

Campbell Business Park North Area Structure Plan

Bylaw 9/2003

March 3, 2003

CAMPBELL BUSINESS PARK NORTH AREA STRUCTURE PLAN

AMENDMENT NUMBER	BYLAW NUMBER	1ST READING	2ND READING	3RD READING
	11/80	Mar 24	Apr 8	Jul 7
	18/91 (repealed by 9/2003)	Jun 3	Jun 17	Jun 17
	9/2003	Feb 3	Mar 3	Mar 3
1				
2				
3				
4				
5				

CITY OF ST. ALBERT

BYLAW 9/2003

Being a Bylaw to adopt the Campbell Business Park North 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 Campbell Industrial Park (North);

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:

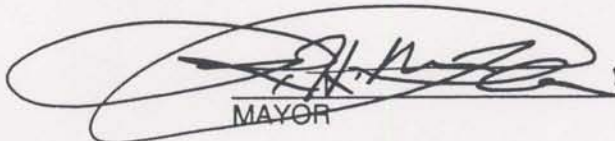
- 1) That the Campbell Business Park North Area Structure Plan attached hereto as Schedule "A" be adopted.
- 2) That Bylaw 18/91 be repealed.

READ a first time this 3rd day of February 2003.

READ a second time this 3rd day of March 2003.

READ a third time this 3rd day of March 2003.

SIGNED AND PASSED this 4 day of March 2003.


MAYOR


CHIEF LEGISLATIVE OFFICER

SCHEDULE "A"
TO BYLAW NO.9/2003

CAMPBELL BUSINESS PARK NORTH AREA STRUCTURE PLAN

CHAPTER 1 -- INTRODUCTION

1.1 Area Structure Plan Document Purpose

This Plan establishes the basic land use, circulation patterns and servicing concept for the Campbell Business Park North area. It addresses planning and servicing patterns as well as the staging of future development according to St. Albert's current guidelines and standards. These standards are referenced in the Engineering Standards Manual, as well as the *Campbell Business Park North Area Structure Plan Technical Report*, dated October 2002, which may be used to assist the reader in the implementation of this Bylaw.

1.2 Campbell Business Park North Development Concept

The development concept for Campbell Business Park North provides for a cohesive upscale business park community that will accommodate a variety of light industrial and business uses. A major focal point for the business park is provided at the centre of the development and is intended to be occupied by a marquee tenant. From the inner ring road around the marquee tenant, small business lots will radiate toward the outer edges of the development, transitioning to large business lots along the outermost ring of the business park. The ring road concept and lot sizing is intended to provide inherent flexibility to the development design in order to cater to the changing needs of the St. Albert business community. An overland storm water drainage system will provide a natural open space amenity that will meander through the business park. Landscaping will be required throughout the development in accordance with Section 49 of the Land Use Bylaw 18/94 to provide for an aesthetically pleasing business environment.

CHAPTER 2 – THE DEVELOPMENT AREA

2.1 Location and Area

Campbell Business Park North is located in the northeast sector of St. Albert and is bounded by Poundmaker Road to the north, Campbell Road to the west, existing subdivided areas of Campbell Business Park to the south, and Veness Road to the east. The City boundary is located to the north and east, with unincorporated Sturgeon County to the north and the City of Edmonton to the east.

2.2 Policy Context

The Campbell Business Park North ASP complies with the current Municipal Development Plan Bylaw 4/2000 (CityPlan). The CityPlan Future Land Use Policy Map establishes the subject area as Industrial Land Use, with the exception of Campbell Arena, which is shown as Park/Open Space/School use. The ASP also recognizes and incorporates the requirements of the Land Use Bylaw No. 18/94, as amended.

2.3 Existing Features

The Campbell Business Park North ASP area encompasses approximately 55.24 gross hectares (136.5 gross acres), of which 52.96 gross hectares (130.9 gross acres) are developable. As of November 30, 2002, the developed portion of Campbell Business Park

North included 5.88 net hectares (14.53 net acres) for the recycling centre and Public Works Yard and 4.04 net hectares (9.98 net acres) for the Campbell Arena. The remaining undeveloped portion of Campbell Business Park North encompasses approximately 43.04 gross hectares (106.4 gross hectares). A compost yard and grass recycling area exists to the north of the Public Works site; however, this area has not been established as a permanent composting facility and this land has been included in the future developable area for the business park.

Vegetation, topographic and drainage characteristics of the area are illustrated in Figure 3 of the 2002 ASP Technical Report. A natural low point occurs in the southwest corner of the site. Although lands in the plan area have been previously cultivated, the land has been left fallow for several years. A natural area occurs on the east portion of the site, adjacent to Veness Road.

