



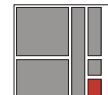
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# **The Slopes Concept Plan**

Sylvan Lake, Lacombe County

SE 17-39-1 W5M

14 July 2011



**LONGVIEW**  
Planning + Design



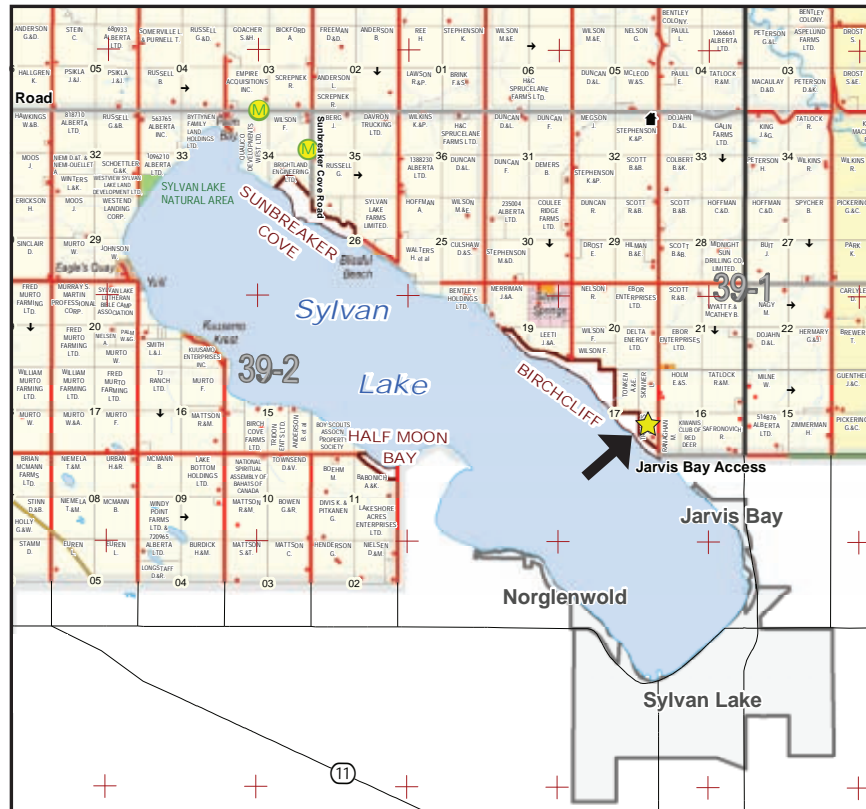


# Overview

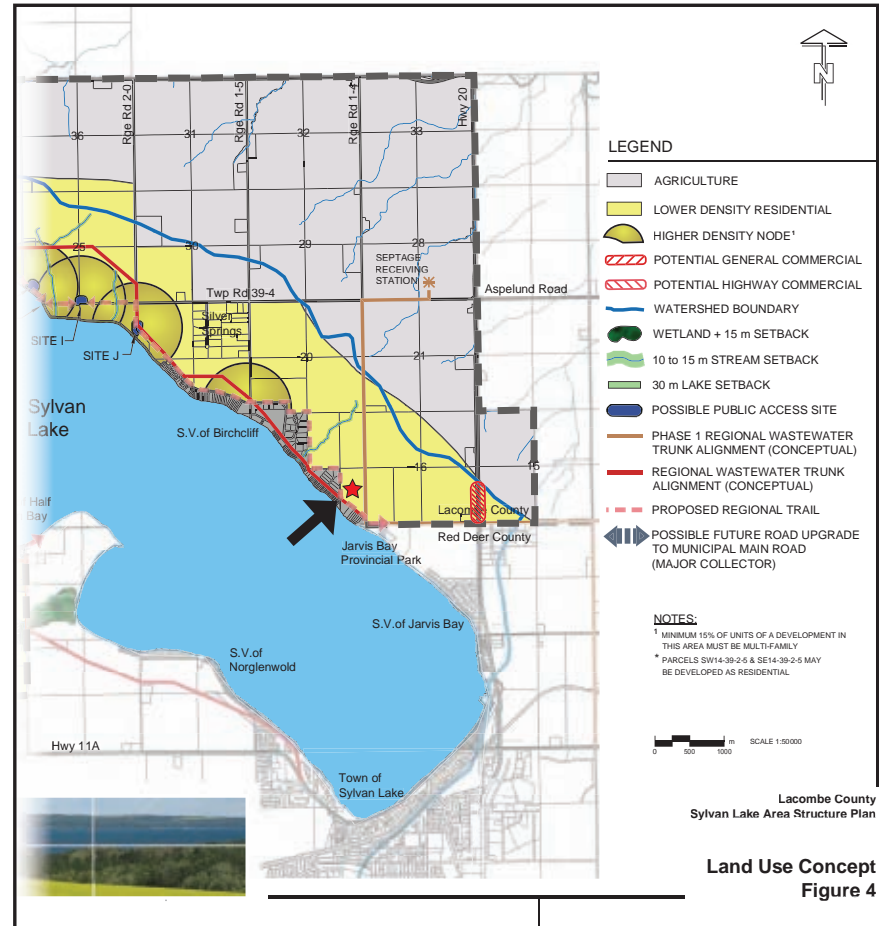


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- **15 minutes and approximately 20 slides to review**
- **2009 project start**
- **Audited Sylvan Lake ASP process**
- **Adopted ASP informed draft Concept Plan**
- **Consulted with Summer Village of Birchcliff and major adjacent landowners**
- **Detailed consultation with County Administration**
- **Received direction from Council to proceed to Public Open House (12 May 2011)**
- **Hosted Public Open House (18 June 2011)**
- **Received First Reading from Council (July 14 2011)**



# General Location



★ - Subject Property Location



