
CITADEL PARK AREA STRUCTURE PLAN

AMENDMENT



Prepared for: Citadel Park Developments Ltd.
Presented by: Select Engineering Consultants Ltd.
Date: December 7, 2012
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1.0 Background Information

1.1 Purpose of the Plan

In 2005 the Town of Peace River updated the land use bylaw to refocus future development to meet the changing needs of the community. Included in these changes was the creation of Residential Village Estate (R-VE) zoning designation for the major portion of the planning area. The existing RV Park has been zoned community (COM).

The purpose of the *Citadel Park Area Structure Plan* was to establish a framework for the future planning of this part of the municipality.

The *Area Structure Plan* will take into consideration the location of the ski hill, proximity to the river valley, transportation issues, and topography of the site itself, in addition to residential and commercial land uses around the proposed planning area.

1.2 Planning Area

The planning area is located in the Town of Peace River and is legally known as all that portion of fractional northeast quarter Section 30, Township 83, Range 21, West of the 5th Meridian which lies to the west of the left bank of the Peace River and south and east of the Northern Alberta Railway as shown on Site Location Plan. (See Figure 1) The development site contains 16.86 hectares (41.66 acres) of land. The east area requires further study in order to determine its ultimate use. This plan proposes that a portion of this area would be utilized to assist in controlling storm runoff from the developed area west of Shaftsbury Trail. This concept has been reviewed by Alberta Environment and deemed workable, subject to detailed engineering drawings and authorization under the Water Act and the Environmental Protection and Enhancement Act.

The planning area has a number of features that will influence its future planning and development including the following:

- Location in relation to 90 Street;
- Location in relation to Shaftsbury Trail Hwy 684;
- Scenic views;
- Topography; and
- Existing site remediation requirements.

These features provide opportunities for the creation of a mixed residential neighborhood based on a multi-use concept.

In terms of its existing land uses the planning area is comprised of an abandoned gravel pit and a RV trailer park. There is also a single family dwelling on the northwestern corner of the site.

1.3 Municipal Government Act

Section 633 of the Municipal Government Act allows a municipal council to adopt an area structure plan by bylaw.

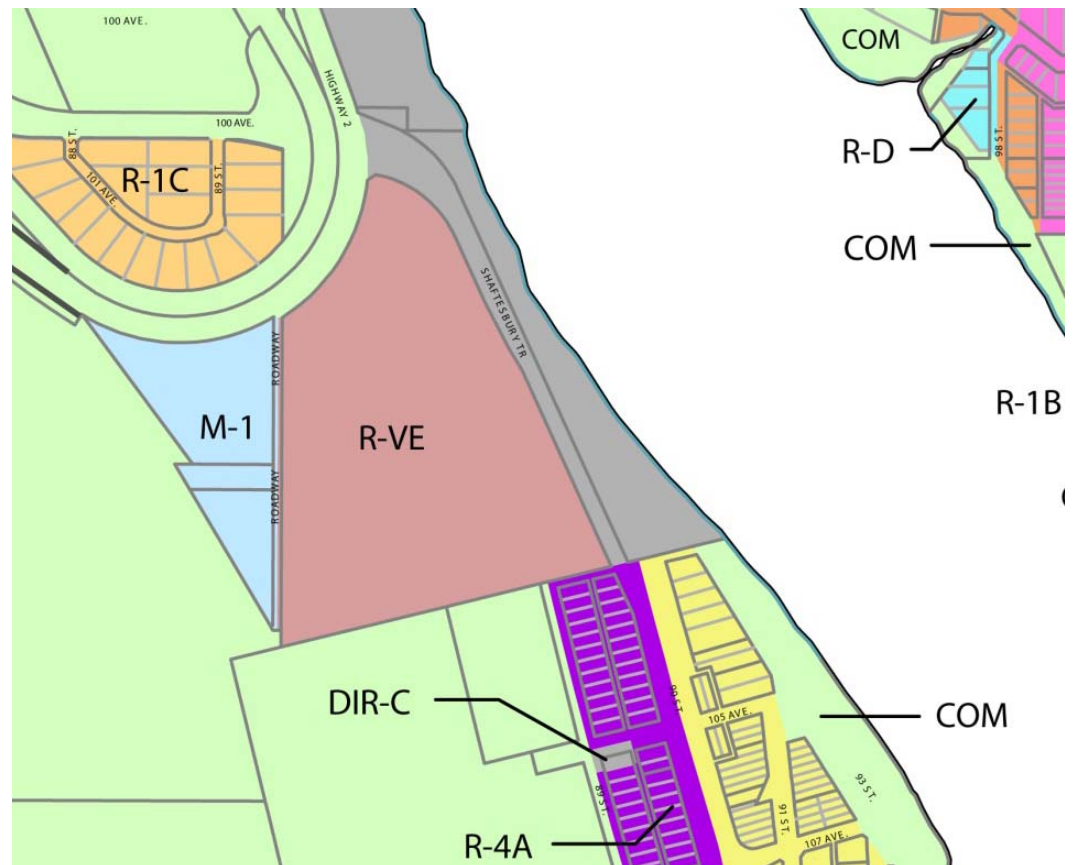
The purpose of an area structure plan is to provide a framework for the subsequent subdivision and development of an area of land.

Under the provisions of the Municipal Government Act, an area structure plan must describe:

- The sequence of development proposed for the area;
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area either generally or with respect to specific parts of the area; and
- The general location of major transportation routes and public utilities.

An area structure plan may also contain any other matters that the municipal council considers necessary.

The Citadel Park Area Structure Plan has been prepared in accordance with the spirit and intent of the Municipal Government Act.



1.4 Municipal Development Plan

The Town of Peace River Municipal Development Plan identifies the planning area as a location for future residential development. In keeping with this direction, the Town has identified the majority of the site in the Land Use Bylaw as R-VE, Village Estates District. Development under this designation will take the form of residential uses along with some ancillary commercial applications.

1.5 Population Forecast

For the purposes of forecasting the number of persons that will reside in the planning area a factor of 2.8 persons per unit has been used for single family, semi-detached and townhousing, 1.8 persons per unit for medium density residential and 1.5 persons per unit for low rise apartments has been used. Medium density may also include fourplex and eight-plex units.

These factors were used due to the nature and type of residential development proposed for the planning area.

