

**TOWN OF DIDSBURY
PROVINCE OF ALBERTA
BY-LAW 2008-05 (Fox Hollow ASP)**

Being a By-law to regulate the use and development of land within the Town of Didsbury.

WHEREAS, the Council of the Town of Didsbury believes it expedient to adopt a by-law consolidating all regulations governing the use and development of land within the Town;

NOW THEREFORE, pursuant to Sections 640 of the Municipal Government Act, Revised Statutes of Alberta, Chapter M-26-1, as amended, the Council of the Town of Didsbury, in the Province of Alberta, duly assembled enacts the following:

1. The document titled "Fox Hollow Area Structure Plan", attached to this By-law as Schedule "A" is hereby adopted.
2. This Bylaw shall come into effect upon the date of final passing by Council at third reading.

This By-Law shall take effect upon the final passing.

Read a first time this 11th day of March, 2008

Public Hearing held April 1, 2008 at 6:00 p.m.

Amendments to the Fox Hollow Area Structure Plan made following the Public Hearing:

Res. #157-08

Moved by Councillor Veno that Council approve to amend the Fox Hollow ASP Plan on the 1st day of April, 2008 with the following changes:

- That the exact location of all pathways and roadways be confirmed prior to subdivision approval with geotechnical testing acceptable to the Town.
- That the approximately 1 ha site south of the Cemetery north of the Coulee be left as urban reserve until the geotechnical testing proposed in the environmental site assessment dated April 1 2008 by base Property Consultants Ltd. Has been completed to the satisfaction of the Town.
- That sidewalks be provided on at least one side of all streets to the satisfaction of the Town.
- That a sound attenuation analysis be provided prior to subdivision for lands adjacent to the CPR track to determine the requirements for fencing or a berm adjacent to the tracks.
- That a storm water plan acceptable to the Town be provided prior to subdivision approval.
- That the recommendations contained in the Executive Summary of the Environmental Site Assessment report by Base Property Consultants Ltd. be added to the ASP.
- Geotechnical analysis must confirm to all multi-family sites subject to approval.
- Density must conform to the MDP and overall density must not be less than 6.
- That suitable screening be provided south and east of the cemetery adjacent to multi-family site.

Read a second time this 1st day of April, 2008

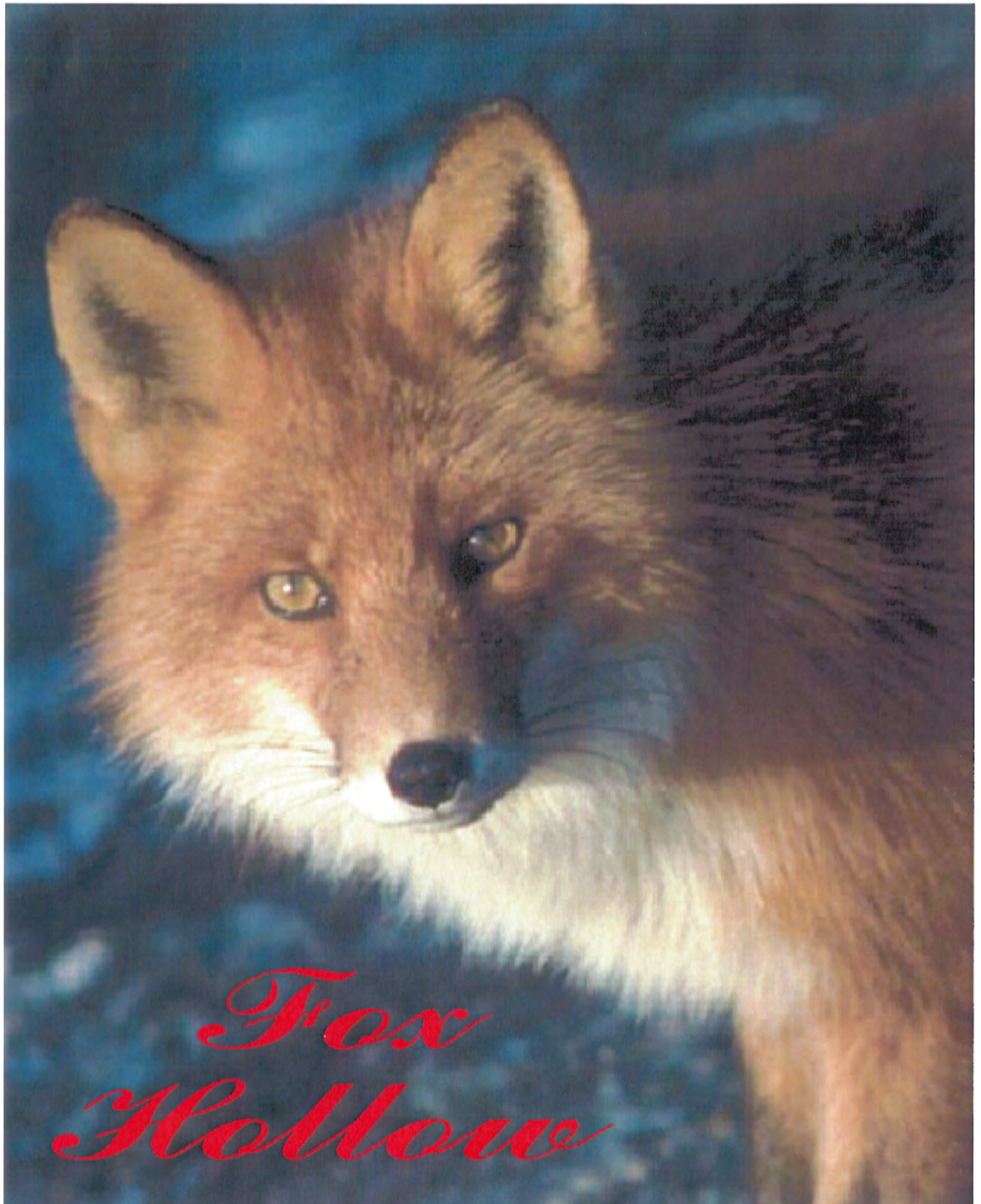
Read a third time this 1st day of April, 2008 and finally passed.



Mayor



Chief Administrative Officer



*Fox
Hollow*

AREA STRUCTURE PLAN

Table of Contents

1.0 Introduction

- 1.1 General
- 1.2 Fox Hollow Overview
- 1.3 Policy Context
- 1.4 Site Information
 - Ownership
 - Location
 - Legal Description
 - Existing Land Use
 - Land Form
 - Adjacent Land Uses
 - Access

2.0 Development Proposal

- 2.1 Design Elements
- 2.2 Land Use
- 2.3 Housing Mix
- 2.4 Density
- 2.5 Municipal Reserve
- 2.6 Environmental Reserve
- 2.7 Shadow Plan
- 2.8 Phasing

3.0 Municipal Services

- 3.1 Water Supply
- 3.2 Sanitary Sewage Collection
- 3.3 Storm Water Collection Management and Disposal
- 3.4 Shallow Utilities
- 3.5 Vehicle Access
- 3.6 Pedestrian Traffic

4.0 Environmental Impact

- 4.1 Ravine
- 4.2 Natural Vegetation
- 4.3 The Cemetery
- 4.4 Waste Management

5.0 Traffic Impact on Adjacent Roadways

6.0 Conformity to Approved Planning Documents

- 6.1 Town of Didsbury Municipal Development Plan

7.0 Appendix

List of Figures

1. LOCATION AND CONTEXT
2. EXISTING LAND USE
3. SITE PLAN
 - 3.1 TOPOGRAPHIC PLAN
4. PROPOSED LAND USE
5. LOT TYPES
6. GREEN SPACES AND PATHS
 - 7.1 PROPOSED APARTMENTS/4 PLEX STUDIES
 - 7.2 BUILDING "A"-4 PLEX - CONCEPTUAL FRONT ELEVATION
 - 7.3 BUILDINGS "B" AND "C" - CONCEPTUAL FRONT ELEVATIONS
 - 7.4 PHASING
 - 7.5 MUNICIPAL SERVICES - WATERMAINS
 - 7.6 MUNICIPAL SERVICES - SANITARY SEWERS
 - 7.7 MUNICIPAL SERVICES - STORM SEWERS
 - 7.8 TRAFFIC IMPACT
8. STREETSCAPES
9. STREETSCAPE
10. PEDESTRIAN TRAFFIC FLOW

1.0 Introduction

1.1 General

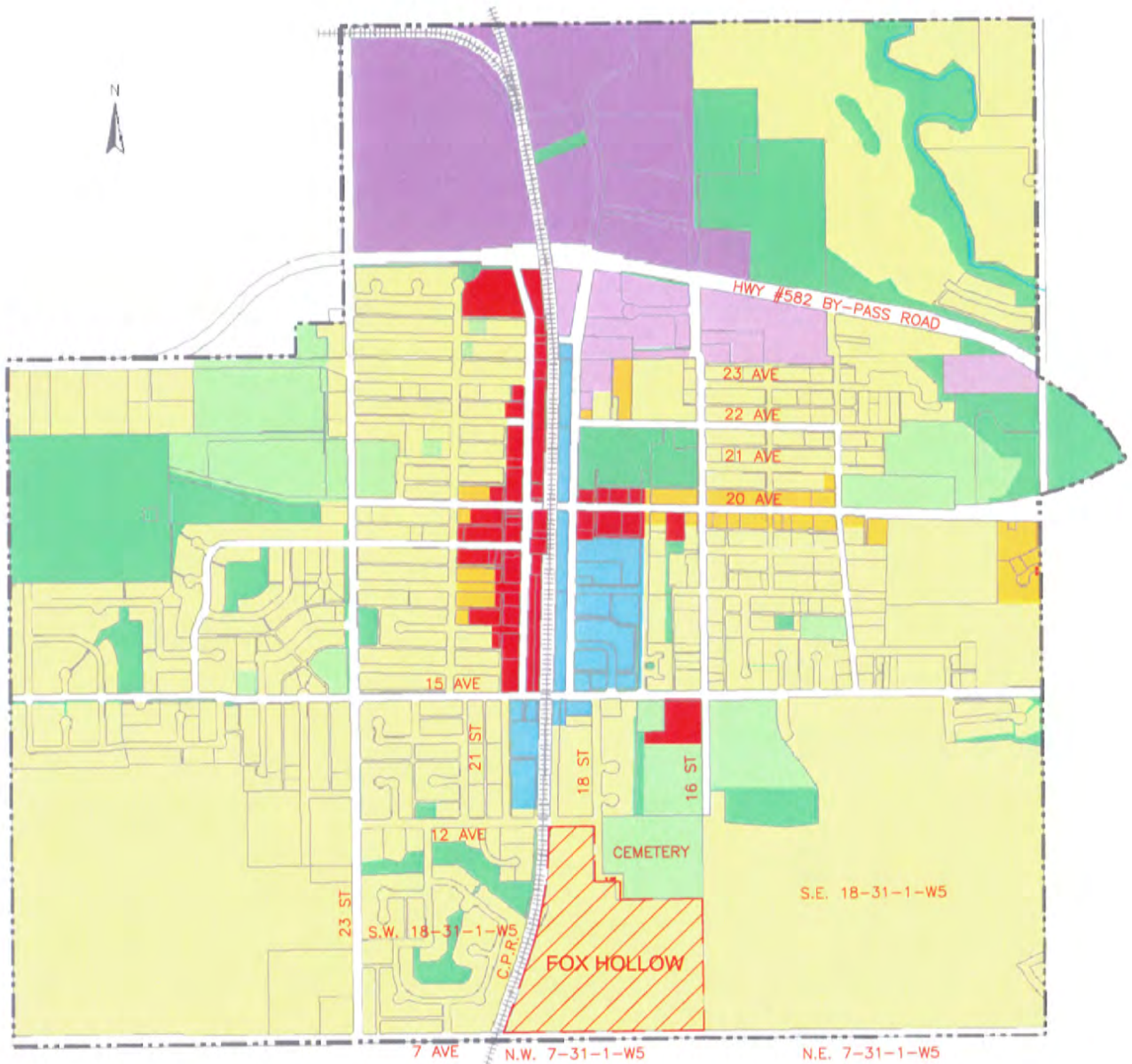
Eclipse Geomatics and Engineering Ltd. was retained by West Land Developers Inc. in the preparation of a Area Structure Plan for the proposed Fox Hollow subdivision. Located on a portion of SW1/4-18-31-2-W5th Meridian just inside the Town of Didsbury's southern boundary and east of the railroad tracks, the property, shown on the following Land Use Plan, consists of 15.4 ha (+/- 38.15 ac) of rolling land with a ravine through the middle. The land with the exception of the ravine has been cleared and farmed. At present it is pasture land. It is bounded as follows:

- On the North side by 12th Avenue, Church Street, 11th Avenue and the Town of Didsbury Cemetery
- On the west side by the CPR Railway
- On the south side by 7th Avenue
- On the East side by the North-South quarter section line and by ravines with the exception of 0.74 hectare (1.8 acres) that is isolated from other developable lands further to the east.

Refer to Figures 1 & 2

To demonstrate how this land will relate to other developable lands on the adjacent quarters, a concept for the development of Fox Hollow in conjunction with the surrounding developable land has been prepared. The adjacent lands are referred to as Shadow Plan Areas in this report. It is not our intention to tie adjacent land owners to the proposed concept for development but merely to demonstrate the lands can be accessed for development and that their development is compatible with the Fox Hollow development proposal. In total these Shadow Plan Areas amount to +/- 9.14 ha (+/- 22.6 ac) consisting of two residential acreages to the south and a point of land isolated by the ravines to the east.

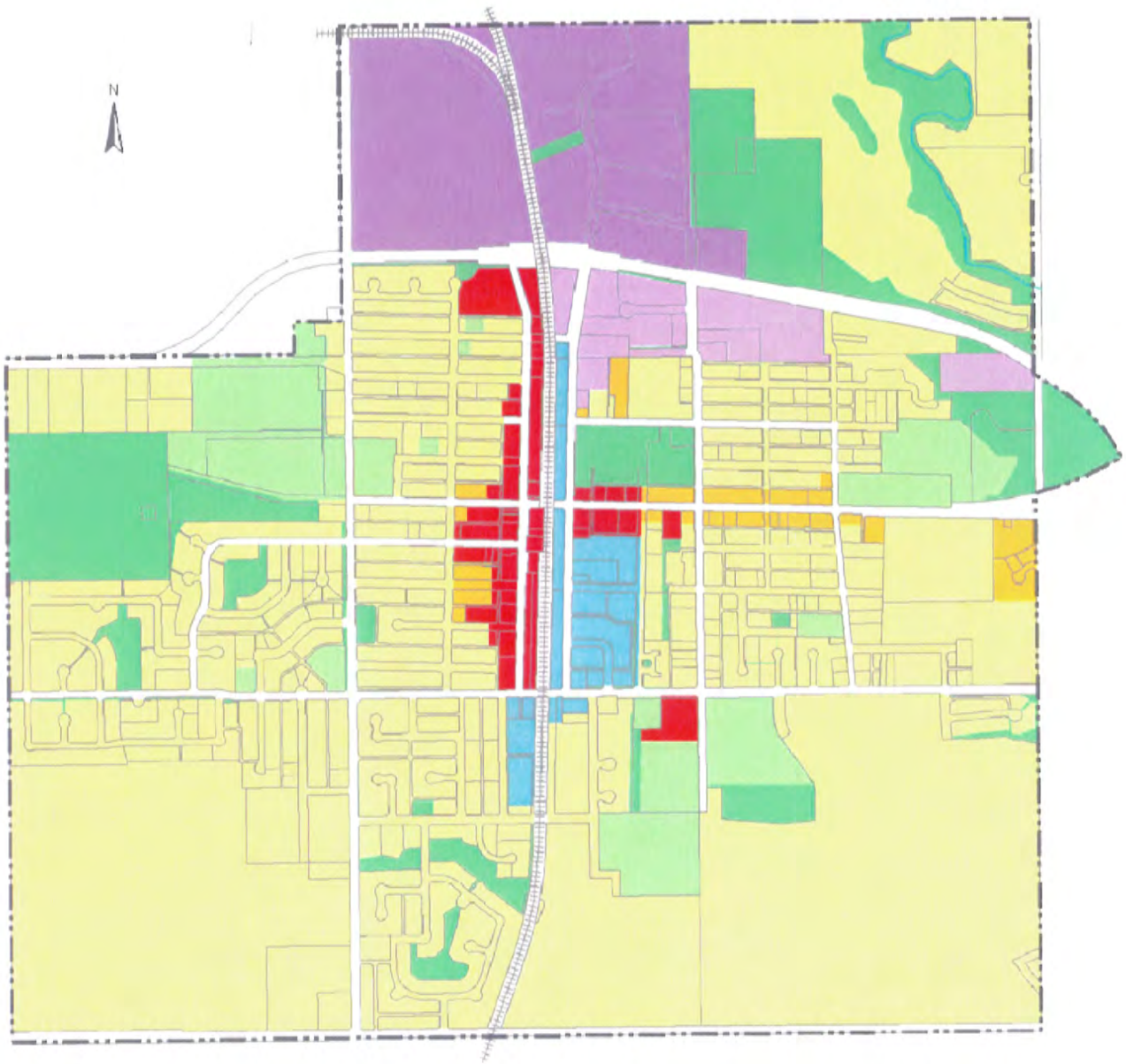
Refer to Figure 3



LOCATION AND CONTEXT

SOURCE: TOWN OF DIDSBURY

Fox Hollow



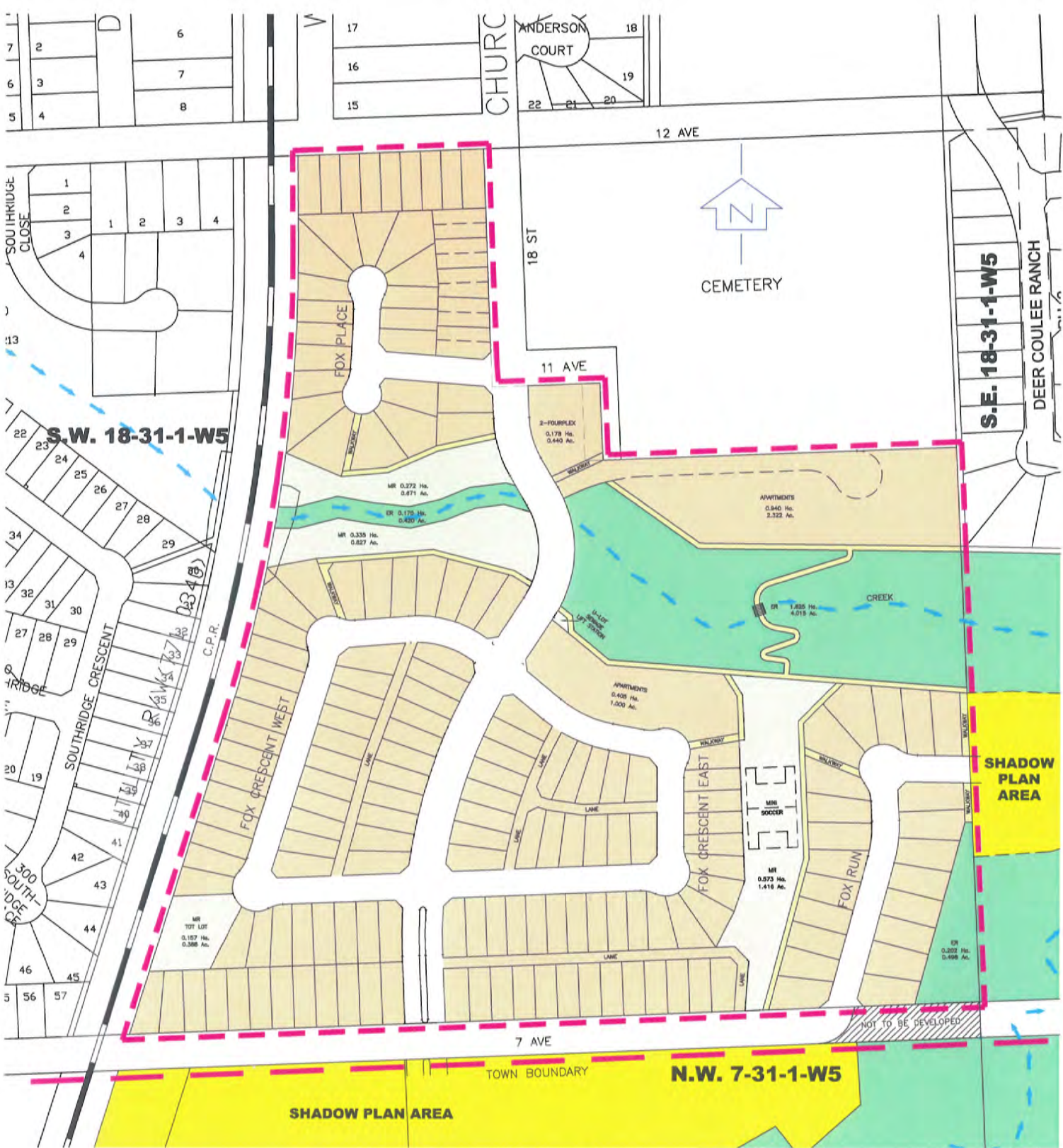
LEGEND

	GENERAL RESIDENTIAL		HEAVY INDUSTRIAL
	COMMERCIAL		SPECIAL STUDY AREA
	RESIDENTIAL COMMERCIAL		OPEN SPACE/RECREATION
	MIXED USE		INSTITUTIONAL (SCHOOL, CHURCH, HALL, HOSPITAL)
	LIGHT INDUSTRIAL		DIDSBURY BOUNDARY

EXISTING LAND USE

SOURCE: TOWN OF DIDSBURY

Fox Hollow



SITE PLAN

Fox Hollow



TOPOGRAPHIC PLAN

Fox Hollow

1.2 FOX HOLLOW OVERVIEW

The Town of Didsbury Municipal Development Plan states, “*Affordable housing opportunities will serve to make Didsbury a more attractive choice for business and industry that require lower wage labour. Socially, it is important that every segment of the community has access to livable housing options*”

The Fox Hollow Area Structure Plan (ASP) strives to create an affordable high quality residential neighborhood within the Town of Didsbury. The following design elements will be incorporated within Fox Hollow to achieve an affordable high quality neighborhood:

- A variety of housing types will be provided for, to meet the needs of the various market segments.
- Architectural detailing and landscaping will be emphasized to create visually pleasing streetscapes.
- Creation of an open space system for the benefit of all the residents.
- Development of pedestrian sidewalks and pathway systems providing walking or other non vehicular methods of access within the development and to neighboring developments.

