

THE VISTA

AT RYDERS RIDGE



Approved by Council
June 25 2012

Amended
September 11, 2017
July 25, 2022
July 10, 2023

MELCOR
DEVELOPMENTS LTD.

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 **Stantec**

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1 Introduction

Over the last decade, the Town of Sylvan Lake has experienced tremendous population growth which has resulted in the Town being recognized as one of the fastest growing urban areas in Canada. Sylvan Lake's abundance of recreational activities, location within the Edmonton/Calgary corridor, and close proximity to the City of Red Deer make the Town of Sylvan Lake a great destination and a place to call home.

While the Town's growth is desirable, consideration must be given to ensure responsible future growth. Melcor Developments Ltd. has designed The Vista at Ryders Ridge as a master planned community which demonstrates responsible growth by integrating numerous amenities with high quality residential and commercial opportunities.

1.1 PURPOSE

The purpose of *The Vista at Ryders Ridge Outline Plan* is to describe the land use framework and development objectives for the SE ¼ Sec. 28, Twp. 38, Rge. 1, West of the 5th Meridian, located within the Town of Sylvan Lake. This Outline Plan will identify the following:

- size and location of land uses,
- alignment of roadways and lanes,

- open space and trail system,
- development density,
- servicing concepts for deep utility servicing, and
- anticipated development staging sequence.

The Vista at Ryders Ridge Outline Plan has been prepared by Stantec Consulting Ltd. on behalf of Whitecap Communities Inc.

1.2 AMENDMENT

The Vista at Ryders Ridge Outline Plan, hereafter referred to as Outline Plan, was originally approved by the Town of Sylvan Lake Council in 2012. Since it's approval, various amendments have been required to reflect changing market conditions and preferred housing styles and types, Town policies, and community needs.

These changes include but are not limited to:

- higher density housing options,
- removal of school site,
- roadway alignments,
- reduction in commercial space,
- change in single R2 site to R3

Through each amendment, the Developer has worked with the Town of Sylvan Lake's administration and

external stakeholders to gather input and feedback.

1.2.1 Existing Development

Since the Outline Plan’s approval in 2012, Phase One, Two and Three of The Vista at Ryders Ridge have been constructed with approximately 270 residences.

1.3 PLAN AREA AND SURROUNDING DEVELOPMENT

As shown on **Figure 1 - Location Plan**; The Vista at Ryders Ridge Plan Area, hereafter referred to as Plan Area, is located in the south portion of the Town of Sylvan Lake and encompasses approximately 57.15 ha (141.22 ac).

The Plan Area is defined by the following boundaries:

North Abandoned railway, Ryders Ridge residential subdivision.

The abandoned railway right-of-way (ROW) forms the north-east boundary of the Plan Area which has been identified as a major trail system within the Town of Sylvan Lake.

The parcel of land northeast of the railway ROW, within the same quarter section, has been included in the neighbouring *Ryders Ridge Outline Plan* boundary to respect logical servicing and transportation connections.

West Crestview residential subdivision.

South Memorial Trail, undeveloped agricultural land identified for future open space/ golf course/ residential use.

East Highway 20, undeveloped agricultural within the jurisdiction of Red Deer County.

In review of the *Town of Sylvan Lake’s South Area Structure Plan (SASP)*, the quarter section east

of the Plan Area has been identified by the Town for future residential use with a small commercial parcel in the southeast corner of the quarter section.

1.4 LAND OWNERSHIP

The undeveloped portion of the Plan Area is owned by the Whitecap Communities Inc., and will be developed by Melcor Developments Ltd.

1.5 PLAN CREATION AND APPROVAL PROCESS

Prior to the Outline Plan’s creation, the Developer met with staff from the Town of Sylvan Lake to discuss planning policies, the intended type of development, and to review a Draft Concept Plan. Upon receiving direction from the Town, background information was collected, all appropriate agencies and adjacent landowners were consulted, and an Outline Plan was prepared.

Once completed, the Outline Plan was formally submitted to the Town for review, circulation, and comments. At this time, a public open house was facilitated by the Developer to inform the public of the proposed development and gather comments and opinions. Municipal staff were in attendance at the open house to observe and assist with questions. A summary was prepared, based on the comments and feedback received throughout the public participation process, and was provided to the Town of Sylvan Lake for review.

Based on the comments and feedback received at the open house, the Outline Plan was revised and forwarded once again to the Town for review. The Town then prepared a resolution for Council to adopt the Outline Plan.

1.6 AUTHORITY

The Vista at Ryders Ridge Outline Plan has been

prepared as a non-statutory document; the Plan complies with Section 7.2 of the SASP and follows the guidelines and policies set forth by the Town of Sylvan Lake.

1.7 RELEVANT PLANNING DOCUMENTS AND SOURCES

It is the intention of *The Vista at Ryders Ridge Outline Plan* to be generally consistent with the guidelines and intentions of the following documents, which have been reviewed and form the basis of this Outline Plan:

- *Town of Sylvan Lake/Red Deer County Intermunicipal Development Plan (IDP) - 2021*
- *Town of Sylvan Lake Municipal Sustainability Plan - 2010*
- *Town of Sylvan Lake Growth Strategy - 2008*
- *Town of Sylvan Lake Municipal Development Plan (MDP) - 2016*
- *Town of Sylvan Lake Land Use Bylaw (LUB) - 2016*
- *Town of Sylvan Lake South Area Structure Plan (SASP) - 2007*
- *Development Process and Design Guidelines - 2018 v2.0*
- *Wastewater Master Plan and Inflow and Infiltration Study - 2020*
- *Water Master Plan - 2020*
- *Memorial Trail Functional Planning Study - 2022*
- *Transportation Master Plan - 2022*
- *2019 Stormwater Master Plan - 2019*

The Vista at Ryders Ridge Outline Plan incorporates the relevant principles and policies established in the Town's statutory documents, including the MDP, LUB, and SASP, as well as non-statutory plans and studies as they apply to the Plan Area.

Various supporting studies related to the Plan Area and additional information and guidance used in the creation of the Outline Plan was provided by external agencies.

1.8 INTERPRETATION

Unless specifically identified within this Outline Plan, all boundaries shown, including the location of any land use district boundaries and/or symbols, are approximate and shall be interpreted as such.

FIGURE 1 - Location Plan



THE **VISTA**
AT RYDERS RIDGE

47 Avenue

Highway 20

Memorial Trail

50 Street

Highway 11



2 Development Context

2.1 TOPOGRAPHY, SOILS, AND VEGETATION

Natural elevations in the Plan Area range from 954.0 m (3129.91 ft) in the northeast to 991.0 m (3251.47 ft) in the southeast for a total relief of 37.0 m (121.39 ft).

Although the Canada Land Inventory described the soil as having moderate to severe limitations for agricultural production, the majority of land within the Plan Area was historically used for agricultural production.

Watercourses, gullies, natural grasslands, or any other natural features of significance are not identified in the Plan Area. Intermittent narrow bands of trees bordering the Plan Area form a windbreak with a concentration of trees located in the southeast. Due to the conditions and sparseness of the trees and vegetation, the majority of the Plan Area's natural vegetation has not been preserved in the overall neighbourhood concept.

2.1.1 Natural Surface Drainage

The natural drainage of the Plan Area is considered to be good, with a moderate slope from the southwest

to the northeast. Stormwater within the Plan Area naturally discharges from the site and enters a ditch adjacent to Highway 20 where it flows to the north. Off-site drainage sourced from the west may enter the Plan Area as well.

2.2 CONSTRAINTS TO DEVELOPMENT

2.2.1 Existing Acreage Site

A 1.21 ha (2.99 ac) parcel exists along the south boundary of the Plan Area that contains a residence, yard area, and accessory buildings. Access to this parcel is from an approach off Memorial Trail.

This property has been included within the planning process for *The Vista at Ryders Ridge Outline Plan* to consider acceptable future connections and land use transitions; however, it is not owned by the Developer and as such has been identified as an Out Parcel. As described in **Section 4.1.1 Out Parcel**, development of the Out Parcel will require an Outline Plan amendment.

Any Memorial Trail widening described in this Outline Plan does not include the area located within the Out Parcel.

2.2.2 Abandoned Railway

As described in **Section 1.3 Plan Area and Surrounding Development**, the abandoned railway ROW located in the northeast portion of the Plan Area is no longer operational. This corridor has grown over with trees and shrubs and is owned by the Town of Sylvan Lake for use as a portion of Town's overall trail network.

