

Bylaw No. 887-2015

Page 1

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO ADOPT THE AREA STRUCTURE PLAN FOR THE NW ¼, SOUTH ½ AND PART OF THE NE ¼ SECTION 23, TOWNSHIP 49, RANGE 25, WEST OF THE 4TH MERIDIAN.

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

AND: the NW ¼, South ½ and part of the NE ¼ Section 23, Township 49, Range 25, West of the 4th Meridian Southfork Area Structure Plan addresses the requirements of an Area Structure Plan as outlined in the Act;

AND: Bylaw 475-2000, the NW ¼, South ½ and part of the NE ¼ Section 23, Township 49, Range 25, West of the 4th Meridian Southfork Area Structure Plan and Bylaw 571-2004 amending Bylaw 475-2000 are no longer applicable;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: BYLAW TITLE

1. **THAT:** this Bylaw is to be cited as the Southfork Area Structure Plan Bylaw.

PART II: APPLICATION

2. **THAT:** the Southfork Area Structure Plan, attached hereto as Schedule "A", is hereby adopted.

PART III: REPEAL

3. **THAT:** Bylaw 475-2000 and Bylaw 571-2004 are hereby repealed.

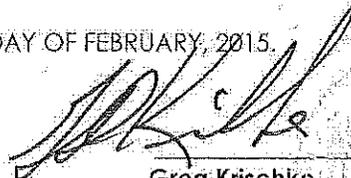
PART III: ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 26 OF JANUARY, 2015.

READ A SECOND TIME IN COUNCIL THIS 9th DAY OF FEBRUARY, 2015.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 9th DAY OF FEBRUARY, 2015.



Greg Krischke
MAYOR



Sandra Davis
CITY CLERK

Feb 09/15

Date Signed:



**Southfork
Area Structure Plan**



**Prepared for:
JWI G.P. Ltd**

**Prepared by:
Stantec Consulting Ltd.**

File: 1161 102755

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December 12, 2014



SOUTHFORK AREA STRUCTURE PLAN

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SOUTHFORK AREA STRUCTURE PLAN

1.0 Introduction

The proposed amendment to the Southfork Area Structure Plan (ASP) has been prepared by Stantec Consulting Ltd. on behalf of JWI G.P. Ltd., the registered owner of the lands located in SE & NW ¼ 23-49-25-W4M and a portion of the SW and NE ¼ 23-49-25-W4M, for the purpose of amending the land uses in the Southfork ASP. **Figure 1.0 – Location Plan** shows the context of the Southfork ASP in Leduc.



SOUTHFORK AREA STRUCTURE PLAN

2.0 Background

City of Leduc Council approved the Southfork Area Structure Plan on June 12, 2000 under Bylaw 492-2000, and was subsequently amended on June 28, 2004 under Bylaw 571-2004 (see **Figure 2.0 – Land Use Plan (2004 Amendment)**). The purpose of this Area Structure Plan is to amend the Southfork Area Structure Plan and to consolidate the subsequent amendments.

The proposed amendment focuses on the western portion of the Southfork ASP. More specifically, the Southfork ASP amendment:

- reconfigures Low Density Residential areas in the Plan Area;
- reconfigures and relocates Medium Density Residential sites in the western and southern portions of the Plan Area;
- adjusts the size and configuration of the school park sites, parks, and greenways within the central portion of the Plan Area;
- includes an additional stormwater management facility within the northern portion of the Plan Area;
- adds an institutional site in the southwest portion of the Plan Area;
- updates the figures to reflect the revised land uses; and
- update the land use statistics based on area densities.

The proposed amendments are within the Southfork ASP boundaries, which are:

North: Highway 2A
West: Queen Elizabeth II Highway
South: City of Leduc City Boundary
East: Highway 2A

2.1.1 Land Ownership

The land ownership for South Fork ASP is summarized in in Table 1, below. JWI G.P. Ltd. owns the majority of the lands within the Plan Area.

Table 1: Land Ownership

Owner	Legal Description	Area		Percent of Total
		Hectares	Acres	
JWI G.P. Ltd.	NW 1/4 23-49-25-W4	51.92	128.30	95.37%
	NE 1/4 23-49-25-W4	17.09	42.23	
	SE 1/4 23-49-25-W4	61.23	151.30	
	SW 1/4 23-49-25-W4	57.75	142.70	
		187.99	464.53	
Private Owner	Pt. SW 1/4 23-49-25-W4	4.95	12.23	2.51%
Alberta Infrastructure	Plan 9020397	4.17	10.30	2.12%
	Total	197.11	487.06	100.00%

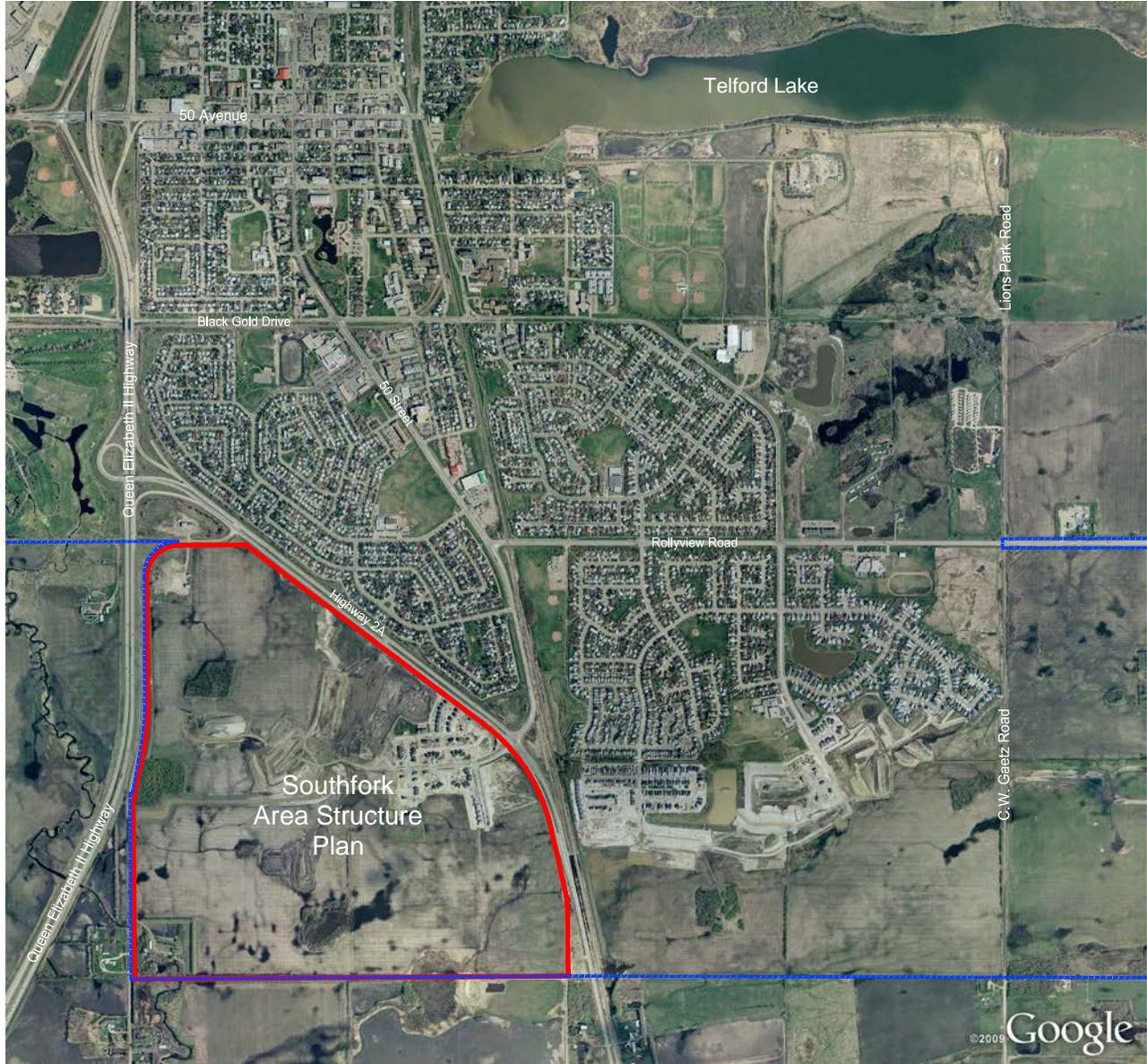
SOUTHFORK AREA STRUCTURE PLAN

The Southfork ASP is an existing residential neighbourhood in the City of Leduc. The ASP Amendment proposes a mix of residential, commercial and institutional land uses, parks and open space (including two school sites), stormwater management facilities, roadways and trail connections, and servicing infrastructure.



Southfork Stage 2 Front Drive Homes

The Southfork neighbourhood is designed in accordance with City of Leduc servicing standards. Development staging and extension of infrastructure will be contiguous, efficient, and economical while having regard for potential environmental and ecological impacts.



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April 10, 2014
1161 102755

Legend

-  Southfork Area Structure Plan Boundary
-  Municipal Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

1.0

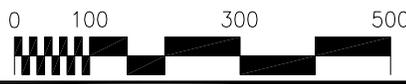
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LOCATION PLAN





Gas Well



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April 10, 2014
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Legend

- LDR Low Density Residential
- Medium Density Residential
- Commercial
- School/Park
- Stormwater Management Facility
- Estate Lots
- Multiway
- Buffer (if required)
- ASP Boundary
- * Potential Tourist Centre

Client/Project
SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.
2.0

Title
LAND USE PLAN
BYLAW 571-2004

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SOUTHFORK AREA STRUCTURE PLAN

The following sections outline the details of the proposed amendment, rationale and conformance with applicable city policies.

3.0 Southfork ASP Amendment

3.1 Low Density Residential (LDR)

The existing Southfork ASP designates approximately 111.02 ha of the neighbourhood as Low Density Residential (LDR). LDR allows for single detached, duplex, triplex, fourplex and fee-simple townhouse development (see **Figure 3.0 – Land Use Plan**).

3.1.1 Rationale

The proponents of this amendment propose this change to LDR in order to accommodate a diverse range of housing types that adhere to current planning best practices, City of Leduc planning policies, Capital Region Board policies, and in response to current and anticipated housing market demand in the City of Leduc. The LDR uses are consistent and compatible with planned residential development in the area, and will integrate well with the overall fabric of the neighbourhood.



Southfork Stage 4 Front Drive Homes

The area of Low Density Residential development within the ASP will decrease by approximately 14.74 ha (or 13.2%), from 111.02 ha to 96.28 ha. The majority of the 4.94 ha area of Low Density Residential - Estate lots within the southwest portion of the ASP will be future road right-Of-way with a small portion becoming institutional.