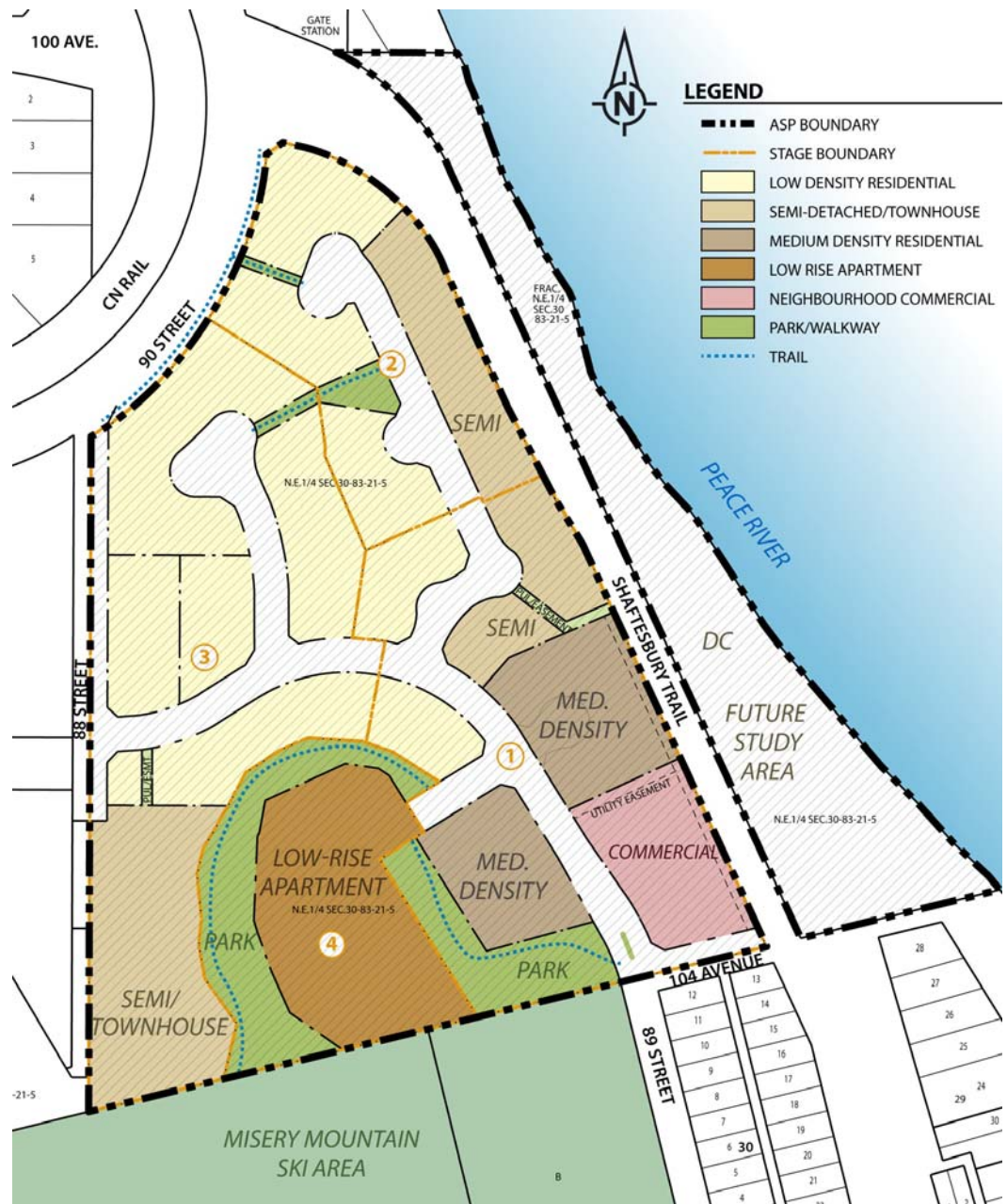
Based on this population factor and the number of residential lots and multi-unit complexes to be developed in the planning area, the number of people that will reside in this part of the municipality is estimated to be 740 persons.

2.0 Future Land Use Plan

2.1 Introduction

This section of the Citadel Park Area Structure Plan outlines the future land use plan for the planning area, as well as its transportation and municipal servicing systems.

The future land use plan will outline the framework for the future subdivision and development of the planning area.



2.2 Goals

The following goals have been established for the development of the planning area:

- To establish a land use pattern that will complement the characteristics and natural features of the planning area;
- To utilize the exposure to Hwy 684 Shaftesbury Trail for access to the lower residential area and 88th Street for access to the upper residential area while protecting the integrity of the highway system;
- To develop a residential area that will add to the diversity of housing accommodation in the Town of Peace River;
- To integrate the proposed road system for the planning area with the Town of Peace River's overall transportation system;
- To provide for an orderly phased development and servicing plan;
- To provide an integrated landscape plan emphasizing green spaces and focusing on an interconnected pedestrian trail system.
- To construct an appropriate landscaped and/or fenced buffer for the new community between adjacent commercial land use to the south of 90th Street and to the west of Shaftesbury Trail and to the north along 88th Street.
- To promote adequate architectural guidelines in order to protect the high quality and consistency of the development.
- To consider the Municipal Development Plan as it relates to the surrounding community recreation area.

These goals will provide direction to the processes used to implement this Area Structure Plan.

2.3 Residential Sites

Land Use within the proposed development will be governed by the existing Land Use Bylaw designation of R-VE Village Estates District. All aspects of the plan area will conform to the provisions of the R-VE designation with the exception of the proposed neighbourhood commercial site which will be the subject of a separate bylaw application.

The site has several physical characteristics that are important to the location of the various residential uses to be developed within the plan area. The topography of the site is generally split between two levels. The lower level which fronts onto Shaftesbury Trail is roughly at street grade. This is the easterly portion of the site and is proposed for a mix of uses in keeping with the village theme of the existing zoning. This plan includes a neighbourhood commercial site, two medium density sites and a low rise apartment site. One medium density site is proposed as a "convertible" site (i.e. dimensioned to allow for inclusion of a public road and fee simple ownership, or convertible to a townhouse or apartment site), and single and semi-detached residential lots. Most of the west portion of the site is an upper bench that is high enough to provide views to the downtown core and river, even from the most westerly property line. This portion of the site is proposed for single-family dwellings and a condominium site for semi-detached or townhouse units. In the southernmost part of the site is an area that has been

excavated as a gravel pit. This area will be filled as necessary for development of an apartment village adjacent to the ski hill and baseball field. (See Existing Contour Plan, Figure 3)

In the absence of prescribed densities within the R-VE designation, we propose the following densities to govern development of the residential portions of the land:

Table 1 - Land Use and Population Statistics

	Area (ha)	% of GA
GROSS AREA	16.86	100.0%
Environmental Reserve	0.00	
Direct Control Site	2.97	
GROSS DEVELOPABLE AREA	13.89	100.0%
Parks / Municipal Reserve	1.39	10.0%
Public Utility Lot / Walkway	0.08	0.6%
Circulation	2.43	17.5%
Commercial	0.66	4.7%
TOTAL Non-Residential Area	4.56	32.8%
Net Residential Area (NRA)	9.33	67.2%

Note: Gross Area in this ASP differs from the Land Titled Area. These areas are based on a cadastral drawing and final areas will be confirmed by boundary survey and plan registration.

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Pop.	% of Pop
Single Detached Residential	4.19	18	75	2.80	210	28.4%
Semi-Detached / Row Housing	2.46	30	73	2.80	204	27.6%
Medium Density Housing	1.30	60	78	1.80	140	18.9%
Low-rise(3.5 Storey)	1.38	90	124	1.50	186	25.1%
Total Residential	9.33		350		740	100.0%

2.4 Commercial Site

The R-VE designation provided for a very limited scope of commercial use. This may not serve the needs of the neighborhood in its entirety. This plan proposes adoption of the C-2 Highway Commercial District as the appropriate zoning for the proposed commercial site to provide a wider range of uses on site.

