

REGIONAL MUNICIPALITY OF WOOD BUFFALO

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TIMBERLEA

AREA STRUCTURE PLAN





Timberlea

Area Structure Plan

Bylaw # 01/ 020

Adopted: March 27, 2001

See Amendments in Appendix C to December 31, 2001

BYLAW NO. 01/ 020

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ADOPT
AN AREA STRUCTURE PLAN FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO.**

WHEREAS Section 633 of the Municipal Government Act, S.A., 1994, Chapter M-26.1 and amendments thereto authorizes Council to enact a bylaw adopting an Area Structure Plan Bylaw.

NOW THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. That the Timberlea Area Structure Plan for the Regional Municipality of Wood Buffalo, attached hereto as Schedule "A", is hereby adopted.
2. That Bylaw 963 being the Timberlea Area Structure Plan for the Regional Municipality of Wood Buffalo and all amendments thereto, is hereby rescinded.
3. That this Bylaw shall be passed and come into effect when it receives third reading and is signed by the Mayor and Regional Clerk.

READ a first time in Council this 13th day of March, 2001.

READ a second time in Council this 27th day of March, 2001, as amended.


READ a third time in Council and passed this 27th day of March, 2001, as amended.

CERTIFIED A TRUE COPY

Regional Clerk



Mayor



Regional Clerk

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1.0 Introduction

1.1 PURPOSE

The purpose of the Timberlea Area Structure Plan (ASP) is to provide a policy framework to support the existing development in Timberlea and to ensure the orderly development of those portions of the ASP area which are undeveloped. (See Figure 1 – Context Plan.) The purpose is also to ensure the effective integration of existing and future development.

This ASP outlines, in general terms, the future pattern of subdivision by defining:

- land use by type, size and location;
- the transportation network;
- the scheduling of services;
- the general location of community facilities;
- the sequencing of development; and
- other development issues specific to the Timberlea area.

The purpose of the ASP is to establish the planning context for future development applications that will define the specifics of development on individual land parcels in the Plan area. The Area Structure Plan is designed to promote short and long term development of compact, self-contained modules of 40.0 to 50.0 ha (100 to 125 ac). This ASP has been prepared in conformity with Section 633 of the *Municipal Government Act*.

1.2 SITE LOCATION AND ACCESS

The Timberlea ASP area is located on an upland situated in the northwest portion of the Urban Services Area of Fort McMurray within the Regional Municipality of Wood Buffalo. It lies to the west of the valley of the Athabasca River and to the north of the Conn Creek Valley. The valley of Parsons Creek defines the northern limit of the ASP area, while the western boundary is unsurveyed territory. The toe of the slope also defines the eastern limit of the ASP area, which is the west limit of the Highway 63 North Area Structure Plan.

The western portion of the ASP area has been developed in accordance with the original Timberlea ASP and subsequent amendments. Timberlea, Cartier Heights and Cartier Mobile Home Park are substantially developed, while Bear Ridge, Harpe Heights and Confederation Heights have been partially developed. The population of the built-out portion of the ASP area was 5,748 in 2000 according to the *Regional Municipality of Wood Buffalo - Census 2000*.

The ASP area comprises about 1,078 ha (2,663 ac) of land, excluding Confederation Way right-of-way, Environmental Reserve and the north-south public utility corridor approximately 615 ha (1,519 ac) of land remains undeveloped.

Access to the ASP area is by Confederation Way, which provides an eastern link to Highway 63 and a southern link to Thickwood Heights. Confederation Way is and will continue to be the main roadway to and through Timberlea.

1.3 LAND OWNERSHIP

Most of the undeveloped lands have been subdivided by Plans 982 4820 and 982 4819 (see Figure 2 - Land Ownership) into large blocks of land (see Appendix 1). Alberta Social Housing Corporation owns the majority of these lands. Several blocks adjacent to developed areas have agreements for sale, in anticipation of further development.

The Regional Municipality owns a small portion of River Lot 40 and the SW¹/₄ Sec. 30-89-9-W4M while the Crown owns W¹/₂ Sec. 26-89-10W4 and SW¹/₄ Sec. 6-90-9-W4.

A right-of-way comprising approximately 12.5 ha (30.8 ac) of land runs north-south in the eastern portion of the ASP area. These rights-of-way constitute a utility corridor.

1.4 BACKGROUND

The 1980 *Fort McMurray General Municipal Development Plan* identified the Timberlea area for residential expansion. In 1981, the Timberlea Area Structure Plan was prepared for the Alberta Housing Corporation. The Plan area encompassed approximately 973 ha (2,400 ac) and was in response to a rapid in-migration of oil sands plant workers into Fort McMurray. However, since the Plan's adoption, urban growth has been slower than initially expected and as a result only 40% of the neighbourhood has been approved for development.

Renewed oil sands activity in the mid-1990s led to the need to review plans for the Timberlea area. The *Timberlea Levy Review, November 1998* for Alberta Social Housing for the Timberlea area re-evaluated the basic infrastructure requirements and suggested methods for cost sharing of municipal services. In 1999, the Alberta Social Housing Corporation made approximately 903 ha (2,231 ac) of land available for development by interested parties. However, due to market and municipal servicing uncertainties, land sales were deferred.

As a response to contemporary urban development pressures, the Regional Infrastructure Working Group recently conducted a population forecast for Fort McMurray, which also included the creation of several urban development scenarios. The analysis concluded that by 2005 the population of Fort McMurray could reach 48,200, an 11,700 increase over the 1999 population of 36,500. Other residential development areas such as Wood Buffalo Estates, Prairie Creek and Abasands Heights can absorb about 4,500 more residents. Timberlea can be expected to accommodate the balance of new population growth, or about 7,200 people, by 2005. The current population of Fort McMurray is 42,156.

In response to these urban growth pressures, the Regional Municipality of Wood Buffalo prepared a development-phasing scheme for the Timberlea ASP area, in March 2000. The scheme outlines a strategy for the cost effective and efficient provision of municipal services to the Timberlea area. A major element of that strategy is that development will proceed on a staged basis from west to east, to ensure both efficient provision of services and contiguous development.

Contemporary trends, market conditions and community needs have made the original ASP obsolete. A direct result of these factors is that the 1981 ASP has undergone several amendments. The most recent amendment was Bylaw 00/61 for Neighbourhood VI, now known as Confederation Heights and Harpe Heights, located north of Confederation Way.

Changes enacted by this amendment included an extension to the north sector boundary, the allocation of land for manufactured housing, the removal of the school/park site designation, the realignment of Millennium Road and the designation of land for medium density residential development.

Another amendment to the 1981 ASP has also been proposed for Neighbourhood II, located south of Confederation Way, which could lead to further changes to the collector system, the distribution of school sites and the location of medium density residential development.

These amendments, combined with the Municipal Development Plan recommendation to update the Timberlea ASP have been the impetus for the creation of an updated Timberlea Area Structure Plan to address current and future community needs and preferences and to ensure a continuing supply of land for urban development.

1.5 PROPOSED CHANGES

The following summarizes the changes between the original and the proposed Timberlea ASP:

1. Overall, there is an increase in the number, size and density of multiple family sites. The original ASP designated 10 townhouse sites on 29 hectares (37 units per ha/1,093 units). The undeveloped portion of our proposed plan contains twelve medium density sites on 42 hectares (45 units per ha/1,890 units). The original ASP contained one 4.4 hectare high rise apartment site (74 units per ha/325 units). The ASP designates one area for low rise medium density apartment land use on a total of 9.4 hectares (90 units per ha/846 units). An additional 5.0 ha may be utilized from the central commercial area for medium density apartment uses if markets warrant.”
2. The number of dedicated school sites has been decreased primarily due to the current trend to the elimination of junior high school sites, in favour of K-8 and 9 -12 schools. In addition, the sites have been relocated.
3. The roadway circulation pattern has been refined to accommodate a series of interconnecting loop roads that will support the concept of compact neighbourhood modules.
4. Multiple small neighbourhood commercial sites have been eliminated and the central commercial site north of Confederation Way has been expanded. Small, internalized sites identified on the original ASP are not currently common practice. Safe and convenient access is a primary component for the location of commercial sites. Consequently, commercial land use has been consolidated adjacent to Confederation Way. The continuing demand for commercial land use should be monitored. If additional sites are required they could be designated immediately north or south of Confederation Way at the most easterly intersection.
5. Tentative locations for stormwater management facilities have been identified. Exact size and location must be determined through more thorough and comprehensive design analysis. Stormwater management is a critical component of urban design and the overall stormwater management system should be addressed in detail under separate cover.
6. Access points to Confederation Way have been confirmed. An overall Transportation Impact Assessment should be conducted for the ASP area to ensure appropriate design standards are developed to accommodate future traffic flows within the community. This would involve an evaluation of the most easterly intersection in terms of topographic suitability and traffic volumes.

