

Northeast High Schools and Play Fields

Area Structure Plan



September 2, 2014

Bylaw 3217/B-2014

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Please note that all of the graphic illustrations are conceptual in nature and should not be considered an accurate representation of the types of site improvements or development to be expected.

1.0 Introduction

1.1 Overview

This Area Structure Plan (ASP), for the future high school site in North/East Red Deer located on the southern portion of SW 26-38-27-4, provides a policy framework for how the site will be developed for future high school(s) and sports field uses. The site will develop as a 'campus' style development that will eventually include three (3) high schools (Catholic, Public, and Francophone). The site is envisioned to include a series of sports fields to serve the high schools and act as a competitive sports facility where provincial level sporting events could be hosted.



North East High Schools & Sports Fields Site Area Structure Plan Site Context Map



1.1

1.2 Planning Context

The development of the ASP has been informed by significant pre-planning work that was completed during 2013. A two day workshop was held with representatives from: Alberta Education, City of Red Deer, Red Deer Public, Catholic, and Francophone School Authorities, students from local Red Deer high schools, and Group 2 Architecture. The workshop generated preliminary options for the future planning of three diverse high schools that would be jointly sited in the plan area. A Site Master Plan will be created using ideas generated at the workshop. The Site Master Plan will complement and be informed by this ASP. It will provide more details as to the design and layout of the site.



--- Plan Boundary

North East High Schools & Playfields Site Area Structure Plan Site Context Map - NE Red Deer



1.2

1.3 – Existing Policy Framework

The Municipal Government Act (MGA) – The MGA is the regulatory tool that governs municipal governments. Section 633 states that area structure plans must describe:

- The sequence of development proposed for the area,
- The land uses proposed for the area, either generally or with respect to specific parts of the area,
- The density of population proposed for the area either generally or with respect to specific parts of the area,
- The general location of major transportation routes and public amenities,
- May contain any other matters that Council considers necessary.

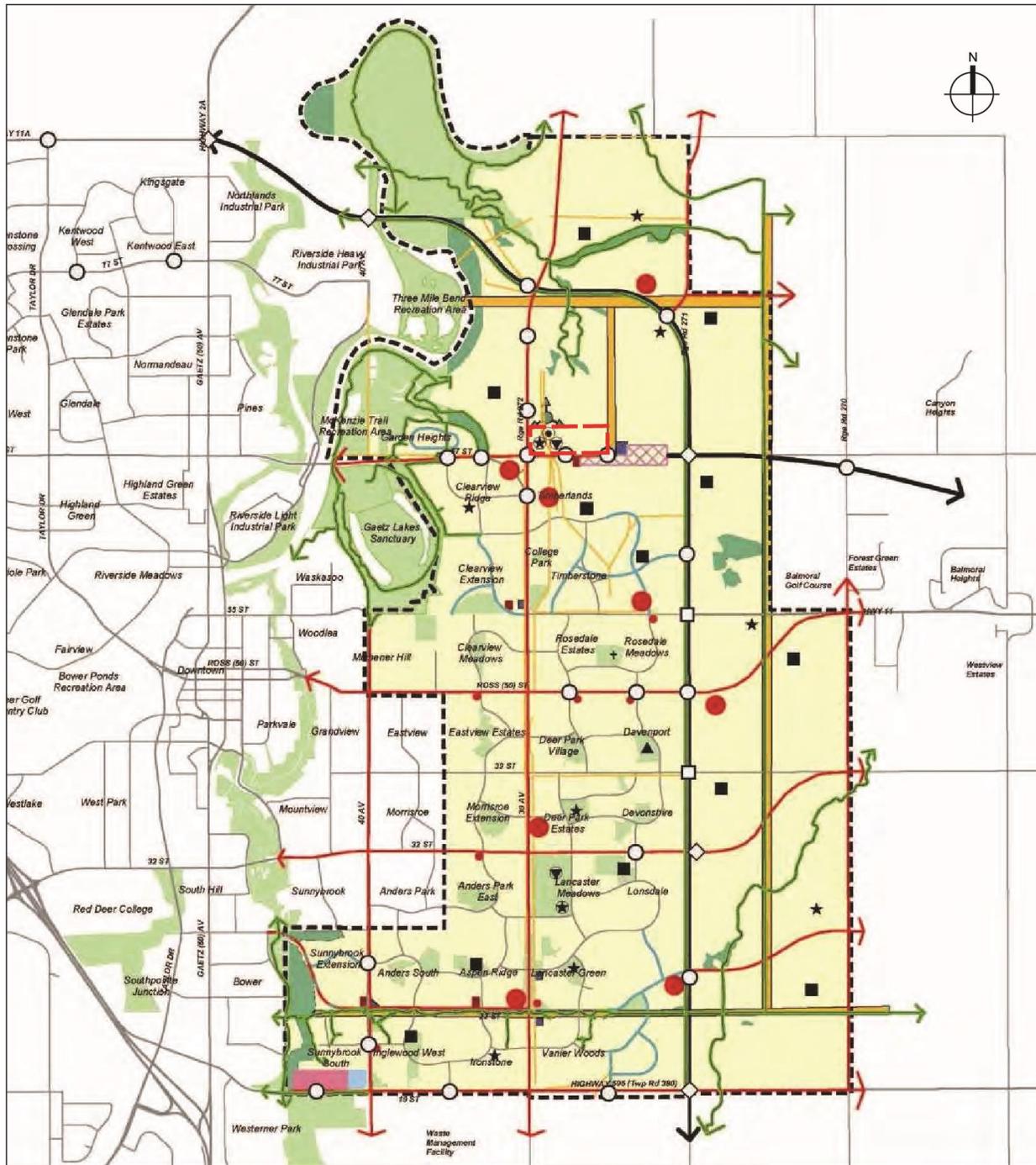
East Hill Major Area Structure Plan (2013) (MASP) – The East Hill MASP is a statutory plan that provides a high level land use framework for the East side of Red Deer. The East Hill MASP identifies the plan area as the future home to three high schools (Catholic, Public, and Francophone) and the location of a Regional Park node. The East Hill MASP enacts the Neighbourhood Planning and Design Principles which provide direction for how neighbourhoods should be designed.

Neighbourhood Planning and Design Standards (2013) (NPDS) - The NPDS are intended to provide direction on how neighbourhoods are planned in Red Deer. The document is based on nine (9) principles. Each principle contains a series of standards around how the principles may be achieved.

Section 26 Multi-Neighbourhood Plan (2013) – The section plan provides detail on how the Neighbourhood Planning and Design Principles can be achieved. The Multi-Neighbourhood plan is a land use vision for land included in Section 26. The Section 26 Land Use Concept Plan complies with the East Hill MASP by identifying the site for future high school uses and regional sports facilities. The section plan encourages the retention of the centrally located land depression that should be maintained as a focal point.

The accompanying text of the plan refers to creating a strong connection between the schools and the neighbourhood. The schools should feel like they are an integral part of the neighbourhood. As well, the school will be a part of the overall trail network connecting the lakes and the stormwater management facilities (and associated green spaces) together, providing an interesting circuit for residents and visitors.

Mobility Playbook (2013) – The Mobility Playbook is a high level transportation policy framework that focuses on user experience and how citizens move around Red Deer. The document highlights the importance of alternative transportation modes and sets targets for shifting the modal split from auto oriented to alternative transportation modes, improving the balance in the modal split.

