

Inglewood East SE ¼ Section 3-38-27-W4 Neighborhood Area Structure Plan



Prepared for:
Melcor Developments Ltd.

Prepared by:



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April 2004
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**INGLEWOOD EAST
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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INGLEWOOD EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

1.0 Introduction

1.1 PURPOSE

The purpose of the Inglewood East Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives for the quarter section of land in southeast Red Deer located north of Delburne Road and west of 30th Avenue. Inglewood East includes an area of approximately 64.5 hectares (159 acres) and was first contemplated in the East Hill Area Structure Plan (ASP) as one of a number of neighbourhood units accommodating future growth in south Red Deer.

The Inglewood East NASP has been prepared by Stantec Consulting Ltd. on behalf of Melcor Developments Ltd.

Melcor's commitment through the Inglewood East NASP is to develop a balanced community of residential and recreational opportunities with complimentary land uses. In order to achieve this, Melcor intends to integrate the area with interconnected parks and open space linkages, and the development of high-quality residential opportunities. Together, these aspects will provide the City of Red Deer with a unique area for community development.

Approval of the Neighbourhood Area Structure Plan will provide the basis for proceeding with Melcor's and the City of Red Deer's vision for this area. The NASP provides the opportunity to develop components of the overall vision in the initial phases of development through recreational amenities, a variety of housing forms and lifestyles, and by beginning the interconnected multi-use trail system incorporated as an integral part of the overall development concept.

The purpose of this document is to describe the land use pattern and development objectives for the Inglewood NASP. The NASP will implement the land use framework and development objectives by identifying the following:

- the size and location of various land uses;
- the alignment of roadways and lanes;
- the open park system;
- the proposed development density;
- servicing concepts for deep utility servicing; and

- the development staging sequence.

The detailed design of each phase (redistrictings and plans of subdivision) will refine the concept presented by the NASP Bylaw for Inglewood East.

1.2 DEFINITION OF PLAN AREA

The Inglewood East Neighbourhood Area Structure Plan consists of land located within the SE ¼ Section 3-38-27-W4 and includes an area of approximately 64.54 hectares. As shown on Figure 1.0 – Location Context, the NASP is defined by the following boundaries:

- **North Boundary** – 22nd Street
- **West Boundary** – Inglewood West
- **East Boundary** – 30th Avenue
- **South Boundary** – Delburne Road (Secondary Highway 595)

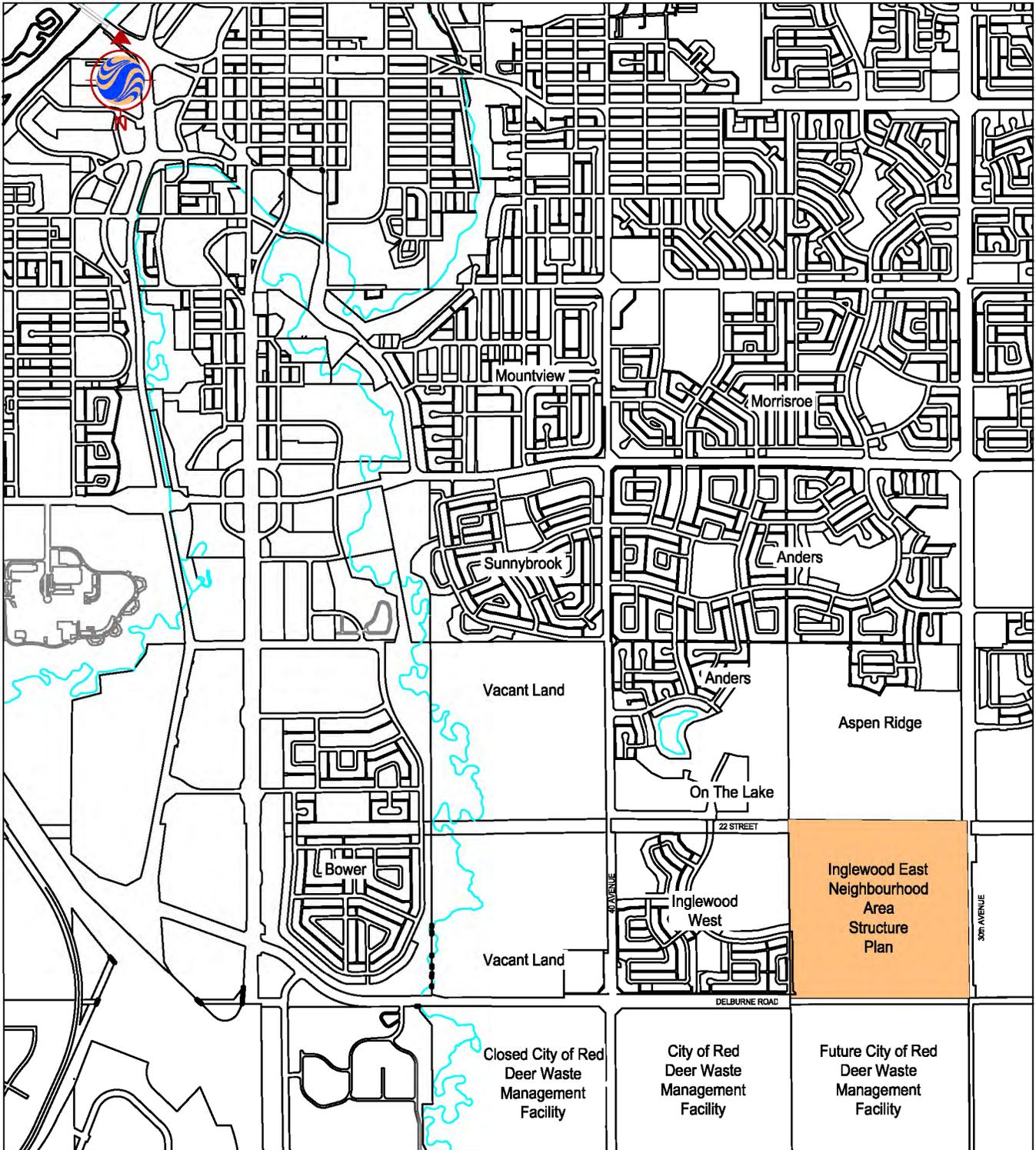
The property is legally described as the SE ¼ Section 3, Township 38, Range 27, West of the 4th Meridian. Figure 2.0 – Legal Boundaries, illustrates the boundary of this development.

The Inglewood East NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the East Hill Area Structure Plan.

1.3 BACKGROUND

The Inglewood East Neighbourhood Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the City of Red Deer for the development of new areas.

The Intermunicipal Development Plan between the City of Red Deer and the County of Red Deer contains general land uses for areas adjacent to their common boundaries. The City and the County of Red Deer adopted the plan to guide land use and development in a coordinated and efficient manner. Similarly, the City of Red Deer's Municipal Development Plan provides general policies and broad land use categories for areas within the City in order to consider each area distinct and yet connected with all others. The Inglewood East NASP Bylaw complies with both of these plans.



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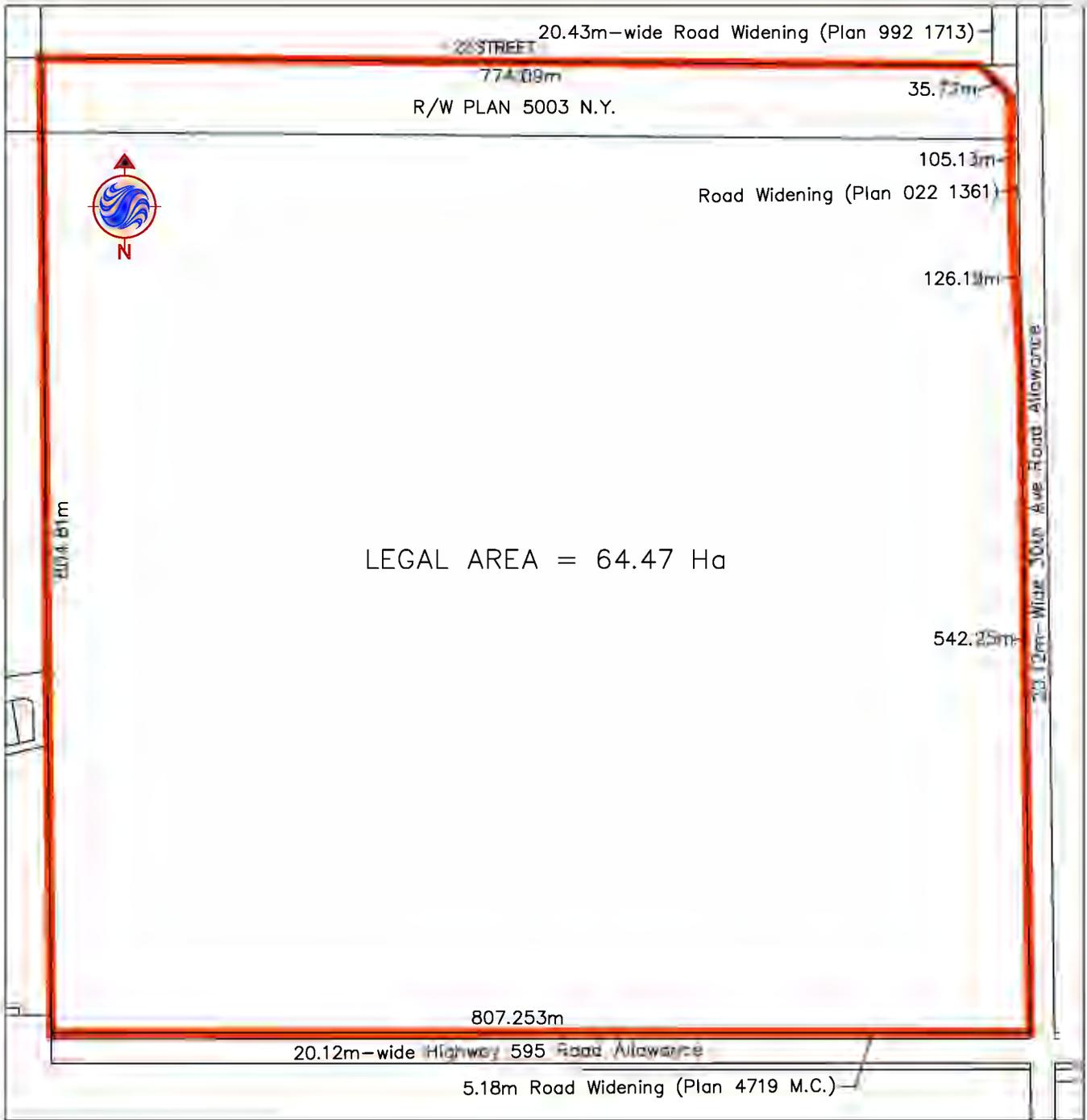
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 Figure No.
 1.0
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LOCATION PLAN