7. The area allotted for manufactured housing use has been expanded but confined to the area north of Confederation Way.
8. Medium density and medium density apartment residential development has been given a stronger orientation to Confederation Way.
9. Church site designations have been removed. Due to variations in the site requirements, size and complexity of modern church facilities it is difficult to designate church sites in area structure plans. In addition to traditional church needs, sites may require residential and educational uses. Access and parking are also considerations. All medium density sites may be considered for church purposes.
10. The requirements for and general location of a fire hall site have been identified.
11. Neighbourhood staging has been revised to reflect current engineering and planning standards in regards to the provision of logical and economic extension of services (see Figure 5). Staging will generally radiate north and south of Confederation Way from west to east.

2.0 Situation Analysis

2.1 SITE FEATURES

2.1.1 Natural Environment

The ASP area is well suited for urban development in terms of soils, slopes and the overall drainage conditions. The subsurface geology in the Plan area consists of grey shale and sandstone sediments of the Cretaceous Clearwater Formation over fossiliferous soil, cemented quartz sands of the Mesozoic McMurray Formation over Devonian Limestone. Surficial soils vary in composition across the Plan area. Generally, in the southeast, glacial till extends from the ground surface to bedrock. Surficial soils to the northeast primarily consist of glacial till with the surface material reworked with lacustrine deposits.

Generally, the ASP area slopes from west to east with a relief of approximately 30 metres. The gradual slope in the Plan area defines the natural drainage pattern towards the Athabasca River. Due to the escarpment running parallel to Highway 63, the eastern portion of the Plan area has a much more significant slope, dropping some 30 metres from the upland to the valley floor.

Those areas not yet developed are under forest cover of aspen poplar, white spruce, black spruce and the occasional stand of birch. There are no known significant paleontological, archaeological or historical sites in the Plan area.

2.1.2 Top-of-Bank

Creeks and ravines that surround the Timberlea area on three sides have banks that will require protection from development. For purposes of this ASP, a 100 m setback has been used to establish the top-of-bank. This may be adjusted through further geotechnical evaluation. A top-of-bank walkway may be developed on a public utility lot.

All sites adjacent to the top-of-bank will require a site specific geotechnical evaluation to determine the appropriate level of use and building setback from the established top-of-bank.

2.1.3 Existing Development

The existing urbanized area is located in the southwestern portion of the Plan area (see Figure 3 – Site Conditions). The original Timberlea Neighbourhood, located south of Confederation Drive, is almost completely developed, with two schools and a park system including a stormwater management facility. Areas north of Confederation Way that are approved under the original ASP but as yet undeveloped are included in the existing statistics.

Three manufactured housing developments, Cartier Heights, Cartier Mobile Home Park and Harpe Heights are located north of Confederation Drive. Bear Ridge, a modular housing development is also located north of Confederation Drive. Development of Confederation Heights, also north of Confederation Drive, commenced in 2000 and is comprised of stick-built housing.

The Timberlea Athletic Fields, located northwest of Cartier Mobile Home Park, provide a district park for active recreation. A portion of this existing park site has been designated for a joint use school site in the future.

A series of utility corridors run north-south through the Plan area running parallel to Highway 63 and the existing escarpment. These rights-of-way currently include a power line, a gas line and an oil pipeline. These rights-of-way provide an opportunity to establish a pedestrian-oriented trail corridor from the existing Birchwood trail system to the south to the northern Area Structure Plan boundary.

Confederation Way is the major roadway through the Plan area. Confederation Way is an arterial roadway, currently constructed to a two-lane standard, with plans for widening to four lanes. Its 100 metre right-of-way provides space for roadway widening, pathways and utilities.

Surrounding land uses include the Highway 63 Industrial area to the east, the Conn Creek Woodland Park and the Birchwood Trail System to the south, and forested areas to the north and west.

2.2 MUNICIPAL OBJECTIVES AND POLICIES

The following is a brief overview of the key objectives and policies which apply to the Timberlea ASP area.

2.2.1 Municipal Development Plan (2000)

A Municipal Development Plan (MDP) is a general statement of a municipality's broad objectives respecting the form and character of existing and proposed land use and servicing requirements. The Municipality of Wood Buffalo's MDP, Bylaw 00/005, was adopted in February 2000.

Map 5 of the MDP designates the Timberlea area as "Residential" and "Future Residential". A centrally located area is designated as "Future Shopping Centre Commercial". The Timberlea Sports Fields and the Conn Creek Valley are designated as "Major Recreational". In addition, the MDP identifies the need for a variety of residential types in Timberlea, including both single and multi-family uses.

The MDP also notes that the 1981 Timberlea Area Structure Plan should be revisited in order to address current servicing and land use issues.

Specific MDP Residential Development policy statements that are particularly significant to the Timberlea ASP include:

Policy 2.36: ***"Be pro-active in ensuring that there is an adequate and affordable supply of housing to all Wood Buffalo residents..."***

Policy 2.37: ***"Require that new residential subdivision in the Hamlets and the Urban Service Area provide pedestrian linkages to parks and trail systems."***

Policy 2.39: *“Through Area Structure Plans and the subdivision design and approval process, encourage sustainable neighbourhood design...”*

A commercial development policy that provides direction to this ASP is:

Policy 2.34: *“Ensure a variety of commercial land is available for use to meet current and future needs.”*

The MDP outlines a number of policies with respect to community services that provide direction to this ASP. These policy statements include:

Policy 3.6: *“Provide sufficient and appropriate park and recreation space by ensuring that the Regional Municipality of Wood Buffalo’s Park Development Standards are followed.”*

Policy 3.10: *“Provide opportunities for active and passive recreation in the urban and rural areas.”*

Policy 3.13: *“Provide sufficient areas of open space to ensure urban populations have easy access to natural environments.”*

Policy 3.14: *“Plan for anticipated increases in demand for park facilities, recognizing the trend toward passive recreation.”*

Policy 3.21: *“Continue the development of a path and walkway system in the Urban Service Area and in the Hamlets by connecting pathways in new areas to each other and to existing pathway networks.”*

2.2.2 Land Use Bylaw (2000)

According to the Regional Municipality of Wood Buffalo Land Use Bylaw, the undeveloped lands that fall within the Plan area are currently designated as “Urban Expansion” (UE). Subject land parcels will have to be redesignated to the appropriate land use districts when developers submit actual plans of subdivision.

2.2.3 Park Development Standards (1999)

The Regional Municipality of Wood Buffalo has created park development standards to help guide open space planning within its boundaries. Several open space policies provide a context for the Timberlea ASP. As presented in Sections 1 and 2, relevant policies include the following:

- Policy 1.3.1: *“Location and planning for municipal and school reserves in residential expansion areas should be addressed at the preliminary stages of Area Structure Plan preparation to ensure that the requirements for municipal park and school reserves are in balance with total land dedication requirements.”*
- Policy 1.3.2: *“Park and recreation planning and provision of public open space shall be carried out in accordance with the Municipal Government Act, Subdivision Regulations, Regional Municipality of Wood Buffalo Land Use Bylaws, Regional Municipal Development Standards and Parks Standards.”*
- Policy 1.4.1 *“Provide spaces and facilities for both active and passive recreation activities.”*
- Policy 1.4.6: *“Incorporate all appropriate lands such as school grounds, tot lots, active open space, pathways and Environmental Reserve into a well designated open space plan.”*
- Policy 2.4.5: *“A minimum of thirty percent (30%) of maintained parks including tot lots, perimeters must abut public roads to ensure identity and exposure for the park and public accessibility to the park.”*

2.2.4 Proposed Development Phasing of the Timberlea Subdivision (2000)

In March 2000, at the request of the Minister of Community Development, the Regional Municipality of Wood Buffalo drafted a report outlining the sequencing of development for the undeveloped lands within the Timberlea ASP (1981). For purposes of this report, we have designated undeveloped east and undeveloped west areas. In general terms, the report advocates for future development to be phased from the built-up area in the west, progressing in an easterly direction. Phasing urban growth in this manner ensures the orderly and efficient development of the area in terms of sequencing services, land uses, community facilities and amenities, including:

- municipal utilities,
- franchise utilities,
- school sites,
- fire and emergency services, and
- trail and park connections.