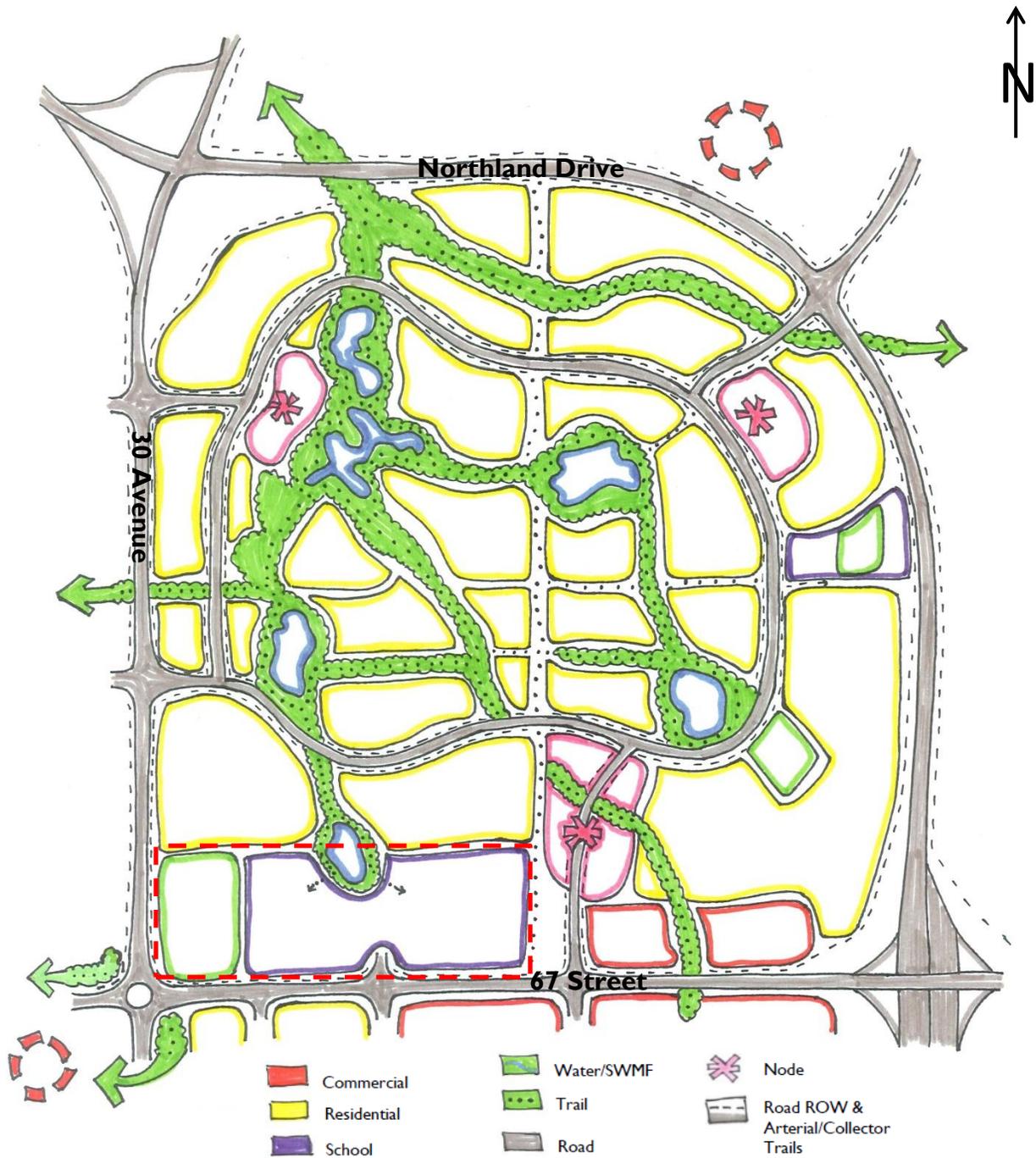


-- Plan Boundary

North East High Schools & Playfields Site Area Structure Plan Site Location within East Hill Major Structure Plan



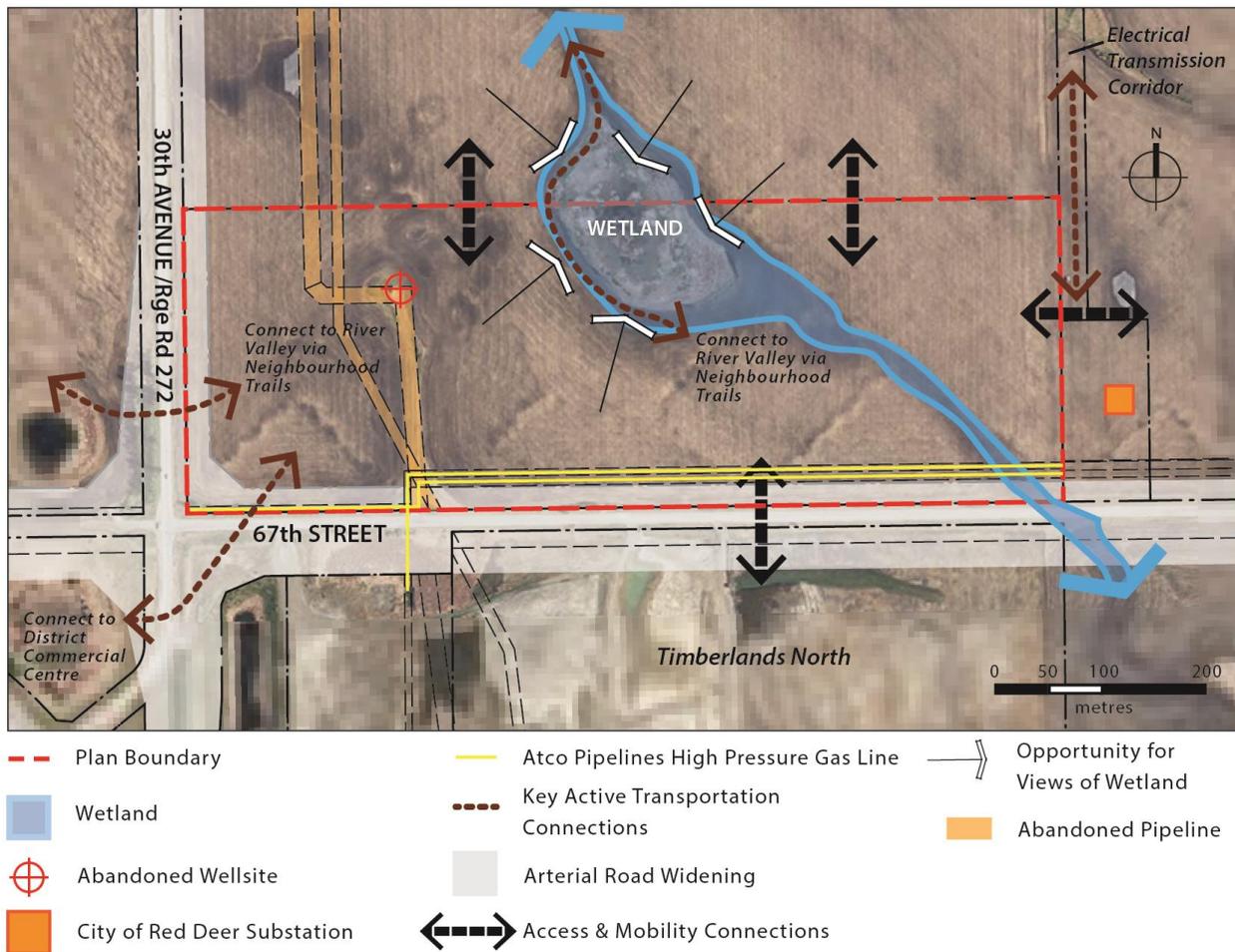
2.0



North East High Schools & Playfields Site Area Structure Plan
Site Location within Section 26 Multi-Neighbourhood Plan

1.4 - Site Conditions

The site is owned by The City of Red Deer and located on the southern portion of SW 26-38-27-4. The site is 22.58 ha (55.79 acres) in size. The former use of the site was primarily for agricultural purpose with some limited oil and gas activity. The existing site conditions are relatively flat. The site is located in close proximity to Clearview Market (commercial development) and the future neighbourhoods of Timberlands North and Emerson. The site is also located close to the Waskasoo Park network.



