
PARKVIEW

E S T A T E S

AREA STRUCTURE PLAN



Prepared for: City of Lloydminster
Presented by: Select Engineering Consultants Ltd.
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RPT1-64-13050-8.0-ParkviewEstatesASP-131213

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1.0 Introduction

1.1 Vision

Parkview Estates is a vibrant residential community where people live, learn, work, shop and play. Services and amenities to meet the day to day needs of residents are connected by attractive walking routes and are located along attractive streets. Open spaces are incorporated throughout the neighbourhood, providing access to outdoor recreation and nature for residents and visitors.

1.2 Purpose

This Area Structure Plan (ASP) provides a statutory planning framework - consistent with relevant City policy direction - to guide the review and approval of development applications within the neighbourhood. It conceptually identifies land uses, the location of transportation routes, alignments for public utilities and servicing, and the anticipated sequence of development. .

This ASP addresses the interface between development within Parkview Estates and existing and proposed developments for the surrounding areas. It applies to the entire Parkview Estates neighbourhood, including lands both developed and undeveloped at the time of its preparation.

This ASP provides the basis for the submission of more detailed Outline Plans, which are required by the City of Lloydminster prior to zoning, subdivision and development approvals.

1.3 Location

Parkview Estates is located at the western boundary of the City of Lloydminster, in Alberta, adjacent to the County of Vermilion River No. 24 (See Figure 1). The ASP area consists of approximately 265 ha (655 ac) of land and is bounded by:

- 75 Avenue (which also forms the City Boundary) to the west;
- 62 Avenue / 59 Avenue and Bud Miller All Seasons Park to the east;
- the neighbourhood of Lakeside and Bud Miller All Seasons Park to the south; and
- 44 Street (Highway 16) to the north.

1.4 Land Ownership

The northern, developed, portion of Parkview Estates is held by numerous landowners under multiple Certificates of Title. Lands in the southwest portion of the area, which are currently undeveloped, are held by the City of Lloydminster.

In the undeveloped portion of Parkview Estates a number of Rights-of-Way exist:

- an oil pipeline Right-of-Way (6921 MC) which traverses the area northeast to southwest;
- an oil pipeline Right-of-Way (872 1911) which parallels 75 Avenue; and
- a pipeline Right-of-Way (922 2688) which extends into the western portion of the ASP area just east of 75 Avenue.

1.5 Stakeholder Consultation

As part of the preparation of the Parkview Estates ASP, a Stakeholder Consultation and Public Information process has been implemented.

A public meeting was held on October 12, 2013, to inform the public of the preparation of the ASP to provide opportunity for community involvement and feedback.

Notification to the public meeting was advertised in the "Meridian Booster" and "The Source" newspapers. The advertisement ran for two consecutive weeks prior to the meeting date, inviting any and all interested residents of Lloydminster to attend. Public agencies were also individually notified of the public meeting and the opportunity to provide feedback.

2.0 Site Context and Development Considerations

2.1 Existing Land Uses

The developed lands within Parkview Estates have been primarily developed for single family housing with some dispersed Medium Density housing. Residential uses are complimented by open spaces including parks, school sites and stormwater management facilities. In the northern portion of the area, commercial development has occurred along 44 Street (Highway 16).

Undeveloped lands within the southern portion of Parkview Estates are currently used for agricultural purposes.

2.2 Adjacent Land Uses

2.2.1 Southridge

The Southridge neighbourhood is located east of 62 Avenue between 44 Street (Highway 16) and 36 Street, to the east of Parkview Estates. Southridge has been developed as a residential neighbourhood, which also includes institutional, commercial and industrial land uses.

2.2.2 Steele Heights

Steele Heights is located east of 59 Avenue between 36 Street and 25 Street, to the southeast of Parkview Estates. Steele Heights has been developed as a residential neighbourhood which also includes institutional and commercial uses.

2.2.3 Bud Miller All Seasons Park / Lakeland College

Bud Miller All Seasons Park is a two hundred acre park which forms the southeast boundary of Parkview Estates. There are many amenities in the park, which is also used to host events. A wide variety of active and passive recreational opportunities are provided and pathway connections to Parkview Estates will ensure access to this amenity.

The Lloydminster campus for Lakeland College is located west of 59 Avenue on the east side of Bud Miller All Seasons Park within walking distance for most of Parkview Estates and is well connected to the trail network.

2.2.4 Lakeside

The Lakeside neighbourhood is located south of Parkview Estates, between 75 Avenue and 59 Avenue. This neighbourhood abuts the southern boundary of the City and is being developed from east to west for residential land uses.

2.2.5 West Commercial

The West Commercial neighbourhood is located west of 75 Avenue, to the northwest of Parkview Estates. West Commercial is being developed to include commercial and industrial land uses.