3.1.2 Conformance to Policies

<p>Capital Region Growth Plan – Land Use Plan</p> <p>II. Minimize Regional Footprint</p> <p>B. Concentrate New Growth Within Priority Growth Areas</p> <p>CRGP Policy (i) Most new growth shall occur within priority growth areas.</p>	<p>The Southfork neighbourhood falls within the E Growth Area. The amendment continues to provide sufficient overall residential densities within the neighbourhood.</p>
<p>MDP Policy 4A – Growth Management – The City shall manage growth by promoting compact urban form through sensitive redevelopment of existing developed areas and efficient development of undeveloped areas.</p>	<p>The Southfork ASP amendment represents contiguous growth in south Leduc, as the surrounding neighbourhoods develop concurrently.</p>
<p>MDP Policy 4B – General Land Use Planning– The City shall achieve the orderly, economical and beneficial development and use of land by providing for</p>	<p>The Southfork ASP will provide Low Density Residential, Medium Density Residential, neighbourhood Commercial, Parks, Open Spaces,</p>

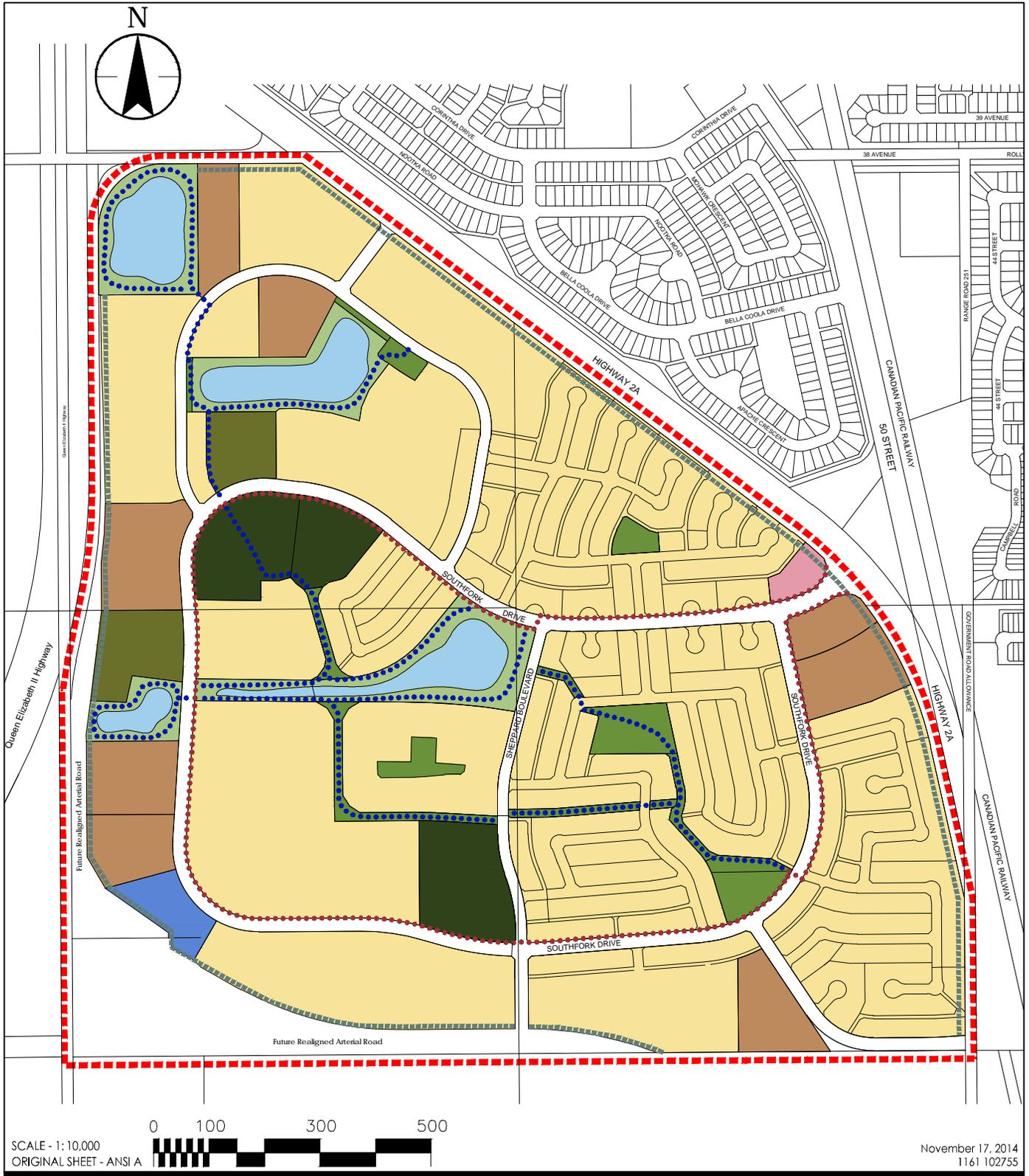
SOUTHFORK AREA STRUCTURE PLAN

<p>new residential neighbourhoods with a variety of housing types, which have full access to a complete range of municipal infrastructure, community services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions.</p>	<p>schools, stormwater management facilities and Institutional opportunities.</p>
<p>MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by acknowledging new trends in household information (e.g. smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types.</p>	<p>A variety of housing options will be developed through the use of the Low Density land use designations including single-detached, semi-detached, duplex, and townhouse housing which may house a range of households.</p>



Southfork Stage Stage 3 Laned Homes and Southfork Stage 5 Semi-Detached Homes

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- | | |
|----------------------------|--------------------------------|
| Low Density Residential | Natural Area |
| Medium Density Residential | Stormwater Management Facility |
| Commercial | Multiway |
| Institutional | Secondary Pathway |
| School / Public Park | Buffer (If Required) |
| Park / Greenway | Area Structure Plan Boundary |

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

3.0

Title

LAND USE PLAN
2014 AMENDMENT



SOUTHFORK AREA STRUCTURE PLAN

3.2 Medium Density Residential (MDR)

The Southfork ASP currently designates approximately 11.30 ha of land as Medium Density Residential (MDR). Medium Density Residential allows for condominiums and one to four storey apartments (see **Figure 3.0 – Land Use Plan**).

3.2.1 Rationale

As a result of the reconfiguration of land uses within the northern and western portions of the Southfork neighbourhood, the amendment to the ASP proposes to increase the amount of Medium Density Residential designated lands. MDR is strategically located along Southfork Drive to provide convenient access to the transportation network and future public transit. The MDR uses are consistent and compatible with planned residential development in the Plan Area. The proponents of this amendment propose this change to MDR in response to current planning best practices, more efficient use of the land, current City of Leduc planning policy, and anticipated housing market demand in the City of Leduc.



Southfork Townhome Rendering

An institutional land use designation is proposed within the south west portion of the neighbourhood. The intent of the institutional site is for a religious assembly; however, should a religious assembly not occur, a Medium Density Residential land use designation, compatible with the MDR sites immediately to the north will be provided.

The area of Medium Density Residential development within the ASP will increase by approximately 3.83 ha, from 11.30 ha to 15.13 ha.

The area of institutional development within the ASP is 1.39 ha.

SOUTHFORK AREA STRUCTURE PLAN

3.2.2 Conformance to Policies

<p>Capital Region Growth Plan – Land Use Plan</p> <p>II. Minimize Regional Footprint</p> <p>D. Support Expansion Medium and Higher Density Residential Housing Forms</p> <p>CRGP Policy (i) New residential development shall provide a greater proportion of higher density residential units.</p> <p>CRGP Policy (iv) Transit accessibility must be included in the design of all new developments.</p> <p>III. Strengthen Communities</p> <p>C. Support Public Transit</p> <p>CRGP Policy (i) Provide a mix of higher intensity land uses along transit corridors, at nodes, and employment centres.</p> <p>CRGP Policy (iii) New developments shall be designed for connectivity and accessibility to transit facilities.</p>	<p>Medium Density Residential (MDR) development promotes higher residential densities that are located in highly accessible locations adjacent to transit service to promote walkability and transit use and provides more efficient use of the land.</p>
<p>MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by acknowledging new trends in household information (e.g. smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types.</p>	<p>The Southfork ASP amendment allows for the development of a range of residential housing types based on single-detached, semi-detached, duplex, townhouse, and apartment dwellings.</p>
<p>MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by requiring that all new residential Area Structure Plans provide a variety of housing types including, where appropriate, types such as single – detached, semi-detached, duplex, triplex, fourplex, townhouse, or apartment dwellings, with no more than 50% of the total number of dwelling units in any residential Area Structure Plan to be designated within the same residential land use district of the Land Use Bylaw.</p>	<p>The Southfork ASP provides for a variety of housing types including single-detached, semi-detached, duplex, townhouse, and apartment dwellings. The Medium Density Residential sites have been appropriately located along the periphery of the neighbourhood, in highly accessible locations and adjacent to transit service.</p>
<p>MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by balancing higher residential densities with the provision of open space.</p>	<p>The Southfork ASP provides for a variety of housing types including the provision for apartment dwellings. The Medium Density Residential sites have been appropriately located along the periphery of the neighbourhood, in highly accessible locations and adjacent to transit service. Access to open space is provided through the proposed integrated multiway network. All residents are within 500metres of a proposed open space/natural area.</p>

SOUTHFORK AREA STRUCTURE PLAN

<p>Intermunicipal Development Plan – Land Use Plan</p> <p>II. Minimize Regional Footprint</p> <p>D. Support Expansion Medium and Higher Density Residential Housing Forms</p> <p>CRGP Policy (i) New residential development shall provide a greater proportion of higher density residential units.</p> <p>CRGP Policy (iv) Transit accessibility must be included in the design of all new developments.</p> <p>III. Strengthen Communities</p> <p>C. Support Public Transit</p> <p>CRGP Policy (i) Provide a mix of higher intensity land uses along transit corridors, at nodes, and employment centres.</p> <p>CRGP Policy (iii) New developments shall be designed for connectivity and accessibility to transit facilities.</p>	<p>Medium Density Residential (MDR) development promotes higher residential densities that are located in highly accessible locations adjacent to transit service to promote walkability and transit use and provides more efficient use of the land.</p>
<p>City of Leduc/Leduc County Intermunicipal Development Plan (IDP).</p>	<p>Conformance to the policies prescribed in the IDP.</p>
<p>Neighbourhood Design Guidelines</p>	<p>Conformance to the policies prescribed in the Neighbourhood Design Guidelines.</p>

3.3 Park Space

A key component of Southfork is to enhance the public realm by providing greenway and pedestrian linkages throughout the community that connect parks, schools, playgrounds and major amenities. There are currently three parks that are developed in Southfork, all containing playgrounds that are easily accessed via pedestrian linkages.



Southfork Stage 3 Park

The configuration of the two School/Park sites within the neighbourhood has been modified to reflect the current standards for a Public and a Catholic school site. The northern School/Park site is intended to be a 4.85 ha Public K-9 School/Park and the southern School/Park site is intended to be a 3.22 ha Catholic K-9 School/Park.

In addition to the proposed revisions to the School/Park sites, park spaces and the open space (multiway/secondary pathway) system have also been reconfigured within the Southfork neighbourhood. This includes additional park space adjacent to the proposed stormwater management facility which allows for additional amenity space for residents.

