

**TOWN OF DIDSBURY
PROVINCE OF ALBERTA
BY-LAW 2007-07**

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 "Fieldstone Neighbourhood 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 17th day of April, 2007

Read a second time this 15th day of May, 2007 as amended:

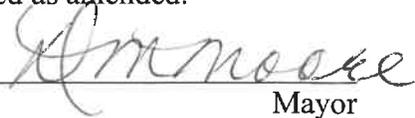
Res. #346 & 347-07

Moved by Councillor Veno that Council grant second reading to Bylaw 2007-07 on the 15th day of May, 2007 with amendments as submitted to amend the overall density in Section 2.2 from 4 to 7 units per acre to 5 to 7 units per acre. Under Phasing Section 2.2 titled "The Concept" that an amendment include that those lots on the north side of 13 Avenue adjacent to Westpoint drive to be designated to R1 (single family dwelling) and that the commercial lot noted in red in figure #1 be designated as C1 (commercial), and further that all residential lots in the subdivision to be designated R2 (general residential).

Councillor Neufeld Opposed

CARRIED

Read a third time this 15th day of May, 2007 and finally passed as amended.



Mayor



Chief Administrative Officer



Fieldstone

Neighbourhood structure plan

FIELDSTONE

NEIGHBOURHOOD STRUCTURE PLAN – TOWN OF DIDSBURY

April 2007
Project : 5352 F57051



› Daniel Arbour & Associés

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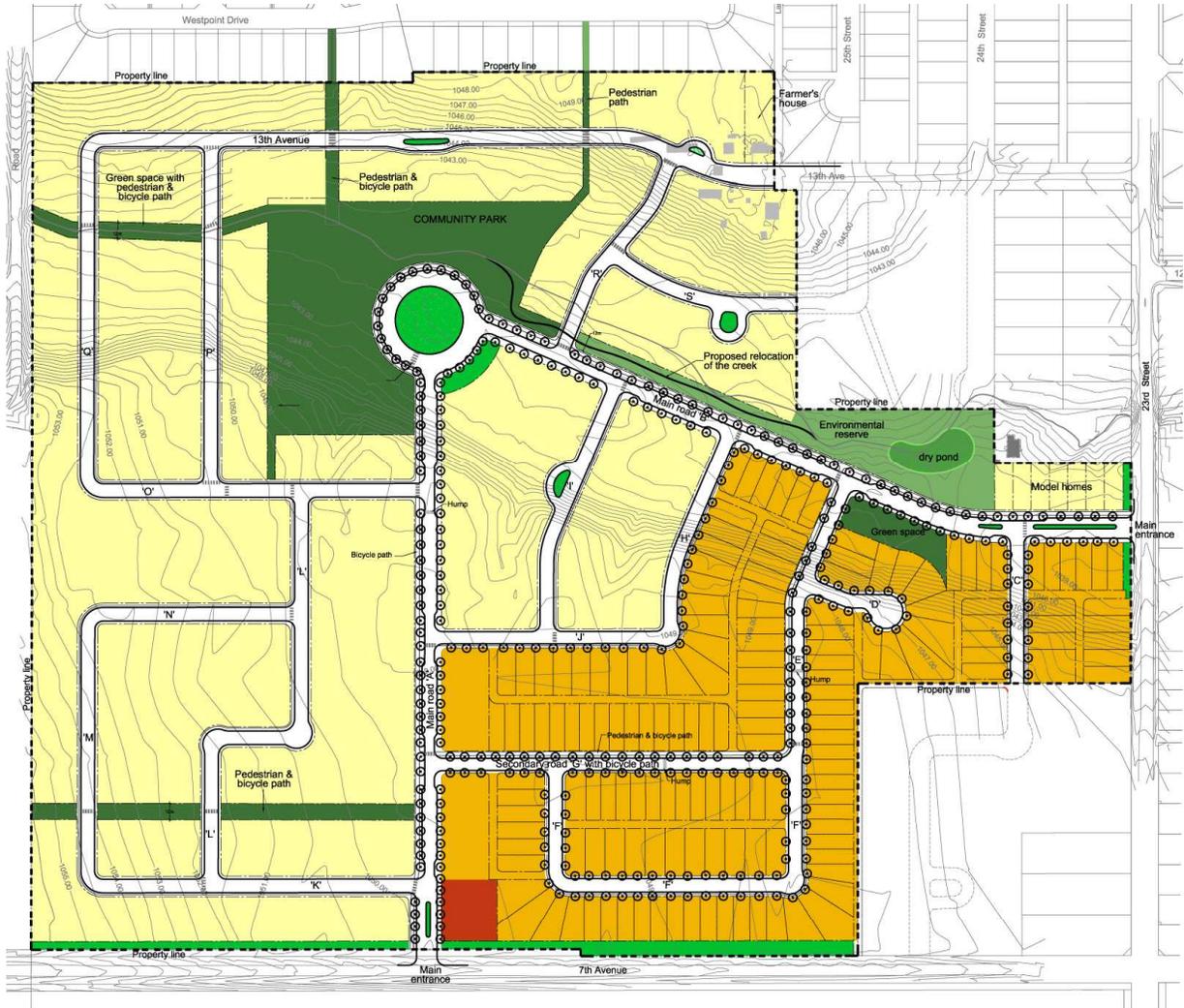
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LEGEND

- Residential (Phase 1)
- Future residential
- Commercial
- Parks & paths
- Environmental reserve
- Other green spaces



Didsbury Town of
Alberta

Fieldstone

SITE PLAN

Figure 1

1. INTRODUCTION

Daniel Arbour & Associates (DAA) were retained by Didsbury Developments Ltd to prepare a Neighbourhood Structure Plan (NSP) for *Fieldstone*, a low density residential development consisting of ±41.6 ha (±102.87 ac) of land located in the south-west of Didsbury. It is bounded:

- to the west by Mountain View Estates and Mountain View County;
- to the east by 23rd Street;
- to the north by Westpoint Development;
- to the south by 7th Avenue and Mountain View County.

