STRATHEARN HEIGHTS APARTMENTS

PARKLAND IMPACT ASSESSMENT

This document is submitted with the DC2 Application to the City of Edmonton on behalf of Rockwell Investments Ltd. and Nearctic Development Corporation Ltd.

December 2006, revised June 2007

Submitted to the City of Edmonton
Submitted by Carlyle + Associates

1.0 Introduction

This Parkland Impact Assessment (PIA) is submitted in support of the DC2 application for the Strathearn Heights Apartments on behalf of Rockwell Investments Ltd. and Nearctic Development Corporation Ltd. The application outlines the overall project scope, land uses, open space objectives and guidelines, roadways, parking and transit, sustainability, and development regulations.

2.0 Parkland Impact Assessment Purpose

"A Parkland Impact Assessment (PIA) is a tool to assist planning for parkland in new areas and for evaluating proposed plans. The PIA utilizes the standards and parkland classification system established by Edmonton's Urban Parks Management Plan (UPMP). This assessment and evaluation tool recognizes that each neighbourhood is a unique area while at the same time ensuring that planning occurs within the context of parkland planning policies and guidelines and city wide, area structure plan and specialty recreational and open space needs."
City of Edmonton, Park Impact Assessment DRAFT Template

3.0 Strathearn's Established Neighbourhood Character

The Strathearn Heights Apartment site is surrounded by predominantly single family homes, with commercial retail located at 95 Avenue and 87 Street, and further west along 95 Avenue, at 91 Street.

95 Avenue serves as the main route through the neighbourhood, with its bus route, and institutions of the school and churches.

The former Strathearn School was recently sold by Edmonton Public Schools and it reopened in September 2006 as L'école Gabrielle-Roy, under the francophone public school board.

Streets are generally characterized by mature boulevard street tree plantings of Elms and Ash. The edge along Strathearn Drive offers distinctive views and close proximity to the valley and downtown skyline.

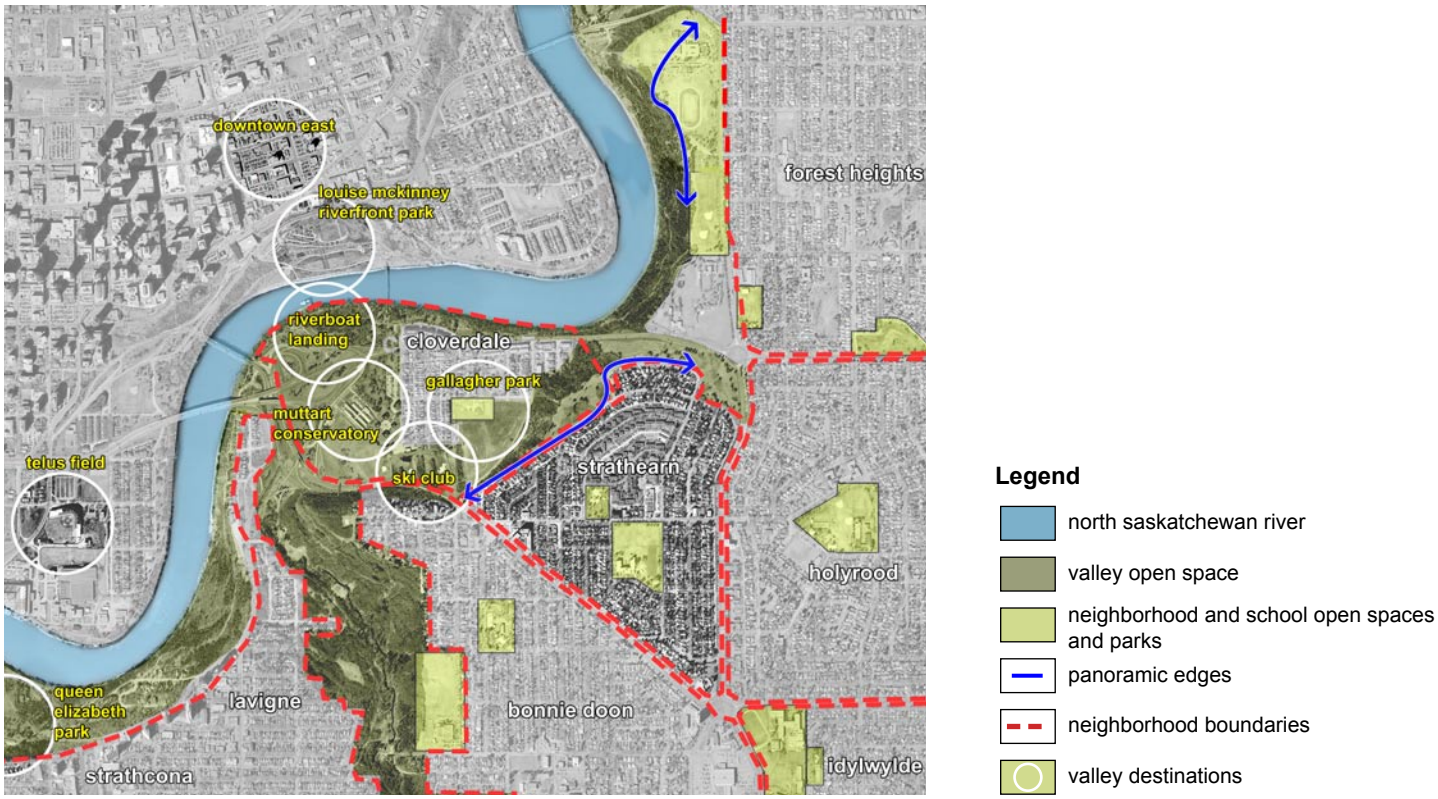
Tree lined grassy boulevard.

