



MORNINGSIDE – AIRDRIE
REPORT ACCOMPANYING
OUTLINE PLAN & LAND USE
REDESIGNATION APPLICATION

Prepared for:

The APEX Limited Partnership

Prepared by:

Stantec Consulting Ltd.

August 2004

165 01741

**MORNINGSIDE - AIRDRIE
OUTLINE PLAN AND LAND USE REDESIGNATION**

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MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

1.0 Introduction

1.1 OBJECTIVES

The subject application on behalf Cooperstown Developments Ltd. is for Outline Plan and Land Use Redesignation approval by the Municipal Planning Commission and City of Airdrie Council.

The City of Airdrie continues to experience significant growth and this trend is expected to continue well into the foreseeable future. This continued growth in the Cooper's Town Planning Area and rapid residential development is a product of strong demand in the residential housing market. Cooperstown Developments Ltd. has responded to this demand by providing a comprehensively-designed development within the Cooper's Town Area Structure Plan area. The subdivision design will respond to both current and future requirements for this area by:

- a) creating a cohesive and unique community design that meets the anticipated needs of residents;
- b) responding to market conditions by providing a variety of laned and laneless housing product and multi-dwelling development based on market driven demands for new residential development within the community;
- c) providing an appropriate transition of land use from existing adjacent development to ensure that the integrity of each development is maintained
- d) including open spaces, a school site, local parks and pathways that provide convenient and efficient pedestrian linkages through the community and maintains the continuity of the linear open space and pathway system;
- e) providing an acceptable interface along the existing CPR railway;
- f) designing a cellular road network that is compatible with the Cooper's Town Area Structure Plan and ensures an appropriate interface with adjacent development.

1.2 LAND OWNERSHIP

The lands are owned by Cooperstown Developments Ltd. The Certificate of Title has been included in the application materials. A proposed amendment to the Cooper's Town Area Structure Plan has been prepared concurrently with this application and addresses specific revisions proposed within the Outline Plan area.

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

1.3 COMMUNITY DESIGN

The design for Morningside conforms to the policies and guidelines in the Cooper's Town Area Structure Plan which was approved by Council in August of 2002.

1.4 PROPOSED LAND USES

The subject lands are currently designated Urban Reserve District (UR).

Morningside

a)	UR Urban Reserve to R-1	3.83 ha± (9.5 ac±)
b)	UR Urban Reserve to DC (R-1) Site 1	4.50 ha± (11.1 ac±)
c)	UR Urban Reserve to DC (R-1S) Site 2	9.28 ha± (22.9 ac±)
d)	UR Urban Reserve to R-1SL	11.93 ha± (29.5 ac±)
e)	UR Urban Reserve to R-5	2.60 ha± (6.4 ac±)
f)	UR Urban Reserve to P-1	4.16 ha± (10.2 ac±)
g)	UR Urban Reserve to P-1 (PUL)	3.68 ha± (9.1 ac±)
h)	UR Urban Reserve to P-1 (ROW)	5.20 ha± (12.9 ac±)
Total Outline Plan / Land Use Area		45.18 ha± (111.6 ac±)

2.0 Location and Development Context

2.1 REGIONAL CONTEXT

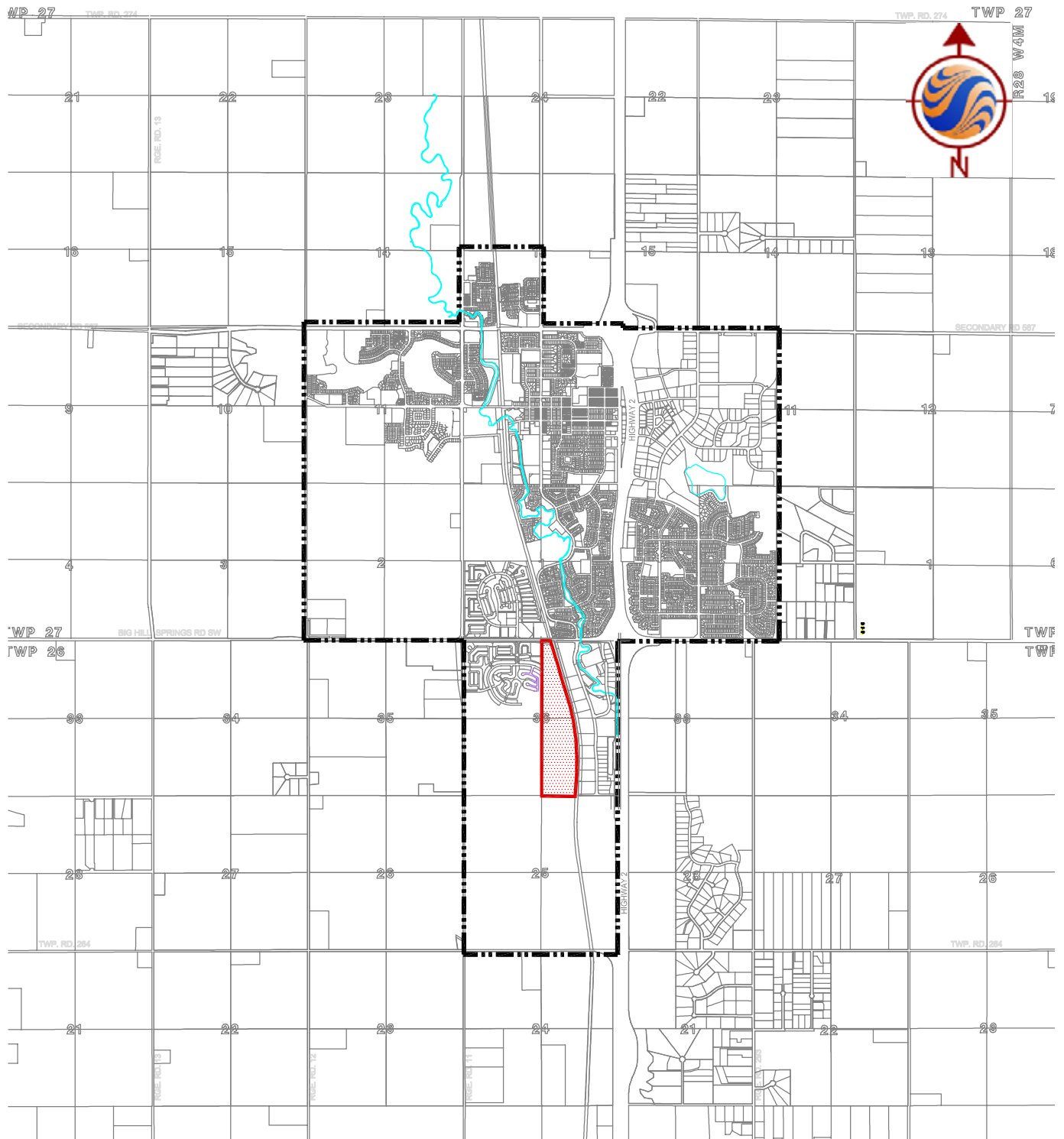
The lands included in this Outline Plan and Land Use Redesignation application are located in the NE and SE quarters of Section 36 in Township 26, Range 1, west of the 5th Meridian, in the community of Cooper's Town in south Airdrie and lie within the Cooper's Town Area Structure Plan boundary.

The lands are bounded by existing and future residential development to the west, the CPR rail line to the east, Big Hill Springs Road to the north and agricultural lands to the south.