1.3 Policy Context

On June 19, 2007 the Town of Didsbury Council adopted the Municipal Development Plan (Bylaw 2007-02). The Fox Hollow ASP area will be subject to the policies contained within the Municipal Development Plan (MDP). In it the Town has embraced the “triple bottom line” approach to community development which aims to ensure that social, environmental, and fiscal elements are considered and positive impacts on each of the themes are optimized.

The later section of this document “Conformity to The Municipal Development Plan” details the ASP’s compliance with the current policy document.

1.4 SITE INFORMATION

1.4.1 Area and Ownership

West Land Developers Inc. (WLD) is the registered owner of +/- 15.4 hectares (+/- 38.15 ac). Also included is a Shadow Plan consisting of +/- 9.14 ha (+/- 22.6 ac) consisting of two residential acreages to the south and a point of land isolated by the ravines to the east. The intent of the Shadow Plan is to demonstrate the develop ability of the land parcels to urban density in the future.

1.4.2 Location

The Fox Hollow ASP lands owned by WLD are within the Town of Didsbury. The Shadow Plan lands to the south are currently outside the Town limits and are within the Municipal District of Mountain View. The Fox Hollow, WLD lands are bounded by:

- On the North side by 12th Avenue, Church Street, 11th Avenue and the Town of Didsbury Cemetery
- On the west side by the CPR Railway
- On the south side by 7th Avenue
- On the East side by the North-South quarter section line and by ravines that, with the exception of 0.74 hectare (1.8 acres) that is isolated from other developable lands further to the east.

The Shadow Plan lands consist of acreages directly south of Seventh Avenue and a portion of land isolated by the ravines to the east.

1.4.3 Legal Description

The Fox Hollow lands are legally described as a Portion of SW ¼ Section 18, Township 31, Range 1, West of 5th Meridian.

1.4.4 Existing Land Use

The subject site has been occupied and farmed in the past. There are no residences on the land and is currently pasture land.

The site is presently designated Urban Reserve District by the Town of Didsbury Land Use Bylaw No. 04-13. The general purpose of this District is

“To provide a land reserve, for future subdivision and development, until required and when more detailed planning has occurred, such as the preparation of an area structure plan.”

A re-designation to appropriate urban land use districts is therefore required before any urban development can occur.

1.4.5 Land Form

The Fox Hollow lands are characterized as being relatively flat punctuated with a ravine running through the property from the west to the east. The lands to the north of the ravine are at an elevation of approximately 1037.5m. The lands south of the ravine slope from the southern boundary, seventh avenue, towards the ravine. The elevation at the southern boundary starts at approximately 1042.5m and gradually slopes towards the north to approximately 1030m.

1.4.6 Adjacent Land Uses

Adjacent land uses consist of

- A residential community and the Town of Didsbury Cemetery to the north,
- A partially developed residential subdivision (Deer Coulee Ranch) and an isolated developable land area of 0.74 ha (1.8 ac) to the east,
- Two residential acreages to the south,
- A residential community immediately west of the CPR railway tracks.

1.4.7 Access

Access to the site is presently available from Church Street (18th Street) from the north and from Seventh Avenue to the south. It is intended to extend Church Street through the site and connect to Seventh Avenue. The Seventh Avenue access, coming from the west, has an uncontrolled crossing of the CPR railway tracks. This crossing will require upgrading to a controlled crossing.

2.0 DEVELOPMENT PROPOSAL

2.1 Design Elements

Based on the developer's intent, Town Policies and site characteristics, the Fox Hollow ASP is envisioned to create an affordable high quality neighborhood.

The key design elements incorporated into Fox Hollow to create an affordable high quality neighborhood are:

- A variety of housing types will be provided for, to meet the needs of the various market segments
- Architectural detailing and landscaping will be emphasized to create visually pleasing streetscapes
- Creation of an open space system for the benefit of all the residents
- Development of pedestrian sidewalks and pathway systems providing walking or other nonvehicular methods of transportation within Fox Hollow and to neighboring developments

The major focus of the Fox Hollow neighborhood is to provide a range of housing types to accommodate the needs of a variety of socio-economic groups. The predominant form of housing type will be single family detached residential and will include a range of lot sizes, to provide various levels of affordability. The single family residential will consist of a mix of laned and laneless residential. Semidetached residences will also be developed and will consist of laned and laneless lots. Two fourplex residential sites will be developed which could be in a townhouse format or apartment style format. Two multifamily residential parcels are proposed within the ASP area. Immediately south of the cemetery, a parcel will accommodate a multifamily complex offering apartment style units. The second multifamily parcel will also offer apartment style homes. The Fox Hollow ASP is anticipated to yield 269 units. The projected density is anticipated to be a medium level of density.

West Land Developers will develop a comprehensive package of architectural guidelines to ensure a cohesive and appealing streetscape. A copy of the architectural guidelines will be submitted to the Town prior to land use approval.

An open space system is an important component of the Fox Hollow ASP. The proposed open spaces are situated so all residents are in close proximity to green areas. The open spaces are intended to provide opportunity for active and passive recreation.

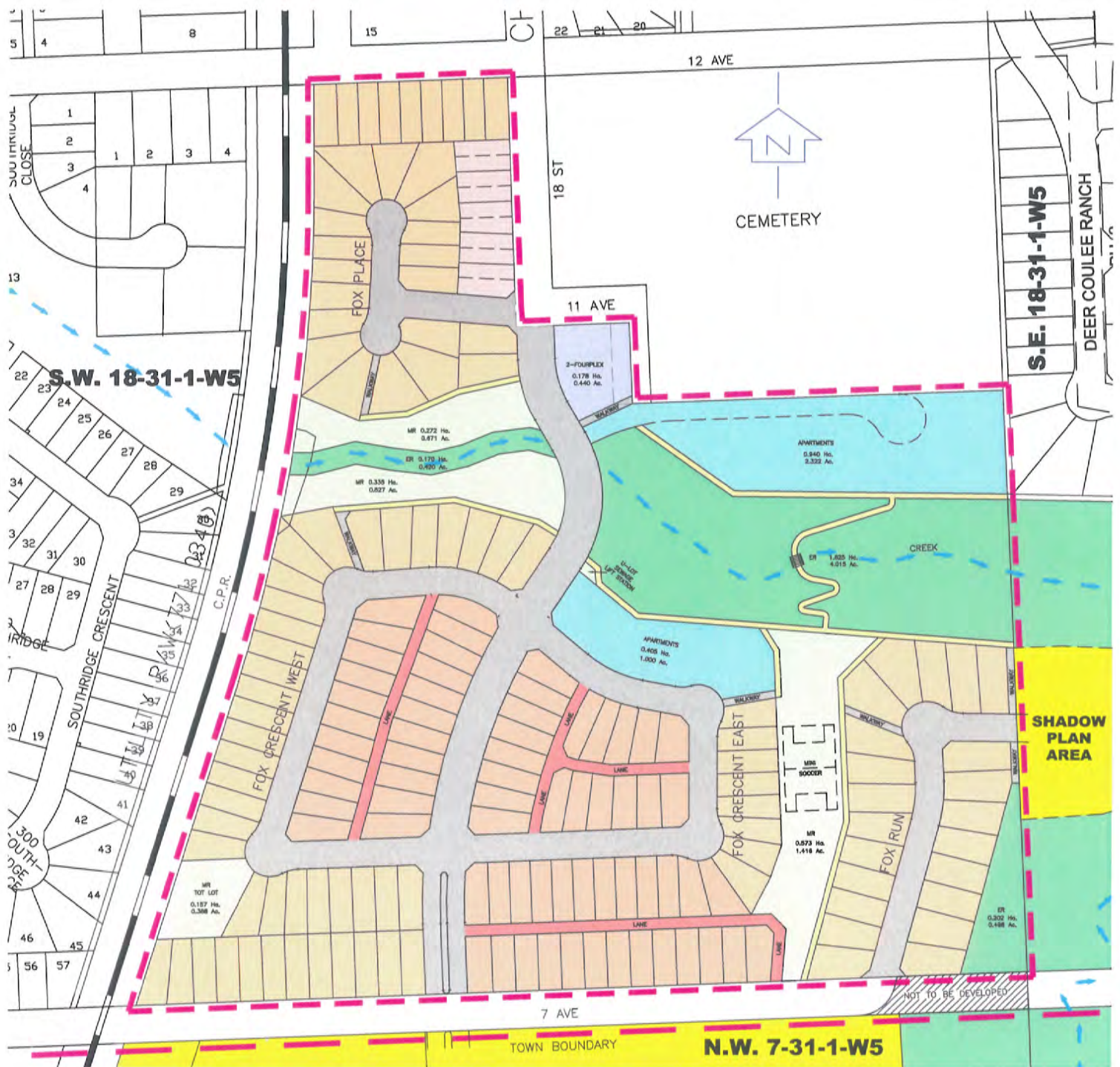
The ability for the residents to move within the Fox Hollow neighborhood as well as to surrounding neighborhoods without the use of a motor vehicle was a critical component in the neighborhood design. A system of pathways is provided so all residents can easily access the open spaces. In addition separate sidewalks along key streets provide pedestrian accessibility and linkage to the pathway systems.

