

Timberlea Area Structure Plan

Amendment



Prepared for:
Regional Municipality of Wood
Buffalo

Prepared by:
Stantec Consulting Ltd.

Report Date

TIMBERLEA AREA STRUCTURE PLAN

Section 1 Introduction

September 2017

Table of Contents

SECTION 1. INTRODUCTION.....	1
1.1 PURPOSE.....	1
1.1.1 Structure of Amendment.....	1
1.2 STATEMENT OF INTENT	1
1.2.1 Community Need	2
1.3 AMENDMENT PROPONENT.....	2
SECTION 2. AMENDMENT AREA CONTEXT.....	3
2.1 LOCATION.....	3
2.2 DESCRIPTION.....	3
2.3 SURROUNDING LAND USES	3
2.4 LAND OWNERSHIP	3
SECTION 3. EXISTING PLANNING	6
3.1 MUNICIPAL DEVELOPMENT PLAN.....	6
3.2 TIMBERLEA AREA STRUCTURE PLAN	6
3.2.1 Existing Land Use Designation.....	6
3.3 LAND USE BYLAW	8
SECTION 4. PROPOSED AMENDMENT	9
4.1 OBJECTIVE.....	9
4.2 LAND USE CONCEPT AMENDMENT	9
4.3 SUPPORTING TIMBERLEA ASP AMENDMENTS	10
4.3.1 Quartzstone Close Closure.....	10
SECTION 5. LAND USE CALCULATIONS	12
5.1 POPULATION DENSITY	12
SECTION 6. REFERENCES	14

TIMBERLEA AREA STRUCTURE PLAN

Section 1 Introduction

September 2017

Tables

Table 1	Amendment Area – Approved Timberlea ASP Land Use Descriptions
Table 2	Amendment Area – Approved LUB Land Use Districts
Table 3	Amendment Area – Proposed Timberlea ASP Amendment Land Use Descriptions
Table 4	Amendment Area – Approved Timberlea ASP Land Use Statistics
Table 5	Amendment Area – Proposed Timberlea ASP Amendment Land Use Statistics

Figures

Figure 1	Location Plan
Figure 2	Legal Boundary
Figure 3	Amendment Area - Approved Timberlea ASP Concept
Figure 4	Amendment Area - Proposed Land Use Concept

SECTION 1. INTRODUCTION

1.1 PURPOSE

Sureway Construction Group Ltd. ("Sureway") is applying to amend the *Timberlea Area Structure Plan* (ASP) to describe proposed changes to the southeast corner of the Stonecreek neighbourhood, located in northeast Timberlea.

This Amendment will include changes which in turn will require an amendment of the Stonecreek Outline Plan to maintain consistency between the two documents.

1.1.1 Structure of Amendment

This amendment is structured to identify where information in the existing Timberlea ASP is inconsistent with the proposed development concept, and provide any details or figures necessary to amend the Timberlea ASP in a way that will enable the development of the Amendment Area.

In accordance with the guidance provided by Regional Municipality of Wood Buffalo (RMWB) administration, this Amendment has been structured as follows:

- Section 1 Introduction
 - Purpose, Statement of Intent, Amendment Proponent
- Section 2 Amendment Area Context
 - Location, Description, Surrounding Land Uses, Land Ownership
- Section 3 Existing Planning
 - Municipal Development Plan, Timberlea Area Structure Plan, Land Use Bylaw,
- Section 4 Proposed Amendment
 - Objective, Land Use Concept Amendment, Supporting Timberlea ASP Amendments
- Section 5 Land Use Calculations

1.2 STATEMENT OF INTENT

The purpose of this amendment is to facilitate the extended development of commercial uses within the Stonecreek neighbourhood including offices, hotels, service stations, and restaurants.

TIMBERLEA AREA STRUCTURE PLAN

Section 1 Introduction

September 2017

1.2.1 Community Need

The 2010 *Commercial and Industrial Land Use Study* (CILUS) describes a need for more area designated for commercial usage in the Urban Service Area of Fort McMurray (CILUS 2010). According to the CILUS, as of mid-2008, "there was almost 265,500m² of commercial space in the municipality, servicing an estimated regional market population of 108,600," which on a per capita basis, is equal to 2.44 m² of commercial space for every municipal resident. This per capita value is well below typical allocations in communities of a similar scale; the level is also considerably lower than the per capita levels achieved in other cities of similar scale (CILUS 2010).