1.1 Policy Context

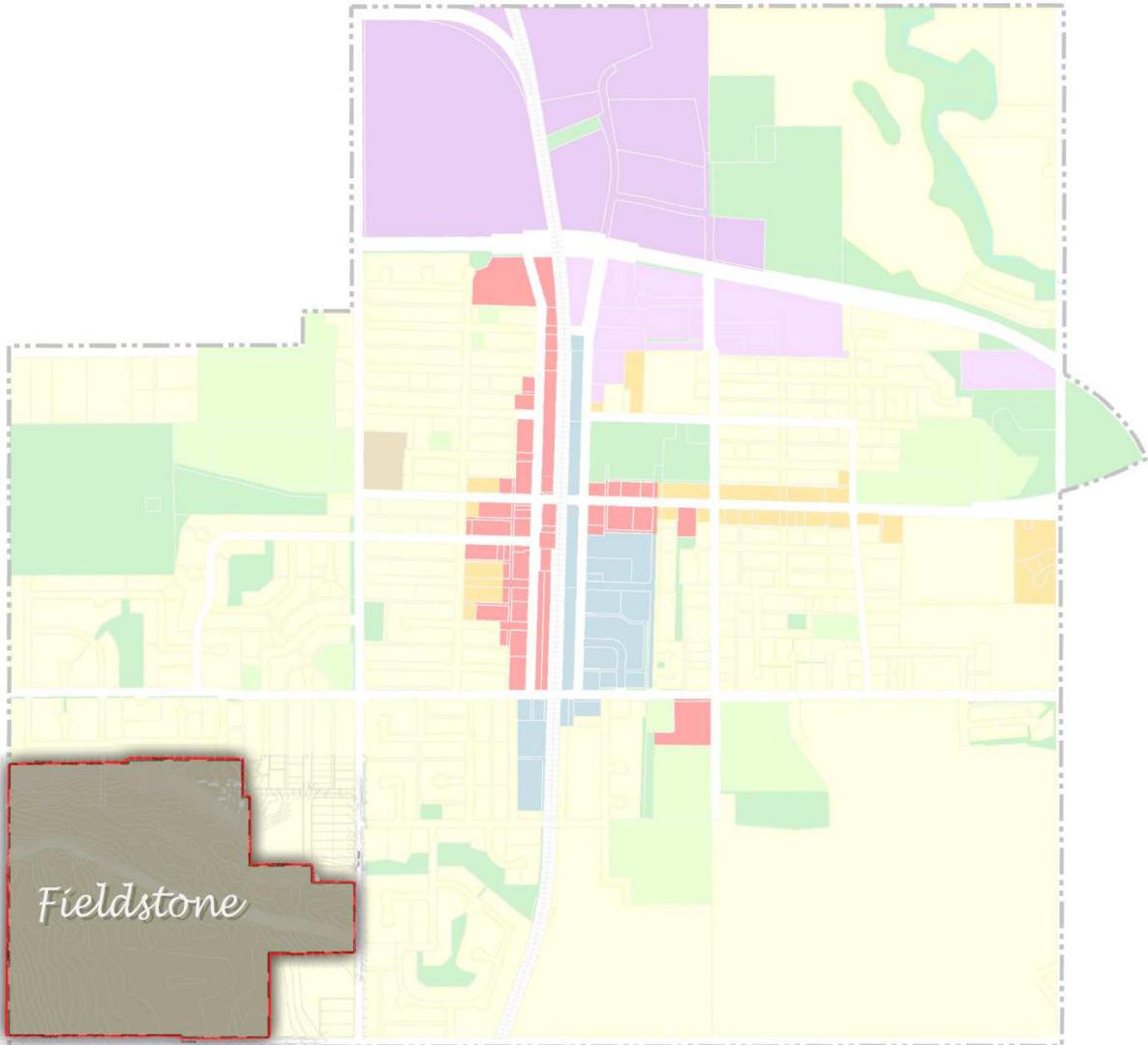
The Fieldstone NSP area will be subject to policies contained within the Didsbury Land Use Bylaw and the Didsbury Municipal Development Plan (MDP).

1.2 Ownership

The lands are owned by Didsbury Developments Ltd.

1.3 Justification for the NSP Size

The size of the NSP is primarily governed by ownership. The largely unfragmented ownership allows for development of a comprehensively designed neighbourhood with its own identity. An area is reserved nearby one of the accesses (at the 7th Avenue level) of the project for commercial functions of local nature. Parks and green spaces also occupy an important place in the project.



LEGEND

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



Source : Town of Didsbury

Didsbury Town of Alberta

Fieldstone

LOCATION & CONTEXT

Figure 2

2. CHARACTERISTICS

With the Fieldstone NSP we want to create a residential neighbourhood with its own identity and sense of place with a strong community spirit, in the image of the Didsbury community.

2.1 Key Design

The following key design elements within Fieldstone endeavour to achieve the overall vision:

- Creation of a central park identified for the Town of Didsbury residents, including paths, recreational and relaxation areas, and a creek.
- Structuring of the project around two major axes that lead one's gaze towards the Community Park.
- Identification of the project with distinct entrances on 23rd Street and on 7th Avenue with green space zones along these two axes.
- Open spaces integrating an existing creek, and bicycle path creating a strong visual impact from the Main Street to the Community Park.
- Sidewalks and landscaping along the widened Main Street are proposed to create a more pedestrian-friendly streetscape.
- Special emphasis on creating visually pleasing streetscapes through architectural detailing and landscaping.
- Provision of different types of single-dwelling units to meet the needs of a range of market segments.
- Bicycle paths easily accessible from any secondary street.
- Sidewalks along most of the streets, and numerous pedestrians paths toward neighbouring districts allowing for a greater free flow for pedestrians as well as a strong sense of security.
- Traffic calming strategies applied to the ensemble of the project.

