

**Amendment to the Hewlett
Park Outline Plan**

For the amendment of
Hampton Pointe



Prepared for:
Falcon Homes

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April 7, 2014

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1.0 INTRODUCTION

Stantec Consulting Ltd. has been retained by Falcon Homes to amend the Hewlett Park Outline Plan. The purpose of this amendment is to alter the roadway layout and residential land uses within Amendment Area C, hereafter referred to as Hampton Pointe.

2.0 BACKGROUND

The Hewlett Park Outline Plan Area is comprised of 92.9 hectares in northeast Sylvan Lake. The Plan Area is bounded by the Canadian National Railway right-of-way to the north, 47 Avenue to the south, Highway 20 and Erickson Drive to the east, and 43 Street and existing residential development on Willow Street to the west.

The land surrounding the Plan Area is developed as a mix of residential, commercial, and industrial land. The water body of Sylvan Lake is approximately 400 meters north of Hewlett Park, across the Canadian National Railway Right of Way.

2.1 PAST AMENDMENTS

The Hewlett Park Outline Plan has been amended twice: for Amendment Area A in January of 2008 and for Amendment Area B in May of 2008.

3.0 OVERALL CONCEPT

Hewlett Park is a combination of residential, commercial, educational, recreational, and industrial space. A prominent commercial district is located in the southeast portion of the Plan Area with a large recreational area in the southwest which houses CP Blakely Elementary School and five baseball diamonds.

The approved Hewlett Park land use concept is shown on **Figure 1.0 – Approved Outline Plan** with a breakdown of its land use statistics below.

Table 1 – Approved Hewlett Park Outline Plan Land Use Statistics.

Land Uses	Area (ha)	% of Plan Area
Low Density Residential District (R1)	19.73	21.2%
High Density Residential District (R3)	11.58	12.5%
Narrow Lot General Residential District (R5)	14.03	15.0%
Public Facility District (PF)	7.74	8.3%
Highway Commercial District (CH)	7.01	7.5%
Retail and Commercial Service Direct Control (RCS-DC)	0.35	0.4%
Light Industrial District (I1)	2.16	2.3%



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Public Facility District (PF) - Existing	12.49	13.4%
Roads and Lanes	17.84	19.2%
Total	92.93	100.0%

Table 2 – Approved Hewlett Park Outline Plan Densities.

Density ¹	Units/ha	Units	Persons/Unit	Persons
Low Density Residential District (R1)	17	335	2.9	971
High Density Residential District (R3)	35	405	2.3	931
Narrow Lot General Residential District (R5)	22	308	2.9	893
Total		1,048		2,795

Unit Density (1,048 units/92.93 ha) = 11.28 unit/ha

Person Density (2,795 persons/92.93 ha) = 30.1 persons/ha

Table 3 – Approved Hewlett Park Outline Plan Student Generation Estimate.

Total Population	Student Generation ²					
	Public			Separate		
	K-6	7-9	10-12	K-6	7-9	10-12
2,795	125	56	74	83	37	49

Total Student Generation: 424

¹ Densities of Persons / Unit are based upon the 2004 Household Size by Dwelling Type (Owned and Rented) chart, as found in the Town of Sylvan Lake 2004 Municipal Census. The Low Density Residential District (R1) Persons / Unit value is based on the Average Household Size of 2.9 for Single Detached. The High Density Residential District (R3) Persons / Unit value is based on the Average Household Size of 2.3 for Row (Town) House. The Narrow Lot General Residential District (R5) Persons / Unit value is based on the Average Household Size of 2.9 for Single Detached

² Student generation is based on an assumption that the below listed percentages of residents will attend school in the following categories: Public K-6 (4.5%), 7-9 (2%), 10-12 (2.5%); Separate K-6 (3%), 7-9 (1%), 10-12 (2%).





Figure 1.0
Approved Outline Plan
Hewlett Park

Prepared for:
Falcon Homes
Red Deer, Alberta

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4.0 HAMPTON POINTE CONCEPT

Hampton Pointe is located in the northeast portion of the Hewlett Park Plan Area and is currently undeveloped. This area, consisting of 8.69ha (9.4% of the Overall Plan Area), is identified in the Approved Outline Plan for R5 Narrow Lot General Residential and R1 Low Density Residential homes.

The proposed amendment, as shown on **Figure 2.0 – Proposed Outline Plan** and **Figure 3.0 - Hampton Pointe (Area C) Detail**, does not change the intent of the area; however, it introduces an alternative product type via the Low Density Residential (R1A) land use, reviews the efficiency of land development, and slightly reconfigures the road layout. In addition, a small open space connection will be provided to the east.

This change is seen to reflect current market conditions in Sylvan Lake by providing a lower cost project type that is required in the Town of Sylvan Lake. The full land use calculations associated with this amendment are shown below.

Table 4 – Hampton Pointe (Area C) Land Use Statistics.

Land Use	Approved		Proposed	
	Area (ha)	% of Area C	Area (ha)	% of Area C
Low Density Residential District (R1)	1.93	22.3%	-	-
Low Density Residential District (R1A)	-	-	0.70	8.1%
Narrow Lot General Residential District (R5)	3.97	45.7%	5.19	59.7%
Public Facility District (PF)	-	-	0.02	0.2%
Roads and Lanes	2.78	32.0%	2.78	32.0%
Total	8.69	100.0%	8.69	100.00%

Table 5 – Hewlett Park (Overall Plan Area) Land Use Statistics.

