



AREA STRUCTURE PLAN



Prepared for: City of Lloydminster
Presented by: Select Engineering Consultants Ltd.
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1.0 Introduction

1.1 Vision

This Area Structure Plan (ASP) identifies a vibrant and sustainable community in southeast Lloydminster where people can live, learn, work, and play. Colonial Park will be considered a community that is walkable and connected with interesting destinations, attractive pedestrian routes and appealing streetscapes. Colonial Park will carefully integrate the natural and built environment with centres of activity and a variety of facilities and functions.

1.2 Purpose

An ASP typically establishes a broad “Master Plan” for undeveloped lands which consist of a number of neighbourhoods or a large undeveloped area encompassing numerous quarter sections. In the future, a neighbourhood that is partially constructed and clearly defined like Colonial Park may not require an ASP. The City may allow the applicant to proceed directly to the Outline Plan document. An ASP document is included in the Colonial Park Development Plan to illustrate this initial phase of planning that may be required for some future developments within the City of Lloydminster.

The purpose of an ASP is to provide a statutory planning framework for land use and density, sequence of development, general location of major transportation routes and public utilities and servicing. An ASP is intended to establish and identify development objectives and land uses for the future development of land.

Over half of Colonial Park is already developed and a more detailed Outline Plan is part of the Development Plan. The ASP is established to outline how development in the remaining area of Colonial Park will be seamlessly integrated with the existing development and the surrounding neighbourhoods. The ASP provides a Concept Plan that encompasses the entire neighbourhood. Details of development within the eastern portion of Colonial Park are provided in the Colonial Park Outline Plan.

The ASP area consists of approximately 212 ha (524 ac) of land located immediately east of 50 Avenue (Highway 17) and south of 36 Street.

The ASP also provides a framework for a concurrent more detailed Outline Plan submitted as part of the complete Colonial Park Development Plan package to the City of Lloydminster.

1.3 Location

The City boundary of Lloydminster, adjacent to the Rural Municipality of Wilton No. 472, forms the south eastern boundary of Colonial Park. The balance of the neighbourhood is bounded by 36 Street to the north, 50 Avenue (Highway 17) to the west, 25 Street to the south and 40 Avenue to the east. The undeveloped portions of land within the neighbourhood are located to the east of 45 Avenue. Colonial Park is located in the Saskatchewan side of the City of Lloydminster. (See Figure 1)

1.4 Land Ownership

The developed western area is held under multiple certificates of title and the majority of the eastern portion of Colonial Park is owned by the City of Lloydminster, approximately 61.7 hectares (152.5 acres). Approximately 12.6 hectares (31.1 acres) of the eastern portion of Colonial Park is held by High Lake Developments Ltd.

Two utility providers currently have active lines within the area.

An ATCO Gas Right of Way, (Plan 82B 10494) runs adjacent to the east and south boundaries within Colonial Park.

A SaskTel (Plan 87B 16315) Right-of-Way also exists within the road right of way of 40 Avenue.

1.5 Stakeholder Consultation

As part of the preparation of the Colonial Park Development Plan, 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

Existing residential, commercial and park areas are developed in the west area. The existing Lake J (Jaycee Lake) facility and its associated drainage channels north to 36 Street and east to 40 Avenue are the most prominent site features within the eastern portion of Colonial Park. It is retained and expanded in the ASP and referred to as Jaycee Lake.

2.2 Adjacent Land Uses

2.2.1 Larsen Grove

The neighbourhood of Larsen Grove exists north of Colonial Park. Larsen Grove consists of residential and institutional land uses adjacent to 36 Street, transitioning to industrial business and commercial lands. The land located directly north of the undeveloped portion of Colonial Park is currently designated as Residential Reserve land.

2.2.2 Wigfield Industrial

Wigfield Industrial abuts the north and eastern boundary and is partially developed and planned for a mix of industrial and commercial land uses.

2.2.3 Rural Municipality of Wilton No. 472

East of Colonial Park and the City boundary is the Rural Municipality of Wilton No. 472. The City boundary runs north along the east side of 40 Avenue and turns east along the southern boundary of Wigfield Industrial.

2.2.4 Wallacefield

The community of Wallacefield is partially developed to the south of the Plan area. Existing residential and commercial land uses in Wallacefield are consistent with the developed portions of Colonial Park. The land located directly south of the undeveloped portion of Colonial Park is currently undeveloped and used for agricultural purposes, future designation is likely to be residential. This undeveloped area can also offer the potential to incorporate and enhance the pedestrian linkages proposed within Colonial Park.