2.5 Lands East of Shaftsbury Trail

The lands east of Shaftsbury Trail included within the boundary of this Area Structure Plan are also presently included within an approved DC. Because issues related to stormwater/Alberta Environment approvals and geotechnical investigation will ultimately determine the highest and best use for these lands we have identified this area as a "Special Study Area in this Area Structure Plan."

2.6 Transportation

The following policies will apply to the development of the transportation system for the planning areas:

- The planning area's road system will be developed in accordance with the Conceptual Plan and subdivision standards as approved by the Town of Peace River.
- The area is intended to be a controlled access development in order to enhance security and reduce traffic volumes.
- 88th Street will provide access to the upper residential area. The plan includes an internal roadway connection with the developed area immediately south, including the ski hill.
- Permits must be obtained from Alberta Transportation prior to construction of any development within the Citadel Park lands.
- The developer shall provide Alberta Transportation with an acceptable Traffic Impact Assessment addressing:
 - + The intersection of 90th Street and Highway 684;
 - + The intersection of 104th Avenue and Highway 684;
 - + The intersection of 88th Street and 90th Street; and
 - + The removal of the two existing highway accesses between 90th Street and 104th Avenue.

The municipality will cause all local road improvements recommended by the final accepted transportation impact assessment to be constructed prior to development of the proposed lots at no cost to the department.

The draft plan has been completed and included in this submission to the Town of Peace River.

2.7 Municipal Services and Utilities

The following policies will apply to the provision of municipal services and utilities for the planning area. See Figure 7 for a conceptual deep utility layout for the development site.

- The municipal water distribution system, sewage collection system and applicable utilities will serve the planning area.
- Details of the stormwater management system will be confirmed through the subdivision and detailed design stage.
- A suitable storm drainage system, including the construction of a storm sediment control pond, prior to discharging into the Peace River will be developed for the planning area.
- The grading and/or re-grading of property within the planning area shall be completed in such a manner that steps are taken to ensure runoff from the developed area is similar to the pre-development condition and that it does not cause erosion and/or flooding to surrounding properties.
- Where required, easements shall be provided for all municipal underground infrastructures and shallow underground utilities.

- Utility lines (cablevision, power and telephone) will be located underground in the planning area.
- Internal roads shall be constructed in accordance with the Town of Peace River's subdivision engineering standards.

2.8 Signs

The following policies will apply to the erection of signs in the planning area:

- Temporary signage shall be permitted onsite to adequately promote the development.
- All permanent signs shall be developed, located and erected in accordance with the provisions of the Town of Peace River Land Use Bylaw.
- Permits will be obtained from Alberta Transportation for the erection of any temporary or permanent signs

2.9 Storm Water Management

Storm water management system will be designed according to Alberta Environment's pre-development and post development storm water flow policy for new developments and will adhere to the Town of Peace River storm water standards and specifications. A conceptual storm water management plan indicated a preliminary storm water pond volume of 3200 cubic meters. The storm water retention pond shall be designated as a public utility lot at the time of registration of the subdivision for the planning area. However a preliminary discussion with Alberta Environment indicated that upon review of the submission of the storm water management report Alberta Environment may consider just the storm water quality rather than storm water quantity, since the Peace River has the capacity to receive the storm water volume from the development site. This would considerably reduce the size of storm water pond as a siltation pond only would be required. In this case the main concern would be the erosion control for the storm water runoff down the escarpment to the river. This can easily be accommodated with several different design solutions dealing with erosion control, such as a drop manhole structure to reduce the velocity of the storm water runoff.

Details of the stormwater management system will be confirmed through the subdivision and detailed design stage.

2.10 Phasing of Development

The project is intended to be developed in stages as indicated on the Land Use Plan. The staging plan has been developed taking in account public access, servicing considerations and anticipated market demand. The ultimate staging will be determined by the developer and the Town of Peace River based on market demand for additional housing units.

3.0 Implementation of the Plan

3.1 Municipal Development Plan

The plan area will be developed in accordance with the Town of Peace River's Municipal Development Plan – Schedule "A" Future Land Use Plan which designates the site as Residential/Institutional/Community/Recreational. The Municipal Development Plan does not require any changes for implementation of the Citadel Park Area Structure Plan.

3.2 Peace River Inter-Municipal Development Plan (IDP)

The proposed Citadel Park development supports Peace River's Inter-Municipal Development Plan, *Realizing Opportunities by Working Together in the Peace River Area*. The Citadel Park Area Structure is in alignment with and implements the policies of the Town of Peace River Inter-Municipal Development Plan, specifically Sections 3. a., 4. a., 6. a. of the "Land Use" Policies on pages 6 & 7 (p. 16-18 in PDF) and Section 2 of the "Transportation Systems" policies on p. 9 (p. 21-23 in PDF). The Citadel Park ASP will work with the Town in adhering to the "Natural Environment" policies on p. 8 (p. 20 in PDF). The Citadel Park ASP has been circulated to surrounding municipalities and has, therefore, fulfilled the requirement of the "Referral System" within the Inter-Municipal Development Plan, p. 14-16. (p. 31-33 in PDF).

3.3 Land Use Bylaw

The Town of Peace River Land Use Bylaw will be the primary method of implementing the provisions of the Citadel Park Area Structure Plan. In the Town of Peace River Land Use Bylaw, most of the plan area is designated as "R-VE". A small portion is zoned "COM", and a portion below the bank close to the river is in a "Direct Control" district. To implement the plan as proposed, re-zoning would need to be applied for on the current COM lands to re-designate this land to R-VE. The COM designation is in place to accommodate the present RV Park that has historically been operating on the site. As well, the commercial lot that is proposed in the plan area will require re-zoning to allow for a greater variety of uses than those allowed under the present R-VE designation. The Direct Control, zoning on the waterfront lands will allow for consultation with the Administration and Town Council on a direction for this portion of the site. This is due primarily to the rather sensitive environmental nature of the waterfront land and potential flooding issues.

3.4 Municipal Reserves

Municipal reserves shall be designated in accordance with the Future Land Use Plan contained within this Citadel Park Area Structure Plan.

The municipal reserves may be developed as part of a trail system or may include the development of a park/playground area.

3.5 Phasing of Development

Phasing of the development will be generally in accordance with the Citadel Park Appendix A - Concept/Staging Plan, but will ultimately be determined by the developer based on the market demand and servicing considerations.

3.6 Development Agreement

The developer of the planning area shall enter into a development agreement with the Town of Peace River for the provision of municipal services and utilities, including pavement, storm sewers, lighting, curbs and gutters.