The CILUS suggests that, in order for the municipality to reach its 2031 target of 4.18 square meters of commercial space per municipal resident, additional commercial space totaling approximately 393 to 702 acres will have to be constructed to meet the demand generated from the existing and anticipated population growth. The proposed Timberlea ASP Amendment would contribute a total of 18.82 acres of developable commercial land towards this anticipated requirement.

1.3 AMENDMENT PROPONENT

This Area Structure Plan Amendment has been prepared by Stantec Consulting Ltd. on behalf of Sureway Construction Group Ltd., the developer of Stonecreek.

SECTION 2. AMENDMENT AREA CONTEXT

2.1 LOCATION

The Timberlea Area Structure Plan Area is located within the northwest sector of the RMWB's Urban Service Area known as Fort McMurray.

As shown on **Figure 1 Location Plan** and described in **Section 2.1 Location**, the Amendment Area represents the southeast portion of the Stonecreek neighbourhood, located northeast of the Confederation Drive / Prospect Drive intersection.

2.2 DESCRIPTION

The Amendment Area, is comprised of several parcels of land located within the Timberlea Area of Fort McMurray. **Figure 2 Legal Boundary** illustrates the boundaries of the Amendment Area which are further described below:

- Lot 2A and Lot 2B, Block 7, Plan 122 0354
- Quartzstone Close roadway
 - Separates Lot 2A and Lot 2B from Lot 5, Block 7, Plan 122 4241
- Lot 5, Block 7, Plan 122 4241
- The remaining portion of the Amendment Area currently exists as Lot 1A, Plan 012 3208

The Amendment Area encompasses a total of 18.82 acres of land.

2.3 SURROUNDING LAND USES

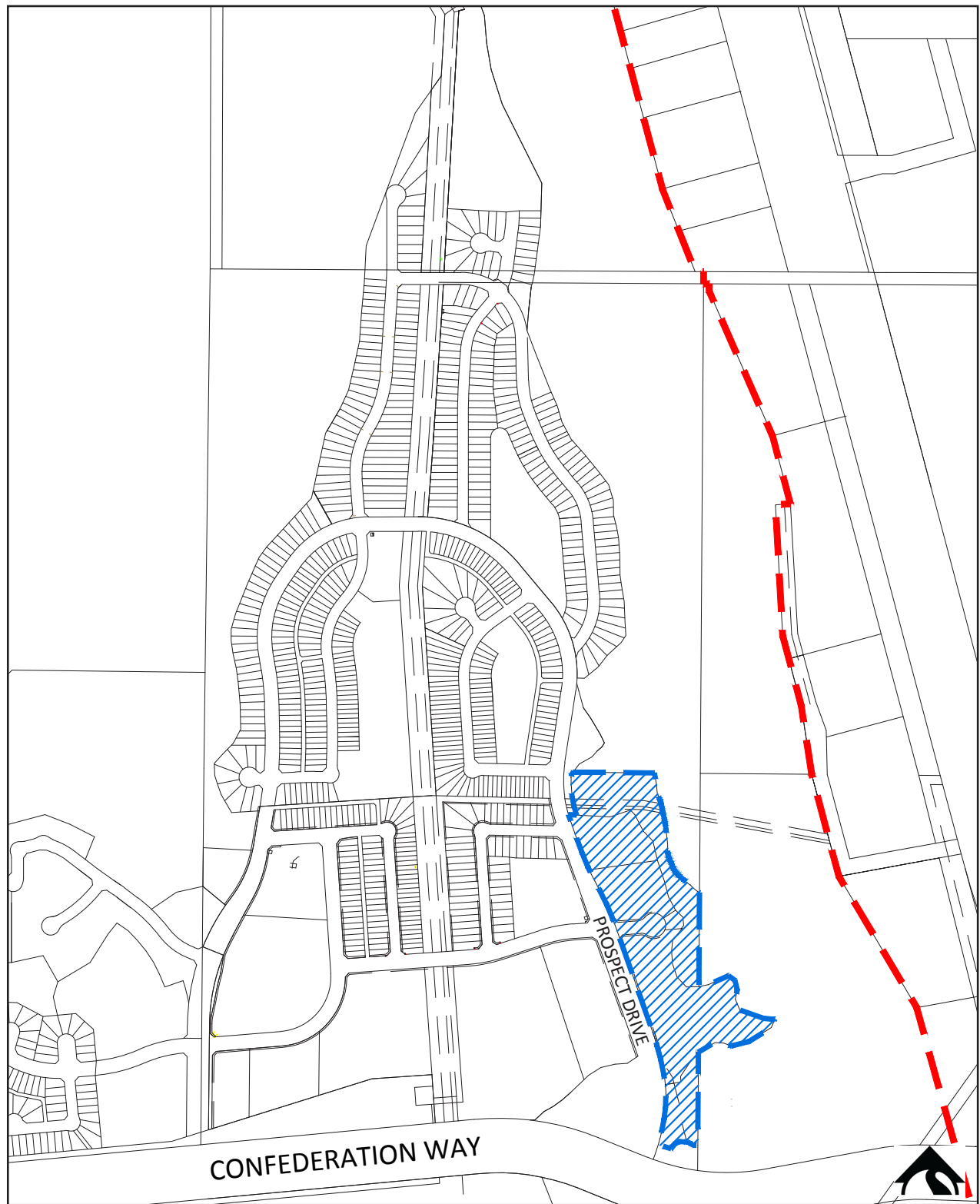
The land in the immediate vicinity of the Amendment Area, west across of Prospect Drive, are utilized primarily as Public Utility Lots, containing stormwater management facilities. Single family residential uses are located northwest of the Amendment Area along Gravelstone Way and Shalestone Way. Lands east of the Amendment Area are undeveloped with industrial uses located down the hill along Memorial Drive.

