

Pineview II/Kingswood Area Structure Plan

Bylaw 15/96

As Amended July 16, 2002
(Bylaw 31/2002)

PINEVIEW II/KINGSWOOD AREA STRUCTURE PLAN

| AMENDMENT NUMBER | BY-LAW NUMBER | 1ST READING | | 2ND READING | | 3RD READING | |
|-----------------------------|--------------------------|--------------------|------|--------------------|------|--------------------|------|
| | 40/81 | Aug 17 | C631 | Sep 8 | C667 | Sep 8 | C668 |
| 1 | 36/89 | Dec 18 | C543 | Jan 2 | C9 | Jan 2 | C10 |
| 2 | 22/90 | Apr 2 | C217 | Apr 17 | C254 | Apr 17 | C255 |
| | 33/90 (Repeals 40/81) | May 22 | C349 | Jun 11 | C400 | Jun 11 | C401 |
| 1 | 12/94 | Mar 21 | C75 | Apr 5 | C92 | Sept 19 | C280 |
| | 15/96 (Repeals 33/90) | Aug 12 | C209 | Sept 3 | C240 | Sept 3 | C241 |
| 1 | 31/2002 | Jul 2 | C349 | Jul 2 | C419 | Jul 16 | C420 |
| 2 | | | | | | | |
| 3 | | | | | | | |

CITY OF ST. ALBERT

CONSOLIDATION OF BYLAW 15/96

PINEVIEW II/KINGSWOOD AREA STRUCTURE PLAN

Consolidated by Bylaw 31/2002

Being a Bylaw to adopt the Pineview II/Kingswood Area Structure Plan

WHEREAS the Municipal Government Act provides that a Council may by Bylaw establish a framework for subsequent subdivision and development of land; and

WHEREAS Council deems it desirable to establish an Area Structure Plan for the Pineview II/Kingswood neighbourhood;

NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Municipal Government Act, S.A. 1994, c. M-26.1, as amended, hereby ENACTS AS FOLLOWS:

- 1) That the Pineview II/Kingswood Area Structure Plan attached hereto as Schedule "A" be adopted.

SCHEDULE "A"
TO BYLAW 15/96
PINEVIEW II/KINGSWOOD AREA STRUCTURE PLAN

CHAPTER 1 - INTRODUCTION

1.1 Purpose

This plan establishes the basic residential land use and circulation patterns for the Kingswood and part of the Pineview neighbourhood (Pineview II). It addresses planning and servicing matters as well as the staging of future development according to St. Albert's current guidelines and standards. These standards are referenced in the Pineview II/Kingswood Area Structure Plan (ASP) Technical Report, dated July 1996, which may be used to assist the reader in the implementation of this bylaw.

CHAPTER 2 - THE DEVELOPMENT AREA

2.1 Location and Area (Figure 1)

Pineview II/Kingswood is located in the northeast sector of St. Albert, south of the Sturgeon River. It is bounded by Boudreau Road to the south, Sir Winston Churchill Avenue to the West, and by the established Pineview area to the east (Pineview I). To the north, lies Poundmaker Road and the M.D. of Sturgeon.

2.2 Policy Context

The Pineview II/Kingswood Area Structure Plan complies with the current Municipal Development Plan (MDP), Bylaw 4/2000. The MDP identifies this area as a location for new residential development in St. Albert. The ASP also recognizes and incorporates the requirements of the Land Use Bylaw 18/94, as amended. The ASP is generally in keeping with the previous Pineview II/Kingswood ASP Bylaw No. 15/96. **(BL 31/2002)**

2.3 Existing Features

The Pineview II/Kingswood lands consist of a total of 185 hectares (455 acres). **(BL 31/2002)**

The undeveloped area is gently rolling farmland. The relief from southeast to northwest varies less than 15m in elevation. **(BL 31/2002)**

The area has been partially developed (109.36 ha). Single family lots have been developed in the south and northwest sectors of the neighbourhood. In the southwest sector, institutional (Ecole Marie Poburan, Ecole Seondaire Ste – Marguirite D'Youville, and Holy Family Church) has been developed. Multiple family condominium housing has been developed in the east portion of the site, north of Poirier Avenue. **(BL 31/2002)**

The undeveloped lands (74.95 ha) are mostly currently classified as Urban Reserve (UR) in the Land Use Bylaw 18/94. South of Poirier, an undeveloped block is classified as residential (R1). **(BL 31/2002)**

The ASP site contains no significant environmental or land features. Existing tree cover (aspen and conifers) will be identified and preserved where possible when the land is subdivided. **(BL 31/2002)**

