

HAWKS LANDING AREA STRUCTURE PLAN

CALMAR, ALBERTA



CONSULTANT:
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(A Division of Challenger Geomatics Ltd.)
1400, 10117 – Jasper Avenue
Edmonton, Alberta
T5J 1W
August 2005
Project No. 30941

Bylaw 2021-09

Approved July 13, 2021 (To rescind the Hawks Landing Outline Plan, rename and update the plan as the Hawks Landing Area Structure Plan (ASP), adopt the ASP and include the Westview Villas neighbourhood within the plan area)

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Figure 2 – Construction Constraints and Adjacent Land Use

Figure 3 – Existing Ground Contour

Figure 4 – Phasing Plan

1.0 Location

The subject development, Hawks Landing, is situated in the NW quadrant of the Town of Calmar, as shown in Figure 1.

The plan conforms to the known boundary conditions, respecting the existing developments both residential and institutional, and conforms to the Town's Municipal Development Plan.

The following sections of this report are intended to support the application, by discussing planning and engineering issues and solutions encountered and adopted.

2.0 Site characteristics

2.1 Legal description and ownership

The subject site contains approximately 63 acres. The Location Plan is attached as Figure 1.

2.2 Existing Land Use

The subject land contains existing single-family dwellings, while the remainder is undeveloped vacant land at the present time.

2.3 Vegetation

There is no significant vegetation on the land as it has been stripped of topsoil many years ago. There are no stands of trees either. There is a small wetland area located in northwest portion of the Phase 2A area and a second small wetland located adjacent to the northeast Phase 2A boundary. The landowner shall prepare a letter/report/study that identifies if there will be impacts to the wetlands and whether *Water Act* or other environmental approvals are necessary. The study shall be submitted to the Town and AEP. The study shall be submitted in advance of development (i.e. ground disturbance), preferably two years prior to the time of development. Water Act or other environmental approvals are the responsibility of the landowner.

2.4 Adjacent Land Uses

As can be seen from the location plan and from Figure 2, Adjacent Land Use, attached, the adjacent land uses are residential and institutional.

A significant amount of the property is sterilized by falling inside the 300 m zone of the existing sewage lagoon in the northwest corner of the Town, as shown. A waiver has been obtained from Alberta Environment and Parks to allow residential development with the 300m setback, but no residential units shall be within the 200m setback. The 200m and 300m setbacks are shown on Figure 4. At the time of subdivision, a caveat or restrictive covenant will be placed on the land titles of the lots stating that they are located within the 300 m setback.

2.5 Land Form

The site is flat, gently sloping towards the north west corner, as shown in Figure 3, Contours. The land slopes almost imperceptibly towards Conjuring Creek. The elevation varies from 725.0 in the south east corner to 722.5 in the north west.

2.6 Access

Access to the site would be from 50th Street on the east and from Westview Drive and Westview Crescent from the west.

Westview Drive would be treated as the major collector, Hawk Drive the minor collector, and all other roads treated as local residential roads.

2.7 Geotechnical Considerations

A Geotechnical Investigation Report was completed by J.R. Paine & Associates and dated June 2005 for Phase One of the site. A copy of the Report is submitted along with this application.

The Report sees no major problems with the construction of residential structures. However, the groundwater readings in the proposed subdivision are high, and are a concern in design and construction of underground utilities. A third pipe system will have to be provided for the drainage of the weeping tiles and sump pumps.

It also recommends that cement stabilization be used while preparing the subgrade for the roads.

A Geotechnical Study was completed in April 2021 for Phase 2a (see Figure 4). Phase 2A is considered suitable for residential development. Groundwater levels are high in the area and weeping tile systems are recommended with discharge to the surface or piped storm system. At the time of subdivision, a caveat or restrictive covenant will be placed on the land titles of the lots stating that groundwater levels are high and weeping tile systems are recommended with discharge to the surface or piped storm system.

2.8 Site Servicing

From the point of view of municipal infrastructure, this development is an infill area, as the major sanitary, water and storm network has been identified by ISL in their overall plan for the Town. The site can be adequately serviced from existing water, sanitary and storm systems. Sanitary and storm bypass lines are proposed through the development.

The details of the servicing for the eastern portion of the Plan area were submitted separately as a Municipal Servicing Report for Hawks' Landing. Engineering concept plans for Phase 2A (Westview Villas) is also provided under a separate cover.