2.2.6 Hill Industrial

The Hill Industrial neighbourhood is located north of 44 Street (Highway 16). A variety of highway commercial and industrial developments are planned north of Parkview Estates.

2.2.7 County of Vermilion River No. 24

The County of Vermilion River No. 24 lies west of Parkview Estates and the City Boundary. Agricultural land uses occupy the lands bordering Parkview Estates to the west.

2.3 Existing Site Features

The majority of the ASP area north of 29 Street has been developed or is being built-out, primarily as a residential neighbourhood. Two schools and an interconnected park system compliment the residential uses. Commercial uses have been developed along the south side of 44 Street (Highway 16).

The balance of the undeveloped area in Parkview Estates south of 29 Street is cleared and is in use for agricultural purposes. Some small low-lying areas, with associated vegetation, are dispersed through the undeveloped area.

3.0 Development Objectives and Principles

3.1 Land Use Concept

Parkview Estates has developed south from 44 Street (Highway 16) to include a mix of uses including: Low and Medium Density Residential; commercial; institutional; parks and open spaces; and stormwater management facilities (see Figure 2). Undeveloped lands in the southwest portion of the area will be developed for Low Density Residential uses, completing Parkview Estates as a residential community, and taking advantage of the amenity provided by Bud Miller All Seasons Park. A system of greenways is proposed in the developing areas of Parkview Estates to support attractive and convenient access to parks and open spaces for residents.

Further definition of future land uses and lot sizing will be provided through the preparation of Outline Plans to support future zoning, subdivision and development within Parkview Estates.

3.2 Residential

Parkview Estates will be developed as a residential neighbourhood providing a range of Low and Medium Density Residential uses.

Low Density Residential uses are attractive to families and benefit from their proximity to centrally located parks, school sites and the interconnected greenway network.

Medium Density Residential uses have been primarily located with good access to the transportation network as well as the commercial and employment services at the edges of the neighbourhood. These locations support walkable access to services as well as good roadway access while minimizing short-cutting of traffic through the community.

3.3 Commercial

Commercial lands within Parkview Estates are located in the northern portion of the area, primarily adjacent to 44 Street (Highway 16). These lands have been developed for vehicle oriented commercial uses serving Parkview Estates and the City of Lloydminster.

3.4 Institutional

A site in the southwest portion of Parkview Estates, north of 29 Street adjacent to 75 Avenue, has been allocated to provide for an aging-in-place development. This will include residences for active adults, assisted living and long term care facilities to support a range of adult residents requiring various levels of care and support. South of 29 Street adjacent to 73 Avenue has been identified as an area for potential institutional use, which could provide a church site for the neighbourhood.

Holy Rosary High School and Ecole St. Thomas Elementary School are situated in a large park space, centrally located within the neighbourhood. A third school and park site is planned to the southwest, at the intersection of 29 Street and 72 Avenue. These facilities provide community infrastructure supporting both existing and future residents. These sites are located along collector roadways and are connected by greenways to provide them with safe and convenient access by vehicle or non-motorized transportation.

3.5 Parks and Open Space

Additional greenways and pocket park spaces in the undeveloped portion of Parkview Estates should be explored. Outline Plans should link new developments with the park network within the area as well as Bud Miller All Seasons Park. Forming the southeast boundary of Parkview Estates, Bud Miller All Seasons Park provides a major amenity to the neighbourhood with facilities for active and passive recreational and social gatherings.

3.6 Circulation

Parkview Estates has strong access to 44 Street (Highway 16) and other areas of the City of Lloydminster through its connections to the 75 Avenue and 62/59 Avenue arterial roadways.

An internal network of collector roadways provides multiple access points to the arterial roadway network. This network provides efficient vehicular access to and from the community while minimizing traffic short-cutting and congestion. Sidewalks along the collector roadways connect to the greenway network creating an integrated network of sidewalks and trails.

Local roadways provide individual access to development within Parkview Estates as another part of the hierarchy of roadways creating a safe and efficient transportation system for the community.

4.0 Infrastructure, Servicing and Staging

4.1 Municipal Services

Ongoing development within Parkview Estates can be immediately serviced through connection to existing services within the developed portion of the area. All municipal services within Parkview Estates will be designed in accordance with the City of Lloydminster Municipal Development Standards. Figures 3–5 generally illustrate the extension of water, sanitary and stormwater management infrastructure to developing areas within Parkview Estates.

Details of the staging of development and extension of infrastructure and servicing will be defined through subsequent Outline Plan submissions, which will be accompanied by an Engineering Design Report, as well as subdivision and development applications.

4.2 Franchise Utilities

Franchise utilities (including gas, power and telephone service) will be extended into the undeveloped portion of Parkview Estates from existing services within the developed portion. Extension of these services will be established in detail at the development stage.

4.3 Staging

Staging of development in Parkview Estates will follow the logical and economic extension of roadways and services to the area, as driven by market demand.