2.2 The Concept

A residential development with between 550 to 600 single-family units linked by landscaped streets, pedestrian paths and bicycle paths that will gravitate around a Community Park.

This development will be undertaken following the other existing developments located nearby, and equally planned with the future developments in mind, that will eventually be established along the south-east and north-east limits of the project.

The uses and concept are summarized in the following table:

	SQ.M.	ACRES	
Starter (101 lots - Phase 1)	±46 295	±11.44	11.1 %
Move-up (58 lots - Phase 1)	±32 434	±8.0	7.8 %
Commercial or other	±2 000	±0.50	0.5%
Future residential (±400 lots)	±189 630	±46.9	45.6%
Parks and paths	±31 935	±10.36	7,7 %
Environmental reserve	±10 000	±2.47	2,4 %
Other green spaces	±6 265	±1.5	1.5 %
Streets	±97 729	±24.15	23.5 %
	±416 288	±102.85	100 %

The overall density of the plan area is proposed between 5 and 7 units per acre.

2.2.1 Phasing

Based on servicing and transportation infrastructure to be put in place, the initial Phase 1 will be located in the south – east portion of the plan. The development is expected to proceed from east to west with logical extension of services. The plan area is divided into several phases, with a projected build out of 5-10 years.

2.2.2 Type of Buildings Proposed

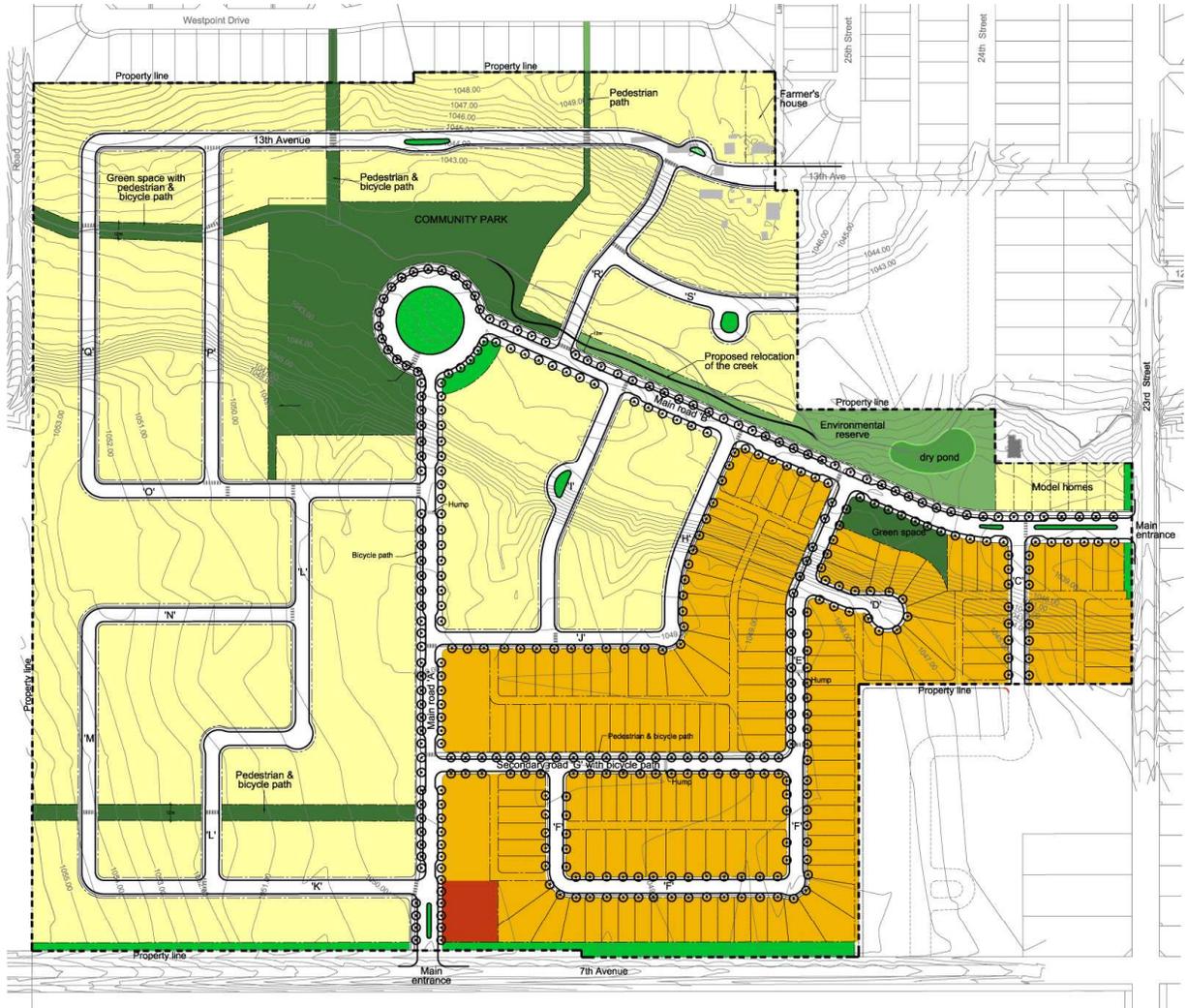
There are presently two types of single-family buildings that have been proposed, namely the ‘Starter’ and the ‘Move-up’. These two models differ in the size of the building but also in the dimensions of the property. In the case of the ‘Starter’, a lane is always built behind the building in order to access the garage and/or the backyard,

whereas for the 'Move-up', certain models with a garage in the front of the building do not require a back lane.