3.0 Development Proposal

Based on the owner's aspirations for Hawks' Landing, Town policy, market conditions and site characteristics, an Area Structure Plan has been prepared for the site. The components of the plan are a development concept and policies for land use and density, open space, transportation, site servicing, and phasing.

3.1 Development Concept

The vision for Hawks' Landing is a comprehensively planned residential neighbourhood with single family homes, duplexes and a seniors' apartment building, responding to Calmar's architectural and housing needs. An amenity space with landscaping shall be provided between the seniors' apartment building and existing single family homes to provide a buffer between the two residential uses.

The transportation network recognizes the existence of a backlane along the southern boundary of the plan area and thus, provides for lots with rear detached garages for houses backing on to this lane. All other lots are planned to have front attached garages.

The plan provides a walking trail connection from the existing neighbourhood to the school and along the northern boundary of the Plan area.

The lands adjacent to the Town's sewage lagoon has been dedicated as a park and will be developed as a storm water lake along with trails and landscaping to create an amenity area. Lands adjacent to the east side of the lake may be developed as a recreation and storage area for the development in Phase 2a (the Westview Villas neighbourhood), which will be owned and maintained by a Homeowner's Association.

An abandoned, reclamation certified (1992) well and pipeline is in the Plan area as shown on Figure 4. As per Alberta Energy Regulator requirements, a 5m radius will be required around the well and access to the well from a local road shall be provided.

A road widening / buffer has been incorporated along 50th street.

3.2 Land Use and Density

The respective land uses proposed are provided as follows:

Table #1: Land Use Statistics

Area	Hectares	Acres	Percentage*	Units/Hectare	Units	Pop/Unit	Population
Total Area:	25.5	63.01	100				
Less							
Road Widening:	0.11	0.27	0.43				
PUL:	0.136	0.34	0.53				
Total Developable Area:	25.254	62.40	99.04				
Low-Density Residential:	11.16	27.58	43.76	24	263	2.8	736
Medium-Density Residential:	2.67	6.60	10.47	20	54	2.8	151
High-Density Residential:	1.01	2.50	3.96	100	101	1.8	182
HOA Private Storage Area	0.42	1.04	0.02				
Streets and Lanes:	5.81	14.36	22.78				
Municipal Reserve:	4.2	10.38	16.47				

* May not equal 100% due to rounding.

Total population for the plan area is anticipated to be 1,070, with a population density of 72 people/hectare.

3.3 Open Space/Municipal Reserve

Municipal Reserve has been provided throughout the Plan area to accommodate a school/park site, and smaller neighbourhood parks, as illustrated on Figure 4.

4.0 Transportation

The Hawks' Landing neighbourhood has a major collector (Westview Drive), a minor collector (Hawk Drive) and local streets.

Westview Villas (Phase 2A) site will be accessed via Westview Crescent and 52 Street north of Westview Drive. A second access will be constructed to accommodate a future connection to Westview Drive. Westview Drive will be constructed with the future phases of development of the Plan area. In the interim, with only Westview Crescent as the access to the Phase 2A site, daily traffic volumes on Westview Crescent (east of 52 Street) and 52 Street (north of Westview Drive) are anticipated to fall below the 1,000 vehicle per day threshold of a local roadway.

Pedestrian movement will be facilitated by sidewalks and multi-use trail links to the school, Municipal Reserve lands/park space, and open space.