View east along 96 Avenue with its mature trees.

View to river valley and skyline along path from Strathearn Apartments.

3.1 Existing Open Space Identification.
The subject redevelopment site is centred in the north half of the neighbourhood, north of 95 Avenue and extends from 95 Avenue north to 97 Avenue. Major open spaces in proximity to this site include:

- *The river valley* is to the north and edged by Strathearn Drive.
- *Silver Heights Park* is located directly to the south west of the site. It is currently under development with a new playground.
- *L'école Gabriele-Roy and associated City owned open space* on the south side of 95 Avenue. A playground exists on the City owned land on the east side of the school. The school grounds include a basketball court, soccer fields, and two baseball diamonds.
- *Strathearn Park* to the north east of the site at the 98 Avenue traffic circle, and is comprised of informal landscaped open space within a bowl like land form that is used for tobogganing in the winter.

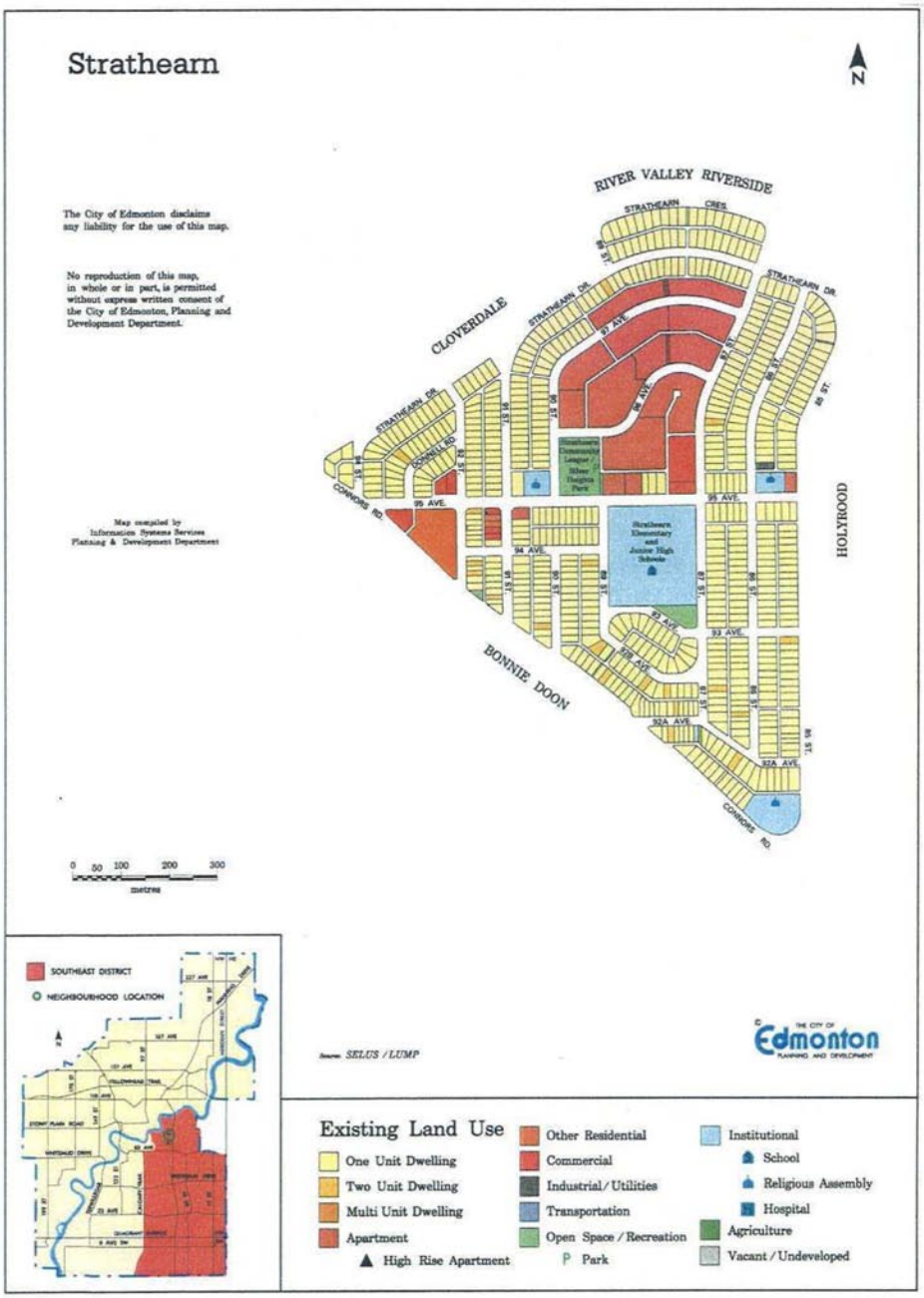


Site and neighbourhood relation to river valley and downtown.

3.2 The 2003 Needs Assessment Report Summary

The Needs Assessment states the following about the neighbourhood:

- Population – 2640 residents (2001 census)
- Home ownership – *"information from the 1999 survey also indicated that 66% of respondents rented their homes. 34% of people surveyed were homeowners. 43% of respondents at their home for more than five years."*



City of Edmonton, Neighbourhood Land Use Plan

4.0 Redevelopment Project Summary Description

Rockwell Investments Ltd. and Nearctic Development Corporation Ltd. are applying for a DC2 rezoning to enable the redevelopment of the 1950's Strathearn Heights Apartments, of 9.04 Ha (22.34 acres) and currently holding 504 rental apartment units.