The lands are bisected by a power line located in the southwest corner (R/W Plan 772 1071), a gas pipeline right-of-way running in an east-west direction (Plan 2736 HW, and an environmental control facility (regional sewer line) right-of-way in the northerly portion of the plan (Plan 3958 TR). In addition, another gas pipeline right-of-way running north-south is located through the west-central portion of the plan area (Plan #932 2394). The regional sewer line and major east/west gas pipeline are considered major facilities and are not likely to be moved. However, the north/south gas pipeline R/W Plan 932 2394 and power line R/W Plan 772 1071 are expected to be relocated as development proceeds.

2.4 Land Ownership

The total plan area, approximately 55.24 hectares (136.5 acres) in size, is entirely owned by the City of St. Albert. Parcel configuration and land ownership information is shown in the 2002 ASP Technical Report on Figure 4.

CHAPTER 3 – THE DEVELOPMENT PLAN

3.1 Business Park Development (Figure 2)

The Area Structure Plan area provides approximately 30.8 net developable acres, which will support an eventual build-out of approximately 25.62 net hectares of business park uses. The concept includes a mix of lot sizes oriented on a ring-road system that is centred on a Focal Anchor Site. A mix of lot sizes will be provided for diverse tenancy, including:

- 16.01 hectares of Medium Lot Business (0.15 – 0.50 ha in area)
- 7.37 hectares of Large Lot Business (>0.50 ha in area)
- 2.24-hectare Focal Anchor Site

An additional 5.18 hectares of land is designated for either Business or Recreation uses. This area can accommodate expansions to the existing Campbell Arena, or could provide for other citywide recreation facilities. Alternately, the area could continue the medium lot business development pattern, should the area not be used for a recreation facility. The 5.18-hectare site is shown on Figure 2 of the ASP as “Industrial Business/Recreation”. Various development options are outlined in greater detail in the 2002 ASP Technical Report.

A statistical breakdown of the proposed land uses for the ASP is shown below.

Land Use	Gross Area
Gross Area	55.24 ha
Arterial Road Widening	2.28 ha
Gross Developable Area	52.96 ha
Storm Water Management Facility	2.60 ha
PUL	1.29 ha
Roads	8.11 ha
Rail	0.24 ha
Arena Site	4.04 ha
Public Works Yard	5.32 ha
Recycle Site	0.56 ha
Net Developable Area	30.80 ha
Medium Lot Business (0.15 – 0.50 ha lots)	16.01 ha
Large Lot Business (>0.50 ha lots)	7.37 ha
Focal Anchor Site	2.24 ha
Recreation/Business Optional Development Area	5.18 ha

3.2 Municipal Reserve

The required Municipal Reserve dedication for the proposed 52.96 Gross Developable Area (GDA) is 5.3 hectares. The Campbell Arena currently provides 4.04 hectares of Municipal Reserve within the ASP. The remaining 1.26 hectares of Municipal Reserve will be provided as land dedication or as cash in lieu within the Industrial Business/Recreation Area to the north of the Campbell Arena. The exact location and dimensional requirements will be determined at the time of subdivision within the subject area. If all of the area shown on Figure 2 as "Industrial Business/Recreation" is used for recreation purposes, the amount of over-dedication of reserves would be approximately 3.92 hectares.

3.3 Environmental Assessment

The 1991 Campbell Industrial Park (North) Technical Report included an analysis of the environmental impacts of development of the subject lands. Two additional studies were undertaken as part of the 2002 Campbell Business Park North ASP Technical Report to provide further analysis on the soils and geotechnical conditions of the subject lands and to assess impacts to existing natural areas within the ASP boundaries. There are no significant environmental impacts as a result of the proposed development, although the Business Park will encroach into an existing natural area (Natural Site SE 16) that is identified as a locally significant natural area in *the St. Albert Natural Areas Review and Inventory*. Further details of the natural area site are contained in the *Natural Site Evaluation for Natural Site SE 16 and Campbell Industrial Park North Area Structure Plan*, which is attached to the 2002 ASP Technical Report as Appendix A.

3.4 Sequence of Development

The sequencing of development shall occur in a manner that promotes contiguous development and establishes an efficient servicing pattern. The first stage has been completed on the south portion of the ASP. The staging will then move north and east, with the final stage occurring north of the Campbell Arena. The Focal Anchor Site will be included within the second stage of development. A conceptual phasing plan is included in the ASP Technical Report.

CHAPTER 4 – TRANSPORTATION

4.1 Existing Circulation Pattern

Access to the Campbell Business Park North lands is initially provided via Chevigny Street, which connects the Business Park to Corriveau Avenue to the south.