The ASP contains three rights of way. Right of way Plan 3958 TR traverses the north part of the ASP in an east/west direction and contains an ATCO gas pipeline and a sanitary forcemain. Plan 3832 HW runs through the central ASP area and joins Plan 2736 HW and contains an ATCO gas pipeline. (BL 31/2002)

2.4 Land Ownership Pattern

For the undeveloped portion of Pineview II/Kingswood, the land ownership pattern is characterized by three blocks with the majority of the land under one ownership. The undeveloped blocks range from 16.65 ha to 38.42 ha. (BL 31/2002)

CHAPTER 3 - THE DEVELOPMENT PLAN

3.1 Residential Development (Figure 2)

Residential development will provide approximately 41.54 ha of single family development, 6.41 ha of multiple family and 1.98 ha of multiple family/special institutional residential development. (BL 31/2002)

Multiple family development is contained in two sites and will include apartments and town housing/cluster housing. One additional multiple family site may also be developed as institution residential use. (BL 31/2002)

Estimated Pineview II/Kingswood Land Use Summary

(for undeveloped portion)

| Land Use | Hectares | Acres | Percentage |
|---|----------|--------|------------|
| Total Gross Area | 74.95 | 185.20 | |
| Total Net Area | 74.95 | 185.20 | 100 |
| Municipal Reserve* | 8.10 | 20.02 | 11 |
| PUL | 2.4 | 5.93 | 3 |
| Roads | 14.52 | 35.88 | 19 |
| Net Residential Land | 49.93 | 123.38 | 67 |
| Low Density Residential | 41.54 | 102.64 | 55 |
| Multiple Family Residential | 6.41 | 15.8 | 9 |
| Multiple Family/Institutional Residential Use | 1.98 | 4.9 | 3 |

(BL 31/2002)

3.2 Housing Type

The developed area is estimated to have 819 single family dwellings and 72 multiple family dwelling units.

At buildout, it is estimated that 1616 single family and 404 multiple family units will exist (or 80 and 20 percent respectively).

3.3 Population Density and School Generation

The population for all Pineview II/Kingswood is estimated at 5,970 persons.

The school population generation figure (estimated at 24% of overall population) is 1433 students, based upon the population forecasting model provided to the City by Applications Management Inc. in February 2002.

The ASP contains one undeveloped school site and two existing schools. As the one remaining school site will not accommodate all of the students within the neighbourhood, a number of students will walk or be bussed to a school outside the ASP.

3.4 Commercial Development

No new commercial land use is proposed within the Area Structure Plan boundaries.

3.5 Schools, Parks, Open Space and Other Institutional

The Municipal Reserve lands are distributed throughout the ASP area to provide parks and school sites as well as "linear parks" and public utility lots and rights of way connecting major parks. **(BL 31/2002)**

The undeveloped central school/park site is shown on the Land Use Concept (Figure 2). The size of the school/park site is proposed to be 7.3 hectares (18.04 acres). All reserve calculations are subject to confirmation at the detailed subdivision stage by plan of survey. **(BL 31/2002)**

One existing church and a future residential institutional site are included in the Pineview II/Kingswood ASP. **(BL 31/2002)**

3.6 Environmental Assessment

The ASP Technical Report notes an environmental assessment was done and concludes that no environmental problems or concerns were found.

3.7 Sequence of Development

The sequencing of development in the undeveloped portions of Pineview II/Kingswood shall occur between the developed areas adjacent to Sir Winston Churchill Avenue and Poirier Avenue with the north and east areas developing in later stages.

CHAPTER 4 - TRANSPORTATION

4.1 Circulation Pattern (Figure 3)

The Pineview and Kingswood neighbourhoods are served by existing arterial roads with Poirier Avenue dividing the neighbourhood.

The internal collector system is a loop with local roads joining collectors.

Future construction of the Sir Winston Churchill Avenue roadway will be subject to a Permanent Area Contribution (P.A.C.) made by the developer as subdivision occurs.

4.3 Public Transportation

Transit services serve the Pineview II/Kingswood ASP in accordance with City policy.

4.4 Pedestrian Circulation

A system for pedestrian walkways is incorporated into the ASP design, linking the major school site and other parks.

CHAPTER 5 - SERVICING AND UTILITIES

5.1 Sanitary Servicing

The ASP contains several drainage basins as shown in the ASP Technical Report.

5.2 Storm Drainage

About 20 ha drains through the existing southern area and about 70 ha will be drained to existing storm sewers on Sir Winston Churchill Avenue. Remaining drainage will be the subject of further engineering review.

5.3 Other Utilities and Servicing

Water and franchise utilities shall be provided in accordance with City policies.

FIGURE 1 - LOCATION MAP





