast. On the east side of the site, the topography slopes towards two unnamed small permanent watercourses the flow north to a tributary of the Red Deer River. Based on the Agricultural Region of Alberta Soil Information Database, soils on site are comprised of Orthic Dark Grey Chernozems and Orthic Regosols, not ideal for agricultural production. One potential wetland was identified within the plan area, a temporary graminoid marsh and two unnamed watercourses located within the proposed MR. The extent and classification of these features are to be confirmed through a field assessment. The site consists primarily of non-native grassland, a temporary marsh, and coniferous forestland bordering the marsh. No rare plant species or rare ecological communities were reported. The site is within no provincially mapped key wildlife layers and does not contain an Important Bird Area.

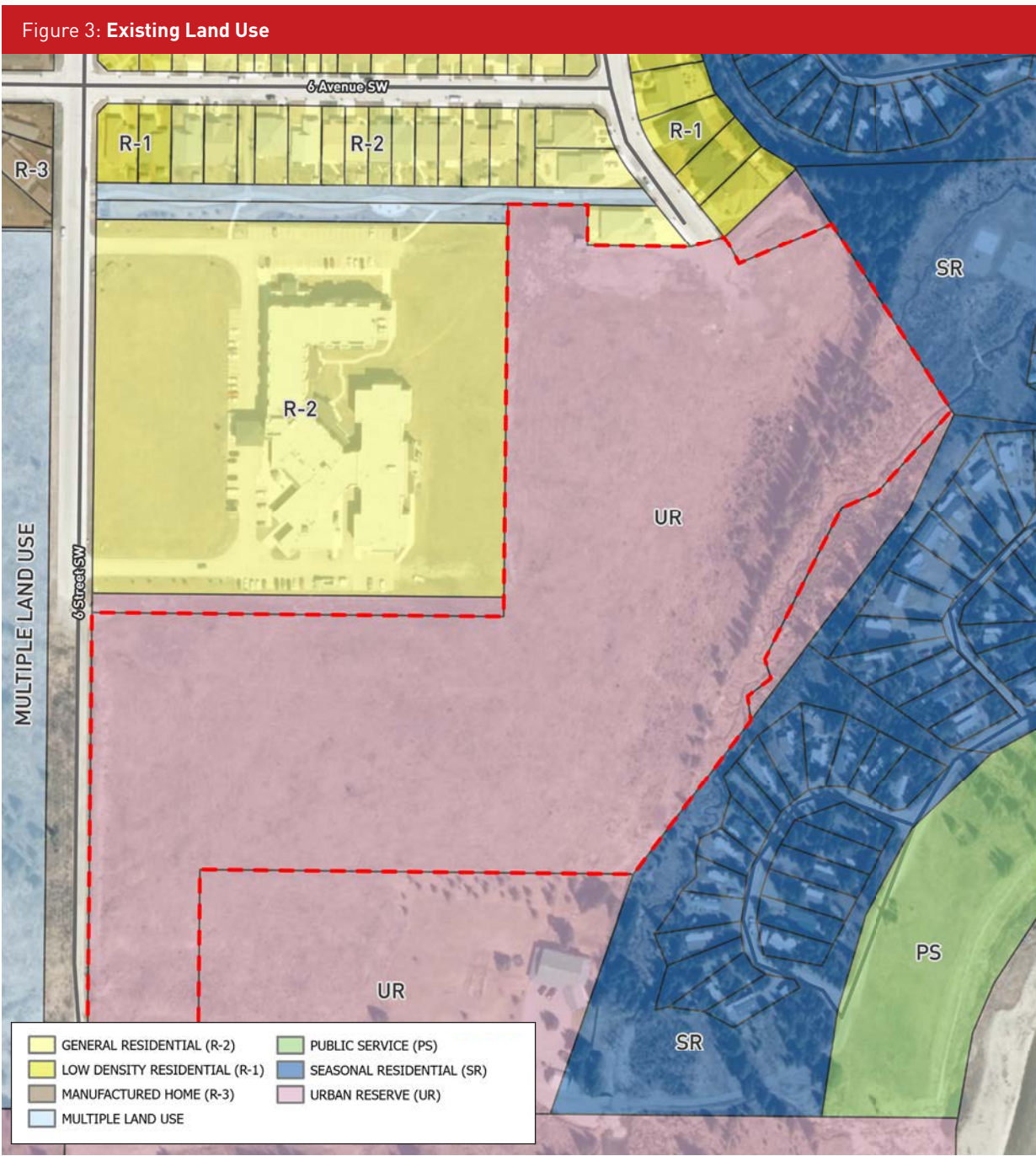
2.3.4 Historical Resource Inventory

Historic Resources Act approval was granted for the proposed development concept on May 6 2022. In the event that any historic resource is uncovered during excavation the developer shall forthwith notify the Minister of the discovery.



2.4 EXISTING AND ADJACENT LAND USES

The properties surrounding the subject site are residential (R2), seasonal RV (SR), a senior's complex that was developed in the last few years (R2), and natural land. The Sundre Land Use Bylaw (2018-10) designates the plan area as Urban Reserve (UR), intended to reserve land for future subdivision and development until an overall plan is prepared and approved by Council.