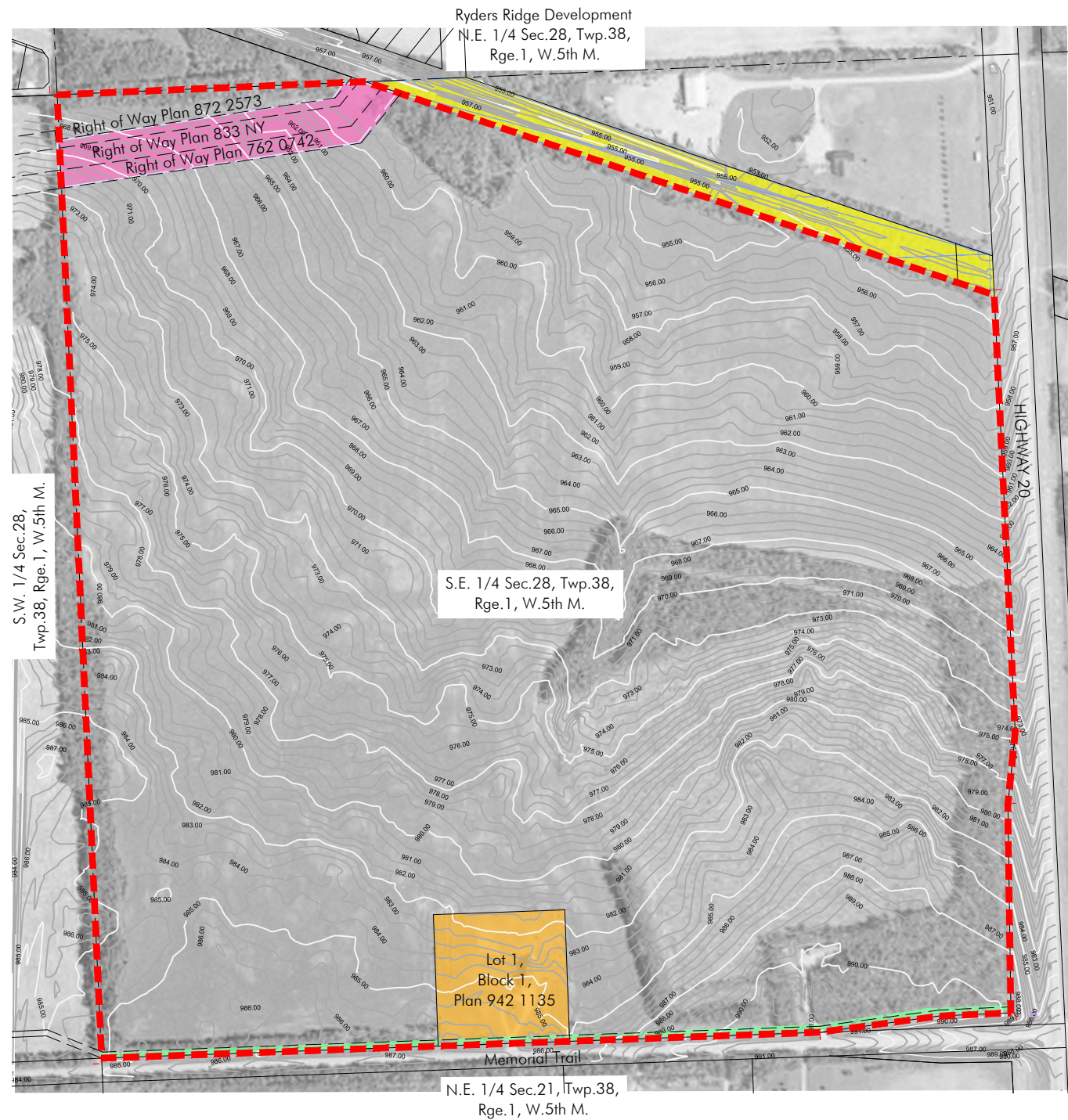
2.2.3 Rights-of-Way

As shown on **Figure 2 - Pre-Development Conditions**, there are three gas transmission pipelines that run across the northwest corner of the Plan Area. These pipeline ROW are registered to Star Oil and Gas Ltd., Alberta Gas Trunk Line Co. Ltd, and AltaGas Services Inc. Although no development has been proposed to occur over these pipelines, pedestrian trail connections have been planned to meander through the ROW and provide connections to adjacent neighbourhoods.

One ROW runs along the south boundary of the Plan Area which contains fiber optics cable registered to Alberta Government Telephones. This ROW has been considered and will be incorporated into the right-of-way required for the Memorial Trail upgrade.



FIGURE 2 - Pre-Development Conditions



Note: Aerial photograph reflects original site conditions, not those existing in 2016.

Legend

- 2012 Topographic Contours
- Pipeline Right-of-Way
- Fibre Optics Right-of-Way
- Abandoned Railway (Town of Sylvan Lake)
- Out Parcel
- Outline Plan Boundary



3 Development Principles

The Vista at Ryders Ridge Outline Plan has been prepared as a comprehensively planned neighbourhood that integrates high quality residential and commercial land uses with recreational open spaces.

The following principles form the basis for the overall vision, goals, and policy direction of the neighbourhood.

Principle 1: Develop a Plan that is consistent with the future vision of the Town of Sylvan Lake.

Through the review of statutory and non-statutory documents, this Outline Plan ensures consistency with the Town's vision of development and growth. By recognizing the character and future vision of the Town of Sylvan Lake; land use patterns, linkages, servicing designs, and development staging, The Vista at Ryders Ridge will be consistent with those intended for the southeast portion of the Town of Sylvan Lake.

Principle 2: Create a range of housing opportunities.

A variety of housing types have been identified throughout The Vista at Ryders Ridge to provide residential options at a range of price points that include single detached housing, duplexes, row

housing, and potentially apartment units. These housing options appeal to a range of potential residents and encourage growth in the Town by allowing residents to transition from one house to another as their requirements or preferences shift over time.

To further increase the range of affordable housing options, secondary suites may be introduced throughout the neighbourhood as permitted by the *Town of Sylvan Lake Land Use Bylaw* and approval process.

Principle 3: Foster a unique and attractive neighbourhood that will contribute to the overall character of the Town of Sylvan Lake.

The Vista at Ryders Ridge has been designed as a high quality neighbourhood that recognizes the architectural and natural characteristics of Sylvan Lake.

To further refine the unique character envisioned for the neighbourhood, the Developer has created a set of Architectural Design Guidelines. These guidelines include regulations regarding site planning, architectural design, building materials and colours, built green guidelines, and construction regulations. Guidelines are also provided for comprehensively and planned landscaped public areas.

Principle 4: Create a commercial center that serves the unique needs of the neighbourhood and surrounding communities.

One commercial area has been identified in The Vista at Ryders Ridge to serve the immediate and surrounding neighbourhoods. As described in **Section 4.3 Commercial**, The Vista at Ryders Ridge commercial development will be integrated into the neighbourhood and oriented to ensure high visibility as well as safe and convenient access for vehicles and pedestrians.

Principle 5: Provide a safe, walkable neighbourhood with strong connections to pedestrian networks, greenway linkages, and parks.

The Vista at Ryders Ridge neighbourhood has been designed using sound planning principles and Crime Prevention Through Environmental Design (CPTED) strategies to create a safe neighbourhood that can be enjoyed by all residents.

Pedestrian-friendly streetscapes, a system of open spaces, and trail linkages have been distributed throughout the neighbourhood to connect all areas of the neighbourhood and provide direct and safe short-cutting options to the neighbourhood nodes. These pedestrian linkages are intended to encourage residents to use active modes of transportation to access areas such as the neighbourhood's commercial site, parks, open spaces, and recreation facilities.

The proposed stormwater management facilities and existing ROW corridors, including the abandoned railway in the northeast portion of the Plan Area, will also be utilized as open spaces and trail corridors that connect into the Town of Sylvan Lake's overall trail network.

During the detailed design phase, individual areas such as public open spaces and parks will be further detail designed using CPTED principles to ensure safety and crime prevention.

Principle 6: Provide a safe and efficient transportation network that ensures accessibility to and from the neighbourhood.

A logical, safe, and efficient transportation network has been created to provide convenient vehicular access within the neighbourhood and to the rest of Sylvan Lake while accommodating the needs of both vehicular and non-vehicular modes of transportation.

Non-vehicular circulation options will be provided throughout the neighbourhood to minimize walking distances. An interconnected street network, with green space linkages, will provide trail connections where sidewalks are not feasible.

Principle 7: Encourage ecological stewardship.

The Vista at Ryders Ridge has been designed to utilize land in an efficient manner by encouraging intensified urban development, providing inter-community pedestrian connections, encouraging naturalized landscaping on public and private lands, and utilizing the existing ROW corridors for green space and trail connections.

Through the use of *The Vista at Ryders Ridge Architectural Design Guidelines*, available under separate cover, builders are encouraged to use energy efficient construction, building, and infrastructure techniques.