Figure 1.0, Location Plan, shows the subject lands in a citywide context and **Figure 2.0, Subject Lands** and **Figure 3.0, Aerial Photo** illustrates the subject lands within the context of the Cooper's Town Area Structure Plan and the adjacent community of Morningside to the west.

2.2 LOCAL CONTEXT

The community is located in the southern part of the city and is situated to respond to future demand for residential development as the City's population expands. The *City of Airdrie Growth Study 2000* identifies the subject lands as future residential land use.



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Legend

- Subject Lands
- - - - - City of Aldrie Boundary

Client/Project

**COOPERSTOWN DEVELOPMENTS LTD.
MORNINGSIDE**

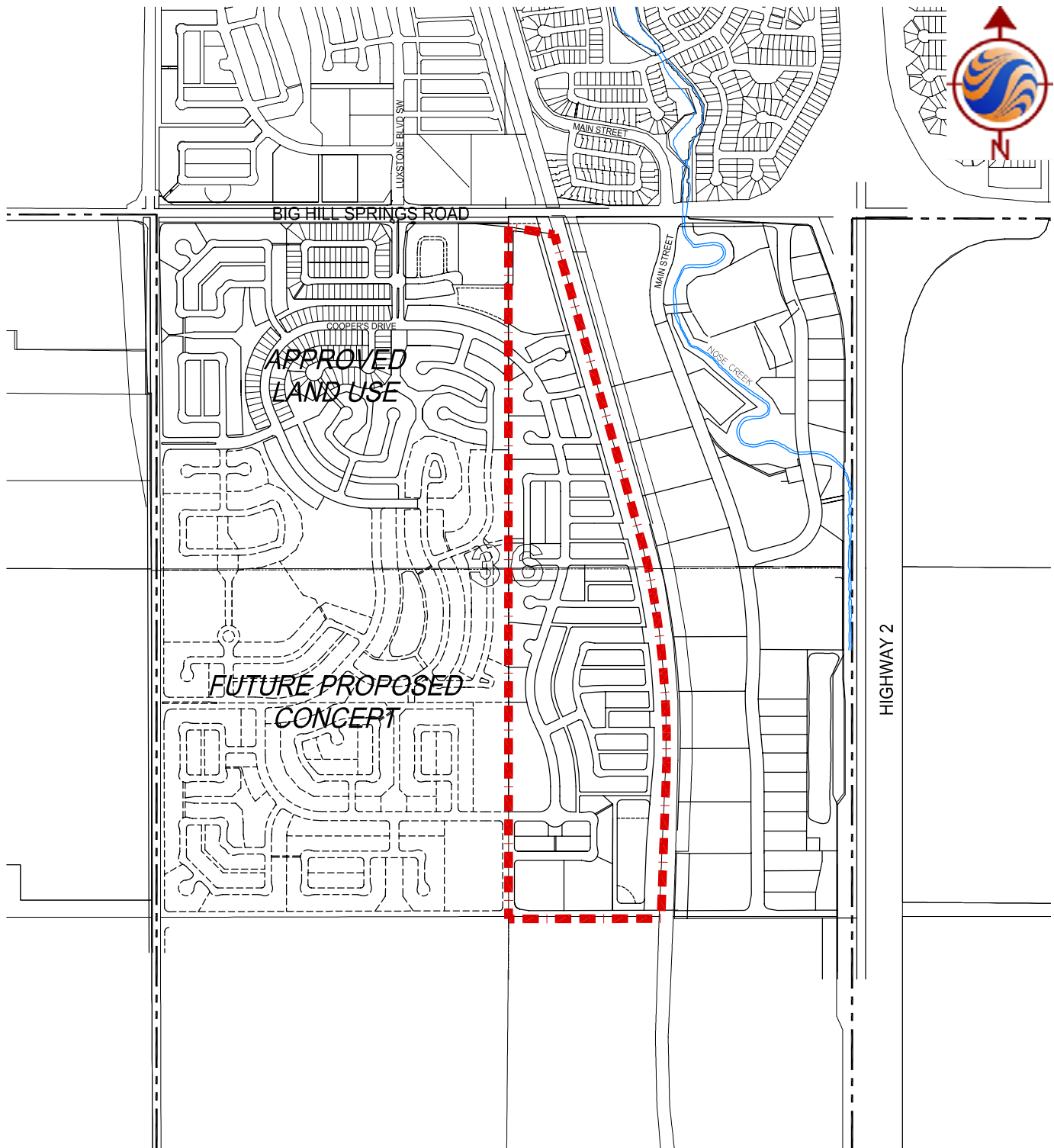
Figure No.

1.0

Title

Location Plan

September 2004
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Legend
 ■ ■ ■ Subject Lands
 - - - City of Aidrie Boundary

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Figure No.
2.0

Title
Subject Lands





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Legend

- ■ ■ ■ ■ Subject Lands
- City of Aldrie Boundary

Client/Project

COOPERSTOWN DEVELOPMENTS LTD.
MORNINGSIDE

Figure No.

3.0

Title

Aerial Photo

3.0 Environment

3.1 TOPOGRAPHY

The majority of the property is used for farming and agricultural uses. The land slopes downward to the east and north with slopes ranging from 0-10%. Several areas on the eastern boundary of the lands near the CPR line experience slopes in excess of 10%.

3.2 PHASE 1 / ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment (ESA) was conducted by Stantec Consulting in March of 2003. A Soil Sampling Program, a component of a Phase II Environmental Site Assessment, was also conducted due to the proximity of the Canadian Pacific Railway tracks to the site. The objective of the Soil Sampling Program was to verify the presence or absence of creosote-related compounds as a result of leaching from treated railway ties.

The analyses indicated that the selected soil samples were less than Alberta Environment's *Tier 1 Criteria for Contaminated Soil assessment and Remediation* and *Canadian Environmental Quality Guidelines* for creosote-related compounds. On the basis of the field observation and laboratory results, no further investigation is recommended.

The results of the Phase I ESA and the Soil Sampling Program are included in the attached materials as part of the Outline Plan and Land Use Redesignation application.

3.3 GEOTECHNICAL INVESTIGATION / EVALUATION

A Geotechnical Investigation was completed on the subject lands in December of 2000. An updated Geotechnical Evaluation was also conducted in March of 2003. Both reports are included as part of the Outline Plan and Land Use Redesignation application materials.

3.4 ADJACENT LAND USE

The lands to the west of the Outline Plan area consist of mainly residential development and undeveloped lands designated for future residential uses. A CPR rail line runs along the east boundary of the subject lands. Further east, located across the CPR right-of way, are existing and future commercial and light industrial land uses along with open space surrounding Nose Creek.. The remainder of the lands to the east and south are currently designated UR Urban Reserve District.

4.0 Outline Plan and Development Concept

4.1 GENERAL RATIONALE

The subject lands fall within the Cooper's Town Area Structure Plan area as shown in **Figure 4.0, Cooper's Town ASP Area**. The Area Structure Plan was approved by City of Airdrie Council in August of 2002. A proposed amendment to the Cooper's Town Area Structure Plan has been prepared concurrently with this application and addresses specific revisions proposed within the Outline Plan area.

The City of Airdrie continues to experience significant growth and this trend is expected to continue well into the foreseeable future. The Morningside Outline Plan provides for greater detail of the planned development, land uses, site servicing and transportation network that currently exists within the Cooper's Town Area Structure Plan.

