

“Highland Green Estates” Neighbourhood Area Structure Plan



Original Outline Plan approved by Council: March 10, 1997
Outline Plan amended by Council: March 24, 1997
Converted to a Neighbourhood Area Structure Plan by Council: December 7, 1998

Neighbourhood Area Structure Plan amended by Council July 31, 2006
(Bylaw Amendment 3217/F-2006)

July 31, 2006

HIGHLAND GREEN ESTATES NEIGHBOURHOOD AREA STRUCTURE PLAN

1.0 PURPOSE

The purpose of the Highland Green Estates Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives of potential neighbourhood redevelopment sites. This NASP will provide the basis for a balanced and integrated residential community offering a variety of housing forms and lifestyles.

2.0 PLAN AREA

The area encompassed within this NASP lies east of 59th/Riverview Avenue to Gaetz Avenue and from 67th Street south to the escarpment area above (north) of 60th Street. See Figure #1 for the plan boundary. Geographically, the *Highland Green Estates* neighbourhood is the east half of the larger *Highland Green* city neighbourhood which extends west to Taylor Drive.

3.0 INTRODUCTION and BACKGROUND

Red Deer City Council in May 1995 authorized preparation of the original Outline Plan to look at land use and development issues in the Highland Green Estates Neighbourhood. The primary purpose of the Plan was to define acceptable land uses for the then undeveloped sites within the Highland Green Estates neighbourhood. Preparation of the Plan involved the owners of large potential (re)development sites as well as a committee of Highland Green residents and City planning staff. Through these meetings, issues were identified, discussed and resolved through consensus between respective owners and the neighbourhood. The Highland Green Outline Plan was approved by City Council in 1997.

City Council in 1998, under Bylaw 3217/98 and pursuant to Section 633 of the Municipal Government Act, adopted the Highland Green Outline Plan as the Highland Green Area Structure Plan (name change only) making it an official City of Red Deer statutory plan. Any proposed changes to the Neighbourhood Area Structure Plan are subject to the amendment procedures outlined in the Municipal Government Act requiring advertising, a public hearing and three readings by City Council.

In 2005, the St. Joseph's Convent site, located adjacent to the escarpment along the neighbourhood's south boundary, ceased to exist as a convent/residence for the Sisters of Les Filles de la Sagesses. This site was not addressed as part of the original 1997 Outline Plan as this property was not contemplated to be a redevelopment site at that time.

4.0 NEIGHBOURHOOD HISTORY

The Highland Green neighbourhood was originally part of the village of North Red Deer. The neighbourhood was annexed into the city in 1957. A substantial part of the neighbourhood was redeveloped in the late 1970's and early 1980's. In the late 1980's, and through the 1990's, development continued in the neighbourhood, albeit at a slower pace. The neighbourhood contained several undeveloped parcels which initiated significant community

discussion around density, future land use and development of these sites. These issues have been resolved and addressed in this Neighbourhood Area Structure Plan.

In 2005, the St. Joseph's Convent ceased operation and the owners of the site subsequently applied to the City of Red Deer to amend the Highland Green Estates Neighbourhood Area Structure Plan for the purpose of identifying this site as a redevelopment property for future R2 Residential (medium density) development.

In the original 1997 Highland Green Outline Plan, there were five sites identified as potential future redevelopment areas. Two of these sites (former Carfantaine/Boomer and Knights of Columbus sites) adjacent to each other, were developed in 1999 with a 53 unit four storey residential condominium building known as Montfort Heights plus 4 semi-detached residential units. This 57 unit residential complex including a separate attached garage structure and RV storage area was developed under Direct Control zoning.

Another of the original sites, the former Belzerowski property, has subsequently been redeveloped with a 4 unit attached residential building under R2 Residential (Medium Density) zoning.