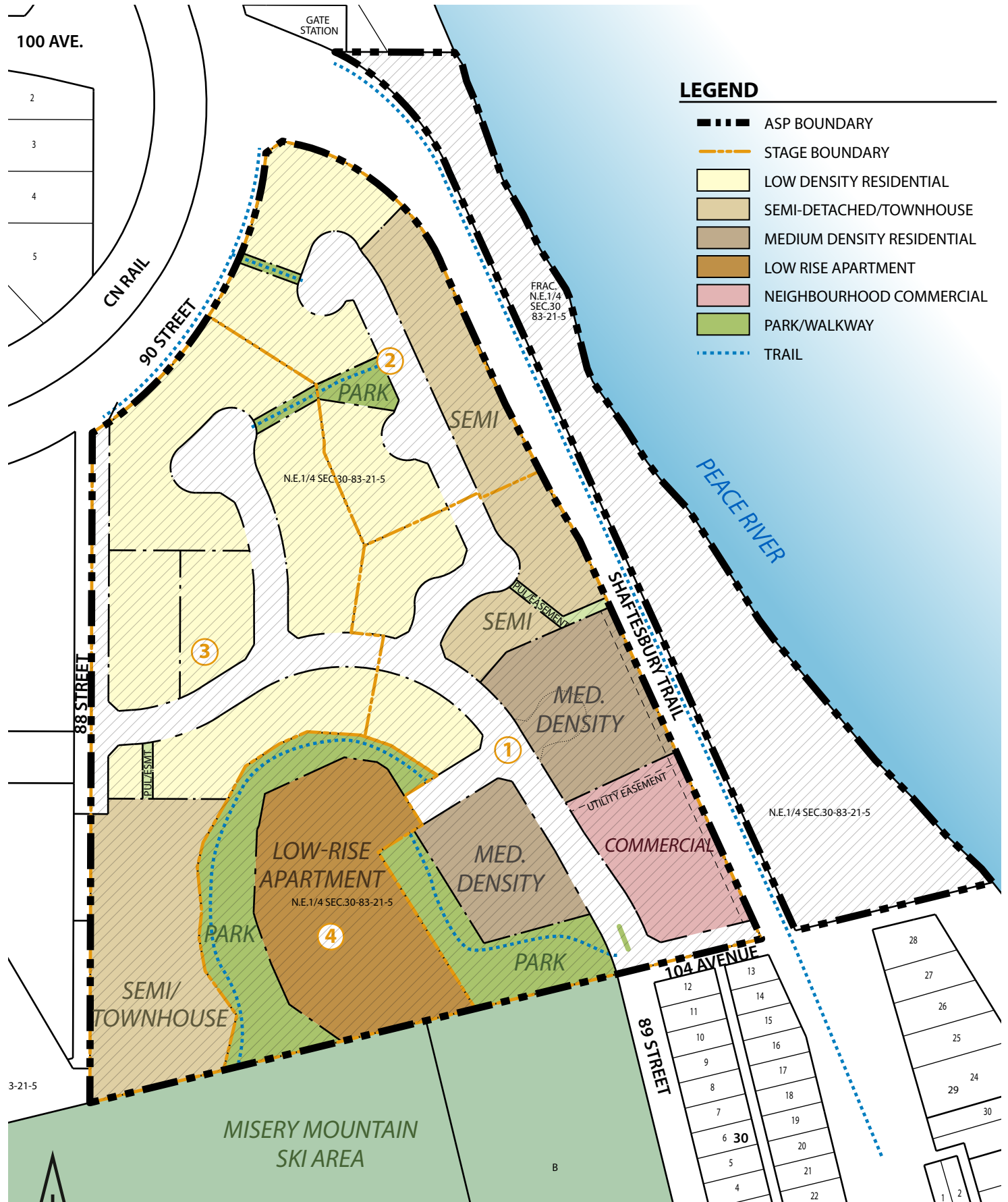
The development agreement shall be a condition of approval for the subdivision and/or development of the planning area.

The Town of Peace River may place a caveat on the Certificate of Title regarding the development agreement.

APPENDIX A

Concept and Staging Plan





LEGEND

- ASP BOUNDARY
- STAGE BOUNDARY
- LOW DENSITY RESIDENTIAL
- SEMI-DETACHED/TOWNHOUSE
- MEDIUM DENSITY RESIDENTIAL
- LOW RISE APARTMENT
- NEIGHBOURHOOD COMMERCIAL
- PARK/WALKWAY
- TRAIL