4 Concept Plan

The Vista at Ryders Ridge concept plan has been prepared in response to current and anticipated residential and commercial market trends within the Town of Sylvan Lake and the Central Alberta region. An analysis of these trends, and an assessment of their implications, has shaped this Plan with respect to the housing type, land uses, size of lots, and open space amenities included.

4.1 RESIDENTIAL

Goal: *Provide a diverse range of housing types to meet the needs of varying income groups and lifestyles.*

As shown on **Figure 4 - Concept Plan**, the majority of land within the Plan Area is intended for residential use. In order to meet the needs of residents, the community has been designed to provide a diverse range of housing options. As shown of **Figure 3 - Residential Density**, a mix of low and medium density residential dwelling units will be implemented based on market conditions and consumer preferences at the time of development.

The Vista at Ryders Ridge is designed with interconnected open spaces, and a variety of land uses. The land use statistics, estimated number of residential units, and population projections

associated with the concept plan are represented in **Table 1 - Land Use Statistics** and **Table 2 - Estimated Residential Units**.

Unique Topography

Due to the natural topography of the Plan Area, many lots have been designed with additional depth to create a more usable backyard and minimize the need for excessive retaining walls and stairs; walk-out lots will be created wherever possible. The Developer will continue to work with the Town and home builders during the rezoning, subdivision, and detail design processes to identify solutions that best utilize the land in areas with grade challenges. In addition, the Land Use Bylaw's residential land use districts will be reviewed to ensure that setback, building height, and parcel coverage regulations can facilitate the ideal housing design on the lots which have significant grade considerations. **Figure 5 - Residential Cross-Section** identifies potential layout of lots with this type of grade.

It is understood that the unique topography of residential lots in this neighbourhood may require additional considerations to ensure positive drainage and usable yard areas. To prevent negative alterations to the lots' grades, the Developer will provide recommendations to home builders and homeowners on suitable landscaping, decks, and

vegetation to ensure proper grades are maintained on each lot.

4.1.1 Out Parcel

As described in **Section 2.2.1 Existing Acreage Site**, an Out Parcel has been identified along the south boundary of the Plan Area. To facilitate the Out Parcel's logical inclusion in the overall neighbourhood if developed, planning has been completed to identify a future access as well as appropriate land use transitions.

As shown conceptually in **Figure 4 - Concept Plan**, the Out Parcel is proposed for the extension of future R1A Medium Lot Residential purposes; however, no land use redesignation or subdivision will take place as a result of this Outline Plan. Should the Out Parcel's owner wish to redevelop the parcel, an Outline Plan Amendment and land use redesignation would be required.

FIGURE 3 - Residential Density



The map illustrates the Ryders Ridge Development, bounded by Highway 20 to the north and Memorial Trail to the south. The development includes several streets: Vanson Close, Vanveller Way, Valli Close, Victor Close, Vista View, Vincent Gate, and Ryders Ridge Boulevard. Local roads are labeled as Local A through Local I. The map shows various colored areas representing different land uses or ownership: yellow for general residential lots, green for parks or open spaces, blue for water bodies, orange for specific lots, and red for a large area at the bottom right. Specific lot sizes are noted: 1.7 Ac and 3.3 Ac. The map also indicates the location of the S.W. 1/4 Sec. 28, Twp. 38, Rge. 1, W. 5th M. and N.E. 1/4 Sec. 21, Twp. 38, Rge. 1, W. 5th M.

	R1A	Medium Lot Residential
	R3	High Density Residential
	R5	Narrow Lot General Residential
	R5A	Narrow Lot Duplex Residential
	CNS	Neighbourhood Shopping Centre




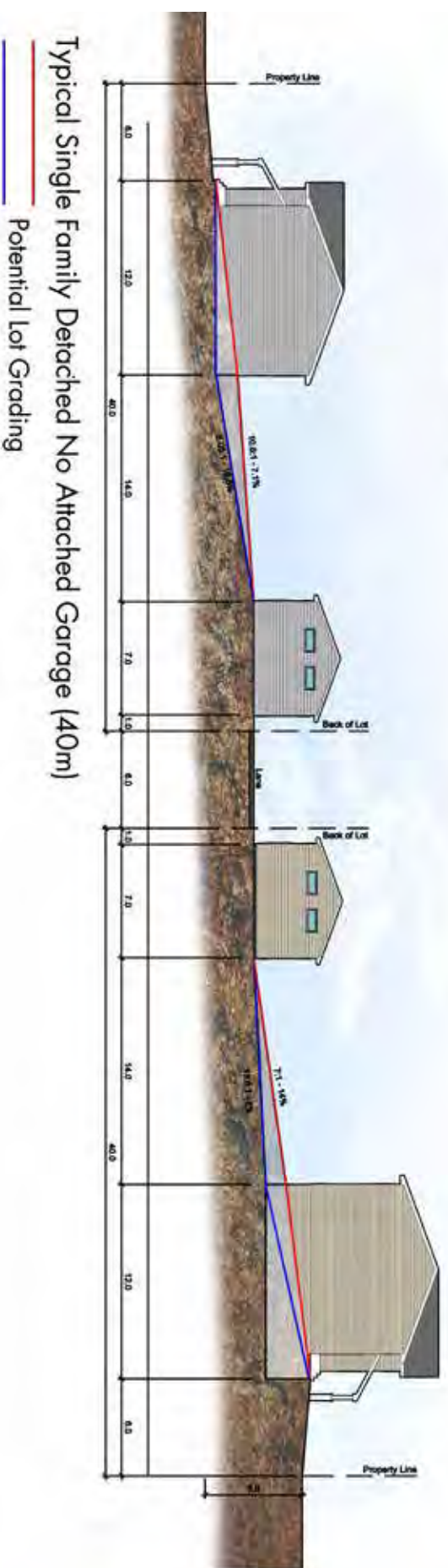
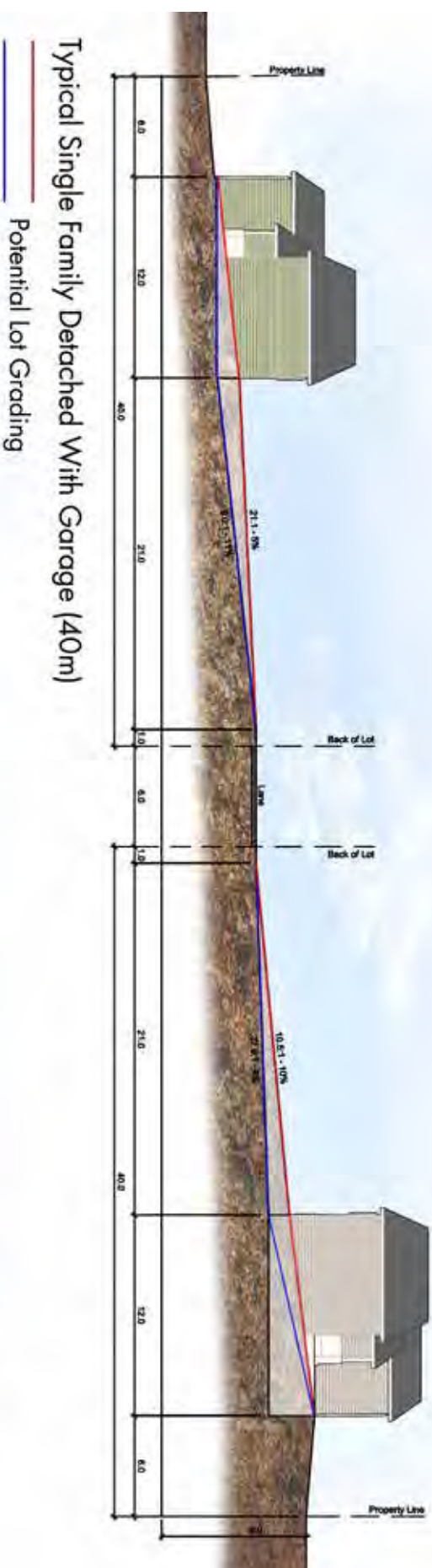
-  Constructed Areas (2023)
 Entry Feature
 Outline Plan Boundary

FIGURE 5 - Residential Cross-Section





Examples of R1A Medium Lot Residential home

Examples of R5 Narrow Lot General Residential home with and without front attached garage

4.1.2 Medium Lot Residential District (R1A)

Various areas of the Plan Area have been proposed for the development of R1A Medium Density Residential lots. The minimum parcel size for lots in this district will be 460.0m² (4,951.4 ft²) for interior parcels with housing forms envisioned to be smaller lot detached single family homes.

A portion of R1A lots have been located throughout the Plan Area to face R5 Narrow Lot General Residential lots. In these areas, the R5 lots will be of comparable size and style of the adjacent R1A lots. This placement and transition will be carefully reviewed to provide seamless transition with areas already constructed to minimize any potential conflicts.