It is anticipated that the undeveloped portion of Parkview Estates, north of 29 Street, will be generally developed from north to south (See Figure 6). Four stages are anticipated in this area. The southernmost undeveloped area in Parkview Estates will require extension of servicing from the Lakeside neighbourhood south of the 25 Avenue Right-of-Way. This area has been identified as Stage 5, which may be developed in smaller sub-stages, but will develop from south to north.

5.0 Land Use Statistics

Table 1: Land Use Statistics

Land Uses	Ha	%GDA	Units	%Units	Pop.	%Pop.
GROSS AREA	265.22					
Arterial Roadways	20.77					
GROSS DEVELOPABLE AREA	244.45	100%				
Other Land Uses						
Commercial	28.93	11.8%				
Institutional	4.10	1.7%				
Municipal Reserve	32.69	13.4%				
Institutional (School)	13.41	5.5%				
Park/Open Space	19.28	7.9%				
Public Utility Lot / Stormwater Management Facility	6.38	2.6%				
Circulation	48.89	20.0%				
Total Other Land Uses	120.99	49.5%				
Residential Land Uses						
Low Density	108.71	44.5%	1,848	75.8%	5,544	74.6%
Medium Density	14.75	6.0%	590	24.2%	1,888	25.4%
Total Residential Land Uses	123.46	50.5%	2,438	100.0%	7,432	100.0%

Table 2: Student Generations

School	Elementary	Junior High	Senior High	Totals
Public	489	244	244	977
Catholic	244	122	122	488
Total	733	466	466	1,465

School	Elementary	Junior High	Senior High
Public	2 students per gross developable hectare	1 students per gross developable hectare	1 students per gross developable hectare
Catholic	1 students per gross developable hectare	0.5 students per gross developable hectare	0.5 students per gross developable hectare

Source: Typical Public and Catholic School Board demographic generator.

APPENDIX A

Area Structure Plan Figures

Figure 1: Location

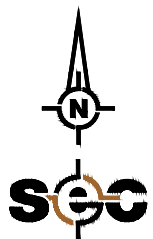
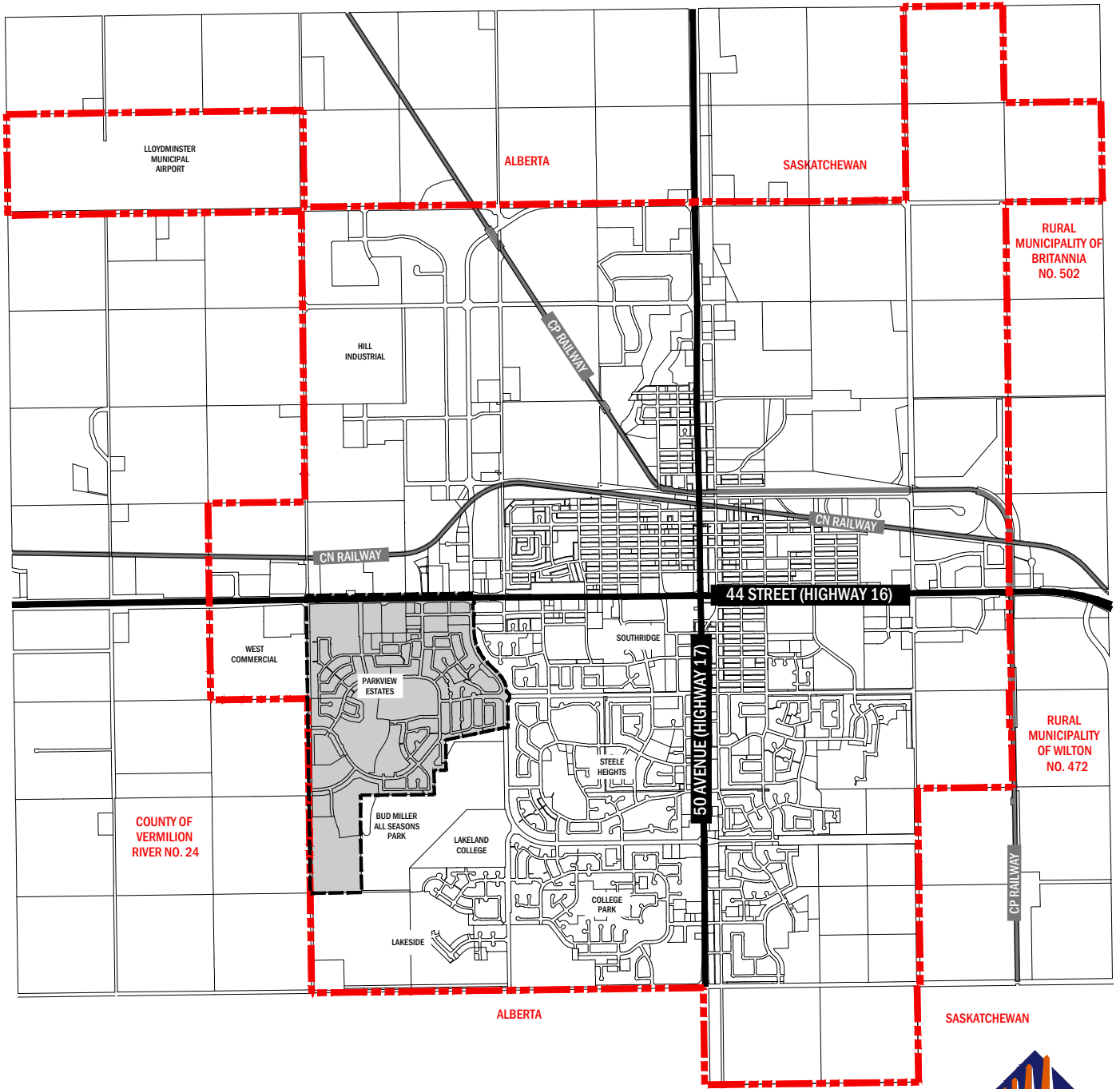
Figure 2: Land Use Concept