2.2.5 Steele Heights

The community of Steele Heights is fully developed and located to the west of the Plan area consisting of mainly residential development with vehicle commercial lands located along 50 Avenue (Highway 17). The Steele Heights community offers the most established pedestrian linkages connecting to the existing development within Colonial Park.

2.3 Existing Site Features

Colonial Park is fairly flat and varies about 5 meters across the site. A slight ridge exists in the south central Plan area with a maximum elevation of approximately 649 meters. A few smaller tree stands are scattered in the Plan area.

3.0 Development Objectives and Principles

3.1 Land Use Concept

Colonial Park already contains a mix of residential housing, neighbourhood commercial, an expansive central school park area and a major stormwater management amenity called Jaycee Lake. The future land uses proposed for the eastern portion of Colonial Park builds on this existing infrastructure and links it all with an extensive greenway/park system. The proposed greenways and associated park areas within the eastern portion of Colonial Park define a series of exclusive development modules and provide a major pedestrian amenity within and beyond the proposed community. The eastern portion of Colonial Park is primarily designated for Low Density housing. Land Use Statistics are provided in Section 5.

3.2 Residential

Colonial Park provides for a range of Low and Medium Density Residential modules interspersed with stormwater facilities, greenways and park space. The type of housing in this neighbourhood establishes sufficient overall residential densities to support the provision of educational and recreational facilities in the neighbourhood. The majority of Colonial Park is designated for Low Density Residential development.

Medium Density Residential sites are generally located adjacent to commercial nodes, park space or arterial roads.

3.3 Commercial

The existing commercial strip east of 50 Avenue (Highway 17) between 25 Street and 36 Street is located in Colonial Park. There is no immediate plan to include commercial in the eastern portion of Colonial Park. However, there are potential commercial zoning opportunities identified in the proposed Medium Density parcels. These parcels are located at the two entrances off 40 Avenue which will provide access along major collectors and among multi-family developments. Such commercial opportunities will be considered at a later date.

3.4 Institutional

Winston Churchill Elementary School and Father Gorman Elementary School serve the existing and future residents of Colonial Park. Both school sites are accessible from collector roads designed to be safe and convenient for modes of active transportation (e.g. walking, cycling), automobile and transit.

There is no future school site planned in the remaining lands of Colonial Park.

3.5 Parks and Open Space

Jaycee Park and Jaycee Lake provide major amenity infrastructure for existing and future residents of Colonial Park. These facilities are accessible from collector roads and access is designed to be safe and convenient by pedestrian, bicycle, automobile or public transit.

The developed portion of the community includes four (4) parks and two (2) schools. In addition to these school/neighbourhood park facilities, there is a possibility of including a number of dispersed park sites throughout the eastern portion of Colonial Park to provide open space in close proximity to residential areas. The street and walkway system would link these park nodes with adjacent residential areas and other amenities.

The provision of these parks are intended to enhance the quality of life for residents by bringing additional, more accessible green space into the community. The exact location of the dispersed parks and walkway system will be determined through the preparation of the Outline Plan.

3.6 Circulation

Colonial Park is well served by a number of proposed arterial and collector roadways as shown in Figure 2. There is planned access into the neighbourhood available from 50 Avenue (Highway 17), 36 Street, 25 Street and 40 Avenue, creating several options available for movement to and from the plan area.

A sound, safe and efficient hierarchy of transportation systems is planned to support pedestrian, bicycle, public transit and automobile transportation options for residents and businesses moving to, from and within Colonial Park.

4.0 Infrastructure, Servicing and Staging

Water servicing will be designed and constructed using conventional methods for providing peak hour flows and fire flows for Low and Medium Density Residential, schools, urban services and commercial. Water looping will be provided in accordance with the requirements of the City of Lloydminster Municipal Development Standards. The provision of water, sanitary and stormwater management servicing for Colonial Park is generally illustrated on Figures 3 – 5.

Details of infrastructure, servicing and staging are generally defined in the Colonial Park Outline Plan. As a part of the complete Colonial Park Development Plan and in support of the ASP the following supporting documentation includes an:

- Outline Plan;
- Engineering Design Brief;
- Geotechnical Report;
- Environmental Site Assessment;
- Biological Resource Inventory Assessment; and
- Archaeological & Historical Assessment.

Services will be extended into the eastern portion of Colonial Park in a logical and economical manner, with the staging of development, as illustrated on Figure 6.