In areas where R1A lots have been located backing onto open spaces, rear lanes have not been provided.

4.1.3 Narrow Lot General Residential (R5)

To accommodate the continued demand for more affordable housing options within Sylvan Lake, narrow lot housing options have been identified as a desired housing type for the neighbourhood and the Town. The R5 Narrow Lot General Residential District allows for the development of detached housing with or without front garages and has become a standard for the provision of single family homes due to the range of house styles it can accommodate, its affordability, and efficient lot size.

Just like the R1A district, the Narrow Lot General Residential district provides opportunities for a variety of single family housing options including bungalows, two-storey homes, bi-levels, modified bi-levels; all with or without front attached garages and with or without walkout basements.



Examples of R5A Narrow Lot Duplex with and without front attached garage

4.1.4 Narrow Lot Duplex Residential (R5A)

The R5A Narrow Lot Duplex Residential District is intended to accommodate narrow lot duplex housing which provides a more affordable duplex option than those typically seen due to the decreased lot width. Two areas of R5A housing have been identified in the Plan Area, both intended to create exclusive pods of duplex housing.

As per the Town's Land Use Bylaw, two on-site parking stalls will be provided per dwelling unit either via front attached garage or rear parking pad. Building exteriors in this district are required by the Town's Land Use Bylaw to employ a variety of natural materials such as wood and brick as defined in *The Vista and Ryders Ridge Design Guidelines*.



Examples of R3 rowhomes and apartment

4.1.5 R3 Multiple Family (R3)

The R3 district has been used to accommodate higher density housing forms such as rowhomes. These housing forms typically units with or without attached garages; determined based on existing market demands at the time of their development.

Areas of R3 housing have been located in the southeast portion of The Vista at Ryders Ridge to create a mixed-use node adjacent to the commercial area, trails and a enhanced park site. High quality architectural design will be implemented throughout the R3 Multiple Family areas to create a high quality visual aesthetic. The 0.67 ha site is a suitable site for a condominium or rental apartment building.

To further increase unique housing options. A few park fronting rowhomes has been identified in

the southeast. Park fronting homes increase the interaction between residents and open spaces. This interaction is intended to increase the use of public park spaces, provide opportunities for neighbours to socialize with one another, foster a sense of community, and provide a higher level of passive surveillance on park spaces.

Park fronting homes are designed to have a shared lot line with a public park space such as Municipal Reserve. Within park fronting homes, rear parking is required and rear garages will be encouraged at the time of the house build.

Park-fronting homes will also be required to have a sidewalk or trail in front of the home, within the Municipal Reserve. This is to provide access from the public open space to the front door. Each home will connect to the sidewalk/trail via a private walkway.



Examples of park-fronting rowhomes



4.1.6 Secondary Suites

Secondary suites are an important form of housing to create more affordable housing options within the Town, increase the variety of housing options and increase density within the community. Secondary suites are accommodated as per the Town of Sylvan Land Use Bylaw which regulates location, parking and requirements of each unit.

At the time of the 2022 Vista Outline Plan amendment, Melcor Developments was reviewing the possibility of secondary suites within multi family lots with Town administration. The intention is to allow secondary suites in some rowhome units that meet specific regulations. Should secondary suites be approved for multi family lots within the Town of Sylvan Land Use Bylaw, additional regulations will be required to determine which units can support secondary suites, how much parking is required, define architectural elements and determine process of approval. At minimum, it is anticipated that end units, units with lanes, walkout lots and homes with front parking stall could support secondary units. Additional requirements and policies will be determined by Town administration

4.2 SOCIAL CARE FACILITY

Two social care sites were previously identified in *The Vista at Ryders Ridge Outline Plan* (2012) for the development of an adult social care facility, day care, or church.

In accordance with the *Town of Sylvan Lake South Area Structure Plan* (SASP), these properties were advertised for sale for a period of one year. During the advertising period, the social care sites were not sold for their intended purpose; as a result, one of the sites has since been removed and one new site has been identified in a later phase to allow for future social care opportunities.



Examples of neighbourhood style commercial development

4.3 COMMERCIAL

Goal: *Provide a vivid and attractive commercial centre to meet the commercial needs of residents.*

In accordance with the generalized concept plan shown in the SASP, a 1.32 ha (3.27 ac) Neighbourhood Shopping District (CNS) has been included within The Vista at Ryders Ridge development, adjacent to Highway 20 and Memorial Trail. This commercial site is intended to provide regional, local, and convenience commercial opportunities. The location was chosen to provide high visibility to the commercial node as well as convenient access from Highway 20.

A comprehensive commercial site is intended to be developed in a manner that complements the Town of Sylvan Lake's established sense of place. Site designs for this area will meet and exceed Sylvan Lake's design standards for architecture, hard surfacing, and landscaping.



Examples of southeast park site and community amenity

4.4 OPEN SPACES, PUBLIC FACILITIES, AND TRAILS

Goal: *Satisfy the active and passive recreation needs of the neighbourhood.*

The Vista at Ryders Ridge's open space network is intended to serve the social and recreational needs of the neighbourhood. As shown on **Figure 6 - Open Spaces**; open spaces, public amenities, and trails have been distributed throughout the neighbourhood by using a combination of Municipal Reserve, Public Utility Lots, stormwater management facilities, and landscaped boulevards.

The Vista at Ryders Ridge's open space network has been designed to provide convenient access for residents from all areas of the community to the parks and provide off-street pedestrian connections to neighbourhood destinations and surrounding trails such as the one located along Memorial Trail.

4.4.1 Municipal Reserve

As described in **Table 1 - Land Use Statistics**, a total of 6.06 ha (14.97 ac) of Municipal Reserve has been identified in The Vista at Ryders Ridge.

Parks and Parkettes

Park spaces in The Vista at Ryders Ridge are intended to provide recreational spaces for residents to enjoy the outdoors, socialize with neighbours, encourage healthy lifestyles, and extend residents' outdoor amenity spaces.

Programming of open spaces will be undertaken in consultation with the Town of Sylvan Lake to ensure the existing needs of the community are met; however, designs are intended to include multi-use trails, seating areas, refuse bins, and children's play structures.

The northwest park site is intended to preserve existing trees and form a regional playground by supplementing the park located north of the quarter



Examples of Linear Parks

section. This area is currently constructed and includes a connection to the Town of Sylvan Lake's major trail system.

The northeast park site is intended to accommodate a stormwater management facility and an extensive multi-use trail with seating nodes surrounding the pond.

The central park site is intended to accommodate a stormwater management retention (dry) pond, combined with a play field and a play structure in the southeast corner of the central park site. This park was identified in the 2012 Outline Plan to accommodate a future school site; however, since the Plan's approval, the local school boards have deemed the site unnecessary. The central park will be designed using enhanced landscaping as well as multi-use trail connections and seating nodes.

Linear Open Space Connections

Several north-south open space connections have been provided throughout The Vista at Ryders Ridge to increase pedestrian connectivity. Linear parks have been used to provide off-street pedestrian and cyclist connections to the neighbourhood nodes including the commercial area, main parks, and Memorial Trail's trail linkages.

4.4.2 Community Gathering Areas

Community gathering areas are public spaces where residents and visitors may gather, interact, and come together as neighbours. There are three clear community gathering areas within the neighbourhood: the SWMFs, the commercial area, and the southeast park site. Trails within The Vista at Ryders Ridge have been designed to provide convenient access to these gathering areas.

4.4.3 Stormwater Management Facilities

Two stormwater management facilities (SWMF) have been identified in the Plan Area: one in the northeast, and one in the central west portion of the neighbourhood.

The northeast SWMF has been located along the north boundary of the Plan Area, adjacent to the abandoned railway ROW. This facility will take the form of a retention (wet) pond and provide passive recreation opportunities for residents by including walking trails surrounding the pond. This location was chosen to best serve the development's stormwater management needs and will provide opportunities for trail connectivity along the abandoned railway trail system. The inclusion of the SWMF in this area will also provide a buffer between the proposed commercial use north of the pond and



Example of Stormwater Management Facilities



low density residences in The Vista at Ryders Ridge. The northeast stormwater management facility was completed in 2016.

The central-west SWMF has been proposed along Ryders Ridge Blvd. This facility will take the form of a detention (dry) pond and provide opportunities for passive recreation activities such as walking/jogging, playing Frisbee or catch, flying kites, etc.

4.4.4 Pedestrian Network

The Vista at Ryders Ridge has been designed with an extensive network of trails and enhanced sidewalk connections running throughout the neighbourhood. As shown on **Figure 7 - Pedestrian Network**, the overall trail network has been designed to reflect the SASP which indicates the abandoned railway and existing pipeline ROW as a suitable and desirable extensions the Town's existing trail network.