# Sylvan Lake ASP



- ☒ **New Growth through Development Area Staging**
- ☒ **Conservation Cluster Development**
- ☒ **Natural & Open Space Preservation**
- ☒ **Smart Growth - Communal Servicing**
- ☒ **Density**
- ☒ **Enhanced Connectivity**

Table 2 - Land Use Statistics

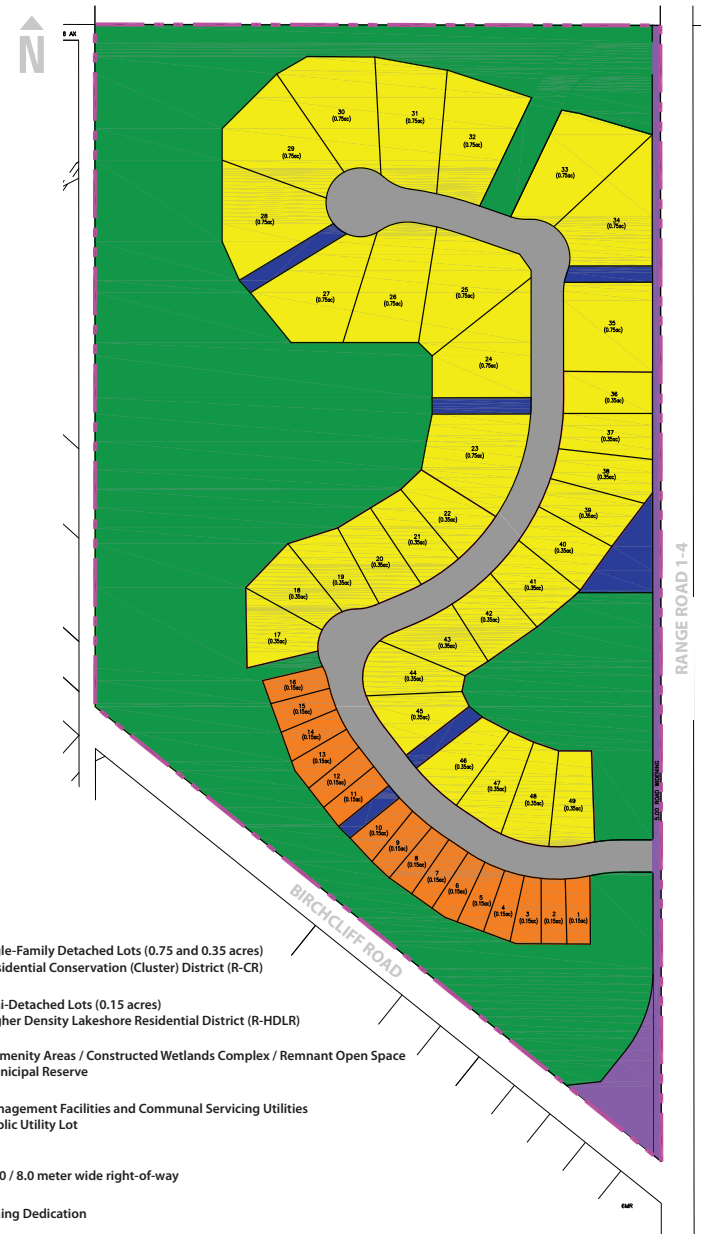
	Acres (+/-)	Hectares (+/-)	Percentage (%)	Dwelling Units
Gross Plan Area	48.52	19.635	100.00	n/a
Residential				
Single-Family Detached Lot (0.75 /0.35 acre)	16.83	6.810	34.69	33
Semi-Detached Lot (0.15 acre)	2.41	0.975	4.97	16
Total	19.24	7.786	39.66	49
Average Lot Size	0.39	0.158	n/a	n/a
Reserves & Public Utility				
Municipal Reserve	23.06	9.333	47.53	n/a
Public Utility Lots	1.01	0.409	2.08	n/a
Roadways				
Internal Roadways	3.86	1.562	7.96	n/a
External Road Widening	1.35	0.546	2.77	n/a
<b>Gross Plan Area</b>	<b>48.52</b>	<b>19.635</b>	<b>100.00</b>	<b>49</b>