Figure 3: Water Servicing Concept

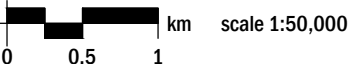
Figure 4: Sanitary Servicing Concept

Figure 5: Stormwater Servicing Concept

Figure 6: Staging Concept



LOCATION



LEGEND

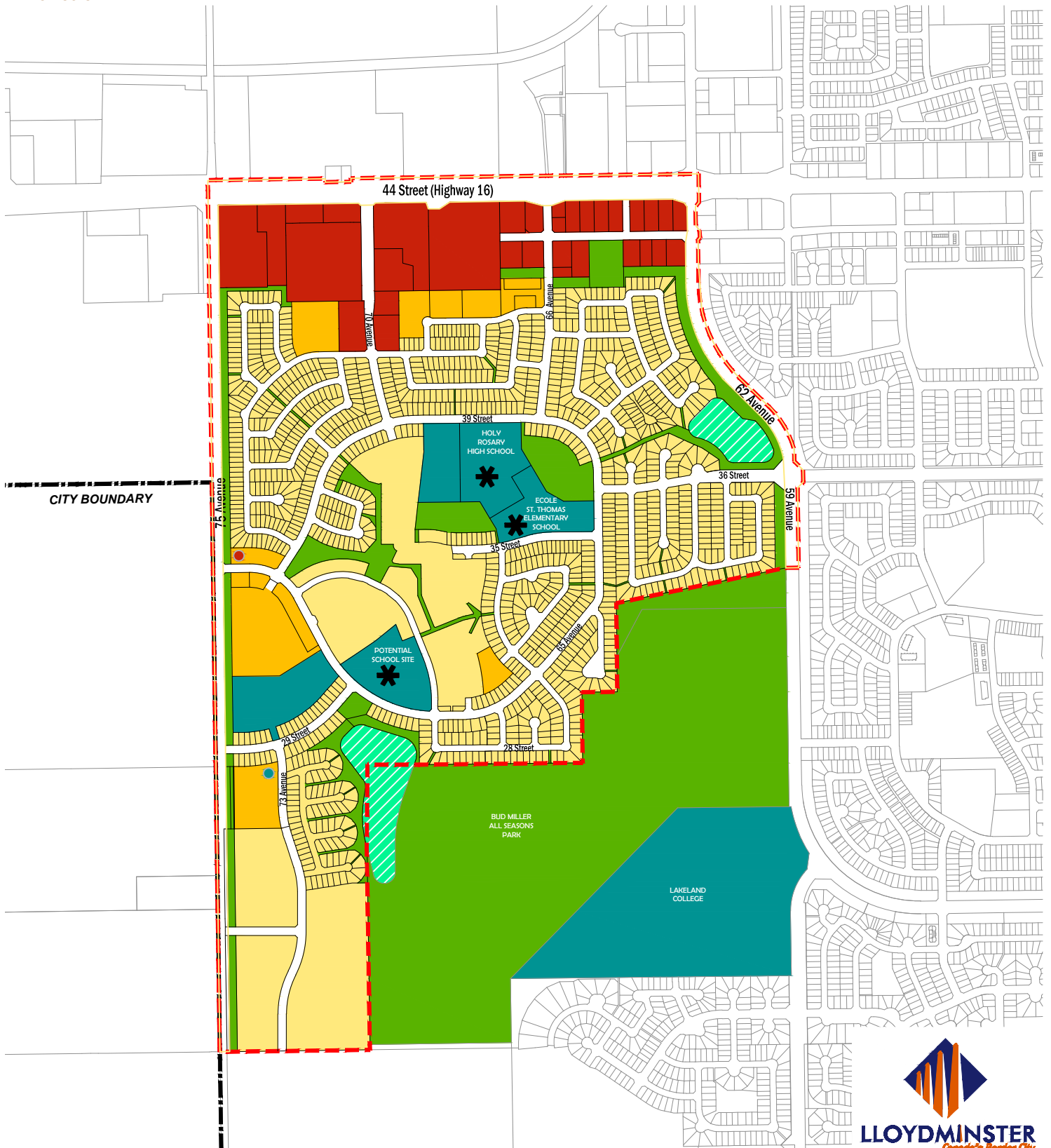
- ASP AREA
- CITY BOUNDARY
- HIGHWAY
- RAILROAD



PARKVIEW ESTATES
CITY OF LLOYDMINSTER

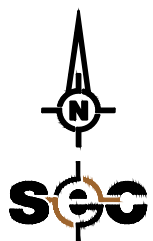