5.0 HIGHLAND GREEN NEIGHBOURHOOD CHARACTERISTICS

Highland Green Neighbourhood (including the Highland Green Estates community) as per City Census:

- This large neighbourhood is considered a mature community with a stable residential population demonstrating a diverse housing mix and occupancy profile.
- From a length of residency perspective, residents in single family homes tend to be the most stable while residents living in multiple family housing developments display a higher transient population.
- 2005 neighbourhood population is 4,042 persons, a slight increase from 4,002 persons recorded in 1995.
- 79% of the 2005 neighbourhood population is age 18 or older.
- 2005 average household size is 2.37 persons per dwelling unit, down from 2.63 persons per dwelling unit recorded in 1995.
- Approximately 25% of the Highland Green community is comprised of public parks and open space including some escarpment areas.
- Neighbourhood is comprised of 124 hectares, thereby creating a population density of 32.6 persons per gross hectare.
- Neighbourhood (2005) contains 1703 dwelling units resulting in a built density of 13.7 units per hectare.

6.0 REDEVELOPMENT CONSIDERATIONS

The following planning and redevelopment principles form the basis for consideration of redevelopment sites and opportunities within the Highland Green Estates community.

6.1 Density

The overall Highland Green neighbourhood density (2005) stands at 13.7 dwelling units per gross hectare. City servicing infrastructure (sanitary/storm sewer & water) generally are designed for a maximum density of ± 16 dwelling units per gross hectare (45 persons per gross hectare). Since 2002 new city neighbourhoods have been required to fall within the density target range of 12.35 – 17.3 dwelling units per gross hectare.

Redevelopment sites in established residential neighbourhoods are generally controversial if they are associated with new development that results in increased and/or additional dwelling units than what previously existed on the site or if the proposed land use is non-residential (e.g. commercial). Planning considerations related to neighbourhood redevelopment sites include proposed land use and, if residential, the number of dwelling units proposed; availability of utilities; capacity of street network; compatibility with adjoining land uses and, impact on the broader community. As Highland Green Estates is predominately an established and fully developed residential community, any new and/or additional residential units added as a result of redevelopment and/or infill development would result in a slight increase to the overall neighbourhood density.

Redevelopment Principles:

- 1) Restricted to only residential or public service uses.
- 2) Must be compatible with, and respect adjoining land uses.
- 3) If residential, redevelopment must respect scale of any similar adjacent residential development in terms of building height, form of housing and density (i.e. single family next to single family, multiple family next to multiple family).
- 4) A mixture of housing types; these should be designed to appeal to a wide range of income levels.
- 5) Preservation of unique natural features.
- 6) Must conform to City of Red Deer development standards including road and parcel access, street vehicle capacities, access for emergency services and availability of utility infrastructure.

6.2 Transportation

The Highland Green Estates community and its Community Association continue to work with The City towards improving neighbourhood traffic circulation patterns relative to the Village Mall service road, Village Mall access to 52 Avenue and reducing neighbourhood shortcut traffic on Hermary Street and Hallgren Avenue.

The Highland Green Estate community will continue to meet with City officials to resolve concerns around traffic congestion and pedestrian safety from on-street parking of vehicles and snow removal in winter in the area adjacent to the Red Deer Regional Catholic School Board Offices. City road improvements and proposed road alterations from Gaetz Avenue to the Village Mall and adjoining service road have been discussed and agreed to with community representatives as well as continued vehicle access solutions from Village Mall to 52 Avenue. The Engineering department has committed to working with the neighbourhood to determine final solutions to these matters.

Redevelopment Principles:

- 1) A traffic study must be undertaken and approved by the City to support any rezoning and/or development application on any identified redevelopment site.
- 2) Any proposed changes to existing developed and/or undeveloped neighbourhood roadways would be subject to consultation with the Highland Green Estates Community Association and area residents in the form of a public meeting, must meet all City Engineering standards and must be approved by The City.
- 3) Any area traffic calming measures to be considered would be subject to consultation with the Highland Green Estates Community Association and area residents in the form of a public meeting, must meet all City Engineering standards and must be approved by The City.