Note: Areas referenced in table are approximate and are to be verified at the subdivision stage by an Alberta Land Surveyor.

- **33 single-family detached lots (0.35 to 0.75 acres in size) as Residential Conservation (Cluster) District**
- **16 semi-detached lots (0.15 acres) as Higher Density Lakeshore Residential District**
- **0.39 acre average lot size**
- **47.5% Municipal Reserve Dedication**
- **Public Utility Lot and Road Widening Dedications**

#### LEGEND












- Residential Single-Family Detached Lots (0.75 and 0.35 acres)  
Proposed as Residential Conservation (Cluster) District (R-CR)
- Residential Semi-Detached Lots (0.15 acres)  
Proposed as Higher Density Lakeshore Residential District (R-HDLR)
- Public Trails & Amenity Areas / Constructed Wetlands Complex / Remnant Open Space  
Proposed as Municipal Reserve
- Stormwater Management Facilities and Communal Servicing Utilities  
Proposed as Public Utility Lot
- Roadway  
Proposed as 20.0 / 8.0 meter wide right-of-way
- Roadway Widening Dedication





- **mixed lot size and housing type**
- **single-family detached and semi-detached (49 units total)**
- **curve-linear roadway based on topography and tree retention**
- **emergency egress provision**
- **network of regional trail and local pathway connections**
- **constructed wetlands complex and stormwater facility**
- **utility building and access**
- **public amenity nodes**

#### LEGEND

	Single-Family Detached Estate Homes
	Single-Family Detached Homes
	Semi-Detached Villa Homes
	Public Day-Use/Recreational Amenity Area
	Regional Trail / Local Pathway
	Stormwater Wet Pond / Constructed Wetland Complex
	Existing Tree Stands
	Conceptual New Landscaping
	Residential Roadway
	Emergency Egress Roadway
	Public Utility Building



- major and minor public amenity nodes within Municipal Reserve
- active and passive nodes
- day-use programmed active recreational node
- network of regional and local pathways
- passive rest and amenity viewing area