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FIGURE 1

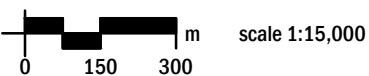


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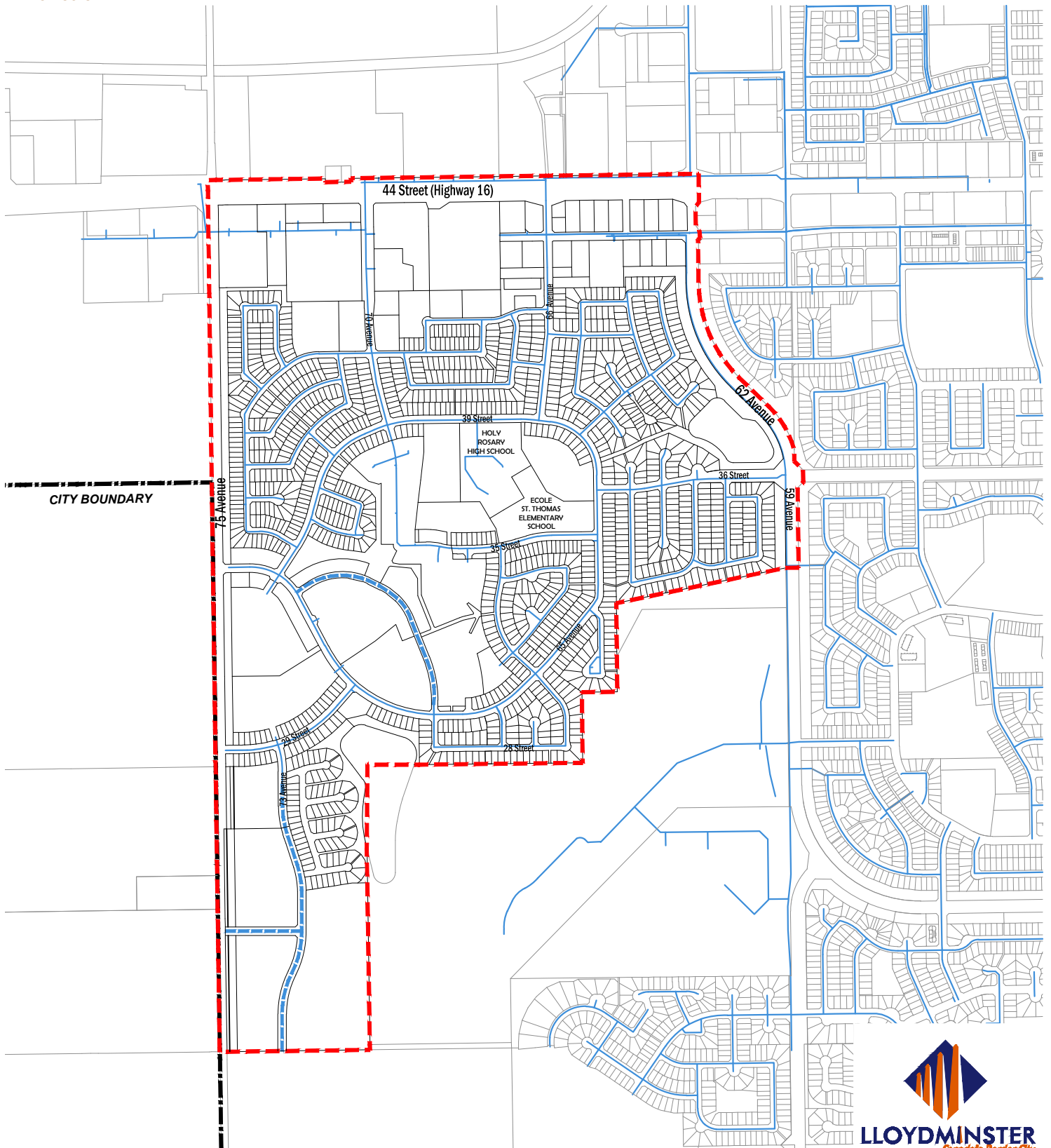
- ASP BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARK/OPEN SPACE
- STORMWATER MANAGEMENT FACILITY
- ✱ SCHOOL
- POTENTIAL NEIGHBOURHOOD COMMERCIAL
- POTENTIAL INSTITUTIONAL