The broad planning and design objective is development of an "urban village". From the DC2 rezoning application:

a) *The urban village should be a place where people can live, work, shop, be entertained, and it should provide spaces and opportunities to enhance social interaction and recreation for the community.*
b) *To allow for a range of housing types and unit sizes, including row housing, stacked row housing, apartments, live-work units, including affordable housing.*
c) *To enhance and extend active commercial frontages at ground level along 95 and 96 Avenues and 88 Street to serve local shopping needs.*

The proposal for redevelopment calls for 1750 dwelling units, which approximates 2400 additional residents, for a density of 193.58 dwelling units/Ha (78.33 dwelling units/acre). A total of 3,716 sq. m. (40,000 sq. ft.) of commercial space is proposed. A variety of building types are to front onto a variety of existing and proposed streets, addressing them with front doors.

The subject site is to be integrated with the greater neighbourhood and so is a catalyst for rejuvenation.

5.0 Open Space

The open space component forms an integral component of the redevelopment concept.

5.1 Open Space Objectives

From the DC2 rezoning application, the redevelopment proposal addresses the following open space objectives:

a) *To offer a series of public open spaces that provide opportunities for active and passive activities in formal and informal spaces, including such options as garden squares and park blocks.*
b) *To provide places and facilities that supports a mixed neighbourhood demographic for existing and future residents.*
c) *To provide an active pedestrian environment that encourages and enhances walking through the community so it is both safe, comfortable and beautiful.*
d) *To create strong linkages within the site connecting the site to City transit facilities, the surrounding neighbourhood, parks, including the river valley, community amenities, and to surrounding communities.*
e) *To ensure quality open space design and landscaping.*
f) *To provide spaces for public art, street furniture, and lighting, which contribute to enhancing the pedestrian experience.*
g) *To minimize the ground surface area necessary for vehicular circulation, access and parking in order to increase the area devoted to open spaces and amenities by incorporating underground parking wherever possible.*
h) *To maintain as many of the existing trees as feasible to provide shade in the summer months.*

Details regarding the proposed design, use and maintenance of public lands are to be established between the Proponent/Applicant and the municipal Approving Authority based on public ownership and designated use (MR, PUL, ROW).

Silver Heights Park remains with its existing trees, playground, rink and hall. Neighbourhood initiated improvements are on going.

5.2 Proposed Open Space and Parks Network

The public open space for the subject site is to play a vital role in the livability of the development, its successful integration within the overall Strathearn neighbourhood, and its relation to the river valley. The proposed open space plan is characterized as a series of places ranging from casual parks to boulevards and squares. The combination of the existing surrounding open space, with that proposed on the subject site, in total offer a wide range of connected social and recreational opportunities.

There are four principal open spaces proposed in the plan area, with the largest being a new neighbourhood park. They are all within walking distance of one another. The existing parks and the regional open space network are connected through the grid of tree-lined streets and other green spaces on the subject site.

The development of streets and parks as part of a comprehensive walking experience is a primary objective for the site and its integration with the whole neighbourhood and river valley.

A new clubhouse/amenity centre is proposed. It will help meet the needs of residents within the subject site, and thus not place a burden on existing City facilities in the neighbourhood.

5.3 MR (Municipal Reserve) and Non MR Open Spaces

The site plan configuration responds to open space for passive and active uses through both the dedicated MR (Municipal Reserve) and non-MR open spaces with public access:

Municipal Reserve

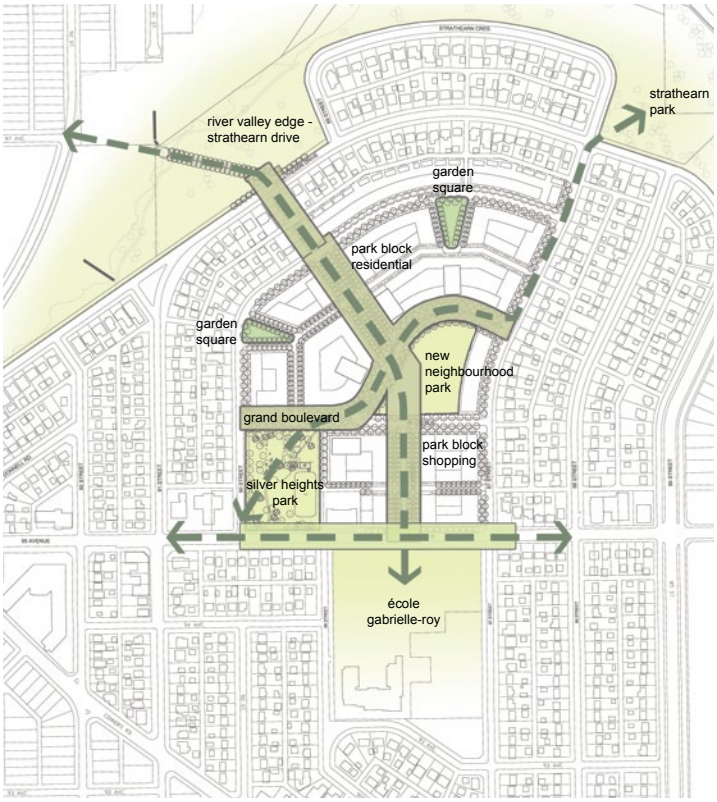
- Municipal Reserve is dedicated via three sites:
  Public neighbourhood park
  1.001 ha (2.47 acres);
  Garden square – 97 Avenue
  0.149 ha (0.368 acres);
  Garden square – 90 Street
  0.101 ha (0.25 acres)
  Total area of sites dedicated to Municipal Reserve (MR) is 1.25 ha (3.09 acres)

Non MR Open Spaces with Public Access

- Several additional smaller public open spaces are proposed. They include park blocks (with large central boulevards) along the proposed 88 Street, and a grand boulevard (96 Avenue);
- Tree lined boulevards with separate sidewalks are proposed along the perimeter streets and selected on-site streets.