3.3.1 Rationale

As a result of revisions to the local layout and school site size requirements, both School/Park sites have been revised. The size of the Public School/Park site has increased from 4.42 ha to 4.85 ha, while the Catholic School/Park site has decreased from 6.30 ha to 3.22 ha which are based on current school programming requirements. The changes to both School/Park



SOUTHFORK AREA STRUCTURE PLAN

sites were as a result of discussions with City Administration and the School Boards.

Similarly, park sites along with the open space (multiway/secondary pathway) system have been modified to reflect the changes to the neighbourhood design. Three additional park spaces have been incorporated into the neighbourhood which will provide additional amenity space for neighbourhood residents. The natural features within the neighbourhood will continue to be retained.

In keeping with the community vision to provide a comprehensive pedestrian system throughout the community, all park spaces and natural areas are connected via a network of multiways, secondary pathways and sidewalks that are integrated in the overall neighbourhood open space system.

The overall amount of Municipal Reserve dedication within the Southfork ASP is proposed to be 20.71 ha or 10.00%. The area for the two School/Park sites is approximately 8.07; Parks is 5.40 ha; Natural Areas is 3.79 ha; and, Greenways is 2.11 ha, and the MR required for Pt. of SW ¼ 23-49-25-W4 is 0.79 ha.



Southfork Stage 1 Playground

3.3.2 Conformance to Policies

<p>Capital Region Growth Plan – Land Use Plan</p> <p>III Strengthen Communities</p> <p>B. Support Healthy Communities</p> <p>Policy (ii) Improve accessibility to community services by providing sidewalks, bicycle trails to encourage walking and cycling and locate these services within proximity to transit, where possible.</p>	<p>The Southfork ASP has a well-connected and integrated open space system which allows residents the opportunity to choose alternative modes of transportation other than the single occupancy vehicle.</p>
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SOUTHFORK AREA STRUCTURE PLAN

<p>MDP Policy 4B – General Land Use Planning– The City shall achieve the orderly, economical and beneficial development and use of land by dedicating local and regional parks and natural open spaces with generous access to trails, pathways, and the multiway system.</p>	<p>The Southfork ASP provides a network of sidewalks, pathways and multiway system that are designed according to best practises in universal design and provides residents with the ability to walk, cycle, rollerblade or other through the neighbourhood.</p>
<p>MDP Policy 4B – General Land Use Planning– The City shall achieve the orderly, economical and beneficial development and use of land by collaborating with Black Gold Regional Schools and St. Thomas Aquinas Roman Catholic Schools, in accordance with agreements that the City of Leduc has established with those School Divisions, to dedicate municipal reserve, school reserve, or municipal and school reserve lands through subdivision approval processes in conformance with the MGA.</p>	<p>The Southfork ASP provides two school/ park sites which will allow for a Public K-9 school site and a Catholic School K-9 school site. The subject parcels will be dedicated as municipal reserve.</p>
<p>MDP Policy 4E – New Residential Development– The City shall provide for new residential neighbourhoods by protecting and creating access to adjacent neighbourhoods, natural amenities, open space, and the multiway system.</p>	<p>The Southfork ASP provides excellent opportunities for linkages throughout and beyond the neighbourhood.</p> <p>An integrated open space system which includes a multiway system, pathways and sidewalks provides linkages throughout the neighbourhood between parks, SWMFs, school/park sites and natural areas.</p>

3.4 SERVICING AND TRANSPORTATION

The servicing scheme for the Southfork ASP has been revised to reflect the changes necessitated by the proposed amendment to the land use concept. The Water Distribution (see **Figure 4.0**), Sanitary Sewer (see **Figure 5.0**) and Stormwater Management (see **Figure 6.0**) have been updated based on the revised land use concept.



The overall roadway network of the Southfork ASP has been updated to reflect the proposed changes to the land use concept. Connectivity to the Southfork ASP lands has been increased by providing an additional access point in the northeast corner of the site, as indicated in Figure 3 – Land Use Plan. In addition, the proposed Highway 2A/arterial road re-alignment along the southern boundary of the neighbourhood has been

Southfork Stormwater Management Facility

SOUTHFORK AREA STRUCTURE PLAN

identified on the land use concept. The proposed re-alignment of Highway 2A is currently being reviewed by Alberta Transportation. Should public transit services be offered in the future, the densities for the neighbourhoods are supportive of this service.

3.4.1 Rationale

The water design provides a series of looped mains that are located within the collector and local right-of-ways. The looping system continues to ensure that the available pressure is sufficient to meet domestic and fire flow requirements for the Southfork neighbourhood as well as future development outside of the ASP.

The major sanitary sewer alignments will primarily follow the collector roadways within the neighbourhood. The sanitary network will continue to have the capacity to accommodate future development to the east of the ASP. The lift station maintains its location within the northwest portion of the neighbourhood.

The sanitary sewer storage will ensure that future requirement of the area and the downstream constraints resulting from future and existing development is mitigated.

A reassessment of the drainage patterns based on the revisions to the land use concept warranted the introduction of an additional SWMF. In addition, the SWMF currently identified in the northwest corner of the neighbourhood is located on a non-participating landowner's property. If this land is ultimately incorporated as part of the development, the proposed additional SWMF may not be required.

The proposed SWMF will accommodate stormwater drainage requirements for a portion of neighbourhood. This facility will also offer open space and recreational amenity features for the neighbourhood's residents. The respective location complements the distribution of park sites and trail corridors and provides residents with open space and trail connectivity. The total area of SWMF within the ASP will increase by approximately 2.37 ha, from 12.50 ha to 14.87 ha.

The internal collector and local roadway network has been reconfigured to provide a more efficient transportation network based on the revised land use concept. The revised roadway network will continue to provide an appropriate level of connectivity to the residential sub-areas of the neighbourhood and convenient access/egress within the neighbourhood and to the arterial roadways.

SOUTHFORK AREA STRUCTURE PLAN



Southfork Stormwater Management Facility

3.4.2 Conformance to Policies

<p>Capital Region Growth Plan – Land Use Plan</p> <p>IV. Increase Transportation Choice</p> <p>A. Integrate Transportation Systems with land Use</p> <p>Policy (iii) Design transportation infrastructure to support multiple modes of transport.</p> <p>Policy (iv) Support development of inclusive communities to reduce the need for travel.</p>	<p>A network of arterial, collector and local roadways along with sidewalks, pathways and multiway system will provide residents with the ability to drive, walk, cycle, or rollerblade through the neighbourhood or into the surrounding region.</p>
<p>MDP Policy 4A – Growth Management – The City shall manage growth by meeting transportation demand through the provision of choice among mobility options including non-vehicular travel, the private automobile, and public transit.</p>	<p>The Southfork ASP provides a balanced transportation system within the Plan Area that mitigates associated land use traffic, minimizes potential use conflicts and internal roadway congestion.</p> <p>The Southfork ASP provides a well-integrated system of arterial, collectors and local roadways for vehicular and pedestrian circulation.</p>
<p>MDP Policy 4A – Growth Management – The City shall manage growth by ensuring that new development will be approved adjacent to existing developed areas, so that public services and infrastructure will be extended logically and efficiently to create contiguous development.</p>	<p>The Southfork ASP is designed in accordance with the City of Leduc servicing standards. Development staging and extension of infrastructure will be contiguous, efficient, and economical.</p>

SOUTHFORK AREA STRUCTURE PLAN

MDP Policy 4E – New Residential Development –
The City shall provide for new residential neighbourhoods by ensuring that all new residential neighbourhoods have full access to a complete range of municipal infrastructure (sewer, water, roads), community services, retail establishments, commercial developments, open space, recreational facilities and educational institutions.

The Southfork ASP is designed in accordance with the City of Leduc servicing standards. Details have been provided to the City of Leduc regarding sanitary service schemes, water distribution and stormwater drainage.

The Southfork ASP will provide low density residential, medium density residential, neighbourhood commercial, parks, open spaces, schools, stormwater management facilities and institutional opportunities.

3.5 DEVELOPMENT STAGING

The sequence of development for the Southfork ASP will continue to proceed along the eastern side of the neighbourhood from north to south. Development will then move in a westerly direction. A noise attenuation study for the Southfork ASP lands will be submitted at time of subdivision and detailed engineering design. **Figure 7.0 – Staging Concept** illustrates the anticipated staging of development for the Southfork neighbourhood.

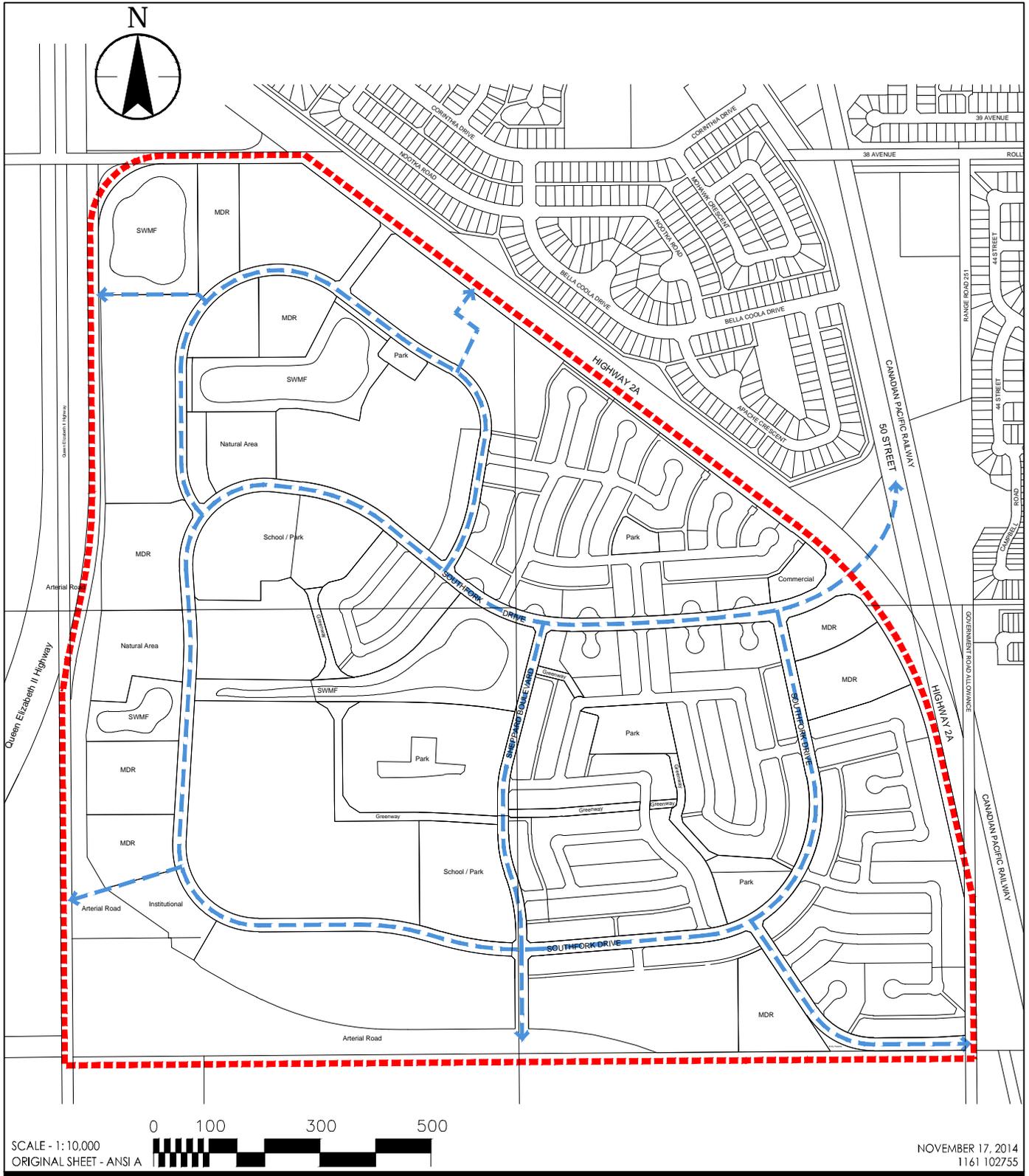


Southfork Stage 5 Playground

ADMINISTRATION

The proposed amendment will repeal and replace the existing Southfork Area Structure Plan which was approved July 05, 2004 under Bylaw 571-2004.