LAND USE CONCEPT



PARKVIEW ESTATES
CITY OF LLOYDMINSTER



CITY BOUNDARY

44 Street (Highway 16)

HOLY ROSARY HIGH SCHOOL

ECOLE ST. THOMAS ELEMENTARY SCHOOL



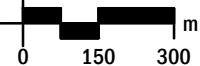
LLOYDMINSTER
Canada's Border City

LEGEND

- - - ASP BOUNDARY
- - - PROPOSED WATER MAIN
- EXISTING WATER MAIN



WATER SERVICING CONCEPT

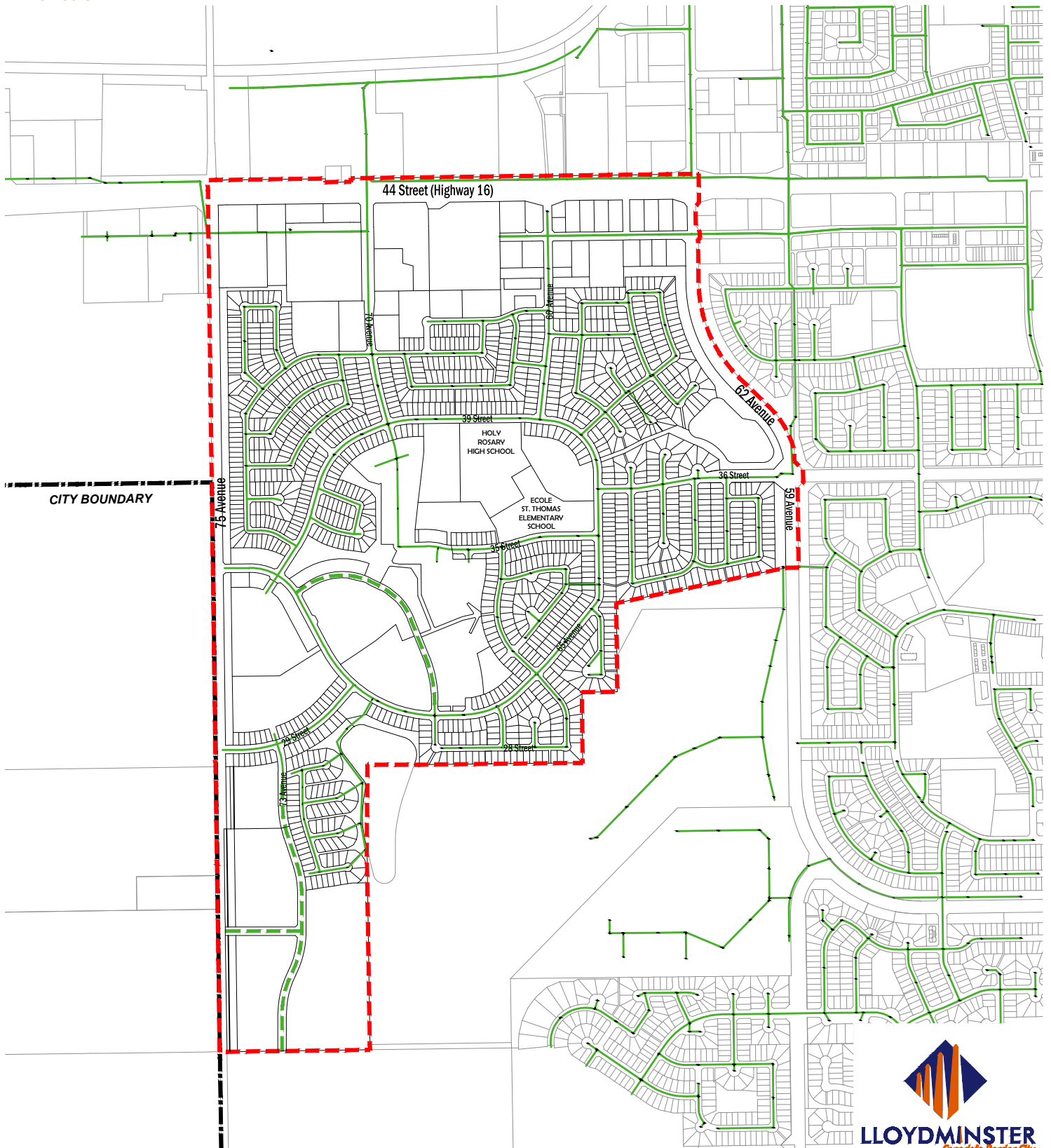


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PARKVIEW ESTATES
CITY OF LLOYDMINSTER