2.5 PLANNING CONTEXT AND POLICY ALIGNMENT

2.5.1 Town of Sundre Municipal Development Plan (MDP) Bylaw 2021-07

The Town of Sundre's MDP was approved in September 2013 and amended as recently as September of 2021. Looking forward to 2035, the Town strives to be a community known for its beautiful natural environment, offering residents a high quality of life and prosperous economy. Responsible growth is a key responsibility of the Town, the Brookside phasing strategy supports the Town in this goal by proposing contiguous development and developing incrementally and responding directly to current conditions. The MDP identifies the plan area as future residential land use and outlines a goal for residential development that accommodates a wide variety of lifestyles, ages and incomes. Phase 4 is proposed to include single-family detached residential development, and the built form of Phase 5 is to be determined at the time of subdivision at the developer's discretion based on current market demands. It is likely that Phase 5 will include a mix of housing forms supported by the proposed R2 land use district. Residential development in proximity to the Seniors Facility will create opportunities for aging in place, and for residents to stay in the same area as they downsize, or transition towards supportive living.

2.5.2 Town of Sundre Parks, Open Space, and Trails Plan (Policy 171/18)

This Plan establishes a vision and guiding policy for Sundre's community parks, natural spaces and pedestrian linkages. According to the definitions of this Plan, Brookside Phase 4 proposes to include two 'Sub-Neighbourhood Parks' providing local recreation opportunities for the immediate neighbourhood. Amenities within these parks may include informal play areas, benches, or children's play structures. A 'Natural Park' is proposed along the eastern side of the Plan area along the top of slope where an existing water course resides. Amenities within this space will be limited due to the existing slope. A 'Linear Park' is proposed adjacent to the existing MR along the south side of Sundre Seniors Supportive Living, a path will continue this connection between properties and 6 Street SW. Within Phase 5 a linear MR is envisioned along the existing Utility Right-of-Way to connect the existing Senior's Facility with the lands to the south and the Red Deer River.

2.5.3 Town of Sundre and Mountain View County Intermunicipal Development Plan (IDP)

Although the plan area is not included in within the IDP as a referral area, fringe area, or urban referral area, the Brookside Phase 4 and 5 Outline Plan area will support the goals of the IDP to enable the Town to grow in an orderly manner.

3.0

SECTION 3.0

Brookside Concept Plan

3.1 RESIDENTIAL

Brookside Estates is to be a residential neighbourhood consisting of single detached, semi-detached, and town homes. Phase 4 contemplates approximately Thirty-three (33) residential lots ranging in size from 50 feet to 60 feet wide. This is consistent with previous Brookside phases and reflects an efficient development pattern. The proposed land use district is the General Residential District (R-2). R-2 allows a variety of dwelling types and uses compatible with a residential area, all of which are connected to the municipal sewer and water systems. Permitted uses include duplex dwellings, semi-detached dwellings, single-detached dwellings, and public parks. Phase 4 is anticipated to be single-detached dwellings, and Phase 5 is envisioned to consist of a potential Townhouse site and additional semi-detached or single-family development.



Table 2: Development Concept Statistics

	Hectares	Acres	%
Total Area	6.89	17.02	
Non-Developable Area (ER)	0.63	1.55	
Gross Developable Area (Total Area - ER)	6.26	15.47	100%
MR / Storm Retention (PS)	0.61	1.51	10%
Residential (R-2)	4.75	11.74	76%
Roads	0.90	2.22	14%