2.2.3 Main Entrances

Two principal accesses to this development project are considered thresholds, where landscaping and portals with identification and decorative fences would express a specific image of the development project (at the developers expense).

Due to 7th Avenue's character, in order to limit the number of accesses onto this artery and in order to offer a calmer area to residents, a landscaped buffer strip is proposed bordering this route. Within this same context, a landscaped green space strip borders the 23rd Street entrance.



LEGEND

- Residential (Phase 1)
- Future residential
- Commercial
- Parks & paths
- Environmental reserve
- Other green spaces

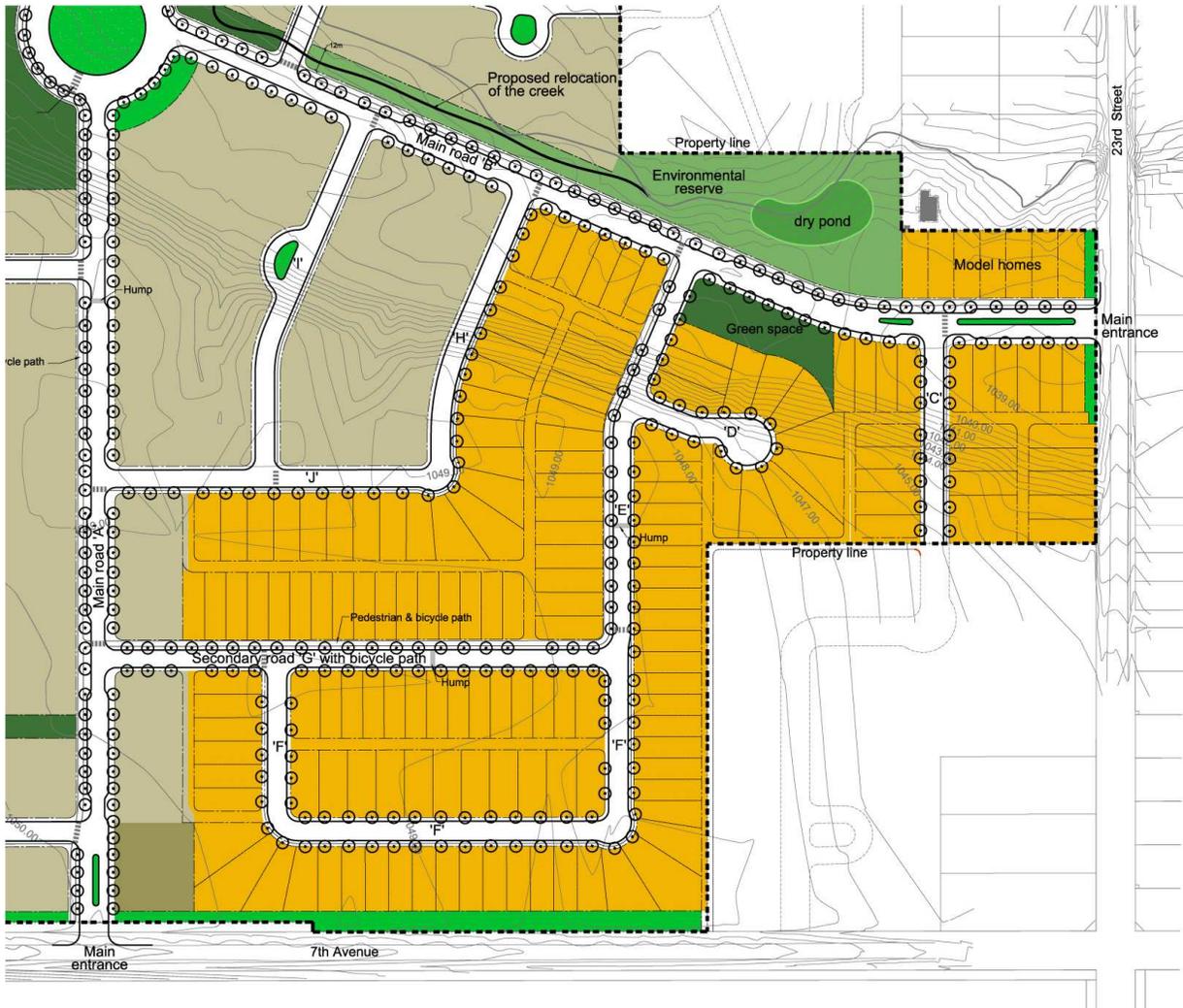


Didsbury Town of
Alberta

Fieldstone

SITE PLAN

Figure 1



- LEGEND**
- Phase 1 : Residential
 - Phase 2 : Residential
 - Phase 2 : Commercial
 - Parks & paths
 - Environmental reserve
 - Other green spaces



Didsbury Town of
Alberta

Fieldstone

PHASING

Figure 3



Didsbury Town of Alberta
Fieldstone
LOTS & TYPES OF DWELLING UNITS
Figure 4

2.3 Green Spaces

2.3.1 The Community Park

A community park is located at the meeting point of two principal routes. This park, on top of being the recreational area, is the spot where pedestrian and bicycle paths cross. The roundabout, integrated within the park, will constitute the focal point of the ensemble of the project. As well as representing the gateway towards this green space, the roundabout will include a major landscaping element impacting the landscape.