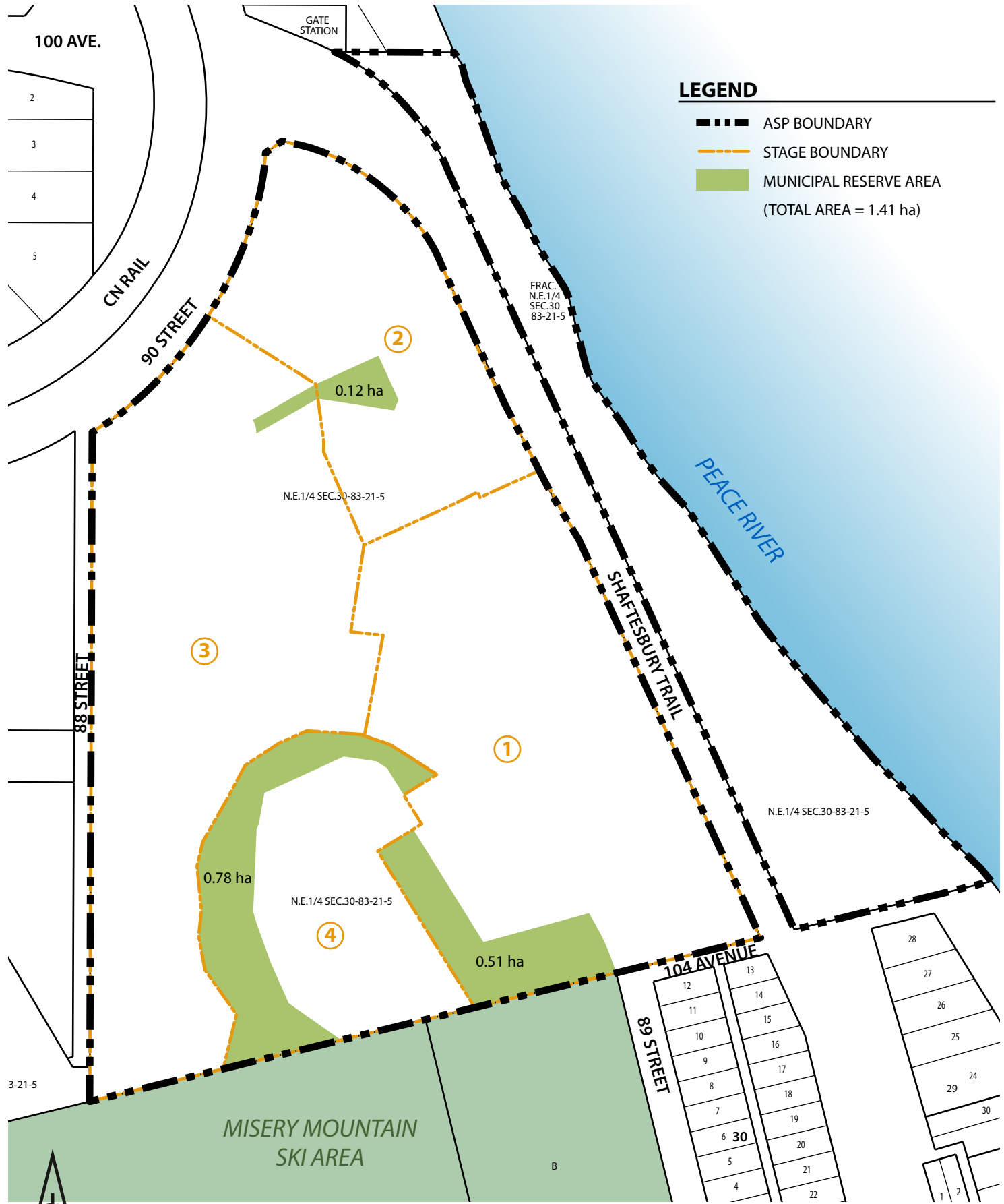
CONCEPTUAL PLAN



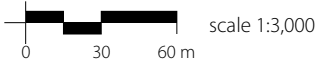
CITADEL PARK
Town of Peace River

APPENDIX B

Conceptual MR Land Allocation



CONCEPTUAL MR LAND ALLOCATION

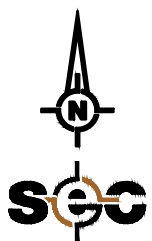
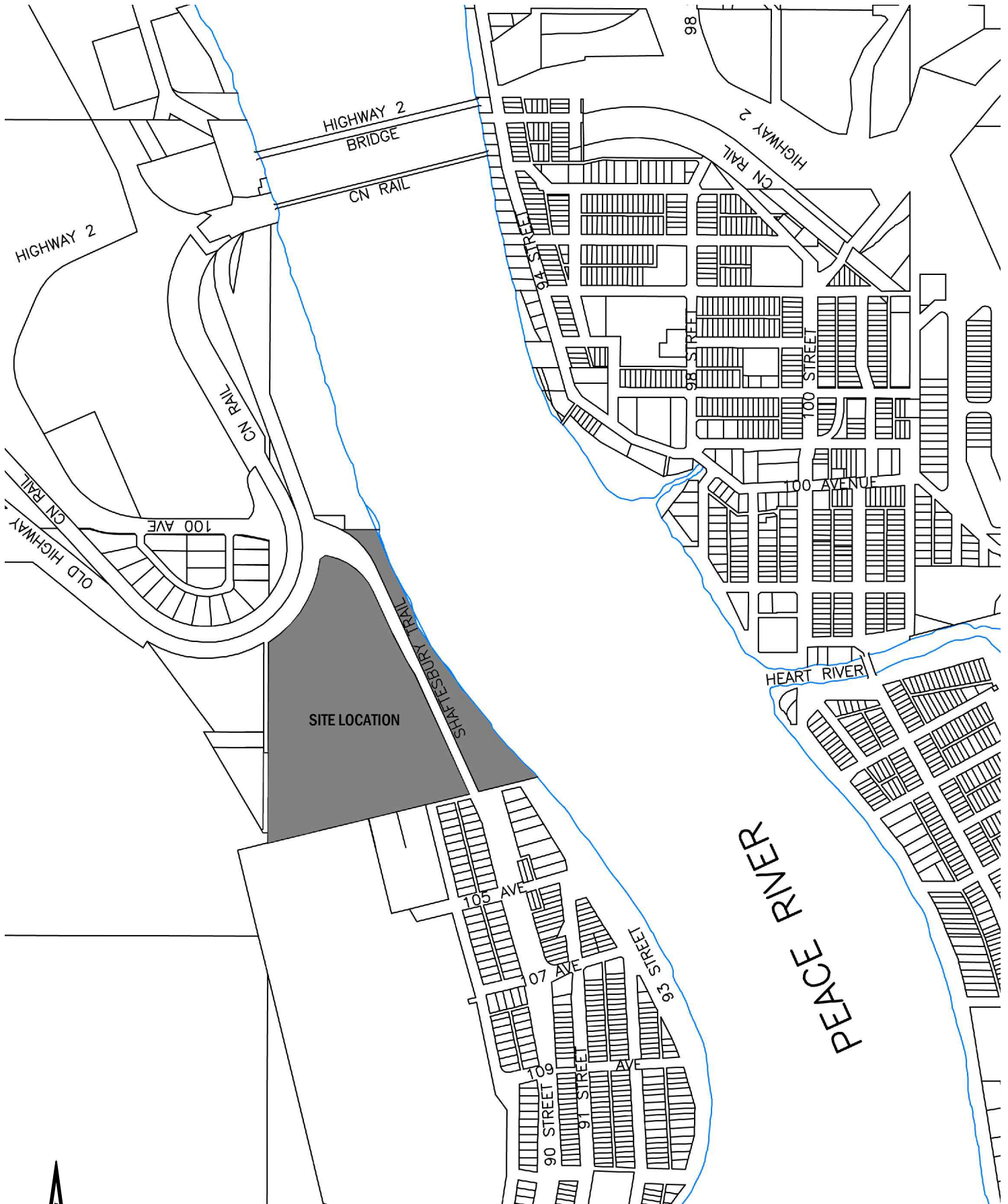