Figure 4: Proposed Land Use

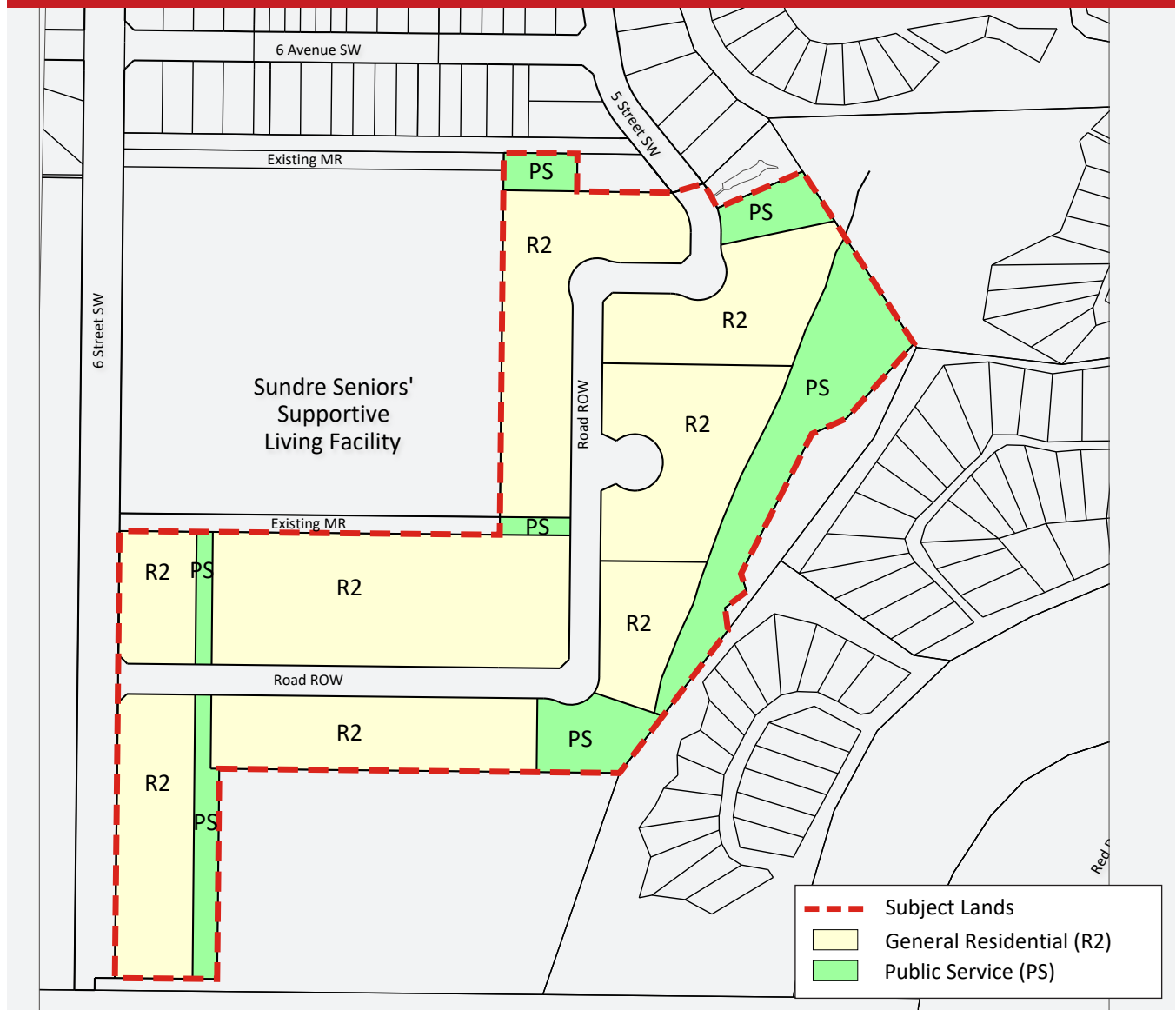
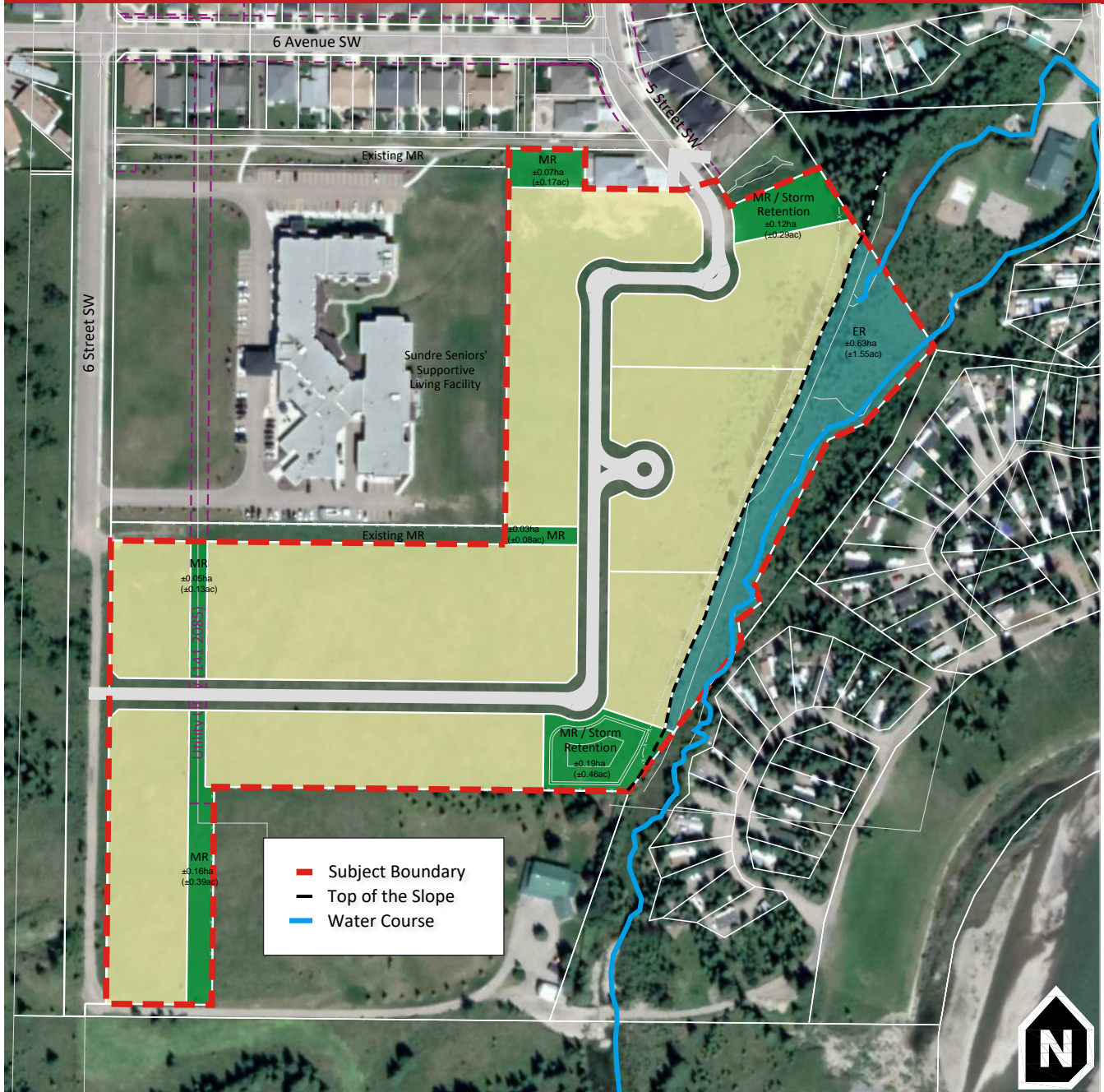


Figure 5: Development Concept



3.2 MUNICIPAL & ENVIRONMENTAL RESERVE

Municipal Reserve within the plan area will be dedicated by land to be used as open space for passive and active recreational use by surrounding residents and for storm retention. Within Brookside Estates, the total land area to be dedicated as MR accounts for nearly 10% of the Gross Developable Area. This exceeds the 0.306 hectares (0.756 acres) of Deferred Reserve owing from previous subdivisions as per Deferred Reserve Caveat 171253332 (2017). These lands will be designated Public Service District (PS) in accordance with the Sundre Land Use Bylaw (2018-10). This district is intended to provide an area for the development of land for preservation of public land in its natural state and other uses which are compatible with the area such as public parks.