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NOVEMBER 17, 2014
1161 102755

Legend

- — — — Primary Water Distribution
- - - - - Area Structure Plan Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

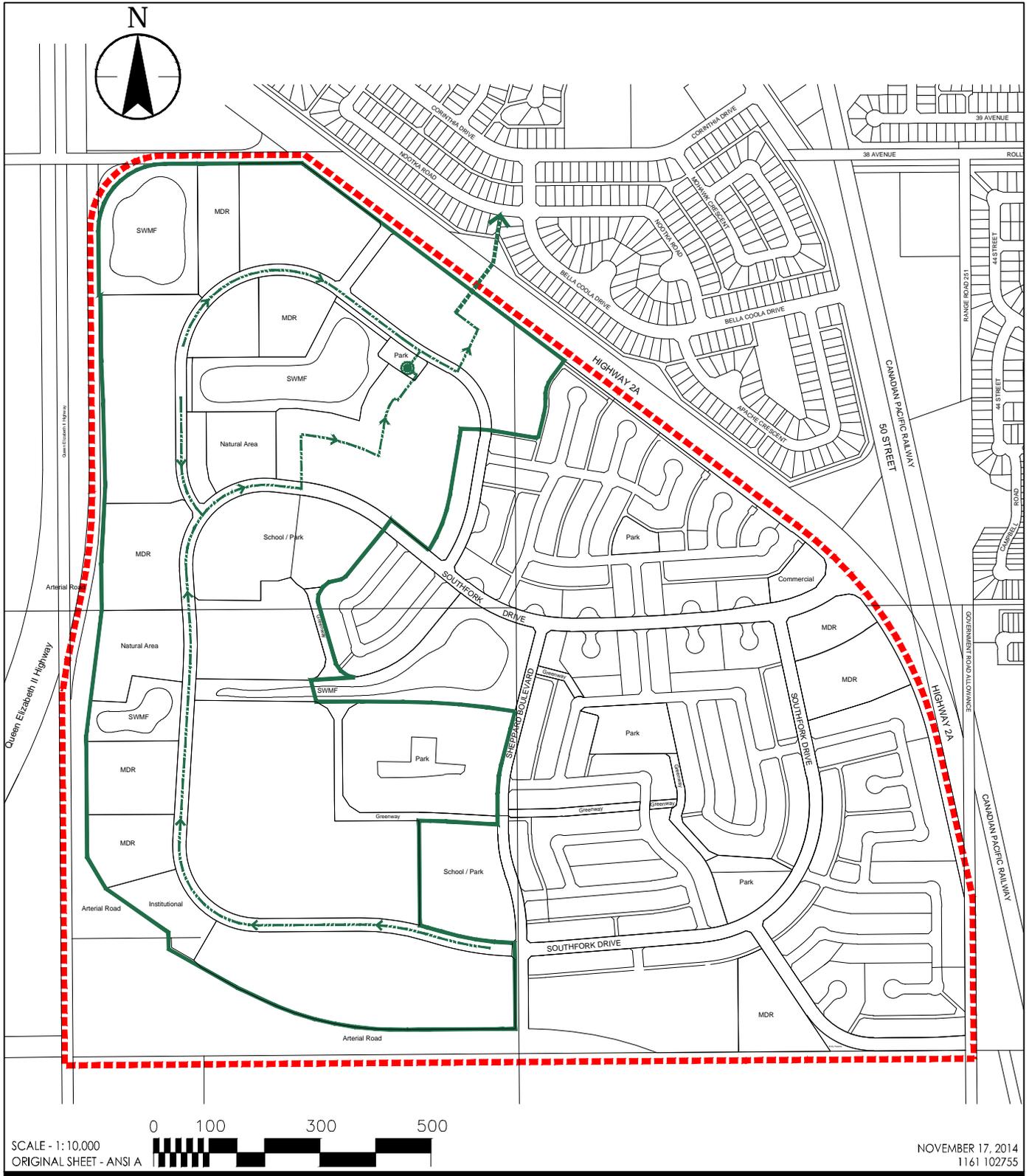
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WATER DISTRIBUTION



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NOVEMBER 17, 2014
1161 102755

Legend

- Sanitary Served Area (Gravity)
- - - - - Existing Sanitary Connection
- Sanitary Pipe
- Lift Station
- - - - - Area Structure Plan Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

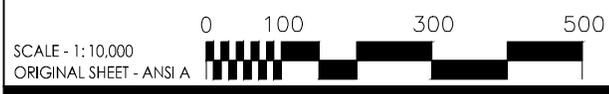
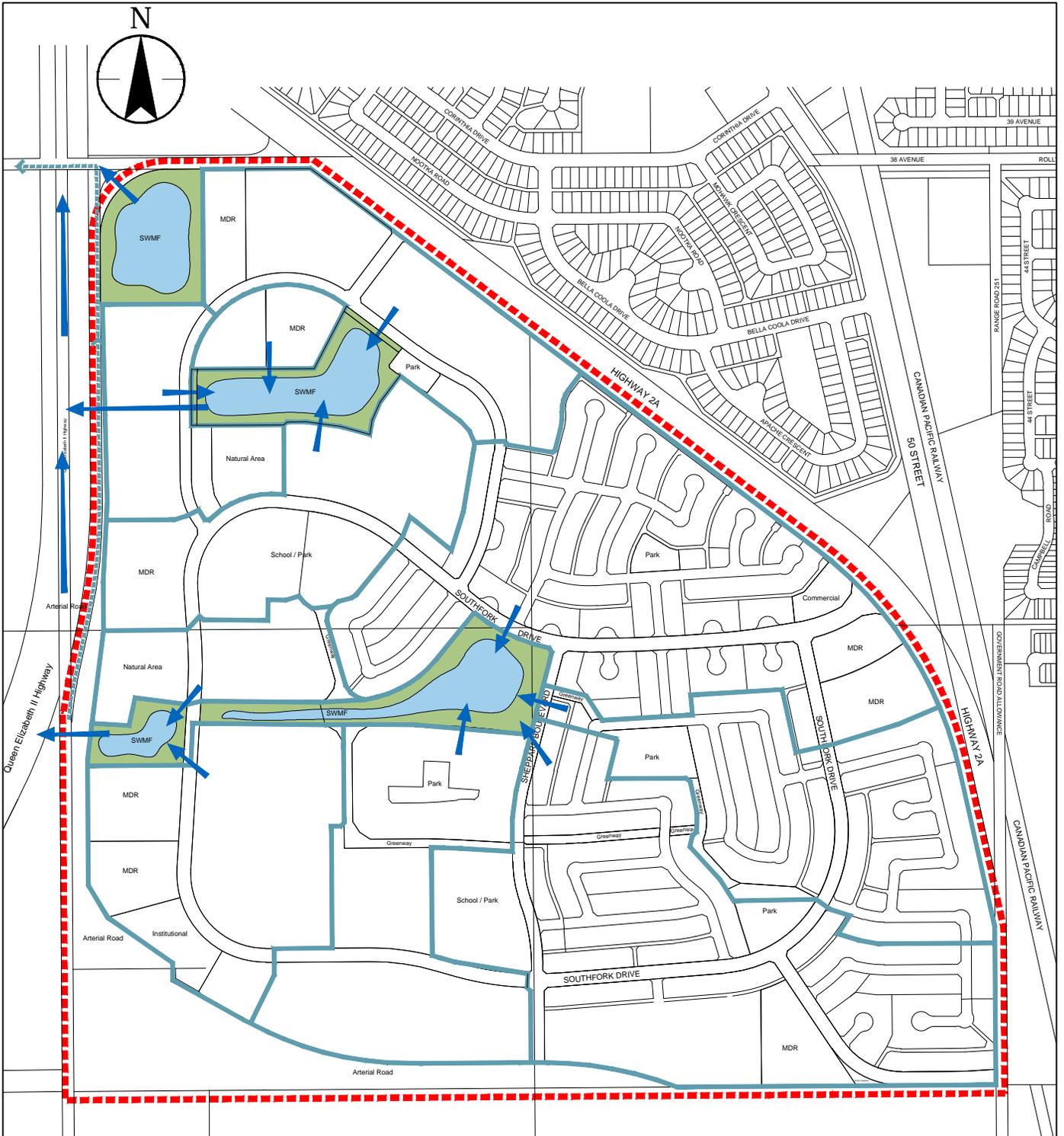
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Title

SANITARY SEWER



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NOVEMBER 17, 2014
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- Legend**
- Drainage Basin Boundary
 - - - - - Existing Drainage Channel
 - ➔ Direction of Drainage
 - - - - - Area Structure Plan Boundary