CITADEL PARK
Town of Peace River

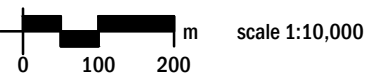
APPENDIX C

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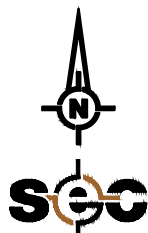
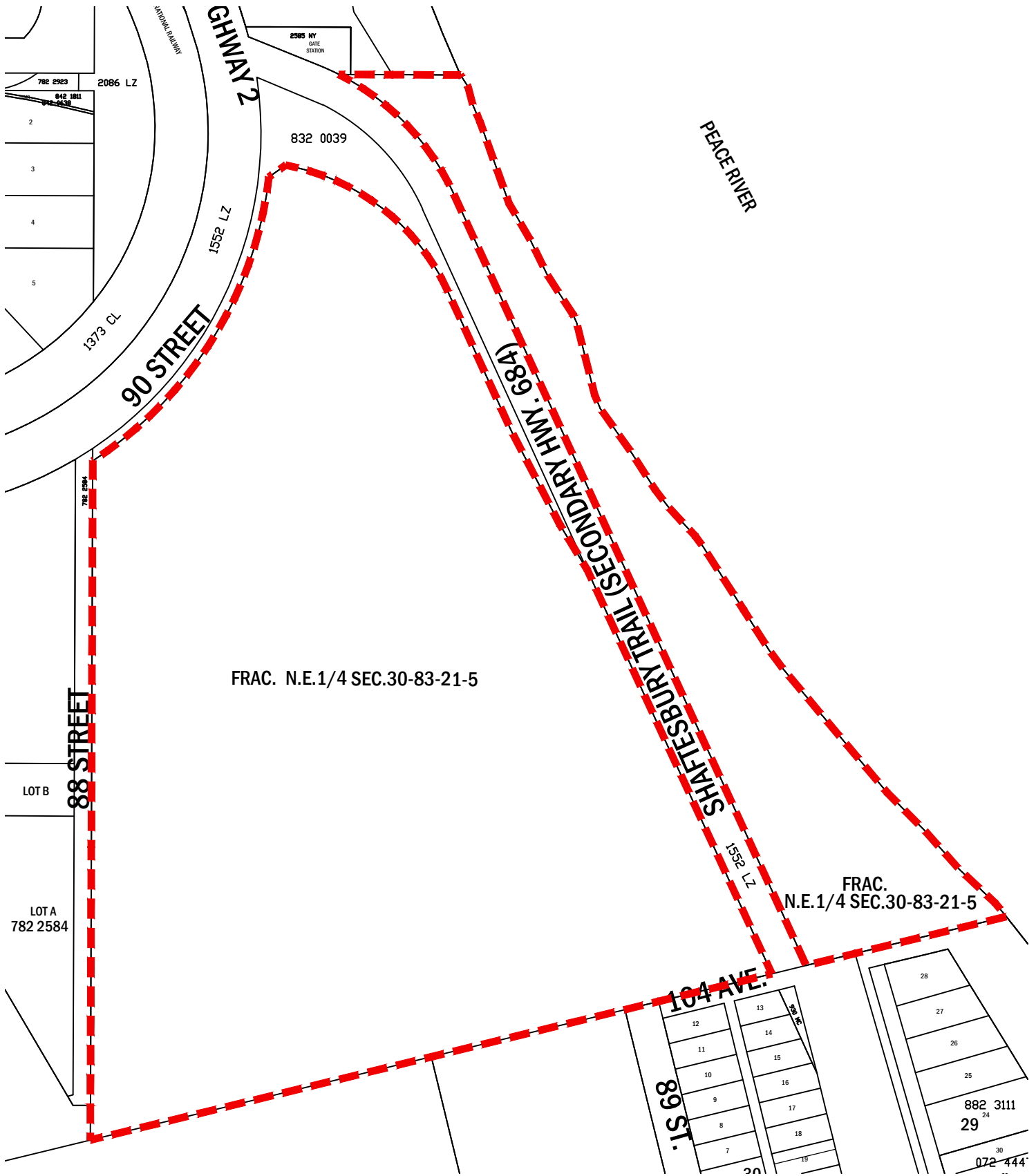
- Figure 1: Location Plan
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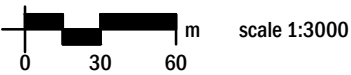
LOCATION PLAN



CITADEL PARK ASP
Town of Peace River



LEGAL PLAN

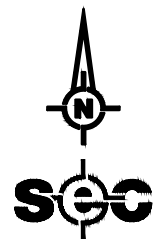
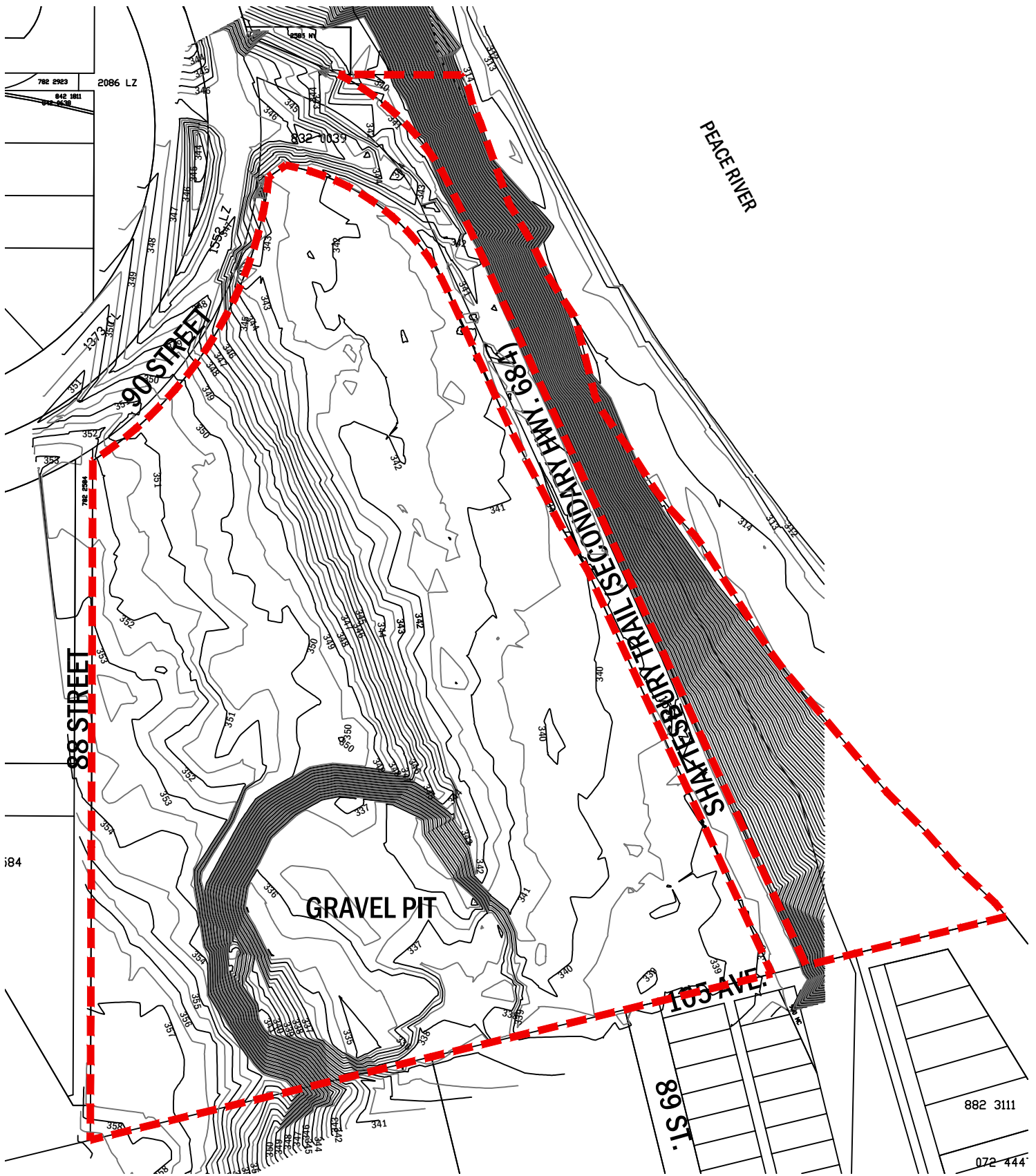