4.2 Proposed Circulation Pattern (Figure 3)

Campbell Business Park North will be bound on three sides by arterial roadways: Campbell Road to the west, Poundmaker Road to the north, and Veness Road to the east. An internal collector road system has been designed on a dual ring road circulation pattern, with four spur connections to the adjacent arterial streets. The four street connections include the existing Chevigny Street connection, two connections to Campbell Road, and one connection to Veness Road. All internal streets will comply with Industrial Collector street standards.

4.3 Public Transportation

Public transit service is available on Corriveau Avenue, to the south of the proposed ASP. Upon completion of the internal collector streets and adjacent arterial streets, public transportation can connect through the site. Routing through the Business Park can be reassessed at such time as necessary roadways have been developed.

4.4 Trail Connections

The Campbell Business Park North area will be connected to the Red Willow Trail System via existing and planned trail throughout the Kingswood Neighbourhood. The Campbell Arena site will be connected across Campbell Road to the existing trail system in the southern portion of Kingswood. Additional future connections will be located across from the east-west collector road and across Campbell Road to the south of Poundmaker Road.

CHAPTER 5 – SERVICING AND UTILITIES

5.1 Water (Figure 4)

Water service will be provided by a network of looped water mains, as shown on Figure 4. Existing 300mm water mains at Campbell Road and Chevigny Street will be used to provide adequate pressure and fire flows for the ASP area, and will be suitable to accommodate sprinkler systems.

5.2 Sanitary Servicing (Figure 5)

Sanitary sewer lines will run within the rights-of-way for the ring roads, draining toward two connections in Chevigny Street and Carnegie Drive (via the Campbell Arena property). The two mains in Chevigny Street and Carnegie Drive have been determined to provide adequate capacity to serve the proposed Campbell Business Park North development.

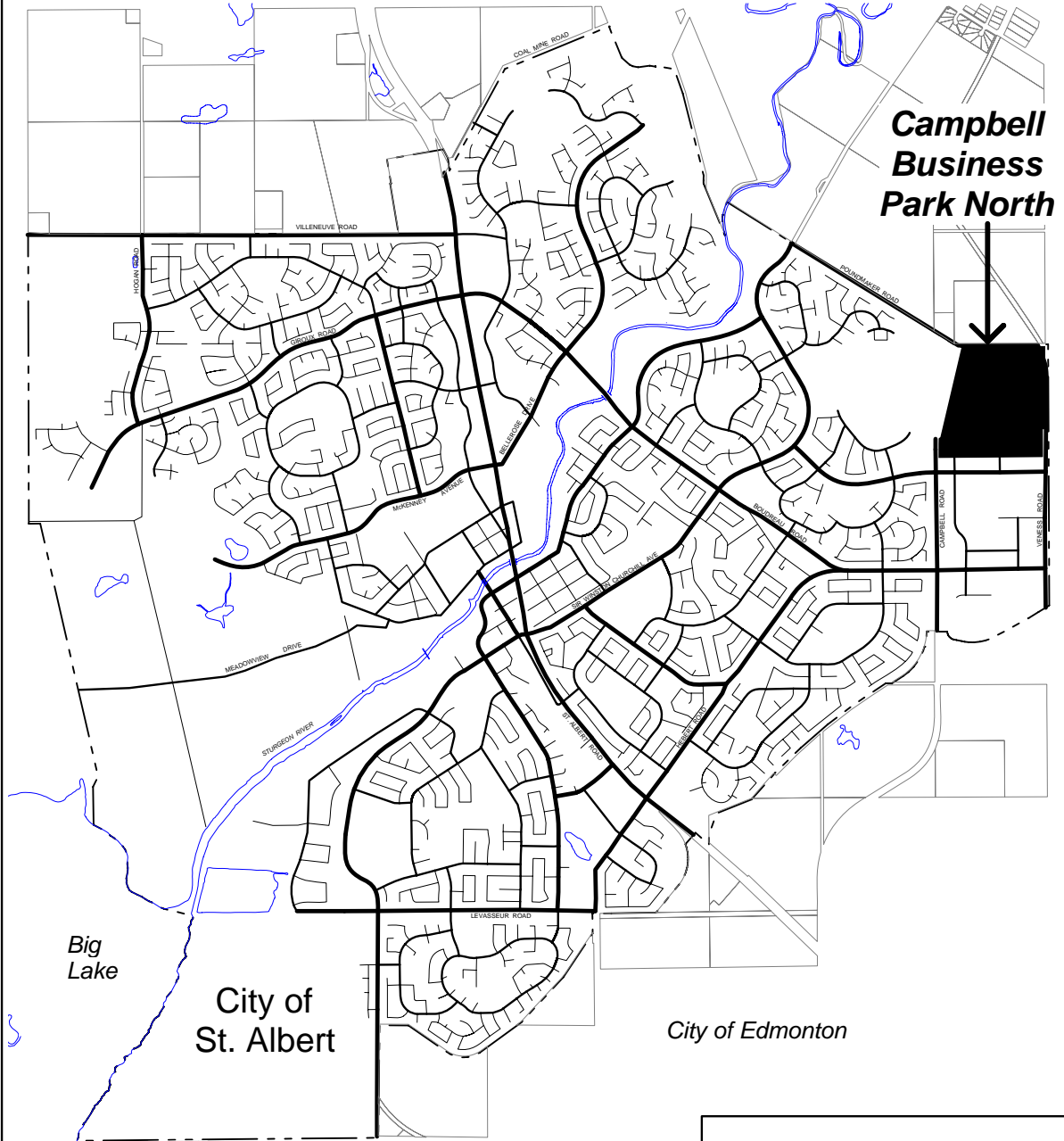
5.3 Storm Drainage (Figure 6)