Semi-private Open Spaces

- Courtyards within each development parcel.



Plan of major pedestrian connections and open spaces on and off site

NORTH

5.4 Conventional Open Space Approach

In accordance with enabling legislation as per Section 668 of the MGA (Municipal Government Act)

666

(2) The aggregate amount of land that may be required under subsection 1 may not exceed the percentage set out in the municipal development plan, which may not exceed 10% of the parcel of land less the land required to be provided as environmental reserve and the land made subject to an environmental reserve easement.

(3) The total amount of money that may be required to be provided under subsection (1) may not exceed 10% of the appraised market value, determined in accordance with section 667, of the parcel of land less the land to be provided as environmental reserve and the land subject to environmental reserve easement.

Convential open space plan.

NORTH

Legend

Boulevards and trees

- Existing trees
- Required tree planting

Parks

- Existing City owned public parks - Retained
- New City owned public park (topsoil and seed)
- School site

668
(1) In this section, "developable land" means that area of land that is the subject of a proposed subdivision less the total of

(a) land required to be provided for roads and public utilities under section 662, and

(b) land required to be provided as reserve land.

(2) Subject to section 663, when in the opinion of the subdivision authority a proposed subdivision would result in a density of 30 dwelling units or more per hectare of developable land, the subdivision authority may require municipal reserve, school reserve or municipal reserve and school reserve in addition to that required to be provided under section 666.

(3) The additional land that may be required to be provided under subsection (2) may not exceed the equivalent of 5% of the developable land or a lesser percentage as prescribed in the subdivision and development regulations.

The developer will dedicate three MR park sites totaling 1.25 ha (3.09 acres).

These would conventionally be developed to minimum specified City standards. These park site areas represents 15.10% of the developable area of 8.28 Ha (20.46 acres). This developable area amount represents the parcels greater than 0.8 Ha (2.0 acres) within the overall 9.04Ha (22.34 acre) site.

5.5 Potential Developer Enhanced Approach

The applicant is interested in implementing a series of open space and streetscape improvements, contingent upon approval for the proposed 1750 dwelling units. They are:

- Park Blocks along 88 Street (both commercial/retail and residential areas).
- Enhanced streetscape. Existing boulevard trees retained and enhanced with new tree planting in new boulevards, in coordination with new sidewalks and streetlights, particularly 96 Avenue.
- Two Garden Squares (97 Avenue and 90 Street). These are each to be fully developed by the developer. There is to be enhanced maintenance by the developer of each of these sites with base maintenance by the City.

The proposed plan of public parks, trails and amenities redevelopment would:

- Offer a series of public open spaces that provide opportunities for active and passive activities in formal and informal spaces, including such options as a grand Strathearn Boulevard, Park Blocks and small Garden Squares;
- Enhance the walking experience through the community to ensure the whole neighbourhood, including the development site, is a great place to walk, with wider sidewalks and tree-lined boulevards;
- Retain the existing boulevard trees and include additional rows of trees on existing
- Streets in keeping with and enhancing the tree-lined street character;
- Integrate and connect with greater neighbourhood open spaces; and
- Enhance the community connection to the panoramic view along Strathearn Drive and into the valley.

Enhanced open space plan.

NORTH

Legend

Boulevards and trees

- Existing trees
- Required tree planting

Parks

- Existing City owned public parks - Retained
- New City owned public park (topsoil and seed)
- School site

1. **95 Avenue North Side**
   - Streetscape along development frontage
   - Modifications to incorporate traffic calming measures
2. **88 Street**
   - Creation of new public street
   - Includes Park block with centre boulevard 15.4 metres wide
   - Boulevard tree planting along sidewalks and in centre boulevard
3. **95A Avenue**
   - Existing lane is upgraded and extended to form connections to Silver Heights Park
   - Street includes sidewalks and boulevard tree planting on both sides
4. **96 Avenue (Strathearn Boulevard)**
   - Creation of a centre boulevard with continuous tree planting for an additional row of trees in addition to the retention of the existing boulevard trees
   - Development of wider than standard sidewalks to accentuate pedestrian friendly character
5. **Park Blocks - 88 Street**
   - Creation of a new public street extending to 97 Avenue
   - Includes two park blocks with centre boulevards 10.4 metres wide
   - Boulevard tree planting along sidewalk and in centre boulevard
6. **Garden Square - 97 Avenue**
   - Creation of a public park that is to be designed, constructed and maintained by the developer to the satisfaction of the City
   - Development as a formal garden with boulevard tree planting and furnishings coordinated with that along surrounding road and walks
   - Focus on short grass prairie perennials
7. **Garden Square - 90 Street**
   - Creation of a public park that is to be designed, constructed and maintained by the developer to the satisfaction of the City
   - Development as a formal garden with floral tree planting and furnishings coordinated with that along surrounding roads and walks
   - Focus on peonies
8. **Lane Enhancenment**
   - Lane enhanced to promote integrated pedestrian and vehicle movement
   - Enhanced surface treatment
   - Added planting
9. **Lane**
   - Construction to city standards for both utilities and road operations
10. **New Neighbourhood Park**
    - Creation of a large public park space that is to be graded, levelled and sodded by the developer
    - Programming and further development of this park site will be determined through public input (community needs assessment process)