Additional recommendations outlined in the report that are addressed in this ASP include:

- school sites should generally be located at the center of neighbourhoods;
- each development phase should contain a loop road with two access/egress points onto Confederation Way, or, alternatively to other collector road loops;
- identify a general location for a fire hall; and
- amend the location and allotted size of the commercial area, as identified in the Timberlea ASP (1981) to ensure that the site is linked to earlier phases.

This ASP conforms to the spirit and intent of the Regional Municipality of Wood Buffalo's development policies and guidelines in that the Plan:

- identifies the general location of park and school sites at the conceptual stage of planning;
- proposes a variety of residential uses and densities;

- identifies trailheads which will serve as recreational connector routes;
- proposes a Phasing Plan that will ensure that urban development proceeds in an efficient and sequential pattern;
- provides community amenities that support both passive and active recreational activities;
- ensures that commercial space is available to meet current and future community needs; and
- identifies the general location of an emergency services facility which could include a fire hall and paramedic/ambulance services.

This ASP provides the linkage between the more general or broader-based planning documents and the actual plans of subdivision that will be submitted by developers.

3.0 Planning Process

The process of conceptually planning for the Timberlea area began with a review of the development requirements for the entire Regional Municipality of Wood Buffalo. This included a review of all relevant municipal policy documents. These documents provide the framework for the orderly development of the Timberlea area.

The public participation process, which accompanied the ASP preparation, involved considerable dialogue with adjacent residents and other key stakeholders through a series of three public/open house sessions and numerous telephone conversations. In addition, following the third public meeting, a mailout to other interested parties was conducted to allow them an opportunity for input.

The first meeting was held on November 7 at St. Anne's School. Relevant background information as well as detailed base plans of the area were presented. A presentation was made of the key development factors being considered in planning for Timberlea. Community concerns and issues were identified through a response sheet and a general discussion (Appendix 3). Concerns expressed by residents were (1) that transportation planning should enable traffic flow and public safety, (2) that sufficient recreational and natural park spaces with trail linkages be provided, and (3) that there is a sensitive transition between differing residential densities and housing forms.

Following the initial community meeting, and in collaboration with municipal administrators, a number of preliminary development concepts were prepared. Through analysis and refinement, one comprehensive land use concept was created.

This Timberlea ASP concept was presented at a second community meeting held on December 12, 2000 at St. Anne's School. At the same meeting, following the ASP presentation, a developer presentation was made for a proposed land use concept south of Confederation Way adjacent to Brett Drive. The community meeting provided a

forum to elicit feedback and further community input on the general ASP and the specific neighbourhood plan, tentatively designated as Lakewood Heights, proposed south of Confederation Way. Generally, the elements of the development concept were well received by local residents. Following the second meeting, draft documentation and report figures for the ASP report were prepared for review by administration.

A third community meeting was held on February 1, 2001 to present the draft plan. Approximately 40 persons attended the meeting. A presentation outlining proposed changes from the original approved plan was made and copies of the text and report figures were made available for public review. Following the meeting, the draft document was finalised and circulated to appropriate agencies for comments. Necessary revisions were completed prior to Council consideration.

4.0 Development Concept

4.1 DEVELOPMENT OBJECTIVES

The overall goal of the Timberlea Area Structure Plan is to provide a framework for the efficient, attractive, safe and orderly development for the currently undeveloped areas.

Key objectives of this ASP are:

- to provide a range and variety of housing opportunities to meet current and future market conditions;
- to ensure that urban development proceeds in an orderly and efficient manner;
- to provide a safe and convenient circulation network that reflects the character of the intended development and meets the unique needs of the ASP area;
- to provide an open space system with opportunities for trail linkages to surrounding natural areas;
- to ensure that the transition between differing land uses is compatible;
- to identify the general location of an emergency services facility; and
- to ensure that school site requirements are met and that school sites are well distributed throughout the area.

4.2 DEVELOPMENT CONCEPT

Timberlea will be a residentially oriented community comprised predominantly of low density residential development and manufactured housing interspersed with strategically located medium density and medium density apartment development, as shown on Figure 4 - Land Use Plan.

Medium density, medium density apartment residential uses and commercial activity will be oriented to Confederation Way for convenience and accessibility. The commercial area, medium density, medium density apartment residential and the high school will define a Community Centre.

In addition to the existing St. Anne and Timberlea School sites, five K-8 school sites are distributed throughout the ASP area. Neighbourhood parks are also designated in each residential module to ensure convenient access for all residents to park areas.

Seven tentative locations for stormwater management facilities have been identified in the ASP area. A Timberlea Levy review completed in 1998 by Stanley Consulting identified five potential locations for stormwater facilities. Additional stormwater management facilities may be required in the undeveloped areas of the Timberlea ASP. The development of these facilities in terms of number, type, size and location should be established in the context of an overall stormwater management plan. The management of stormwater is a critical component of contemporary land development and it must be thoroughly assessed to identify and address potential grading and drainage issues. A Master Drainage Plan should be developed as foundation for the ultimate stormwater management system. Increasing regulatory demands are increasing the need for this technical support. In addition to their technical necessity, stormwater facilities provide recreational amenity to the community.

Three additional trailheads will link the ASP area with the community-wide trail system. The north-south public utility corridor will provide an opportunity for a major trail corridor in the eastern portion of the ASP area.

The major arterial road in the Plan area is Confederation Way, which provides direct access to Highway 63 and Thickwood Boulevard.

The 1981 ASP proposed 9,680 dwelling units accommodating a population of 34,430. With the undeveloped areas to the east and a small undeveloped area to the west, north of Cartier Park, and all the existing potential development, this ASP estimates that the Timberlea area could accommodate approximately 12,265 dwelling units and a population of 34,597. This is in part due to an increase in the developable area, as well as an increase in the number of multi-family sites identified.

The undeveloped portions east and the small undeveloped area west of the ASP area will accommodate an additional 8,863 dwelling units and an additional population of 24,500.

Approved developments within Timberlea will generate another potential 1,558 dwelling units and 4,349 persons and the existing built-out portion of Timberlea has 1,811 dwelling units and 5,748 persons.

4.3 RESIDENTIAL LAND USE

This ASP establishes an overall community identity that comprises compact residential nodes or modules defined by the roadway circulation system. The modular format proposed facilitates logical development sequencing and provides opportunities for a range of housing forms. Small modules will also facilitate the sale of manageable development parcels. Timberlea has been identified in the Municipal Development Plan as the primary growth area so it is important that Timberlea accommodate a full range of housing types and densities. A variety of housing options offers choice of style, tenure, size and cost so that a diverse range of residents can reside in the Timberlea ASP area. Particular attention has been given to the transition between differing uses and densities.

The Development Concept designates five categories of residential land use:

- low density residential,
- manufactured housing,
- planned unit residential,
- medium density residential (townhouse, cluster housing, low rise apartment), and
- medium density apartment (maximum 4 storeys).

Low density residential use is defined as single detached and semi-detached housing at maximum densities of 20 units per hectare (8 units per ac). The original ASP proposed a density of 23.45 units per ha. This was based on the average of single and semi detached uses combined. This will provide for a variety of housing forms on a variety of lot sizes. The low density residential component is intended to provide for a

compatible mix of lane and laneless modules. Lanes may be utilized to facilitate rear yard access, decrease on street parking or to limit direct access to roadways. Changing buyer profiles and consumer demographics will require developers to supply the market with housing forms that are both affordable and innovative. Low density residential will be developed according to the requirements of the residential land use districts of the Municipality of Wood Buffalo Land Use Bylaw.

Manufactured housing is proposed at maximum densities of 20 units per hectare (8 units per acre). The original ASP proposed 23.5 units per ha. Existing areas designated for manufactured housing are identified. Currently approved neighbourhoods, shown as existing for purposes of the ASP, will be allowed a maximum of 40% of the total number of proposed low density residential units to be designated for manufactured housing development. No manufactured housing development will be allowed in the undeveloped areas south of Confederation Way and a maximum of 20% of total low density residential units will be allowed for manufactured housing in the undeveloped modules areas north of Confederation Drive. The amount of manufactured housing specific to the Timberlea neighbourhood is intended to be consistent with the current housing mix that exists for all of Fort McMurray.