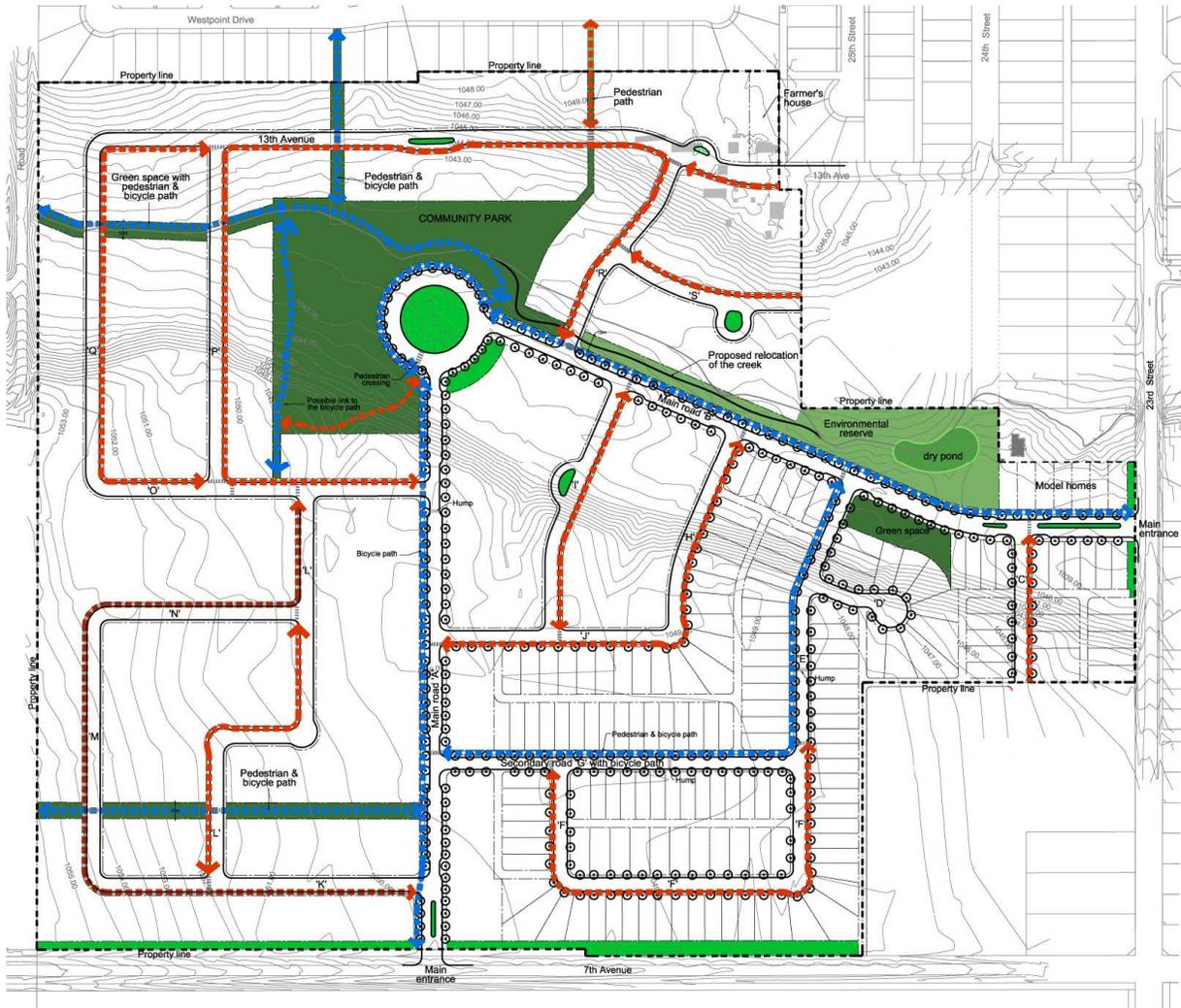
The Community Park stretches over an area of more than 27 000 sq.m., including the roundabout. It will include play areas for children, relaxation zones and multi-purpose green spaces, offering the opportunity for open games of baseball, basketball, soccer, Frisbee, etc. The park will also benefit from a topography that will permit for the practice of winter activities such as tobogganing.

2.3.2 The Creek

There is presently a creek that crosses this site. This body of water is conserved and constitutes a link between the community park and the green space where a dry pond can be found. The allure of the principal street between 23rd Street and the park would only be increased by the passage of a bicycle and pedestrian connection. The bicycle path will be a minimum of 2.5 meters wide.

2.3.3 Green Spaces at the Main Entrance of 23rd Street

Another large green space is planned at the eastern extremity of the linear green space of the creek, visible from Main Street 'A'. The space will be landscaped into a relaxation area and will integrate a storm water regulation system visible from the main Street. It will contribute greatly to the greening image of the project.



LEGEND

- Parks & paths
- Environmental reserve
- Other green spaces
- Bicycle & pedestrian paths
- Pedestrian paths



Didsbury Town of
Alberta

Fieldstone

GREEN SPACES AND PATHS

Figure 5

2.4 Future Land Uses

2.4.1 Future residential Land Use

The types of residential buildings proposed within the first phase of development consist of Starter and Move-up single-family units. Once the market is perfectly defined, it will be easier to continue on with the development by proposing either the same type of constructions or by adding new typologies, such as the Executive class, always with the possibility of with or without lanes (refer to the previous illustration entitled *Proposed Lots* with regard to this).

2.4.2 Commercial Land Use

A small sector of ± 2000 sq.m., located at the southern entrance of the project by 7th Avenue, will allow for commercial or community activities, such as a daycare. Located at the entrance of the project and an upcoming street axis, the access will facilitate not only Fieldstone residents but also families living nearby.

The site will benefit from a vehicular entrance located after the median of the project access, facing a residential street, and a second entrance on 7th Avenue, in the south-eastern part of the lot.

2.5 Street Layout

The Fieldstone street layout is efficiently designed to create a modified grid pattern from the existing Didsbury grid. The grid pattern allows the traffic to disperse evenly through the streets without overloading the main street, giving alternate travel choices to residents.

2.5.1 Main Street

The two main streets 'A' and 'B' have a right-of-way of 18.75 metres, integrating a multifunctional path of 2.5 meters wide (bicycles and pedestrians), full-growing trees and street lights in staggered rows.