The continuing growth in the Cooper's Town ASP area and rapid residential development experienced in Airdrie is a product of strong demand in the residential housing market and is expected to continue for the foreseeable future. Cooperstown Developments Ltd. has responded to this demand by providing a comprehensively designed development within the Cooper's Town Area Structure Plan area. The subdivision design will respond to both current and future requirements for this area by:

- a) creating a cohesive and unique community design that meets the anticipated needs of residents;
- b) responding to market conditions by providing a variety of laned and laneless housing product and multi-dwelling development based on market driven demands for new residential development within the community;
- c) providing an appropriate transition of land use from existing adjacent development to ensure that the integrity of each development is maintained
- d) including open spaces, a school site, local parks and pathways that provide convenient and efficient pedestrian linkages through the community and maintains the continuity of the linear open space and pathway system;
- e) providing an acceptable interface along the existing CPR railway;
- f) designing a cellular road network that is compatible with the Cooper's Town Area Structure Plan and ensures an appropriate interface with adjacent development.

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

The proposed Outline Plan and Land Uses Redesignations are shown in **Figure 5.0, Outline Plan and Land Use Redesignation**.

The Outline Plan is based on a variation in the alignment of the collector route system as shown in the Cooper's Town ASP. The proposed revision to the collector alignment is included in the concurrent Cooper's Town ASP amendment.

The Outline Plan will also provide for a range of residential land uses that include both laned and laneless residential lots. The percentage of laned and laneless lots in the Cooper is shown in the table below on a total lot and total frontage basis.

Laned and Laneless Lot Ratio Analysis

	Frontage (m)	%	Lots	%
R-1	691	13.2%	51	10.2%
DC (R-1) Site 1	773	14.8%	60	12.0%
DC (R-1S) Site 2	1499	28.7%	129	25.9%
Sub-Total	2963	56.8%	240	48.2%
R-1SL	2014	38.6%	217	43.6%
TOTAL	4977	95.3%	457	91.8%

Included in the Outline Plan design are six (7) open space areas, including:

- Two (2) areas surrounding storm water ponds which are provided as part of the stormwater management system.
- A linear pathway located along the eastern boundary of the Outline Plan area.
- Two (2) neighbourhood parks centrally located within the community and one (1) pocket park located at the south portion of the Outline Plan area.
- A Municipal School Reserve (MSR) site to be used in conjunction with additional MSR lands that will be dedicated as part of the future residential community to the west.

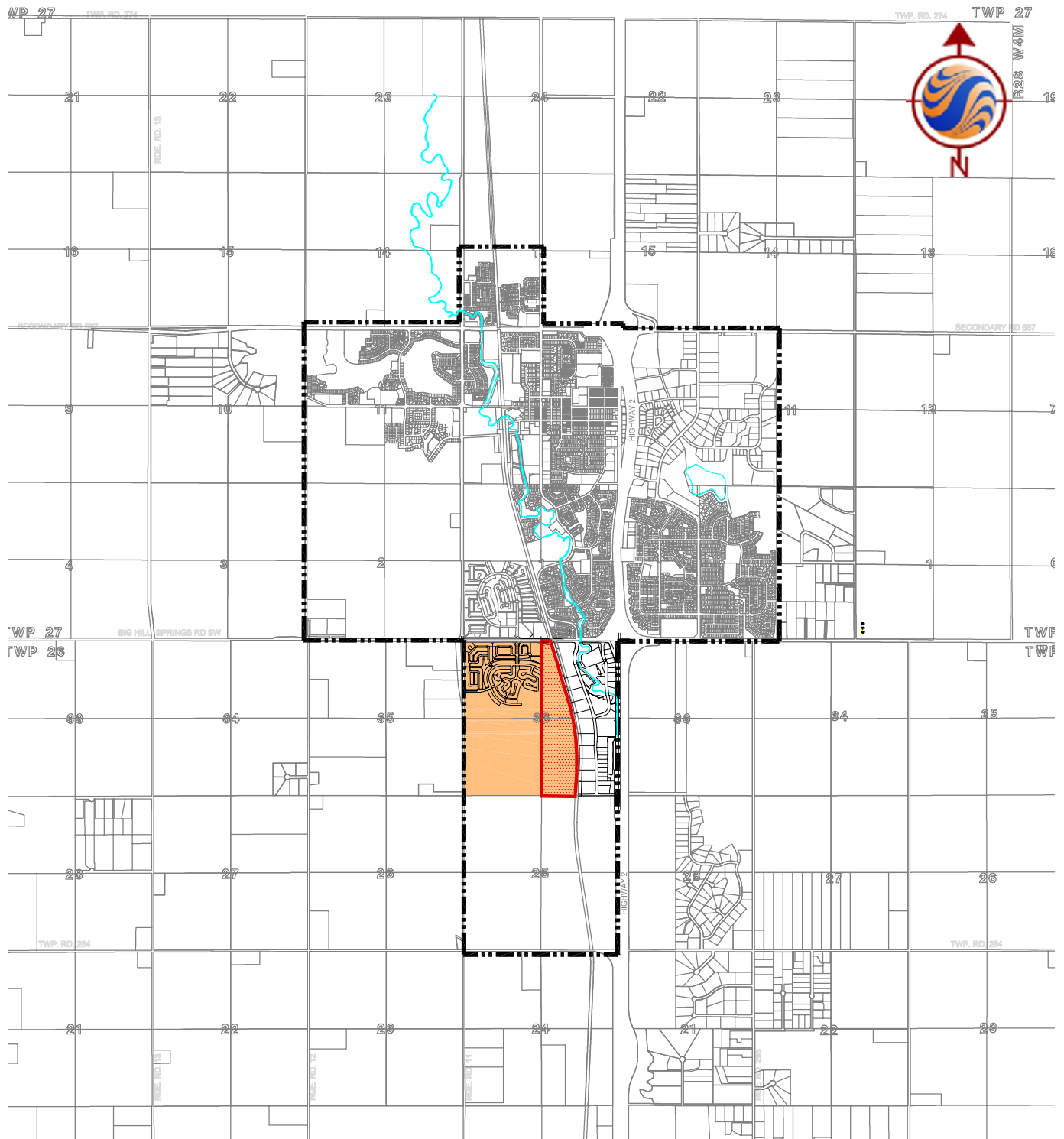
The open space components are linked by sidewalks and walkways to accommodate pedestrian access and movement throughout the outline plan area and maintain the continuity of the linear open space and pathway system.

While the Cooper's Town Area Structure Plan identifies a Mixed Use Residential / Commercial area on the southwest boundary of the Outline Plan Area, a commercial area was not included in the Outline Plan application. The proposed major road standards and transportation infrastructure do not support a commercial location identified in the Cooper's Town Area Structure Plan for the following reasons:

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

- Road standards and associated intersection spacing requirements prohibit adequate access.
- Proximity to the CPR line and the possibility for a future grade separated crossing further constrains access to the site.
- Proximity to the existing major commercial area east of the CPR line reduces the viability of the site.

Sufficient commercial land uses are provided for in the Cooper's Town Area Structure Plan and north of Big Hill Springs Road at Cooper's Crossing Gate / Luxstone Boulevard to accommodate the needs of the community.



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- Legend**
- Subject Lands
 - City of Aldrie Boundary
 - Cooper's Town Area Structure Plan Area

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**COOPERSTOWN DEVELOPMENTS LTD.
 MORNINGSIDE**

Figure No.
4.0

Title
Area Structure Plan

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

5.0 Land Use Redesignation

As shown in **Figure 5.0, Outline Plan and Land Use Redesignation**, the Morningside Outline Plan will provide a variety of residential land uses accommodating single family dwelling units in appropriately designed settings. The subject lands are currently designated Urban Reserve (UR). To facilitate the proposed Outline Plan design, a total of 17.37 ha± (42.9 ac±) in Morningside Stage I will be redesignated within the Outline Plan area. Future redesignation applications will be made to provide for additional stages of Morningside.