2.4 LAND OWNERSHIP

Lot 2A and Lot 2B, Block 7, Plan 122 0354 and Lot 1A, Plan 012 3208 are currently owned by Surebrook Developments Ltd., of which Sureway Construction Group Ltd. is the majority owner.

Lot 5, Block 7, Plan 122 4241 is owned by Sureway Construction Group Ltd.

Lot 3 PUL, Block 7, Plan 082 8922 and Quartzstone Close are currently owned by the RMWB.



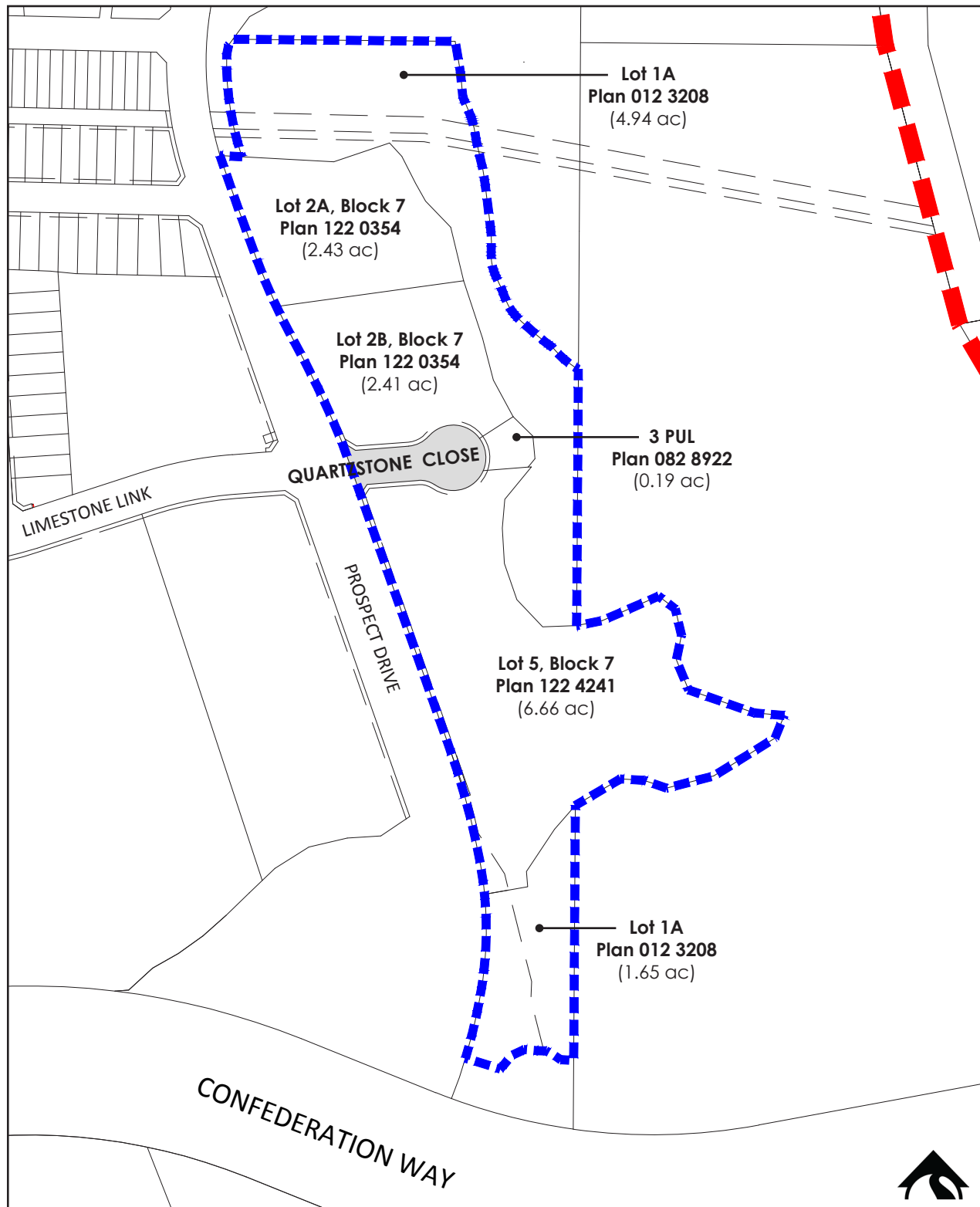
Legend

■■■■ Amendment Area

■■■■ Timberlea ASP Boundary

Figure 1 Location Plan

Timberlea ASP Amendment
September 2017



Legend

■ Roadway

■■■■ Amendment Area

■■■■ Timberlea ASP Boundary

Figure 2 Legal Boundary

Timberlea ASP Amendment
September 2017

TIMBERLEA AREA STRUCTURE PLAN

Section 3 Existing Planning

September 2017

SECTION 3. EXISTING PLANNING

This Amendment has been prepared in the context of applicable development policies and objectives governing this area.

3.1 MUNICIPAL DEVELOPMENT PLAN

The *Regional Municipality of Wood Buffalo Municipal Development Plan Bylaw No 11/027* (MDP) was approved in October 2011. The MDP includes a Generalized Land Development Concept of Fort McMurray which identifies Timberlea as an established neighbourhood.

There are no proposed Amendments that deviate from the MDP.