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2.0

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LEGAL BOUNDARY

**INGLEWOOD EAST
NEIGHBOURHOOD AREA STRUCTURE PLAN**

2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY, SOILS & VEGETATION

As shown on Figure 3.0 – Existing Conditions, the topography of the Inglewood East NASP slopes generally from the highest area along the east boundary down to the west with the lowest areas in the northwest and southwest corners of the plan. Elevations range from 904m to 894m for a total difference of approximately 10.0m.

Soils in the area consist of a thin layer of topsoil underlain by lacustrine silt, sand, clay and deposits of clay till. Occasional deposits of lacustrine sand may be found near the uppermost layer of clay till. The local clay till is typically underlain by siltstone and clay shale bedrock of the Paskapoo Formation. The soil conditions do not present any impediment to urban development.

The area subject to the NASP has remained as vacant agricultural land for a considerable length of time. There is limited vegetation existing on the site aside from a windbreak of mixed poplar and spruce trees, which surround the existing farmyard, located in the southeast corner of the Plan. These tree stands are primarily located on the north and west sides of the farmyard.

2.2 ENVIRONMENTAL SITE ASSESSMENT

An Environmental Site Assessment was conducted for the subject property in September of 2003 and submitted under separate cover. From this report, the Inglewood area has been assigned a rating of “low” for environmental risk.

The City of Red Deer owns the land directly south of Delburne Road, which will be eventually used to expand the City’s Waste Management Facility. These future landfill operations will be set back so that the regulatory setbacks do not impact development on the north side of Delburne Road.

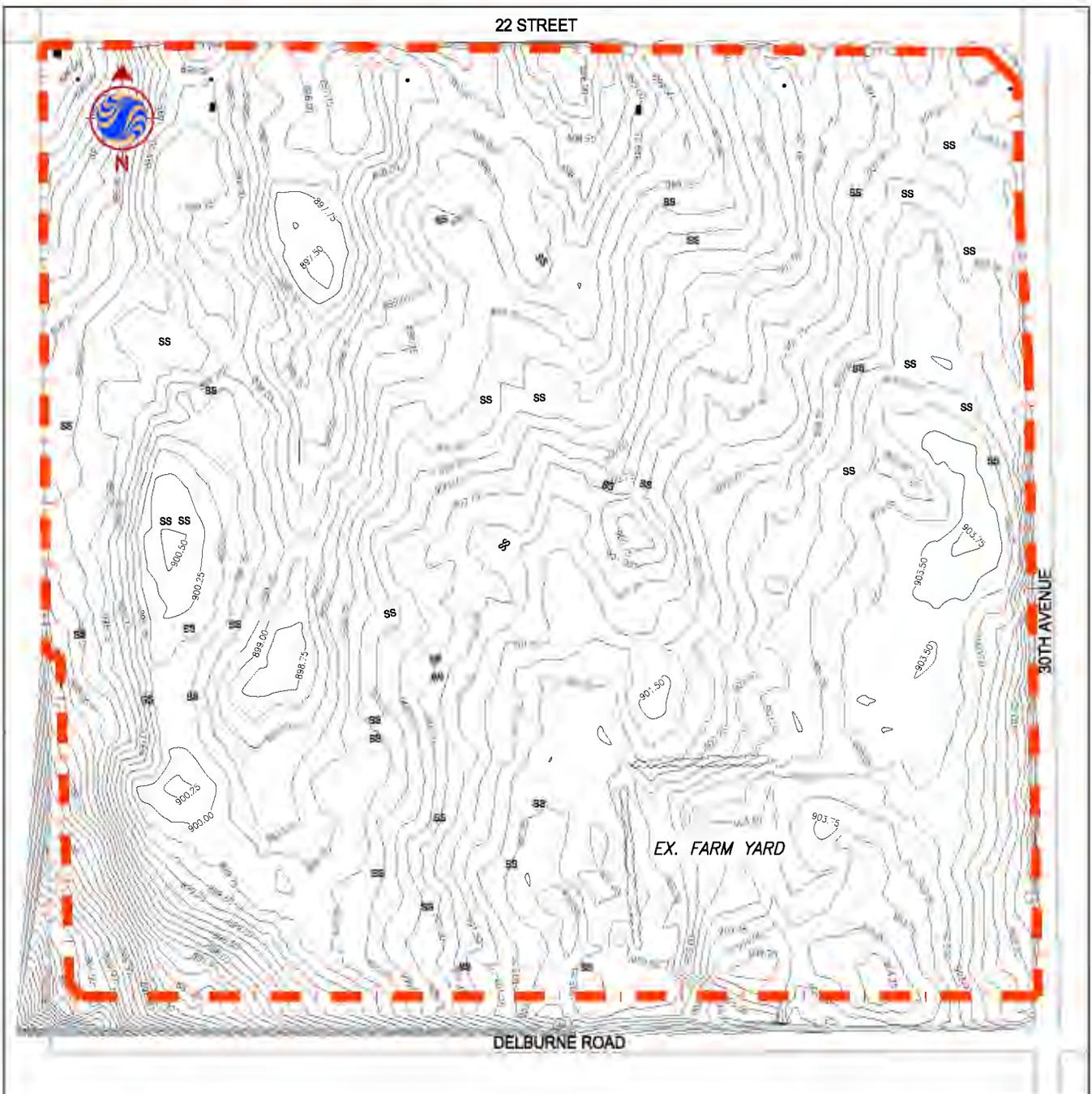
2.3 HISTORICAL RESOURCES

There are no historical resources for this land identified in the current January 2001 publication (2nd Edition) of “A Listing of Significant Historical Sites and Areas” from the Alberta Historical Resources Foundation.

22 STREET

30TH AVENUE

DELBURNE ROAD



LEGEND

-  PART BOUNDARY
-  EXISTING SPACES TO BE PRESERVED
-  EXISTING GROUND CONTOURS
-  TRANSFORMER POLE
-  TRANSFORMER TOWER

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**EXISTING CONDITIONS
 PLAN**

2.4 NATURAL FEATURES

The Inglewood East ¼ is included in the ecological profile for the Anders South and adjacent natural area, proposed by Recreation, Parks & Culture Community Services. This report was prepared in 1997 and makes two recommendations that impact this quarter section:

1. "The review recommends that consideration be given for preserving zone 9 (wetland) within the TransAlta Power Grid."
2. "In the planning and development of the subdivisions, attempt to incorporate zone 1 and utilize the landscaping and present trees at the homestead location in a comprehensive housing development. Consider zone 4 in future plans."

The outcome and implementation of these recommendations are as follows:

1. It was not feasible to preserve and incorporate the wetland, because its viability would be jeopardized by changes in surface drainage patterns, which would direct run-off away from this area. Because of this, the wetland area would eventually dry up. Consideration was also given to incorporating the wetlands in the storm detention facility, however this facility must be located at the lowest portion of the quarter, located further to the west.
2. High priority was given to preserving the tree wind break located on the north and west sides of the existing farmstead. Upon inspection of these trees by the Red Deer Recreation, Parks and Culture Department the following recommendations were made:
 - The spruce trees running east / west along the north side of the farmstead will be preserved in their entirety.
 - The popular trees running both east / west and north / south along north and west sides of the farmstead, because of trauma they experienced from improper pruning resulting in shortened life span, would be removed.
 - Some of the existing spruce trees running north / south along the west side of the farmstead will be preserved. Some of these trees, which are in poor health, will need to be removed in consultation with the Recreation, Parks and Culture Department.