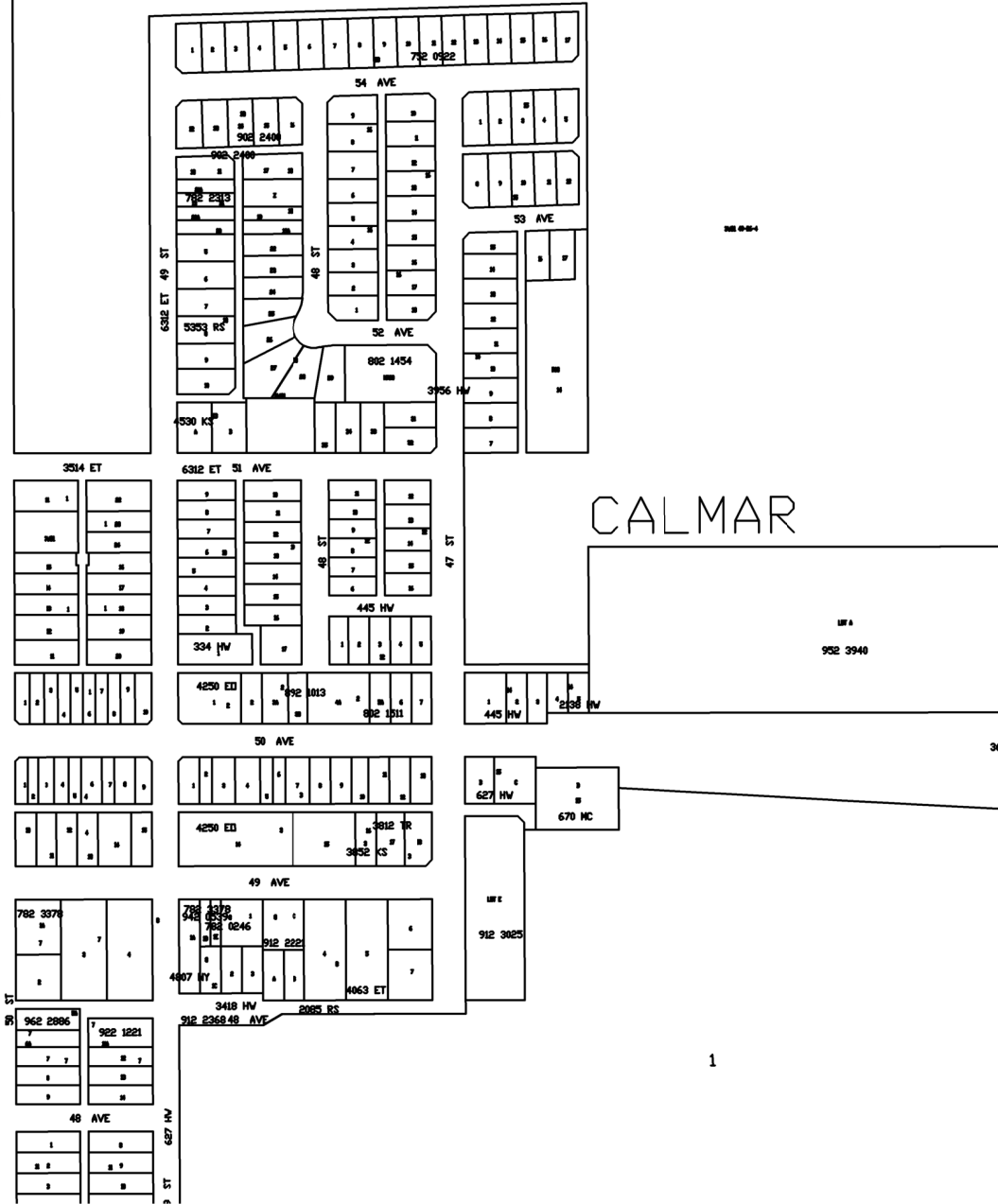
5.0 Phasing

The development can be completed in six or fewer phases, depending on the absorption of the lots. Phasing is shown in Figure 4.

ASP AREA



TOWN OF CALMAR





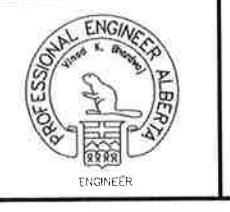
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 PLOT SCALE: 1:1
 PLOT ORIGIN: 5,0

DATE	NATURE OF REVISION	ENG	DRWN

LEGEND			

DESIGNED BY	DRAWN BY	SCALE
KL	WT	HORIZ N.T.S. VERT N/A
DATE	CHECKED BY	PROJECT NUMBER
17 AUG 2005	VB	30941

PERMIT TO PRACTICE
 CHALLENGER GEOMATICS LTD.
 Signature _____
 Date _____
 PERMIT NUMBER P4599
 The Association of Professional Engineers,
 Geologists and Geophysicists of Alberta