2.5.2 Secondary Street

The majority of the secondary residential streets have a right-of-way of 15.0 metres, are bordered by a sidewalk and lined with trees. Two streets (streets E and G), situated in the south-eastern portion, have a right-of-way of 16.0 metres, integrating a pedestrian and bicycle path.

2.5.3 Lanes

The predominant form of housing type will be single-family detached residential, which will include a range of lot sizes to provide various levels of affordability. This will consist of a mix of laned and laneless residential housing. Particular attention was paid to planning in order to ensure that the lanes do not lead onto the two main streets, in order to create an architectural unity and increase security.

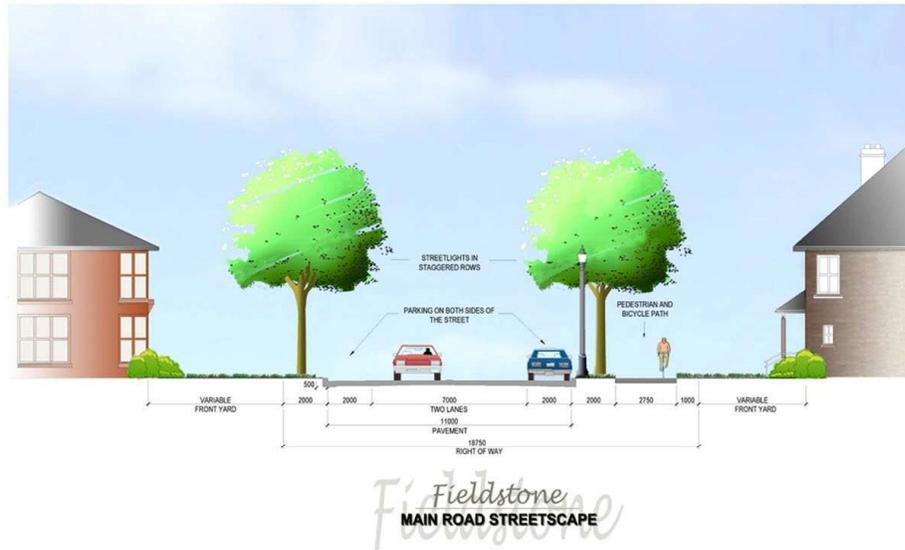
2.5.4 Traffic Calming

Particular attention was paid to traffic calming. The grid pattern was planned in such a way as to create streets as less linear as possible. For longer streets such as the prolongation of 13th Avenue, a speed bump is planned mid-route. Along the two main streets 'A' and 'B', a planting of large trees will permit for the reduction of the perspective's depth, which will contribute in reducing the speed of traffic. The ending of these two streets in a roundabout will also allow for the decrease in traffic speed and the

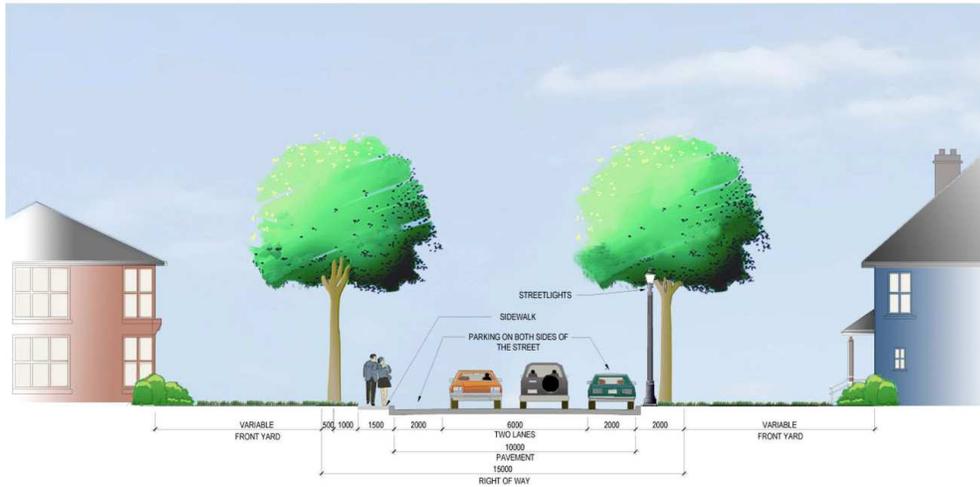
increase in safety. Along the two main streets, widening at the intersections will reduce the width of the asphalt, an efficient traffic calming measure.

Parallel parking is permitted on all streets, which is also considered as a traffic calming measure.

It is to be also noted that speed humps are scheduled to be installed at strategic locations, and pedestrian crosswalk road markings will maximizes the safety of pedestrians.