Morningside Stage I

a)	UR Urban Reserve to R-1	3.83 ha± (9.5 ac±)
b)	UR Urban Reserve to DC (R-1) Site 1	4.50 ha± (11.1 ac±)
c)	UR Urban Reserve to DC (R-1S) Site 2	9.28 ha± (22.9 ac±)
d)	UR Urban Reserve to R-1SL	11.93 ha± (29.5 ac±)
e)	UR Urban Reserve to R-5	2.60 ha± (6.4 ac±)
f)	UR Urban Reserve to P-1	4.16 ha± (10.2 ac±)
g)	UR Urban Reserve to P-1 (PUL)	3.68 ha± (9.1 ac±)
h)	UR Urban Reserve to P-1 (ROW)	5.20 ha± (12.9 ac±)
Total Outline Plan / Land Use Area		45.18 ha± (111.6 ac±)

5.1 R-1 RESIDENTIAL SINGLE DWELLING DISTRICT

The application contains approximately 691 m (2,267 ft) of R-1 frontage and is anticipated to accommodate approximately 51 single-family lots based on a 13.5 metre (44.3 ft) average lot width.

5.2 DC (R-1) SITE 1 RESIDENTIAL SINGLE DWELLING DISTRICT

This application contains approximately 773 m± (2,536 ft±) of DC R-1 (Site 1) frontage and is anticipated to accommodate 60 single-family lots based on an 12.2 metre (40.0 ft±) **minimum** lot width with an **average** lot width of 12.8 metres (42.0 ft) maintained for all lots within the plan of subdivision.

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

The permitted and discretionary uses of the Residential Single Dwelling District (R-1) of Bylaw 955 shall be the permitted and discretionary uses respectively.

In addition to the general land use provisions contained in Sections 12-16 and 18B of Bylaw 955 the following regulations shall apply to every development in this district:

- a) The **minimum** lot width shall be not less than 12.2 metres with an **average** lot width of 12.8 metres.
- b) Prior to the approval of any building permit, development design guidelines shall be reviewed by the Municipal Planning Commission.
- c) Design guidelines shall include the following general provisions:
 - i) allowance for a compatible variety of massing, colours and styles;
 - ii) facades adjacent to public roadways, open spaces and parks shall have equal treatment for the purposes of architectural detailing;
 - iii) sidewalks shall be located directly adjacent to curbs in all yards abutting public roadways in order to ensure a substantial and cohesive landscape area; and
 - iv) notwithstanding Section b(iii), separated sidewalks shall be provided along Cooper's Drive.

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

- d) Prior to the acceptance of any building permit application by the municipality, the building permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- e) The developer shall place a caveat on the certificate of titles relating to:
 - i) the style of fencing (and the material type and finish) where required to enclose rear and side yards abutting public roadways and park space; and
 - ii) ensuring that site grading and drainage is maintained as per a lot grading certificate.

5.3 DC (R-1S) SITE 2 RESIDENTIAL SINGLE DWELLING SMALL LOT DISTRICT

This application contains approximately 1,499 m[±] (4,917 ft[±]) of DC R-1S (Site 2) frontage and is anticipated to accommodate 129 single-family lots and will maintain the 11.6 metre (38.1 ft[±]) **average** lot width and 11.0 metre **minimum** lot width as per the City of Airdrie Land Use Bylaw.

The **Direct Control R-1S Residential Single Dwelling Small Lot District – Site 2** will allow for a 2:1 garage/house frontage less six (6) inches. This will allow for greater flexibility with regard to the relationship between the garage and the rest of the house. Architectural controls will also be used to de-emphasize the front-garage door with respect to the remaining front portion and entranceway of the house.

Site 2 – Development Guidelines

The permitted and discretionary uses of the Residential Single Dwelling Small Lot District (R-1S) of Bylaw 955 shall be the permitted and discretionary uses respectively.

In addition to the general land use provisions contained in Sections 12-16 and 18B of Bylaw 955 the following regulations shall apply to every development in this district:

- a) Prior to the approval of any building permit, development design guidelines shall be reviewed by the Municipal Planning Commission.
- b) Design guidelines shall include the following general provisions:
 - (i) allowance for a compatible variety of massing, colours and styles;
 - (ii) facades adjacent to public roadways, open spaces and parks shall have equal treatment for the purposes of architectural detailing;

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

- (iii) sidewalks shall be located directly adjacent to curbs in all yards abutting public roadways in order to ensure a substantial and cohesive landscape area; and
 - (iv) notwithstanding Section b(iii), separated sidewalks shall be provided along Cooper's Drive.
- c) Prior to the acceptance of any building permit application by the municipality, the building permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- d) The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1 less 6 inches.
- e) The developer shall place a caveat on the certificate of titles relating to:
 - i) the style of fencing (and the material type and finish) where required to enclose rear and side yards abutting public roadways and park space; and
 - ii) ensuring that site grading and drainage is maintained as per a lot grading certificate.

5.4 R-1SL RESIDENTIAL SINGLE DWELLING SMALL LOT – LANED DISTRICT

The application contains approximately 2,014 metres (6,607 ft) of R-1SL frontage and is anticipated to accommodate approximately 217 single-family lots based on a 9.15 **minimum** average lot width and a 9.25 metre (30.0 ft) **average** lot width.

(ii)

5.5 RESIDENTIAL MULTI-DWELLING DISTRICT

This application contains 2.60 ha± (6.4 ac±) of RM-5 Residential – High Density Multi-dwelling District and is anticipated to provide between 96 and 307 townhouses/apartment units with access oriented to public roadways.

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

5.6 P-1 PUBLIC SERVICE DISTRICT (JOINT USE SITE / OPEN SPACE / PUL)

A total of 13.04 ha± (32.1 ac±) in the Outline Plan Area is to be designated P-1 Public Service District to provide for various park / open space parcels, municipal and school reserve, storm water ponds and linear pathway systems. The north-south utility right-of-way, P-1 (ROW), along the eastern boundary of the Outline Plan area is also included in the total P-1 Public Service District redesignation and will contain additional linear pathway linkages. The P-1 Public Service District lands are provided as follows:

- | | |
|----------------------------------|---------------------|
| a) UR Urban Reserve to P-1 | 4.16 ha± (10.2 ac±) |
| b) UR Urban Reserve to P-1 (PUL) | 3.68 ha± (9.1 ac±) |
| c) UR Urban Reserve to P-1 (ROW) | 5.20 ha± (12.8 ac±) |

5.7 ARCHITECTURAL CONTROLS

Architectural Control Guidelines will be provided as part of a future Development Permit Application to control the form and character of the development. The guidelines will be consistent with the City of Airdrie MDP with respect to urban form and visual landscape.

6.0 Open Space Analysis

The open space within the Morningside Outline Plan area is shown in **Figure 6.0, Open Space Network**, and is designed to promote local and city-wide recreational opportunities for the residents of the Morningside community. Concept Plans for the two neighbourhood parks are provided in **Figure 8.0, Neighbourhood Park A** and **Figure 9.0, Neighbourhood Park B**. **Figure 9.1, Pocket Park**, illustrates a terminal vista pocket park located at the south end of Cooper's Drive, which will connect the multi-family site with the rest of the community and the Joint Use Site. The open space areas and pathways adjacent to the north and south stormwater management ponds are shown in **Figure 7.0, Open Space Plan – North** and **Figure 10.0 Open Space Plan – South**. **Figure 11.1, Eastbank Pathway**, and **Figure 11.2, Section**, illustrate a typical layout for provision of the Regional Pathway as an additional amenity space.