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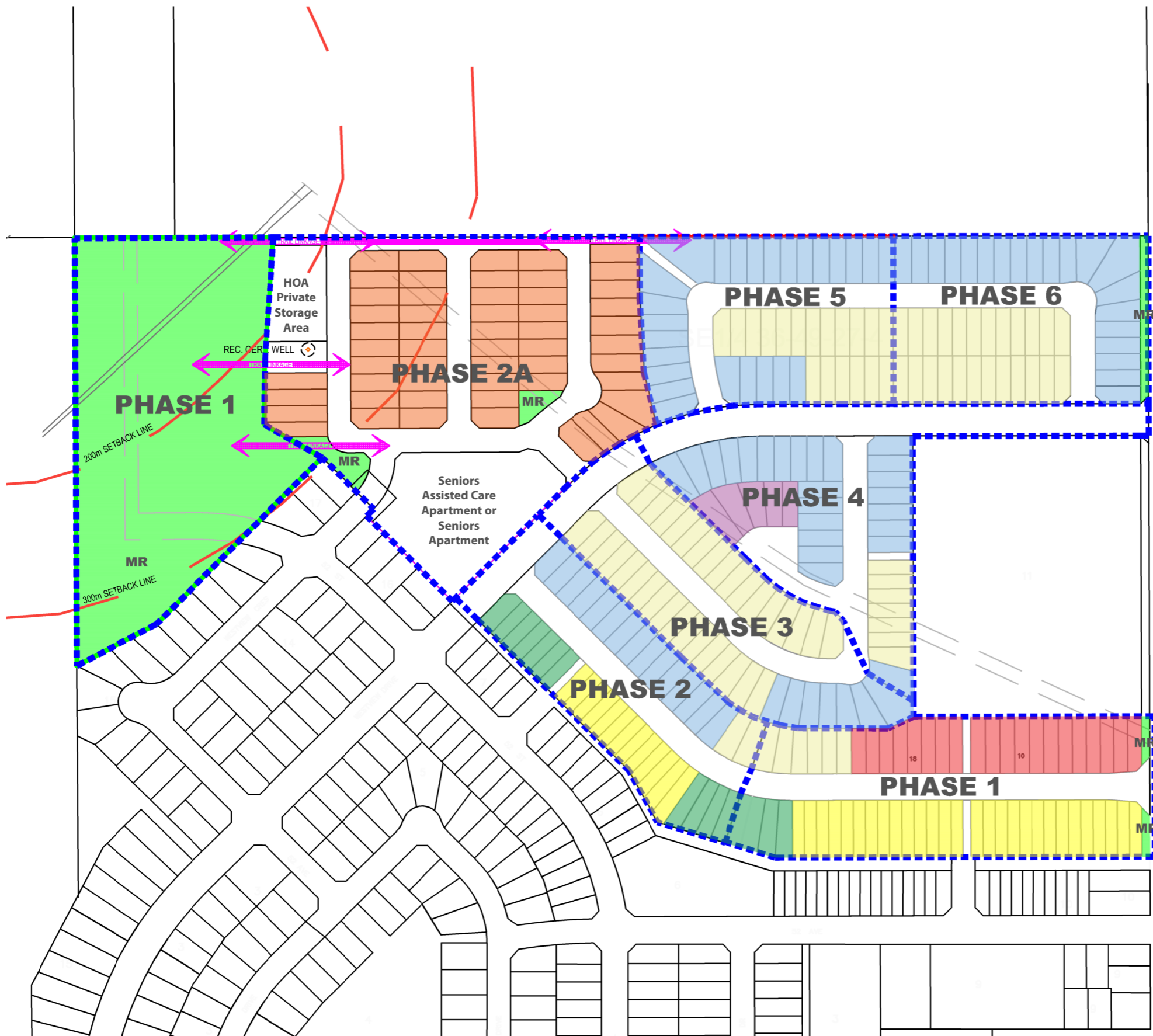
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 CALMAR-ALBERTA

CONSTRUCTION CONSTRAINTS &
 ADJACENT LAND USE PLAN

FIGURE
 2

DRAWING NAME: 30941-TENTATIVE-VERSIONS.dwg
 LAYOUT: LAYOUT2



LEGEND

- PHASE BOUNDARY
- 30 FT. LOTS (40)
- 32 FT. LOTS (15)
- 34 FT. LOTS (19)
- 36 FT. LOTS (92)
- 38 FT. LOTS (5)
- 40 FT. LOTS (92)
- 42 FT. LOTS (92)