3.2 TIMBERLEA AREA STRUCTURE PLAN

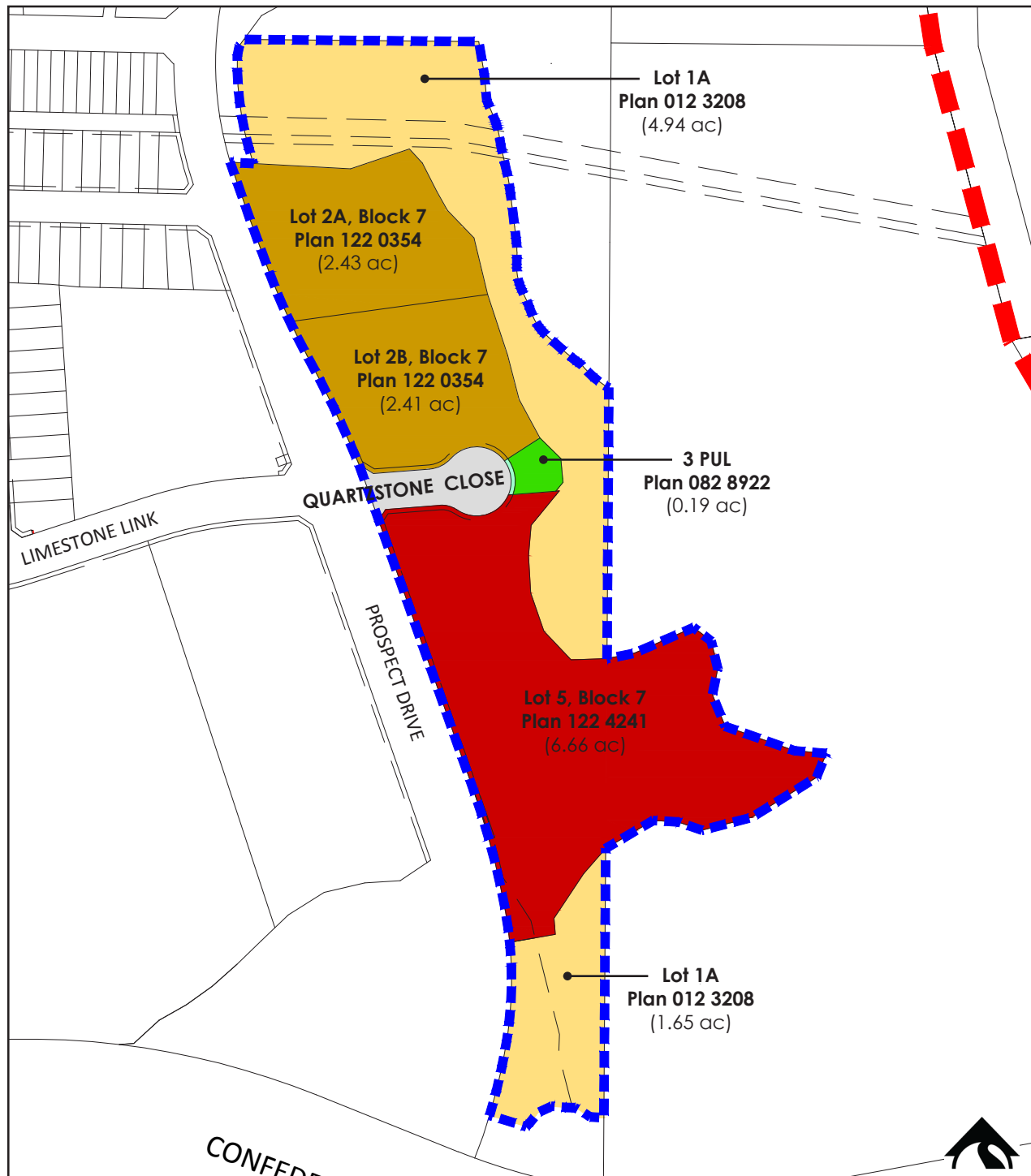
The *Timberlea Area Structure Plan* (ASP) Bylaw No. 01/020 was approved in March 2001 and has been amended several times since. The most recent amendment to the ASP was Bylaw No. 11/024, approved August 23rd, 2011.

3.2.1 Existing Land Use Designation

As shown on **Figure 3 Approved Timberlea ASP Concept Within Proposed Amendment Area** and identified in **Table 1 Amendment Area – Approved Timberlea ASP Land Use Descriptions**, the approved land use designations for the Amendment Area includes elements from the original Timberlea ASP Bylaw No. 01/020 and various amendments thereafter.