That Bylaw 01/020 is hereby amended to allow the entire low density housing allocation for manufactured housing to be transferred from phase 3B to phase 1A (Confederation Heights) as shown on Schedule “A” attached to **amending Bylaw No. 01/054**.

That Bylaw 01/020 is hereby amended to allow that the designation of a portion of Lot 4, Plan 982 4820, as shown on Schedule “B” attached to **amending Bylaw No. 01/054**, be designated for “low density innovative housing.”

Developers shall be encouraged to provide manufactured houses which resemble conventional housing in such architectural elements as the pitch of the roof, articulation, exterior finish and overall shape and dimensions. Where manufactured housing is proposed within bareland condominium development, conventional municipal standards with regard to street width, spacing, emergency/fire access and

other standards shall apply. Appropriate streetscape and landscape development standards shall also be encouraged.

As shown in Appendix 2 – Land Use Statistics, low density residential housing and manufactured housing combined will comprise approximately 68.5% of all housing units.

A portion of the Plan area in the existing undeveloped area is designated as planned unit residential. This specific category will allow a maximum density of 42 units per hectare. This designation will provide for residential development in a wide variety of forms, including manufactured homes, single detached dwellings, semi-detached dwellings and townhouses.

That Bylaw 01/020 is hereby **amended by Bylaw No. 01/054** to add to Section 4.3 Residential Land Use the following: “The areas identified for low density innovative housing will be designated DC – Direct Control under Land Use Bylaw 99/059 for the purpose of development of single family housing forms designated to provide a transition between manufactured homes and traditional single family dwellings at maximum densities of 20 units per hectare (8 units per acre).”

Medium density residential development may take the form of cluster, town, and stacked town housing and shall be developed at a maximum average density of 45 units per hectare (18 units per acre). It may include low rise apartments. The original ASP proposed ten townhouse sites at densities of 37 units per ha (15 units per ac). Fifteen medium density sites are shown on the Land Use Plan, three in already approved areas and twelve designated in the undeveloped area of Timberlea. The sites are located on or near major roadways, and close to park areas. They are distributed throughout the ASP area.

Medium density residential sites will accommodate a variety of market segments, including singles, families, adults and the elderly, and may contain a mix of rented and owned units.

Medium density residential development will conform to the appropriate provisions of the Regional Municipality of Wood Buffalo Land Use Bylaw.

The number, location and size of medium density residential development sites are conceptual and will be reviewed at the more detailed planning stage.

Fifteen sites are identified in the Timberlea area (refer to Figure 4):

- one site directly north of the storm water management facility in the “Confederation Heights” subdivision;
- one site in the south eastern portion of the “Confederation Heights” subdivision;
- a small site is identified adjacent to the Timberlea school;
- two small sites east of Millennium Drive adjacent to the Public Service facility and the school site;
- two sites in the northeast, one site approximately 5.0 ha/12.36 ac in size adjacent to the north-south escarpment abutting the Highway 63 ASP escarpment and stormwater management pond; and one 4.0 ha site more northerly adjacent to Parsons Creek;
- a southeasterly site about 3.5 ha/8.64 ac adjacent to the proposed school site;
- three centrally located sites, one 2.2 ha/5.43 acre site in the proposed Lakewood Heights area; one 7.0 ha site south of Confederation Way and west of the pipeline right-of-way, and one 3.5 ha/16.0 ac site north of Confederation Way, east of the high school;
- a 5.0 ha site north of Confederation Way west of the High School site;
- the two most northerly sites, encompassing an area of about 4.5 ha/11.12 ac; and
- a 2.8 ha/6.91 ac site east on Confederation Way to the south.

Another medium density site east of Millennium Drive north of Confederation Way is shown but not included in our undeveloped sites. A portion of this site is currently approved under the Neighbourhood 6 ASP Amendment. This site may be reconfigured to accommodate an appropriate building envelope.

Medium density apartment denotes apartment type development that will be limited to four storeys in height. The average maximum density shall be 90 units per net hectare (36 units per acre). The Land Use Plan designates three medium density apartment residential modules oriented to Confederation Way. The original ASP designated one apartment site at a density of 75 units per ha. The criteria influencing the location of the sites in the undeveloped areas of Timberlea include: access to a major collector road, separation from low density residential development, and proximity to commercial services.

The three sites are:

- one site adjacent to the stormwater management facility in the “Confederation Heights” subdivision;
- a 9.4 ha/23.23 ac module south of Confederation Way in the proposed Lakewood Heights subdivision; and
- a centrally located 5.0 ha/12.35 ac “swing” site on the north side of Confederation Way abutting the commercial site. Should residential demand warrant, this portion of the commercial site could be re-designated for medium density apartment use.

The sites will be developed under the appropriate Municipality of Wood Buffalo Land Use Bylaw designations.

4.4 SCHOOL/PARK SITES - OPEN SPACE SYSTEM

The parks and open space system of the ASP area are intended to support a variety of passive and active recreational activities and to facilitate recreational circulation within the Timberlea community with links to surrounding natural areas (see Figure 5).

The open space system comprises seven major elements:

- neighbourhood parks;
- school/community parks;
- district park - the existing Timberlea Sports Park and future school site;
- stormwater management facilities and associated park areas;

- trail corridors, including the major north south utility corridor;
- trail heads; and
- firebreaks.

Individually, the components provide a local recreational amenity for individual development modules. Collectively, the components form a comprehensive open space system. The combination of 10% municipal reserve and associated open space preserves over 20% of the gross developable ASP area as open space.

Neighbourhood Parks

Eight neighbourhood parks are designated in the undeveloped east and west areas, seven in the undeveloped area and one in the existing area. These parks will provide amenity value for residential nodes by providing a combination of playground opportunities, informal play areas and passive and sitting areas. The exact shape and activities of these neighbourhood parks will be determined at the subdivision stage and will be credited for municipal reserve upon approval by the Municipality of Wood Buffalo. The size of the neighbourhood parks will be as per the *RM of Wood Buffalo Park Development Standards*, and may be up to 3.0 ha/7.4 ac in size.

School/Community Parks

Community facilities such as schools are prominent civic amenities that help to structure and shape the public realm. Schools are civically important because they are focal points for social activity, and when combined with parks, they have physical importance in that their siting and design create prominent community features. Associated park areas provide for active recreational opportunities.

Six school/community park sites are designated as municipal reserve in the ASP area. One site accommodates Ste. Anne and Timberlea School in the existing Timberlea Neighbourhood south of Confederation Way and another site is designated within the existing Timberlea Athletic Park. The four future sites will be joint use school facilities and will accommodate public and separate K-8 schools. The future school joint use

sites are designated at 8.0 ha/19.76 ac in size. The schools will be constructed as warranted by demand and utilization rates, and as funds become available.

High School

The Land Use Plan designates a centrally located, accessible high school site for joint use by both school boards. The site is currently designated as 16.0 ha. It may be reduced in size if either high school is not required. In that event, the land not required for the school site would be designated for medium density or medium density apartment residential development. This high school site is not designated under municipal reserve.

The location and size of all the school sites have been established through a joint use agreement with the public and separate school boards and the Regional Municipality of Wood Buffalo.

District Park

One district park site, the Timberlea Athletic Park, is designated within the overall ASP area on a 25 ha/61.7 ac site on the western edge in the southwest corner of the Plan area. This district park will establish the western terminus of an extensive open space network through the Timberlea ASP area. This park will provide a recreational amenity for the residents of Timberlea as well as for the larger community. As previously discussed, a portion of this designated site will be utilized for an 8.0 ha school site in the future.

Municipal Reserve requirements may not be met in each development module. Cash-in-lieu or deferred reserve caveats may be used to strategically allocate park space in accordance with this plan.

Trail System

A trail circulation network will provide connections between neighbourhoods and link residents to natural and civic features. This trail system may be comprised of a combination of public utility/easement/rights-of-way, on-sidewalk, stormwater management facilities, park/school/municipal reserve/environmental reserve and firebreaks. The designation of trails will be at the discretion of the Municipality of Wood Buffalo and will not all be included in municipal reserve. Individual neighbourhood linkages must be addressed at the detailed planning stage to ensure an integrated trail system and a variety of user experiences.