2.2 Land Use

The proposed land uses for the ASP area consist of single detached residential and attached residential both including laned and laneless lots. Two fourplex dwelling lots with associated parking area are included (appendix 7.2). Also, two high density multifamily complexes with underground parking are included in the ASP (appendix 7.3). Open spaces are incorporated throughout the development. The uses are summarized in the following table:

Proposed Land Uses	OPTION A		OPTION B	
	Hectares	Acres	Hectares	Acres
Single detached laneless	4.732	11.693	4.732	11.693
Single detached laned	2.580	6.375	1.824	4.507
Attached laneless (duplex)	0.245	0.605	0.245	0.605
Attached laned (duplex)			0.756	1.868
Fourplex	0.178	0.440	0.178	0.440
Multifamily	1.345	3.323	1.345	3.323
Municipal Reserve	1.342	3.316	1.342	3.316
Environmental Reserve	1.996	4.933	1.996	4.933
Pathways	0.313	0.773	0.313	0.773
Roads and sidewalks	2.407	5.948	2.407	5.948
Lanes	0.301	0.744	0.301	0.744
Total	15.439	38.150	15.439	38.150

Refer to Figure 4.1 & 4.2

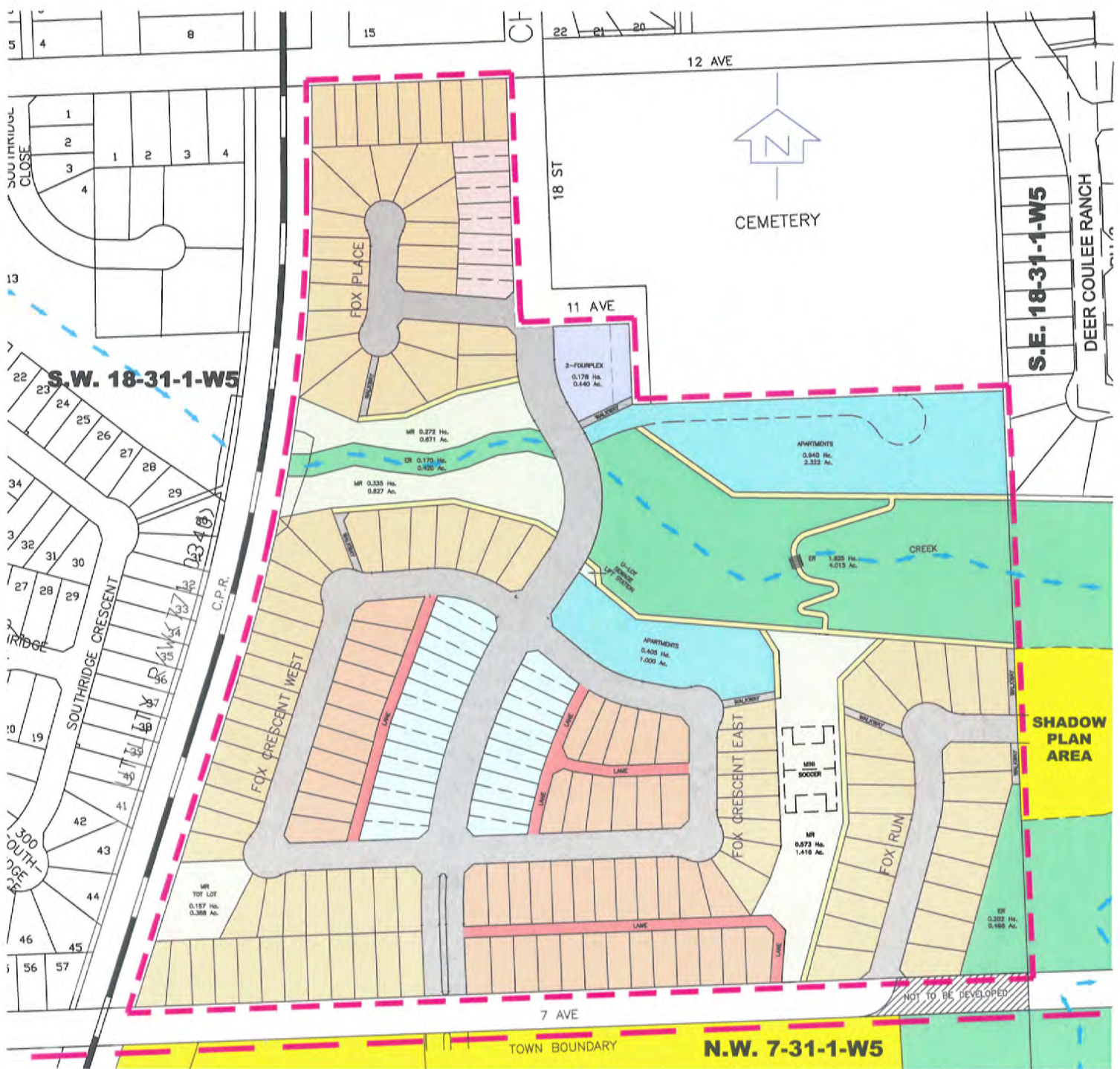


LEGEND

SINGLE DETACHED LANELESS	FOURPLEX	PATHWAYS
SINGLE DETACHED LANED	MULTIFAMILY	ROADS AND SIDEWALKS
ATTACHED LANELESS (DUPEX)	MUNICIPAL RESERVE	LANES
ATTACHED LANED (DUPEX)	ENVIRONMENTAL RESERVE	

PROPOSED LAND USE (OPTION A)

Fox Hollow



LEGEND

SINGLE DETACHED LANELESS	FOURPLEX	PATHWAYS
SINGLE DETACHED LANED	MULTIFAMILY	ROADS AND SIDEWALKS
ATTACHED LANELESS (DUPLIX)	MUNICIPAL RESERVE	LANES
ATTACHED LANED (DUPLIX)	ENVIRONMENTAL RESERVE	

PROPOSED LAND USE (OPTION B)

Fox Hollow

2.3 Housing Mix

The table below identifies the approximate housing mix proposed, based on land use:

Proposed Housing Mix	Units (+/-)		*Units*(+/-)	
	OPTION A		OPTION B	
Single detached laneless	100	37%	100	36%
Single detached laned	67	25%	48	17%
Attached laneless	10	4%	10	4%
Attached laned			28	10%
Fourplex	8	3%	8	3%
Multifamily	84	31%	84	31%
Total	269		278	

Single family residential constitutes approximately 62% of the housing units and consists of a mix of laned and laneless residential. The lot sizes vary in width, which will allow for various levels of affordability.

* Attached laneless residential are planned in phase I and will constitute approximately 4% of the housing units. Depending upon the level of interest for these units WLD may convert 19 single detached laned residential lots to 28 attached laned residential lots in phases II and see appendix # III. If this were to happen attached residential would increase to approximately 14% of the housing units.

Included in the plan is an area which will accommodate approximately eight individual units. The units may be built as two fourplex residential units. These eight individual units represent approximately 3% of the residential total.

Multifamily residential units account for approximately 31% of the housing units. Two multifamily units are proposed. The sites will be designed to accommodate singles, couples and families.

The location and suitability of the multifamily sites will be confirmed with geotechnical analyses satisfactory to the Town.

Refer to Figure 5

2.4 Density

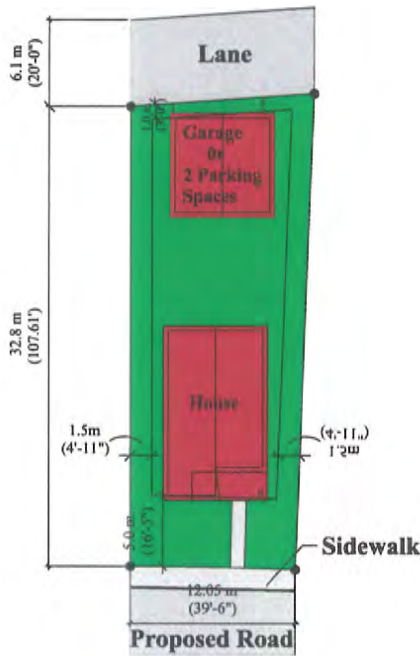
The Town’s objective to intensify land uses was accomplished within the ASP resulting in a proposed density range of approximately 6 units to slightly less than 9 units per acre. The Town’s Municipal Development Plan provides for a minimum of five units per acre. The overall density for ASP will not be less than six units per acre.

*Provided WLD proceeds with converting 19 single family residential lots to 28 attached residential lots the proposed density would be approximately 8.29 units per acre.

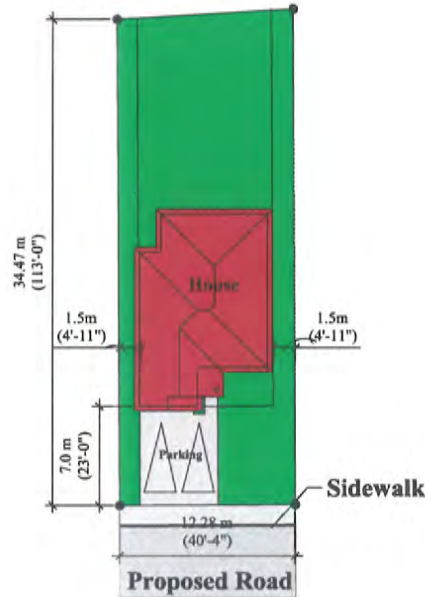
The following table outlines the projected densities:

	OPTION A	OPTION B
Developable acres	33.217	33.217
Total units	+/- 269	+/- 278
Proposed density per acre	+/- 8.10	+/-*8.37

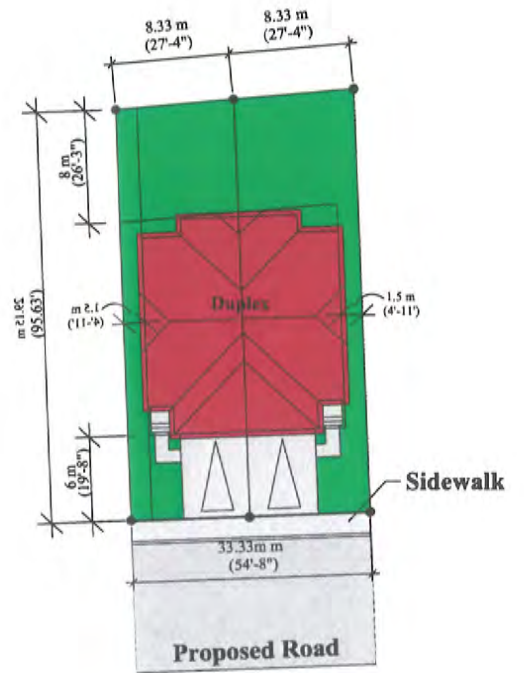
Approximately 31% of the multifamily units are clustered on two sites totaling 3.32 acres. This allows the remainder of the ASP land to be developed at a lower density. The density of the Fox Hollow ASP, without the 3.32 acre multifamily complexes, is projected at approximately 6.19 units per acre to approximately 6.49 units per acre, if the 19 single residential lots are converted to 28 attached residential lots, as shown in the following table:



**Detached
Garage w/
Lane**



**Detached w/
Front Garage**



**Zero Lot Line
Duplex w/ Garage**

LOT TYPES

Fox Hollow

Projected Density without Multifamily Complexes

	OPTION A	OPTION B
Developable acres excluding MF	29.89	29.89
Total units excluding MF	+/- 185	+/- 194
Proposed density per acre	+/- 6.19	+/-*6.49

2.5 Municipal Reserve

The Municipal Government Act requires that a minimum 10% of net developable lands be provided for municipal reserves. The Fox Hollow ASP provides for 12% of municipal reserve lands. It is assumed the 10% reserve owing on the Shadow Lands will be provided when those lands are subdivided.

The Municipal Reserve lands are made up of the westerly flatter portion of the ravine, a large architecturally developed green space and a tot lot. This flatter portion of the ravine will form a natural park like setting providing the opportunity for passive recreation and relaxation. The architecturally developed green space will be landscaped into a multipurpose green space for open games of soccer, football, Frisbee as well as relaxation. The tot lot will be landscaped and provide play apparatus for young children and relaxation areas.