North East High Schools & Playfields Site Area Structure Plan Opportunities & Constraints



4.0

- Opportunities:
 - An existing natural area (land depression) located at the North/central property boundary will become a focal point for the high schools and neighbourhood to the North.
 - Improvements planned for the nearby transportation network will help to improve access to the site. Road improvements include the extension of 67 Street and 30 Avenue, including a roundabout at the intersection of these roadways. These improvements are scheduled for completion in 2015.

- Constraints: The existing site has some natural, as well as, some man-made encumbrances. There is a natural wetland located along the North property line. The majority of the property drains towards this wetland. The site is located adjacent to two major arterial roadways; therefore consideration for noise attenuation may be required. The site also has various existing oil facilities, including several abandoned and active pipelines and an abandoned well site. Surface structures are not permitted on top of the abandoned well and a 5 m radius around the well must be maintained. An access route to the abandoned well must be included in the development plan. A phase 2 ESA of the abandoned well has been completed by the Licensee. Petroleum hydrocarbon and salt contamination from the abandoned well have been confirmed. The contaminated area extends northeast from the abandoned well. The Licensee is responsible for the remediation of the contaminated area. The Licensee plans to start remediation in the fall of 2014. The areas with high salinity and hydrocarbon contamination will be excavated and the contaminated soil will be hauled to a secure landfill.

The abandoned pipelines are licensed to Canadian Oil & Gas International Inc.. The City is working with the Licensee to remove the abandoned pipeline from the right-of-way located along the west side of the plan area. The Licensee is responsible for submitting a pipeline license amendment to Alberta Energy Regulator (AER) and removing the caveat from land title. This will allow surface development to proceed unrestricted.

ATCO Pipelines has a high pressure pipeline with an above ground riser near the south property line. The setback distance for the ATCO pipelines is the edge of the right-of-way. As this is a large diameter high pressure gas line consideration should be given to increasing the setback between school buildings and the edge of the right-of-way. ATCO Pipelines recommends a setback distance of 15 meters from the centerline of the pipeline to any buildings. Any proposed development near these facilities should be forwarded to ATCO for review. A crossing agreement may be required from ATCO Pipelines for any ground disturbance within 50 meters of the existing high pressure pipeline and/or right-of-way. ATCO Gas also has an easement near the south boundary. The Servicing Study will review the impact of these facilities on the overall development plan.

Ongoing Expectations with Oil and Gas Companies

- Written confirmation from the applicant that the Licensee has been contacted and the exact oil well location confirmed and temporary marker prior to any construction (i.e. stripping of top soil).

- Provisions for an access route, to the abandoned well site, needs to be addressed and included in the development plan.
- The Licensee needs to be consulted with, prior to any construction on or through the contaminated area, which includes underground infrastructure.
- Documentation from is required to confirm the contaminated area(s) is suitable for the proposed land use. Development approvals/permits will not be issued until documentation has been issued (includes top soil stripping).

2.0 Plan Vision

2.1 – Overview

The site is envisioned as the location of three high schools (Catholic, Public, and Francophone) and competitive sports field facilities. The site is estimated to be built out over the next 10 - 25 years, dependent on provincial funding for high school construction and population growth. At this time, the Red Deer Regional Catholic School Division No. 39 has funding approved from the Government of Alberta to build a high school. The school facilities may contain community based uses to support the student population and surrounding communities.

The vision is that the site will achieve the following high level principles:

- The site will develop on a ‘campus style’ model, where some facilities are shared between school authorities. Students will be required to move throughout the campus during the day and between classes. The unique identities of each school authority will be maintained through the construction of ‘private’ spaces intended for use by each individual school authority.
- The site and buildings will seamlessly integrate into the surrounding neighbourhoods – becoming a community amenity. Emphasis shall be placed on drawing the community into the site.
 - Buildings will be sensitive to the surrounding neighbourhoods, achieved through building design elements that soften the impact of a multi-level structure.
 - Buildings shall be constructed to be multi-leveled to reduce the building footprints and the overall impact on the land.
 - Consideration will be given to the North and East edges of the school site and how they interact with the surrounding neighbourhoods.



- Consideration to movement into and around the site on a multi-modal scale will encourage alternative transportation modes and reduce the impact of the automobile on the site.
 - Site design will focus on the user experience and how to improve circulation in an attractive way.
 - Consideration will be given to signage on the site and way-finding to support the campus style of development, encouraging students to move around the site by walking.
 - Signage will be placed appropriately around the site, to facilitate way-finding for students and visitors, by using appropriate forms of signage.
 - The site may consider a reduced parking strategy.
 - The site will be focused on alternative modes of transportation, as outlined in the City's Mobility Playbook.

- The site will have competitive sports field facilities where provincial level competitions could be played. Location of the sports fields should provide synergistic uses with the school buildings and opportunities to share facilities, such as, change rooms and washrooms, should be considered. Additional 'outbuildings' may be required and may include concession and change room facilities. Additional amenities may be constructed to support the facility.



- The comprehensive site plan will consider the softer site improvements including: lighting, landscaping, and public amenity materials to ensure the site is developed in a consistent fashion.
- The main entrance road should include separated pedestrian walkways, bike facilities, enhanced landscaping and lighting (including pedestrian scaled lighting).

2.2 – Planning Principles

The Neighbourhood Planning and Design Standards are based on nine (9) principles. These principles have been used to develop this ASP and will be achieved in the following ways:

Principle 1: Natural Areas – The High School Site ASP has been designed around the natural drainage course within Section 26. Emphasis has been placed on maintaining the natural wetland in the North/central location of the plan area. This area will become the focal point and community gathering space within the plan area.

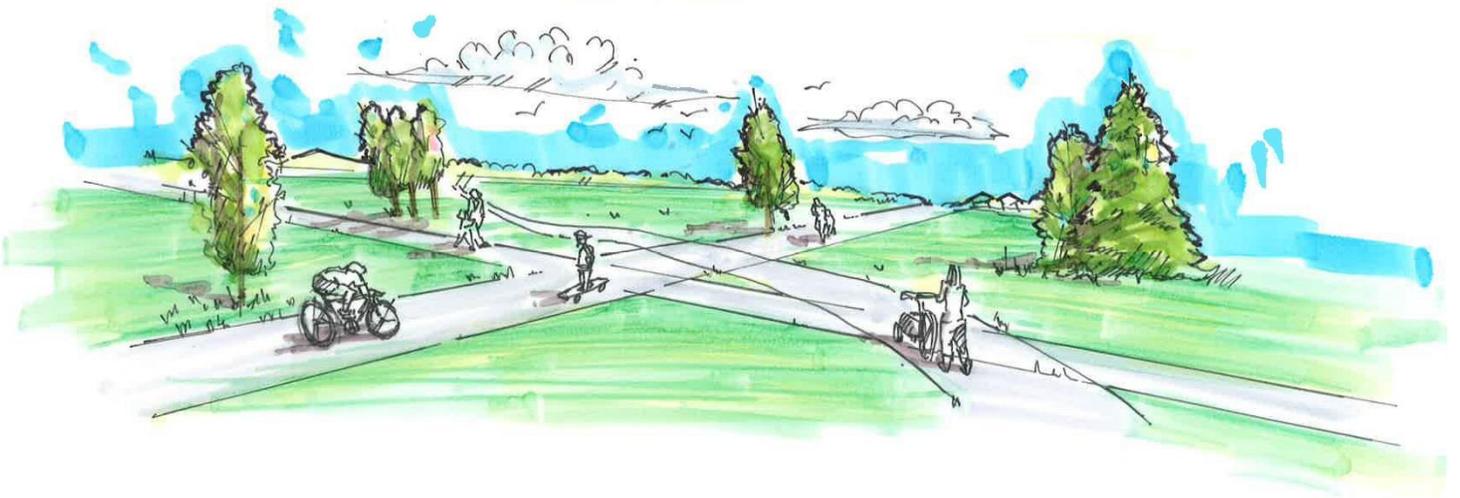


Principle 2: Mixed Land Uses – A mix of community based land uses has been proposed for the plan area, including: public facilities (schools) and sports fields. Additional consideration will be given to uses within the buildings, such as, community or commercial focused uses i.e. a coffee shop.