2.5 EXISTING LAND USE

The subject area has been vacant agricultural land since the early 1900's. Utility right-of-ways are registered on the land for Calgary Power (TransAlta / Altalink).

2.6 SURROUNDING DEVELOPMENT

The Aspen Ridge neighbourhood is located north of Inglewood East across 22nd Street. This development, which is expected to be fully developed in 2004, consists of primary residential housing and a large commercial district located in the southeast corner of the development.

East of 30th Avenue is land identified for future residential development in the East Hill ASP. Presently, the area is undeveloped. There is a City of Red Deer electrical substation located in the northwest corner of this property.

The existing Inglewood West neighbourhood is located directly west of Inglewood East. It is currently about two thirds developed out with only the northeast corner remaining for to be developed.

The adjacent land to the south across Delburne Road has been used for agricultural purposes for many years. Eventually this property will be used to expand the City of Red Deer Waste Management Facility.

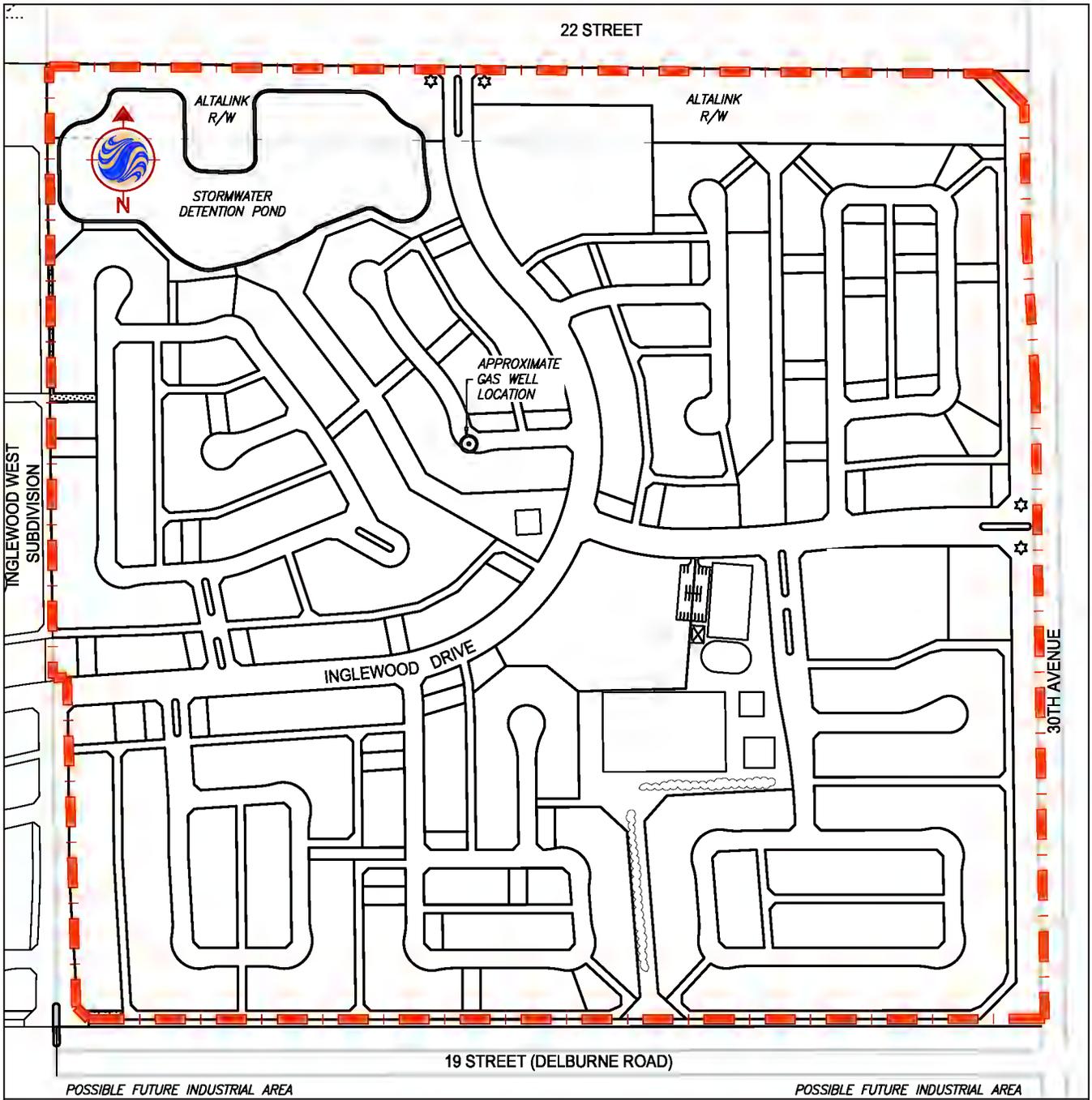
2.7 EXISTING FARMYARD

The existing farmyard, located in the southeast corner, is approximately 7.0 acres in size. The Anders family currently resides here, but eventually this site will be redeveloped once development proceeds into corner of Inglewood East.

Existing features of this site include, two residences, a shop, a garage, and several bins. There are also scattered trees and shrubs located throughout the yard.

2.8 ABANDONED GAS WELL

There is a gas well that was drilled and abandoned in November 1971 in the northwest portion of this property by Red River Oils Ltd. No production was recorded for the well and it was reclaimed in February 1973, and the reclamation certificate (54-12562) was issued. The approximate location of this well is shown on Figure 3A.



LEGEND

-  BOUNDARY
-  APPROXIMATE GAS WELL LOCATION

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**ABANDONED GAS
 WELL LOCATION**

INGLEWOOD EAST
NEIGHBOURHOOD AREA STRUCTURE PLAN
SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

Prior to subdivision of the plan area adjacent to this well the precise location of the well will be confirmed in the field. The Plan may have to be modified to ensure that the well is setback at least 5 meters from any permanent structures, 3 meters from any underground utilities, and that there is sufficient working space in the unlikely event that a drilling rig requires access to the well.

3.0 Development Objectives & Principles

3.1 DEVELOPMENT OBJECTIVES

The Inglewood East NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of both the natural topography, utility corridor and locational attributes of the area. The main objectives of the Inglewood East NASP are:

- to develop a plan consistent with the general intent and purpose of the City of Red Deer Municipal Development Plan (MDP) and the East Hill Area Structure Plan;
- to provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- to address and accommodate existing uses (i.e. the utility corridor and surrounding transportation routes) affecting the plan; and
- to ensure the implementation of the plan takes place on an orderly, phased basis.

3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Inglewood East NASP is defined through the following general principles:

3.2.1 Residential

- Encourage a variety of housing types, including single detached housing, row housing and apartments. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the City of Red Deer.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Inglewood East NASP to help support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit in a timely fashion.

- Provide direct and safe pedestrian linkages to the community nodes such as commercial, open space, the school site and transit areas.
- Locate residential development to take advantage of features such as Stormwater Management Facilities, parks / open spaces and utility corridors.
- Orient larger parcels of medium density residential development adjacent to the collector and / or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads.
- Integrate smaller parcels of medium density residential development within the neighbourhoods adjacent to low density residential development to provide alternative housing options within the community.

3.2.2 Municipal Reserves and Educational / Community Facilities

- Provide a school and park site for educational and community association facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Separate School Board, Community Associations and the City of Red Deer.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.
- Where possible and economically viable and sustainable, utilize the existing utility corridor and future Storm Water Management Facilities to provide pedestrian linkages and open space recreational opportunities.
- Preserve if possible the tree windbreak adjacent to the existing farmyard and the neighbourhood open space system.

3.2.3 Transportation

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within the Inglewood East NASP as well as the adjacent areas.
- Protect a corridor for the future improvement of roadways along the east side (30th Avenue) and south side (Delburne Road) of the neighbourhood.
- Provide non-vehicular circulation options throughout the Inglewood East area with special attention to linkages to the central School / Park site, Stormwater Management Facilities, and the existing utility corridor.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

3.2.4 Ecological Stewardship

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the Storm Water Management Facilities and the utility corridor to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City of Red Deer to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

**INGLEWOOD EAST
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The development concept for the Inglewood East NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood East NASP is comprised of 64.50 hectares of land and is bounded on the north, east and south sides by existing / future arterial roadways and on the west side by an existing residential neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 4.0 – Development Concept. The land use statistics and number of residential units are represented in Table 1 and Table 2 following the Development Concept.