Total Municipal Reserve	1.655 ha.	4.089 ac
Net Developable Lands	13.443 ha	33.217 ac
Percentage of Net Developable Lands	12%	12%

Refer to Figure 6



GREEN SPACES AND PATHS

- SIDEWALKS SHOWN THUS
- PATHWAYS SHOWN THUS
- MUNICIPAL RESERVE
- ENVIRONMENTAL RESERVE

Fox Hollow

2.6 Environmental Reserves

Within the Fox Hollow ASP the easterly portion of the coulee has steeper slopes and natural stands of aspen trees, which grow on the south side of the coulee. These lands, +/- 1.99 ha (+/- 4.933 ac) have been designated as Environmental Reserve for preservation purposes. A pathway system connecting both sides of the coulee is proposed in the ASP, but will be designed to have minimal impact on the Environmental Reserve lands.

Gross Development Lands	15.44 ha	38.15ac.
Net Developable Lands	13.443 ha	33.217 ac.
Environmental Reserves	1.99 ha.	4.933 ac.

2.7 Shadow Plan

The Fox Hollow ASP has provided a Shadow Plan of +/- 9.14 ha (+/- 22.6ac) for the two residential acreages to the south and a point of land isolated by the ravines to the east. An access as well as utility servicing connections is provided to allow development of the parcels in the future to urban densities.

2.8 Phasing

Based upon the servicing and transportation infrastructure currently in place, the initial phase for Fox Hollow will be located in the northern part of the plan adjacent to the cemetery. The development will proceed from north to south with logical extension of all services.

The ASP lands are currently divided into four phases. Depending upon the level of interest,

these phases may be combined to speed up development or alternatively additional phases may be increased if demand decreases. Currently the projected build out is estimated to be 8-10 years.

Appendix 7.4 shows the Phasing Plan for Fox Hollow.

3.0 Municipal Services

Future residents of Fox Hollow subdivision will benefit from the full range of Municipal Services available to others in the Town of Didsbury. These services will be available through extension, by the developer, of existing systems as detailed below:

3.1 Water Supply – Water will be supplied to the proposed Fox Hollow Subdivision from connections to the Town of Didsbury’s water system at two locations, to the north at 18th Street and 12th Avenue and to the south west at 7th Avenue west of the CPR railroad Tracks. The internal system shown hereafter will be 200mm diameter watermains looped for greater reliability, with the exception of the relatively short cul de sac’s at the north end. Fire hydrants spaced to City of Calgary Standards will provide water for fire protection.

Details of the water system are shown in Appendix 7.5.

3.2 Sanitary Sewage Collection and Disposal – Sewage from the development will be collected via a 200mm diameter gravity collections system. As much as possible of the sewage will flow by gravity into the existing systems at 12th street and 18th Ave and at 7th Avenue west of the tracks. Where gravity flow to the existing system is not possible a sewage lift station will be installed to lift the sewage across the ravine to a point where gravity collection is possible.

Appendix 7.6 details the sewage collection and disposal system.

3.3 Storm Water Collections, Management and Disposal – To limit the length of overland flow within roadways in the proposed development, a storm sewer system will be installed. This collection system will convey storm water via an underground piped system to a storm water

management facility in the ravine. This pond will provide storage and treatment of the storm water prior to its release into the drainage course in the ravine. Should development on the adjacent lands be of such a nature that it can manage and use the storm water, the pond may be eliminated as long as this is agreeable to the developers of these adjacent lands and the Town of Didsbury. A storm water plan acceptable to the Town will be provided prior to subdivision.

Refer to Appendix 7.7 for the System Water Management System.

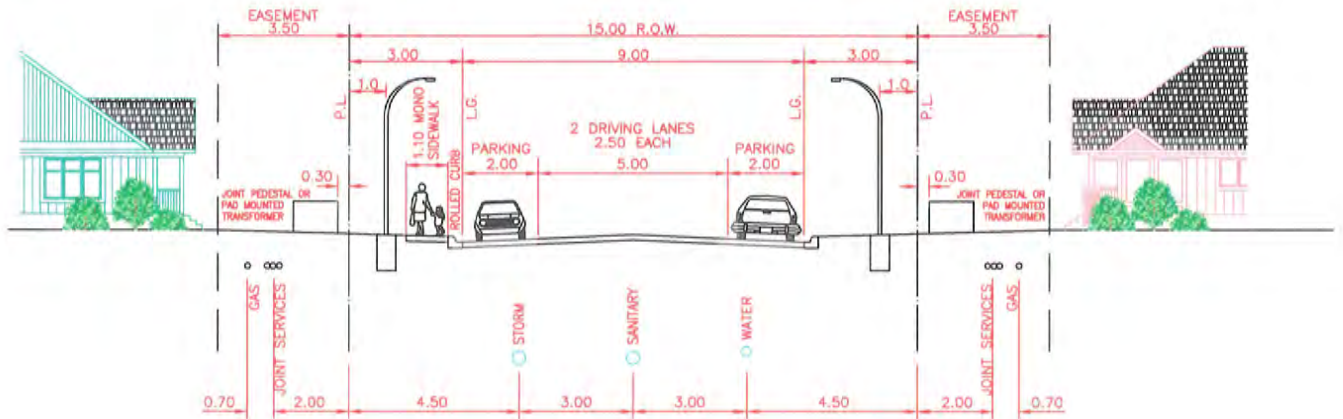
3.4 Shallow Utilities – Shallow utility servicing will be done by extending available services adjacent to the development. Services will be installed underground within the subdivision.

3.5 Vehicle Access – Access to the Fox Hollow Subdivision will be via 18th Street on the north and 7th Ave to the south west. 18th Street will extend south through the development as a residential collector. The street will be constructed to The Town of Didsbury's Standards which basically match City of Calgary Standards with parking and sidewalks on both sides. Through the ravine and adjacent to the cemetery, where there are no adjacent homes to bear the responsibility of snow removal, sidewalks have been eliminated on one side of the street. Right of Way Widths will match the 20.12 m width of 18th Street north of the development. At the south end the width increases to 22.5 m to allow for a Residential Entrance Street with a landscaped median in its centre.

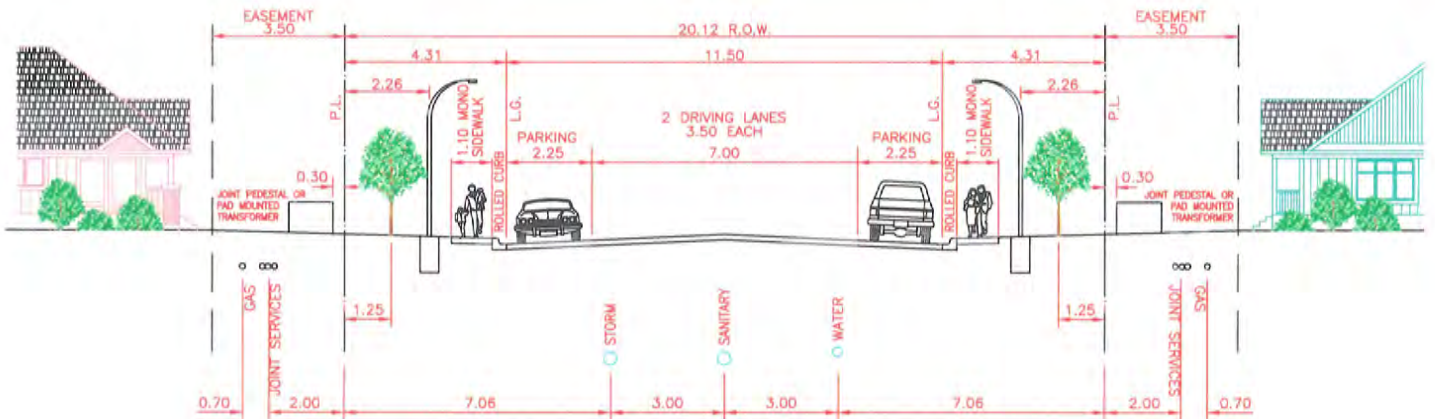
Local residential streets will also match City of Calgary Standards which requires a 15 meter right of way with a 9.5 m carriage way from face of curb to face of curb, parking on both sides and sidewalk on one side, No sidewalk is proposed in the relatively short Cul De Sacs.

Lanes - Lanes will be developed in parts of the subdivision to provide options for those with recreational vehicles or who simply prefer a rear car garage. Lanes will be graveled to a width of 5.5 meters within a 6.1 meter right of way.

Refer to Figures 8 & 9



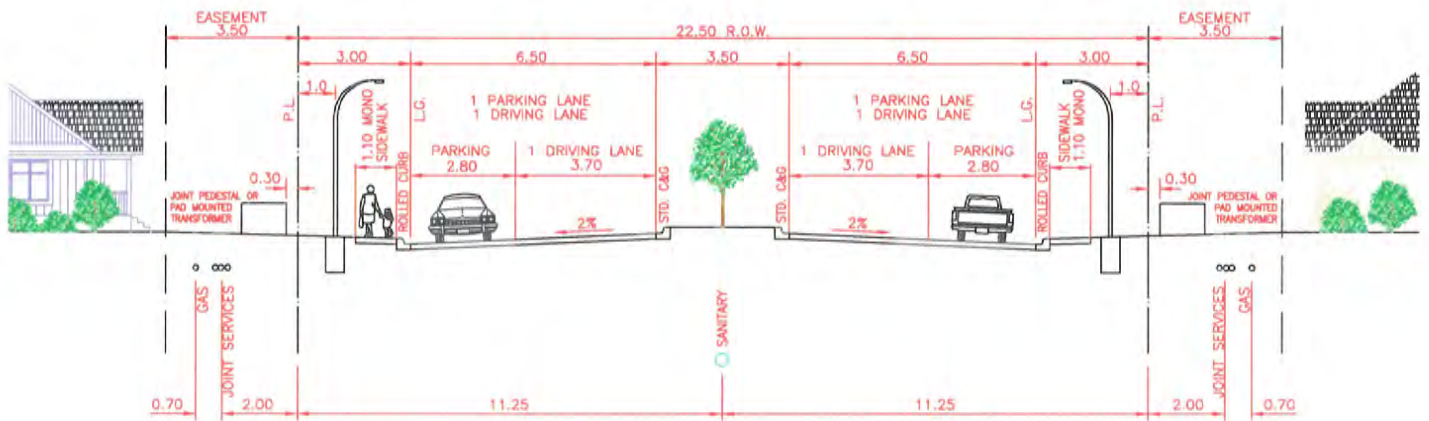
① 15.0m R.O.W. RESIDENTIAL-PARKING BOTH SIDES
N.T.S.
(DIMENSIONS IN METRES)



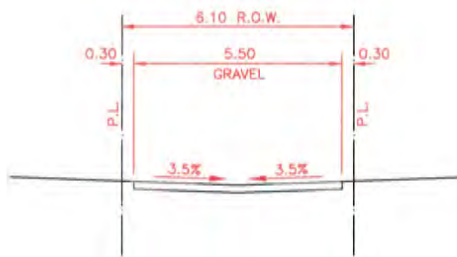
② 20.12m R.O.W. COLLECTOR-PARKING BOTH SIDES
N.T.S.
(DIMENSIONS IN METRES)

STREETSCAPES

Fox Hollow



3 22.50m R.O.W. RESIDENTIAL ENTRANCE STREET
 N.T.S.
 (DIMENSIONS IN METRES)



4 5.50m GRAVEL LANE
 N.T.S.
 (DIMENSIONS IN METRES)

STREETSCAPES

Fox Hollow

3.6 Pedestrian Traffic – Pedestrian traffic will be encouraged in Fox Hollow as previously noted with sidewalks on both sides of collector roadways and on one side of local residential streets. Sidewalks will be provided on at least one side of all streets to the satisfaction of the Town.