Principle 3: Multi-Modal Choice – High school site will be developed as a destination within The City of Red Deer. The site will link to the regional trail which follows the transmission line right-of-way East of the site and to the loop trail within Section 26 and surrounding land uses. Consideration has been given to developing a transportation framework that encourages alternative transportation modes including a reduced parking requirement, transit facilities, and accommodation for active transportation.

Principle 4: Compact Urban Form and Density – Buildings on the site are encouraged to be developed in a multi-story form to reduce the building(s) footprint(s). Consideration has been given to how the school buildings will interact with the future adjacent neighbourhoods.

Principle 5: Integrated Parks & Community Spaces – The site will provide competitive sports facilities that will also serve the surrounding neighbourhoods. This decision was made at the time of the Multi-Neighbourhood site planning as to not replicate sports facilities within the larger neighbourhood. Emphasis has been placed on creating a centrally located neighbourhood amenity/focal point - a place for citizens to congregate. Consideration has been given to the school facilities operating on a flexible basis so the community can use the facility after school hours.



Principle 6: Housing Opportunity and Choice – There is no housing proposed for the site.

Principle 7: Resilient & Low Impact Neighbourhoods – Buildings will be designed in a campus style to encourage interaction between students and the broader community. The campus style will also allow the three high school authorities to share facilities and amenities, reducing the need to duplicate spaces and overbuild. Buildings are constructed in a multi-story form to reduce impact on the site and provide for larger land area to be used for alternate uses. A reduced parking strategy may also be considered.

Principle 8: Safe and Secure Neighbourhoods – The focus of the site is around a community gathering place and transportation hub that remains busy with activity throughout the day. Parking lots will incorporate street lighting enhancements for both pedestrians and vehicles. On site streets will be designed for alternative transportation and to an enhanced aesthetic level, considering the ‘complete street’ concept in its design. On site streets will also encourage the reduction of idling vehicles.

Principle 9: Unique Neighbourhoods – The identity for the site is a multi-story campus style development. This approach is not only unique to Red Deer but within the Province of Alberta as well. The site is seamlessly integrated into adjacent neighbourhoods and has become a community amenity.

3.0 Land Use and Planning Concept

3.1 – Overview

There are two primary land uses for the plan area, which include educational facilities in the form of three (3) high school facilities, to be phased over time, and competitive sports fields, developed with the intent of being able to host provincial level competition. There is no residential development proposed for the plan area. The key objective of the land uses is to explore synergies between the recreational amenities of the site and the school buildings, and how citizens and students will move around and use the site.

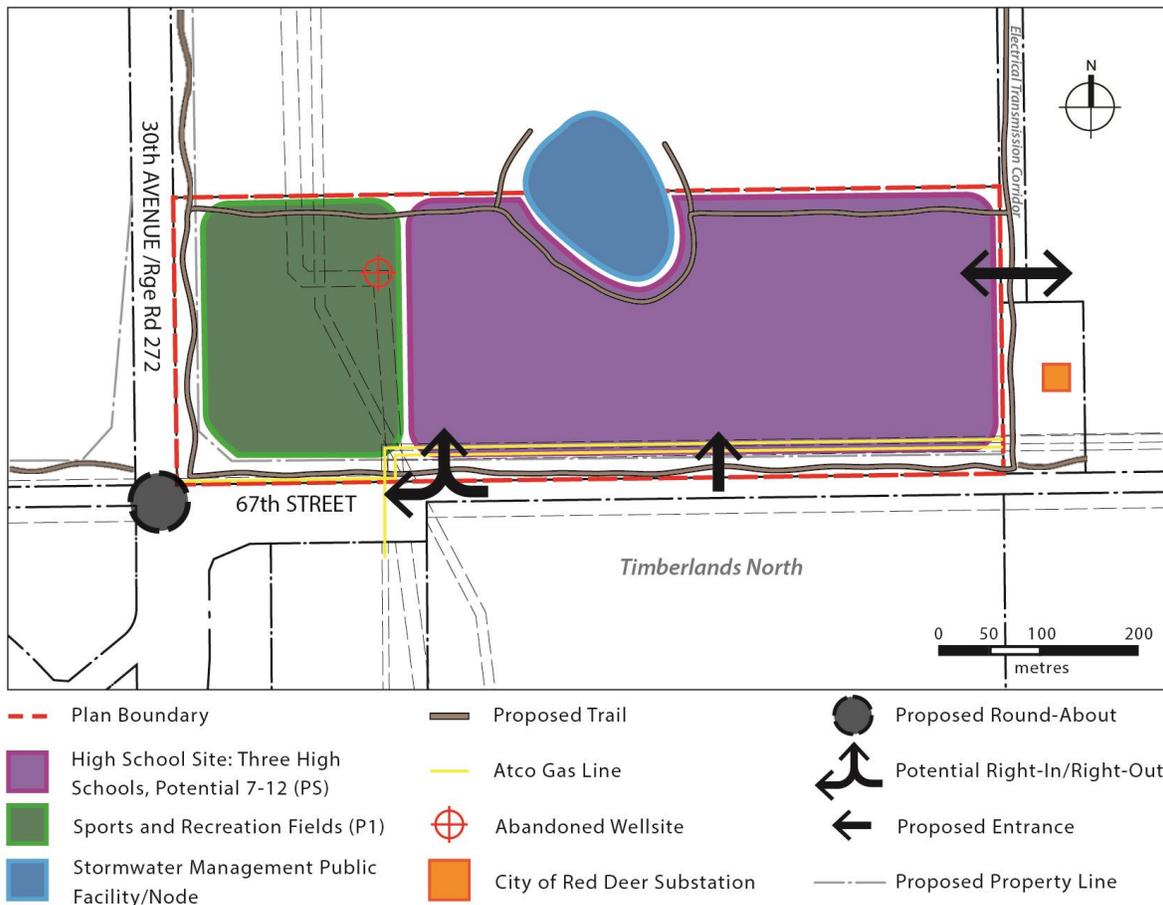
The land uses and site regulations will be controlled through zoning in The City of Red Deer's *Land Use Bylaw*. Although the school and sports field uses are separate they are envisioned to be connected components. School facilities will be clustered on the East side of the site and oriented around the centrally located community gathering area and access road. Interspersed throughout the plan area will be competitive sports fields. Additional site planning is required to determine the final layout of the schools and sports fields.

3.2 – Land Use Allocation

The table below outlines the land uses proposed for the site and the amount of land allocated for each land use.