Fieldstone
Town of Didsbury Alberta
Fieldstone
STREETSCAPES
Figure 6.1



Fieldstone
SECONDARY ROAD STREETSCAPE WITH SIDEWALK

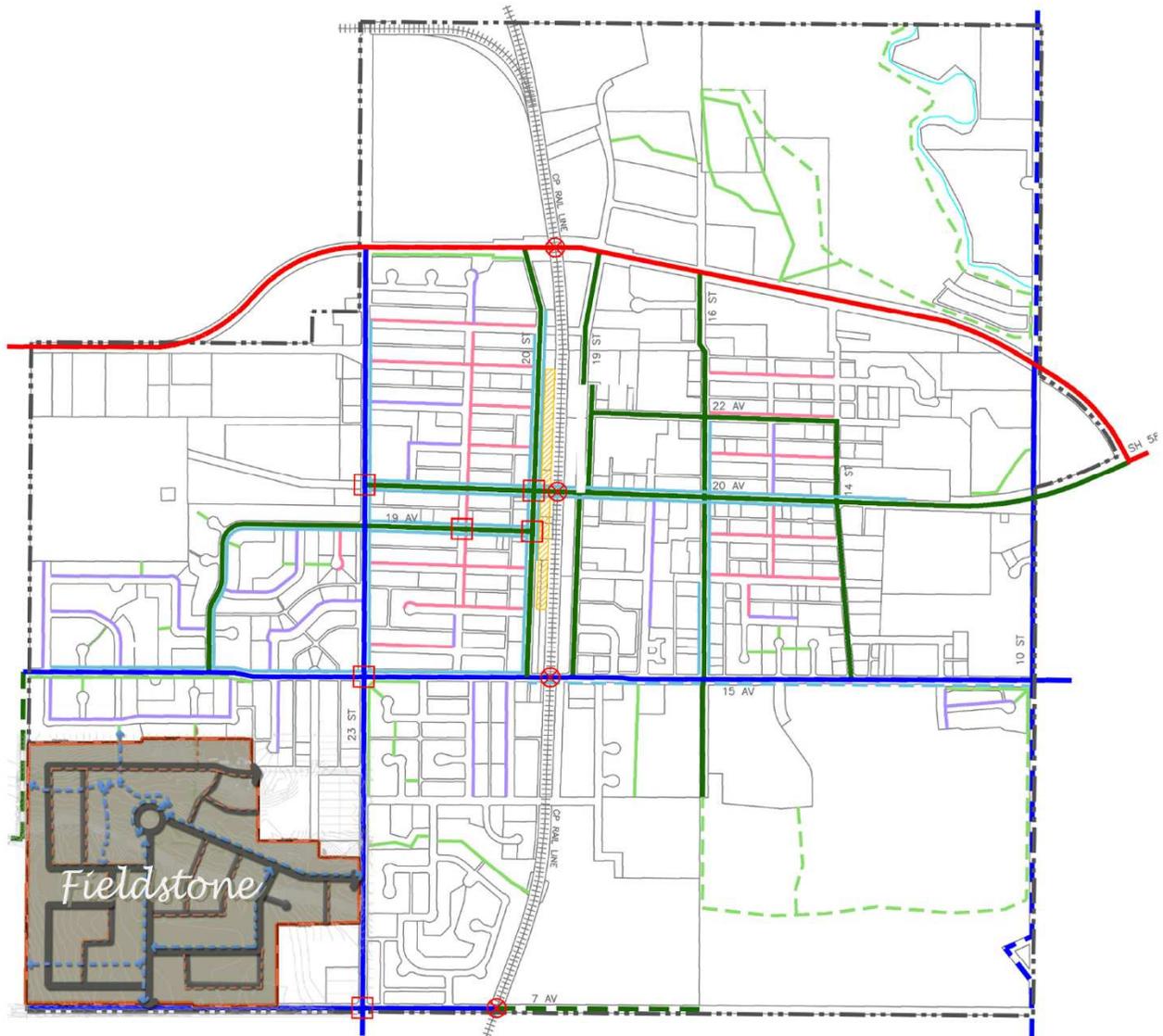


3. TRANSPORTATION

3.1 Traffic Impact Assessment

The Fieldstone NSP is bounded by major streets to the east and south, providing the plan area with good access opportunities. 7th avenue and 23rd street allow for the easy access to highways 2, 2A and 22 or to easily make one's way to the Didsbury downtown area via 15th Avenue and 20th Street.

The streets are laid out in a modified grid setting, which allows the traffic to disperse without overloading the collectors (main street), at the same time providing alternate route choices to the residents.



LEGEND

HIGHWAY		PAVED		GRAVEL	COLLECTOR SIDEWALK		PATHWAY		FIELDSTONE BICYCLE PATHS	
ARTERIAL					FUTURE COLLECTOR SIDEWALK		FUTURE PATHWAY		FIELDSTONE PEDESTRIAN PATHS	
COLLECTOR					RESIDENTIAL SIDEWALK ONE SIDE		RAILWAY CROSSING			
DIDSBURY BOUNDARY					RESIDENTIAL SIDEWALK BOTH SIDES		FIELDSTONE MAIN ROADS			
							FIELDSTONE SECONDARY ROADS			



Source : Town of Didsbury

Didsbury Town of
Alberta

Fieldstone

MOBILITY NETWORK

Figure 7

4. SERVICING

4.1 Sanitary Servicing

The proposed sanitary servicing concept will include gravity mains on site connecting to the existing mains.

Development in the NSP area shall not exceed the offsite sanitary servicing capacities, as determined by the town of Didsbury. Further analyses will be necessary to ascertain any unused capacity that may be available.

4.2 Water Main Distribution

The water main distribution network will consist of pipes of 200 mm in diameter for the principal streets. This network will be connected to the current system in place, at the corner of 12th and 23rd streets, forming a loop joining Wespoint Drive. The distribution mains will extend through the subject lands on a grid system in accordance with the town of Didsbury long range servicing requirements. All internal valve and hydrant coverage will be provided in accordance with the town requirements.

4.3 Stormwater Management

The existing topography of the subject lands will facilitate drainage to a creek and a dry pond located at the east of the development. Stormwater management facilities will be in accordance with the Master Drainage Plan and will be subject to the Town of Didsbury and Alberta Environment approvals.

4.4 Shallow Utilities

Shallow utility servicing to the subject lands will be provided by the extension of existing facilities in adjacent development areas. All power, telephone, and cable television distribution systems will be constructed underground.

5. CONFORMITY TO THE APPROVED MUNICIPAL DEVELOPMENT PLAN

5.1 Didsbury Municipal Development Plan

The Town of Didsbury has a Municipal Development Plan (MDP) by-law in which certain goals and objectives are summed up for residential development.

- > To encourage the development of a variety of residential housing types to meet the needs of the residents of the Town of Didsbury.
- > To encourage development of innovative residential housing concepts.
- > To provide an attractive and positive residential environment.

5.1.1 MDP Applicable Policies

Subsequent sections of the MDP list policies to achieve this overall philosophy. The following are applicable to the Fieldstone NSP.