In addition walkways along and through the ravines and Municipal Reserves will invite future residents to get out and walk, bike, skate or rollerblade. The exact location of all pathways will be confirmed with geotechnical testing acceptable to the Town.

Refer to Figure 10

4.0 Environmental Impact

It is the developers' intention that this development have as little negative impact on the local environment as possible. To effect this the following measures are contemplated:

4.1 Ravine – The use of a storm pond is intended to slow the release of storm water to minimize the adverse impact of its uncontrolled release on the ravine. The location of the road through the ravine was chosen close to an existing trail through the ravine where the least disruption to the sides of the ravine would be necessary.

4.2 Natural Vegetation – Much of the site has been farmed and any natural vegetation has long since been removed. The south side of the ravine however has tree cover which to the extent possible will be preserved.

4.3 The Cemetery – A treed boulevard will be provided on the east side of 18th street adjacent to the cemetery and along the north side of the private road of the Townhouse site south of the cemetery. In addition a suitable screen of trees will be provided along the southern border of the cemetery as well as along the east property line of the multifamily site. This will provide a measure of privacy for visitors to the cemetery and residents of the development alike.

4.4 Waste Management

The Fox Hollow ASP can be developed in an efficient and environmentally friendly manner. West Land Developers will work to minimize any environmental impacts and will also endeavour to work with the builders to promote recycling of materials and minimizing solid waste

4.5 Environment Testing – A land site of approximately one hectare directly south of the cemetery and north of the ravine will be left as Urban Reserve until an environmental site assessment is completed by Base Property Consultants Ltd. The assessment and reporting will be completed to the satisfaction of the Town.

4.6 Sound Attenuation - A sound attenuation analysis will be performed for the lands adjacent to the railway tracks. The analysis will be used to determine suitable method of noise reduction alternatives.

4.7 Environmental Site Assessment ó Base Property Consultant Ltd. has completed a Phase One Environmental Assessment for the Fox Hollow lands on April 1, 2008. The report identified four possible environmental issues as well as suggested remedial solutions.

1. Garbage or burn burial pits and heating fuel oil may have been used on the site in the 1940s and earlier. A road has been built with fill material across the central portion of the ravine. Should any buried unidentified materials, buried organic soil, stained soils or noxious odors be encountered in this roadway or at the former residence location during site development then appropriate use or disposal of this material should be confirmed in accordance with engineering recommendations acceptable to the Town.
2. An area of uncontrolled dumping was observed at the bottom of the ravine near the center of the site. Material observed included domestic garbage, a washer and dryer and some scrap metal. Those materials that can, should be recycled and the remainder disposed of appropriately off site.

3. The Town of Didsbury Cemetery is located along the northeast property line. A portion of the land adjacent to the cemetery and north of the ravine (approximately 1 hectare) may be environmentally impacted by groundwater leachate from the cemetery. Additional environmental testing will be required.

4. A water well and septic sewer system may have serviced the residence observed in the historical air photograph. When these services are located and if no longer required they must be reclaimed in an appropriate manner.



PEDESTRIAN TRAFFIC FLOW

- SIDEWALKS SHOWN THUS
- PATHWAYS SHOWN THUS
- MUNICIPAL RESERVE
- ENVIRONMENTAL RESERVE

Fox Hollow

5.0 Traffic Impact on Adjacent Roadways – At full development residents of the proposed development will generate approximately 8 vehicle trips per lot per day. At that rate, the development of Fox Hollow as proposed will have the following impact on adjacent roadways. (Appendix 7.8)

7th Ave West of the Tracks – The Town of Didsbury’s Infrastructure Study estimated traffic on 7th Avenue west of the proposed development at between 200 and 300 vehicles per day (vph). Estimating that 20% of traffic generated from the Fox Hollow subdivision may use 7th avenue on any given day raises traffic levels on 7th Ave. west of the tracks to approximately 700 vpd. At this volume 7th Ave will continue to function adequately.

23rd Street North of 7th Avenue – 23rd Street currently is classified as a collector roadway and functions at between 1400 and 1700 vpd. With the development of Fox Hollow it is estimated that traffic on 23rd Street will increase to between 1800 and 2100 vpd. This is well within the capabilities of a collector roadway.

18th Street north of 12th Ave - This street was not included in the earlier study of traffic volumes as to date it has had limited use. Based on the number of existing properties when fully developed, 18th street should experience traffic volumes in the order of 200 vpd as it currently exist. If 80% of the traffic goes north from Fox Hollow and use this most direct access to 15th Avenue traffic may increase on 18th street to a volume of 1,800 - 2,000 vpd. City of Calgary Standards rate a local residential street for a capacity of 1,000 vpd and a residential collector for a capacity of 5,000vpd. This would indicate that improvements to 18th street may need to be made to bring it to a collector standard where it would function adequately. Alternately improvements could be made to 12th Avenue east of 18th street to route a significant amount of traffic east to 16th Street.

12th Ave west of 18th street – This Avenue is currently undeveloped and will be developed in conjunction with the Fox Hollow development as a number of lots front directly onto it. Presently 12th Avenue currently experiences little use. With the development of Fox Hollow traffic volume will be approximately 300vpd, well below the capacity of a local residential street.

12th Avenue east of 18th Street – This Avenue is also currently undeveloped. If it is open to traffic it is expected to attract some traffic short cutting over to the school. If as previously suggested it is developed to relieve traffic on 18th Street north of 12th Ave it should be developed as an extension of the collector road accessing the Fox Hollow Subdivision.

15th Avenue West of 18th Street – 15th Avenue, a collector, is currently estimated to carry between 1,200 and 1,400 vpd. With the development of Fox Hollow this is expected to increase to between 2,300 and 2,500 vpd. This is still well within the ability of a collector roadway

15th Avenue East of 18th Street – 15th Street east of 18th Street is expected to see traffic increase from 1200-1400 vpd to between 2100 and 2300 vpd. These levels are well within the capacity of a collector road which it is rated as.

6.0 CONFORMITY TO APPROVED PLANNING DOCUMENTS

6.1 Town of Didsbury Municipal Development Plan

The Town of Didsbury Municipal Development Plan Bylaw 2007-02 was adopted by Town Council on June 19, 2007. The Town commits to community development referred as the “triple bottom line” approach that aims to ensure the social, environmental and fiscal elements of the community are considered.

Subsequent sections of the MDP list policies to achieve this overall philosophy. The following are applicable to the Fox Hollow ASP.

3.2.3 *“New residential development shall proceed in an orderly manner in order to provide municipal services and utilities in a fiscally responsible manner.”*

Fox Hollow will be developed in four phases to ensure the proper municipal services and utilities are in place before any new residential development occurs.

3.2.6 *“The overall density for residential uses shall average a minimum of five (5) units per net developable acre within each Area Structure Plan area.”*

The Fox Hollow proposed density is 8.03 units per acre. This density reflects smart growth principles and provides for the sustainability of residential communities.

3.2.8 *“The Town will ensure the provision of a variety of housing types and styles to meet the diverse needs of the community.”*

The Fox Hollow ASP includes a range of housing types to address the needs of various socio-economic groups. In addition to a variety of single and multifamily residential, the ASP is proposing to accommodate a seniors complex within the plan area.

3.2.11 *“Small lot single detached housing is permitted provided that such lots for part of an approved comprehensively designed development area, taking into account location, clustering, servicing capacity and the development of a socially cohesive community”*

3.2.12 *“Medium density housing developments (i.e. fourplexes and townhouses) are supported by this Plan provided they are integrated with the overall design of the neighbourhood.”*

3.2.13 *“High density housing developments (i.e. apartments and large seniors’ housing projects) are supported by this Plan provided they are located in close proximity to shopping facilities, major institutions, parks and/or open spaces and have good access to transportation facilities.”*

All of the various housing types, small lot detached, fourplexes and multifamily and seniors residential are integrated within the overall plan in a comprehensive manner.

3.2.14 "Affordable housing developments are encouraged to take the form of multiunit complexes, attached housing or secondary suites so as to capitalize on energy efficiencies and reduce land consumption. Such housing shall be designed to blend into the overall streetscape."

The Fox Hollow ASP has focused on affordable housing and has included multiunit complexes and attached housing. The multifamily units have been situated so as not to block the solar heat waves to surrounding residential units and have incorporated underground parking to minimize land consumption. All the housing developments will be architecturally controlled.

3.2.17 "The implementation of innovative community and neighbourhood design concepts and housing forms is encouraged. Innovation in community and neighbourhood design might include alternate road configurations and standards, open space integration, and varied setbacks. Innovation in housing form might include variation in unit type, the inclusion of secondary dwelling units, variation in building styles, materials, and colours and innovative landscaping concept."

A key element of the Fox Hollow ASP is the creation of a layout where the most residents are on short communal streets providing a neighborhood feeling. The open spaces are strategically located to ensure all residents have green areas within close proximity. Architectural controls will be implemented to control materials, colours, landscaping and architectural styles, in order to create visually pleasing streetscapes.

3.2.23 "The town encourages developers to establish design guidelines and architectural controls for housing developments which enhance interaction and communication, provide a sense community and are pedestrian friendly."

It is WLD's intention to develop architectural guidelines to be followed by all the builders within Fox Hollow. A separate architectural guideline booklet shall be submitted to the Town prior to land use approval.

The plan makes provision for comprehensive open space and pedestrian linkages allowing for pedestrians to move easily within Fox Hollow as well connecting to adjacent neighborhoods.

3.2.24 "Suitable sound attenuation devices shall be required in areas where residential development is located adjacent to major roadways or railway lines. Creative solutions to sound attenuation which complement the aesthetics of the Town are encouraged."

The CPR railway tracks that form the west boundary of the lands is elevated above the development lands which results in a challenge to create sound attenuation solutions. West Land Developers has considered planting a tree line parallel to the railway tracks and will continue to pursue other alternatives.

6.2.7 *"The provision of pathways, local tot lots and playgrounds shall be demonstrated in parks concept plans to be submitted and approved through the Area Structure Plan process."*

The concept plans for the Fox Hollow open space system are included within the ASP document.

6.2.8 *"The Town supports the preservation and enhancement of publicly and privately owned trees and their contribution to the Town's health and appearance."*

The natural aspen groves on the south side of the coulee are part of the Environmental Reserve and will be preserved.

6.2.11 *"All developments shall provide the full (10%) dedication of municipal, school or municipal/school reserves."*

Within the Fox Hollow ASP 13% of Municipal Reserves has been provided for by West Land Developers.