Land Use Category	Area (ha)	Area (acre)	% of Net Developable Area
Developable Area	22.58	55.79	100%
Parks and Recreation District (P1) *Includes MR	4.88	12.06	22%
Public Service (Institutional or Government) District (PS)	17.70	43.73	78%

The high schools and play fields area account for a substantial amount of open space within this quarter section. Therefore, the City's subdivision authority acknowledges that a ± 2.023 hectare (± 5.0 acre) municipal reserve credit from the northern portion of this quarter section will be applied to the high schools and playfields area.



North East High Schools & Playfields Site Area Structure Plan
Land Use Concept



5.0

3.3 – Parking Management

The City of Red Deer Land Use Bylaw will be used to determine the amount of onsite parking required for the first high school constructed on the site; however, as future high schools are developed, a reduced parking standard may be considered. The reduced parking strategy would be developed in partnership with The City and would be evaluated as additional schools and facilities are proposed and constructed. A reduced parking strategy may be considered based on achieving a sustainable and efficient site design. In order for this to be successful, a strong onsite alternative transportation network must be developed. This includes ensuring strong pedestrian and bicycle connections to surrounding communities, an on-site transportation hub where students can wait for transit in a comfortable environment, and continuous and efficient transit service. Generally, parking will be clustered in a

variety of areas focused around the arterial roadway system (67 St.). The intent of clustering the parking lots is to minimize the visual impact of large parking lots.

3.4 – Site Edges

Consideration must be given to the site edges and how the site will integrate and interact with surrounding neighbourhoods. Edge treatments, such as fencing, enhanced landscaping, trees and trails, may be considered to soften the ‘island’ effect associated with developing the site in isolation and to protect users of the site from adjacent arterial roadways and the electrical substation. The goal is to ensure that the school site becomes a community amenity and is viewed as an asset within Red Deer. A landscaped berm is proposed north of the sports fields to reduce interference between the recreation facilities and the adjacent residential dwellings. If a berm isn't optimal, other alternatives may be considered to mitigate conflicts between the sports fields and adjacent residents.

4.0 Green Network and Community Facilities

4.1 – Overview

The plan area has been designed to consider a combination of passive recreation areas (areas for students and the community to congregate) and competitive recreation facilities. Passive recreation areas include the centrally located wet area. The intent of this feature is to act as a passive recreation node and should include amenities to encourage informal gathering and learning. Buildings will be oriented to shelter the area, creating an inviting microclimate, and to alleviate noise from adjacent roadways.

Competitive recreation facilities will be located throughout the site area. Facilities could include a combination of football facilities, soccer pitches, and a track and field area. The recreation facilities will be connected to the surrounding community and school sites by a trail running East/West along the North property boundary. Consideration will need to be given around how to enhance the pedestrian experience for individuals using the trails within the site and connections to surrounding areas. This may include enhanced landscaping, pedestrian oriented lighting, and view corridors towards destinations.

5.0 Mobility and Connectivity

5.1 – Overview

An active transportation approach has been taken for the site to encourage active mobility for students, employees and visitors to the site. The active transportation network for the site has been developed with direction from the Mobility Playbook that encourages a balanced approach to transportation in Red Deer. The approach is directed by the following high level principles:

1. Put pedestrians first,
2. Create a balanced network,
3. Tie lane-use and mobility together,
4. Make transit part of the journey,
5. Connect the trails,
6. Nurture a culture of change.

5.2 – Transportation Systems

On site streets will be constructed with emphasis on the pedestrian experience. The road cross section will have a treed boulevard on both sides and a treed median in the center. Attention to traffic calming detail has been incorporated into the site design including: raised crossings, intersection bump outs, and pedestrian scaled lighting. Vehicles should not move through the site at speeds greater than 15km/hr. Additional site planning shall outline an active transportation plan for non-motorized modes of transportation which use on and off-street facilities. Bike parking and transit facilities should be given priority on the site to encourage use of these modes.

Consideration has been given to how adjacent neighbourhoods connect into the school site through active transportation modes, ensuring that the site is accessible by foot from several different directions/neighbourhoods including: Timberlands, Clearview North, Garden Heights, and future neighbourhoods to both the North and East. Students will also be provided safe and direct routes to adjacent neighbourhoods and commercial amenities through trails connections along 30 Avenue, 67 Street, and the electrical transmission corridor.

6.0 Neighbourhood Design and Character

6.1 – Overview

The plan area will be designed in a ‘campus’ style educational setting where shared buildings are connected with a series of pedestrian corridors, encouraging activity between buildings. The unique identity of each school authority will be maintained by ‘private’ spaces being designated for each school authority.

Buildings on the site will be constructed to multiple stories and each building will be dual-fronted to maintain aesthetics to both the North and South views. Buildings will be oriented around a centralized natural feature (wetland) which is the focal point for the site. Buildings will be designed to ‘step back’ from adjacent neighbourhoods to balance the form and massing with the future residential. Specific attention to the landscaping, form, massing and design of the buildings along the northern and eastern edges of the site are required to ensure the schools are well integrated into the adjacent neighbourhoods and are a community and regional amenity.