One approximately 1.5 ha trailhead park identified at the extreme north end of the public utility right-of-way will be designated as municipal reserve. This park is intended to serve as recreational connector routes between the internal open space system and the surrounding natural areas. The north-south public utility corridor in the eastern sector of the ASP area will serve as a north-south open space corridor connecting the trailhead with the environmental reserve designated at the south end of the utility corridor. The utility corridor will not be municipal reserve. This right-of-way is approximately 12.50 ha/30.88 ac in size. Three existing trailheads, and a fourth being considered, are strategically located between Conn Creek and the existing urbanized area, providing an east-west link.

Stormwater Management Facilities

In addition to the existing stormwater management facilities in Timberlea and Confederation Heights, potential locations for seven stormwater management facilities have been identified in the Plan area. Subject to detailed engineering, the type, size and location of each facility is subject to modification. Each facility will be landscaped according to the *Park Development Standards* and will have associated open space, which may or may not be designated for municipal reserve. Stormwater management facilities will provide visual amenity, passive recreational opportunities and functional open space to the Plan area and will be designated as public utility lots. Four of the stormwater management facilities will be situated in the eastern portion of the Plan area, one in the northwest sector, and one in the southwest.

4.5 COMMERCIAL LAND USE

The major focus of commercial land use is a 14 hectare (34.6 acres) parcel located north of Confederation Way and east of Millennium Drive, and including the existing gas bar/convenience store. The site is large enough to provide an additional 200,000 square feet of commercial space, which will provide for a range of retail, service, professional and other commercial opportunities. This site could accommodate an intermediate level grocery and drug store facility. It could also include restaurant type uses and retail and professional/business uses.

The site has been selected to consolidate rather than disperse commercial services and to minimize land use conflicts between commercial and residential land use. All portions of Timberlea will be within 1,500 metres of this commercial centre.

As indicated earlier, the commercial/medium density apartment residential swing site to the east of the commercial area may be re-designated for either medium density residential or commercial use as warranted by market conditions. This designation is made due to the uncertainty of determining precise needs for commercial use.

Internal neighbourhood commercial centres are not designated. Recent experience in many urban centres is that such facilities may become the focus of unavoidable land use and traffic conflicts. Two potential future sites are identified east on Confederation Way. These may be developed, if warranted by market demand.

4.6 EMERGENCY SERVICES

Timberlea is near the limit of appropriate emergency response times. Future sites for a fire hall/emergency services centre may be incorporated into the Public Service site located north of the central commercial module north of Confederation Way.

4.7 CIRCULATION NETWORK

The roadway system to serve Timberlea will be comprised of Confederation Way, a major arterial roadway, a series of internal major and minor collectors, and local

roadways. A Transportation Impact Assessment (TIA) should be completed to determine trip generation and traffic flows on all roadways and at intersections. Given the limited number of access points to Confederation Way, the traffic volumes on collectors approaching Confederation Way may reach levels which warrant higher right-of-way and roadway standards, and more stringent access management policies. Some portions of the collector system should, in fact, be built to arterial standards, especially those in areas of high traffic generation.

External access points are limited to Highway 63 to the east and Thickwood Boulevard to the south. Increasing traffic flows will require that Confederation Way be upgraded and appropriate traffic control measures incorporated to keep pace with residential development.

As Confederation Way bisects Timberlea, appropriate measures will be needed to ensure safe and convenient pedestrian movement between the north and south portions of the ASP area.

Access throughout the remainder of the ASP area will be provided by a series of collector roads. The collector system will be continuous on each side of Confederation Way, to facilitate east-west travel. Three additional all-directional access points to Confederation Way are designated at appropriate intervals. These will also facilitate north-south vehicle and pedestrian movement between neighbourhoods. Their location will be confirmed through functional planning of Confederation Way and their capacity evaluated through the Transportation Impact Assessment.

There is some concern with the most easterly intersection. Given the combination of topography and high residential traffic volumes, the potential intersection should be evaluated to determine its feasibility and optimal configuration. In addition, the neighbourhoods, which would utilize these accesses off of Confederation Way, should be maintained at a low density to avoid overloading these complex intersections.

As noted in Appendix 2, the internal circulation network will comprise approximately 20% of the gross developable area in the undeveloped portion of the ASP.

4.8 NATURAL AREA/URBAN INTERFACE PLANNING

The Regional Municipality of Wood Buffalo requires that a firebreak between 10 to 30 metres be provided along the interface between urban and natural areas. It is recommended that no landscape treatment other than cultivated grass be situated in the interface areas. Appropriate wildfire mitigation measures should be undertaken at the detailed design stage of site planning. The firebreaks will be located within the ASP area but will not be part of the Municipal Reserve designation.

Interim firebreaks will be required between developing areas and future residential development areas to provide interim protection before the neighbouring areas are developed.

5.0 Servicing

5.1 INTRODUCTION

The engineering servicing information provided below is not based on detailed engineering studies, and is intended to be used as a guide for detailed engineering only. The information is based on our review of previous studies in the area, and discussions with the Regional Municipality. Therefore, detailed engineering studies are required for all proposed services in the future.

5.2 STORM

It is proposed that each development parcel will be responsible for managing all new runoff through a system of stormwater facilities. It is proposed that the stormwater facilities discharge at pre-development flows into adjoining creeks, Confederation Way local storm or a new storm line discharging to the Athabasca River. Further study and approval with the Regional Municipality and Alberta Environment will be required to determine availability and locations of all discharges. The final design details for the storm servicing will be determined during the detailed design stages of the development and will be based on a stormwater management study for the area.

5.3 WATER

A report is just now being completed which recommends the sizing and method of supplying water from the water treatment plant to the Timberlea reservoir. The water supply will be distributed from the Timberlea Reservoir through a system of larger diameter lines to be installed down major roads to the different pressure zones. The Timberlea distribution system will include two connections to Highway 63 commercial areas from the distribution system. The final details for water capacities and alignments will be determined during the detailed design stages.

5.4 SANITARY

The existing Municipal sewage lagoon is situated in the river valley east of Highway 63 and north of the Confederation Way intersection. The design capacity of the lagoon is adequate to service the Timberlea area. Basically, the sanitary sewer will be tied into the existing sanitary trunk line running down Confederation Way. Actual tie-in points will be limited in number and location as determined by detail design and capacity of the existing system.

5.5 OTHER UTILITIES

Timberlea's shallow utilities will be serviced from the existing infrastructure of the area following the development phasing strategy outlined in this plan and the Proposed Development Phasing of the Timberlea Subdivision Report (2000).

5.6 ROADS

Timberlea is connected to Highway 63 via Confederation Way and Thickwood Boulevard. The existing two lane Confederation Way is currently undergoing a twinning program from west to east, which should be completed by 2005. Connection to Confederation Way below the crest of the hill near Highway 63 may be limited by geotechnical concerns and slope stability. The final details for connection to Confederation Way will be determined during the detailed design stage.

As noted previously, it is recommended that a Traffic Impact Assessment be undertaken to evaluate the appropriate right-of-way, roadway and access management standards for the internal road network, as well as intersection requirements at Confederation Way, and to determine whether roadway or intersection capacity might place a density or build-out limitation on the ASP area, especially the eastern portion. The connector intersections like Millennium Drive at Confederation Way will likely have traffic levels consistent with arterial roads for a certain distance, therefore, access management of these collectors near Confederation Drive will have to be controlled and limited to road connections rather than individual residential or commercial driveways.

6.0 Implementation

6.1 STAGING

The Regional Municipality of Wood Buffalo's report entitled *Proposed Development Phasing of the Timberlea Subdivision* (2000) provides direction for the orderly development of the ASP area. The report recommends that sequence of development initially occurs from west to east and then progresses north and south from Confederation Way.

Figure 6 shows, conceptually, the staging of future development.

6.2 NEIGHBOURHOOD STAGES

The Development Concept does not provide a conventional neighbourhood configuration. Rather, it is intended that the land be subdivided and made available to developers in blocks that are a size that is realistic for short-term phasing. As a general guideline, these blocks could be in the range of 40 ha (100 acres) in size. Some consideration must be given to the uneven distribution of parks, school and stormwater sites between stages, and a mechanism developed to ensure the fair and equitable pricing of each stage.

It is intended that each stage of development be as self-contained and complete as possible with a minimum number of dead-end roads.

6.3 DETAILED PLANNING

A more detailed Outline Plan, showing local roads and the location and size of all land uses, will be required for Administrative review and approval prior to approval of the first re-districting and subdivision application in each stage.