A dual system of underground storm sewers and overland natural surface channels are proposed to collect storm water throughout the ASP area. As shown in Figure 6, the naturalised storm water management feature will begin in the northeast portion of the site and meander to the southwest corner to a storm water management facility. Ultimate discharge for the plan area has not been finalised, but it is expect to be connected to the Carnegie Drive

street sewer. Final location and design of the storm water management facility will be reviewed upon receipt of subdivision plans for the subject area.

5.4 Other Utilities

The proposed ASP area can be serviced with power, natural gas, cable, and telephone service through extensions of existing service and adequate capacity is available to service the proposed development.



**Campbell
Business
Park North**

*Big
Lake*

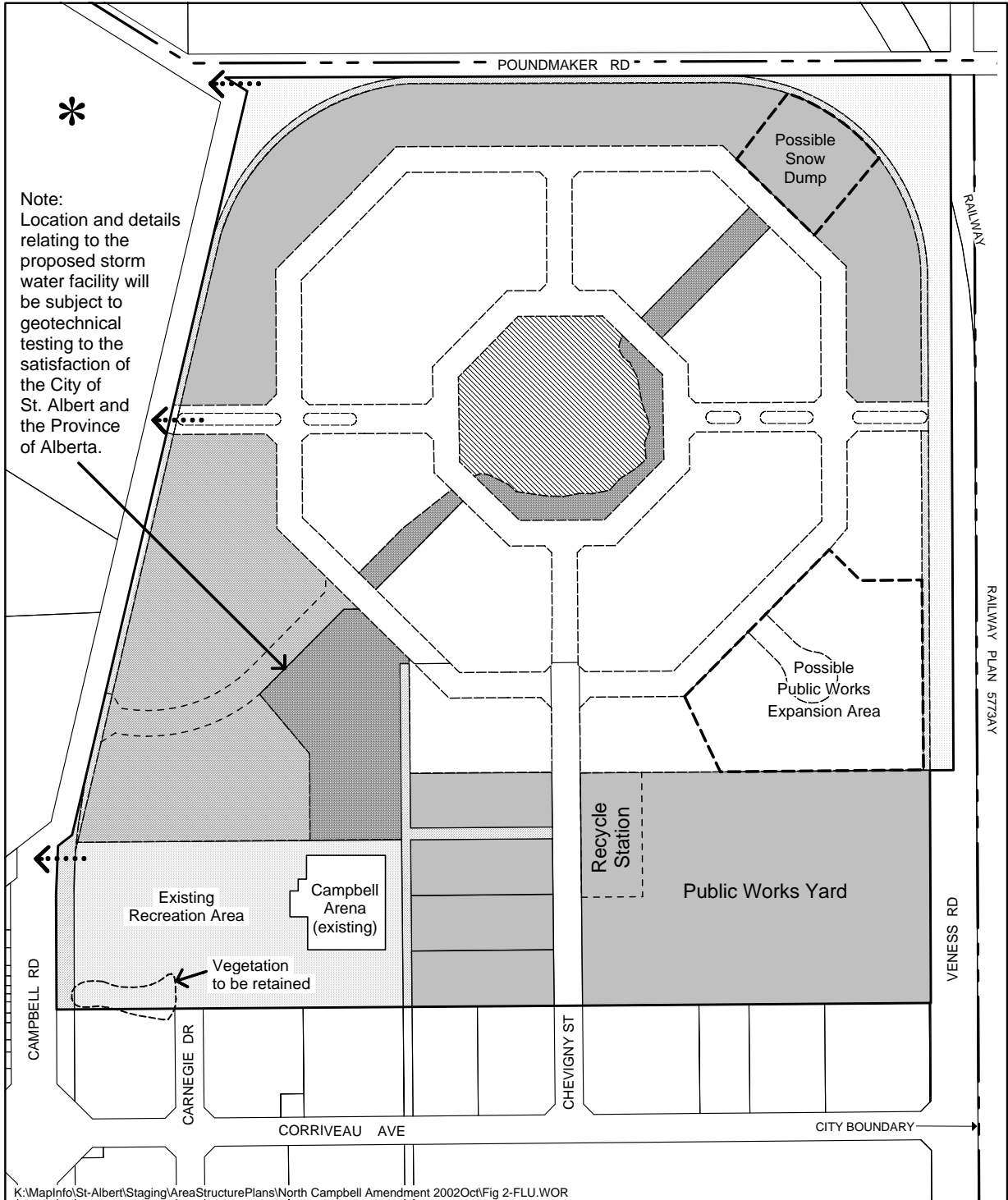
**City of
St. Albert**

City of Edmonton

Figure 1
Location Map

Campbell Business
Park North
Area Structure Plan

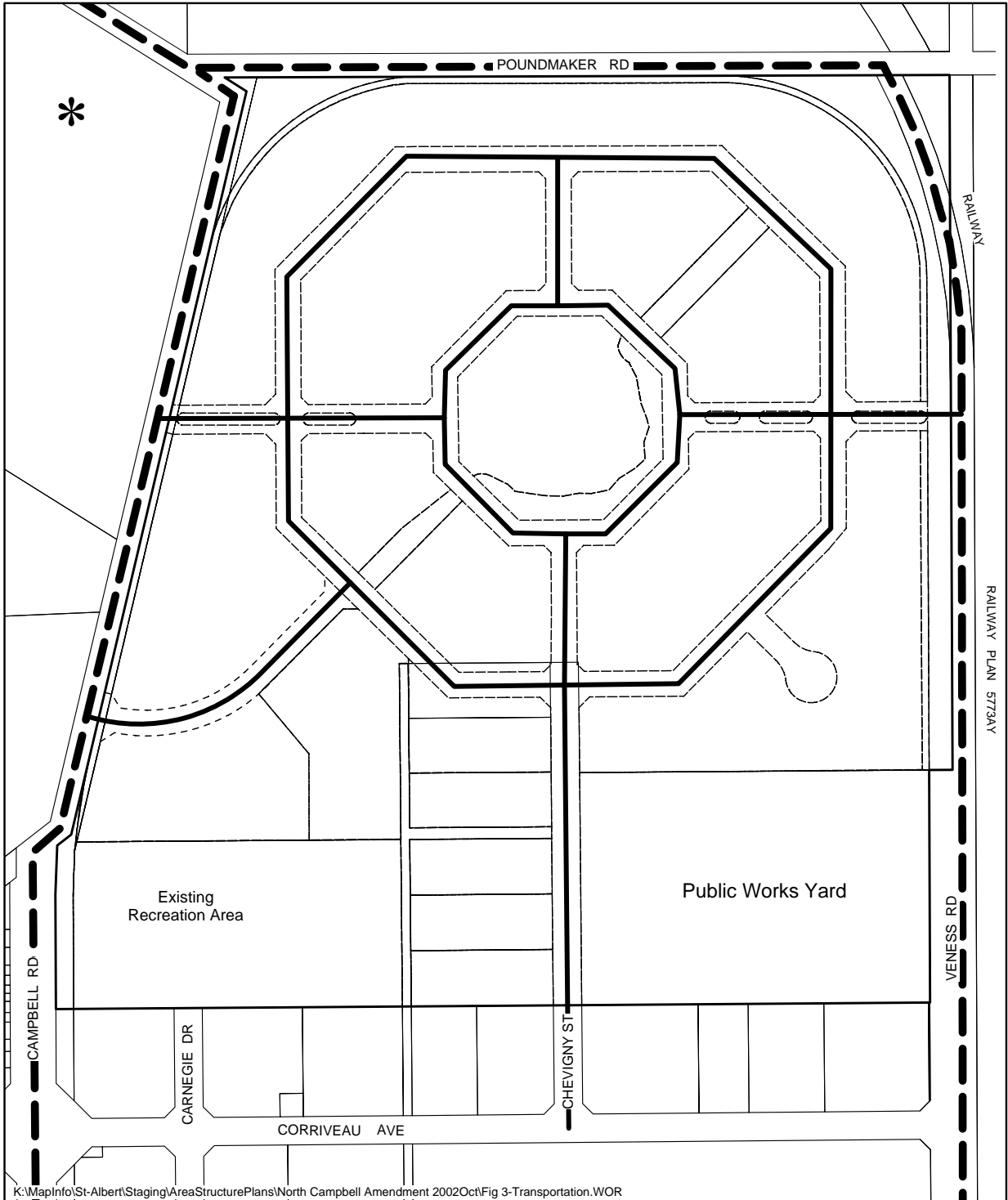
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- | | |
|---|--|
| Industrial Business (Lots 0.15 - 0.50 ha) | Public Utility Lot |
| Industrial Business (Lots > 0.50 ha) | Road Widening |
| Industrial Business - Marquee Tenant | ASP Area |
| Industrial Business/Recreation | Trail Connection |
| Recreation/Park | Note: Circulation pattern does not constitute subdivision design and is subject to change. |
| Storm Water Management Facility | |