6.3 Recreation, Parks and Open Space

The community indicates that it would like improved pedestrian and trail access to/through adjacent neighbourhoods, the Gaetz Avenue corridor and the Bower Ponds recreation area.

Redevelopment Principles:

- 1) Improvements to the neighbourhood and area pedestrian and trail environment will be completed in accordance with the City's Trails Master Plan.
- 2) Any recreation levies generated from development in the area should be used to upgrade the local trail system. Any specific area trail improvements should be based upon neighbourhood input.

7.0 REDEVELOPMENT SITES and LAND USE CONCEPTS

The following is a description of the three (3) potential redevelopment sites identified within the Highland Green Estates neighbourhood (see Figure 1) and their proposed future land use and redevelopment concepts.

7.1 Telus Site

a) Background

This 1.97-hectare site is located at the northeast corner of 58th Avenue and Hermary Street. Communications towers are located on the site. The site is currently zoned A1 (Future Urban Development) District within the Land Use Bylaw.

The neighbourhood would like to see the site remain in its current use. Discussions with Telus Real Estate Planning and Administration indicated that the site will be maintained as a transmission tower site for a minimum of five (5) years and potentially for a period well beyond that time. Should the site be redeveloped, the neighbourhood had indicated that they would like to have the site redeveloped for single family housing. They had indicated that they would like the housing to be of a similar quality to the houses located to the east of the site. Discussions with Telus confirmed that they had no objections to the site being designated for single family housing provided it would not impede their ability to move communications towers in or out of the site. Both the City Parks Department and the neighbourhood would like to preserve some of the trees on the site. Since this initial neighbourhood recommendation, the newly-

formed community association had completed a survey in the neighbourhood which suggested that the site be designated as a park.

b) Development Concept

The Telus site is designated for single family housing. Any development proposal should include provisions to preserve as many trees as possible within the context of the development plan. Subject to the approval of The City, a portion of this site may also be used for a community and/or neighbourhood park.

7.2 École St. Louis de Montfort Site (Catholic School Board Offices)

a) Background

The 1.59-hectare Ecole St. Louis de Montfort site is located at the corner of 61st Street and 52nd Avenue. The site consists of the Red Deer Regional Catholic School Board offices and recreation sport fields located north of the School Board offices. The recreation sport fields are located on the site of a former landfill. Predominant land uses west and east of the site are mostly high density multiple family developments.

The School Board offices are zoned PS (Public Service) District, while the sport fields are zoned A1 (Future Urban Development) District. The neighbourhood prefers a uniform public zoning on the entire site however, at some point the School Board may wish to dispose of their property and therefore are entitled to some clarity regarding potential future redevelopment uses of this site. The School Board indicated that they would like to have the flexibility to sell the site for single family, semi-detached and/or a senior's development similar to the adjoining Village Park Estates development. Alternative uses acceptable to the community would be a community and/or seniors health care centre.

b) Development Concept

The sport fields located on the north side of the site (former landfill area) shall be retained for neighbourhood park and/or recreational purposes. Any subdivision or redevelopment of the south portion of the site (School Board offices) would be subject to the City of Red Deer obtaining a relaxation from Alberta Environment due to the site being located within 300m of a former landfill.

A seniors centre, health or fitness centre or a public service use within the existing building would be acceptable uses under the current PS Public Service zoning. A park, public open space, single family (R1 and/or R1N zoning), semi-detached (R1A zoning) and townhouse (R2 zoning) forms of residential development, including seniors housing, would also be acceptable redevelopment options for this south portion of the site.

7.3 Former St. Joseph's Convent Site

a) Background

With a trend of declining residency, the owners Filles de la Sagesse made the decision to close St. Joseph's Convent in 2005 and put the building and land up for sale. They then simultaneously requested The City amend the Highland Green Estates Neighbourhood Area Structure Plan to identify their property as a future redevelopment site for a medium density residential condominium development. It was proposed that this could be accomplished under Direct Control zoning containing specific development criteria. The site currently contains a vacant concrete residential structure (former convent) and a substantial amount of mature landscaping.