Approximately 0.63 hectares (1.55 acres) of natural lands on the eastern edge of the plan area will be dedicated as Environmental Reserve in alignment with the Municipal Government Act and Sundre Parks, Open Space and Trails Plan. These lands are considered undevelopable due to slopes, vegetation, and the presence of a water course. As per the Sundre Land Use Bylaw, these lands will also be dedicated PS.

Table 3: **Proposed Municipal Reserve Disposition**

Dedication	Hectares	Acres	%
Total Area	6.89	17.02	
Non-Developable (Environmental Reserve)	0.63	1.55	
Gross Developable Area	6.26	15.47	100%
Deferred Reserve Owing	0.306	0.756	5%
Proposed MR Dedication by Land	0.61	1.51	10%

The MR/ER dedication is allocated amongst four (4) types of open spaces:

1 *Neighbourhood Park*

- This open space will be used as neighbourhood destination for passive recreation. Programming within this space may consist of a play structure, picnic area, or landscaped area.

2 *Storm Retention*

- Within these open spaces it is proposed to extend an existing storm pond on the northeast boundary of the Phase 4 lands, which was previously dedicated as MR. An additional storm pond is proposed for Phase 5 in the southeast corner of the site, where those lands naturally drain.

3 *Linear Open Space*

- As a continuation of the existing MR dedication along the southern boundary of the Sundre Seniors Supportive Living Facility, two linear open spaces with future north-south and east-west trails will connect pedestrians between 6 Street SW, Brookside, the existing Senior's Facility, and 5 Street SW.

4 *Natural Open Space*

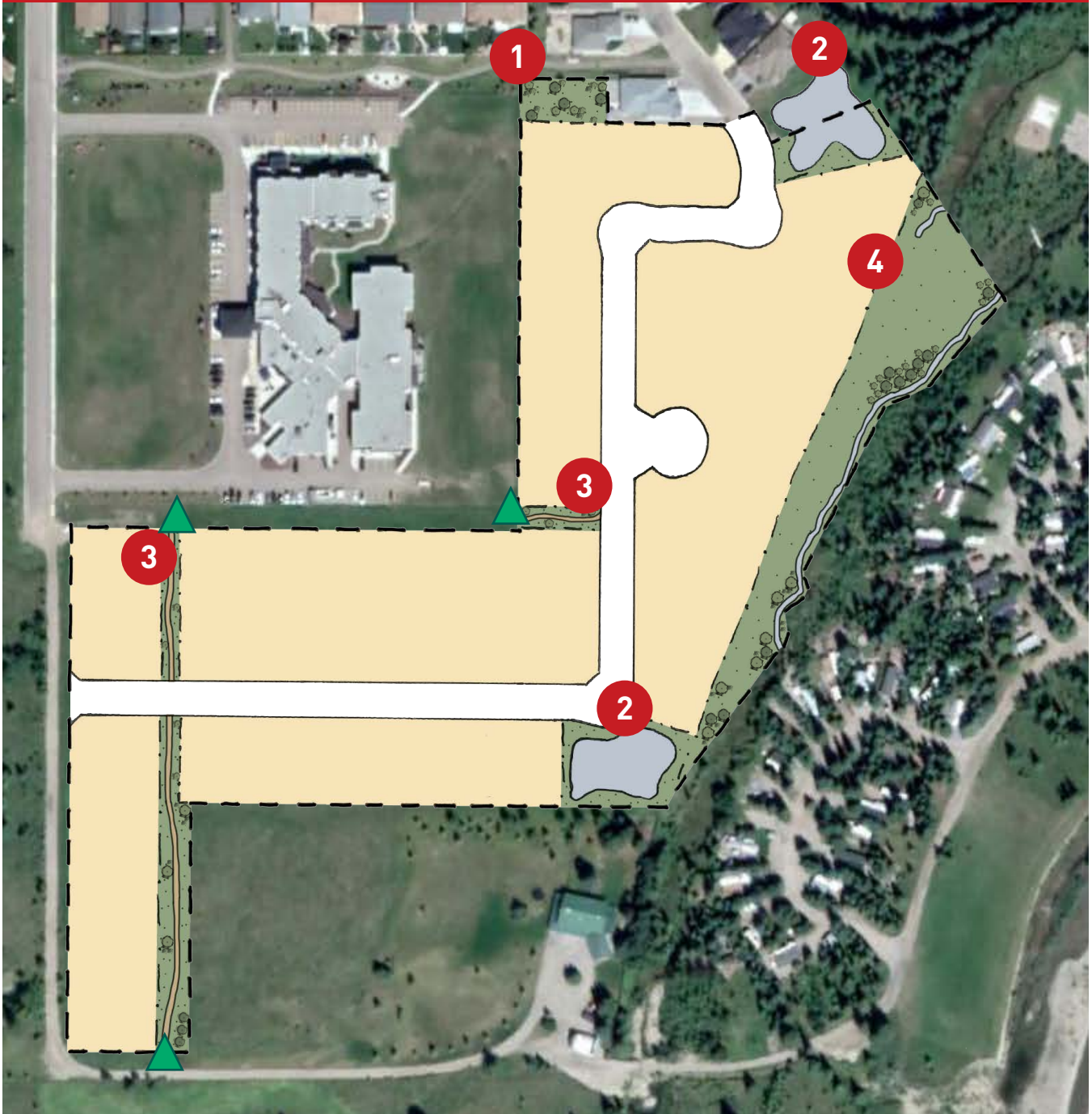
- An existing watercourse and slope exist in this open space. The top of slope was determined by a Topographic Survey completed by Tagish Engineering. This open space will remain in a naturalized state, acting as a buffer between the Riverside RV community and Brookside.