4.2 RESIDENTIAL

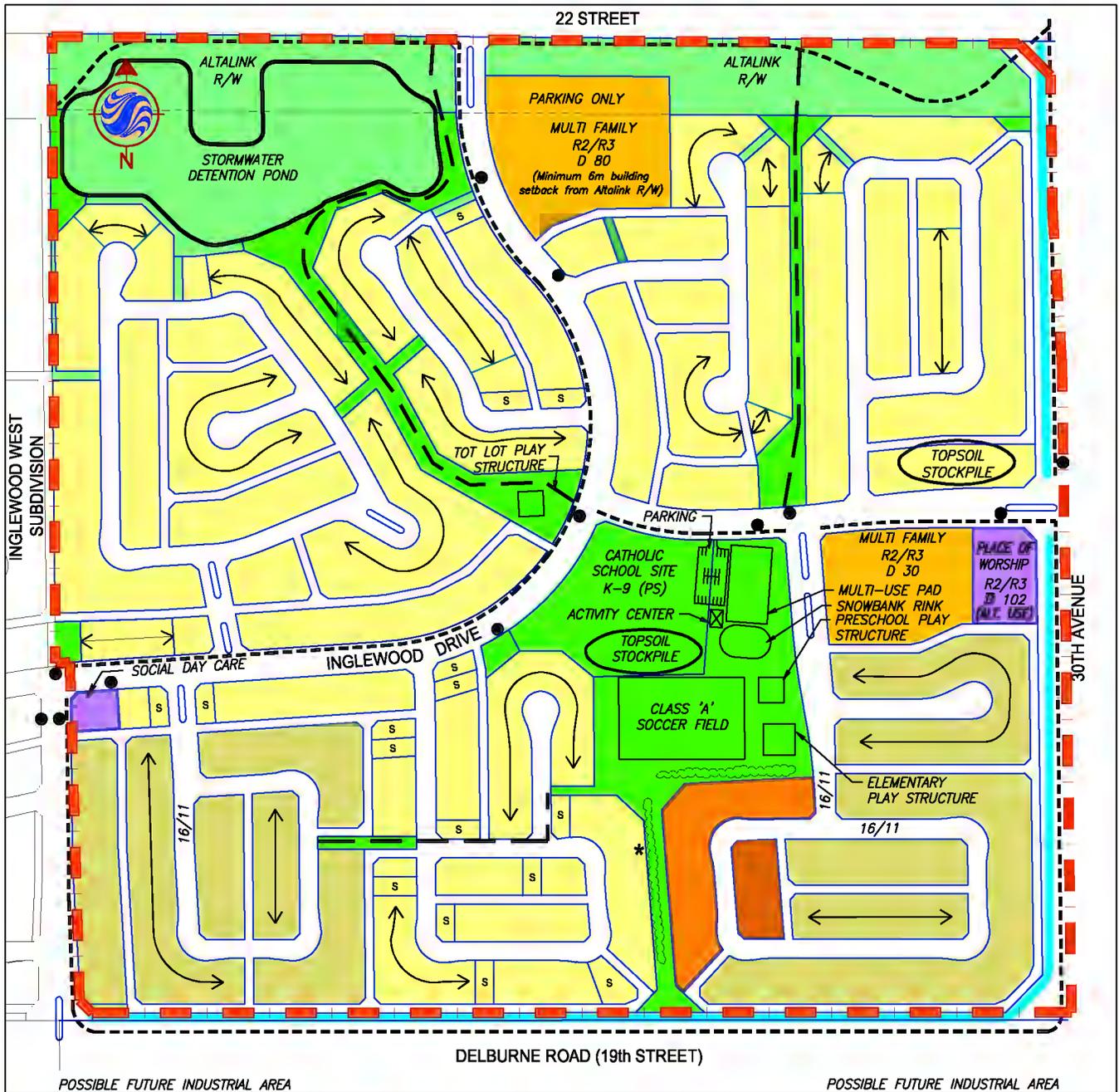
The majority of land within Inglewood East is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development.

4.2.1 Low Density Residential (R1)

As shown on Figure 4.0, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Stormwater Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

A majority of the conventional detached dwellings are located in the north half of the neighbourhood. There is also a cluster of these lots located in the south central portion of the Plan.

These lots will be designated R1 residential (low density) district and will typically have an average lot depth of 35 meters. Generally, the lots in the northern portion of the neighbourhood will have larger frontage width, than those in the southern portion of the Plan. It is expected that the largest lots will be constructed in the northwest



LEGEND			
	Single Family		Public Utility Lot
	Single Family Narrow		Municipal Reserve
	Semi Detached		Place of Worship(R2/R3)/ Social Care Facility(R1)
	R2/R3 Multi Family		Berm
	Lots Designated for permitted use as Secondary Suites		Multi-Purpose Trail
	Potential Bus Stop		Trail
	Entry Feature Sign		ASP Boundary
	Ex. Spruce Trees to be Preserved		2 Storey Walkout

* At Subdivision, the R.P. and C. dept must be consulted with regards to the location of property lines adjacent to existing trees.

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Figure No.

4.0

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**DEVELOPMENT
 CONCEPT**

Table 1: Land Use Allocation

Revised 09-19-05 for Plan Amendment Application to increase density of Multi-Family R2/R3 east site. Revised 12-14-05 to decrease number of lots with secondary suites.

LAND USE CATEGORY / COMPONENT	AREA (ha)	% OF PLAN AREA	NUMBER OF DWELLING UNITS
Gross Plan Area	64.52		
Inglewood West South Collector Road	(0.40)		
Arterial Road Widening on 19 Street / 30 Avenue	(3.19)		
Net Developable Area	60.93	100.00%	
Scenario A Total Residential Development, Place of Worship Site, and Social Care Site	33.39	54.80%	776
Scenario B Total Residential Development, Place of Worship Site Developed as Multi-Family, and Social Care Site	33.94	55.70%	832
Scenario C Total Residential Development, Place of Worship Site, and Social Care Site Developed as Multi-Family	34.06	55.90%	835
The total housing stock in the base scenario is made up as follows:			
Conventional Detached Dwellings (R1)	19.48	32.00%	394
Detached Dwellings with Secondary Suites (R1)	2.17	3.56%	16 (24)*
Narrow Lot Detached Dwellings (R1N)	8.15	13.39%	172
Semi-Detached Dwellings (R1A)	1.13	1.86%	37
Multi-Family Dwellings (R2/R3) - north site	1.52	2.50%	122
Multi-Family Dwellings (R2/R3) - east site	0.94	1.54%	28
Option: Place of Worship Site Developed as Multi-Family Dwelling (R2/R3)	0.55	0.90%	56
Option: Social Care Site Developed as Detached Dwellings (R1)	0.12	0.20%	3
Place of Worship Site	0.55	0.90%	
Social Care Site	0.12	0.20%	
Open Space	12.96	21.29%	
Municipal Reserves	6.14	10.09%	
Public Utility Lots	6.82	11.20%	
Transportation	13.78	22.83%	
Collector Roadways	3.04	4.99%	
Local Roadways	7.31	12.01%	
Lanes	3.55	5.83%	

* For density calculations each secondary suite to count as a half of a detached dwelling unit

Table 2: Density and Housing Mix

Revised 09-19-05 for Plan Amendment Application to increase density of Multi-Family R2/R3 east site.

Density	Scenario A (church site and social care site developed for intended use)	13.47
(du/ha)	Scenario C (church site and social care site developed for residential use)	14.44
Housing Mix	Detached and semi-detached dwellings as a % of the total housing stock	82%
	Multi-family dwelling units as % of the total housing stock	18%
	Ratio of detached dwellings to semi-detached dwelling units	17:1
	Narrow lot land area as a % of the total net residential land area	24%
	Lots for detached dwelling with secondary suite as a % of the total number of R1 lots	4%

corner of the neighbourhood, especially those adjacent to the storm detention pond and lineal park. Many of these lots will be designed to accommodate walkout basements.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page.

4.2.2 Smaller Lot Residential (R1N)

The southwest and southeast area of Inglewood East is planned for smaller lot residential consisting of R1N lots requiring rear lanes. Front access on these lots will be prohibited and these lots will have a minimum frontage of 10.4 meters and a minimum depth of 36.6 meters.

4.2.3 Multi-Family Residential (R2 / R3)

Market trends in multi-family residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating multi-family sites closer to low density housing and oriented away from arterial roadways. Inglewood East proposes that the multi-family sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, and stormwater management facilities help to ensure exposure of these features to many residents. It should be noted, however, that the location of multi-family sites still respects that through traffic within low density residential areas should be reduced and / or eliminated wherever possible. These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The multi-family sites are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented town housing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

Two sites are proposed for Inglewood East. The first to be located directly east of the Central Park site, and within close access to 30th Avenue. The second is located in the north Central portion of the neighbourhood, directly off of the main access from 22nd Street. A portion of this multi-family site extends into the Altalink right-of-way, which would be utilized for parking or landscaping only.

4.2.4 Semi-detached Residential (R1A)

One cluster of semi-detached dwellings is proposed in the southeast corner adjacent to the lineal park.

These lots will typically be 35 meters deep and have a minimum width of 7.6 meters per dwelling unit.

4.3 PLACE OF WORSHIP SITE AND SOCIAL CARE SITE

One Place of Worship is proposed adjacent to the main entrance off of 30th Avenue. This site is ideally located because of convenient access to a major arterial road, which results in minimal traffic disturbance of the remainder of the neighbourhood. This site is also in close proximity to the Central Park and lineal park to the north.