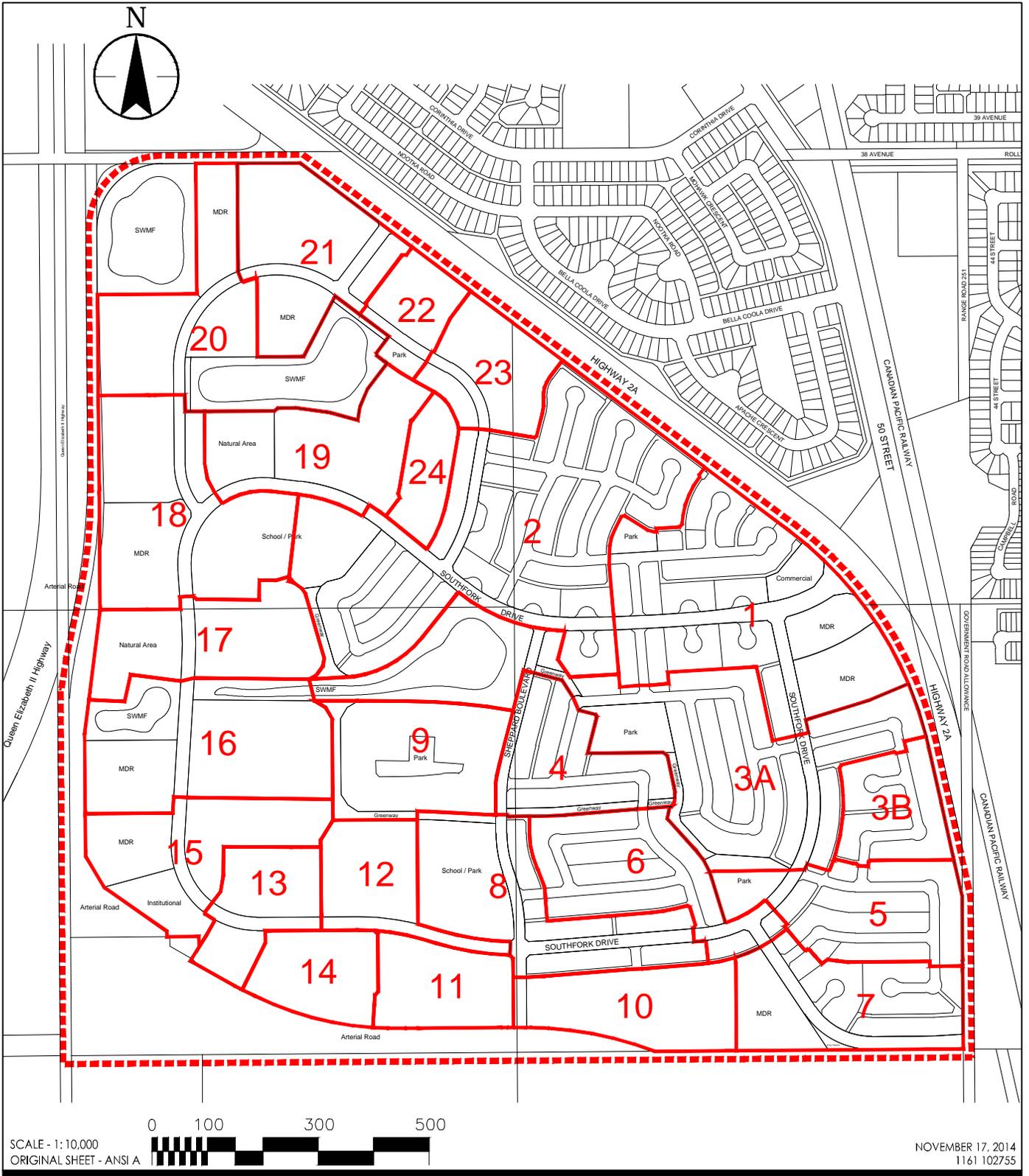
Client/Project
SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.
6.0

Title
STORM WATER
MANAGEMENT



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- Legend**
- Staging Boundary
 - - - Area Structure Plan Boundary

Client/Project
 SOUTHFORK
 AREA STRUCTURE PLAN
 CITY OF LEDUC

Figure No.
 7.0

Title
 STAGING CONCEPT



SOUTHFORK AREA STRUCTURE PLAN

4.0 Appendix I - Existing Southfork ASP Statistics

Southfork - Area Structure Plan Land Use and Population Statistics - 2004 Amendment

LAND USE	Area (ha)	
Gross Area	197.11	
	Area (ha)	% of GDA
Gross Developable Area	197.11	100.0%
*Stormwater Management Facilities	12.50	6.34%
Municipal Reserves	19.71	10.00%
Commercial	0.70	0.36%
Circulation @ 20%	37.45	19.00%
Total Non-Residential Area	70.36	36%
Net Residential Area (NRA)	126.75	64%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population	% of NRA
Low Density Residential	111.02	17	1,887	78.72%	3.45	6,510	87.59%
Low Density Residential (Estate)	4.43	5	22	0.92%	3.45	76	3.50%
Medium Density Residential	11.30	40 & 50	488	20.36%	2.87	1,401	8.92%
Total	126.75		2,397	100%		7,987	100%

Gross Population Density	40.50	persons per gross developable hectare
Net Population Density	63.01	persons per net residential hectare
Unit Density (NRA):	18.92	units per net residential hectare
LDR / MDR Ratio:	79.6% / 20.4% /	

STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Grades K-8	1078	359	1438
Grades 9-12	419	140	559
Total	1498	499	1,997

*Areas surrounding the stormwater management facilities may include creditable Municipal Reserve where appropriate

SOUTHFORK AREA STRUCTURE PLAN

5.0 Appendix II - Proposed Southfork ASP Statistics

Southfork - Area Structure Plan Proposed Land Use and Population Statistics

LAND USE	Area (ha)		
Gross Area	207.385		
	Area (ha)	% of GDA	
Gross Developable Area	207.385	100.0%	
Major Arterials / Road ROW	7.91		
Municipal Reserve*	20.71	10.0%	<u>% of MR</u>
School / Park		8.07	3.89%
Parks		5.40	2.61%
Natural Areas		3.79	1.83%
Greenways		2.11	1.02%
Part of SW 1/4 23-49-25-W4		0.79	
Commercial	0.65	0.00	
Institutional	1.39	0.01	
Stormwater Management	14.87	0.07	
Circulation @ 20%	41.48	0.20	
Total Non-Residential Area	87.01	0.42	
Net Residential Area (NRA)	120.38	0.58	

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)							
<i>Single/Semi-Detached</i>	96.28	18.00	1733.00	49.54%	2.80	4852	79.98%
<i>Street Oriented Townhouse</i>	8.97	45.00	403.65	11.54%	2.20	888	7.45%
Medium Density Residential (MDR)							
<i>Condominiums / 1-4 storey Apartments</i>	15.13	90.00	1361.70	38.92%	1.90	2587	12.57%
Total	120.38		3498	100.00%		8328	100.00%

Population Density (GDA):	40.16	ppha
Population Density (NRA):	69.18	ppnrha
Unit Density (GDA):	16.87	upha
Unit Density (NRA):	29.06	nrupha
LDR / MDR / HDR Ratio:	50% / 50% / 0%	

STUDENT GENERATION STATISTICS

Public School Board	1,244
Elementary	414.77
Junior High School	414.77
Senior High School	414.77
Separate School Board	414
Elementary	207.00
Junior High	103.69
Senior High	103.69
Total Student Population	1,658

*Areas surrounding stormwater management facilities may include creditable Municipal Reserve where appropriate

**CRB minimum density target for Priority Growth Area E is 25-30 dwelling units per net residential hectare. The Southfork neighbourhood achieves 34 net residential units per hectare

***10% Municipal Reserve to be provided as cash-in-lieu for the lands identified as future realigned arterial road within part of the SW 1/4 23-49-25-W4

SOUTHFORK AREA STRUCTURE PLAN



AMENDMENT TO SOUTHFORK AREA STRUCTURE PLAN, BYLAW NO. 887-2015

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

AND: Bylaw No. 887-2015 adopts the Southfork Area Structure Plan and was passed by Council on February 9, 2015;

AND: Council has deemed it expedient and necessary to amend Bylaw No. 887-2015;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART III: APPLICATION

1. **THAT:** Bylaw 887-2015 is amended by this bylaw; and
2. **THAT:** Schedule "A" of Bylaw 887-2015, the Southfork Area Structure Plan, be amended by adding the attached Schedule "B", the Southfork Area Structure Plan amendment, at the end of page 24 of Schedule "A".

PART III: ENACTMENT

3. This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

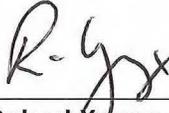
READ A FIRST TIME IN COUNCIL THIS 26TH DAY OF MARCH, 2018.

READ A SECOND TIME IN COUNCIL THIS 9TH DAY OF APRIL, 2018.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 9TH DAY OF APRIL, 2018.

April 9, 2018

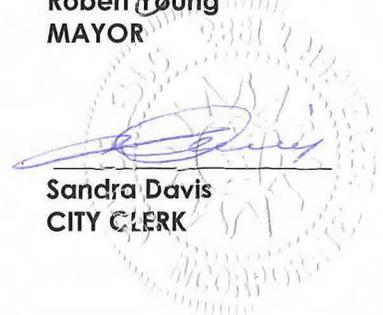
Date Signed



Robert Young
MAYOR



Sandra Davis
CITY CLERK





Southfork
Area Structure Plan

Amendment



Prepared for:

JWI Investments LP

Prepared by:

Stantec Consulting Ltd.

File: 1161 106640

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Stantec Consulting Ltd.

December 12, 2017



SOUTHFORK AREA STRUCTURE PLAN

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SOUTHFORK AREA STRUCTURE PLAN

1.0 Introduction

The proposed amendment to the Southfork Area Structure Plan (ASP) has been prepared by Stantec Consulting Ltd. on behalf of JWI Investments LP, the registered owner of the lands legally described as Lot 55, Block 20, Plan 152 1755, for the purpose of amending the land uses in the Southfork ASP. **Figure 1.0 – Location Plan** shows the context of the Southfork ASP in Leduc.



SOUTHFORK AREA STRUCTURE PLAN

2.0 Background

City of Leduc Council approved the Southfork Area Structure Plan on June 12, 2000 under Bylaw 492-2000, and was subsequently amended on June 28, 2004 under Bylaw 571-2004, and then on February 9, 2015 under Bylaw 887-2015 (see **Figure 2.0 – Land Use Plan (2015 Amendment)**).

The proposed amendment focuses on the southeast portion of the Southfork ASP. More specifically, the Southfork ASP amendment:

- redesignates a portion of land from Medium Density Residential to Low Density Residential;
- updates the figures to reflect the revised land uses; and
- updates the land use statistics based on area densities. This includes an administrative amendment to update the single/semi-detached residential density from 18 units/ha to 25 units/ha, in accordance with current industry standards and to more accurately reflect actual buildout.

The proposed amendments are within the Southfork ASP boundaries, which are:

North: Highway 2A
West: Queen Elizabeth II Highway
South: City of Leduc City Boundary
East: Highway 2A

2.1.1 Land Ownership

The land ownership for South Fork ASP is summarized in in Table 1, below. JWI G.P. Ltd. (now JWI Investments LP) owns the majority of the lands within the Plan Area.