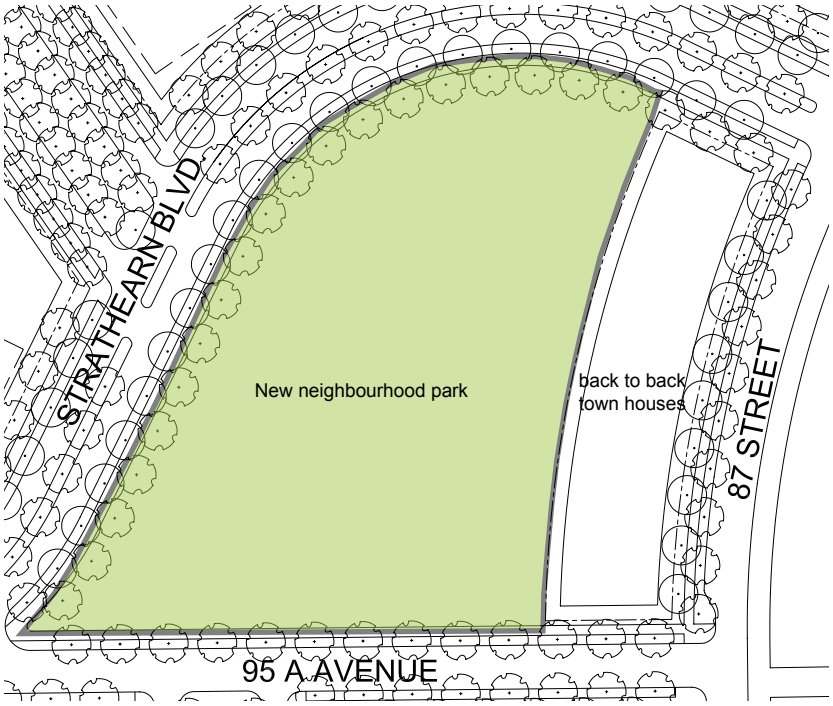
Note: Improvements of other proposed works include:
- Public art
- Deep utilities and perimeter road works

6.0 Potential Programme and Concept for Open Space Sites
The following programmes and concepts for the site open spaces are proposed.

6.1 MUNICIPAL RESERVE
6.01 New Neighbourhood Park
The new neighbourhood park of 1.001 ha (2.47 acres) total is understood to be the primary site for Municipal Reserve dedication. It is the central open space between the school site and river valley edge, and between Silver Heights and Strathearn Park sites.

It is proposed to be developed for lawn play, a setting for water amenity and winter pleasure skating. Parking along the street is to satisfy vehicle requirements.

This park is to be developed to the minimum City standards by the developer, prior to turning it over to the City.



Schematic plan of new neighbourhood park

Sun

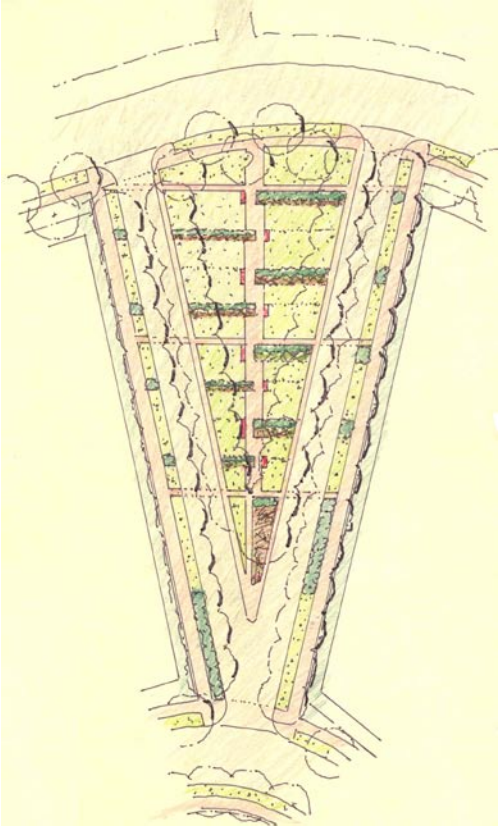
View

6.02 Garden Squares

The Garden Squares are proposed as Municipal Reserve (MR) and therefore are public with a total area of 0.250 ha (0.62 acres).

Garden square – 97 Avenue 0.149 ha (0.368 acres);
Garden square – 90 Street 0.101 ha (0.25 acres)

Two garden squares are proposed for public amenity off the perimeter street of 90 Street/97 Avenue. They create a "park-like" character along the street, in combination with the Park Blocks. They are each to be developed offer a setting for passive activities including: enjoying the fresh air and informal play, peony heritage – display, boulevard trees, tai-chi, mental exercises, public art and sculpture, community garden.



Seasonal Gardens

Features

Schematic plan of a Garden Square, and illustrative example photos.

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Paving materials and finishes of the smaller public open spaces are to be integrated with surroundings walks to emphasize the pedestrian nature of the area.

6.2 ADDITIONAL NEIGHBOURHOOD OPEN SPACES

Additional open spaces, which are publicly accessible, are proposed.