In the event a place of worship is not identified for this site, the entire area would be available for development of multi-family residential, R2 / R3 zoning. A social care site is provided on the collector street in the southeast portion of the Plan. If the social care site is not acquired for its intended purpose, its use will revert to low density residential (R1). Prior to this, the place of worship site and social daycare site must be advertised for a six month period.

4.4 PARKS AND OPEN SPACES

4.4.1 Central Park Site

The central park site gathering place is located together with a K – 9 Catholic school (elementary and / or middle school) planned for Inglewood East. Red Deer Catholic Regional Division No. 39 has indicated that a school is not planned for construction on this site in the near future. The two areas providing over 9 acres of land with direct access to a multi use trail system connecting all parts of the Plan (including smaller, local parks) and areas beyond. As a result, the central park site will act as the main gathering place for the entire neighbourhood.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the multi-purpose pad and snowbank rink are not completed until a community association for the neighborhood is formed.

4.4.2 Linear Park Sites

There are four linear parks planned for this neighbourhood, all which interconnect to the Central Park site. These lineal parks will have a minimum width of 10 meters.

The lineal park, located south of the Central Park, was designed to preserve the existing windbreak of spruce trees located west of the existing farmyard. Also another spruce tree windbreak, located north of the farmyard will be incorporated into the Central Park site. In order to prevent vehicle traffic from accessing these parks as well as any public utility lots, bollards will be installed to prevent shortcutting.

4.4.3 Walkways and Multi Use Trail

The Inglewood East NASP is designed with an extensive neighbourhood pathway system to convey pedestrian and bike traffic throughout the neighbourhood and linking to adjacent arterial roadways, adjacent developments and the central community recreational node.

A 2.50 meter separate walk will be constructed along the collector road network to link the existing separate walk in Inglewood West to Inglewood East and eventually to the 30th Avenue city-wide trail system and 22nd Street. Also a 1.50m wide walkway will be constructed through the two lineal parks that connect the Central Park site to the stormwater management facility and Altalink right-of-way. These paths will also connect to a future path that will extend throughout the entire length of this right-of-way. Once the City of Red Deer completes upgrades to Delburne Road and 30 Avenue, a 3.0m wide paved path will be constructed along these arterial roads. A 1.50m wide path will also be constructed through the linear park in the southwest corner of the Plan to provide a linkage to the central park amenities.

Typical cross sections of the proposed trails are shown on Figure 7.0.

4.4.4 Utility Corridors and Stormwater Management Facilities

The Altalink utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the Stormwater Management Facility will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the stormwater control function for which they are designed.

4.4.5 Soil Stock piles

Two topsoil stockpiles are planned for this development. The first is a small one to be located on the school site, which will be primarily to accommodate re-topsoiling of

the central park site. The second pile will be located north of the 30 Avenue / collector road intersection. These piles will be sized to accommodate the landscaping needs of residential lots in this development. Any excess topsoil will be disposed in the arterial roadway berms or disposed off-site.

4.5 EDUCATIONAL AND COMMUNITY FACILITIES

As shown on the illustration following this page (Illustration 5.0), the central school / park site has been located south of the T-intersection of the two main collector roadways for development of a school and possible community association. The site can accommodate a Catholic K-9 School along with a large park site in order to share and economize on field sizes.

The development concept for Inglewood East places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school site and central park.

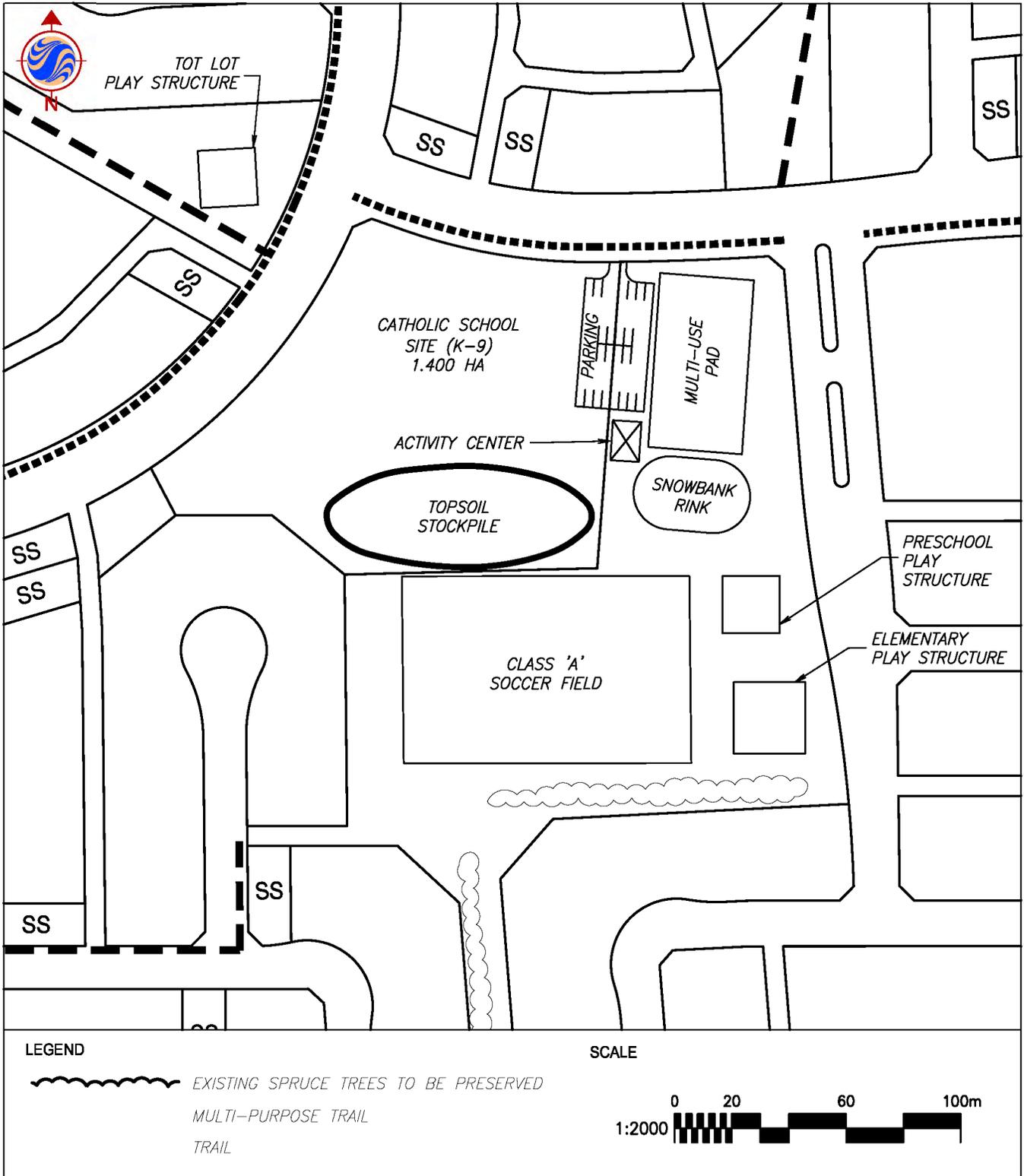
Located adjacent to two internal collector roads with a direct connection to 30th Avenue and 22nd Street, the school site is also appropriately located to serve Inglewood East as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and the Red Deer Catholic Regional Division No. 39.

4.6 STORMWATER MANAGEMENT FACILITIES

The stormwater management facility has been located to take advantage of the existing topography and low lying area. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector roadway network.

This stormwater management facility may be a dry pond or a constructed wetlands facility, which will be finalized with the submission of the detailed servicing study. The final size of the pond will be determined as part of the detailed servicing study and the required pond volume will determine the area required for the stormwater management facility. The cul-de-sacs to the south of the stormwater management facility will either extend or contract to accommodate the required pond area.



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Figure No.

5.0

Title

**SCHOOL / PARK SITE
GATHERING PLACES**

4.7 TRANSPORTATION

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, traveling public with safe and efficient access for this area of Red Deer.

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Delburne Road right-of-way within the Inglewood West Neighborhood Area Structure Plan will be provided to the City. Access onto Delburne Road is restricted to a single new location centered on the quarter line that bounds Inglewood East and Inglewood West.

An additional strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way for future upgrading of Delburne Road as well as for the construction of a 2.5m high berm. The eventual width required for construction of an appropriate berm will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

4.7.1 ARTERIAL ROADWAYS

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadway or collector roadways:

- 30th Avenue (east side) – arterial roadway
- 22nd Street (north side) – major collector

In order to accommodate future widening of 30th Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 30th Avenue at approximately the midpoint between 22nd Street and Delburne Road.

The required right-of-way for 22nd Street is provided entirely to the north of the Altalink Utility R/W.