KEY MAP



**(A) Public Day-Use Area and Multi-Purpose Sport Court Facility**



KEY MAP

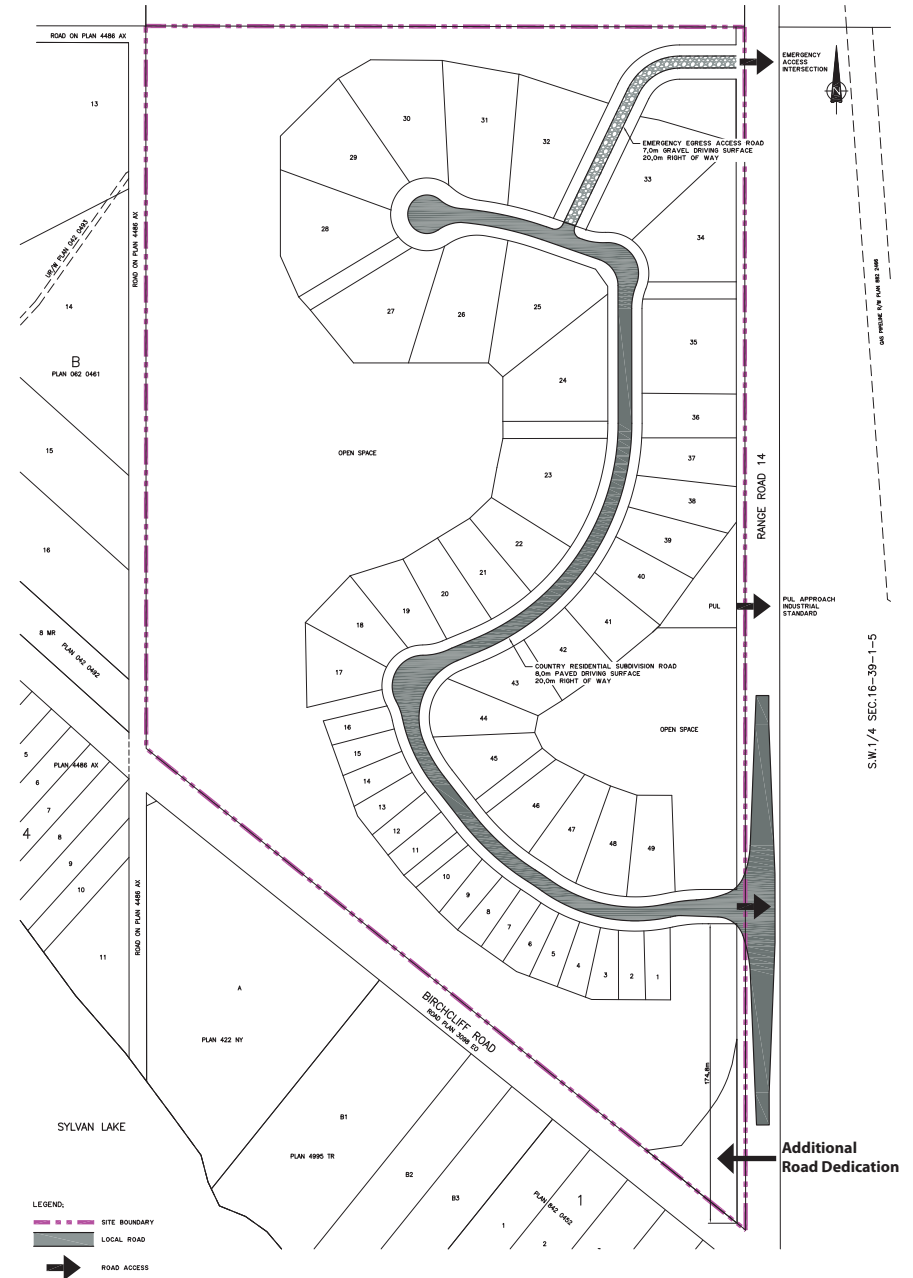


**(B) Public Rest/Viewing Area  
(Constructed Wetland Complex along Trail System)**





- **completed TIA**
- **County standard paved residential subdivision road right-of-way (20 meter / 8 meter driving surface)**
- **County standard gravelled emergency egress**
- **propose intersection paved upgrade of Type II (acceleration and deceleration taper, and turning bay) on Range Road 1-4**
- **provision of road widening dedication to facilitate any required future upgrades to the regional road network**





# External Intersection Design Concept 1



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## External Intersection Design Concept 2