6.2.21 *"Environmental Reserve shall be provided as required adjacent to and including major watercourses and drainage areas and in accordance with the Municipal Government Act."*

6.2.22 *"Environmental Reserve lands may be augmented with Municipal Reserve to ensure the open space is functional and continuous pathway systems can be constructed."*

The Fox Hollow ASP requires all the lands within the coulee on the east side of the property to be dedicated as Environmental Reserve. Within the dedicated Environmental Reserve lands WLD will provide a continuous pathway system linking the lands to nearby Municipal Reserve lands.

8.2.13 *"The initial cost of roads sidewalks, water, sewer, sanitary and shallow utility requirements in new development areas shall be borne by the proponent of such development."*

West Land Developers will pay for the necessary extension of services. The logical progression of development will occur in four stages beginning in the north and move south.

9.2.4 *"Developers are encouraged to orient development sites to take advantage of winter sun in order to reduce the cost of heating."*

Within the Fox Hollow ASP the fourplexes and multifamily complexes are oriented to the west and the south to maximize the solar impact of the winter sun.

9.2.5 *"Structures should be sited so as not to restrict adjacent sites' access to sunlight."*

The ASP has planned for the multi-story structures, the fourplexes and multifamily complexes, to be situated to the east and/or north of the single family residences to minimize blockage of sunlight.

9.2.11 *"All Area Structure Plans submitted for approval shall be accompanied by a Phase 1 Environmental Site Assessment and describe what follow up measures are required including determining whether a Phase 2 and/or Phase 3 assessment is required."*

9.2.12 *"All Area Structure Plans submitted for approval shall be subject to Provincial review for identification of historically or culturally significant sites."*

Both Environmental Site Plans and Historical Resources Impact Assessment were prepared for the Fox Hollow ASP in keeping with the policies.

9.2.13 *"Major drainages and water courses shall be protected from development, dedicated as environmental reserves and integrated into urban development in a manner which minimizes disruption of their natural systems."*

Within the Fox Hollow ASP all lands within the coulee on the east side of the development have been dedicated as Environmental Reserve and will be preserved.

9.2.16 *"All new developments shall be required to regulate and control surface runoff during and following construction and shall include the incorporation of treatment for storm water runoff designed to improve the quality of the runoff entering the receiving body."*

A Storm Water Management System has been proposed.

9.2.7 *"The Town shall Endeavour to retain and improve the natural functions and habitat as well as improve the recreational and scenic qualities of watercourses."*

The Fox Hollow proposes to retain the ravine in its natural state as much as possible. Pathways on both the north and south sides of the ravine as well as through it will enhance its recreational quality for residents of Fox Hollow as well as for adjacent communities..

9.2.20 *"The subdivision and development of land should occur in an environmentally friendly manner and shall not have significant negative environmental impacts."*

West Land Developers will undertake to minimize any adverse environmental impact as a result of its development and will endeavor to work with the builders to provide an environmentally friendly development.

11.2.4 *"All new roads, pathways, sidewalks and bicycle routes shall be identified in the Area Structure Plan."*

The Fox Hollow ASP has identified all roads, pathways and sidewalks. The design of various transportation and mobility system was to ensure efficient mobility within the development.

11.2.10 "All new developments are expected to provide adequate off-street parking."

Single Family homes within the development will have driveways or rear lanes and parking pads for off street parking. All of the multi-family residential housing within the development will have on site parking for residents as well as for visitors.

12.2.2 "All new developments areas should be required to be serviced by all municipal services and private utilities."

12.2.4 "The location of municipal services and private utilities in new development areas is to be identified at the earliest possible time in the planning process"

12.2.5 "Generally all new developments shall incorporate underground services into the design."

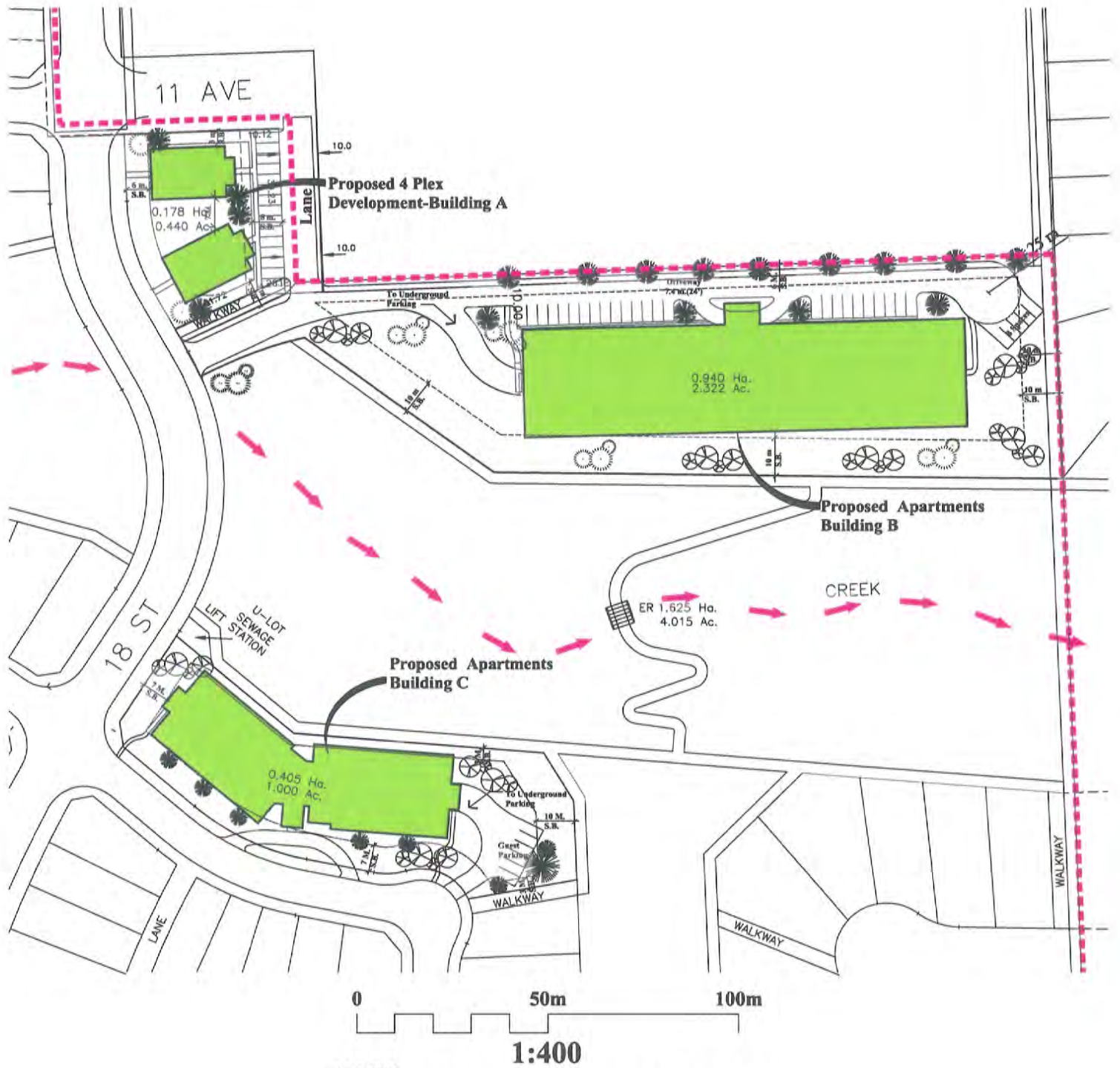
12.2.10 "Developers shall be solely responsible for the installation of services to municipal standards necessary to service their development."

As described in the forgoing it is West Land Developers intent to install all necessary municipal services. These services will be installed underground at the developers expense.

7.0 APPENDIX

List of Figures

- 7.1 Topographic Plan
- 7.2 Proposed Fourplex and Elevation
- 7.3 Proposed Multifamily Elevation
- 7.4 Phasing
- 7.5 Water System
- 7.6 Sanitary System
- 7.7 Storm Water Management
- 7.8 Traffic Impact



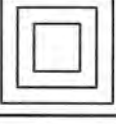
NOTE:
THIS DRAWING IS CONCEPTUAL ONLY
FOR DISCUSSION PURPOSES.

APARTMENTS AND 4 PLEX UNITS

Fox Hollow

Revisions:

Lyndon L. Steinmetz
Design Studio, LLC
Kalispell, Montana (406) 257-5463



All craftsmen & vendors shall verify all levels, elevations and dimensions prior to commencement of the work. All errors and omissions shall be reported immediately to the DESIGNER for correction prior to proceeding with the work.
Do Not Scale these Drawings
This drawing must not be used for construction unless it is marked ISSUED FOR CONSTRUCTION.

FOX HOLLOW

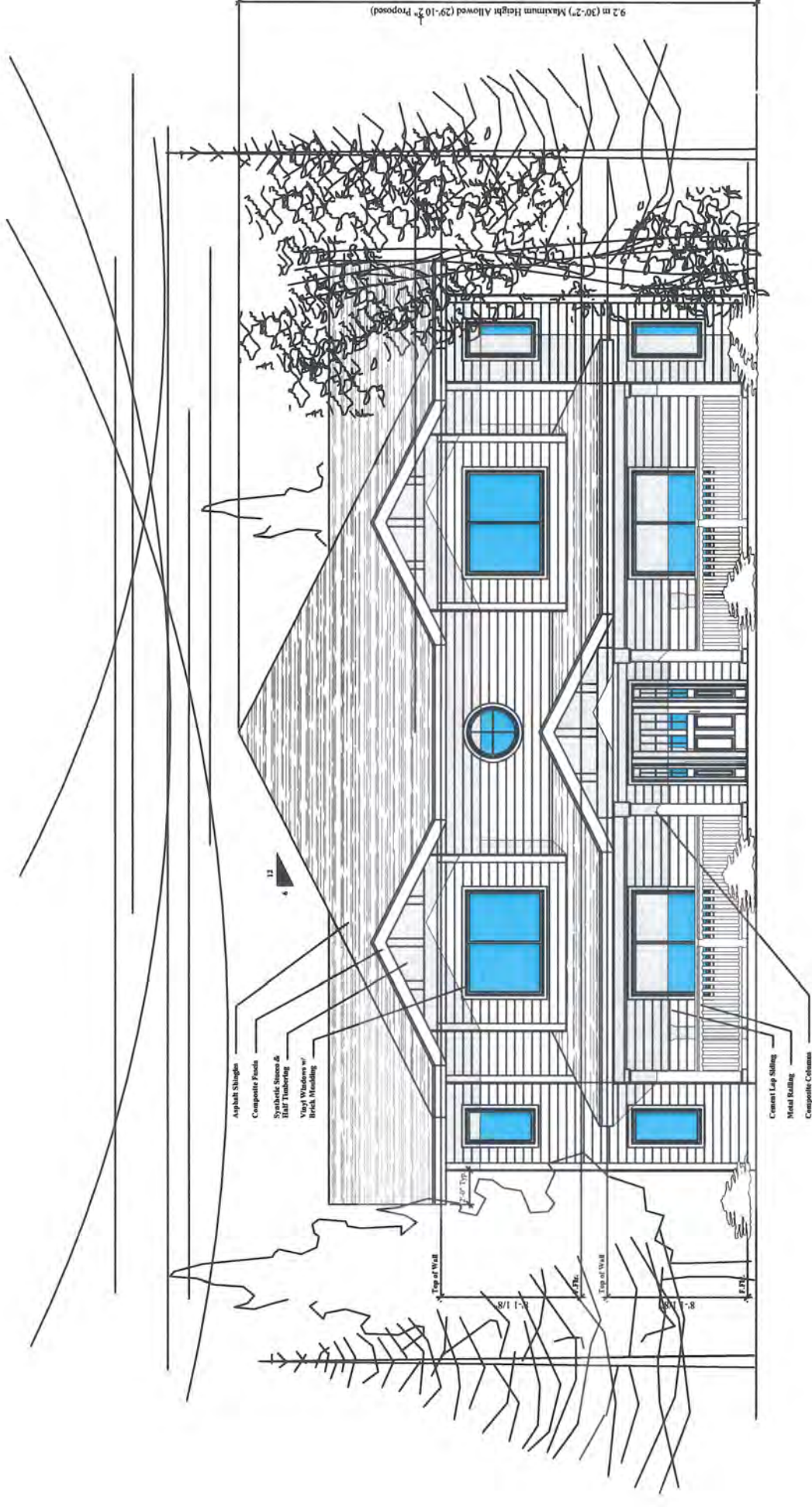
4 Plex Studies:
Town of Disbury, Alberta