5.0 Land Use Statistics

Table 1: Land Use Statistics

| Land Uses | Ha | %GDA | Units | %Units | Pop. | %Pop. |
|--|---------------|--------------|--------------|---------------|--------------|---------------|
| GROSS AREA | 212.36 | | | | | |
| Road Widening | 3.18 | | | | | |
| GROSS DEVELOPABLE AREA | 209.18 | 100% | | | | |
| Other Land Uses | | | | | | |
| Commercial | 7.42 | 3.5% | | | | |
| Municipal Reserve ¹ | 28.33 | 13.5% | | | | |
| Institutional (School) | 5.10 | 2.4% | | | | |
| Park/Open Space | 23.23 | 11.1% | | | | |
| Municipal Utility Parcel / Stormwater Management Facility | 8.94 | 4.3% | | | | |
| Circulation | 41.84 | 20.0% | | | | |
| Total Other Land Uses | 86.53 | 41.3% | | | | |
| Residential Land Uses | | | | | | |
| Low Density | 111.92 | 53.5% | 1,902 | 81.6% | 5,706 | 80.6% |
| Medium Density | 10.73 | 5.1% | 429 | 18.4% | 1,373 | 19.4% |
| Total Residential Land Uses | 122.65 | 58.6% | 2,331 | 100.0% | 7,079 | 100.0% |

¹ Lands above the High Water Level within Stormwater Management Facilities will be credited as Municipal Reserve (MR). Final amounts of MR will be established at the subdivision stage.

Table 2: Student Generations

| School | Elementary | Junior High | Senior High | Totals |
|-----------------|------------|-------------|-------------|--------------|
| Public | 418 | 209 | 209 | 837 |
| Catholic | 209 | 105 | 105 | 418 |
| Total | 628 | 314 | 314 | 1,255 |