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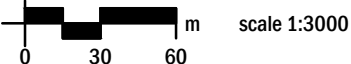
LEGEND

--- ASP BOUNDARY

CITADEL PARK ASP
Town of Peace River



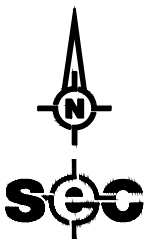
SITE CONTOUR PLAN



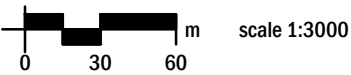
LEGEND

- - - ASP BOUNDARY
- ELEVATION

CITADEL PARK ASP
Town of Peace River



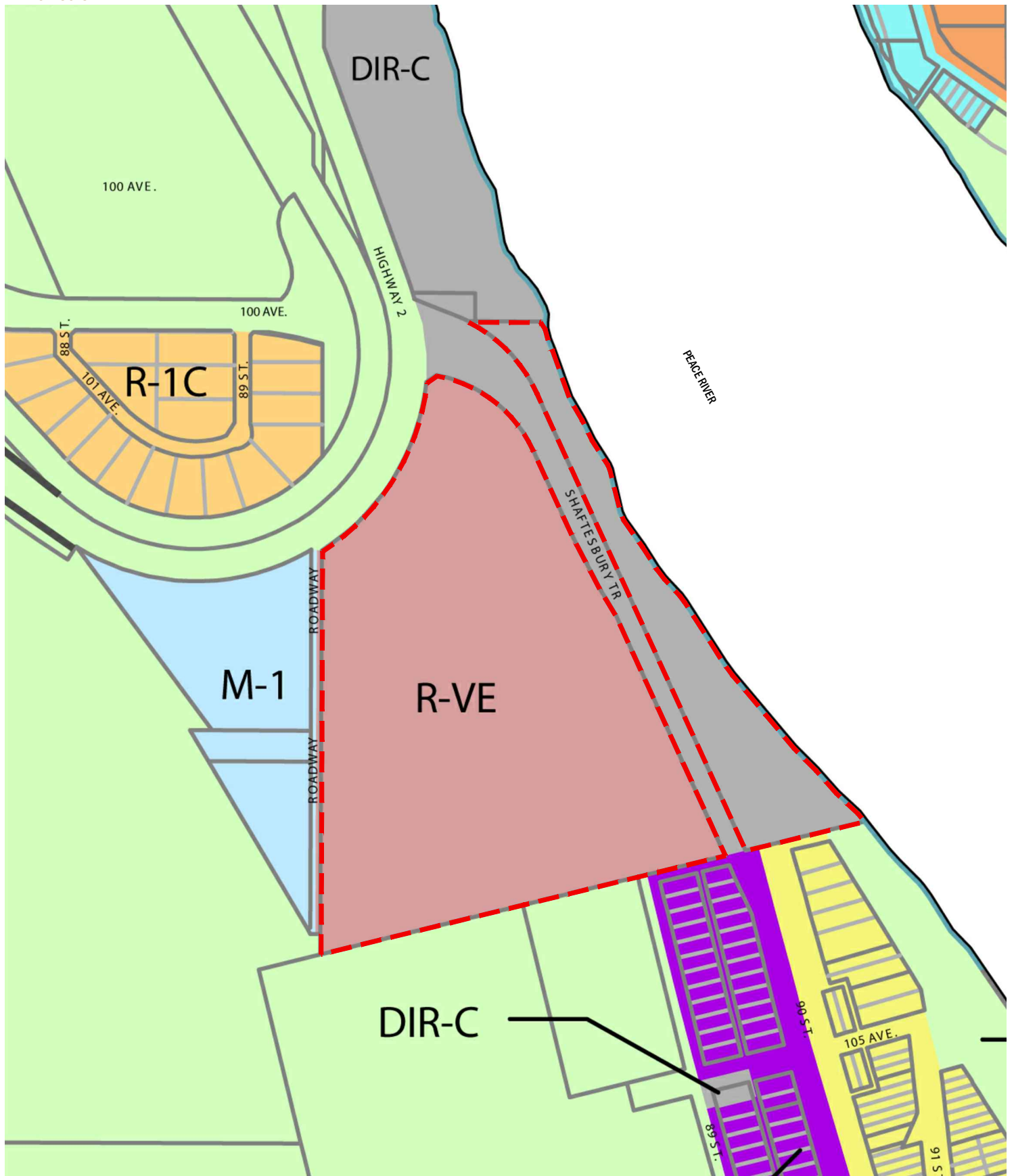
SITE CONTOUR PLAN WITH AIR PHOTO



LEGEND

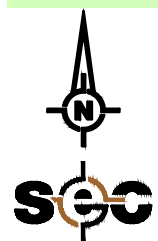
--- ASP BOUNDARY

CITADEL PARK ASP
Town of Peace River

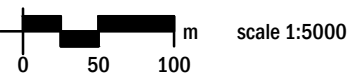


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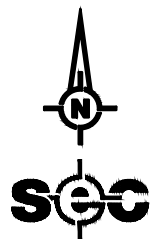
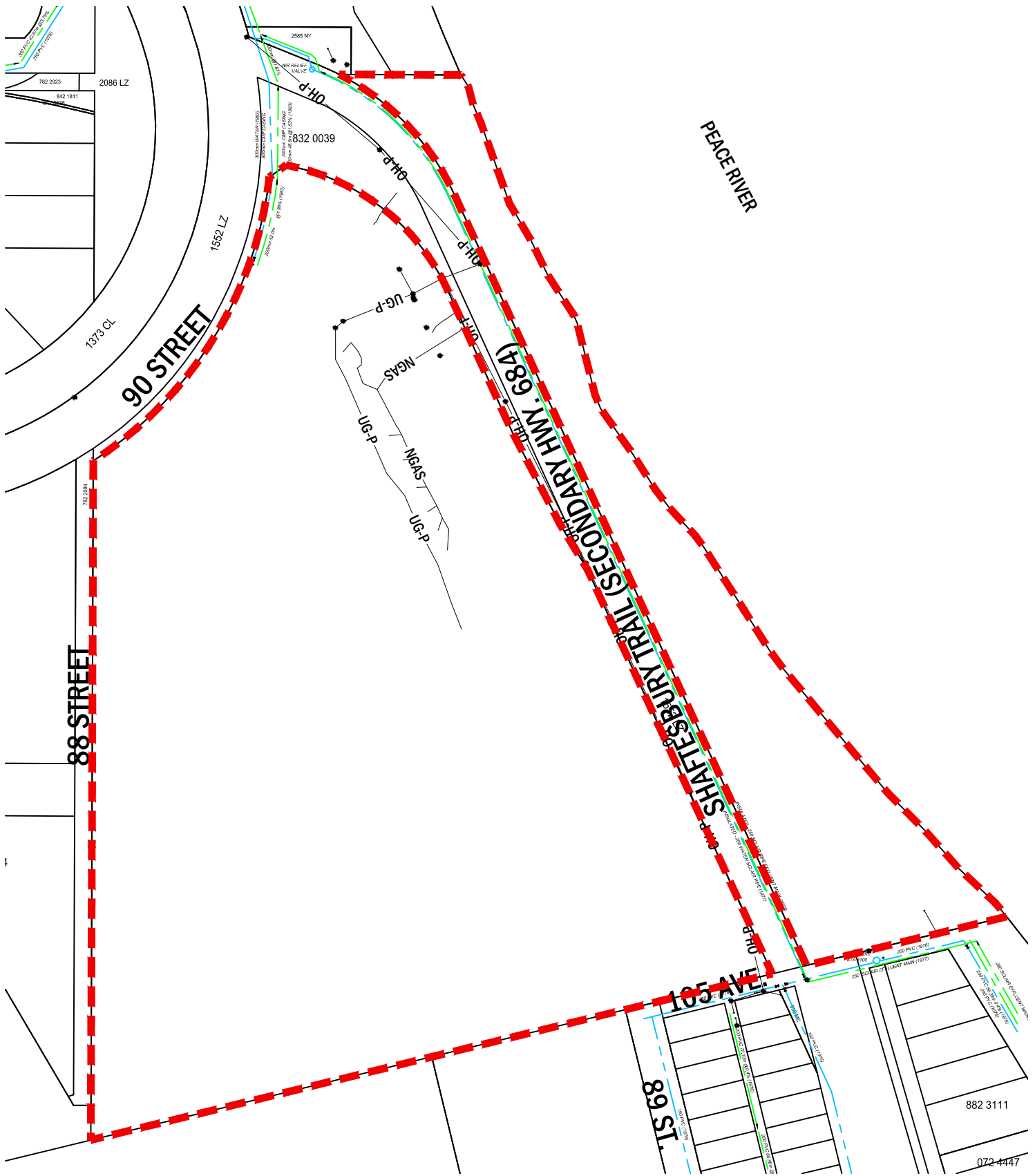
--- ASP BOUNDARY