While the new neighbourhood park and two Garden Squares may offer a variety of recreation forms, the open space sites of Park Blocks (88 Street), and Grand Boulevard (96 Avenue) are available as destinations for residents throughout the neighbourhood for unstructured passive recreation. Each one of these additional places is fronted by adjacent development.

The boulevards (along 96 Avenue, new on site streets and surrounding perimeter streets) and Park Blocks are proposed as part of rights-of way.

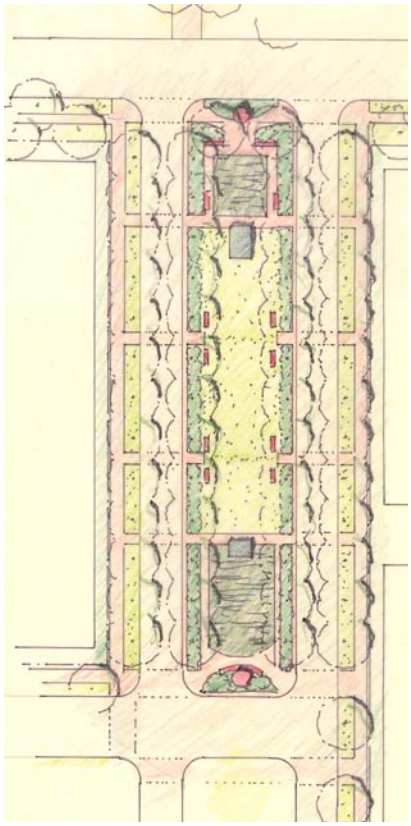
6.2.1 Park Blocks

The 88 Street right-of-way is proposed as a series of Park Blocks, characterized by a park like and pedestrian friendly amenity. The total street cross section is defined by boulevards and street tree planting both along the sides of street and within the central boulevard. The central boulevard open spaces have a total area of 0.263 ha (0.65 acres).

These blocks serve as a "green" connection for the greater neighbourhood. They link the neighbourhood with the new neighbourhood park, the river valley along Strathearn Drive, and beyond to Cloverdale and across to downtown, from 95 Avenue and L'école Gabrielle-Roy.

These Blocks may be potential settings for public art, play on open lawn, sitting, relaxing, community gardens, and a water feature.

The commercial Park Block offers the potential for café plazas, display gardens and seating in its central boulevard.



Schematic plan of a residential Park Block

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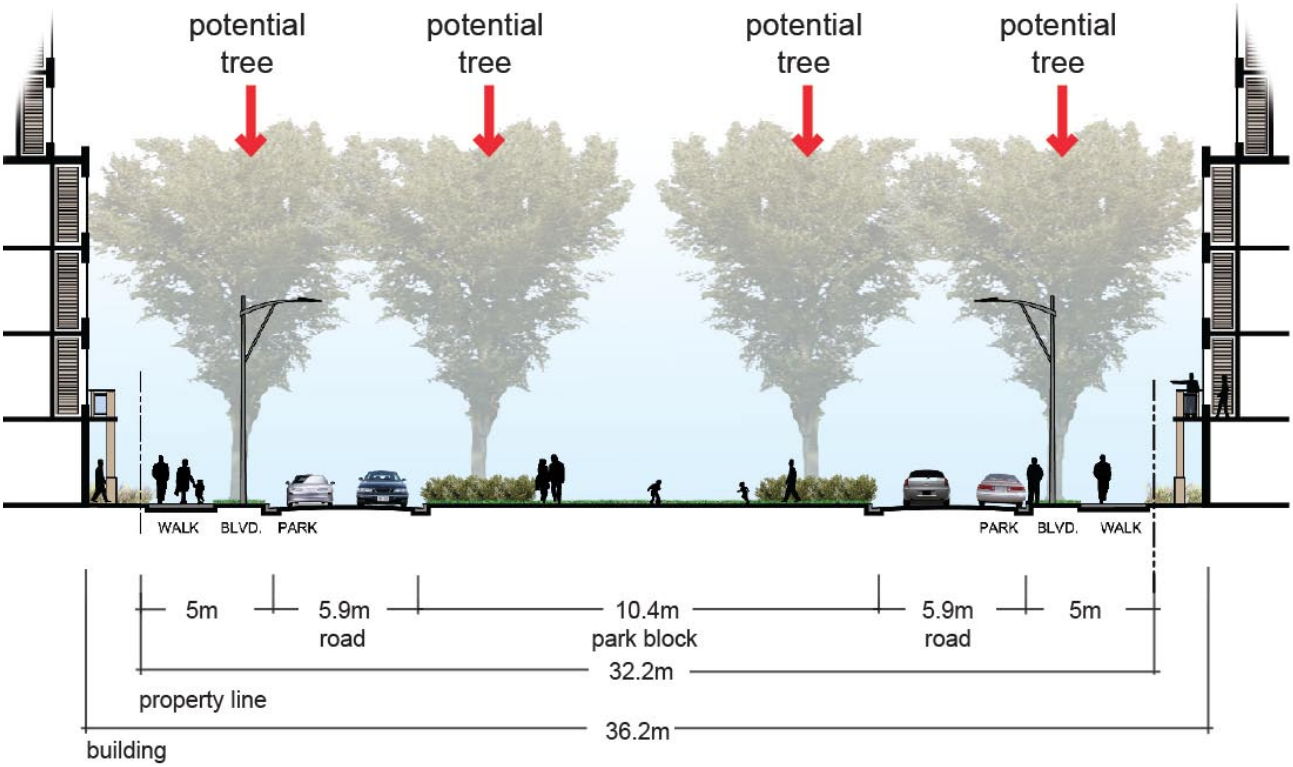
Social Games