| 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

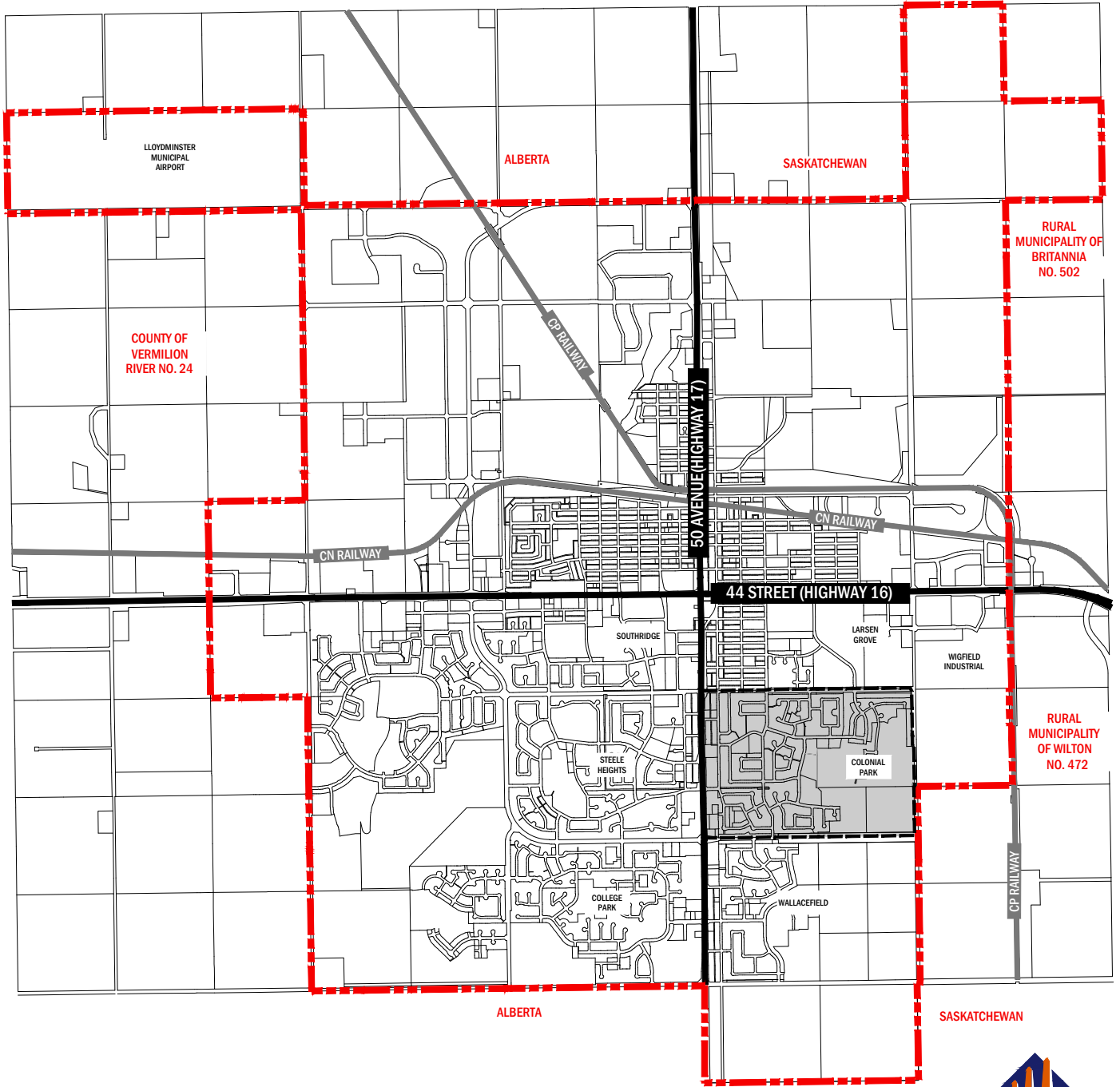
Figure 2: Land Use Concept

Figure 3: Water Servicing Concept

Figure 4: Sanitary Servicing Concept

Figure 5: Stormwater Servicing Concept

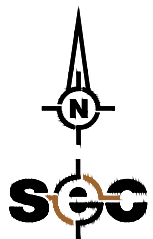
Figure 6: Staging Concept



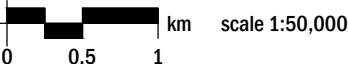
LLOYDMINSTER
Canada's Border City