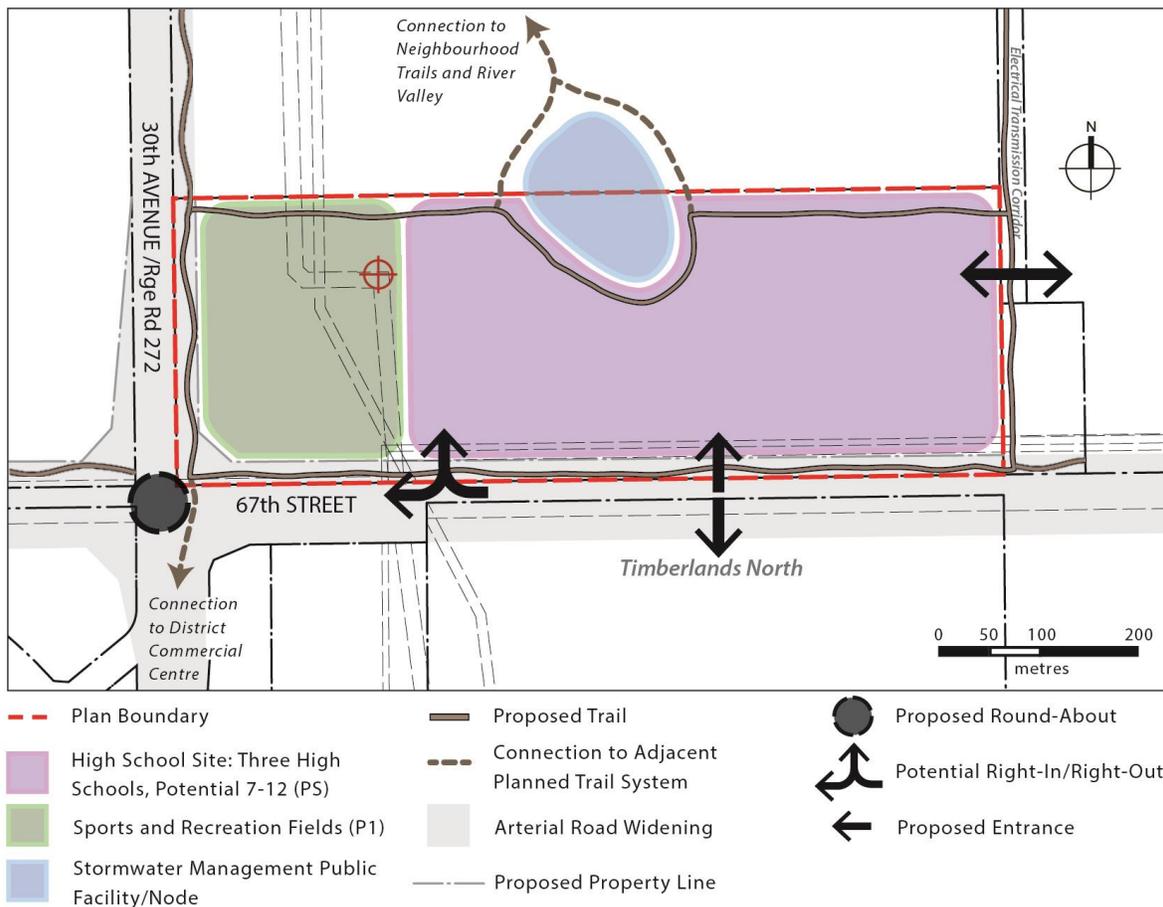
7.0 Infrastructure and Servicing

7.1 – Overview

The following sections outline the basic concepts for providing services to the northeast high schools and play field’s site. These concepts are preliminary in nature and are subject to change based on a more detailed analysis. The provincial agreement was to provide a ‘serviced site’ and the City has made a commitment to uphold this agreement. The Servicing Study will explore locations for underground utilities. The proposed design for the utilities is based on multiple potential building locations which will allow services to be provided in various ways.

7.2 – Roadway Access

Main access for the site will be provided from an all turns intersection located on 67th Street across from Threfall Gateway in Timberlands. The configuration of this intersection will be completed in conjunction with the impending construction of 67th Street. There will be a roadway connection between the school site and the property to the East which will lead to an all turns intersection on 67th Street, approximately 100 metres East of the school property. To facilitate school bus drop-offs and bus movement through the site, a temporary right in right out, or temporary right in, access will be provided onto 67th Street with the potential to have the right in portion closed in the future based on the traffic performance on 67th Street. The roadway access locations are shown on Figure 6.0.



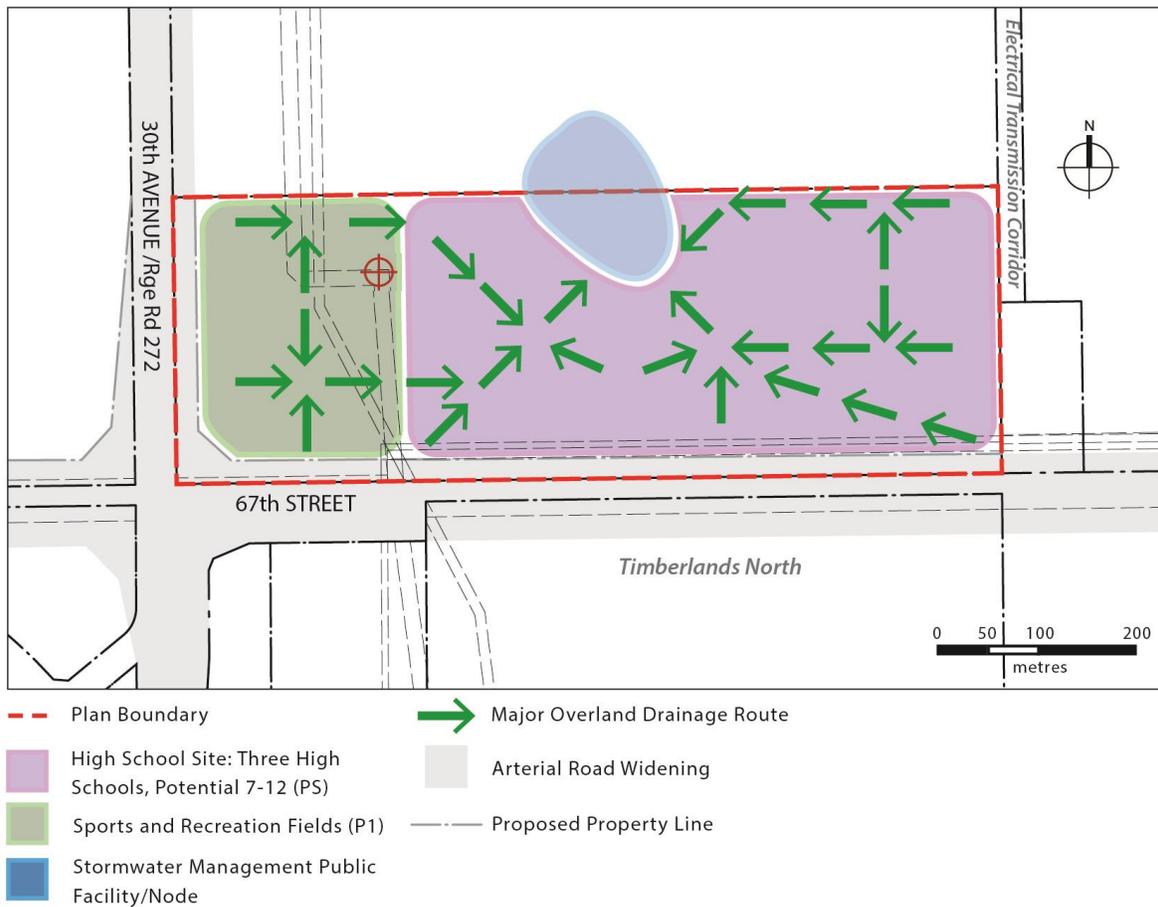
North East High Schools & Playfields Site Area Structure Plan Mobility

7.3 – Storm Sewer System

The storm sewer system is a combination of overland drainage, drainage through storm sewer pipes, detention, treatment and ultimately a clearly defined outlet from the property. Currently the site drains from South to North and collects in a wetland located in the centre of the property along the North property line. As the wetland continues to fill it eventually spills to the northwest into a natural drainage run that leads to the Red Deer River. This drainage run crosses several parcels of private property prior to reaching the river.

7.4 – Major Overland Drainage System

Major overland drainage will occur when the storm intensity exceeds the capacity of the minor drainage system. At this point water will flow overland to the storm water detention facility/wetland. This will occur through a combination of green spaces and road networks. Natural grades on the site range from 0.8% to 1.7%. Figure 7.1 shows the general overland drainage patterns proposed for this site.



North East High Schools & Playfields Site Area Structure Plan
Stormwater Servicing - Major Overland Drainage