Table 1: Land Ownership

Owner	Legal Description	Area		Percent of Total
		Hectares	Acres	
JWI G.P. Ltd.	NW 1/4 23-49-25-W4	51.92	128.30	95.37%
	NE 1/4 23-49-25-W4	17.09	42.23	
	SE 1/4 23-49-25-W4	61.23	151.30	
	SW 1/4 23-49-25-W4	57.75	142.70	
		187.99	464.53	
Private Owner	Pt. SW 1/4 23-49-25-W4	4.95	12.23	2.51%
Alberta Infrastructure	Plan 9020397	4.17	10.30	2.12%
Total		197.11	487.06	100.00%

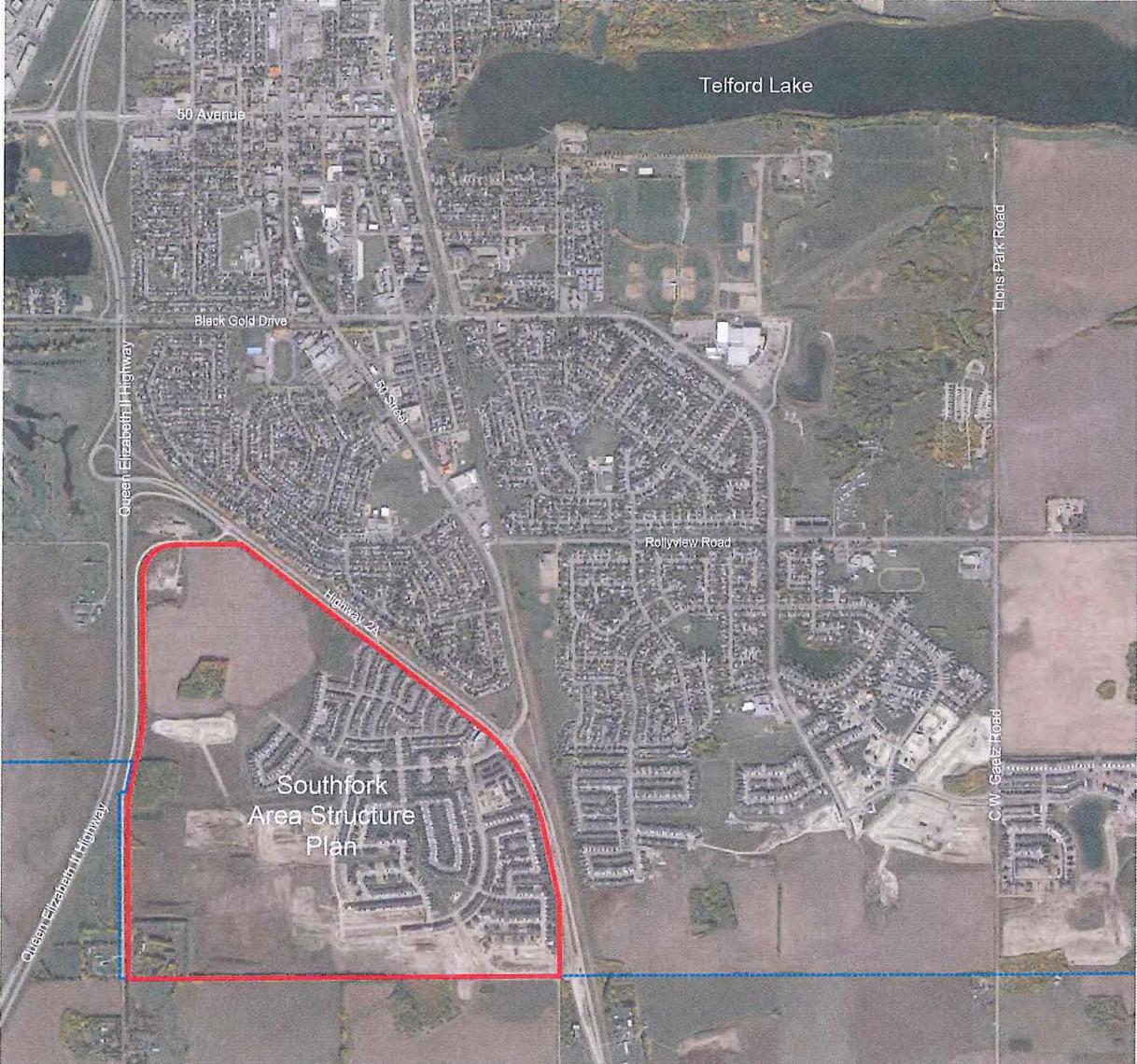
SOUTHFORK AREA STRUCTURE PLAN

The Southfork ASP is an existing residential neighbourhood in the City of Leduc. The ASP includes a mix of residential, commercial and institutional land uses, parks and open space (including two school sites), stormwater management facilities, roadways and trail connections, and servicing infrastructure.

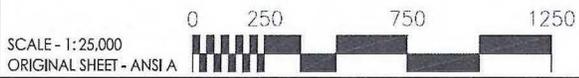


Southfork Stage 2 Front Drive Homes

The Southfork neighbourhood is designed in accordance with City of Leduc servicing standards. Development staging and extension of infrastructure will be contiguous, efficient, and economical while having regard for potential environmental and ecological impacts.



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September 26, 2017
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- Legend
- Southfork Area Structure Plan Boundary
 - Municipal Boundary

Client/Project
SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.
1.0

Title
LOCATION PLAN



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September 26, 2017
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Legend

- | | |
|--|--|
|  Low Density Residential |  Natural Area |
|  Medium Density Residential |  Stormwater Management Facility |
|  Commercial |  Multiway |
|  Institutional |  Secondary Pathway |
|  School / Public Park |  Buffer (If Required) |
|  Park / Greenway |  Area Structure Plan Boundary |

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

2.0

Title

LAND USE PLAN
BYLAW 887-2015



SOUTHFORK AREA STRUCTURE PLAN

The following sections outline the details of the proposed amendment, rationale and conformance with applicable City policies.

3.0 Southfork ASP Amendment

3.1 Low Density Residential (LDR)

The existing Southfork ASP designates approximately 96.28 ha of the neighbourhood as Low Density Residential (LDR). LDR allows for single detached, duplex, triplex, fourplex and fee-simple townhouse development (see **Figure 3.0 – Land Use Plan**).

3.1.1 Rationale

The proponents of this amendment propose this change to LDR in order to accommodate housing types that adhere to current planning best practices, City of Leduc planning policies, Capital Region Board policies, and in response to current and anticipated housing market demand in the City of Leduc. The LDR uses are consistent and compatible with planned residential development in the area, and will integrate well with the overall fabric of the neighbourhood.



The area of Low Density Residential development within the ASP will increase by approximately 1.91 ha, from 96.28 ha to 98.19 ha.

Southfork Stage 4 Front Drive Homes

3.1.2 Conformance to Policies

<p>Capital Region Growth Plan – Land Use Plan</p> <p>II. Minimize Regional Footprint</p> <p>B. Concentrate New Growth Within Priority Growth Areas</p> <p>CRGP Policy (i) Most new growth shall occur within priority growth areas.</p>	<p>The Southfork neighbourhood falls within the E Growth Area. The amendment continues to provide sufficient overall residential densities within the neighbourhood.</p> <p>The Southfork ASP is grandfathered under the Capital Region Board Growth Plan which is now referred to as the Edmonton Metropolitan Region Board.</p>
<p>MDP Policy 4A – Growth Management – The City shall manage growth by promoting compact urban form through sensitive redevelopment of existing developed areas and efficient development of undeveloped areas.</p>	<p>The Southfork ASP amendment represents contiguous growth in south Leduc, as the surrounding neighbourhoods develop concurrently.</p>

SOUTHFORK AREA STRUCTURE PLAN

<p>MDP Policy 4B – General Land Use Planning– The City shall achieve the orderly, economical and beneficial development and use of land by providing for new residential neighbourhoods with a variety of housing types, which have full access to a complete range of municipal infrastructure, community services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions.</p>	<p>The Southfork ASP will provide Low Density Residential, Medium Density Residential, neighbourhood Commercial, Parks, Open Spaces, schools, stormwater management facilities and Institutional opportunities.</p>
<p>MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by acknowledging new trends in household information (e.g. smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types.</p>	<p>A variety of housing options will be developed through the use of the Low Density land use designations including single-detached, semi-detached, duplex, and townhouse housing which may house a range of households.</p>



Southfork Stage 3 Laned Homes and Southfork Stage 5 Semi-Detached Homes

SOUTHFORK AREA STRUCTURE PLAN

3.2 Medium Density Residential (MDR)

The Southfork ASP currently designates approximately 15.13 ha of land as Medium Density Residential (MDR). Medium Density Residential allows for condominiums and one to four storey apartments (see **Figure 3.0 – Land Use Plan**).

3.2.1 Rationale

As a result of the redesignation of land uses within the southeast portion of the Southfork neighbourhood, the amendment to the ASP proposes to slightly decrease the amount of Medium Density Residential designated lands. MDR remains strategically located at several locations to provide convenient access to the transportation network and future public transit. The proponents of this amendment propose this change to MDR in response to anticipated housing market demand in the City of Leduc, more efficient use of the subject parcel shape, and in and accordance with current planning best practices.

The area of Medium Density Residential development within the ASP will decrease by approximately 1.91 ha, from 15.13 ha to 13.22 ha.