6.1 DEMOGRAPHICS

The target demographic for this proposed Outline Plan application, like those to the adjacent lands to the west, is primarily young and active families who require a combination of active and passive open space opportunities.

6.2 OPEN SPACE COMPONENTS

6.2.1 Interconnectivity

- Each cell of development has a direct connection to the pathway along the eastern edge of development (The Eastbank Pathway)
- Connections are made to the adjacent land to the west, providing continuity to the existing linear open space and pathway system
- Additional connectivity is achieved through sidewalks and asphalt pathways

6.2.2 Eastbank Pathway

- The Eastbank Pathway runs along the entire length of the development and provides a north-south Regional Pathway connection
- The pathway area will be planted with large groupings of low maintenance, native shrubs and provide additional amenity space to the adjacent residential development
- The adjacent roadways have been designed to maximize connectivity to the Regional Pathway.

6.2.3 Stormwater Pond Parks

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

- The south pond park is provided adjacent to the Eastbank Pathway and enhances the north-south regional connection
- Seating areas provide rest and viewing opportunities
- Some areas will have irrigated turf but naturalized low maintenance plantings will prevail around the pond

6.2.4 Neighbourhood and Pocket Parks – Active and Passive Park Space

The proposed parks cater to family-oriented activities:

- Play equipment provides play activities for both toddlers and older children.
- Open space provides area for informal active recreation
- Benches are located for parent supervision
- Landform is incorporated into the design for further play opportunities and activity separation
- These parks are irrigated and are substantially planted with trees.

6.3 JOINT USE SITE

The Joint Use / School Site shown in **Figure 6.0** is provided as part of a larger parcel to be dedicated in a future stage of Cooper's Town ASP area to the west. The total combined site will allow for a building envelope, athletic fields and ball diamonds.

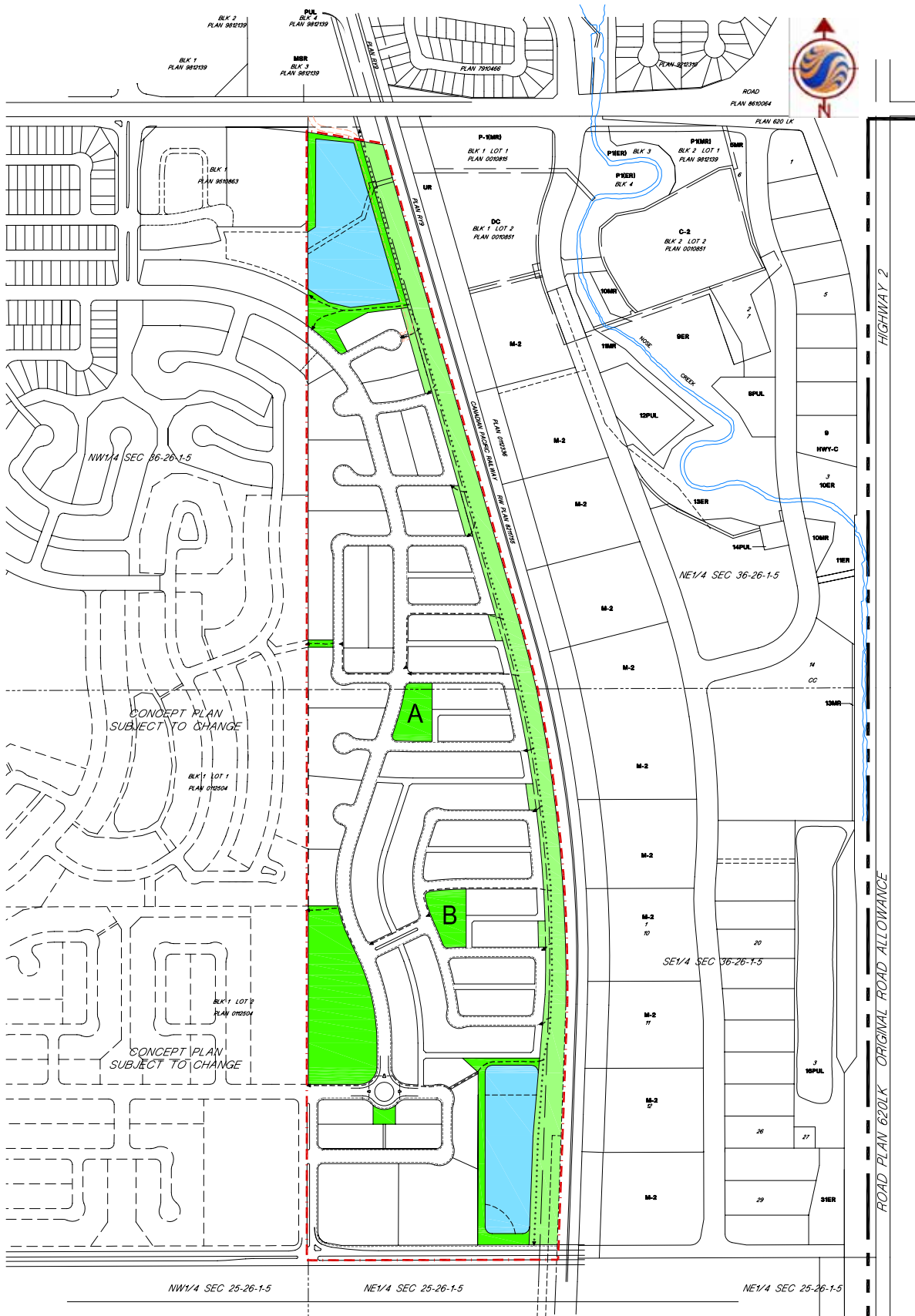
The revision of the collector alignment proposed in the concurrent Cooper's Town ASP amendment provides for dual drop-off locations for buses and parents and serves to provide traffic calming measures adjacent to the Joint Use Site.

6.4 SUMMARY OF RESERVE DEDICATION

The entire Eastbank Pathway has not been included in the lands to be provided as credit reserve. However, as the area has been integrated into the design of the community and adds an important functional component to the linear open space and pathway system, it is proposed that 0.40 ha± (1.0 ac±) be considered municipal reserve dedication. A summary of the municipal reserve to be dedicated for the subject lands in Morningside is as follows:

Outline Plan Area	
Area	45.18 ha± (111.6 ac±)
10 % Reserve Required	4.51 ha (11.2 ac±)
Reserve Provided	4.51 ha (11.2 ac±)*

* Includes 0.40 ha± (1.0 ac±) reserve dedication from Eastbank Pathway



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- Legend**
- Outline Plan Boundary
 - City of Aldrie Boundary
 - Sidewalks
 - Connectors (Pathways & Sidewalks)
 - Eastbank Regional Pathway

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MORNINGSIDE

Figure No.
6.0

Title
Open Space Network

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MORNINGSIDE

Figure No.
7.0

Title

Open Space Plan - North

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 MORNINGSIDE

Figure No.
8.0

Title
Neighbourhood Park 'A'