Table 1 Amendment Area - Approved Timberlea ASP Land Use Descriptions

Land	Land Use Description in Approved Timberlea ASP	Area (ac)
Lot 2A, Block 7, Plan 122 0354	Stacked Townhousing (Bylaw No. 11/024)	2.43
Lot 2B, Block 7, Plan 122 0354	Stacked Townhousing (Bylaw No. 11/024)	2.41
Lot 3, PUL, Block 7, Plan 082 8922	Parks and School Sites (Bylaw No. 07/023)	0.19
Lot 5, Block 7, Plan 122 4241	Community Commercial (Bylaw No. 11/024)	6.66
Quartzstone Close	Roadway	0.54
Lot 1A, Plan 012 3208	Low Density Residential (Bylaw No. 01/020)	6.59
Total Amendment Area		18.82



Legend








 Low Density Residential (Bylaw No. 01/020)	 Parks and School Sites (Bylaw No. 07/023)	 Proposed Amendment Area
 Stacked Townhousing (Bylaw No. 11/024)	 Community Commercial (Bylaw No. 11/024)	 Timberlea ASP Boundary
 Roadway		

Figure 3 Amendment Area - Approved Timberlea ASP Concept

Timberlea ASP Amendment
September 2017

TIMBERLEA AREA STRUCTURE PLAN

Section 3 Existing Planning

September 2017

3.3 LAND USE BYLAW

The RMWB Land Use Bylaw further defines the Timberlea concept plan and designates specific land use districts for each land parcel. In accordance with the approved Timberlea ASP, the following land use districts zone the Amendment Area.

Table 2 Amendment Area - Approved LUB Land Use Districts

Land	District in Land Use Bylaw	Area (ac)
Lot 2A, Block 7, Plan 122 0354	R3 Medium Density Residential District	2.43
Lot 2B, Block 7, Plan 122 0354	R3 Medium Density Residential District	2.41
Lot 3, PUL, Block 7, Plan 082 8922	PR Parks and Recreation District	0.19
Lot 5, Block 7, Plan 122 4241	C3A Timberlea Shopping Centre Commercial District	6.66
Quartzstone Close	Roadway	0.54
Lot 1A, Plan 012 3208	UE Urban Expansion	6.59
Total Amendment Area		18.82

It is the intent of this ASP Amendment to inform a future Land Use Bylaw Amendment Application that will facilitate the extended development of commercial uses including offices, hotels, service stations, and restaurants within the Amendment Area.

SECTION 4. PROPOSED AMENDMENT

The following describes in detail the proposed Timberlea ASP Amendment.

4.1 OBJECTIVE

The main objective of this Amendment is to provide a framework for the ultimate development of the Amendment Area as an attractive commercial destination.

The development of the Amendment Area will aid to satisfy the Municipality's need for more commercial development and to move closer towards the target of 4.18m² of commercial land per capita by 2031 (CILUS 2010).

4.2 LAND USE CONCEPT AMENDMENT

As shown in **Figure 4 Amendment Area Proposed Land Use Concept** and identified in **Table 3 Amendment Area – Proposed Timberlea ASP Amendment Land Use Descriptions**, the Land Use Concept described in this Amendment proposes the entire Amendment Area for commercial use.

Table 3 Amendment Area - Proposed Timberlea ASP Amendment Land Use Descriptions

Land	Proposed Land Use Description in ASP Amendment	Area (ac)
Lot 2A, Block 7, Plan 122 0354	Commercial Use	2.43
Lot 2B, Block 7, Plan 122 0354	Commercial Use	2.41
Lot 3, PUL, Block 7, Plan 082 8922	Commercial Use	0.19
Lot 5, Block 7, Plan 122 4241	Commercial Use	6.66
Quartzstone Close	Commercial Use	0.54
Lot 1A, Plan 012 3208	Commercial Use	6.59
Total Amendment Area		18.82

Section 4 Proposed Amendment

September 2017

4.3 SUPPORTING TIMBERLEA ASP AMENDMENTS

To facilitate the proposed land use concept amendment, which includes solely commercial use, the following is a summary of changes which will be required:

- Expansion of commercial use
Lot 5, Block 7, Plan 122 4241 is identified in the approved Timberlea ASP for community commercial uses. This Amendment identifies this area for 'commercial' use rather than 'community commercial' and expands this use throughout the entire Amendment Area.
- Removal of residential uses
Lot 2A Block 7 Plan 122 0354, Lot 2A Block 7 Plan 122 0354, and Lot 1A Block 7 Plan 012 3208 are all identified in the approved Timberlea ASP for residential uses. As shown on **Figure 4 Amendment Area Proposed Land Use Concept**, this Amendment identifies these areas for commercial use.
- Removal of Public Utility Lot
Lot 3 PUL, a small Public Utility Lot, is located at the east end of Quartzstone Close. As shown on **Figure 4 Amendment Area Proposed Land Use Concept**, this Amendment identifies these areas for commercial use.
- Closure of roadway
Quartzstone Close is identified in the approved Timberlea ASP as a small cul-de-sac, an eastward extension of Limestone Link. This Amendment removes Quartzstone Close and identifies the area for commercial use.