FireSmart

As per the Town of Sundre Parks, Open Space & Trails Plan, FireSmart Canada is an initiative to lessen the risk of wildfires. This program helps highlight the shared responsibility of those who live and work in or near forested areas. Residents and developers of Brookside are encouraged to visit www.firesmartcanada.ca to learn more about recommendations and tools to implement FireSmart and protect their home, their community, and the natural environment.

Figure 6: **Open Space**



▲ Future Trail / Pathway Connections

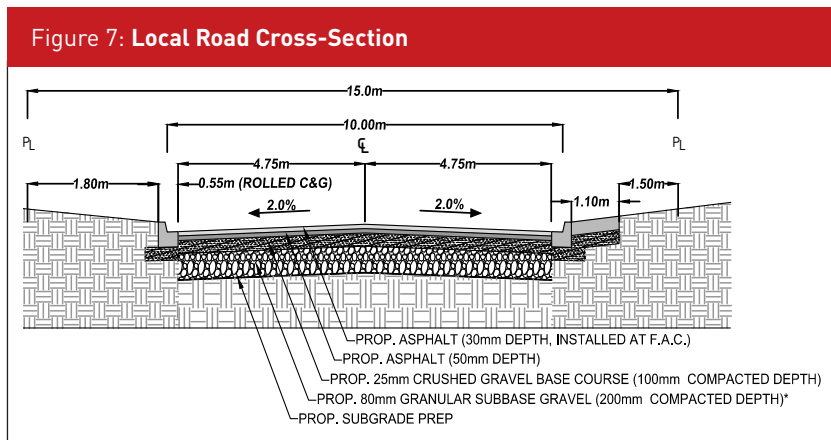
3.3 TRANSPORTATION

3.3.1 Regional Transportation

The plan area's primary access roads, 5 Street and 6 Street SW, connects with Highway 27 approximately 0.5 km northwest of the plan area. Highway 27 provides access to the Sundre downtown and regional connection to nearby municipalities such as the Town of Olds. The CastleGlenn Highway 27 Study recommended Highway 27 be upgraded to a four lane cross-section with a raised median and separate left turn lanes up to the 6 Street SW intersection. Highway 27 intersects with Highway 22 at the western edge of the Town of Sundre, where Highway 22 provides a regional northern connection. Highway 22 continues south at an intersection with Highway 27 approximately 8 km east of the Sundre Town limits.

3.3.2 Local Transportation

Access to the plan area is provided by an extension of 5 Street SW, continuing the 15.0 m right-of way providing a paved road for two-way local traffic and a sidewalk on one side. This extension is proposed to continue south, ultimately connecting with an extension of 6 Street SW, through the Phase 5 area.