4.7.2 COLLECTOR ROADWAYS

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads. These collector alignments match those dictated in the East Hill Area Structure Plan.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Aspen Ridge and continuing southwesterly until connecting to Inglewood West at the quarter section line. There are two additional collectors, which connect this collector road to 30th Avenue and Delburne Road.

All Collector roads will have a carriage width of 12.0 meters wide, except for junctions to arterials where the roadway will be divided by a landscaped median. All collector roadways as per the new City of Red Deer Guidelines will have separate sidewalks complete with boulevard tree planting, as shown in Figure 6.0.

The collector road entrances at 30th Avenue, 22nd Street and Delburne Road will include entrance features to enhance the character and provide distinct identity for the Inglewood East community.

4.7.3 LOCAL ROADS

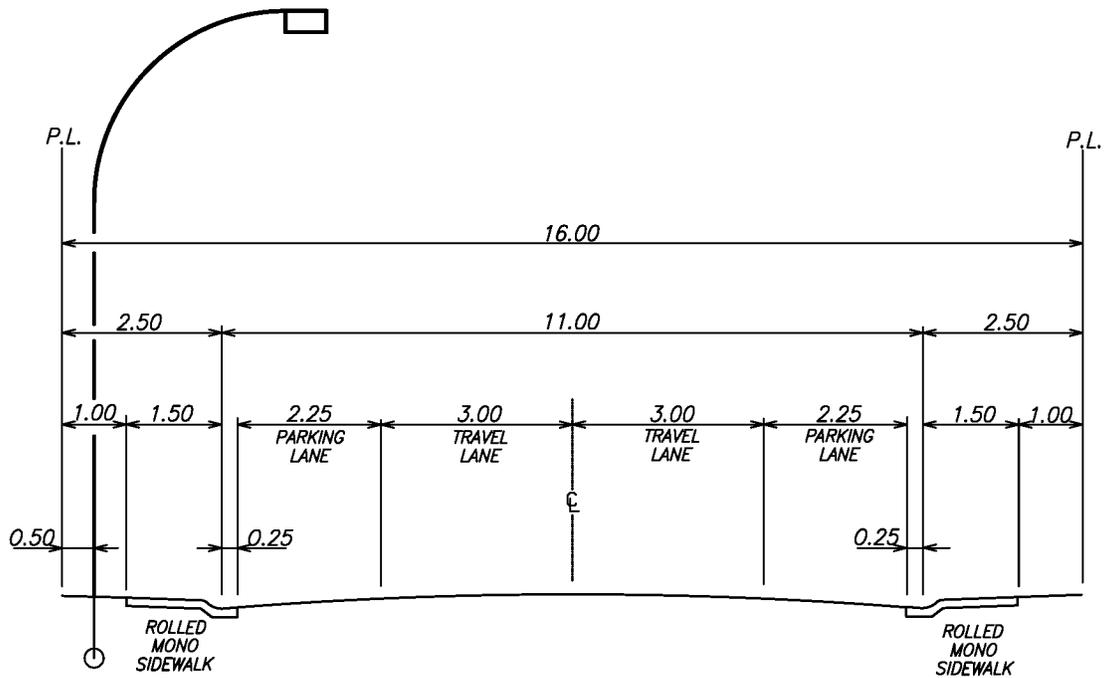
The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads will have a 10.0 meter wide carriage way and a 15.0 meter wide right-of-way. All local roads will have monolithic curb and gutter sidewalks on each side of the roadway.

Where there is higher density housing, both in the southwest and southeast corner of the Plan, some local roads have been upsized to a 11.0 meter wide carriage way and a 16.0 meter wide right-of-way. These 11 / 16 roads have been identified on Figure 4.0.

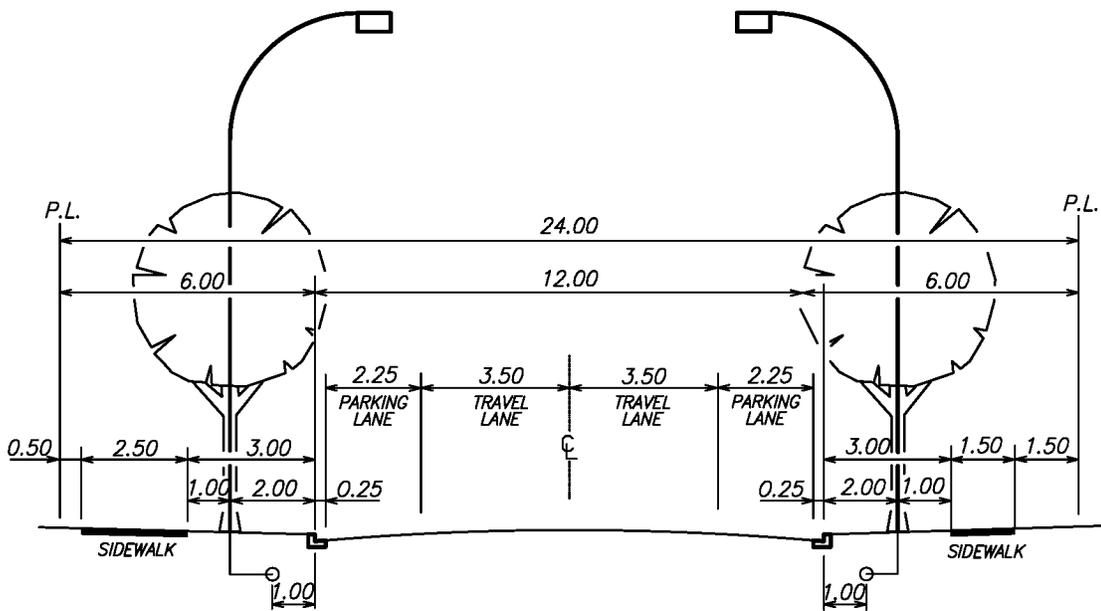
Typical cross sections of 10 / 15 and 11 / 16 local roads are shown on Figures 6.0 and 7.0.

4.7.4 LANEWAYS

The Inglewood East NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, Municipal Reserves or P.U.L.'s. Rear laneways will be designed to the City of Red Deer standards and will be 7.0 meters wide. Any lanes adjacent to M.R. or P.U.L. will have bollards installed to prevent shortcutting. All lanes in the single family narrow lot areas will be paved to the nearest street intersection.



16/11 UNDIVIDED LOCAL ROADWAY



24.0m UNDIVIDED COLLECTOR ROADWAY

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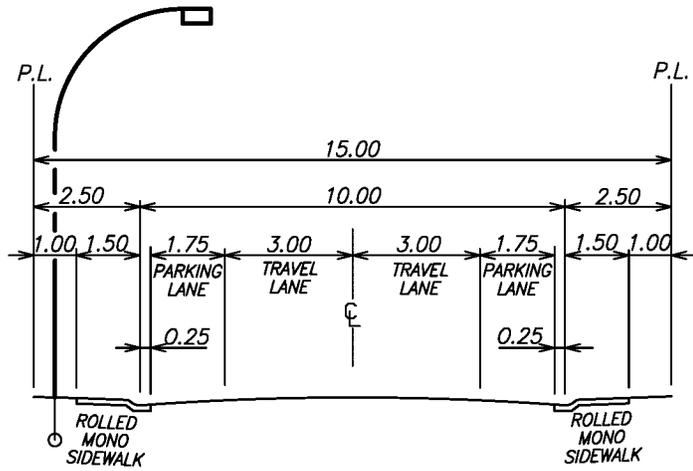
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Figure No.

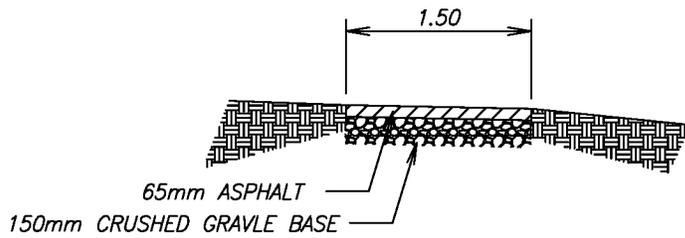
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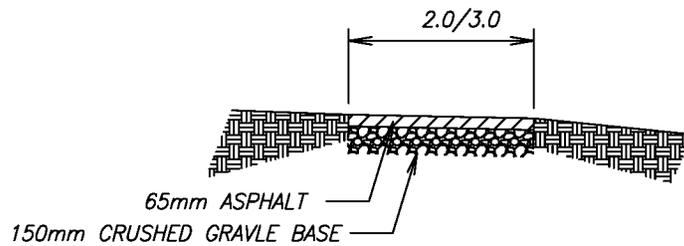
ROAD CROSS SECTIONS



15/10 UNDIVDED LOCAL ROADWAY



1.50m PAVED PATH



2.0m OR 3.0m PAVED PATH

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Figure No.

7.0

Title

**ROAD/PAVED TRAIL
CROSS SECTIONS**

4.8 EMERGENCY SERVICES

The East Hill Area Structure Plan does not identify a emergency site for this development.