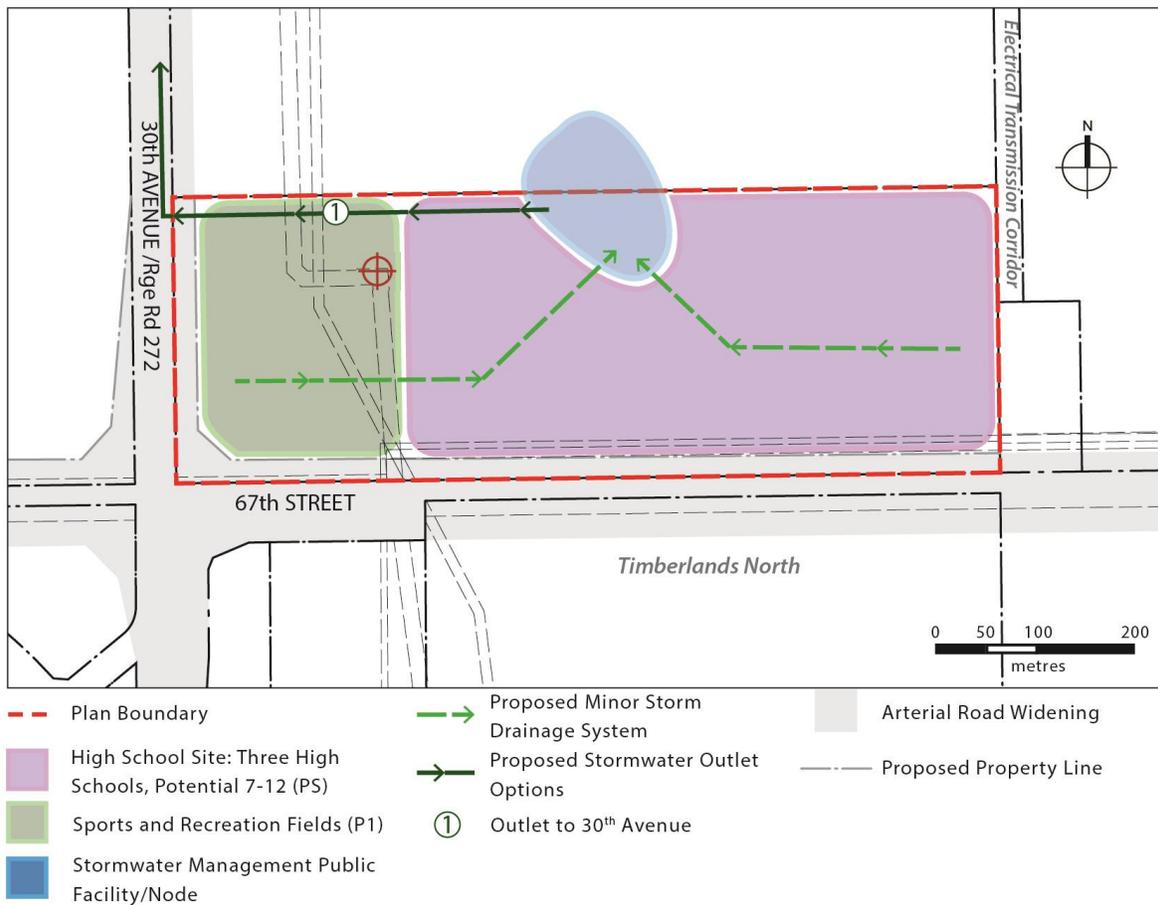


7.1

7.5 – Minor Storm Drainage System

The minor drainage system is the combination of the storm sewer system and the overland path that storm water takes to reach the storm sewer system. The water in this system will be accommodated in the underground pipe network. This system will apply to building drains, parking lots, roadways, green spaces, and play fields. The roads and parking lots will be drained through a system of catch basins and storm piping system. The development of the school property will require a clearly defined storm water outlet. The natural flow of the water is to the northwest and would continue in that direction. The storm outlet can either be accommodated in conjunction with the residential land to the North or as

part of the construction of 30th Avenue. The Minor Storm Drainage System and Outlet Options are shown on Figure 7.2.



North East High Schools & Playfields Site Area Structure Plan
Stormwater Servicing - Minor Storm Drainage System and Outlet Options



7.2

7.6– Storm Water Detention and Treatment

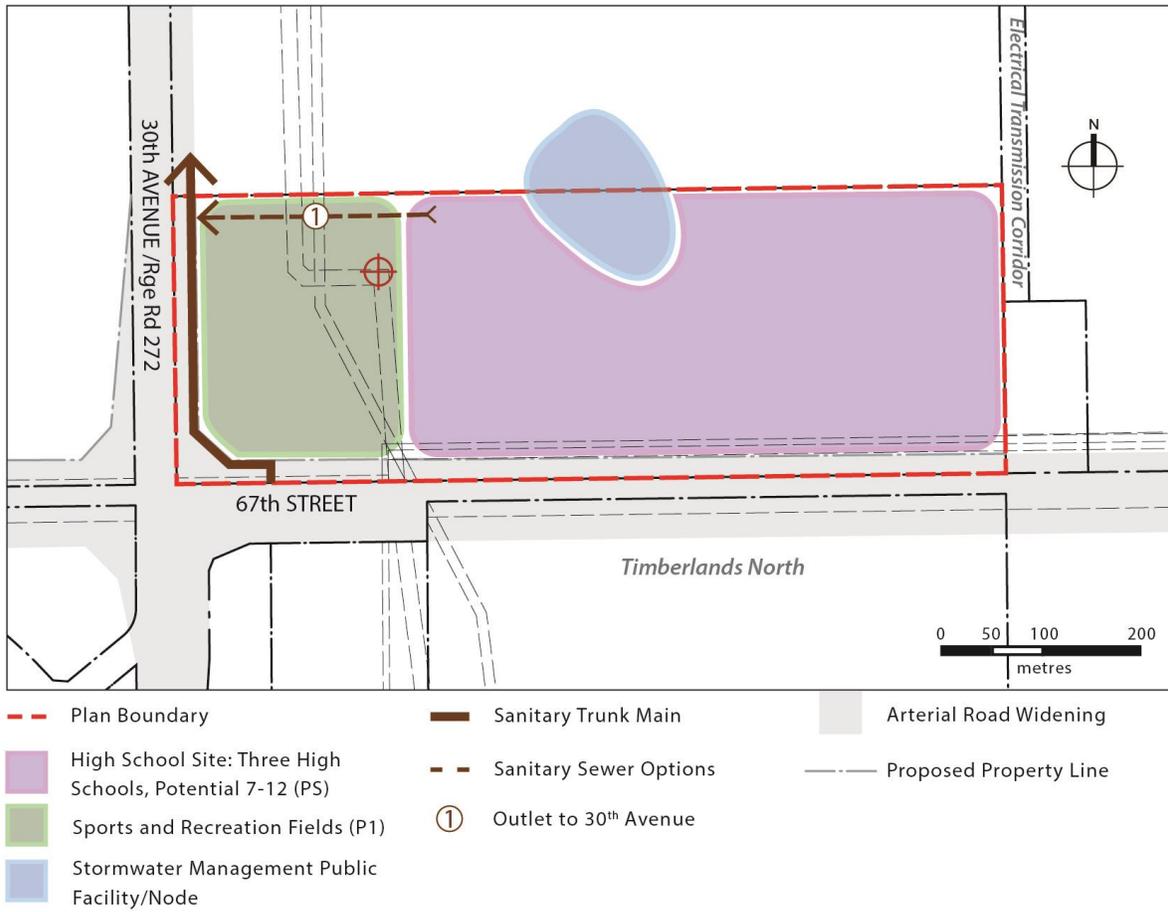
The existing central wetland area will be used as a storm detention pond and treatment area. A designed wetland will need to be created approximately 1.5 metres lower than the current wetland. A wetland assessment will be completed as part of the Servicing Study for this site. This assessment will include the level of compensation and the benefits to maintaining a wetland in this area. The re-created wetland will be of sufficient size to provide water treatment and storage for the entire High Schools and Play Fields site area.

7.7 – Sanitary Sewer System

The sanitary sewer for this site will be connected to the City of Red Deer collection and treatment system. The design of the sanitary system for the school site will connect to the proposed 30th Ave trunks at the west boundary of the site and be completed to provide sufficient depth and capacity to facilitate a gravity feed from the easterly portion of the school property. The exact location of the internal piping will be confirmed once the school sites have been determined. Figure 7.3 shows the proposed sanitary connection for the school site.