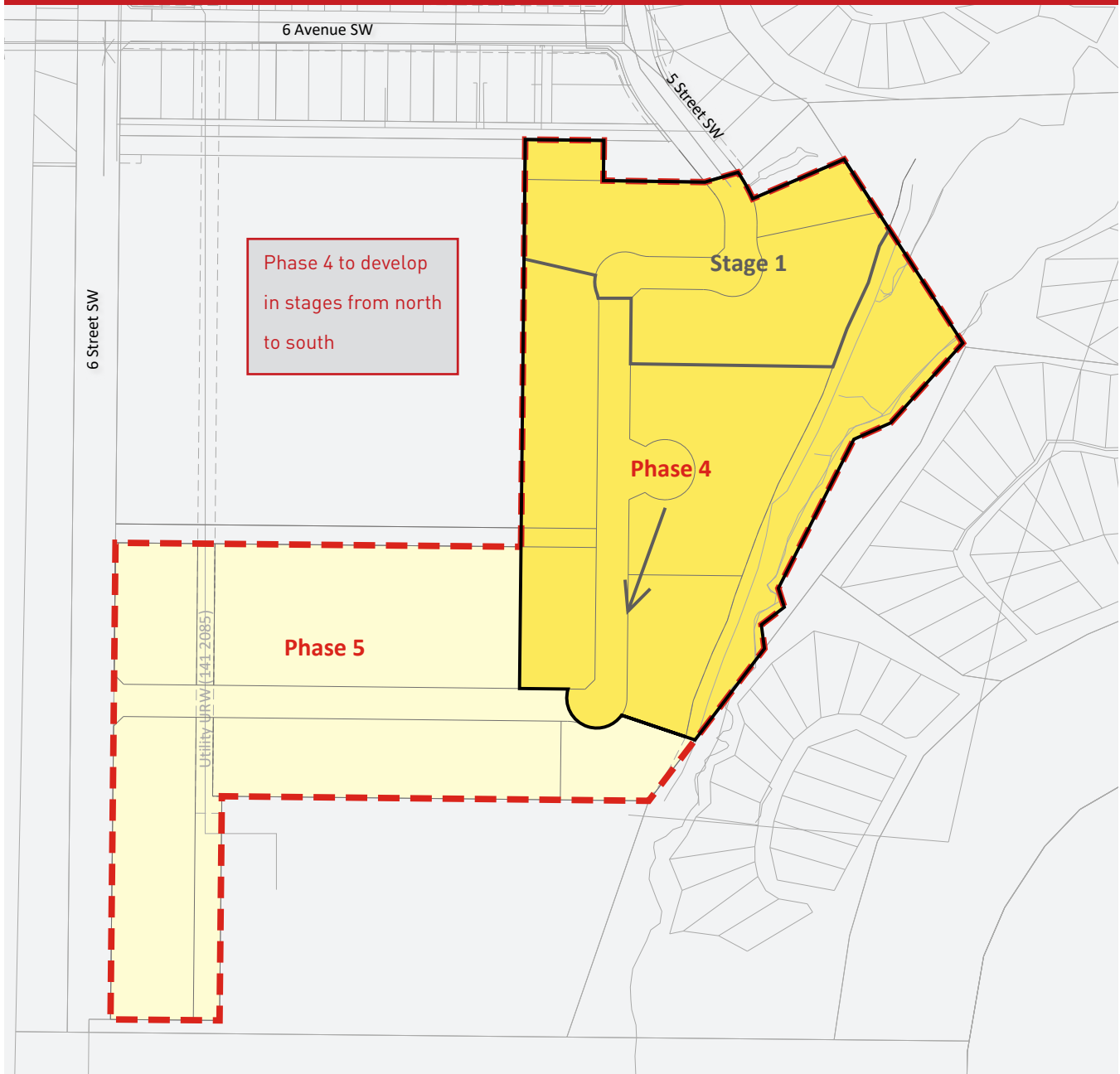
3.3.3 Transportation Impact Assessment

A Transportation Impact Assessment was completed by Bunt & Associates on May 3, 2022. This study included an analysis of forecasted trip generation based on the proposed residential development, collision history analysis, and an analysis of the 6 Street SW and Highway 27 intersection. Based on this analysis the report concludes that the study area intersection continues to operate acceptably with additional site traffic long term after development completion, and that an upgraded crossing treatment is not warranted. The study area intersection is already fully illuminated with street lighting and no further safety analysis is required for the highway.

3.4 PHASING

The plan area will be developed in two phases (Phase 4 and 5). Phase 4 will be developed first, with approximately 8-12 lots brought on (registered) per year based on market conditions. The overall development pattern of Phase 5 is to be determined at the detailed design and subdivision stage for that phase and will reflect current market conditions based on the progression of Phase 4.

Figure 8: Phasing



3.5 SERVICING

3.5.1 Water Servicing

Potable water servicing within the Phase 4 area is proposed to connect with the existing 200 mm water main within the 5 Street SW ROW. Prior to development of Phase 5, a temporary blow off is proposed at the terminus of the 5 Street SW extension. Two water hydrants are proposed throughout Phase 4 to accommodate fire safety.