Figure 2
Future Land Use

Campbell Business
Park North
Area Structure Plan



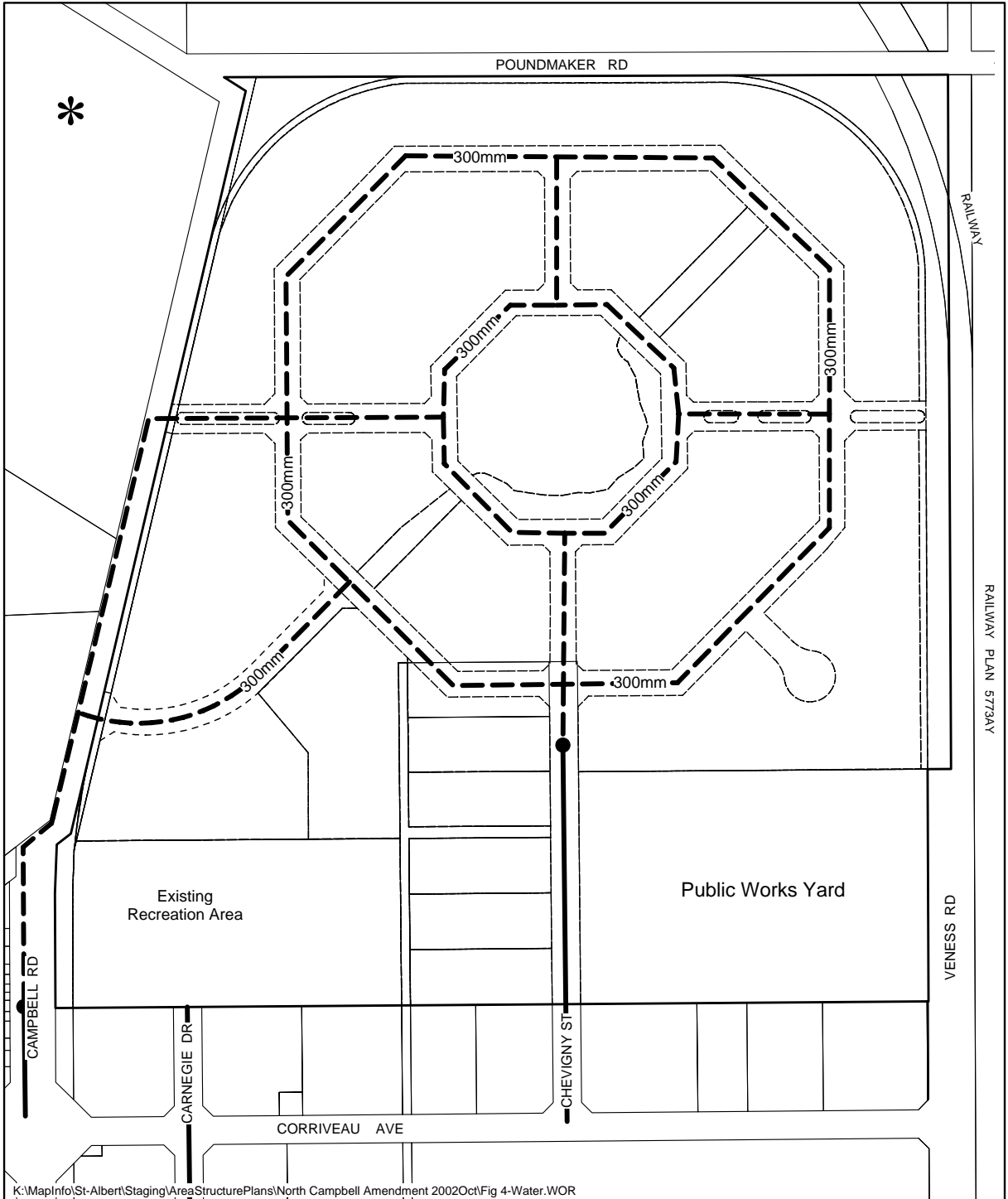
K:\MapInfo\St-Albert\Staging\AreaStructurePlans\North Campbell Amendment 2002\Oct\Fig 3-Transportation.WOR

-  Arterial Road
-  Industrial Collector
-  ASP Area

Note:
Circulation pattern does not
constitute subdivision design
and is subject to change.