External Trails

External trails are located outside of The Vista at Ryders Ridge and provide pedestrian connectivity to other areas in Sylvan Lake. As shown on **Figure 7 - Pedestrian Network**, the abandoned railway ROW along the north boundary of the Plan Area and a 3.0m wide multi-use trail will run along Memorial Trail to facilitate convenient and continuous off-street movement.

External trails will be constructed as the development requires, in accordance to the Town of Sylvan Lake's

guiding documents and principals.

Multi-Use Trails

A contiguous network of off-street multi-use trails are intended to run throughout The Vista at Ryders Ridge's open space network and provide connections to external and internal trails. The combination of trails and sidewalk connections in the neighbourhood are intended to create loops that facilitate the open space network's use for outdoor recreation: jogging, bike riding, dog walking, etc.

Separated Sidewalks

As shown on **Figure 8 - 21.0m Collector Roadway**, collector roadways have been designed to include 1.5m separated sidewalks on both sides of the roadway to facilitate pedestrian movement and enhance the overall comfort of pedestrian in The Vista at Ryders Ridge.

FIGURE 6 - Open Spaces



Legend







- | | | |
|--|--|--|
|  MR Municipal Reserve |  Community Amenity |  Constructed Areas (2023) |
|  PUL Public Utility Lot |  Treed Boulevard/Separated Sidewalk |  Outline Plan Boundary |

FIGURE 7 - Pedestrian Network

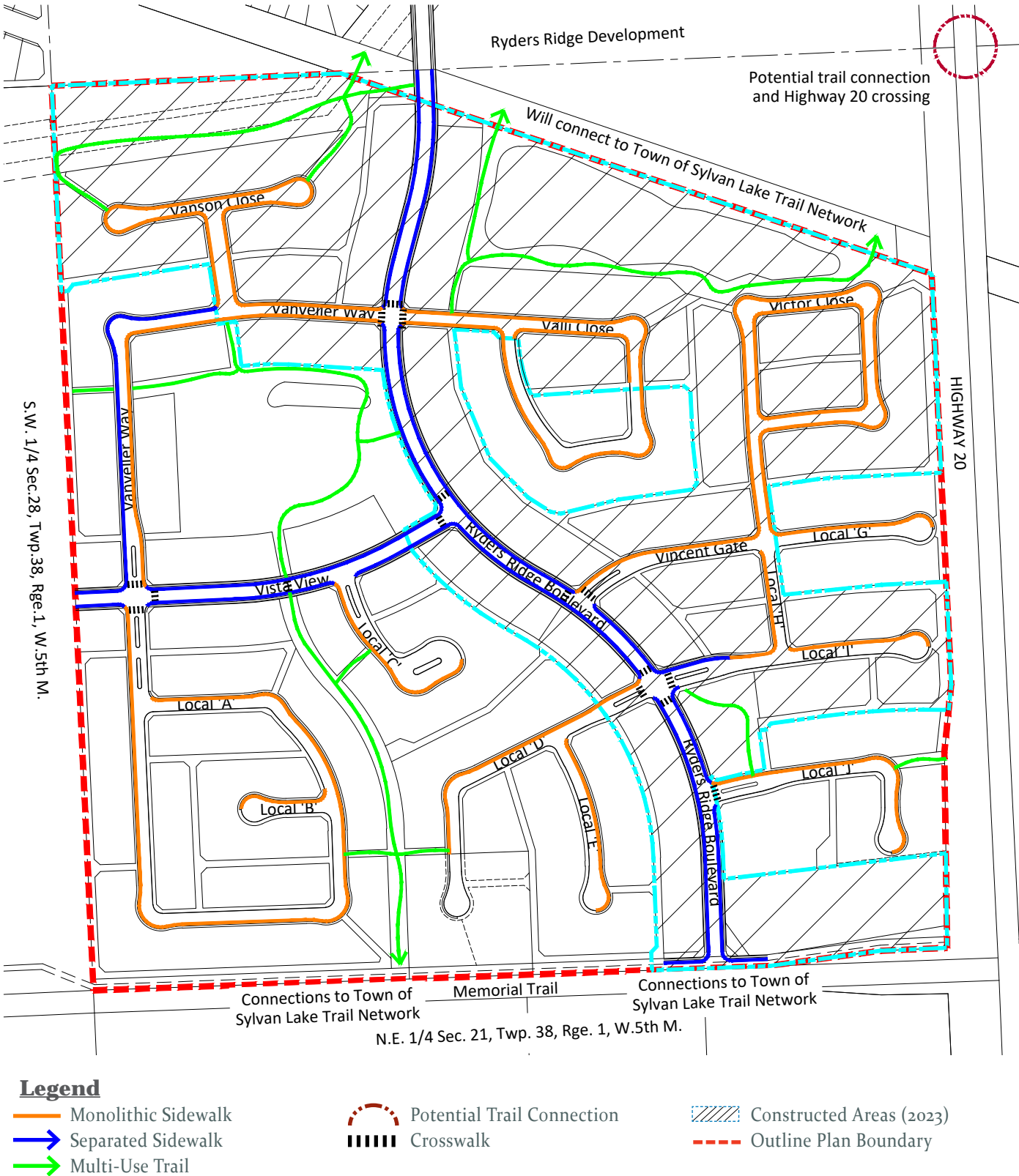


Table 1 - Land Use Statistics

Land Use	Hectares	Acres	% Net Developable Area
Gross Plan Area	57.15	141.23	
Out Parcel	1.10	2.72	
Roadway Widening - Memorial Trail	0.81	2.01	
Net Developable Area (NDA)	55.24	136.50	100.0%
Residential	31.09	76.83	56.4%
R1A Medium Lot Residential	10.53	26.02	19.1%
R5 Narrow Lot Residential	14.35	35.47	26.0%
R5A Narrow Lot Duplex Residential	1.50	3.70	2.7%
R3 High Density Residential	4.10	10.14	7.4%
R3 High Density Residential (site)	0.67	1.66	1.2%
Commercial	1.32	3.27	2.4%
CNS Neighbourhood Shopping Centre	1.32	3.27	2.4%
Open Space	9.47	23.40	17.1%
MR Municipal Reserve	6.06	14.97	11.0%
PUL Stormwater Management Facility (SWMF)	2.03	5.01	3.7%
PUL Other Public Utility Lots	1.38	3.42	2.5%
Transportation	13.29	32.84	24.1%
Collector Roadway	2.47	6.10	4.5%
Local Roadway	7.68	18.99	13.9%
Lanes	3.20	7.92	5.7%

¹ Municipal Reserve percentage is calculated: Municipal Reserve (6.06 ha) / [Gross Area (57.15 ha) - Environmental Reserve (0.00ha)]. The Out Parcel may have to contribute additional MR for 2.72 ac.

Table 2 - Estimated Residential Units

Residential Land Use District	Hectares	Estimated Units ²	% of Housing Stock	Estimated Population ³
Single Family Housing Options	24.88	604	68.8%	1391
R1A Medium Lot Residential District	10.53	214	24.4%	494
R5 Narrow Lot Residential	14.35	390	44.4%	897
Medium Density Housing Options	1.50	56	6.4%	130
R5A Narrow Lot Duplex Residential	1.50	56	6.4%	130
Multi-Family Housing Options	4.10	218	24.8%	502
R3 High Density Residential ⁶	4.10	178	20.2%	410
R3 High Density Residential (site)	0.67	40	4.6%	92
Total	31.16	878	100.0%	2023
Residential Density: 15.7 du/ha ⁴				

Table 3 - Estimated Student Population

Residential Land Use District	Total Population	School Aged Children ⁷			
		K-5	6-9	10-12	Total
R1A Medium Lot Residential	494	46	27	21	94
R5 Narrow Lot Residential	897	85	49	38	172
R5A Narrow Lot Duplex Residential	130	12	7	5	24
R3 High Density Residential	410	38	22	17	77
R3 High Density Residential (site)	92	8	5	3	24
Total	2023	189	110	84	383

² Units are based on minimum lot size regulations in the Town of Sylvan Lake Land Use Bylaws.

³ Population estimates are based on an average household size of 2.3 persons per household. This information is as reported by the 2013 Town of Sylvan Lake Municipal Census.

⁴ Overall neighbourhood density is calculated: Estimated Units (861) / [Gross Area (57.15 ha) - Environmental Reserve (0.00ha) - Out Parcel (1.10 ha) - commercial (1.32 ha)] .

⁵ The R3 High Density Residential (site) area may accommodate a range of housing options; unit estimations are based on a density of 60 du/ha.

⁶ R3 High Density Residential unit estimations are based on the development of rowhomes with an average lot size of 230.00 m²/unit.