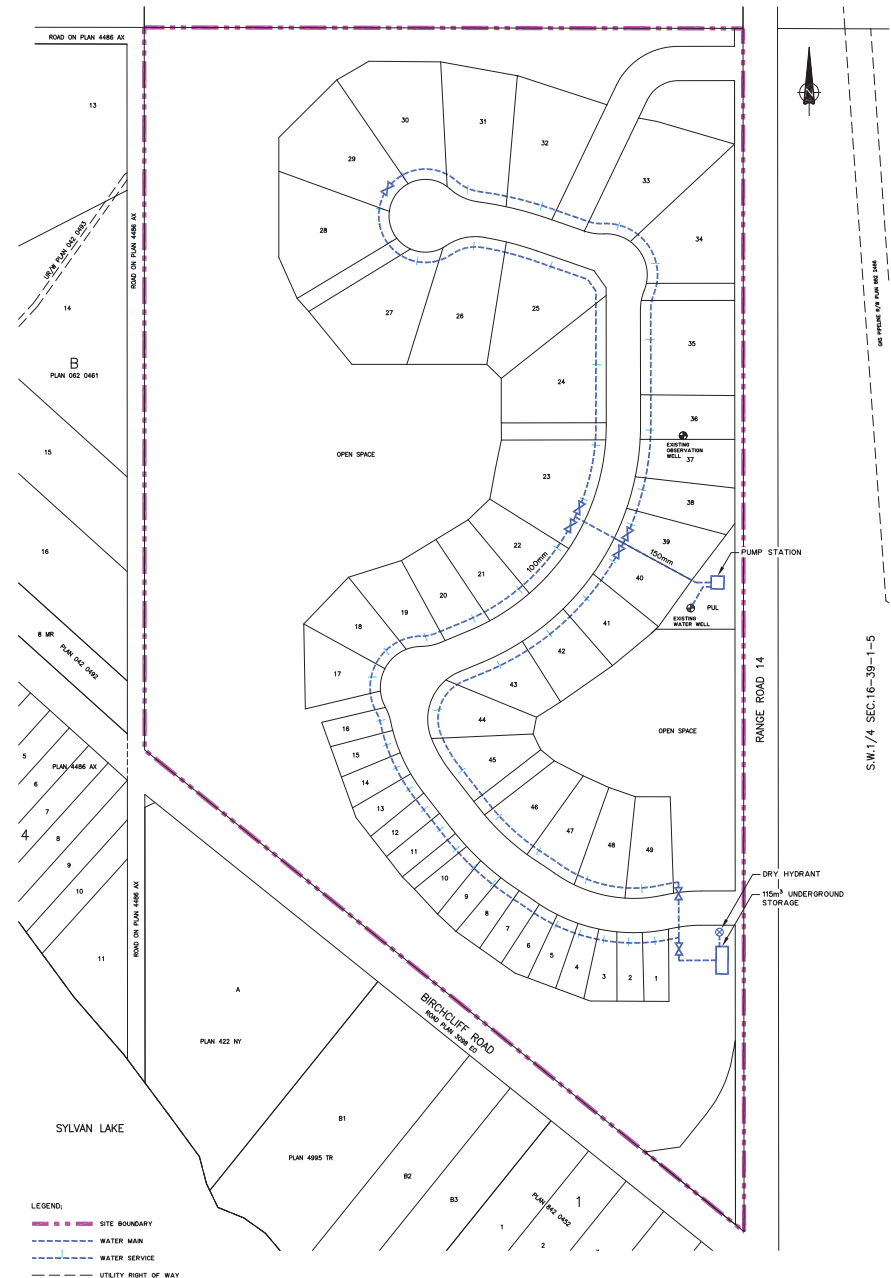


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- **completed groundwater well drilling, testing, and license application submitted to Alberta Environment**
- **communal piped system tied to central water treatment plant and potential tie-in opportunity**
- **plant scalable and can grow to be tied into and utilized by other area developments**
- **plant owned and operated by County upon construction completion**
- **fire truck filling station for use by County to benefit of the region**
- **dry hydrant and underground storage for fire protection**



- 
- The site plan illustrates a residential development with 50 numbered lots. The layout is bounded by several roads: ROAD ON PLAN 1485 AX to the north, ROAD ON PLAN 1486 AX to the east, and BIRCHCLIFF ROAD (R/W PLAN 1486 RD) to the south. To the west, the plan is adjacent to SYLVAN LAKE. A legend in the bottom left corner defines the symbols used: a solid purple line for SITE BOUNDARY, a dashed purple line for WATER MAIN, a dashed blue line for WATER SERVICE, and a dashed black line for UTILITY RIGHT OF WAY. The plan also shows an OPEN SPACE area, a PUMP STATION, an EXISTING OBSERVATION WELL (WELL 37), and an EXISTING WATER WELL. A DRY HYDRANT and 115m UNDERGROUND STORAGE are located near the south boundary. A north arrow is positioned in the top right corner. The plan is identified as S.W.1/4 SEC.16-39-1-5.