This former St. Joseph's Convent site (0.765 hectares) is located on 61st Street immediately south of the Red Deer Regional Catholic School Board offices. The site is located along the top edge of the river valley escarpment that forms the south boundary and edge of the Highland Green Estates community. The site is within 300 metres of two former landfill sites, one located immediately north of the Catholic School Board offices and the other located east below the escarpment near Gaetz Avenue.

The plan amendment proposal was processed in accordance with the City's former Planning and Subdivision Guidelines under which the original plan was approved. This process involved City planning staff, consultation with City departments and the Highland Green Estates Community Association and opportunity for community and resident input at a neighbourhood public meeting.

b) Development Concept

The neighbourhood would support redevelopment of this site for any use allowed under the PS Public Service District such as a park, recreational or community facility, health care facility, social care or rehabilitation facility or use by a private club or organization. Reuse of the existing building would be considered a bonus as it would retain a neighbourhood landmark.

Alternatively, residential uses would also be permitted on this site in the form of single family, semi-detached and attached townhouse dwelling units. A medium density multiple family apartment and/or condominium building would also be permitted on this site if developed under a Direct Control zoning that shall contain the following development criteria:

- i) a single structure containing a maximum of 55 dwelling units (equivalent to a density cap of 72 units per hectare);
- ii) maximum 4 storey building with total building height to be at least one-half storey (5.0 feet) lower than the total building height of the adjacent Montfort Heights building;
- iii) all parking to be contained on site:
 - underground parking for tenants, and
 - surface parking for visitors;
- iv) building to be handicapped accessible with an elevator;
- v) building to be separated a minimum 100 feet from any existing building on an adjacent property;
- vi) minimum 35% site landscaping;

- vii) maximum 40% site coverage; and
- viii) all other development standards to follow the R2 Residential (Medium Density) District.

Planning rationale for the support of a multiple family structure on this site are:

- site is isolated from the majority of the Highland Green Estates community;
- site is located at the extreme south edge of the neighbourhood;
- site is located near a major neighbourhood street entry point (62 Street);
- area is adjacent and near to considerable public open space;
- site is within walking distance of major shopping areas including close proximity to the downtown;
- site is near a transit route and bus stop;
- site is located well away from single family development; and
- medium density residential for this site would be compatible with adjacent multiple family developments (multiple family developments are often clustered together at the edge of a community).

Redevelopment and site planning shall be sensitive to maximizing retention of existing mature site landscaping; this could include reduced number of buildings and/or reduced building footprints, reduced road right-of-ways if subdivided, use of common utility corridors and underground parking if developed for multiple family. All parking must be contained on-site.

Any redevelopment or subdivision of this site would be subject to the City of Red Deer obtaining a relaxation from Alberta Environment due to the subject site being located within 300m of former land fill sites. The developer shall, at the request of and for approval by the City of Red Deer, provide any required traffic study, soil analysis and slope stability study in support of any proposed development for this site.

8.0 IMPLEMENTATION

8.1 Redevelopment Phasing

Redevelopment sites can be developed in any sequence in accordance with the requirements of this neighbourhood area structure plan.

8.2 Rezoning and Subdivision

All zoning and subdivision shall conform to the land use redevelopment concepts described in this neighbourhood area structure plan. All development must adhere to the City of Red Deer Land Use Bylaw and/or City of Red Deer development standards.



HIGHLAND GREEN ESTATES NEIGHBOURHOOD AREA STRUCTURE PLAN



FIGURE 1 - REDEVELOPMENT AREAS

JULY 31, 2006

- ■ ■ Plan Area - 66.93 ha (165.39 ac.)
- ① Telus Site
- ② Ecole St. Louis Montfort Site (Catholic School Board Offices)
- ③ Former St. Joseph's Convent Site