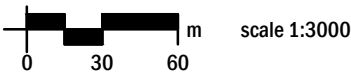
ZONING PLAN



CITADEL PARK ASP
Town of Peace River



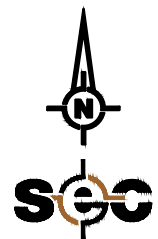
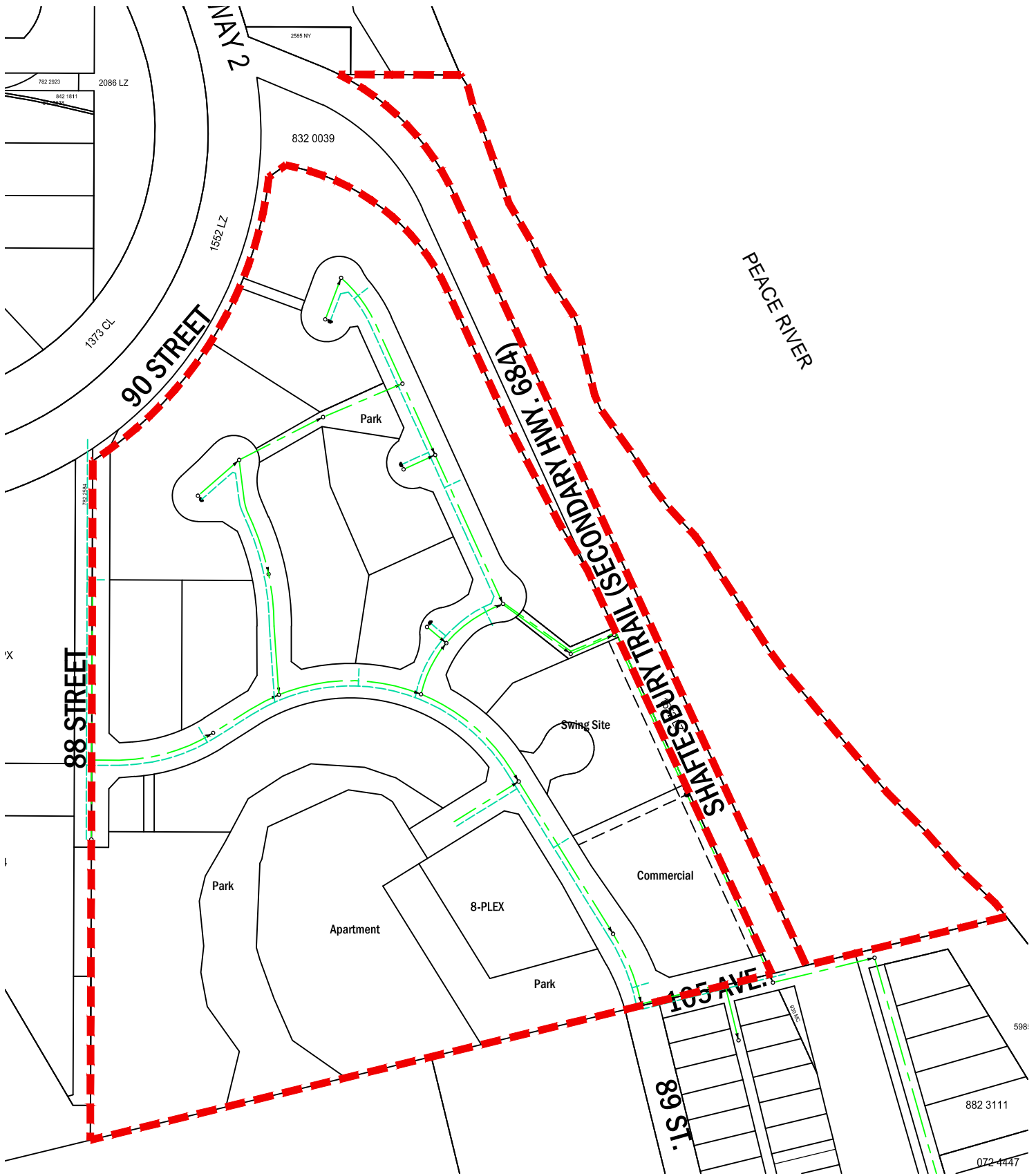
EXISTING UTILITY PLAN



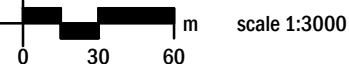
LEGEND

- - - ASP BOUNDARY
- - - SANITARY
- - - WATER
- - - UG-P POWER
- - - NGAS GAS

CITADEL PARK ASP
Town of Peace River



PROPOSED UTILITY PLAN



LEGEND

- - - ASP BOUNDARY
- - - WATER MAIN PIPE
- - - SANITARY PIPE

CITADEL PARK ASP
Town of Peace River

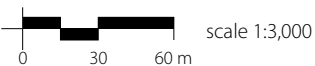


LEGEND

-  ASP BOUNDARY
-  PARK SPACE
-  TRAIL



CONCEPTUAL TRAILS AND PARKS PLAN



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Town of Peace River