Community Garden



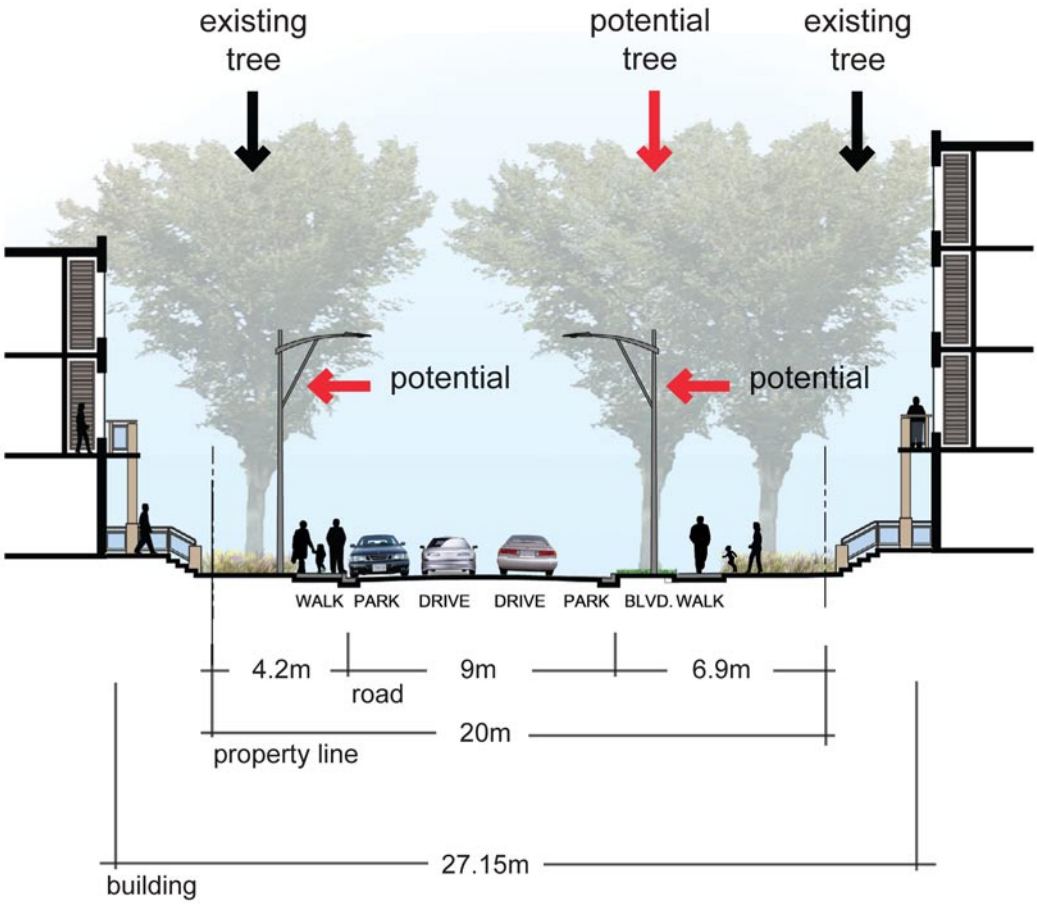
Schematic street cross-section of residential park block

Park block with parking

Park block for sunning and relaxing

6.2.2 Boulevards

A variety of walkways edge and link the various park and neighbourhood destinations with one another by way of the streets. They are proposed to be developed as a series of distinct tree lined boulevards, each with their own pedestrian character.



Schematic cross section of typical 97 Avenue street boulevard improvements

Tree lined grassy boulevard.