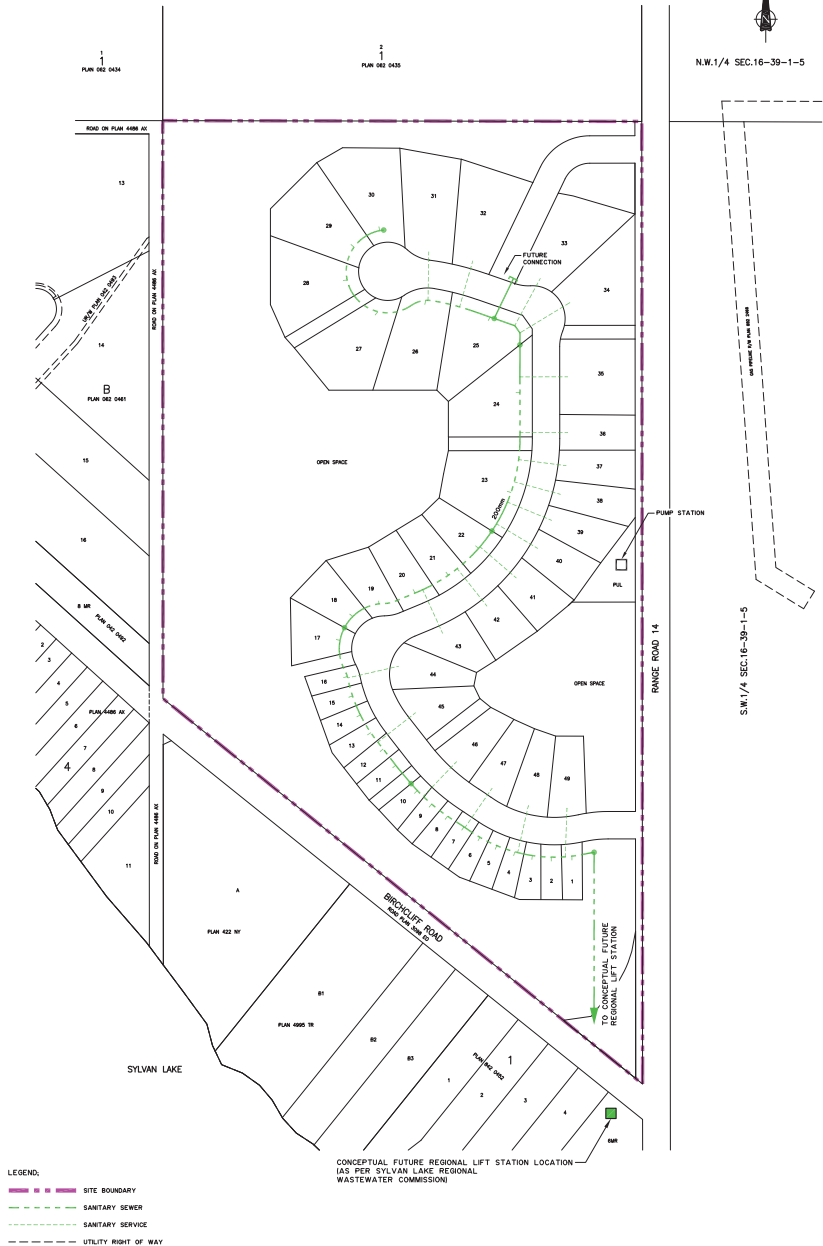
# Fire Suppression

- Fire Smart Principles
- Vegetation Management Zones
- Building Materials Controls
- Regional fire truck filling station at water treatment plant
- Dry hydrant and underground storage for fire protection

