
Glendale

NORTHWEST NEIGHBOURHOOD AREA STRUCTURE PLAN

Prepared by

PARKLAND COMMUNITY PLANNING SERVICES

For

THE CITY OF RED DEER

Originally adopted as an Outline Plan by Council Resolution on Nov. 6, 1995

Outline Plan amended by Council Resolution on March 9, 1998

Approved as a Neighbourhood Area Structure Plan on Dec. 7, 1998 (Bylaw 3217/98)

Area Structure Plan amended by Council on Sept. 25, 2000 (Bylaw 3217/G-2000)

Area Structure Plan amended by Council on May 16, 2011 (Bylaw 3217/A – 2011)

May 16, 2011

GLENDALE

Northwest Neighbourhood Area Structure Plan

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1.0 Introduction

The Glendale Northwest Neighbourhood Area Structure Plan was originally approved as an Outline Plan by City Council on November 6, 1995, and was subsequently amended in March 1998, December 1998 and September 2000. These amendments were necessary to reflect the City's Transportation Plan Update, re-alignment of Taylor Drive, the addition of 75th Street as a new access road and the addition of a lane west of 59th Avenue between 75th and 76th Streets. All Plan amendments have been processed in accordance with the City of Red Deer's **Planning and Subdivision Guidelines**. Neighbourhood Area Structure Plans are required by the City of Red Deer as a pre-condition to subdivision of larger land areas and form the basis for future zoning, subdivision and development decisions for the area.

This Neighbourhood Area Structure Plan (NW ¼ 29-38-27-W4 and NE ¼ Section 30-38-27-W4) is located in the northwest corner of the Glendale neighbourhood, a northside community in the City of Red Deer. This Neighbourhood Area Structure Plan is bordered on the west by Taylor Drive; to the north by 77th Street; to the east by 59th Avenue; and to the south by existing residential development. The Glendale Northwest Neighbourhood Area Structure Plan conforms to the City's Municipal Development Plan, the Northwest Area Structure Plan and the Community Services Master Plan.

The Area Structure Plan area comprises of three main landowners, the City of Red Deer, Red Deer School District #104 and Mr. Harry Dentoom. Recent new residential developments in the south portion of the Plan area are privately owned. Land ownership is shown on Figure 1.

2.0 Existing Features

As shown on Figure 1, the Dentoom lands contain an existing residence and green house operation while the City of Red Deer lands are undeveloped with the exception of a water reservoir and pump station located southeast of the 76th Street and 59th Avenue intersection. All of the roadways in this area are constructed including 75th, 76th, and 77th Streets, Taylor Drive and 59th Avenue.

Much of the westerly edge of the site, being lands owned by the City of Red Deer, is tree covered within which exists a unique native treed area (south of 75th Street) containing significant spruce and poplar trees, and wild rose and dogwood vegetation. The Johnstone Park Ecological profile completed in 1997, included this area which identified these natural features and recommended that this unique area be retained by the City and incorporated into the future open space and park requirements of the neighbourhood.

3.0 Environmental Hazards

Results of a Phase 1 Environmental site assessment undertaken in 1998 by UMA Engineering Ltd. revealed no significant sources of contamination of lands within this plan area. No mitigation activities on these lands are required.

4.0 Land Use

The long term land uses as illustrated in Figure 2 are the result of a series of conceptual design alternatives examined in consultation with area landowners. Factors affecting site design, serviceability and public input regarding land uses received during the adoption of the original 1995 Plan and subsequent amendments thereto, are reflected in the layout of this Neighbourhood

Area Structure Plan. The primary land use for the area is residential. The only other land use identified is for open space purposes, being a combination of park, recreation, buffer areas and utility corridors (public utility lots) for the provision of services.

4.1 Residential Areas

Residential development will be predominantly detached dwellings under the R1 Residential Low Density District of the City's Land Use Bylaw. Other residential development will include a cul-de-sac of R1A Residential (Semi-Detached Dwelling) District accessed via 59 Avenue in the south plan area on the former Dentoom site (see Figure 2).

4.2 Open Space Areas

All lands identified as open space areas will be used for park, recreation and buffer areas or, for public utility lots containing utility servicing infrastructure. In all cases, these publicly accessible lands will be landscaped and/or grassed forming part of the neighbourhood's open space area. The previously identified unique native treed area will be retained and incorporated into the neighbourhood park area. A berm containing Level 2 landscaping will be constructed along the east side of Taylor Drive.