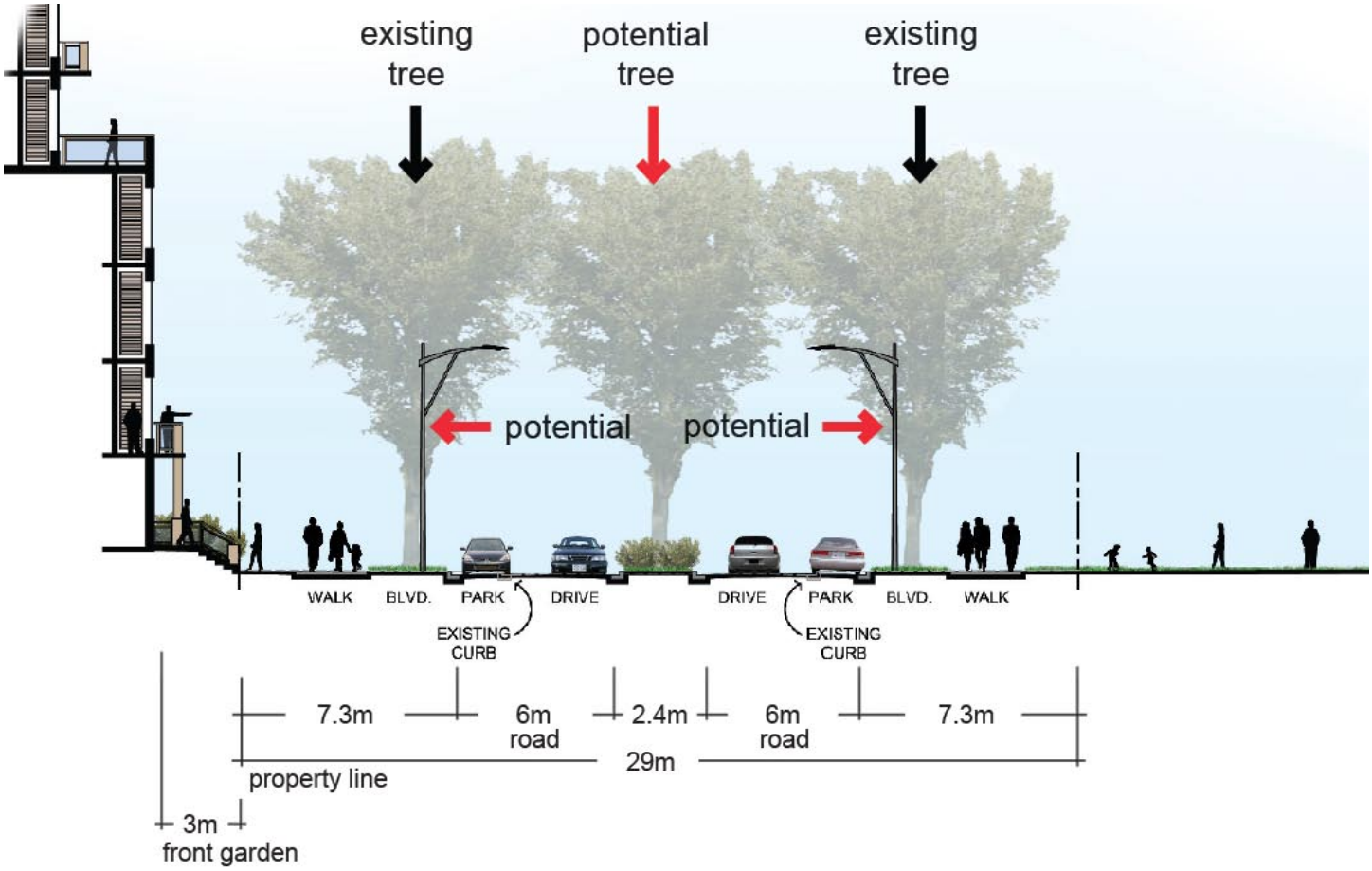
Street corner bulb with parking.

Multiple arcades in boulevards.

6.2.3 Grand Boulevard • 96th Avenue

96th Avenue is proposed to be developed as a grand walk along which to stroll and watch park activities. It is to be a "green" neighbourhood connection - from east and west sides of the subject site. Its tree lined walks would offer a direct pedestrian link between Silver Heights Park and the new neighbourhood park. Wherever feasible, its existing trees are to be retained.

The Avenue's central role as an east west neighbourhood pedestrian connection is characterized by the retention of the existing boulevard trees and adding others in the centre of the right-of-way to create a central boulevard for a total of three rows of canopy trees. They offer shade, a sense of enclosure and reinforce the overall park character.



Schematic cross section of Strathearn Boulevard - a grand boulevard along 96 Avenue.

Tree lined boulevards.

Tree lined boulevards.

6.3 Total Proposed Open Space
The allocation of open spaces is summarized as follows:

Type of Open Space	Area	Percentage of GDA
Municipal Reserve (public)	1.25 ha	15.10%
Right-of-way (Boulevards & Park Blocks only)	0.439 ha	5.30%
Total Public	***1.689 ha***	***20.40%***
Private Open Space (front gardens & back central courts)	2.23 ha	26.93%
Grand Total	***3.919 ha***	***47.33%***

7.0 Statistical Summary of Parkland Allocation

The following summary, the format of which is provided by the City, reflects the provision of formal Municipal Park land (Municipal Reserve – MR). Other publicly accessible open spaces, such as the Park Blocks, are not included.

NSP Info Section:

ASP Area:	Neighborhood: Strathearn	
GDA: 8.28 ha (20.46 acres)	MR Entitlement: 1.242 ha (3.07 acres)	Population: (1750 units) or 2400 additional residents
Schools: École Gabrielle-Roy	Community League: Yes	

Parkland Allocation Section:

	# of Parks	Park 1 (ha)	Park 2 (ha)	Park 3 (ha)	Comments
River Valley and Ravine Park(s) [1]					
City Level Park(s) [2]					
District Activity Park(s) [3]					
Neighborhood Park(s) [4] • School and Community Park(s) • Urban Village Park(s) • Pocket Park(s)	3	1.001 ha (2.47ac)	0.101 ha (0.25ac)	0.149 ha (0.368ac)	
Greenway(s) [6]					

Entitlement 1.24 ha (3.07 ac)	Allocation 1.25 ha (3.09 acres)	A/E 100.8 % of Entitlement
Target Allocation: 2.0 ha per 1,000 persons	Actual Allocation: 2.4 ha per 1,000 persons	

Notes:
1 River Valley and Ravine lands to be dedicated as Environmental Reserve (ER)
2 City level parks to be confirmed.
3 District Park Allocation <>2.5% to be taken as DRC or Money-in-Lieu for non-district park neighbourhoods, 33 – 35+ ha in size unless special facility lands required
4 School & Community Parks – one per 4,500 persons, 5.0 + ha in size (3.0 ha plus school(s) size)
Urban Village Parks – one per 4,500 persons, 5.0 ha in size
Pocket Parks – one per 2,500 persons, 0.5 km radius catchment area, includes dispersed and viewpoint parks, 0.5 ha + in size
5 acquire by MR (up to 3% of GDA) & / or Natural Areas Fund
6 key linkages only, MR up to 0.5% of GDA