The land use allocations, road alignments, parcel shapes and pond locations are conceptual in nature within the Area Structure Plan. As each area is developed, the detailed planning and engineering considerations in each phase may result in the need for design modifications.

6.4 INFRASTRUCTURE CAPACITY/PLAN MONITORING

The potential population of 34,597 can be accommodated by existing and planned infrastructure capacity. It is recommended that this Area Structure Plan be reviewed periodically, at least every five years, to determine whether infrastructure capacities are keeping pace with development, and to make any required strategic or policy changes. This is especially true for development further east (beyond the utility ROW). The population density of these areas needs to be reviewed so servicing capabilities can be accurately determined.

7.0 Summary

This Area Structure Plan defines the major land use, transportation and servicing systems, and the sequencing of development for the Timberlea area.

The ASP is a response to changing trends, market conditions, community needs and preferences. The ASP area will be developed to provide a variety of residential uses and densities that are required to meet the current and future housing needs of the Municipality of Wood Buffalo. Special attention has been given to ensure a sensitive transition between the various residential typologies. The ASP designates areas for five types of residential land use:

1. low density, the predominant use,
2. manufactured housing,
3. planned unit residential,
4. medium density on fifteen sites, and
5. medium density apartments on three sites.

Commercial activity has been concentrated in a single area along Confederation Way, guaranteeing that retail and service amenities are conveniently located and easily accessible. In addition, the general location of a future fire hall has been identified.

The open space system will comprise joint use school sites, a District Park, Neighbourhood Parks, stormwater management facilities, and trailheads serving as recreational connector routes. This open space system will exceed 20% of the gross developable area to create an overall spacious character for the ASP area. A transportation Impact Assessment is recommended to ensure that there is a fit between land use and the roadway system.

Confederation Way provides a major arterial roadway through the center of the ASP area. The circulation network is designed as a looping collector system that ties into that arterial roadway. This design enables traffic flow and ensures pedestrian safety.

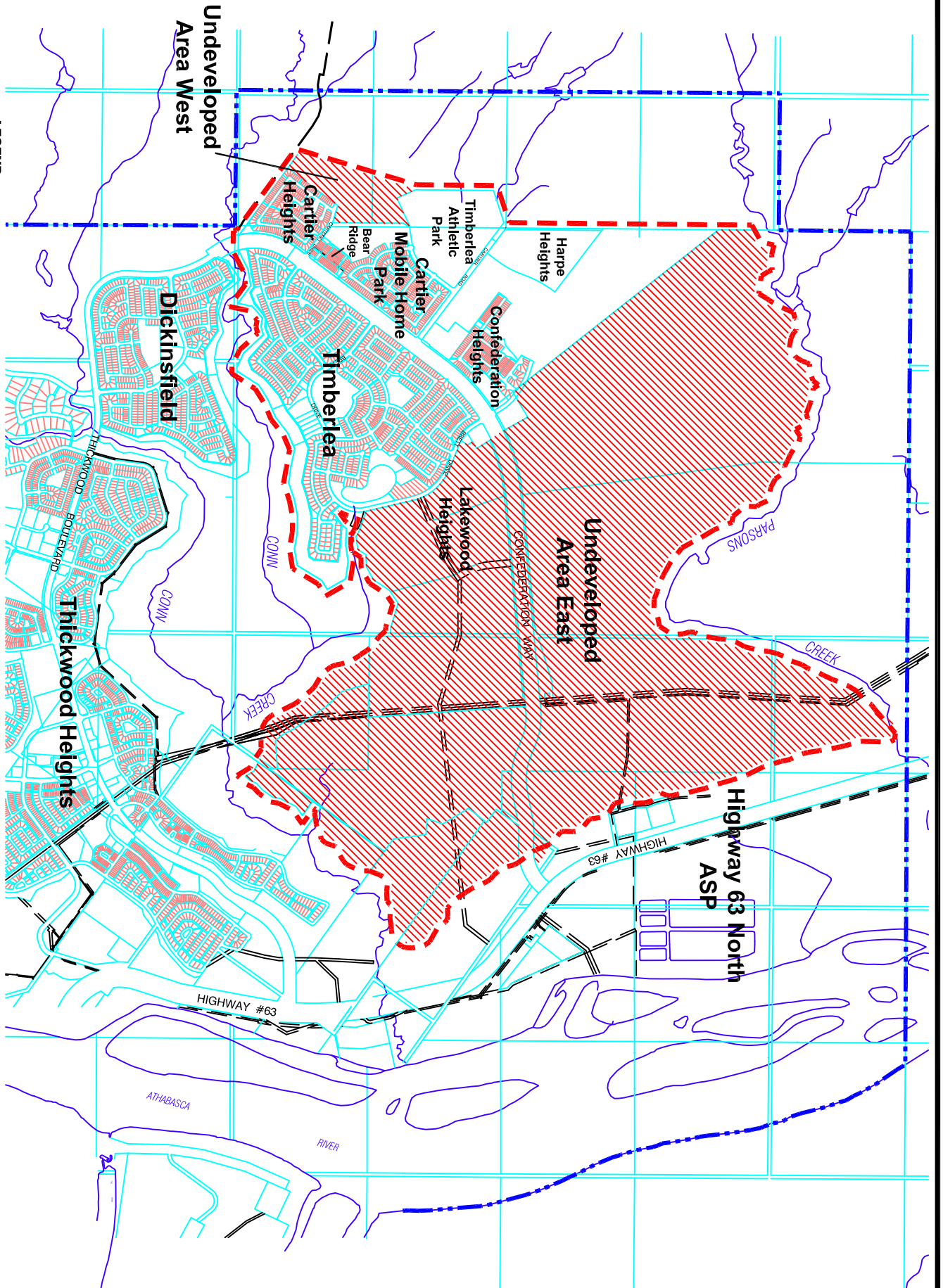
The planning process included a community consultation program comprising three community meetings. The first session was held before any plans had been prepared to ensure that community input could be incorporated into the final plan.

Community concerns and issues addressed by this ASP include: a sensitive transition between different uses and densities, the provision of ample park space and a circulation network that is safe and convenient.

The ASP complies with the policies of the Municipality of Wood Buffalo's development guidelines and planning documents.



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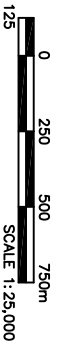
* See Appendix 1 - Land Ownership

LEGEND:

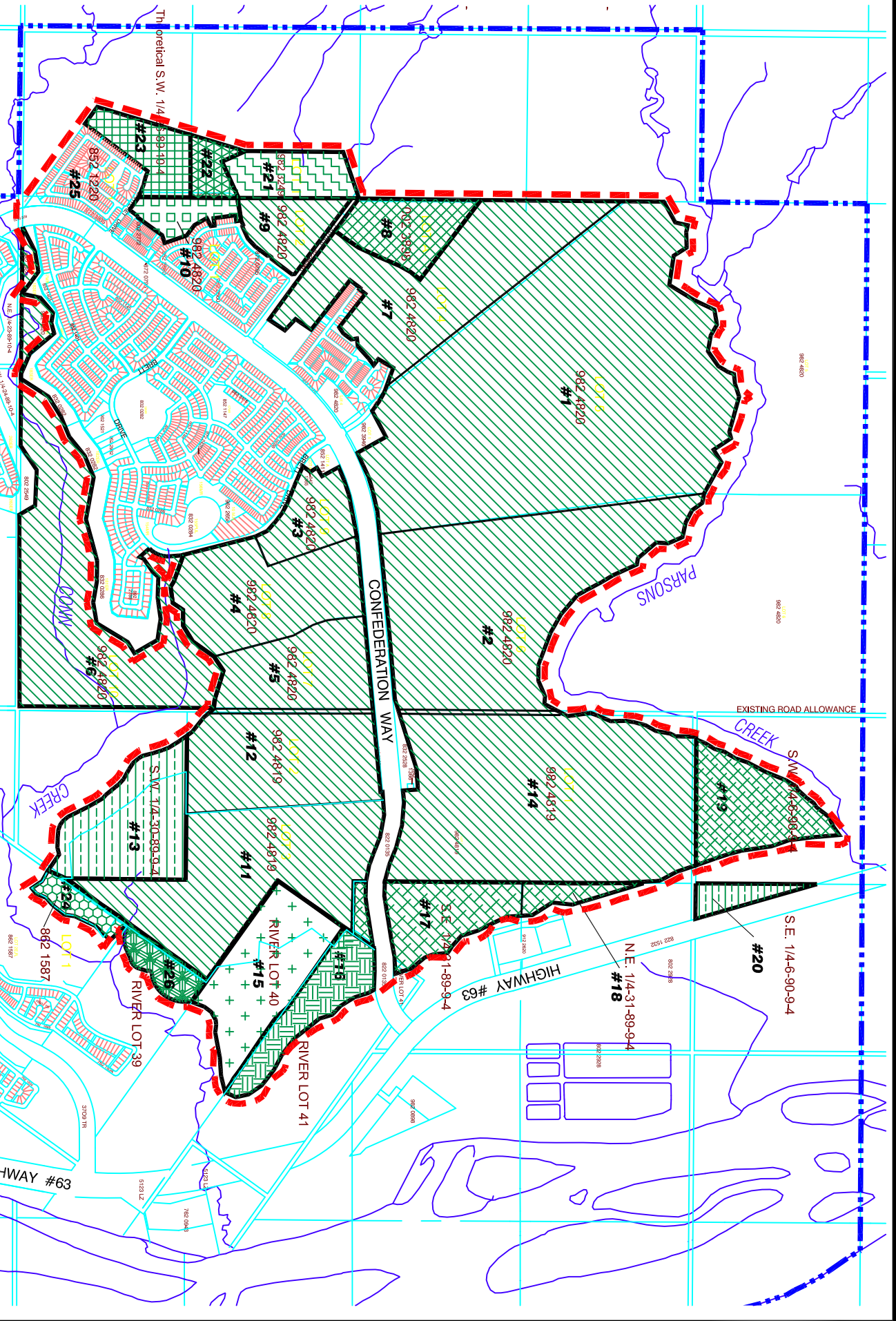
- Alberta Mortgage and Housing Corporation
- Her Majesty the Queen
- Westborough Place Inc.
- Municipality of Wood Buffalo