Southfork Townhome Rendering

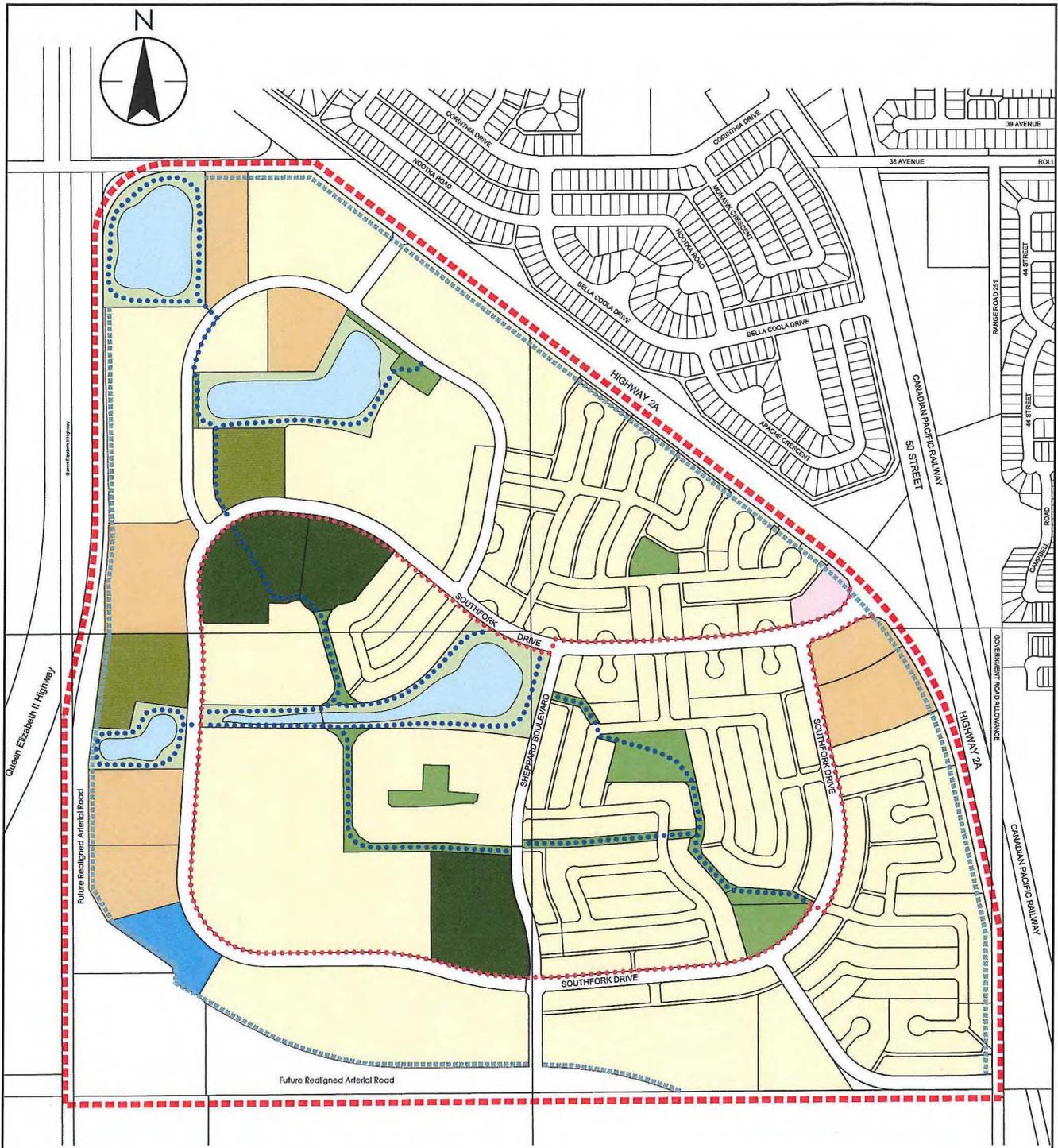
3.2.2 Conformance to Policies

<p>Capital Region Growth Plan – Land Use Plan</p> <p>II. Minimize Regional Footprint</p> <p>D. Support Expansion Medium and Higher Density Residential Housing Forms</p> <p>CRGP Policy (i) New residential development shall provide a greater proportion of higher density residential units.</p> <p>CRGP Policy (iv) Transit accessibility must be included in the design of all new developments.</p> <p>III. Strengthen Communities</p> <p>C. Support Public Transit</p> <p>CRGP Policy (i) Provide a mix of higher intensity land uses along transit corridors, at nodes, and employment centres.</p>	<p>Medium Density Residential (MDR) development promotes higher residential densities that are located in highly accessible locations adjacent to transit service to promote walkability and transit use and provides more efficient use of the land.</p> <p>The Southfork ASP is grandfathered under the Capital Region Board Growth Plan which is now referred to as the Edmonton Metropolitan Region Board.</p>
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SOUTHFORK AREA STRUCTURE PLAN

<p>CRGP Policy (iii) New developments shall be designed for connectivity and accessibility to transit facilities.</p>	
<p>MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by acknowledging new trends in household information (e.g. smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types.</p>	<p>The Southfork ASP allows for the development of a range of residential housing types based on single-detached, semi-detached, duplex, townhouse, and apartment dwellings.</p>
<p>MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by requiring that all new residential Area Structure Plans provide a variety of housing types including, where appropriate, types such as single – detached, semi-detached, duplex, triplex, fourplex, townhouse, or apartment dwellings, with no more than 50% of the total number of dwelling units in any residential Area Structure Plan to be designated within the same residential land use district of the Land Use Bylaw.</p>	<p>The Southfork ASP provides for a variety of housing types including single-detached, semi-detached, duplex, townhouse, and apartment dwellings. The Medium Density Residential sites have been appropriately located along the periphery of the neighbourhood, in highly accessible locations and adjacent to transit service.</p>
<p>City of Leduc/Leduc County Intermunicipal Development Plan (IDP).</p>	<p>Conformance to the policies prescribed in the IDP.</p>
<p>Neighbourhood Design Guidelines</p>	<p>Conformance to the policies prescribed in the Neighbourhood Design Guidelines.</p>

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|----------------------------|--------------------------------|
| Low Density Residential | Natural Area |
| Medium Density Residential | Stormwater Management Facility |
| Commercial | Multiway |
| Institutional | Secondary Pathway |
| School / Public Park | Buffer (If Required) |
| Park / Greenway | Area Structure Plan Boundary |

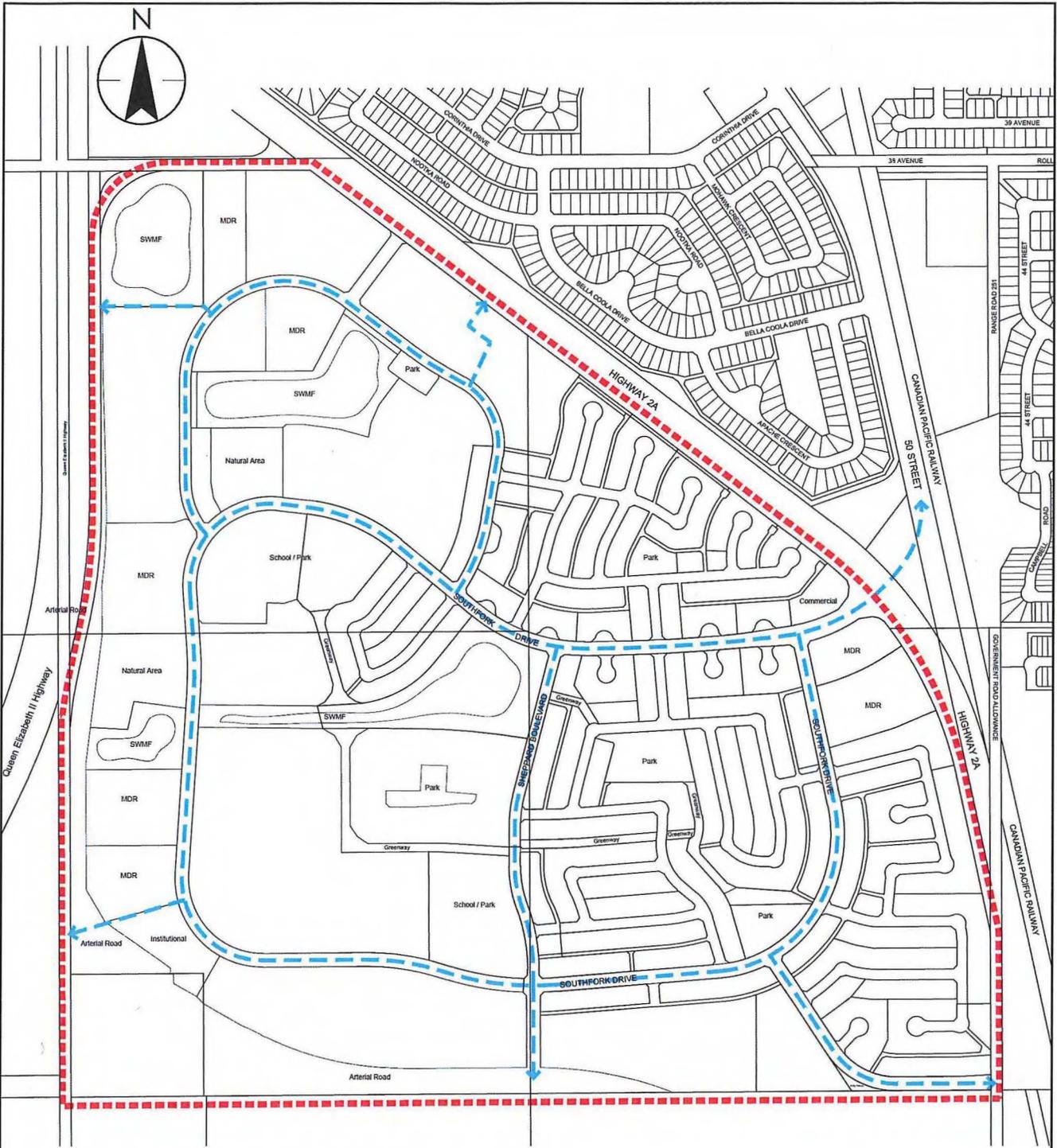
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 SOUTHFORK
 AREA STRUCTURE PLAN
 CITY OF LEDUC

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 3.0

Title
 LAND USE PLAN
 2017 AMENDMENT



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September 26, 2017
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Legend

- Primary Water Distribution
- Area Structure Plan Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

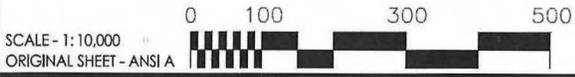
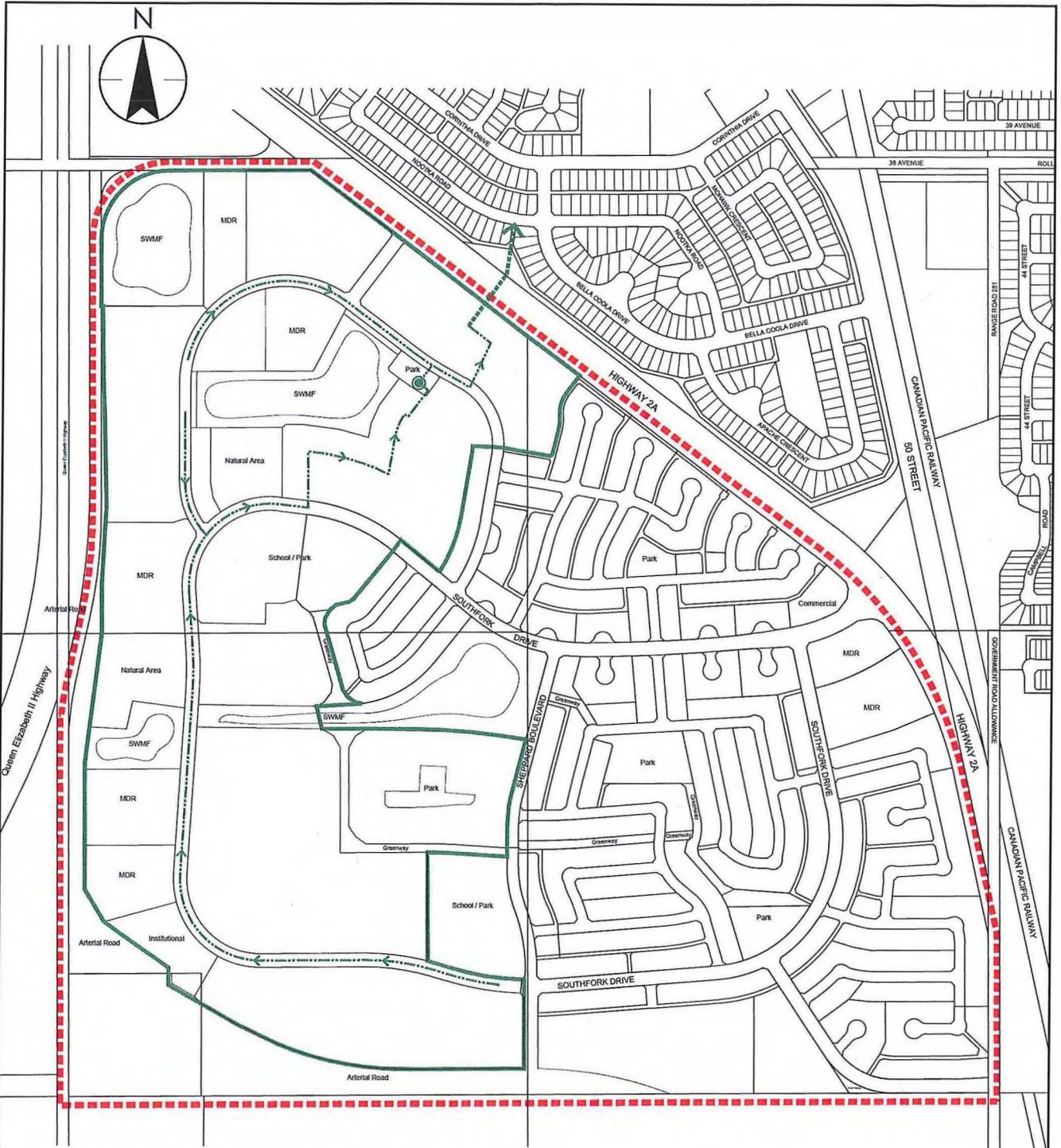
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WATER DISTRIBUTION