⁷ The amount of school age children anticipated in The Vista of Ryders Ridge (K-5 at 9.5%, 6-9 at 5.5%, 10-12 at 4.3%) is derived using the age distributions as reported by the 2015 Town of Sylvan Lake Municipal Census.



5 Transportation

The Vista at Ryders Ridge's transportation network will be designed to provide residents, commercial area users, and the surrounding public with safe and efficient access to the neighbourhood. The proposed roadway network, shown on **Figure 14 - Transportation Network**, is intended to achieve consistency with the SASP.

Since the initial approval of The Vista at Ryders Ridge Outline Plan, the Town of Sylvan Lake has updated its roadway cross sections. At the time of development each phase may be required to utilize the most current design standards for roadway cross sections. As such, the roadways and sidewalks in the Vista's may differ from phase to phase. Every effort will be made to transition roadways and sidewalks at ideal locations.

The roadway cross sections below reflect the standards presented in the Development Process and Design Guidelines 2018 V2.0.

5.1 INTERNAL ROADWAYS

Goal: Create a convenient and efficient transportation network that balances the needs of motorists, pedestrians, and other non-vehicular users.

5.1.1 Collector Roadways

As shown on **Figure 14 - Transportation Network**, Ryders Ridge Blvd will run from the Ryders Ridge neighbourhood at the north Plan Boundary, south to connect to Memorial Trail. Vista View will intersect Ryders Ridge Blvd and run adjacent to the central park site, connecting to Crestview, west of the Plan Area.

Collector roads constructed prior to 2019 will have a 20.0m wide right-of-way. Post 2019, collector roads will include a 3.75m wide travel lane, 2.25m parking lane, landscaped boulevard, and separated sidewalks as shown in Figure 8 - 21.0m Collector Roadway.

5.1.2 Local Roadways

The system of local roads identified for The Vista at Ryders Ridge are intended to provide access to individual development cells, while discouraging outside traffic from short-cutting. The 17.0m Local Roadway cross-section utilized includes a 5.0 m wide travel lane and 1.5m wide monolithic sidewalks on one or both sides of the roadway. This proposed local roadway cross-section is shown on **Figure 9 - 17.0m Local Roadway**.

FIGURE 8 - 21.0m Collector Roadway



FIGURE 9 - 17.0m Local Roadway



5.1.3 Laneways

Laneways have been identified throughout the neighbourhood except where lots back onto green space or where the provision of a lane is not possible. It is intended that lanes that service higher-density residential or commercial sites throughout the development will be paved.

The lane that runs along the west boundary of the development will be constructed entirely within the Plan Area and will service both The Vista at Ryders Ridge and Crestview. Based on prior conversations between the Developers, the construction costs for this lane will be shared between both quarter sections.

A 9.0m lane has been identified in the SE corner of The Vista to support the higher density land uses and park fronting homes.

FIGURE 10 - 6.0m Lane

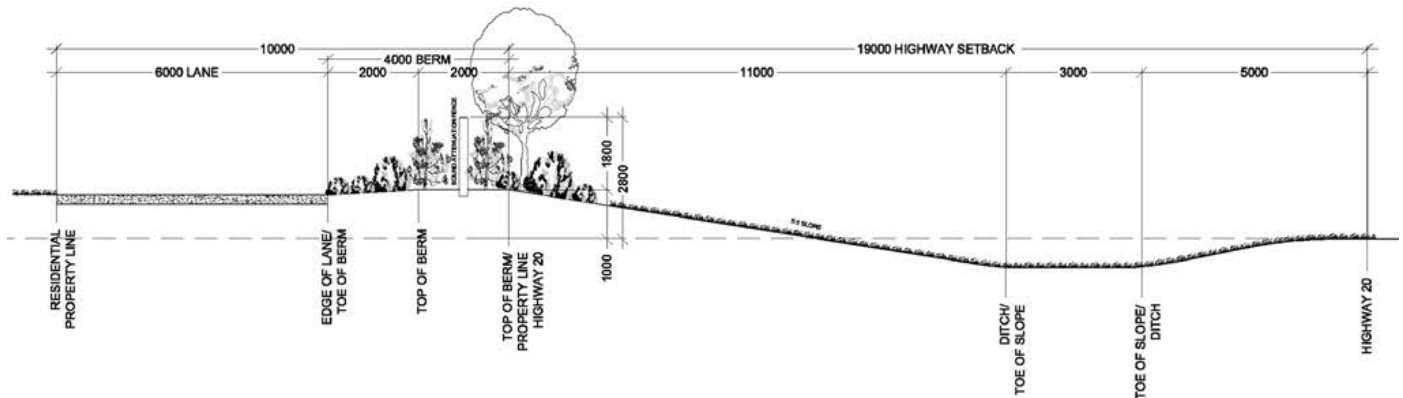


5.2 EXTERNAL ROADWAYS

5.2.1 Highway 20

No direct access to Highway 20 has been identified within this development. A landscaping buffer will be created between Highway 20 and the neighbourhood to minimize the potential impact of the Highway on residential areas. This buffer may take the form of a berm, fence, and/or other forms of landscaping as shown on **Figure 12 - Lane/Highway 20 Cross-Section**.

FIGURE 12 - Lane/Highway 20 Cross-Section



5.2.2 Memorial Trail

Memorial Trail will serve as the main access to The Vista at Ryders Ridge. In order to meet the increased capacity demand of this neighbourhood and developments to the southwest, upgrades will be required.

To accommodate the Town of Sylvan Lake's future vision for Memorial Trail, a roadway widening has been identified along the south boundary of the Plan Area. This vision is depicted in **Figure 13 - Memorial Trail** as described in the Memorial Trail Functional Planning Study 2022. Additional road row has been dedicated for a future roundabout.

FIGURE 13 - Memorial Trail

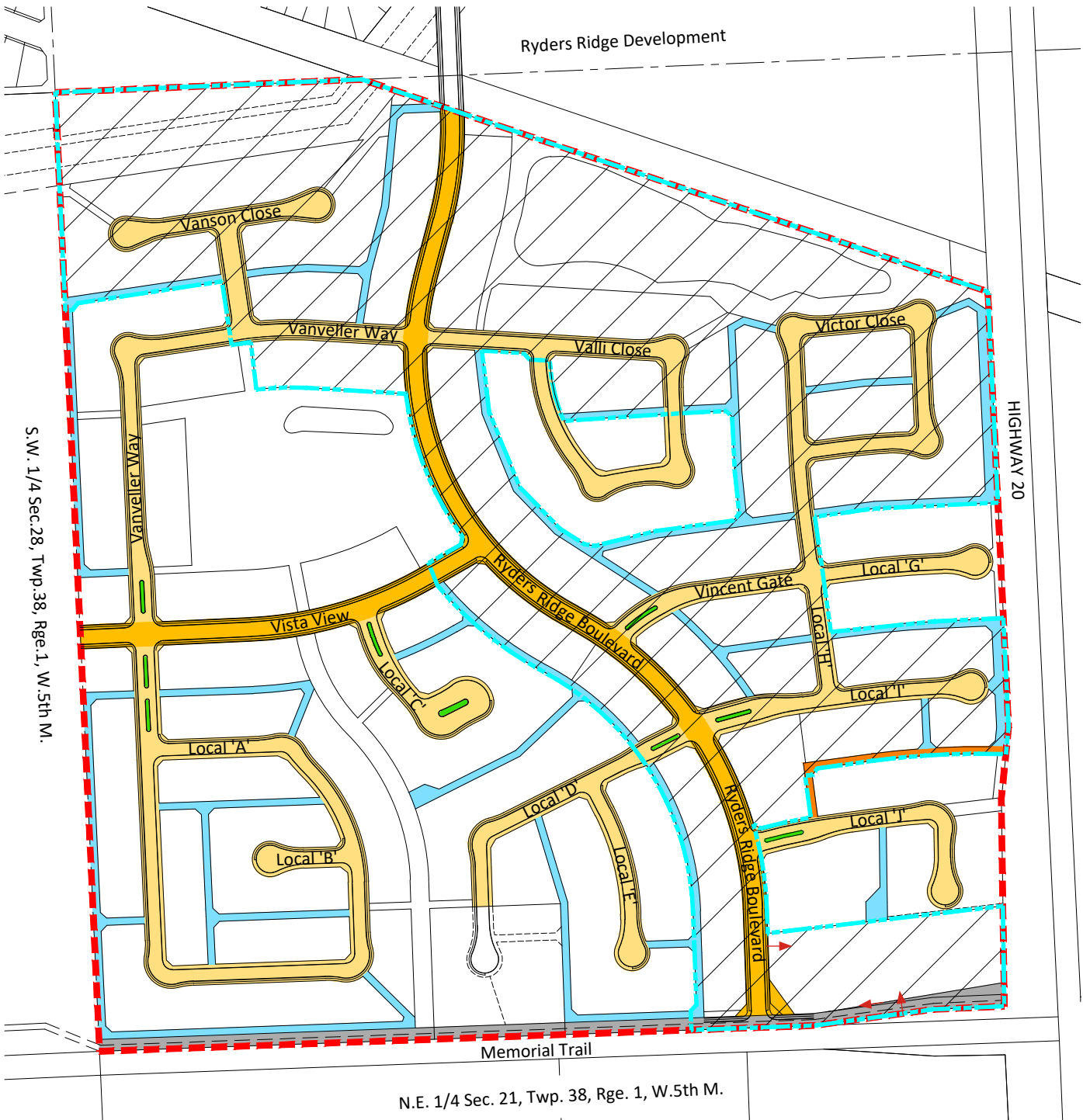


5.3 COMMERCIAL ACCESS

Through consultation with the Town, a potential right-in/right-out access along Memorial Trail is considered ideal to provide adequate access to The Vista at Ryders Ridge commercial site. Although a right-in/right-out access will be provided along Memorial Trail, the primary commercial site access will be located along Ryders Ridge Boulevard; as such, the commercial site layout will be designed to discourage short-cutting between Memorial Trail and the neighbourhood's internal roadways.