LEGEND

- ASP AREA
- CITY BOUNDARY
- HIGHWAY
- RAILROAD



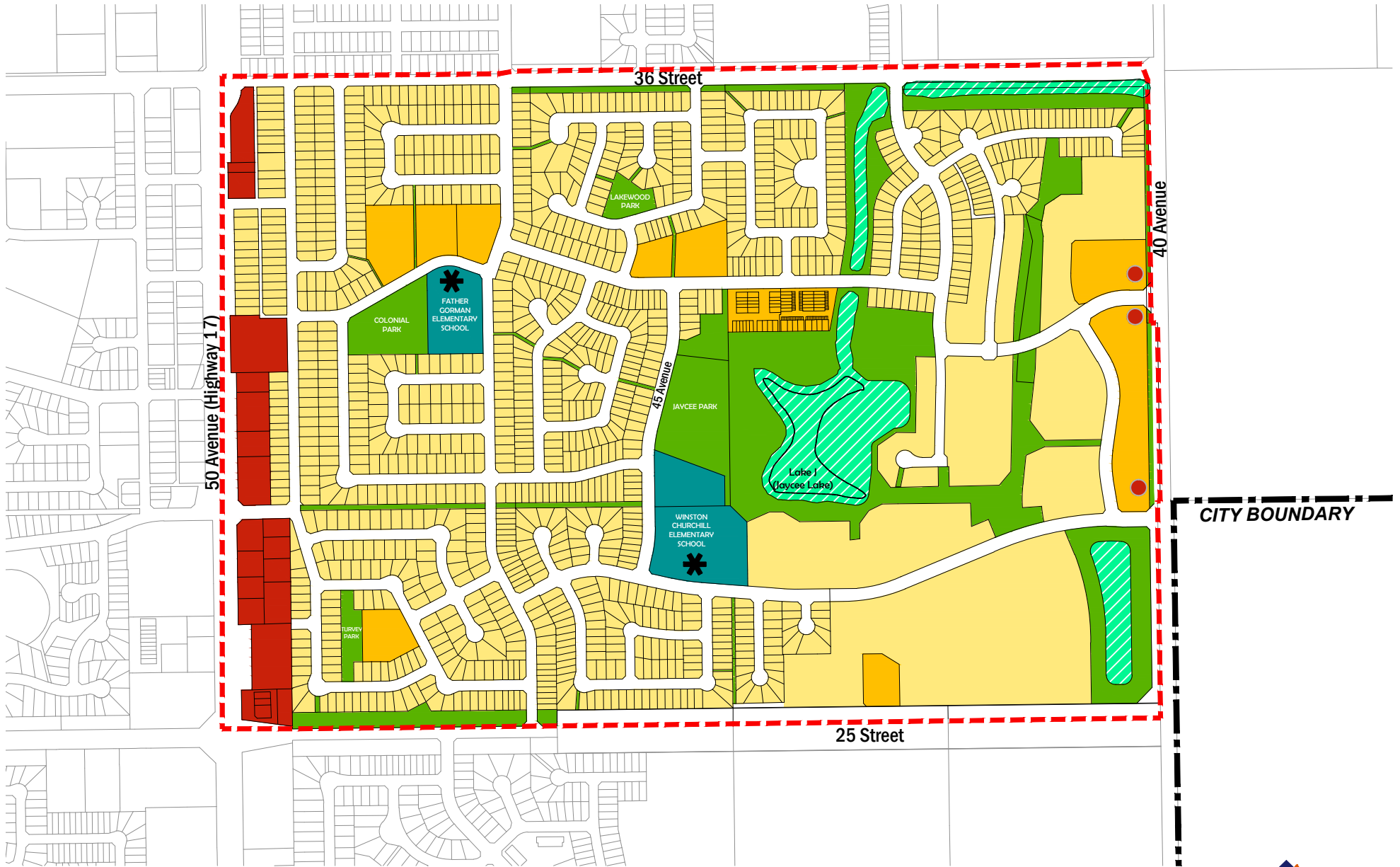
LOCATION



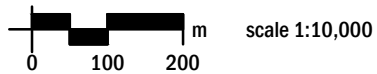
COLONIAL PARK
CITY OF LLOYDMINSTER

64-13049_01_PRFF001.DWG
Rlashuk December 13, 2013

FIGURE 1



LAND USE CONCEPT

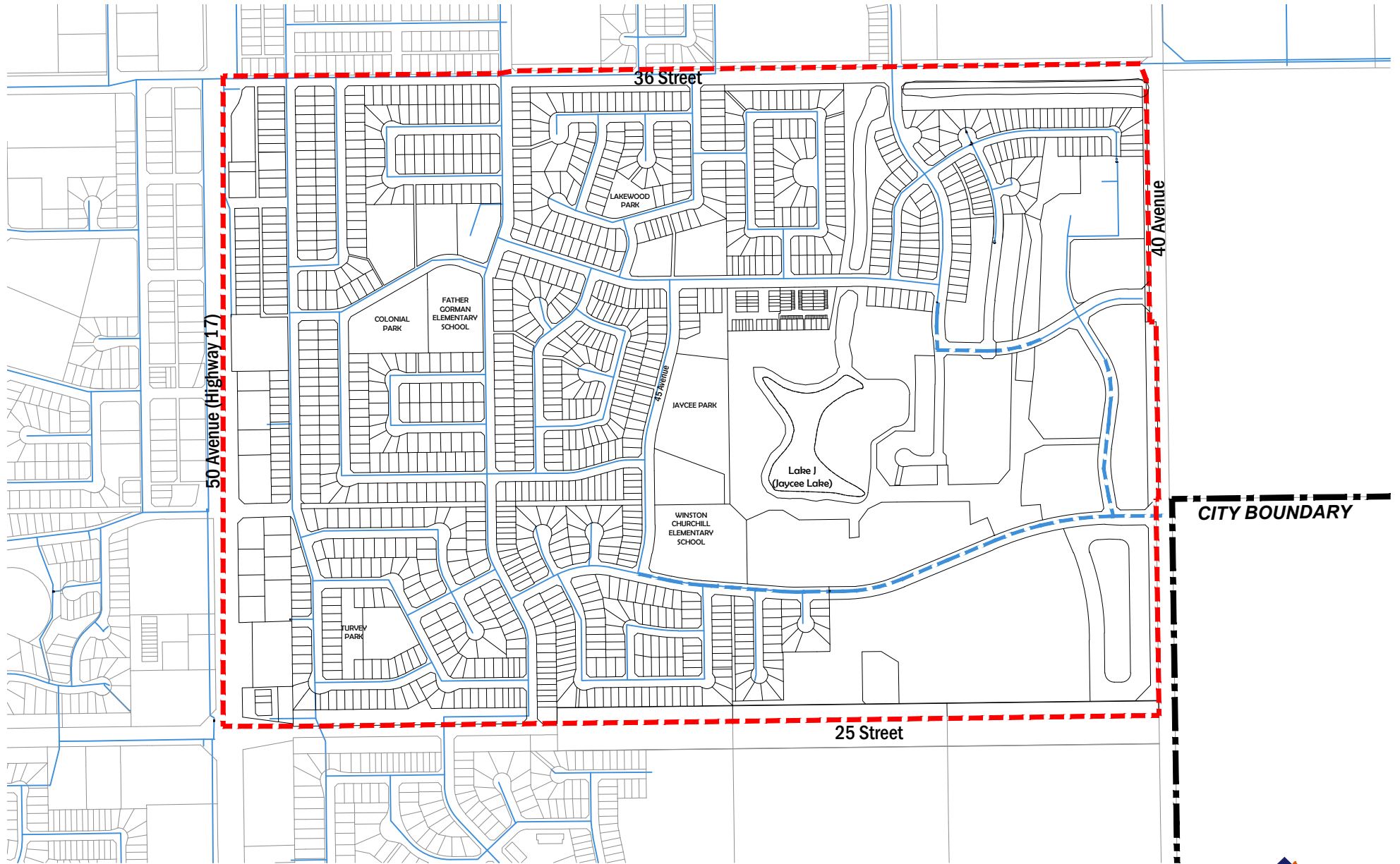


LEGEND




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