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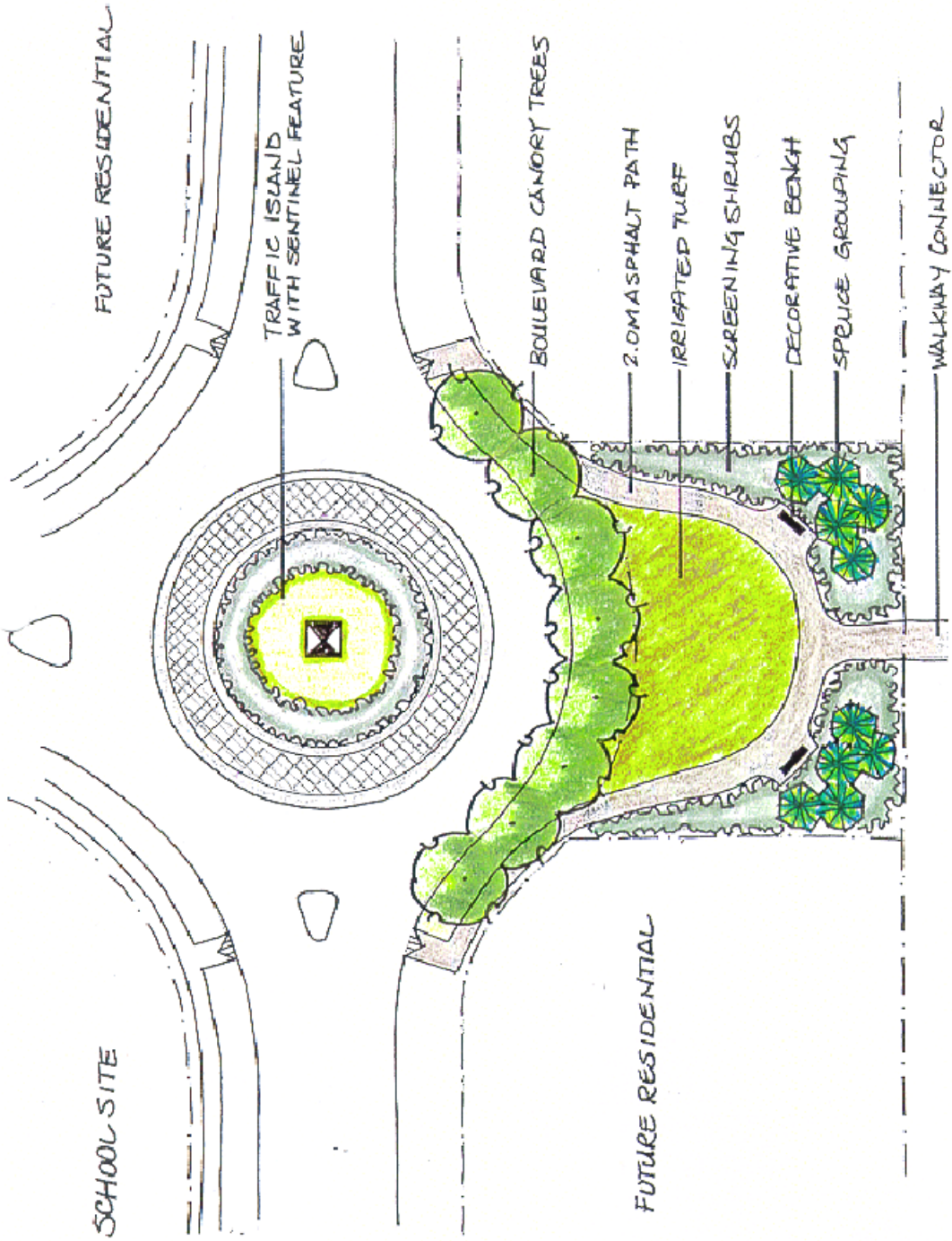
Figure No.
9.0

Title
Neighbourhood Park 'B'

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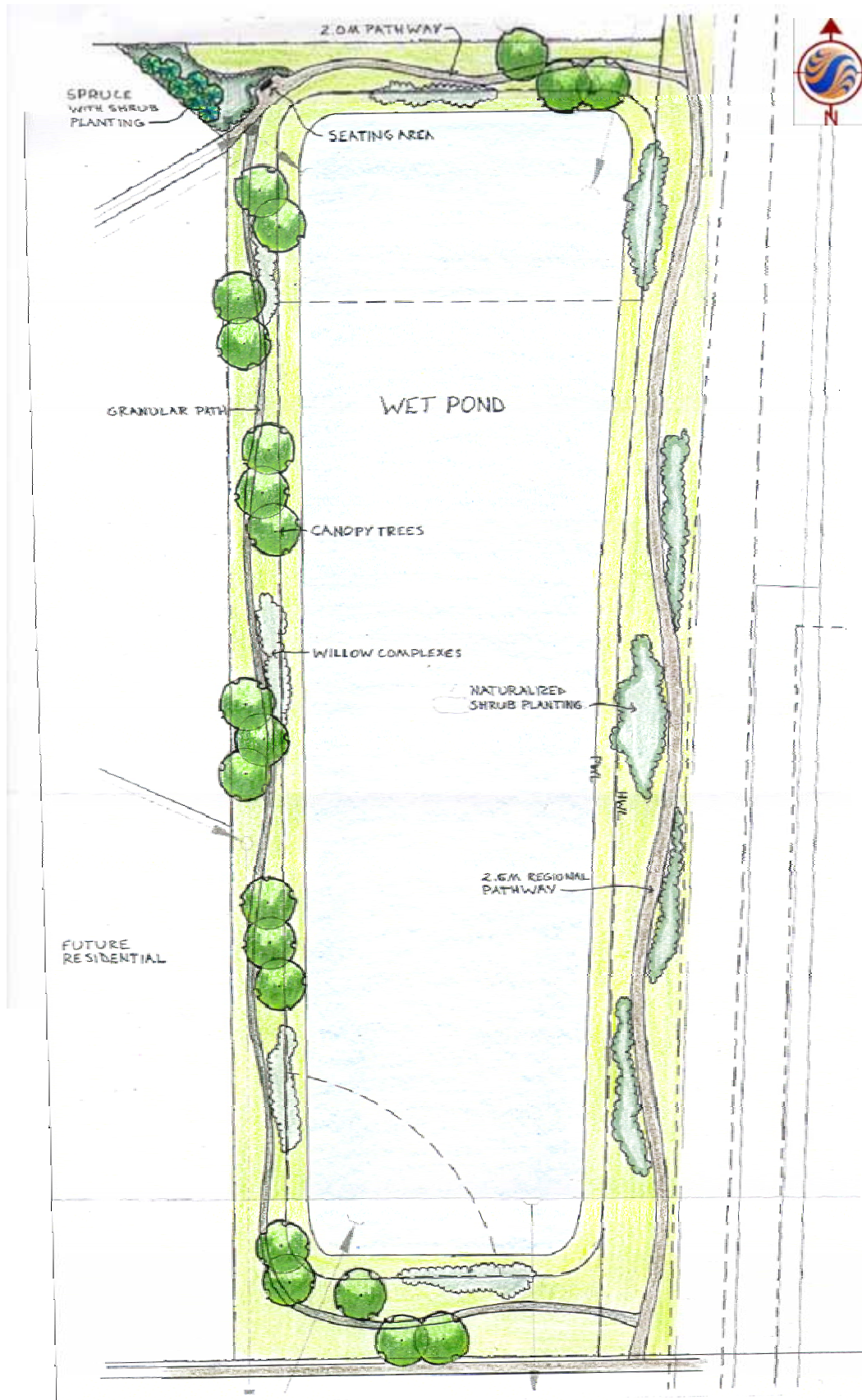
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MORNINGSIDE