7.8 – Water Distribution System

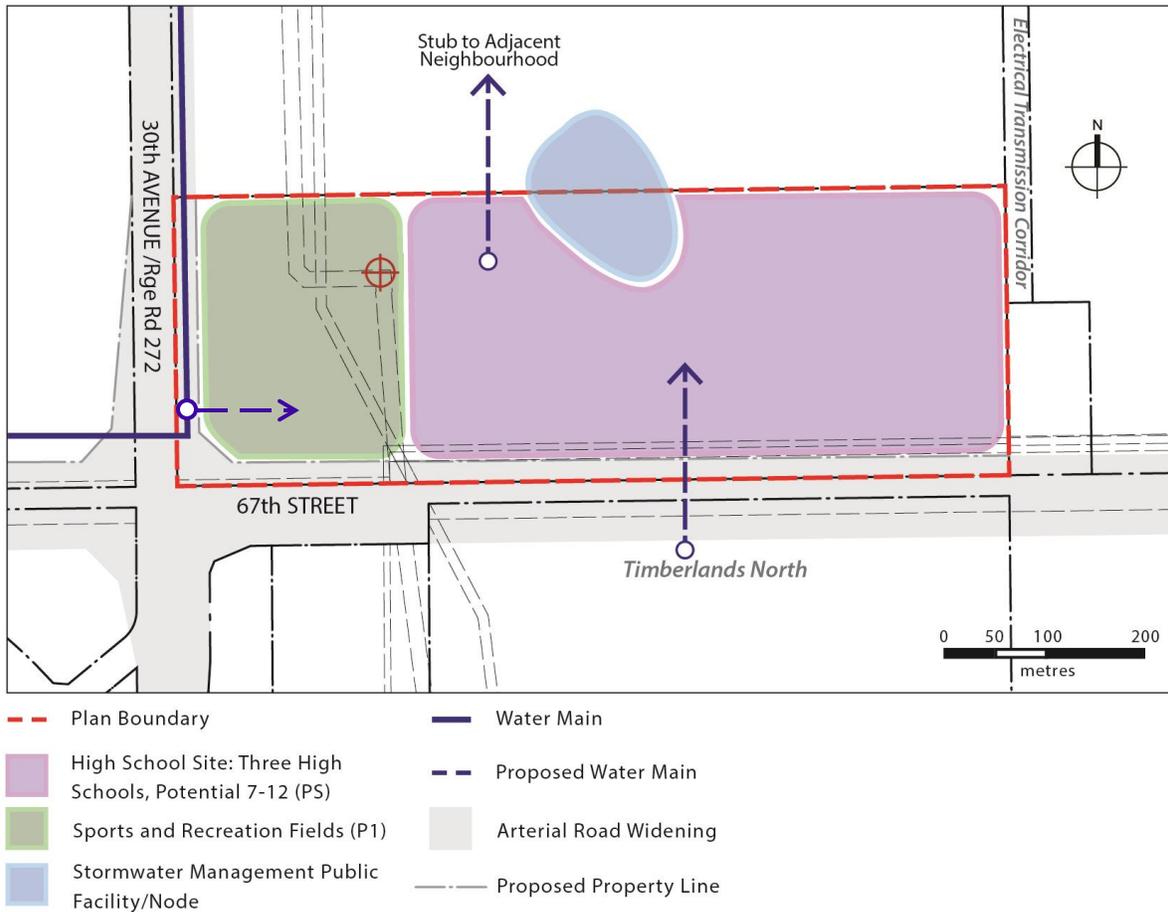
The water supply will be from the City of Red Deer system. A connection to this system will be provided from the commercial/residential subdivision to the South (Timberlands North). There will also be a potential connection available along the West edge of the school site property once the distribution system is installed as part of the 30th Avenue construction. These connections will be 300mm in diameter and will provide sufficient capacity for the proposed schools. It is proposed to have this system connected to the development to the North in order to provide a secondary supply of water. The timing of the second connection will be reviewed during the Servicing Study. We have provided a potential water distribution system for the site (Figure 7.4). This system will require modification as more detail into the site design is available.



North East High Schools & Playfields Site Area Structure Plan
Sanitary Servicing Options



7.3



North East High Schools & Playfields Site Area Structure Plan Water Servicing



7.4

7.9 – Proposed Shallow Utilities

This site will be serviced by power through the City of Red Deer Electric, Light and Power (EL&P) distribution grid. Telephone distribution services share structures with EL&P in this area. There are overhead distribution lines on both 30th Avenue and 67th Street that can provide power and telephone service to the site. ATCO Gas has distribution lines that run through the property that have capacity for this site. Shaw Cable is proposed to be installed in 67th Street and will be able to provide service to this site as well. It is not anticipated that any of these services will be extended through the property to adjacent parcels.

7.10 – Emergency Services

The high school site is currently outside the 4 minute travel response standard as mandated by Council; however, the site is not beyond the 10 minute total response as identified in the Alberta Building Code. The site will be serviced by a future Fire Station which is proposed for the Timberlands North neighbourhood. It is anticipated that this Station will be developed in the upcoming years and once it is operational, the high school site will be within the 4 minute travel response standard.

8.0 Development and Phasing

8.1 – Overview

The plan area will occur in one phase with site re-designation occurring concurrently with the ASP approval. Sports fields will likely be developed in a phased approach and in conjunction with the high school construction. It is anticipated that the high schools will develop over several years. Until school construction is necessary, vacant building sites may be used for temporary recreation space. School construction will be based on provincial funding. The first school is proposed to be the Red Deer Regional Catholic School Division No. 39 and will be constructed starting in 2015 with an anticipated opening a shortly thereafter. At the time of plan preparation, the Red Deer Public School District No. 104 anticipates the possibility of a school around the year 2020. The third school will be for the Conseil scolaire Centre-Nord and may not be required for 20 years or so. Support facilities (parking etc.) will be constructed as necessary. Full build-out of the site may occur over the next 10 – 25 years.

8.2 – Development Phasing - The plan for the site (although not confirmed yet through detailed design) is, at a minimum, 3 performance-classification rectangle fields, which allow the ability to host provincial level tournaments, as well as, provincial level track and field. The grading, drainage, sloping, construction/fill material requirements are significantly higher for both types of performance fields/facilities. Following are some potential phasing options for the site grading and servicing components:

- Grading – A review of the option to delay the grading and construction of the West sports fields may be required during the detailed grading design. Ultimate construction in this area will have very minor impacts on an operating school. In order to minimize disruption and reduce future maintenance conflicts in the occupied area, the future school sites should be graded during initial construction such that they will drain. After grading is complete, these areas should be top soiled and seeded for erosion and weed control until full build out. These areas could be used as park spaces until there is need for the remaining schools.
- Sports Fields – initial construction could include the preliminary development of the major sports field and running track. The ultimate construction of these amenities would require significantly more resources than a standard sports field. A portion of the sports fields could be delayed until such time as the need and the funds allow for their construction.
- Underground Services – the design of the internal underground services will be completed as a part of the individual school designs. It is not proposed to install service stubs to the future sites as building locations, sizes and orientations have not been set.

- Roadway Access – the main all-turns intersection on 67th Street may not be required to be built to its final design as part of the first school. If portions can be delayed, the intersection should be designed such that the throw away costs will be minimal when upgrades are required. The school site is proposed to have a road connection to the parcel of land to the East. This road connection and ultimate connection to 67th Street will likely not occur until the development of the East parcel.

8.3 – Re-designation and Subdivision

The site has already been subdivided out of its parent parcel and is in the ownership of The City of Red Deer. Additional subdivision of the building footprint will occur at the time of school construction. The site will be zoned in conjunction with this ASP. The proposed zoning will allow for a combination of school facilities, community, commercial, and sports facilities as well as site development regulations. There will be a 5% dedication of MR required that will be allocated to the sports fields. When school building envelopes are subdivided and transferred to the applicable authority(s) they will be designated as MSR.

8.4 – Detailed Design

Detailed design i.e. Site Master Plan for the site will take place through an external consultant to be hired by the School Division and through consultation with The City of Red Deer Recreation, Parks, and Culture Department and any relevant planning documents. The intention of this high level plan is to provide direction for the more detailed design work to occur.