Conceptual Elevation
Issued for Pricing
Issued for Construction
Date Printed: 12/21/17

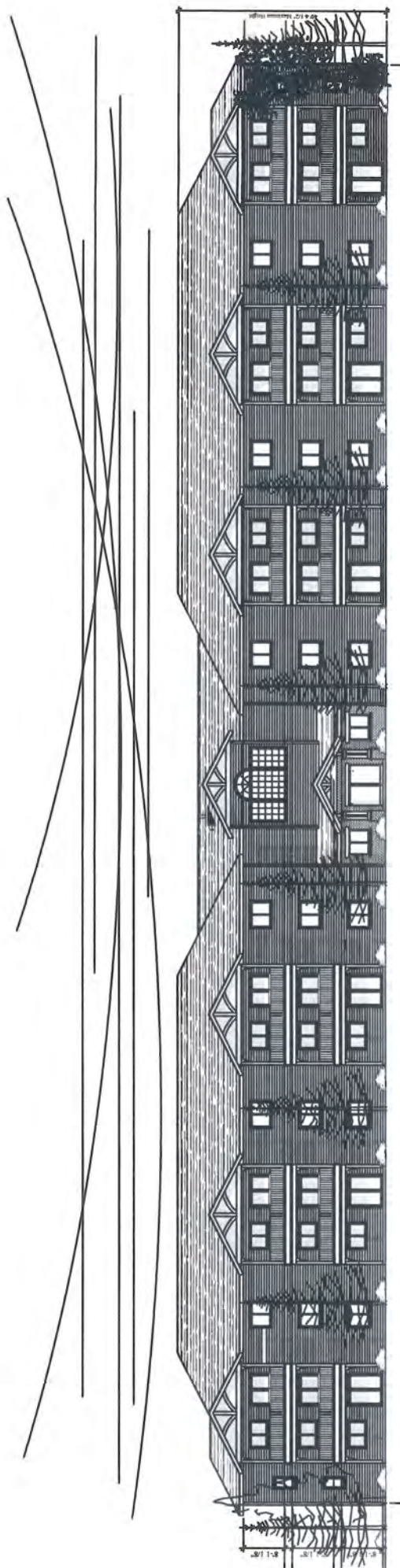
Drawing Date:
Drawn: L.J.S.
Date: 12/20/17
Scale: 1/4"
Job: MTW0307
FIGURE

7.2

NOTE:
THESE DRAWINGS ARE CONCEPTUAL
ONLY FOR DISCUSSION PURPOSES AND
MAY NOT REPRESENT WHAT IS ACTUALLY
BROUGHT FORWARD WHEN A DEVELOPMENT
PERMIT IS APPLIED FOR.

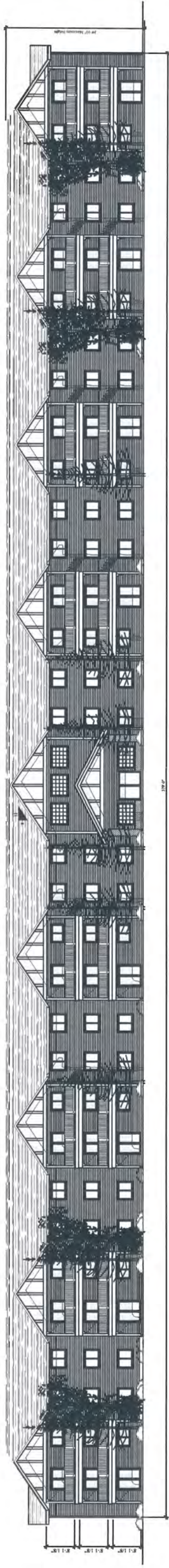
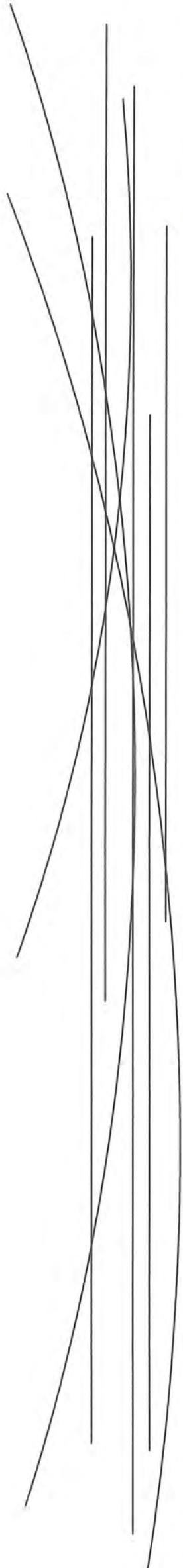


Building "A"-4 Plex
Conceptual Front Elevation For West Land Developers Inc. 1/4"



Building "C"-36 Unit Senior Apartments
Conceptual Front Elevation

3/32" = 1'-0"



Building "B"-48 Unit Apartments
Conceptual Front Elevation

3/32" = 1'-0"

Proposed Apartments Studies

FOX HOLLOW For West Land Developers Inc.

Town of Didsbury, Alberta



Lyndon L. Steinmetz
Design Studio, LLC
Kalispell, Montana (406) 257-5463

NOTE:
THESE DRAWINGS ARE CONCEPTUAL
ONLY FOR DISCUSSION PURPOSES AND
MAY NOT REPRESENT WHAT IS ACTUALLY
BROUGHT FORWARD WHEN A DEVELOPMENT
PERMIT IS APPLIED FOR.



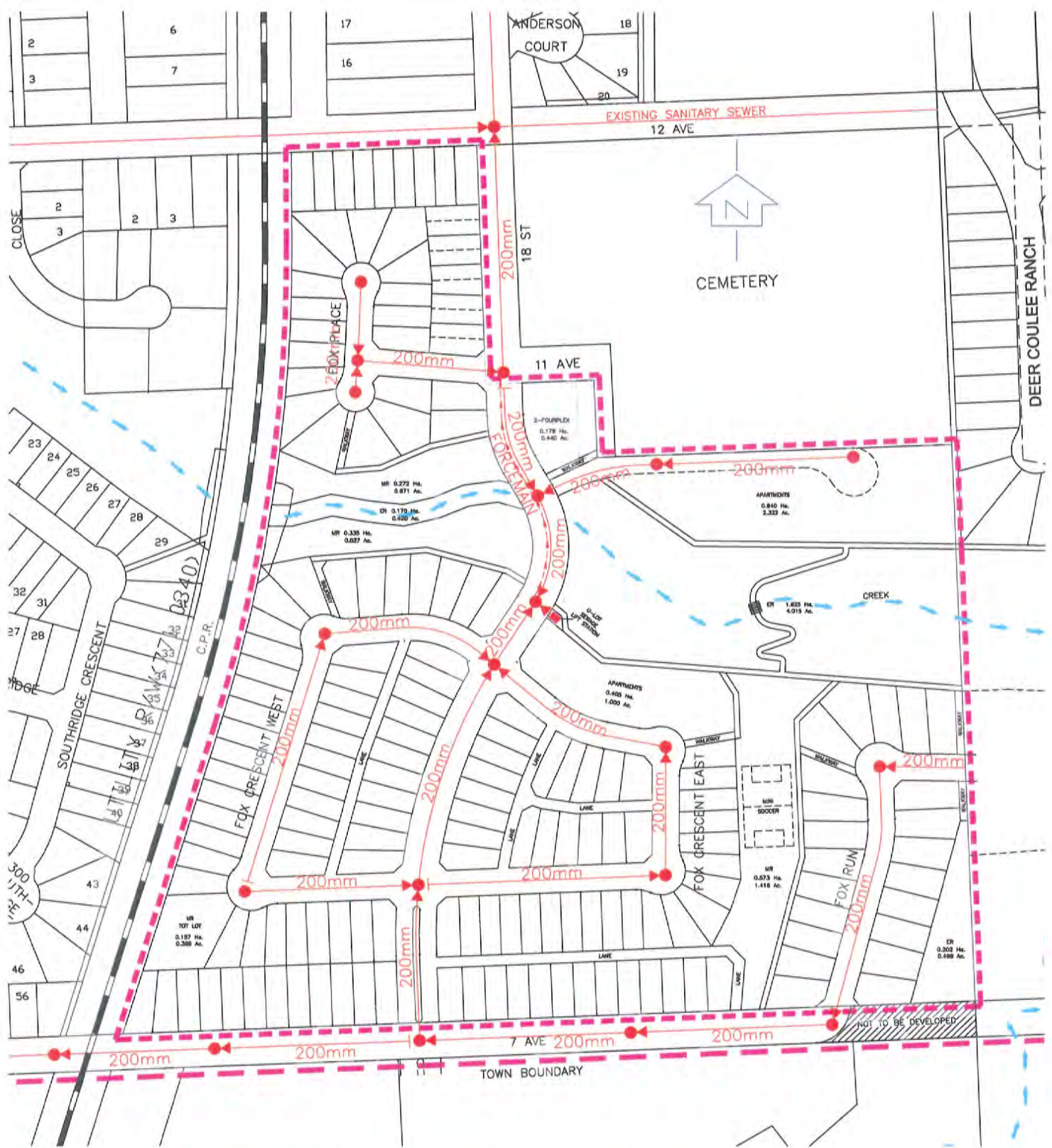
PHASING

Fox Hollow



MUNICIPAL SERVICES - WATERMAINS

Fox Hollow



MUNICIPAL SERVICES - SANITARY SEWERS

Fox Hollow



MUNICIPAL SERVICES - STORM SEWERS

Fox Hollow



NOTE:
 EX = EXISTING
 FUT = FUTURE
 VPD = VEHICLES PER DAY

TRAFFIC IMPACT * THIS STREET IS UNDEVELOPED AND UNUSED AT PRESENT AND COULD BE DEVELOPED TO REDUCE TRAFFIC ON 18TH ST N AND 12TH AVE.

Fox Hollow