Land Uses	Area (ha)	% of Plan Area
Low Density Residential District (R1)	17.80	19.2%
Low Density Residential District (R1A)	0.70	0.8%
High Density Residential District (R3)	11.58	12.5%
Narrow Lot General Residential District (R5)	15.25	16.4%
Public Facility District (PF)	7.75	8.3%
Highway Commercial District (CH)	7.01	7.5%
Retail and Commercial Service Direct Control (RCS-DC)	0.35	0.4%
Light Industrial District (I1)	2.16	2.3%
Public Facility District (PF)	12.49	13.4%
Roads and Lanes	17.84	19.2%
Total	92.93	100.0%

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Table 6 – Proposed Hewlett Park Densities.

Density ³	Units/ha	Units	Persons/Unit	Persons
Low Density Residential District (R1)	17	302	2.9	875
Low Density Residential District (R1A)	21	14	2.9	42
High Density Residential District (R3)	35	405	2.3	931
Narrow Lot General Residential District (R5)	22	335	2.9	971
Total		1,056		2,819

Unit Density (1,056 units/92.93 ha) = 11.36 unit/ha

Person Density (2,819 persons/92.93 ha) = 30.3 persons/ha

Table 7 – Proposed Hewlett Park Student Generation Estimate.

Total Population	Student Generation ⁴					
	Public			Separate		
	K-6	7-9	10-12	K-6	7-9	10-12
2,819	126	56	74	83	37	49

Total Student Generation: 425

³ Densities of Persons / Unit are based upon the 2004 Household Size by Dwelling Type (Owned and Rented) chart, as found in the Town of Sylvan Lake 2004 Municipal Census. The Low Density Residential District (R1) Persons / Unit value is based on the Average Household Size of 2.9 for Single Detached. The High Density Residential District (R3) Persons / Unit value is based on the Average Household Size of 2.3 for Row (Town) House. The Narrow Lot General Residential District (R5) Persons / Unit value is based on the Average Household Size of 2.9 for Single Detached.

⁴ Student generation is based on an assumption that the below listed percentages of residents will attend school in the following categories: Public K-6 (4.5%), 7-9 (2%), 10-12 (2.5%); Separate K-6 (3%), 7-9 (1%), 10-12 (2%).



Figure 2.0
Proposed Outline Plan
Hampton Pointe (Hewlett Park)

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Figure 3.0
Hampton Pointe (Area C) Detail
Hampton Pointe (Hewlett Park)

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5.0 POLICY COMPLIANCE

This amendment conforms to the Hewlett Park Outline Plan and approved Town of Sylvan Lake Municipal Development Plan (MDP) (Bylaw No. 1111/96, amended March, 2003). Section 1.1 of the Land Use and Development Section of the MDP states:

"The principal residential growth areas will be Hewlett Park, Fox Run and north of the golf course. There is sufficient land in these areas and Pierview Estates to accommodate approximately 1,825 dwellings with a population of some 5,000 to 6,000 people at densities comparable to the existing town."

The R1A residential land use as proposed by this amendment is in accordance with this policy direction; in addition, proposed land use changes in Hampton Pointe are compatible with existing surrounding land uses.

6.0 PARKS AND OPEN SPACE

The approved Hewlett Park Outline Plan satisfies Municipal Reserve requirements; that is not changed by this amendment.

One additional Municipal Reserve has been provided along the eastern boundary of Hampton Pointe to provide pedestrian connectivity to the open space to the east.

7.0 BUFFERING

Proposed residential development in Hampton Pointe will be setback from the Canadian National Railway Right of Way by 30 meters. A 20 meter strip of open space is also provided to buffer proposed residential land uses from existing Light Industrial land. Adjacent residential development and open space to the amendment area provides appropriate land use interfacing. This is unchanged from the approved Plan.

8.0 TRANSPORTATION

Vehicular access to Hewlett Park is from Highway 20, Erickson Drive, 47 Avenue, 49 Avenue, 43 Street, and 39 Street. Pedestrian access is also provided through Four Season's Park and the regional trail system that traverses the Outline Plan Area from west to east.

The road network within the amendment area will generally remain the same. Construction of new roads within the amendment area will conform to Town of Sylvan Lake 17.0m wide local roadway standards. Total land dedicated to roads and lanes in the Outline Plan area will be 17.84 hectares, which does not change with this amendment.



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A Traffic Impact Assessment (TIA) was prepared by EXH Engineering Services Ltd. for Amendment Area B in 2003. The TIA concluded that:

"The intersection of Highway 20 & Herder Drive requires the construction of a dedicated right-turn lane onto Herder Drive for 2007 background traffic conditions (regardless of the development in question). A traffic signal warrant analysis should be completed at this intersection over the next couple of years, however, the town has plans to install signals at this intersection and at the intersection of Highway 20 & 47 Avenue (refer to Section 2.1 Off-Site Development). Analysis of the highway intersection should be reviewed within the 10-year horizon for opportunities to increase the intersection capacity."

The TIA also stated: "The findings from this study indicate that that this development will not create any adverse traffic impacts on the local roadway network".

9.0 MUNICIPAL SERVICES

The proposed amendment to the Outline Plan does not alter the overall servicing concept for the water distribution, wastewater collection, and stormwater management systems.

10.0 IMPLEMENTATION

10.1 STAGING

Development within Hampton Pointe will occur in accordance with the logical extension of existing services and roads, and in response to market demand.

10.2 AMENDMENTS TO THE LAND USE BYLAW

A Land Use Redesignation application that reflects this Outline Plan will be submitted to the Town of Sylvan Lake.

10.3 SUBDIVISION

Following approval of the amendments to the Land Use Bylaw, Tentative Plans of Subdivision will be submitted for approval by the Subdivision Authority.