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September 26, 2017
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- Legend**
- Sanitary Served Area (Gravity)
 - Existing Sanitary Connection
 - - - - -> Sanitary Pipe
 - Lift Station
 - - - - - Area Structure Plan Boundary

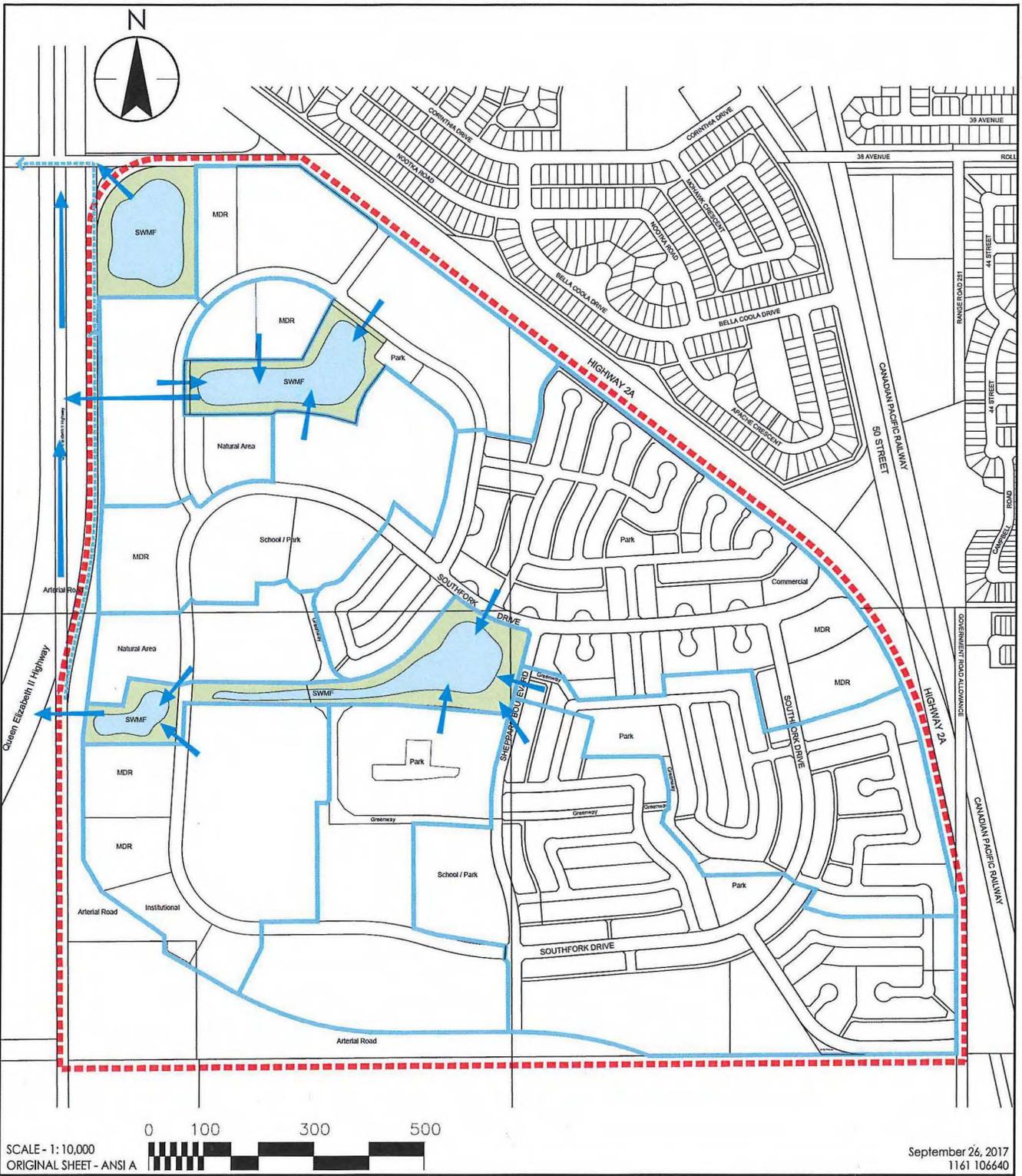
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SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.
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Title
SANITARY SEWER



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- Legend**
- Drainage Basin Boundary
 - - - Existing Drainage Channel
 - ➔ Direction of Drainage
 - - - Area Structure Plan Boundary

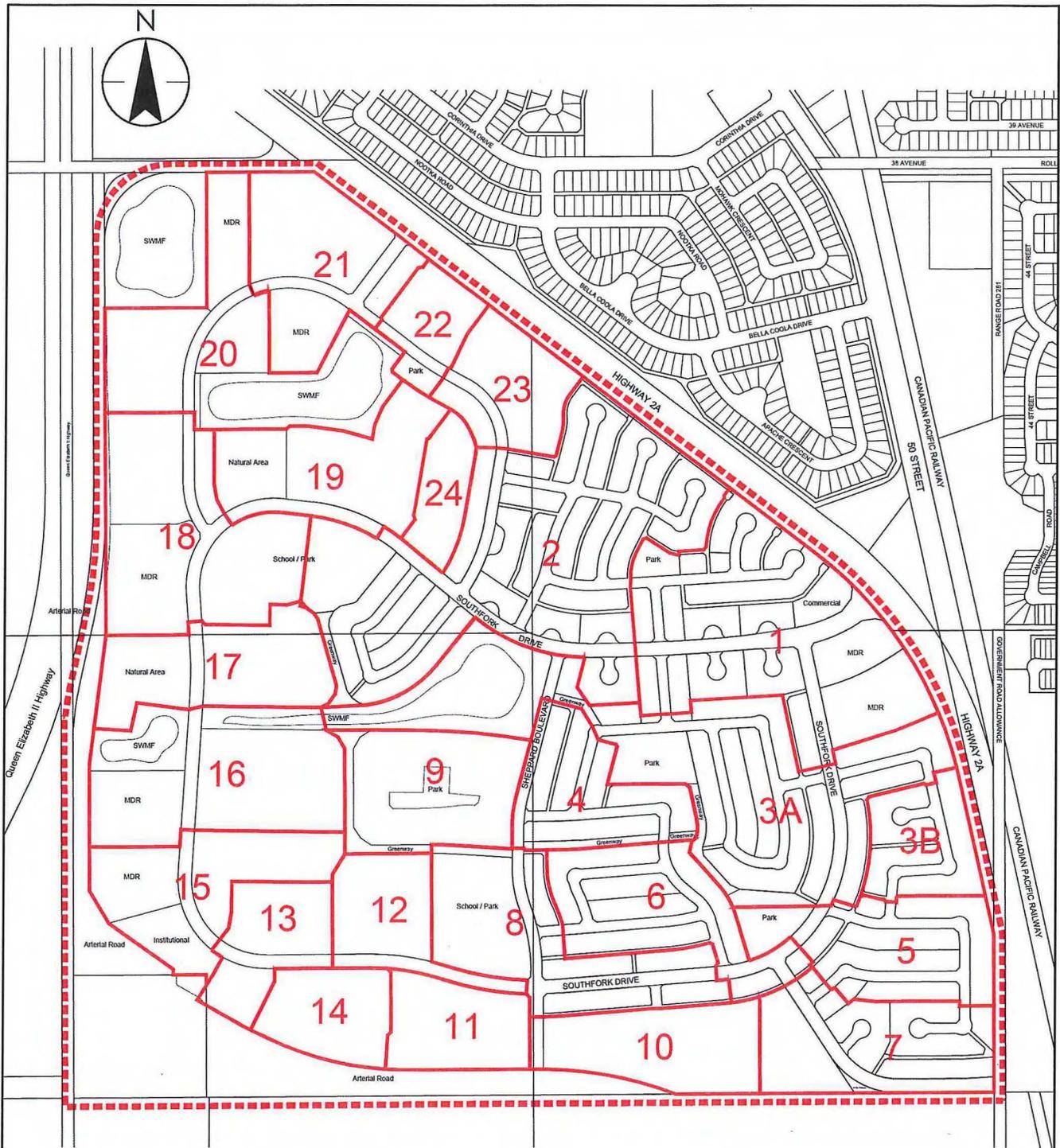
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SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.
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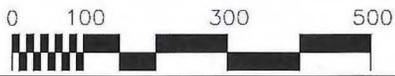
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STORM WATER
MANAGEMENT



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September 26, 2017
1161 106640

Legend

- Staging Boundary
- - - - Area Structure Plan Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

7.0

Title

STAGING CONCEPT



SOUTHFORK AREA STRUCTURE PLAN

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Parks		5.40	2.61%
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SOUTHFORK AREA STRUCTURE PLAN

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<i>Street Oriented Townhouse</i>	8.97	45.00	403.65	9.97%	2.20	888	7.45%
Medium Density Residential (MDR)							
<i>Condominiums / 1-4 storey Apartments</i>	13.22	90.00	1189.80	29.39%	1.90	2261	10.98%
Total	120.38		4048	100.00%		10022	100.00%

Population Density (GDA):	48.32	ppha
Population Density (NRA):	83.25	ppnrha
Unit Density (GDA):	19.52	upha
Unit Density (NRA):	33.63	nrupha
LDR / MDR / HDR Ratio:	71% / 29% / 0%	

STUDENT GENERATION STATISTICS

Public School Board	1,244
Elementary	414.77
Junior High School	414.77
Senior High School	414.77
Separate School Board	414
Elementary	207.00
Junior High	103.69
Senior High	103.69
Total Student Population	1,658

*Areas surrounding stormwater management facilities may include creditable Municipal Reserve where appropriate

**CRB minimum density target for Priority Growth Area E is 25-30 dwelling units per net residential hectare. The Southfork neighbourhood achieves 30 net residential units per hectare

***10% Municipal Reserve to be provided as cash-in-lieu for the lands identified as future realigned arterial road within part of the SW 1/4 23-49-25-W4

SOUTHFORK AREA STRUCTURE PLAN