Figure 3
Transportation

Campbell Business
Park North
Area Structure Plan



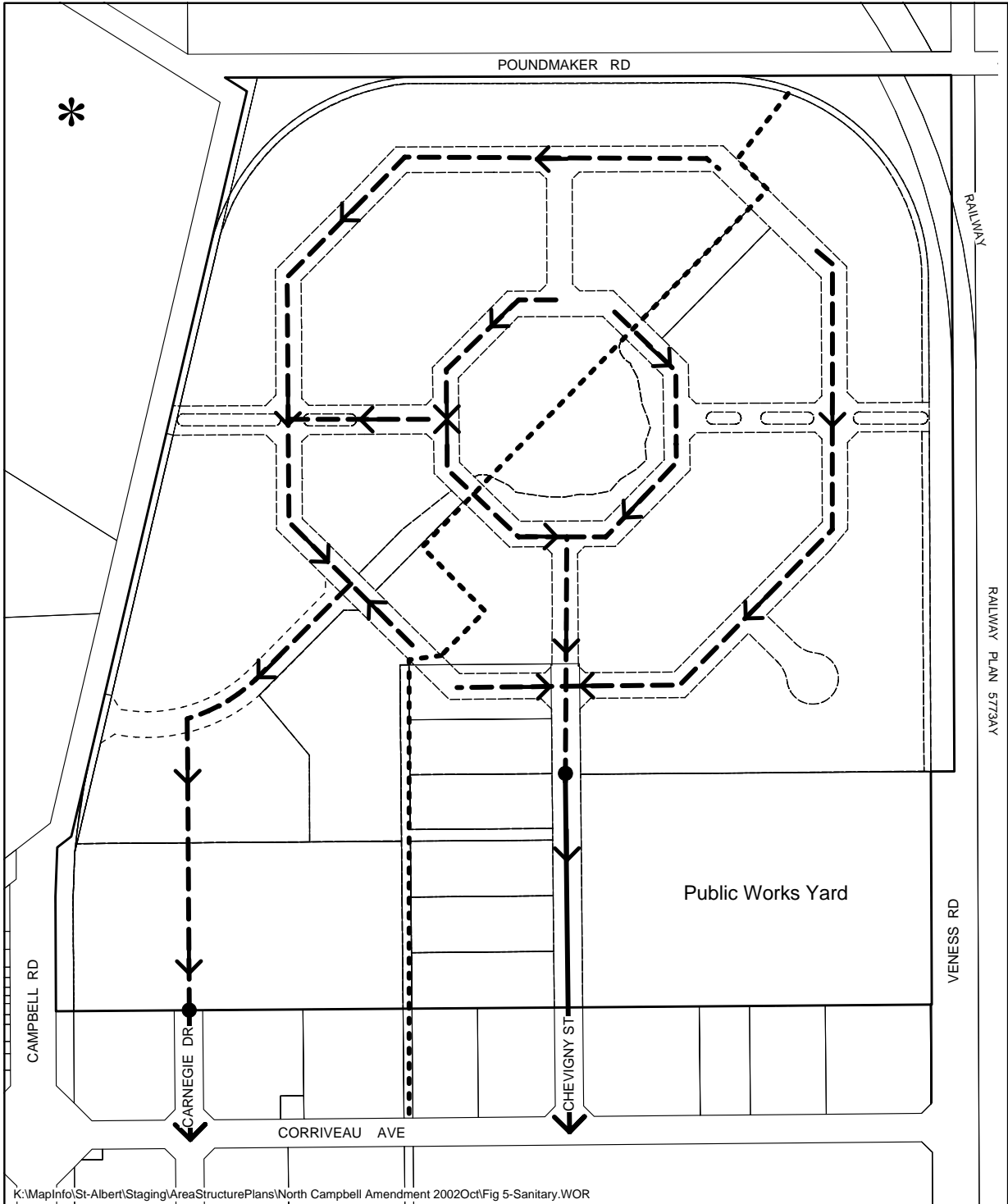
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- Existing Water Servicing
- - - Proposed Water Servicing
- ASP Area

Note:
Circulation pattern does not
constitute subdivision design
and is subject to change.