Figure No.
9.1

Title
Pocket Park



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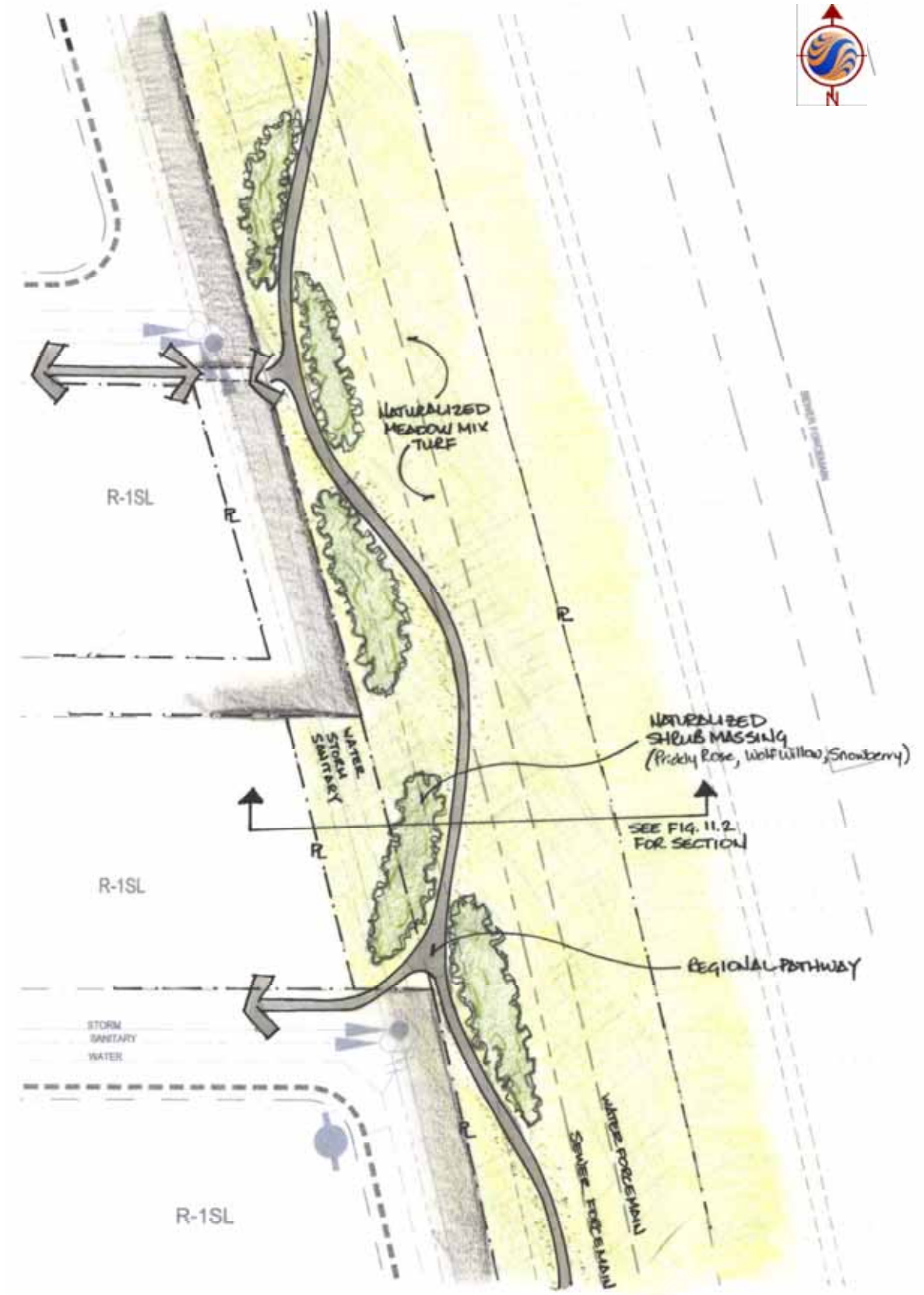
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Client/Project
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MORNINGSIDE

Figure No.
10.0

Title
Open Space Plan - South

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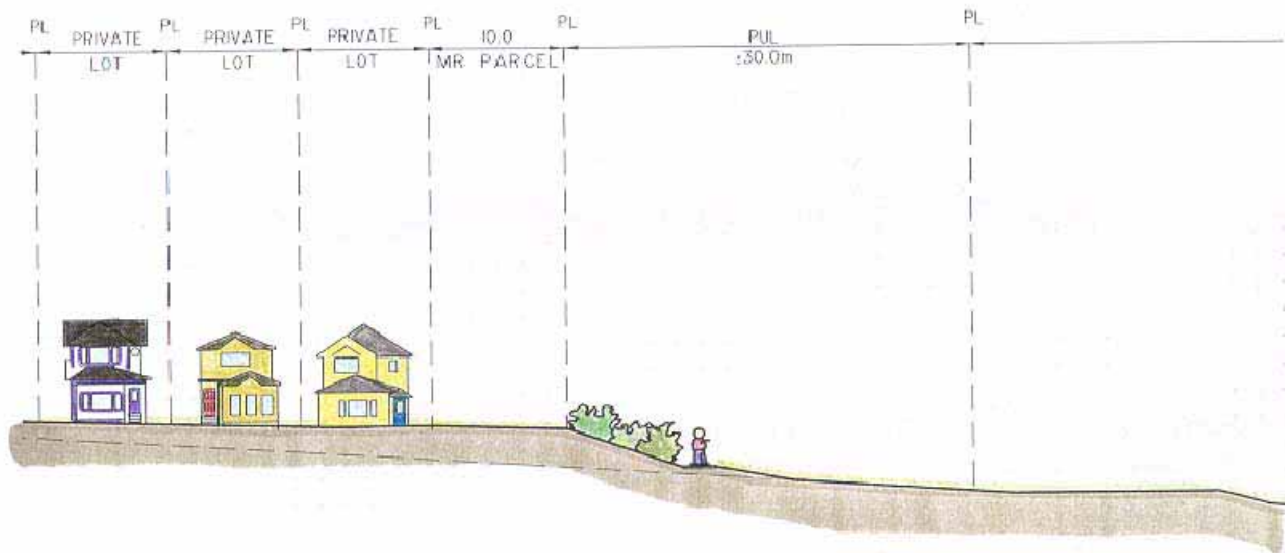
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Client/Project
COOPERSTOWN DEVELOPMENTS LTD.
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Figure No.
11.1

Title
Eastpark Pathway

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Figure No.
11.2

Title
**Section
(Prototypical)**

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7.0 Residential Density

7.1 DENSITY

The anticipated residential density in the Morningside Outline Plan area is approximately 13.71 units per hectare (5.6 units per acre) with a maximum density of 18.94 units per hectare (7.7 units per acre).