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Rlshuk November 5, 2013

FIGURE 3



LEGEND

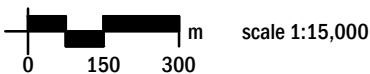
- - - ASP BOUNDARY
- - - PROPOSED SANITARY
- EXISTING SANITARY



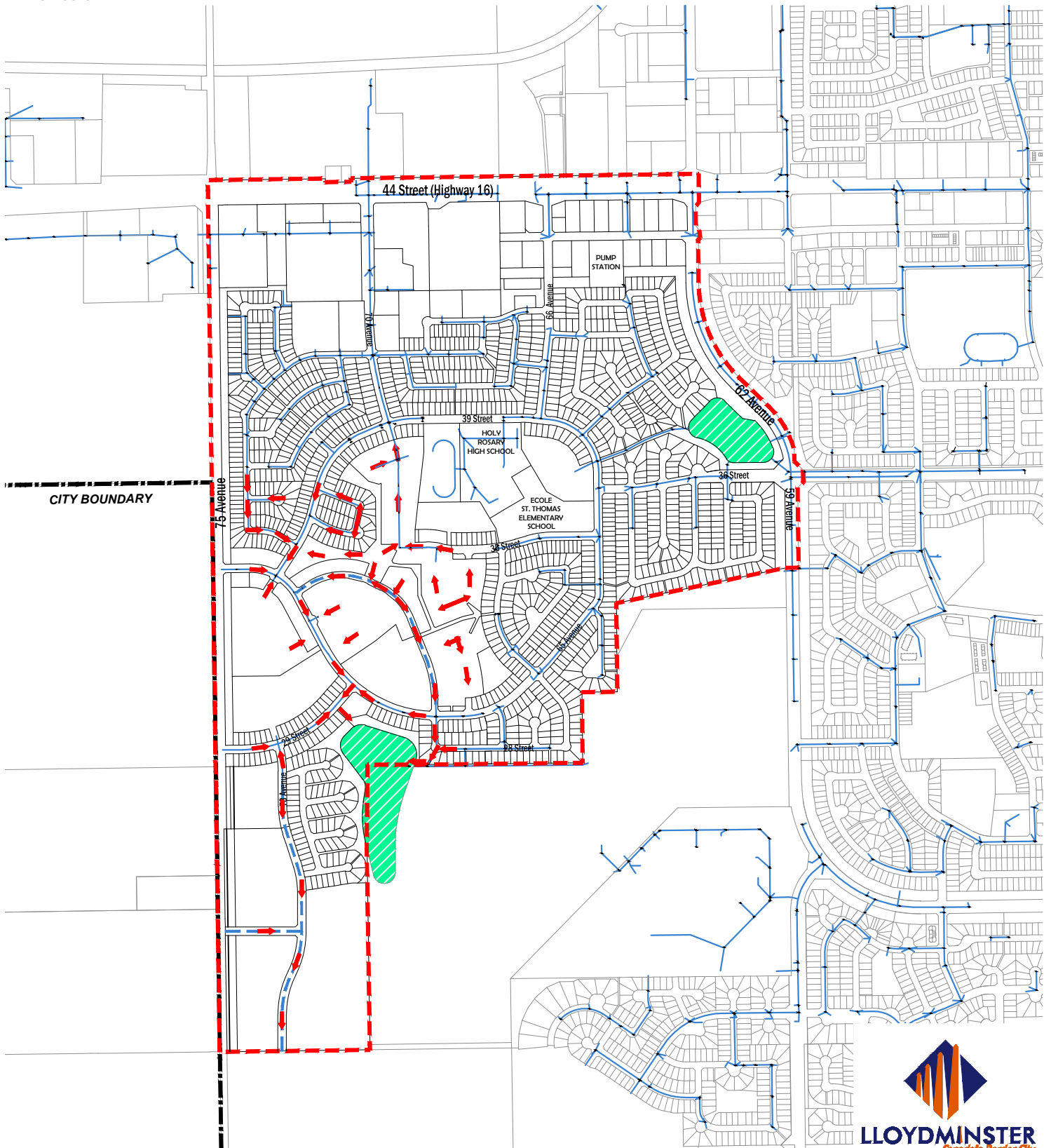
LLOYDMINSTER
Canada's Border City



**SANITARY
SERVICING CONCEPT**



PARKVIEW ESTATES
CITY OF LLOYDMINSTER



CITY BOUNDARY

44 Street (Highway 16)

PUMP STATION

HOLY ROSARY HIGH SCHOOL

ECOLE ST. THOMAS ELEMENTARY SCHOOL

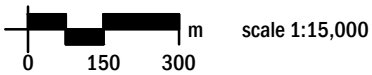


LEGEND

- - - ASP BOUNDARY
- - - PROPOSED STORMWATER SERVICING
- EXISTING STORMWATER SERVICING
- OVERLAND DRAINAGE
- STORMWATER MANAGEMENT FACILITY