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Canada's Border City

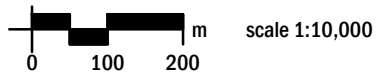


LEGEND

-  ASP BOUNDARY
-  PROPOSED WATER MAIN
-  EXISTING WATER MAIN



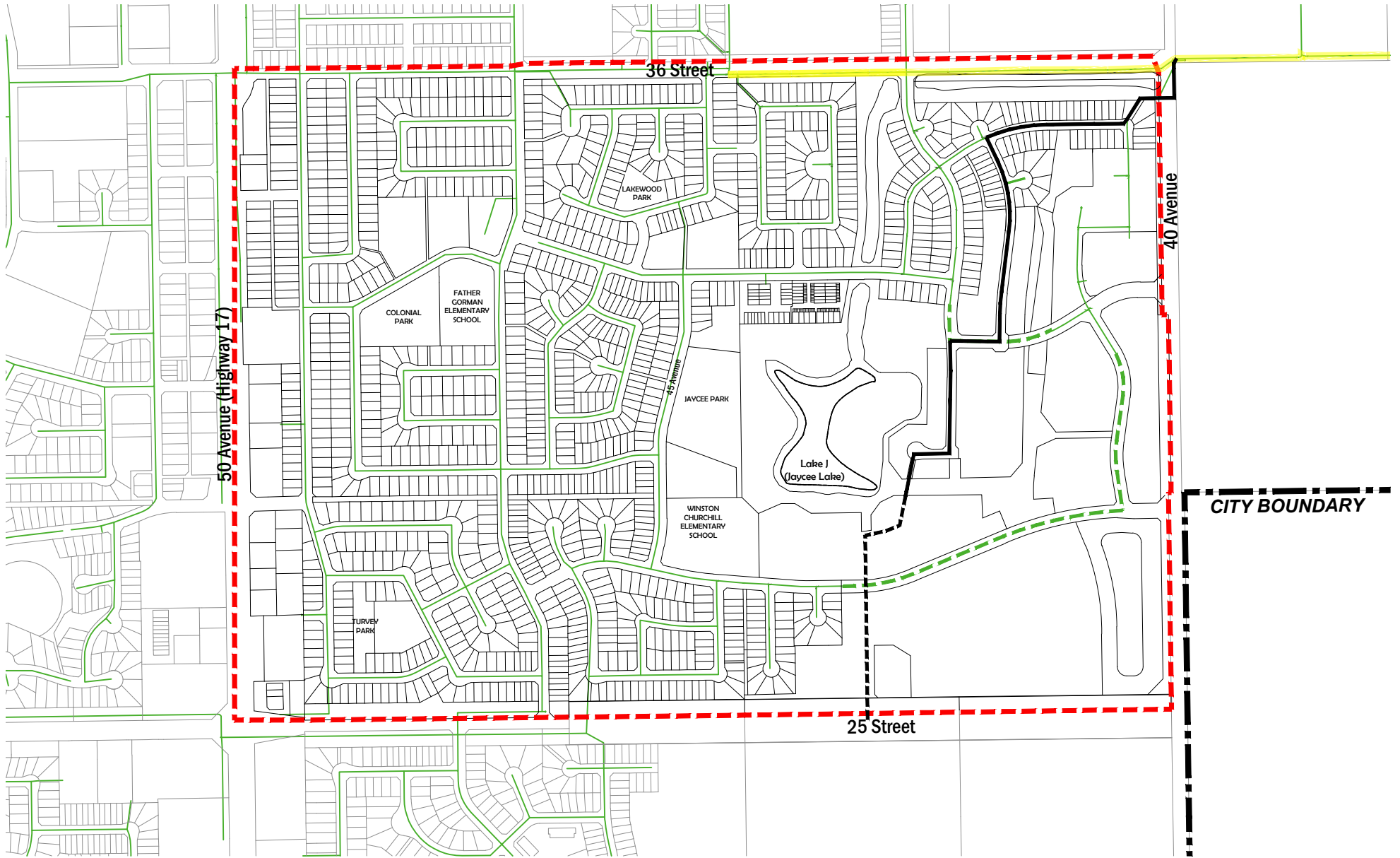
WATER SERVICING CONCEPT



COLONIAL PARK
CITY OF LLOYDMINSTER



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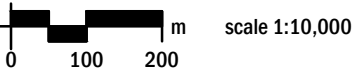