A TIA specifying the proposed commercial uses and anticipated traffic volumes will be required as part of the commercial area's Development Permit application. In addition, the Developer will submit a pre-design and statement of justification regarding the location of the right-in right-out access, to a level of detail deemed acceptable by the Town of Sylvan Lake.

Transportation Network



Legend

- Collector Roadway
- Local Roadway
- Lane
- 9m Lane

- Memorial Trail Widening
- Commercial Access Point
- Right in/Right Out
(Exact location to be determined during the time of detail design)

- Constructed Areas (2023)
- Outline Plan Boundary



6 Servicing

The following figures illustrate proposed servicing of The Vista at Ryders Ridge. The layouts shown have been designed using on-site and adjacent servicing considerations within the residential subdivisions to the north and the proposed subdivision to the west.

6.1 STORMWATER DRAINAGE

A stormwater management pond has been located in the northeast corner of the development to properly manage and control major storm events. A second SWMF has been located in the central park site. Both SWMFs have been designed to accommodate 1:100 year storm water flows, and restrict flows to pre-development rates from the site. The proposed system has been analyzed in a detailed Stormwater Management Plan submitted to the Town of Sylvan Lake under a separate cover.

An underground storm pipe system will be constructed to sustain minor storm events being less than 1 in 5 years in intensity within the Plan Area. This system will direct stormwater flows into the northeast SWMF where it will discharge at a controlled rate eastward into a pipe located along the abandoned railway ROW adjacent to Highway

20. Stormwater will then outfall into Highway 20's west ditch and continue flowing northward. The proposed pipe system is shown in **Figure 15 - Stormwater Servicing**.

6.2 SANITARY SERVICING

The sanitary servicing for this development will use a gravity system to direct flows north, ultimately connecting to an existing pipe along Ryders Ridge Boulevard, as shown on **Figure 16 - Sanitary Servicing**. This servicing concept will allow for future connections into Crestview, the adjacent quarter section to the west.

6.3 WATER SERVICING

The overall water distribution system required to service the Plan Area is shown in **Figure 17 - Water Servicing**. The water system will extend from the existing network within Ryders Ridge. A connection to the existing water reservoir west of the Plan Area will also be required; the reservoir will be located in the southwest corner of Crestview. Water stubs will be provided to service future development areas to the south and west.

6.4 SHALLOW UTILITIES

Shallow utility services will be provided by the following companies:

- Atco Gas (Natural Gas)
- Fortis, Alberta (Electricity)
- Telus Communication (Telephone)
- Shaw Cable (Cable Television)

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in the existing developments surrounding the Plan Area.

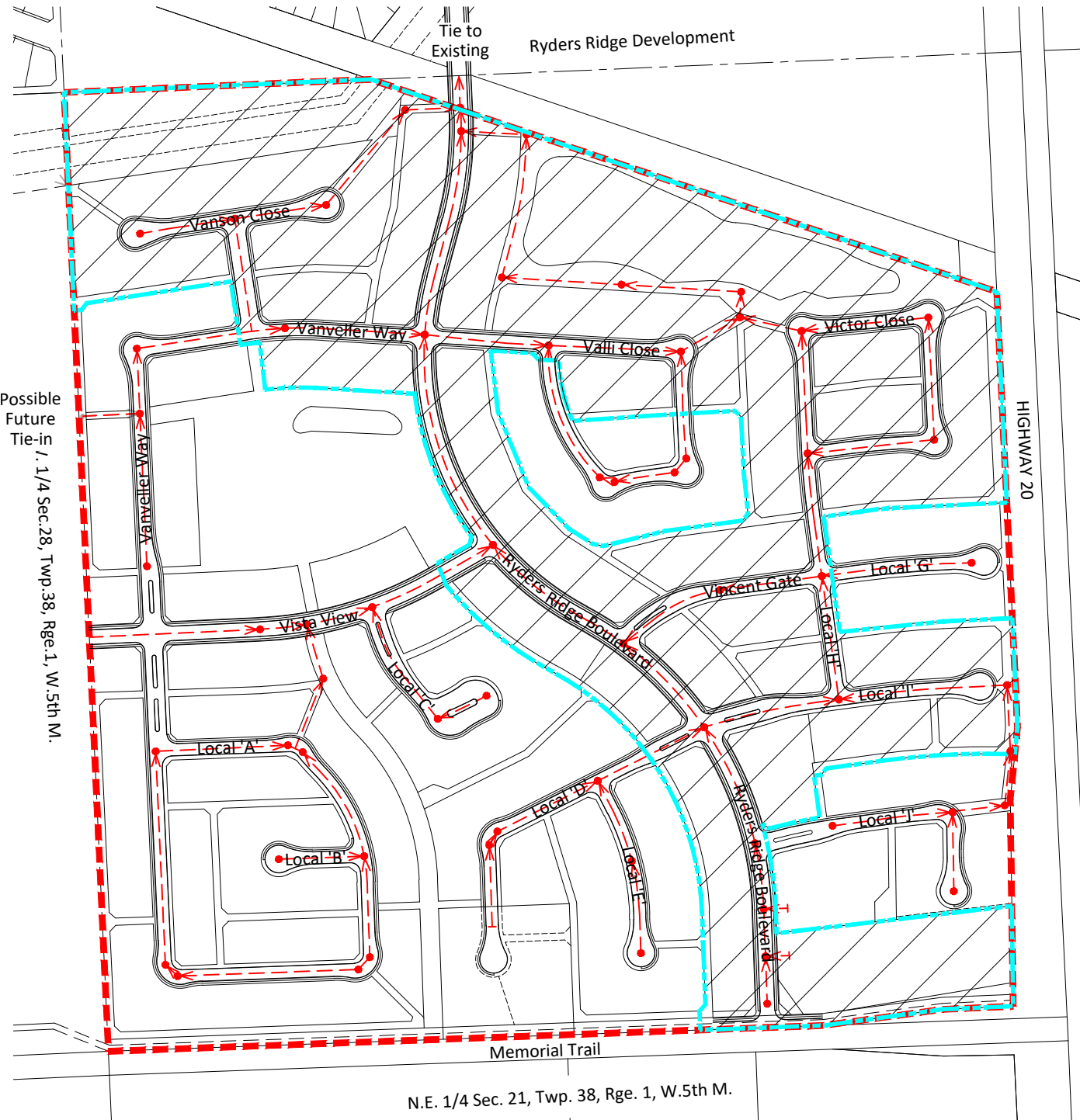
FIGURE 14 - Stormwater Servicing



Legend

- Stormwater Management Facility
- Storm Manhole
- Storm Flow Direction
- Storm Outline/Inlet
- Storm Stub
- Storm Servicing
- Major Overland Drainage
- Constructed Areas (2023)
- Outline Plan Boundary