The City's Emergency Services Department indicates that presently the Plan area falls outside the four-minute travel time planning guideline. Once Station 3 is relocated to the proposed location in Aspen Ridge, the Plan area will be within the four-minute travel time planning guideline. The anticipated trigger for the relocation of Station 3 to Aspen Ridge is as the City's population nears 90,000.

4.9 OVER DEDICATION OF ROADS, LANES AND P.U.L.

The property of the Plan area is encumbered by an electrical right-of-way prior to the preparation of the Plan. The ROW is leased to AltaLink. The existence of the ROW results in an over dedication of PUL, which brings the total land area to be provided for roads and utilities to 34% of the Plan area. With reference to Section 662 of the Municipal Government Act the developer recognizes that the City is not responsible for this over dedication.

5.0 Engineering Services

5.1 STORMWATER DRAINAGE

One large Stormwater Management Facility (SWMF) will be incorporated into the layout for Inglewood East to properly manage and control major storm events. This facility will be located in the northwest corner of the neighbourhood and the north half of the storm detention pond will extend into the Altalink transmission line right-of-way. This facility will be sized to accommodate stormwater detention for 1:100 year storm events, and in combination with the Altalink right-of-way will provide an extensive area of open space and recreational opportunities.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed on the streets to a the stormwater detention facility during larger stormwater events. A majority of this development will discharge into the existing 22nd Street storm trunk system, at a restricted rate, and from here into Piper Creek. An existing 525mm storm stub, located in the northwest corner of the proposed storm pond, will serve as a connection to the existing 22nd Street storm trunk.

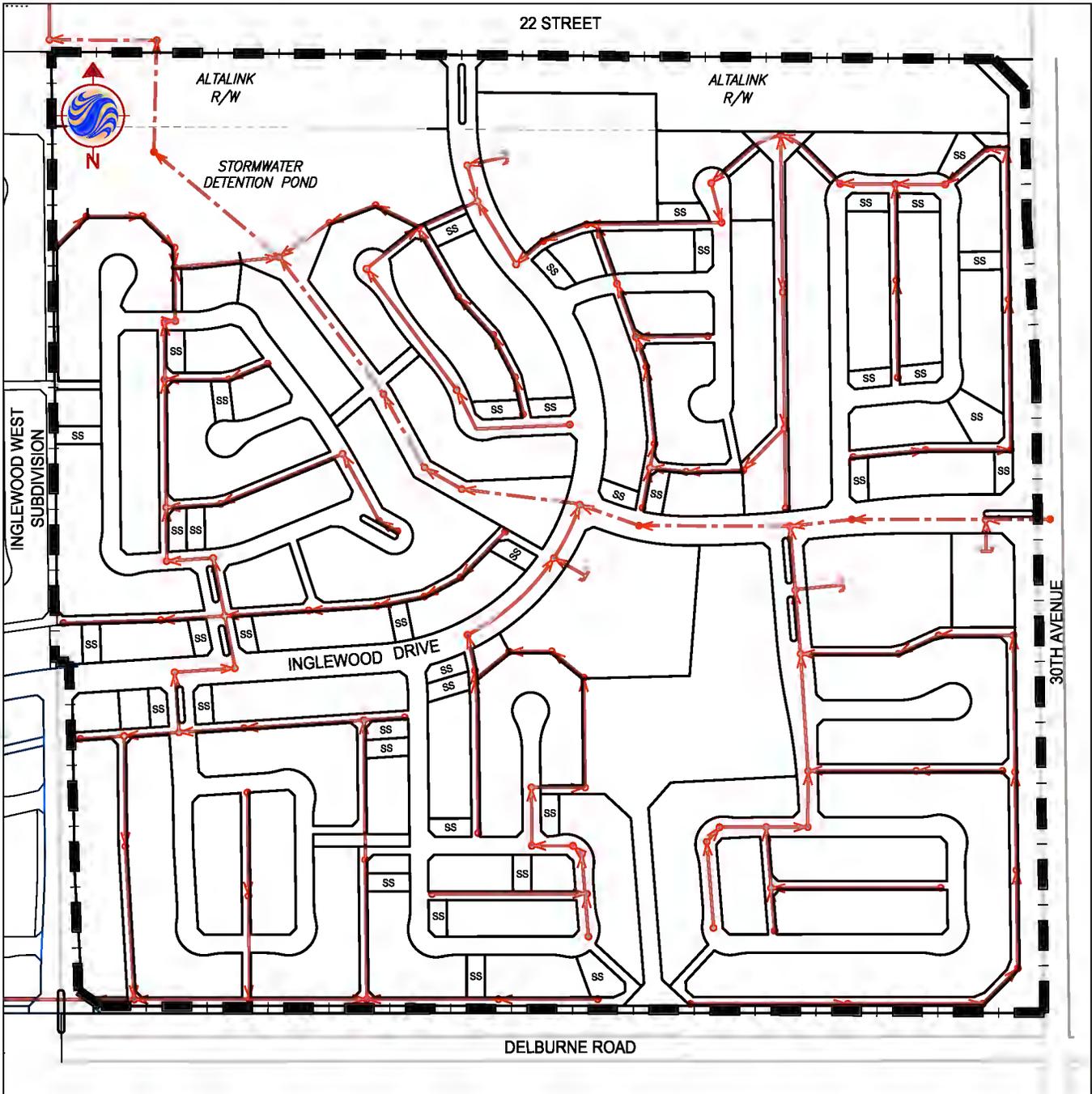
There is a small portion of land in the southwest corner of the neighbourhood where the storm sewer flows will be directed to existing storm sewer mains in Inglewood West. These existing mains were oversized to accommodate these addition flows from Inglewood East.

All stormwater facilities and storm sewers will be designed in accordance with the City of Red Deer Design Guidelines and will become the responsibility of the City of Red Deer to maintain after a two year period.

The major drainage and the overall storm system are shown in Figure 8.0, which also illustrates that the storm trunk that services this development will be extended across 30 Avenue to service the future development to the east.

5.2 SANITARY SERVICING

The sanitary sewer system to service this development is presented in Figure 9.0. The majority of this development will be serviced into a 375mm sanitary main that was recently extended into the northwest corner of this quarter section. This main extends into Aspen Ridge and eventually into the East Hill Trunk Sewer Main. Approximately 6.0 hectares of Inglewood East, located in the southwest corner, will be directed into the Inglewood West sanitary system.



LEGEND

-  *PROPERTY BOUNDARY*
-  *PROPOSED SANITARY TRUNK PIPING*
-  *PROPOSED SANITARY PIPING*
-  *MANHOLE AND FLOW DIRECTION*

SCALE



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Figure No.

9.0

Title

**PROPOSED SANITARY
SEWER PLAN**

The majority of sanitary pipes will be 200mm Dia, except for the sanitary trunk, which will be extend through the storm detention pond, through the lineal park, along the collector road, and across 30 Avenue to service future development on the quarter section to the east. More detail on sanitary system will be provided when the detailed servicing study is completed.

All sanitary sewer facilities will be designed in accordance with the City of Red Deer Design Guidelines and will become the responsibility of the City of Red Deer to maintain after a two year period.