2.1.3 The Town of Didsbury encourages the development of innovative residential development proposals, compatible with the existing lifestyle and community amenities.

2.1.5 The Town encourages all residential development to be of high quality and aesthetic appeal.

2.1.11 The design and development of residential neighbourhoods shall have regard for liveability of the area and open space amenities.

Fieldstone is a domiciliary project planned in continuity with the neighbouring residential districts. It is a project which remains at the human scale, inserting itself perfectly into Didsbury's urban scheme. Fieldstone even offers an added value with its numerous pedestrian and bicycle paths as well as its large park and through its conservation of a drainage creek. All along this creek, a multifunctional path (pedestrian and bicycle) will allow to cross the project from 23rd Street in the east to the western limit of the municipality. This path could be connected to the municipal pedestrian path network.

Numerous lanes will help determine the location of garages in the back yards, therefore placing the emphasis on the building's facade. Streets bordered by trees and the presence of a planted green strip along the main street separating vehicular traffic from the bicycle path will increase the safety of pedestrians and cyclists.

The two principal accesses to the site will include landscaping and an identification of the project by sleeper walls and decorative fences that will reinforce the identity and ownership character of the site. The « roundabout » will act as the focal point of the project, as well as the gateway towards the park. The park will become an identifying site that is well situated at the centre of the development, and accessible to both new residents and the existing residents located north or east of the site.

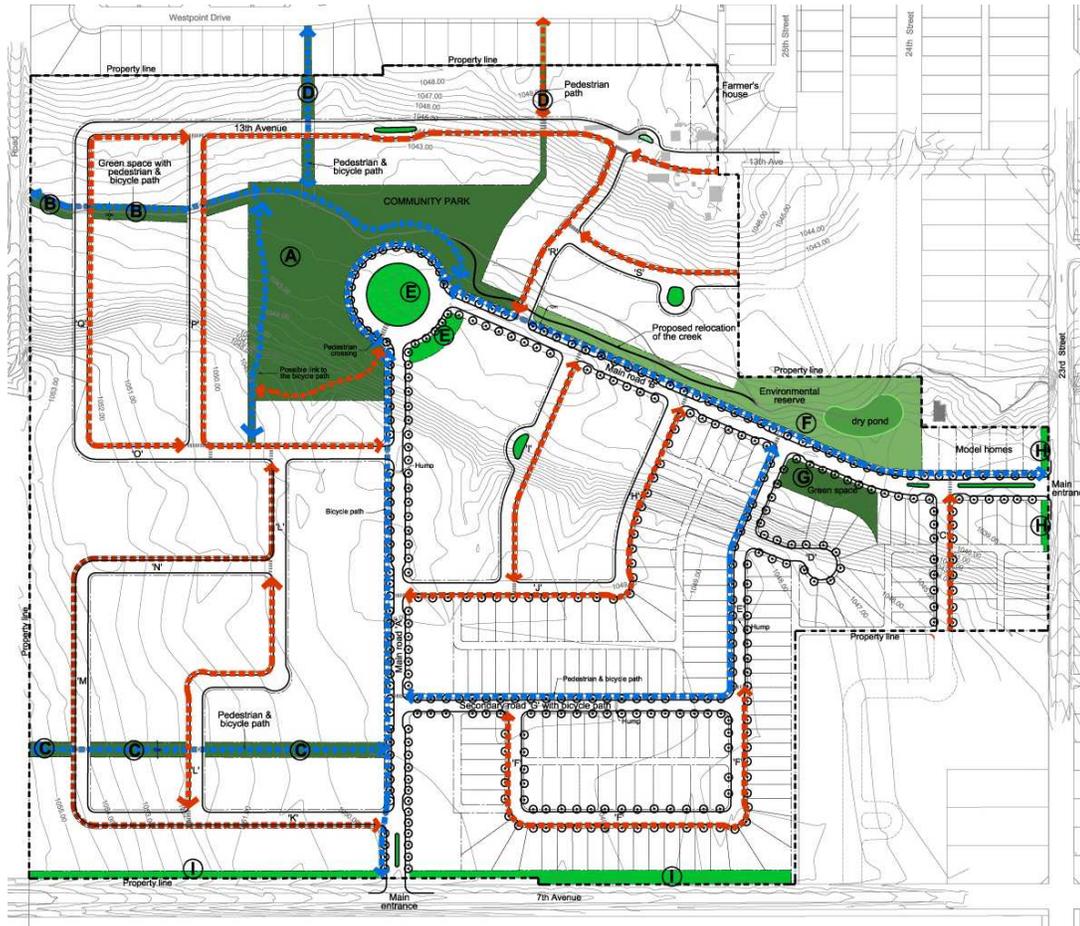
2.1.6 The Town will endeavour to monitor and encourage the development of five (5) years supply of available residential lots within the Town.

Fieldstone is a project whose development will stretch out over several years and over several phases in order to allow it to adjust to the market.

2.1.7 The development of new residential housing shall proceed in an orderly manner, in order to provide municipal services and utilities in an economic manner.

The layout of the streets was planned with the site's topography in mind, as well as the proximity of municipal services which have moved to the intersection of 12th Avenue and 23rd Street. The first phase, which will begin south of 12th Avenue, was also privileged, in such a way as to maximize the tranquility of 13th Avenue residents. The phasing of the prolongation of 13th Avenue has been transferred to an ulterior phase.

APPENDIX



Green spaces on April 2007

Sq.m.

A	Community Park	25 023
B	Green space with pedestrian & bicycle path	952 + 428
C	Pedestrian & bicycle path	1 708 + 911 + 402
D	Pedestrian path	350 + 184
F	Creek	2 022 + 7 978
G	Green space & dry pond	1 977
A + B + C + D + F + G		41 935 (10% of 416 288)