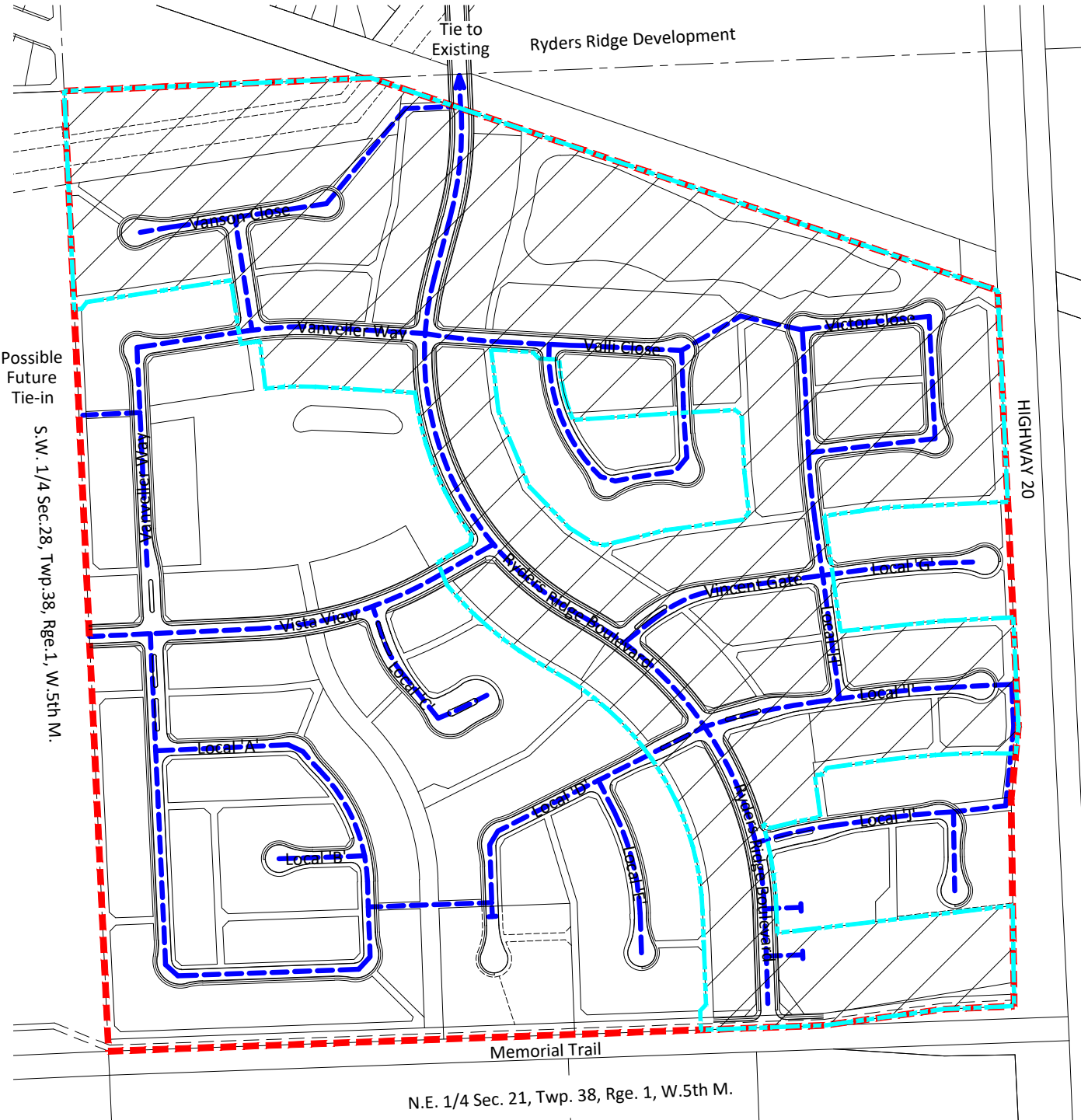
FIGURE 15 - Sanitary Servicing



Legend

- Sanitary Manhole
- > Sanitary Flow Direction
- Sanitary Stub
- Sanitary Servicing
- ▨ Constructed Areas (2023)
- Outline Plan Boundary

FIGURE 16 - Water Servicing



- Legend**
- Water Servicing
 - Water Stub
 - Constructed Areas (2023)
 - Outline Plan Boundary



7 Implementation

7.1 DEVELOPMENT STAGING

As shown on **Figure 17 - Phasing Plan**, development will begin with the extension of Ryders Ridge Blvd. Each successive stage will be developed with the logical and economical extension of municipal services, with the intent of meeting the needs of the regional and local housing market. Staging will also be coordinated with the Developer of Crestview, the quarter section to the west, to ensure the most effective and efficient connections are made.

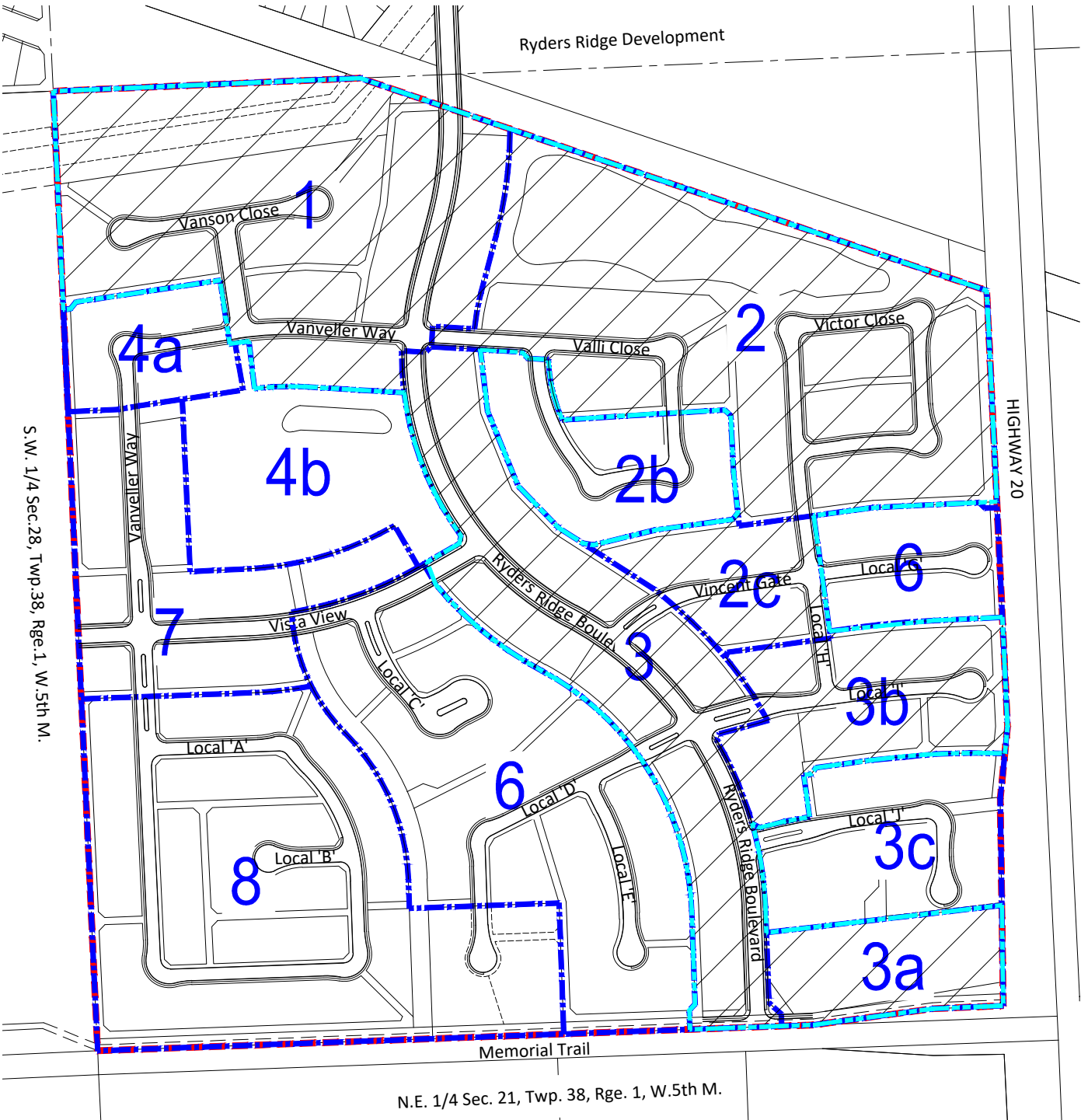
The commercial area and Out Parcel may be considered as independent stages of the development and may be implemented using separate criteria.

The staging boundaries shown on **Figure 17 - Phasing Plan** are conceptual in nature and may vary from actual redistricting and subdivision applications. Portions of stages may be developed concurrently if there is sufficient market demand and/or warrants feasible engineering design.

7.2 REDISTRICTING AND SUBDIVISION

Redistricting and subdivision applications to conform to the land use designations described in this Outline Plan will be undertaken on a phase by phase basis. Guided by The Town of Sylvan Lake Municipal Development Plan, redesignation and subdivisions must conform to the uses identified in The Town of Sylvan Lake Land Use Bylaw and all applicable statutory plans in addition to the informational requirements necessary for each application.

FIGURE 17 - Phasing Plan



Legend

- Development Phase Boundaries
- Constructed Areas (2023)
- Outline Plan Boundary