Based on previous public consultation undertaken during adoption of the initial 1995 Glendale Outline Plan, the large open space area west of the Glendale Middle School will be developed for community play fields and recreation areas as shown on Figure 4. The development of this new recreational area will be an extension and enhancement of existing open space areas and facilities located in conjunction with the area's two schools and the City's water reservoir site.

5.0 Transportation

The proposed road network is based primarily on the established roadways in the area including the newly re-aligned Taylor Drive. Incorporated into the proposed road network are the transportation concepts identified in the City's 1996 Transportation Plan Update including the 75th Street connection between Taylor Drive and 59th Avenue.

5.1 Traffic Circulation

The transportation and access concepts illustrated on Figure 2 are based on both Taylor Drive and 77th Street ultimately being constructed to a four lane divided arterial standard. In the interim, some present access situations are temporary. The present all turns access at 76th Street will ultimately be replaced with vehicle right-in and right-out only turn movements for accessing and exiting 76th Street. Presently the only vehicular access to the Glendale Middle School parking lot is via 76th Street. Upon completion of 77th Street to a four lane divided arterial roadway, a new right-in and right-out only access to and from the parking lot may be added.

The Taylor Drive and 75th Street intersection will ultimately become a full all-turns intersection allowing unrestricted access into both the existing Glendale neighbourhood and the proposed new future Johnstone Park development area west of Taylor Drive.

5.2 Pedestrian Circulation

The proposed pedestrian and bike trail system along the north and west boundaries of the Plan will form part of the larger City wide community trail system identified in the City's Northwest Area Structure Plan and the Community Services Master Plan. A shale trail between Taylor Drive and Good Crescent will facilitate convenient pedestrian movement from the greater Glendale neighbourhood to the major trail system along the east side of Taylor Drive.

6.0 Public Services

Passive park areas will include a landscaped berm adjacent to the east side of Taylor Drive and a treed ecological preservation area along the north end of the Dentoom site that will preserve the unique native tree feature that currently exists at this location.

7.0 Social Services

No church site, day care or social care sites are required within this Neighbourhood Area Structure Plan due to the small area of land contained within the Plan. These services have been provided for, or are already present within the existing larger Glendale community.

8.0 Staging and Servicing

As indicated on Figure 3, the availability and extension of municipal utility infrastructure determines the staging sequence within the Neighbourhood Area Structure Plan. All utilities including water, sewer, storm, electricity, gas, telephone and cable services exist within the immediate area and can logically be extended to facilitate development of this land. The relocation of an existing aerial power line will be required.

The proposed open space, park and recreation areas at the north end of the Plan area have automatically been designated as Stage 1. These lands are already partially developed for their intended use and do not depend upon the installation and/or extension of any water or sewer services. The large recreational site west of Glendale Middle School has already been pre-graded and, subject to funding, will be completed with the installation of sports fields. The timing of any modification and/or expansion of the existing school parking area is subject to the availability of funding.

Stage 2 comprises of private development lands that would see the extension/completion of Good Crescent to 59th Avenue to facilitate the construction of residential dwellings that would be similar in style to the homes that presently exist to the south. Stage 3, designated for residential development, comprises of City owned land that could be developed by the City or alternatively, sold to a private developer as raw land.

Stage 4, also for residential development, cannot be developed until the utility services for Stages 2 and 3 are in place and subsequently extended into this final development phase.

The developer will need to submit a detailed servicing plan prior to development occurring. The servicing plan will also clarify emergency overland storm drainage and/or on-site storm water detention.

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Adoption: Nov. 6/95, Mar. 9/98, Sept. 25./00

77 STREET

Native
Treed Area

Undeveloped

Undeveloped

Native
Treed Area

TAYLOR DRIVE



Glendale
Middle
School

Vacant

Parking

76 ST

Vacant

Water Reservoir
& Pump Station

PUL

GRIMSON ST

GISH ST

GISH ST

GRIEG DR

75 ST

GODDALL AVE

GUNN ST

GODDALL
CR

Residence





Greenhouses

59 AVE

GODD
CR

GLENDALE BV

Ownership & Existing Features

-  Outline Plan Boundary
-  City Owned Lands
-  Privately Owned Lands
-  Public School Board Lands



50 25 0 50 100m

Scale in metres

September, 2000

Figure 1

Glendale Northwest Neighbourhood Area Structure Plan

Adoption: Nov. 6/95, Mar. 9/98, Sept. 25./00
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77 STREET

Trees To Be Retained

Neighbourhood Park
(See Figure 4)