4.3.1 Quartzstone Close Closure

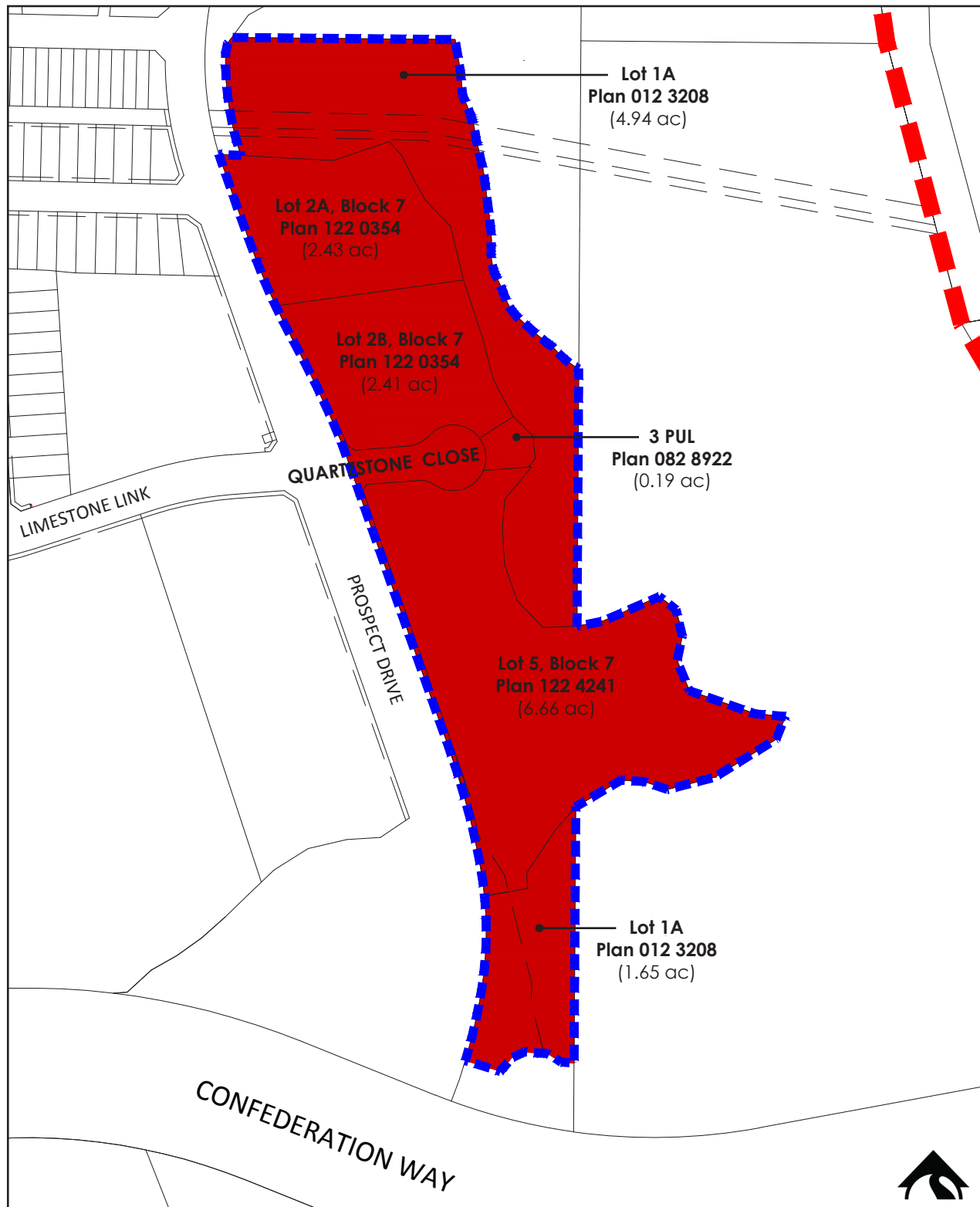
As described in **Section 2.4 Land Ownership**, Quartzstone Close is a legal roadway. As the entire Amendment Area is proposed as a comprehensively designed commercial site, Quartzstone Close is no longer considered necessary as a public roadway.