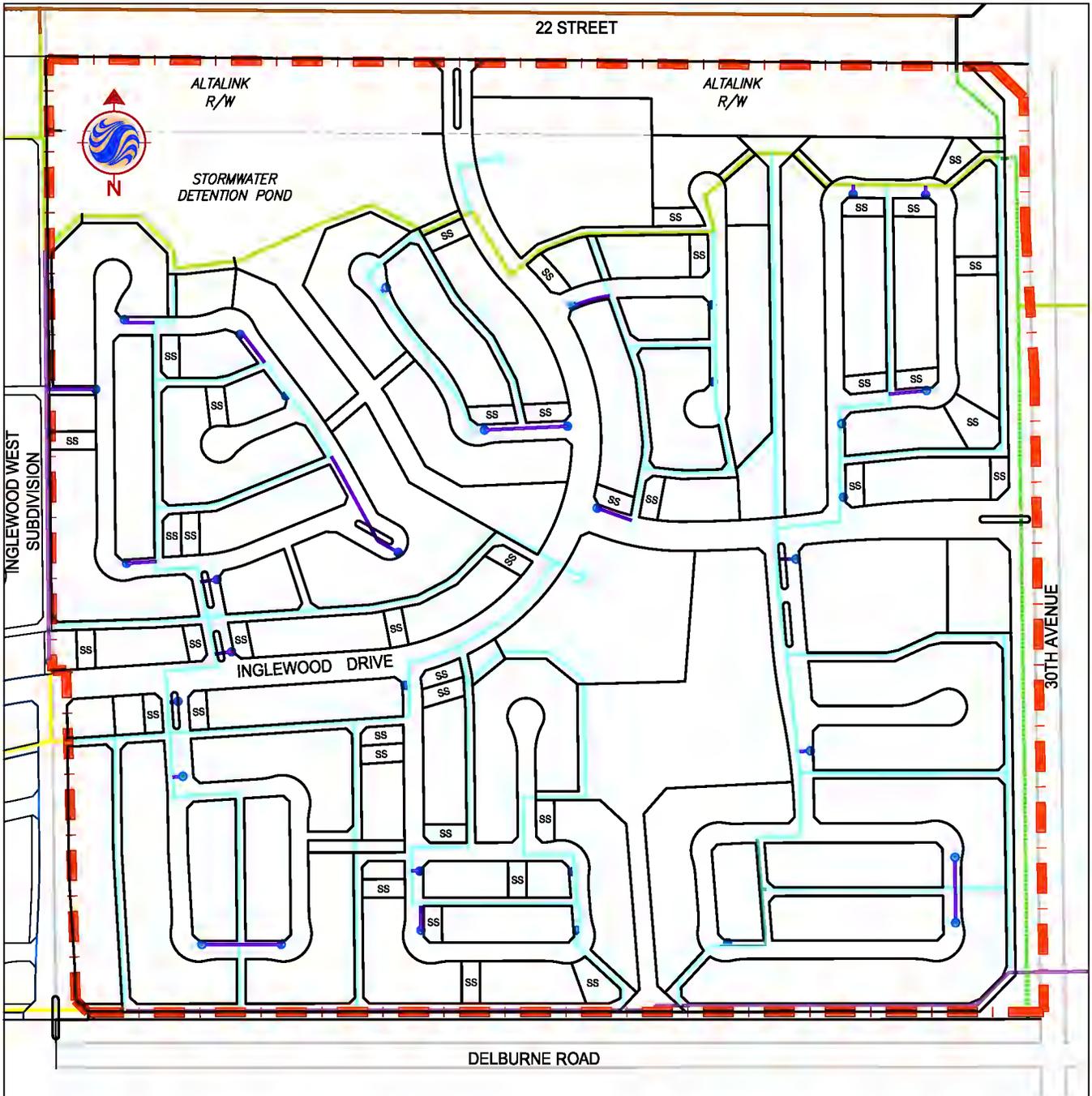
5.3 WATER DISTRIBUTION

The overall water distribution system needed to service the Inglewood area is shown in Figure 10.0. There do exist water main stubs from Aspen Ridge to the north and Inglewood West to the west, which will be extended to service this development. Extension of these water mains will create the required grid network of water mains for this area. A 400mm diameter water main exists in the west boulevard of 30 Avenue and will be extended south to serve as a main feeder along the east boundary of this development. Also a 300mm diameter trunk will be extended along the north perimeter of the development as well as a 250mm diameter trunk along Delburne Road. More detail will be provided on the water distribution system when the system is modeled and finalized with the detailed servicing study.

All water main facilities will be designed in accordance with the City of Red Deer Design Guidelines and will become the responsibility of the City of Red Deer to maintain after a two year period.

5.4 SHALLOW UTILITIES

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 adjacent developments. Shallow utility alignments will be established during preparation of the servicing study.



LEGEND

- ASP BOUNDARY
- 150mm DIA WATER MAIN
- 200mm DIA WATER MAIN
- 250mm DIA WATER MAIN
- 300mm DIA WATER MAIN
- 400mm DIA WATER MAIN
- EXISTING 400mm DIA WATER MAIN
- EXISTING 300mm DIA WATER MAIN
- EXISTING 250mm DIA WATER MAIN
- HYDRANT (Hydrant locations shown are conceptual and are subject to change)

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Figure No.

10.0

Title

**PROPOSED WATER
DISTRIBUTION PLAN**

**INGLEWOOD EAST
NEIGHBOURHOOD AREA STRUCTURE PLAN**

6.0 Implementation

6.1 DEVELOPMENT STAGING

Infrastructure to service the Inglewood East NASP will be extended into the neighbourhood from 22nd Street and from the Inglewood West development. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on Figure 11.0 - Phasing, the phasing is generally expected to begin in the southwest and northwest corners and extend easterly towards 30th Avenue. The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions of separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

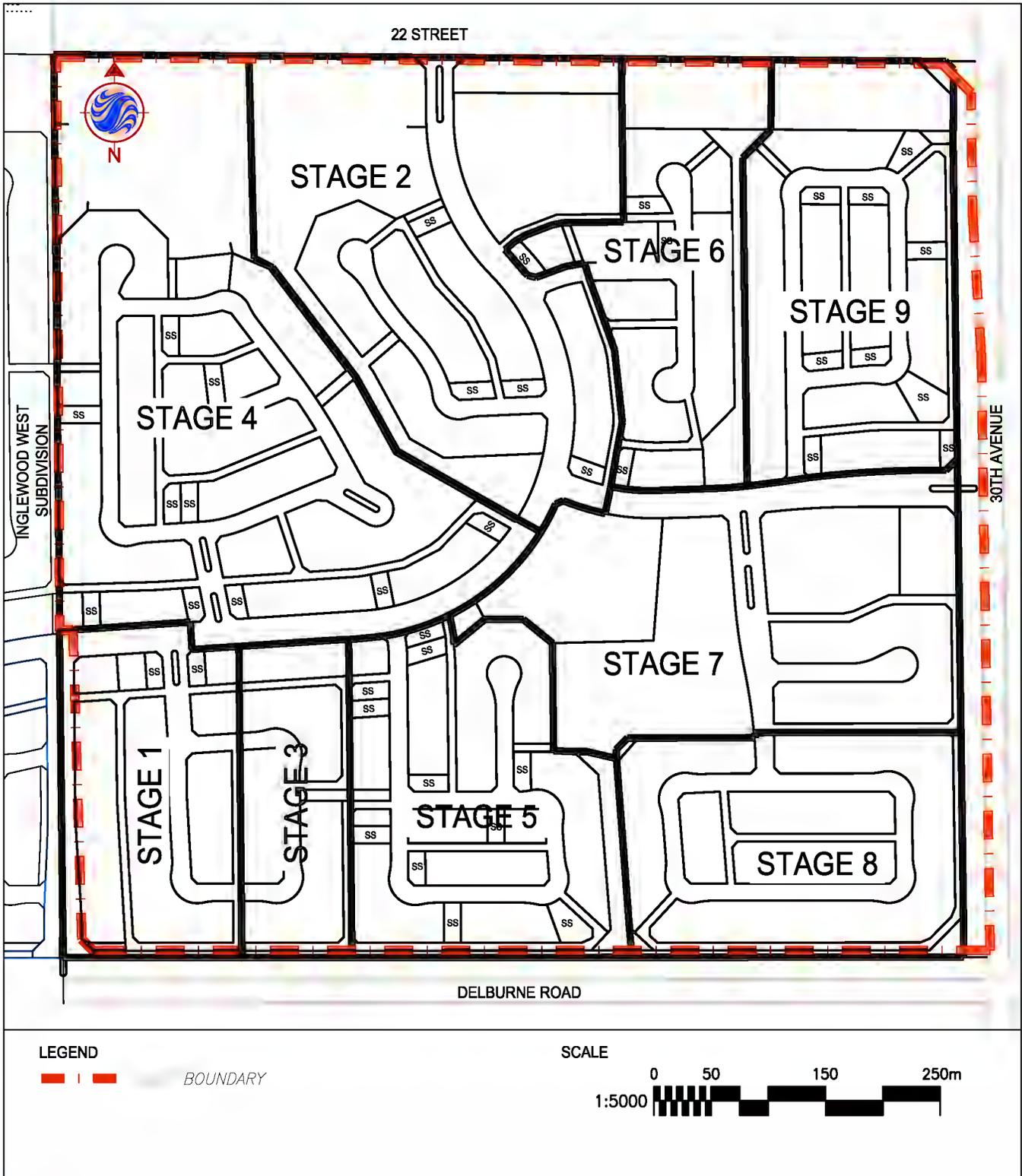
6.2 REDISTRICTING & SUBDIVISION

Redistricting and subdivision applications to conform to the land use designations described in the NASP will be undertaken as necessary. Guided by the City of Red Deer MDP, the East Hill ASP and the Inglewood East NASP, redistrictings and subdivisions will be required to adhere to the City of Red Deer Land Use Bylaw and the informational requirements necessary for each application.

6.3 PLAN AMENDMENTS

An amendment to an adopted NASP is required for any change in the Plan, such as:

- a change in proposed land use (such as, from single-family to narrow-lots housing, or multi-family housing, or vice-versa);
- to reflect a change in other documents affecting planning and land use in the area (such as an amendment to a Major Area Structure Plan);
- the elimination or addition of any public road or lane, or reclassification of a road, unless the road or lane is self-contained within a multi-family site.



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11.0

Title

PHASING

**INGLEWOOD EAST
NEIGHBOURHOOD AREA STRUCTURE PLAN
IMPLEMENTATION**

A neighbourhood meeting is not required where the amendment consists of:

- self-contained local roads or lanes (e.g. in a multi-family site);
- minor road, lane or public utility lot deletions and / or additions;
- addition or deletion of lots with walkout basements;
- designation of R1-Single Family lots from higher density residential designation, and / or amendments necessary to make the Plan conform to a Major Area Structure Plan.

Providing, in the opinion of the planning staff these changes do not impact existing development and / or a lot has been sold or optioned. As an alternative to a neighbourhood meeting, a door-to-door notice will be circulated.