Parking

Glendale
Middle
School

76 ST

Water Reservoir
& Pump Station

TAYLOR DRIVE

Berm with Level 2
landscaping along
east side of
Taylor Drive

All Turns
Intersection

Trees To Be
Retained

GRIMSON ST

GISH ST

GISH ST

GRIEG DR

75 ST

GODDALL AVE

Residence

59 AVE

GUNN ST

GODDACE
CL

GLENDALE BV

GODD CR

Proposed Land Use

-  Outline Plan Boundary
-  Pedestrian/Bike Trails
-  Park, Open Space, PUL's
-  Single Family Residential
-  Potential for 2 Storey Residences With Walkout Basement
-  Semi-Detached Residential

May 16, 2011

Figure 2



50 25 0 50 100m

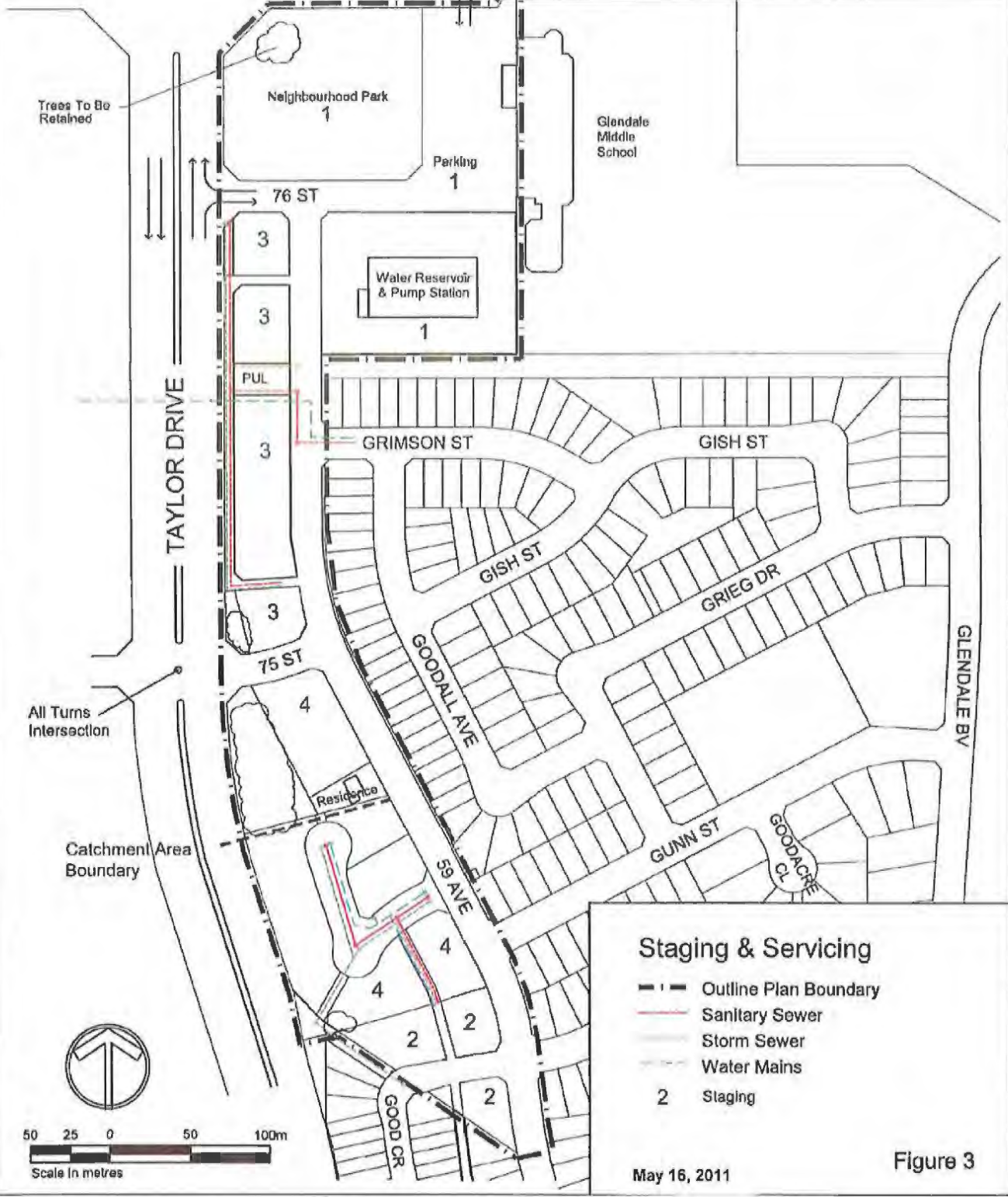


Scale In metres