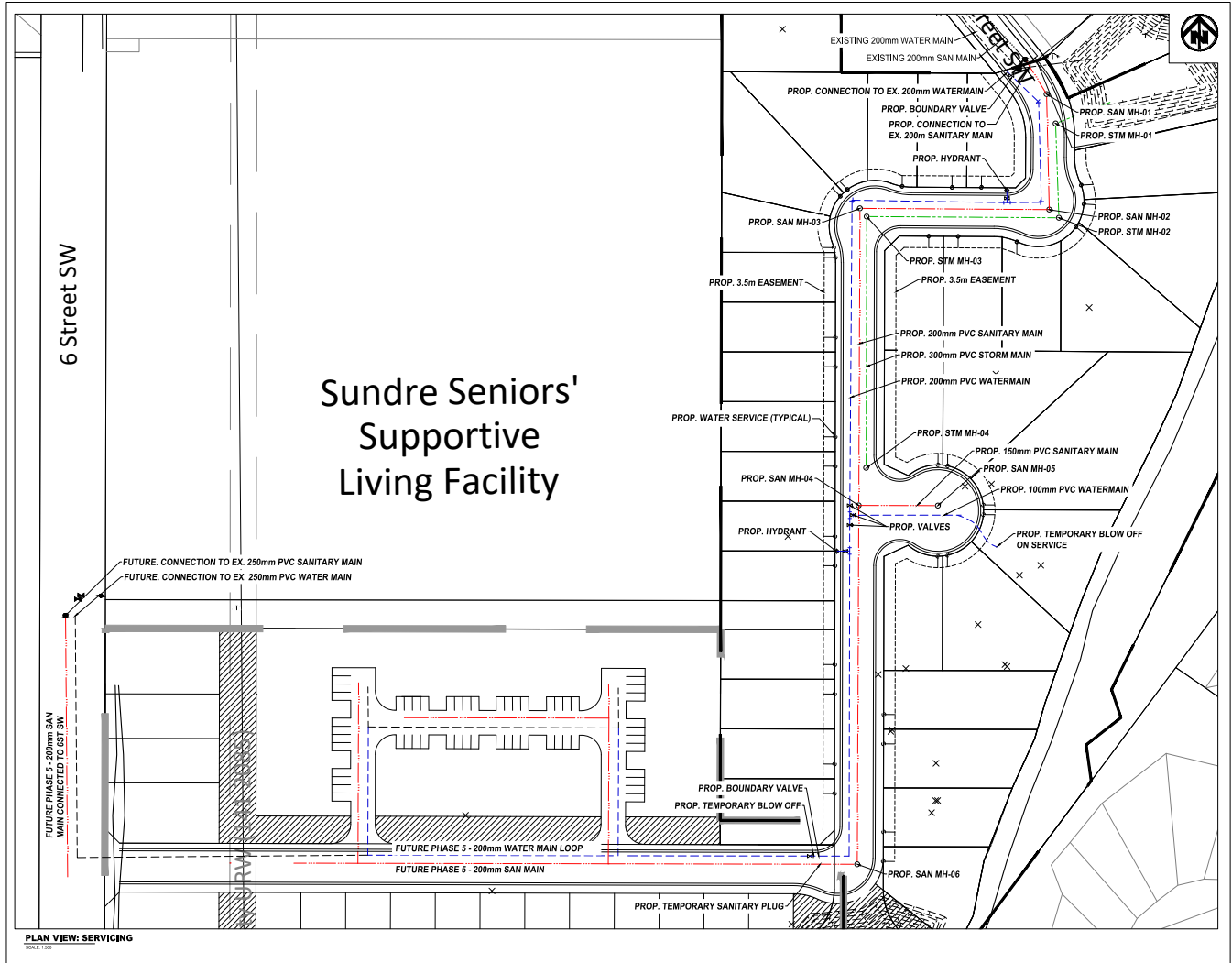
3.5.2 Wastewater servicing

Wastewater servicing within the Phase 4 area is proposed to connect to existing 200 mm sanitary main within the 5 Street SW ROW. A temporary sanitary plug is proposed at the terminus of the Phase 4 road extension until such time as Phase 5 commences development.

3.5.3 Stormwater Servicing

Stormwater within the Phase 4 area is proposed to be managed by an extension of the existing storm retention pond adjacent to the northeast plan area boundary. Expansion of this pond will maintain a 1.5 m depth and accommodate overland drainage from the plan area as well as drainage captured by a proposed 300 mm storm water main within the road ROW. A future Phase 5 storm pond is proposed in the location of the temporary gravel turnaround to accommodate additional overland drainage from Phase 5 development.

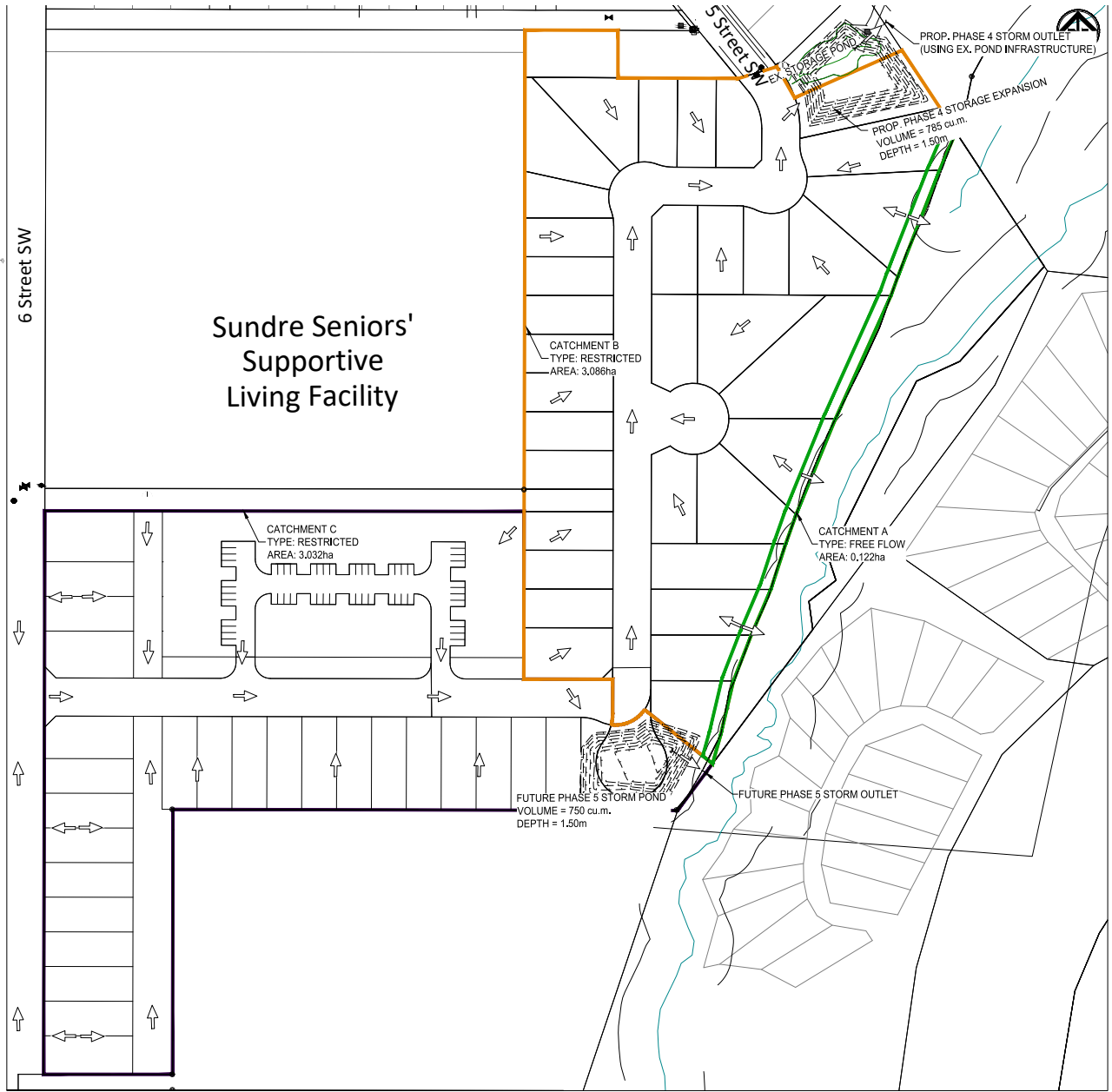
Figure 9: Water Servicing & Wastewater Servicing