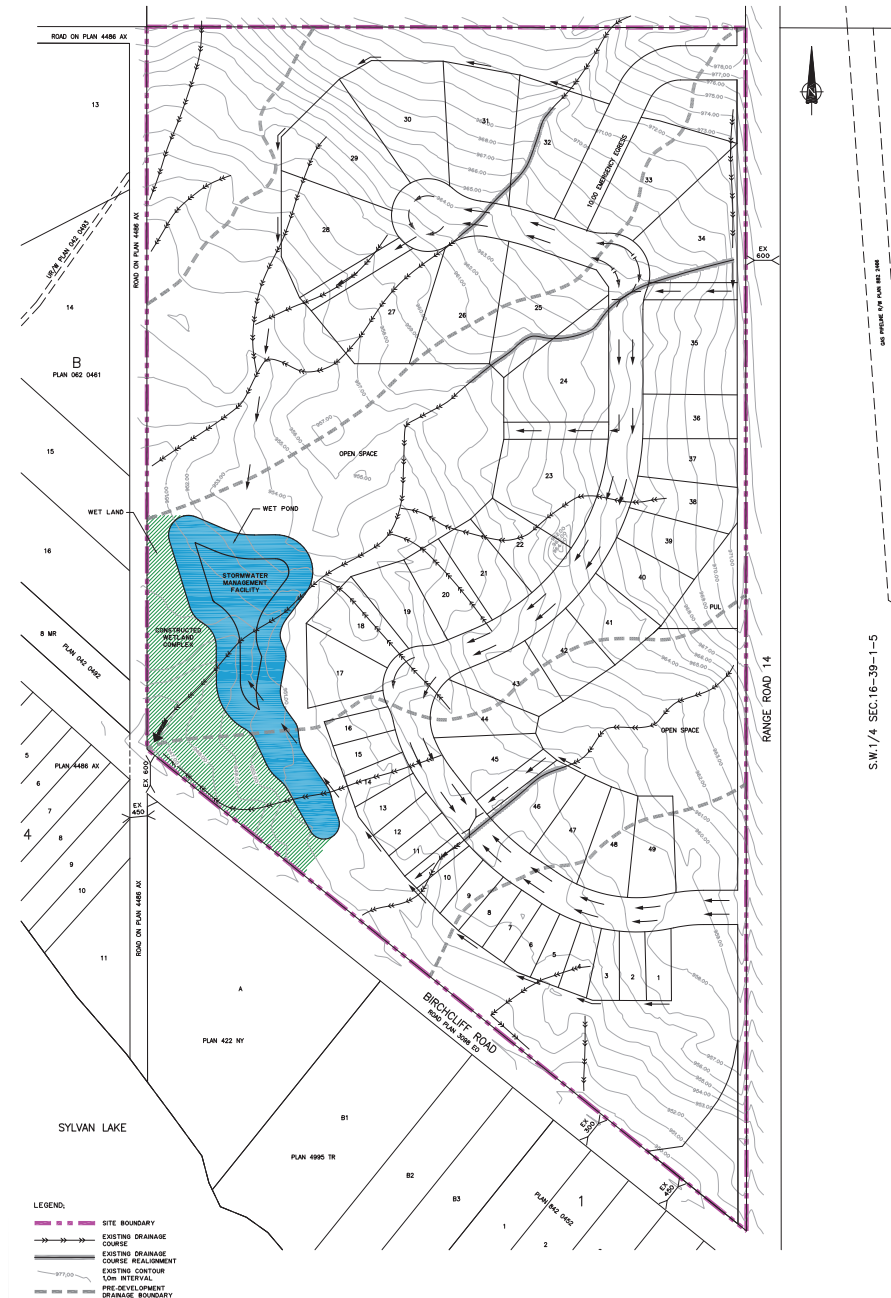




- gravity-fed piped wastewater collection system
- connection to regional collection system
- planned wastewater liftstation south of property (Regional Wastewater Commission)
- design allows for north tie-in opportunity for future area developments, and pipe oversizing as required



- designed to manage 1:100 stormwater event
- post-development flows will not exceed pre-development flows
- site design to accommodate overland drainage patterns within developed area via PULs
- major facility includes constructed wetland complex & enhanced habitat
- watershed protection in design





# Public Open House Summary



- **Public Open House hosted 18 June 2011 (Sylvan Lake Community Centre)**
- **Advertised and individual invitations mailed**
- **Attended by 28 area residents (mix of County and Summer Village of Birchcliff, and Town of Sylvan Lake)**
- **Reeve Wigmore and Councilor McDermand, and County Planner, Anita O'Driscoll**
- **Format included display boards, presentation / Q&A, feedback forms**
- **Submitted Public Open House Summary Report**

# Public Open House Summary



- **Questions and feedback related to proposed water and wastewater strategy and opportunities for servicing future new area development (*not a closed system, design allows for regional servicing opportunity, avoids future infrastructure redundancy and allows for economies of scale, water treatment plant designed to be scalable and seamless tie-in to piped system, wastewater piped system oversized and seamless tie-in opportunity provided for*)**
- **Multiple approvals process, detailed housing type, and development timing questions answered**





# Public Open House Summary



- **Proposal was well recieved and support generally expressed**
- **Questions on proposed fire suppression strategy *(detailed explanation provided and generally accepted)***
- **Questions and feedback on improving traffic management and safety at intersection of Range Road 1-4 and Birchcliff Road *(new road dedications are proposed, but multi-jursdictional cooperation and funding, as well as additional private land acquistion required for long-term solution)***



# Concept Plan Revisions



- **PUL – In Section 3.5 Public Utility Lots, the following policy be added:**
  - **3.5.1 - A ten (10) meter linear PUL shall be provided along the entire eastern property line (over and above road widening) to accommodate potential long term service connections to the benefit of the region. This shall be provided at the subdivision stage to the satisfaction of the County.**
- **Tree Retention – In Section 3.6 Tree Retention and Removal, the following policy is added:**
  - **3.6.3 - A professional arborist will be hired by the developer to determine if trees that may be affected by site development are dead, able to be transplanted or are considered unrecoverable. The role of the Arborist shall be to ensure that there is no net tree loss as a result of development of this site.**