LEGEND

- - - ASP BOUNDARY
- - - PROPOSED SANITARY
- EXISTING SANITARY
- SANITARY TRUNK TO BE UPSIZED
- - - PROPOSED SOUTH TRUNK SEWER
- EXISTING SOUTH TRUNK SEWER



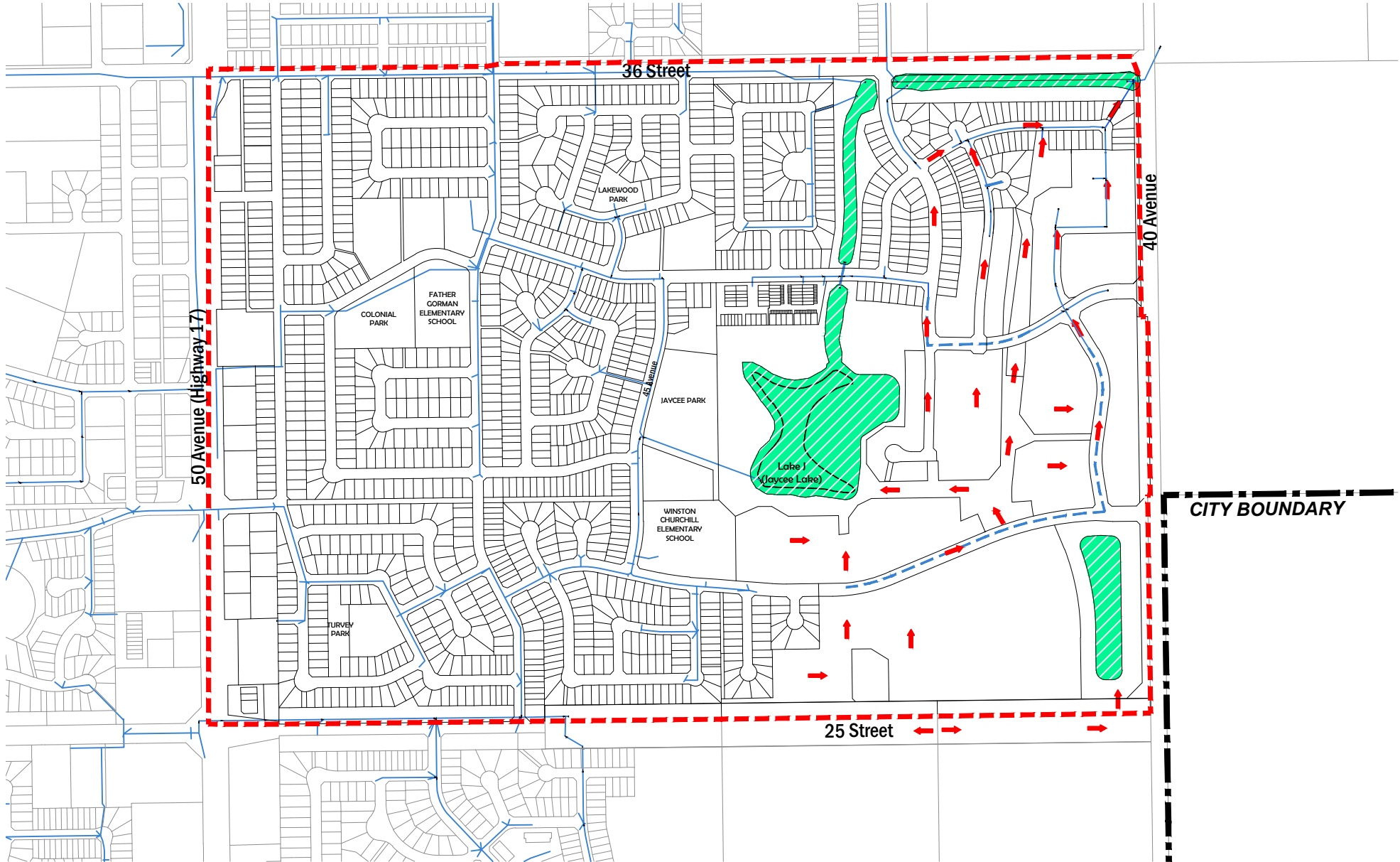
SANITARY SERVICING CONCEPT



COLONIAL PARK
CITY OF LLOYDMINSTER






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Canada's Border City