LEGEND

DESCRIPTION	EXISTING	PROPOSED
BLOCK PROPERTY LINE (W/ PI)	---	---
LOT PROPERTY LINE (W/ PI)	---	---
RIGHT OF WAY	---	---
MAJOR ELEVATION CONTOURS	---	---
MINOR ELEVATION CONTOURS	---	---
MONOWALK (W/ PARARAMP)	(LOG) ---	(LOG) ---
CURB & GUTTER (W/ DROP)	(BOV) ---	(BOV) ---
EDGE OF ASPHALT SURFACE	(LOG) ---	(LOG) ---
EDGE OF GRAVEL SURFACE	(BOC) ---	(BOC) ---
CENTERLINE W/ FLOW & PI	---	---
LIGHT STANDARD	---	---
POWERSPOLE W/ ANCHOR	---	---
FENCELINE	---	---
UTILITY MAIN W/ FLOW & MH	---	---
UTILITY VERT. DEF. & PLUG	---	---
WATER SERVICE CURB	---	---
COCK	---	---
WATER HYDRANT	---	---
WATER VALVE	---	---
WATER MAIN W/ REDUCER & TEE	---	---
OVERHEAD POWER LINE	---	---
PHASE 4 BOUNDARY	---	---
PHASE 5 BOUNDARY	---	---

Figure 10: Stormwater Servicing



LEGEND

DESCRIPTION	EXISTING	PROPOSED
BLOCK PROPERTY LINE (W/ PI)	—+—	—+—
LOT PROPERTY LINE (W/ PI)	—+—	—+—
MAJOR ELEVATION CONTOURS	—+—	—+—
MINOR ELEVATION CONTOURS	—+—	—+—
STORM OVERLAND FLOW DRAINAGE DIRECTION	→	→

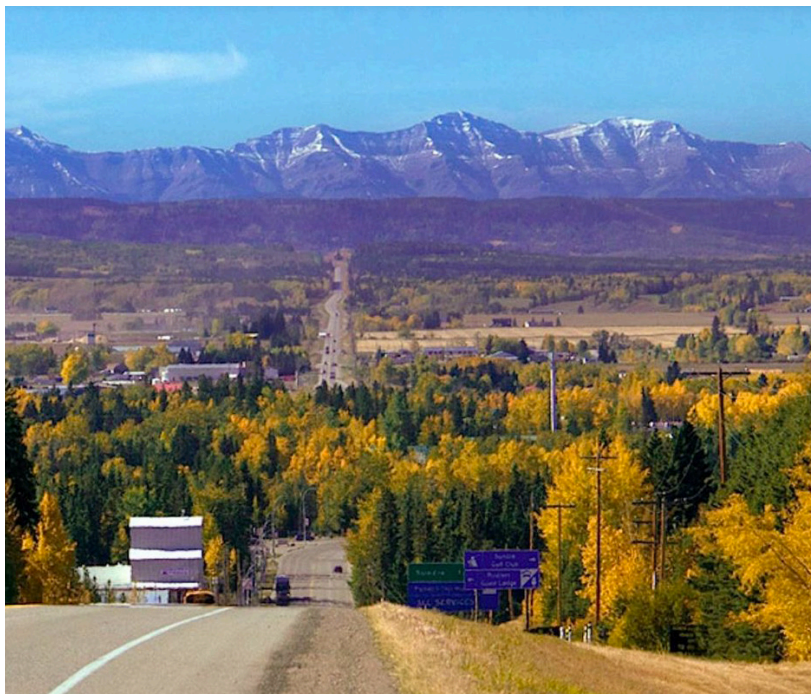
4.0

SECTION 4.0

Implementation

4.1 LAND USE REDESIGNATION

A land use redesignation application has been submitted to the Town of Sundre proposing redesignation of the existing Urban Reserve District (UR) land use to General Residential District (R-2) for the entirety of Block 1, Plan 9411097. The R-2 District permits development of duplex, semi-detached, and single detached dwellings providing opportunity for flexibility to respond to market conditions and to provide a mix of housing typologies.



The Land Use Redesignation is proposed as follows:.

Table 4: **Land Use Redesignation Statistics**

Land Use	To	Land Use	Hectares	Acres
R-2	To	PS	0.07	0.17
UR	To	R-2	4.75	11.74
UR	To	PS	1.17	2.89
UR	To	Road ROW	0.90	2.22
Total			6.89	17.02

4.2 NEXT STEPS

Following approval of the Land Use Redesignation Application the developer will proceed with subsequent applications for subdivision, and development permit approval prior to commencement of any construction on site. Earth works are anticipated to begin in Fall 2022 with residential development beginning in 2023. Development of Phase 5 is anticipated to begin within 3-5 years.

5.0

SECTION 5.0

Public Consultation

In early May 2022, a letter was circulated to neighbours surrounding the project site, see Figure 11 Notification Zone. The notification letter provided details about the proposed Brookside Phase 4 project as well as contact information for questions and comments. Seven stakeholders contacted the project team with feedback on the project. Some stakeholders were reaching out to discuss price, timing, and availability of lots. Several stakeholders had questions and concerns about the impacts of increased traffic from the new development for existing residents.

The Sundre Seniors Supportive Living Facility and the Riverside RV Village were sent the notification letter directly by email on May 13, 2022. A representative from Sundre Seniors Supportive Living Facility responded to express support for the proposal.

The project team will continue to respond to stakeholder comments and questions about the project.



Figure 11: **Notification Zone**



BROOKSIDE PHASES 4 & 5 OUTLINE PLAN & LAND USE REDESIGNATION