# Concept Plan Revisions



- **On Page 16 in Section 3.3 Development Standards the following language is added after “Required management of Recreational Vehicles”**
  - **“which prohibits onsite storage of Recreational Vehicles (defined as travel trailers, motor homes or a vehicles designed for recreational use (i.e. camping) which may include a bedroom, kitchen, bathroom facility) and permit such RV’s on site only for loading and unloading for a duration of 24 hours only.”**
  - **And this shall be included and detailed within the Architectural Guidelines which are registered on title and prepared to the satisfaction of the County.**



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## Additional Discussion Slides



# Policy Context



- **Municipal Development Plan**
- **Land Use Bylaw**
- **Sylvan Lake Area Structure Plan**
- **Sylvan Lake Management Plan: 2000 Update**
- **Sylvan Lake Public Access Study**
- **Sylvan Lake Water Quality Assessment and Watershed Management Considerations Report**



# Municipal Development Plan



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## **Higher-Density Residential Clustered-Design Development & Communal Servicing**

**“...higher density development will be encouraged to create more efficient land use patterns that will be easier to service. Opportunities for greater housing diversity, including multi-unit development, will provide housing solutions for a broader mix of the population, including seniors, first-time buyers and those seeking recreational properties” (pg. 6).**

## **Housing Mixed with Open Space and Trails**

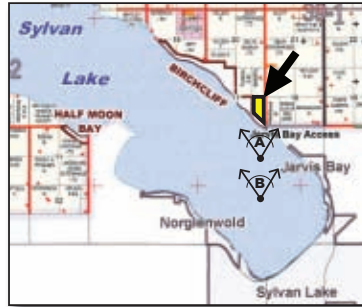
**“parks and trails not only provide important buffers for environmentally sensitive areas but they will also contribute to the value and experience of a place, promote healthy living and provide economic benefits” (pg. 35).**







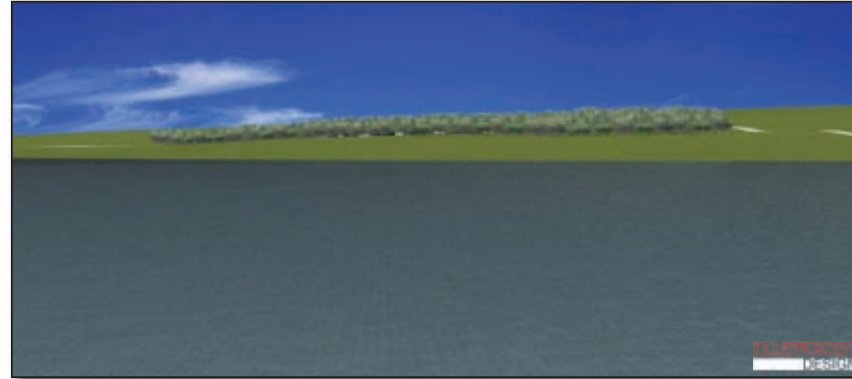
KEY MAP



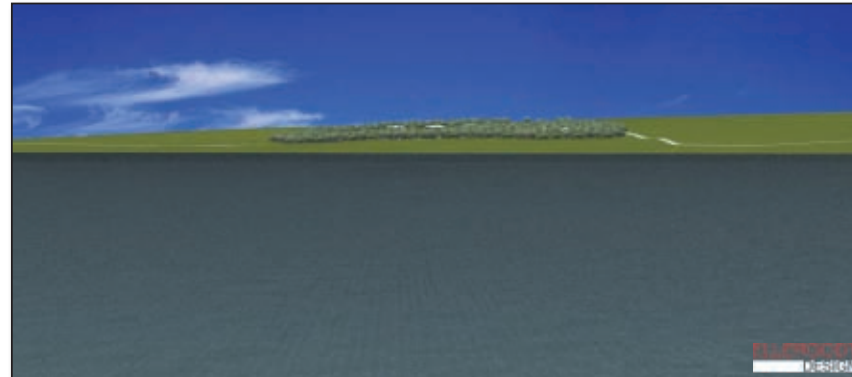
Perspective CAD Model Illustration



'A' Viewshed - CAD Model (500 metres from shoreline of Sylvan Lake)



'B' Viewshed - CAD Model (1500 metres or mid-point from shoreline of Sylvan Lake)









- Subject Property Location

## Site Plan Air Photo Overlay