Glendale Northwest Neighbourhood Area Structure Plan

77 STREET

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Trees To Be Retained

Neighbourhood Park 1

Parking 1

Glendale Middle School

Water Reservoir & Pump Station

TAYLOR DRIVE

76 ST

GRIMSON ST

GISH ST

75 ST

GODDALL AVE

GRIEG DR

GLENDALE BV

Residences

59 AVE

GUNN ST

GODDACRE CL

GOOD CR

Staging & Servicing

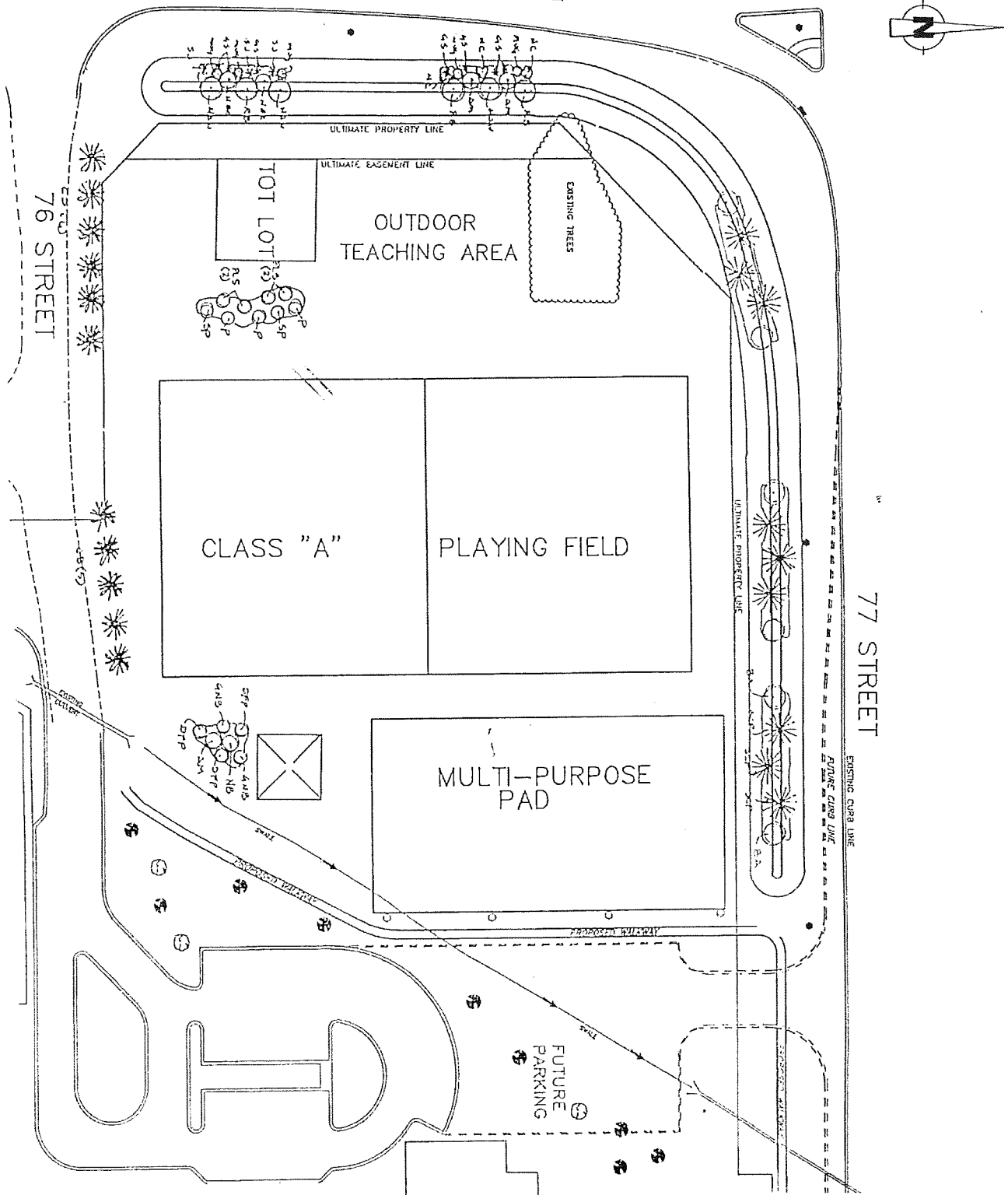
- Outline Plan Boundary
- Sanitary Sewer
- Storm Sewer
- - - Water Mains
- 2 Staging

50 25 0 50 100m
Scale in metres

May 16, 2011

Figure 3

Glendale Northwest Neighbourhood Area Structure Plan



**Neighbourhood Park Plan &
School Parking Expansion Area**