To facilitate the absorption of Quartzstone Close into the Stonecreek neighbourhood, a formal road closure will be required. This process is described in the Municipal Government Act.

Closure of unnecessary road

24 Despite section 22, the council of a municipal district may by resolution, with the approval of the Minister of Transportation, close the whole or any part of a road described in a surveyed road plan that the council determines is no longer required for use by the travelling public owing to the existence of an alternate route.

Following roadway closure, the land may be sold or transferred to the Developer for incorporation into the commercial site. It is understood that all future roadways proposed within the Amendment Area will be privately owned and maintained by the commercial land owner.



Legend

Commercial Use
 Amendment Area
 Timberlea ASP Boundary

Figure 4 Amendment Area - Proposed Land Use Concept

Timberlea ASP Amendment
September 2017

TIMBERLEA AREA STRUCTURE PLAN

Section 5 Land Use Calculations

September 2017

SECTION 5. LAND USE CALCULATIONS

A comparison of the approved and proposed concepts' land use calculations are shown in **Table 4 Amendment Area – Approved Timberlea ASP Land Use Statistics** and **Table 5 Amendment Area – Proposed Timberlea ASP Amendment Land Use Statistics** respectively.

5.1 POPULATION DENSITY

As described in Exhibit 5 Preliminary Land Use Statistics: Stonecreek of the current *Stonecreek Outline Plan (January 2007)*, the proposed residential density for multi-family areas is 104.6 du/ha with a household size of 3 persons/unit. As shown in **Table 4 Amendment Area – Approved Timberlea ASP Land Use Statistics**, this information can be used to estimate the population density for the Amendment Area at 55.6 person/ha.

As shown in **Table 5 Amendment Area – Proposed Timberlea ASP Amendment Land Use Statistics**, the proposed land use concept includes solely commercial development, as such, the proposed population density is 0.0 person/ha.

Table 4 Amendment Area - Approved Timberlea ASP Land Use Statistics

Land	Land Use Description in Approved Timberlea ASP	Area (ac)	Units	Population
Lot 2A, Block 7, Plan 122 0354	Stacked Townhousing (Bylaw No. 11/024)	2.43	102	306
Lot 2B, Block 7, Plan 122 0354	Stacked Townhousing (Bylaw No. 11/024)	2.41	102	306
Lot 3, PUL, Block 7, Plan 082 8922	Parks and School Sites (Bylaw No. 07/023)	0.19	-	-
Lot 5, Block 7, Plan 122 4241	Community Commercial (Bylaw No. 11/024)	6.66	-	-
Quartzstone Close	Roadway	0.54	-	-
Lot 1A, Plan 012 3208	Low Density Residential (Bylaw No. 01/020)	6.59	-	-
Total Amendment Area		18.82	204	612
Residential Density: 18.5 du/ha Population Density: 55.6 persons/ha				

TIMBERLEA AREA STRUCTURE PLAN

Section 5 Land Use Calculations

September 2017

Table 5 Amendment Area – Proposed Timberlea ASP Amendment Land Use Statistics

Proposed Land Use Description in ASP Amendment	Area (ac)	Units	Population
Commercial Use	18.82	-	-
Total Amendment Area	18.82	0	0
Residential Density: 0.0 du/ha Population Density: 0.0 persons/ha			

Section 6 References

September 2017

SECTION 6. REFERENCES

Regional Municipality of Wood Buffalo. Land Use Bylaw 99/059. Consolidated as of June 9, 2010.

Timberlea Area Structure Plan. Bylaw No. 01/020, as amended to Bylaw No. 11/024.

Stonecreek Outline Plan. January 2007.