Figure 4
Water Servicing

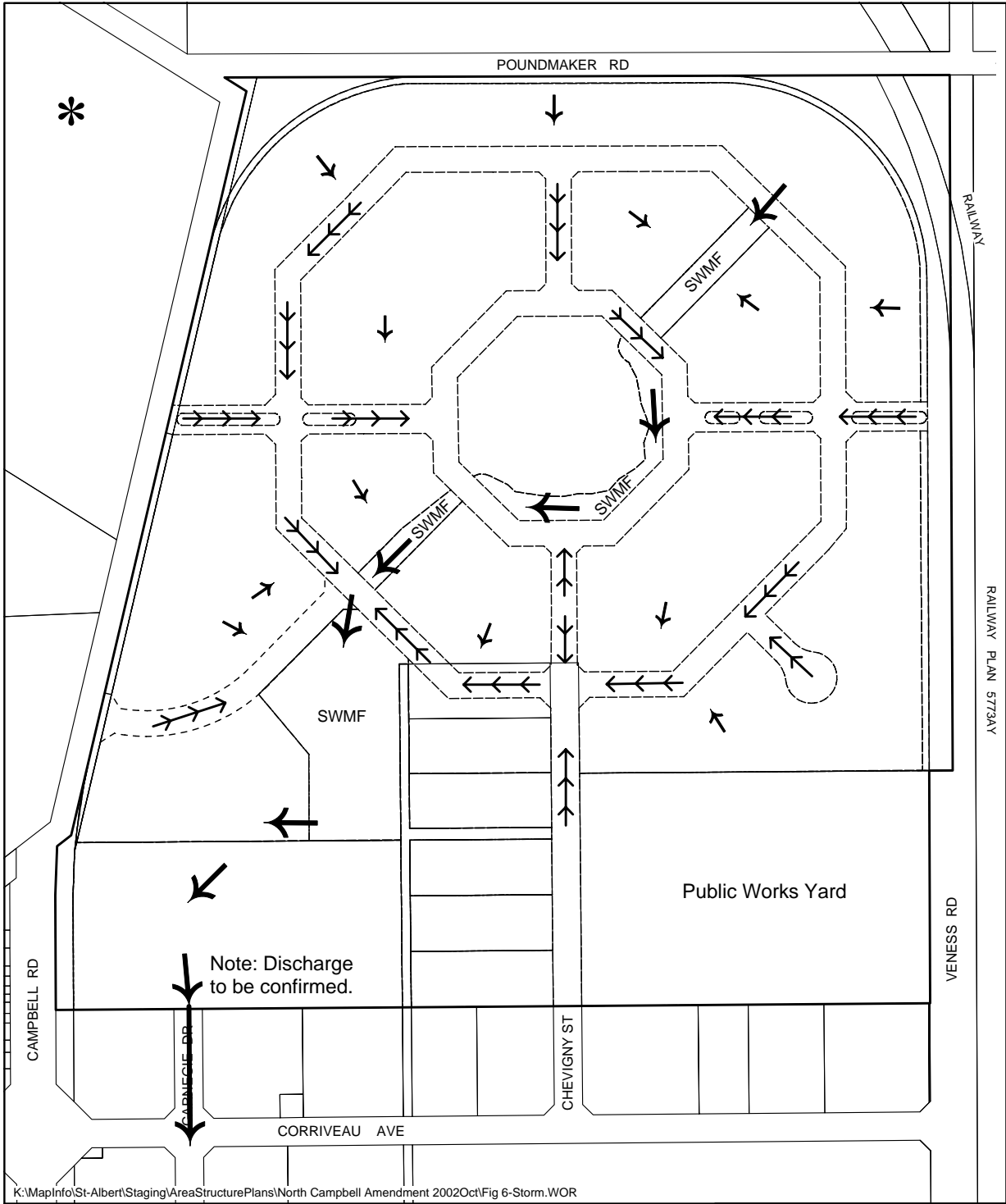
Campbell Business
Park North
Area Structure Plan



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<ul style="list-style-type: none"> — Existing 300mm Sanitary Servicing - - - Proposed 200mm Sanitary Servicing ← Direction of Flow Basin Boundary — ASP Area 	<p>Notes: All sewer mains to be 200mm unless noted otherwise.</p> <p>Circulation pattern does not constitute subdivision design and is subject to change.</p>
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Figure 5
Sanitary Servicing
 Campbell Business Park North
 Area Structure Plan



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- Existing Storm Sewer
- ← Discharge Direction
- ←←← Direction of Service Flow
- SWMF Storm Water Management Facility
- ASP Area

Note:
Circulation pattern does not
constitute subdivision design
and is subject to change.

Figure 6
**Stormwater
Management**
Campbell Business
Park North
Area Structure Plan