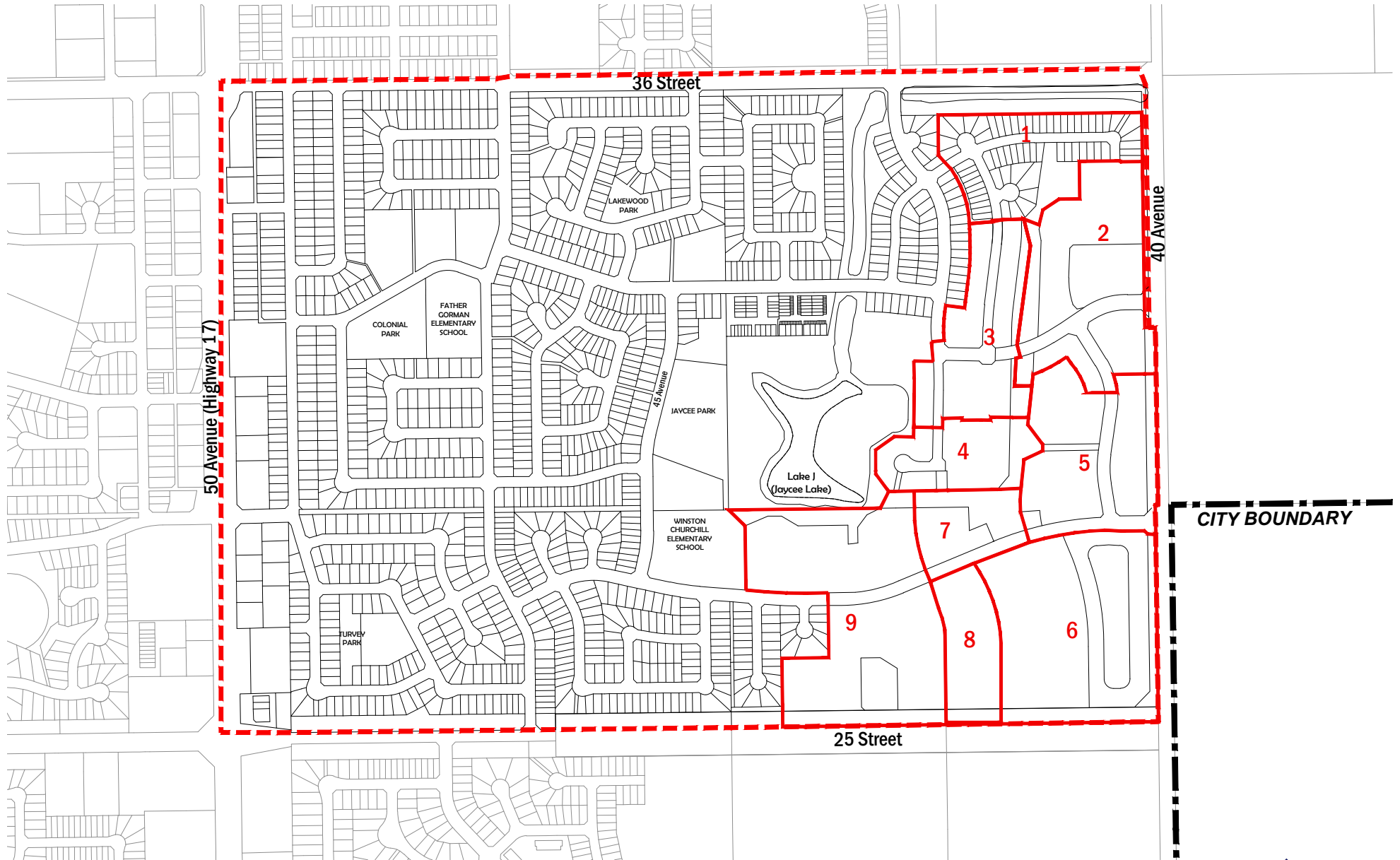
LEGEND

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

COLONIAL PARK
CITY OF LLOYDMINSTER


STORMWATER SERVICING CONCEPT
 scale 1:10,000




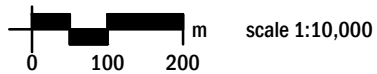


LEGEND

- - - ASP BOUNDARY
- STAGING BOUNDARY



STAGING CONCEPT



COLONIAL PARK
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