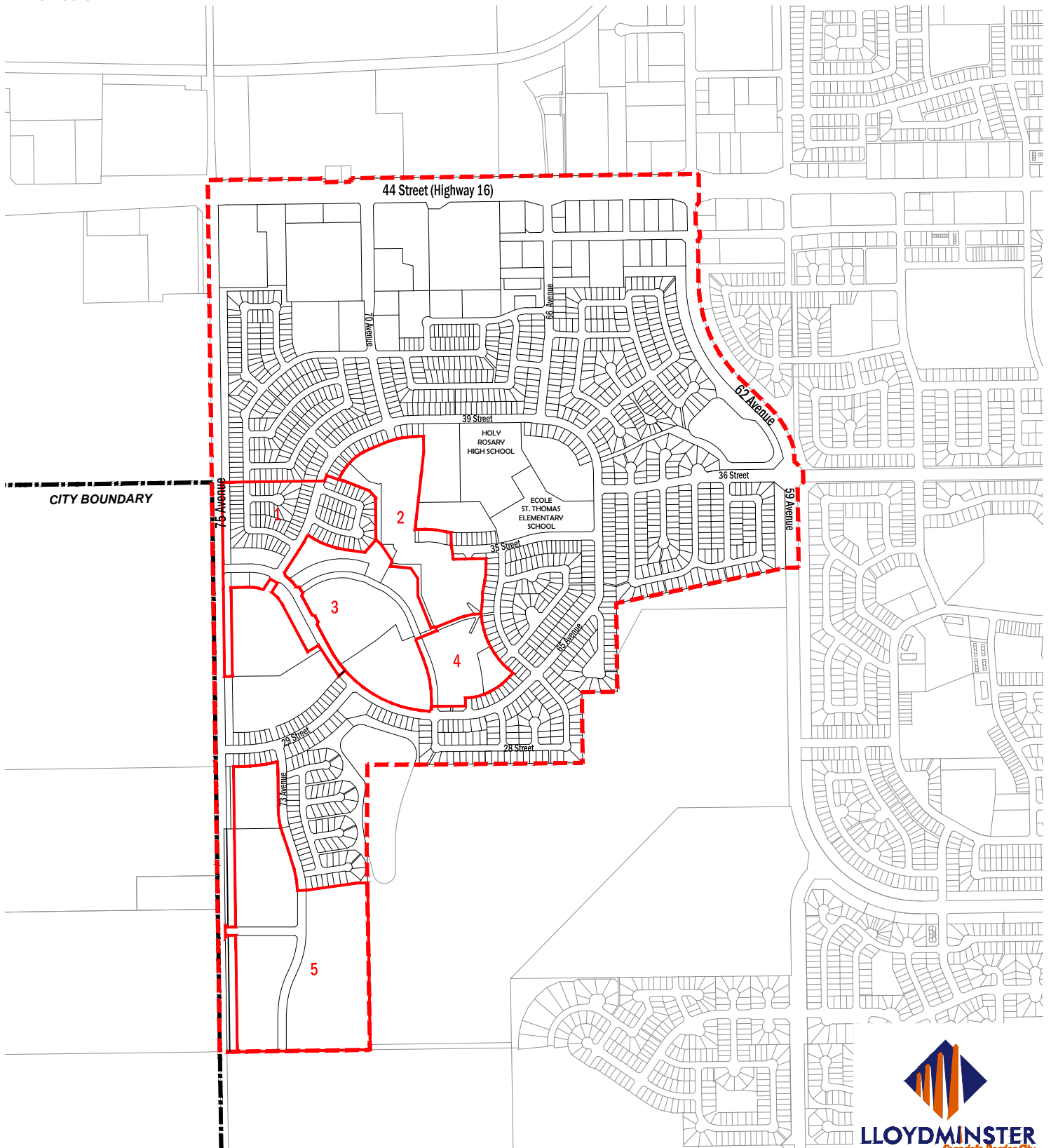
STORMWATER SERVICING CONCEPT



PARKVIEW ESTATES
CITY OF LLOYDMINSTER

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FIGURE 5

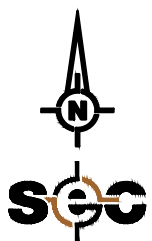


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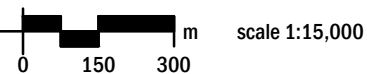
- - - ASP BOUNDARY
- STAGING BOUNDARY



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STAGING CONCEPT



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