- River Lot 39
- River Lot 40
- River Lot 41
- Lot 21- 9823249

- Theoretical SW-26-89-10-4
- Bear Ridge At Timberlea Ltd.
- 862-1587
- Theoretical NW-26-89-10-4



Land Ownership
TIMBERLEA
AREA STRUCTURE PLAN
Municipality of Wood Buffalo

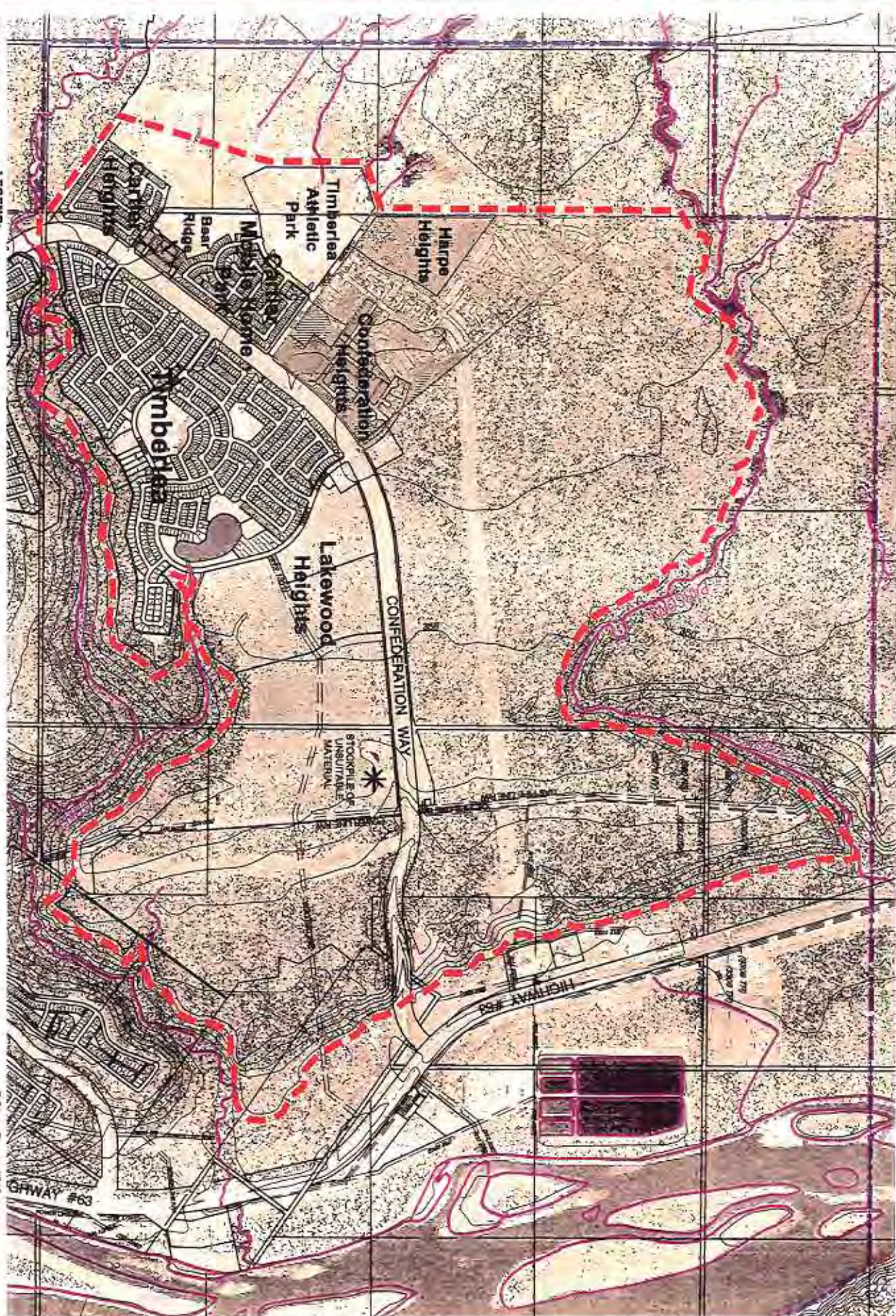


UMA

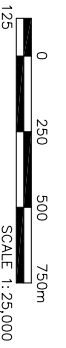


LEGEND:

- Urban Service Area
- Area Structure Plan Boundary

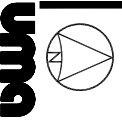


Site Conditions
Timberlea
AREA STRUCTURE PLAN
 Municipality of Wood Buffalo
FIGURE 3



LEGEND:

- Area Structure Plan Boundary
- Low Density Residential
- Manufactured Housing
- Planned Unit Residential
- Medium Density Residential
- Medium Density Apartment
- Commercial
- Public Service
- Park / Open Space / Schools
- Environmental Reserve
- Swing Site
- Fire Break
- Storm Water Management Facility
- Trail Head
- Potential Commercial





*Note: Open Space adjacent to Storm Water Management Facilities may or may not be credited for Municipal Reserve.

LEGEND:

- Area Structure Plan Boundary
- Urban Service Area
- Environmental Reserve

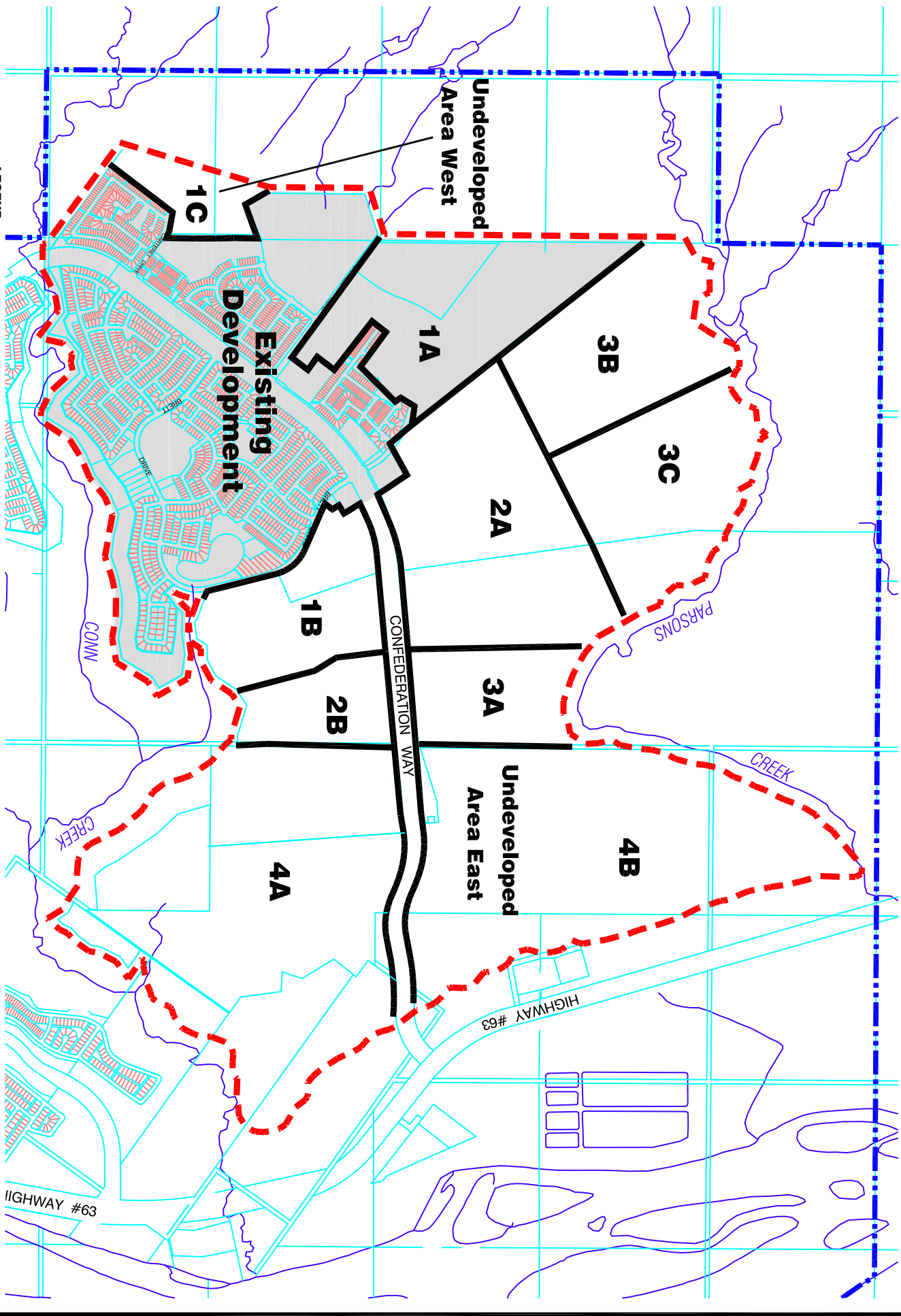
- S Schools
- N Neighbourhood Parks
- Public Utility

- Trail Head Parks
- Trail Heads

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SCALE 1:25,000

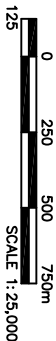
Parks & Open Space
TIMBERLEA
AREA STRUCTURE PLAN
Municipality of Wood Buffalo
FIGURE 5





LEGEND:

Potential Neighbourhood Boundary



Appendix 1

Land Ownership

Timberlea
Area Structure Plan

Land Ownership			
	Legal Description	Area	Owner
#1	Lot 5, Plan 982 4820	*286.98 ha	Alberta Mortgage and Housing Corporation (AMHC)
#2	Lot 6, Plan 982 4820	*225.25 ha	Alberta Mortgage and Housing Corporation (AMHC)
#3	Lot 9, Plan 982 4820	13.36 ha	Alberta Mortgage and Housing Corporation (AMHC)
#4	Lot 8, Plan 982 4820	36.59 ha	Alberta Mortgage and Housing Corporation (AMHC)
#5	Lot 7, Plan 982 4820	25.96 ha	Alberta Mortgage and Housing Corporation (AMHC)
#6	Lot 10, Plan 982 4820	*70.14 ha	Alberta Mortgage and Housing Corporation (AMHC)
#7	Lot 4, Plan 982 4820	61.40 ha	Alberta Mortgage and Housing Corporation (AMHC)
#8	Lot A, Plan 002 3898	15.28 ha	Westborough Place Inc.
#9	Lot 2, Plan 982 4820	11.66 ha	Alberta Mortgage and Housing Corporation (AMHC)
#10	Lot 1, Plan 982 4820	7.05 ha	Bear Ridge at Timberlea Ltd.
#11	Lot 3, Plan 982 4819	59.07 ha	Alberta Mortgage and Housing Corporation (AMHC)
#12	Lot 2, Plan 982 4819	41.23 ha	Alberta Mortgage and Housing Corporation (AMHC)
#13	SW ¼ 30-89-9-4	*63.02 ha	RM of Wood Buffalo
#14	Lot 1, Plan 982 4819	*110.47 ha	Alberta Mortgage and Housing Corporation (AMHC)
#15	River Lot 40	Approx. *60.00 ha	RM of Wood Buffalo

Timberlea
Area Structure Plan

#16	River Lot 41	Approx. *54.00 ha	RM of Wood Buffalo
#17	SE ¼ 31-89-9-4	*41.22 ha	Her Majesty the Queen in Right of Alberta
#18	NE ¼ 31-89-9-4	*20.19 ha	Her Majesty the Queen in Right of Alberta
#19	SW ¼ 6-90-9-4	Approx. *63.00 ha	Her Majesty the Queen in Right of Alberta
#20	SE ¼ 6-90-9-4	Approx. *57.00 ha	Her Majesty the Queen in Right of Alberta
#21	Lot 1, Plan 982 3249	12.7 ha	Her Majesty the Queen in Right of Alberta
#22	Theoretical NW ¼ 89-10-4	Approx. *42.00 ha	RM of Wood Buffalo
#23	Theoretical SW ¼ 26-89-10-4	Approx. *52.00 ha	RM of Wood Buffalo
#24	Lot 1, Plan 862 1587	3.68 ha	RM of Wood Buffalo
#25	Lot 1, Plan 852 1220	11.23 ha	RM of Wood Buffalo
#26	River Lot 39	Approx. *4.75	RM of Wood Buffalo

* Portions of these areas are located outside the Area Structure Plan boundary.

Appendix 2

Land Use Statistics

Land Use Statistics

Gross Area	1,077.76 ha
- Confederation Way	45.00 ha
- Environmental Reserve	105.00 ha
- Rights-of-Way	12.50 ha
Timberlea Gross Dev. Area	915.26 ha
- GDA (West)	16.06 ha
- GDA (East)	598.98 ha
- GDA (Existing)	300.22 ha
GDA WEST (39.6 ppgdha)	16.06 ha
- 20% Circulation	3.20 ha
- 4% SWMF	0.64 ha
- 10% Municipal Reserve	1.60 ha
- Residential	10.62 ha
GDA EAST (39.9 ppgdha)	598.98 ha
- Circulation (20% GDA)	119.80 ha
- SWMF (4% GDA)	23.96 ha
- Municipal Reserve (10%)	59.90 ha
4 Schools @ 8 ha (± 20 ac)	(32.00 ha)
= 32.0 ha (79.07 ac)	
7 Neighbourhood Parks @ 3 ha (7.41 ac)	(21.00 ha)
= 21.0 ha (51.89 ac)	
1 Trail Head Parks @ 1.50 ha (3.70 ac)	(1.50 ha)
Remainder:	(5.40 ha)
(Tot Lots, Linkages)	
= 5.40 ha (13.34 ac)	
- Public Service	9.00 ha
- High School	16.00 ha
- Firebreak	7.50 ha
- Commercial*	14.00 ha
- Residential	348.82 ha

* Based on demand, , 5.0 ha of the central commercial site may be developed as a Medium Density Apartment site.

Undeveloped East (39.84 ppgdha)

	Area	Units	Population	% of Units
Medium (45 upha/2.2 pu)	42.00	1,890	4,158	21.76%
Medium Apartments (90 upha/2.2 pu)	9.4	846	1,861	9.74%
Low Density	297.42	5,948	17,845	68.50%
	348.82	8,684	23,864	100.00%

Undeveloped West (39.6 ppgdha)

	Area	Units	Population	% of Units
Low Density Residential	10.62	212	636	100.00%

Undeveloped Existing (35.14 ppgdha)

	Area	Units	Population	% of Units
GDA Existing	300.22			
IBI Neighbourhood	93.51	1,287	3,753	
Bear Ridge	6.45	271	596	
Existing Census		1,811	5,748	
		3,369	10,097	
Total		12,265	34,597	

Units	Population - Persons
Planned Unit Residential – 42 units per ha	per Unit (ppu)
Medium - 45 units per ha	2.2
Medium Apartments - 90 units per ha	2.2
Low Density Residential - 20 units per ha	2.2
	3.0