Anticipated Density for Cooper's Town Outline Plan Area

$$\frac{51 + 60 + 129 + 217 + 96 = 553}{40.33 \text{ ha} \pm (99.6 \text{ ac} \pm)} = 13.71 \text{ upha} \pm (5.6 \text{ upac} \pm)$$

Maximum Density for Cooper's Town Outline Plan Area

$$\frac{51 + 60 + 129 + 217 + 307 = 764}{40.33 \text{ ha} \pm (99.6 \text{ ac} \pm)} = 18.94 \text{ upha} \pm (7.7 \text{ upac} \pm)$$

Note: The density calculation is based on total area less non-credit portion of the P-1 (R/W) parcel. (Eastbank Pathway) ie., 45.18 ha± - 4.76 ha± = 40.42 ha± (99.9 ac±)

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

7.2 STATISTICS

7.2.1 Morningside Outline Plan Area

	Hectares	Acres	%
OUTLINE PLAN AREA	45.18	111.6	
Environmental Reserve	--	--	

GROSS DEVELOPABLE AREA (GDA)	45.18	111.6	100.0%
Parks (MR)	2.15	5.2	4.8%
School Sites (MSR)	2.01	5.0	4.4%
MR Credit Portion of P-1 (R/W) Eastbank Pathway	0.40	1.0	0.9%
Public Service Lands	8.88	21.9	19.7%
Roadways/Utility Lots	10.18	25.2	22.5%
Quasi Public Lands	--	--	

NET DEVELOPABLE AREA	23.62	58.3	52.3%
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TOTAL NET RESIDENTIAL AREA	Ha±	Ac±	%	Units	% of Total Units
R-1	2.93	7.2	13.3%	51	9.2%
DC R-1 (Site 1)	3.25	8.0	14.8%	60	10.8%
DC R-1S (Site 2)	5.53	13.8	25.2%	129	23.3%
R-1SL	7.65	18.9	34.8%	217	39.2%
Total SF	19.36	47.9	88.2%	457	82.6%
R-5	2.60	6.4	11.8%	96	17.4%
Total MF	2.60	6.4	11.8%	96	17.4%
TOTALS	21.96	54.3	100.0%	553	100.0%
OVERALL DENSITY	13.71 upha		5.6upa		

Note: The density calculation is based on total area less non-credit portion of the P-1 (R/W) parcel. (Eastbank Pathway) ie., 45.18 ha± - 4.76 ha± = 40.42 ha± (99.9 ac±)

8.0 Servicing

8.1 SANITARY SEWER SERVICING

The sanitary sewer system for the Outline Plan Area is divided into two separate catchment areas as shown on **Figure 12.0 Sanitary Sewer Servicing**. A northerly system drains toward Big Hill Springs Road while the other system drains east through the Sierra Springs development

The sanitary sewer servicing for the northerly catchment will require a sanitary sewer connection to the existing 450mm sanitary sewer located in Big Hill Springs Road SW

The sanitary sewer servicing for the southerly catchment will require a sanitary sewer extension from the Sierra Springs regional lift station. On an interim basis, it may be possible to direct the sanitary sewer flows to the north until such time that the regional lift station and piping are available to tie into.

8.2 STORM SEWER SERVICING

Similar to the sanitary sewer servicing system, storm drainage for the Outline Plan Area will be divided into two separate catchment areas, each serviced by a stormwater management facility. These stormwater management facilities will ultimately discharge into Nose Creek at predetermined discharge rates. In addition, these stormwater management facilities will be integrated into the open space as shown in **Figure 13.0 Storm Sewer Servicing**.

The northerly catchment will be serviced by a storm pond to be constructed as part of Stage I of this Outline Plan. The storm pond will provide a sedimentation forebay for water quality. The discharge from this facility will be conveyed via the existing storm outfall to the Nose Creek. This storm pond also services lands west of Morningside Stage I.

The southerly catchment will be serviced by a storm pond to be constructed in the southern portion of the Outline Plan Area. The storm pond will provide a sedimentation forebay for water quality. The discharge from this facility will be conveyed via a storm outfall to the Nose Creek.

MORNINGSIDE - AIRDRIE OUTLINE PLAN AND LAND USE REDESIGNATION

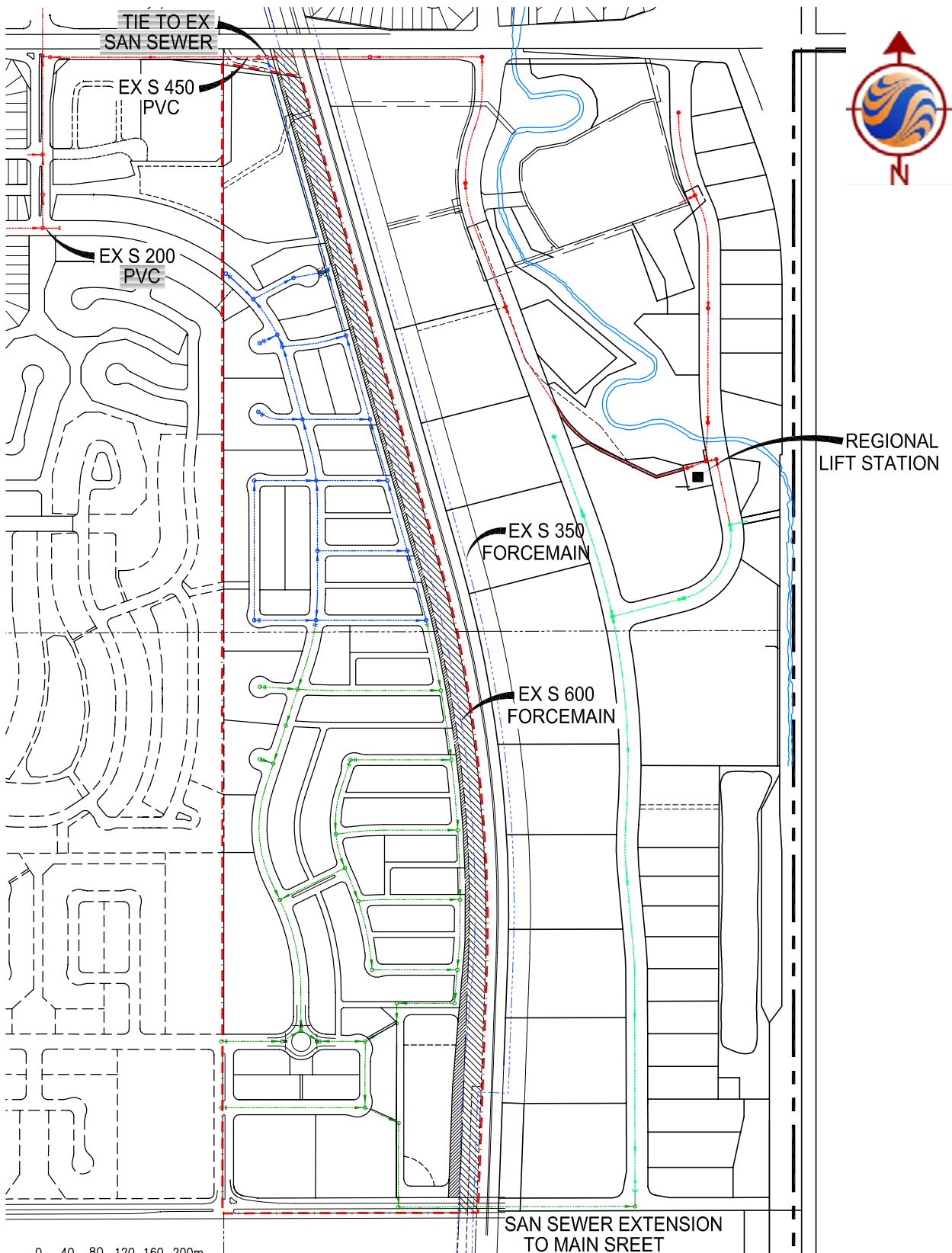
8.3 WATER SERVICING

Watermain servicing for the Outline Plan Area will be provided by tying into the existing 400mm watermain located in Big Hill Springs Road SW at Cooper's Crossing Gate as shown in **Figure 14.0, Watermain Services**.

A secondary watermain will be provided by connecting to Westmark's and Sierra Springs' watermains to the east.

8.4 SHALLOW UTILITIES

Telephone, electrical, gas and cable television services will be provided by the extension of existing facilities located in Big Hill Springs Road SW and or Westmark's Cooper's Town development.



1 : 8000
0 40 80 120 160 200m



Stantec

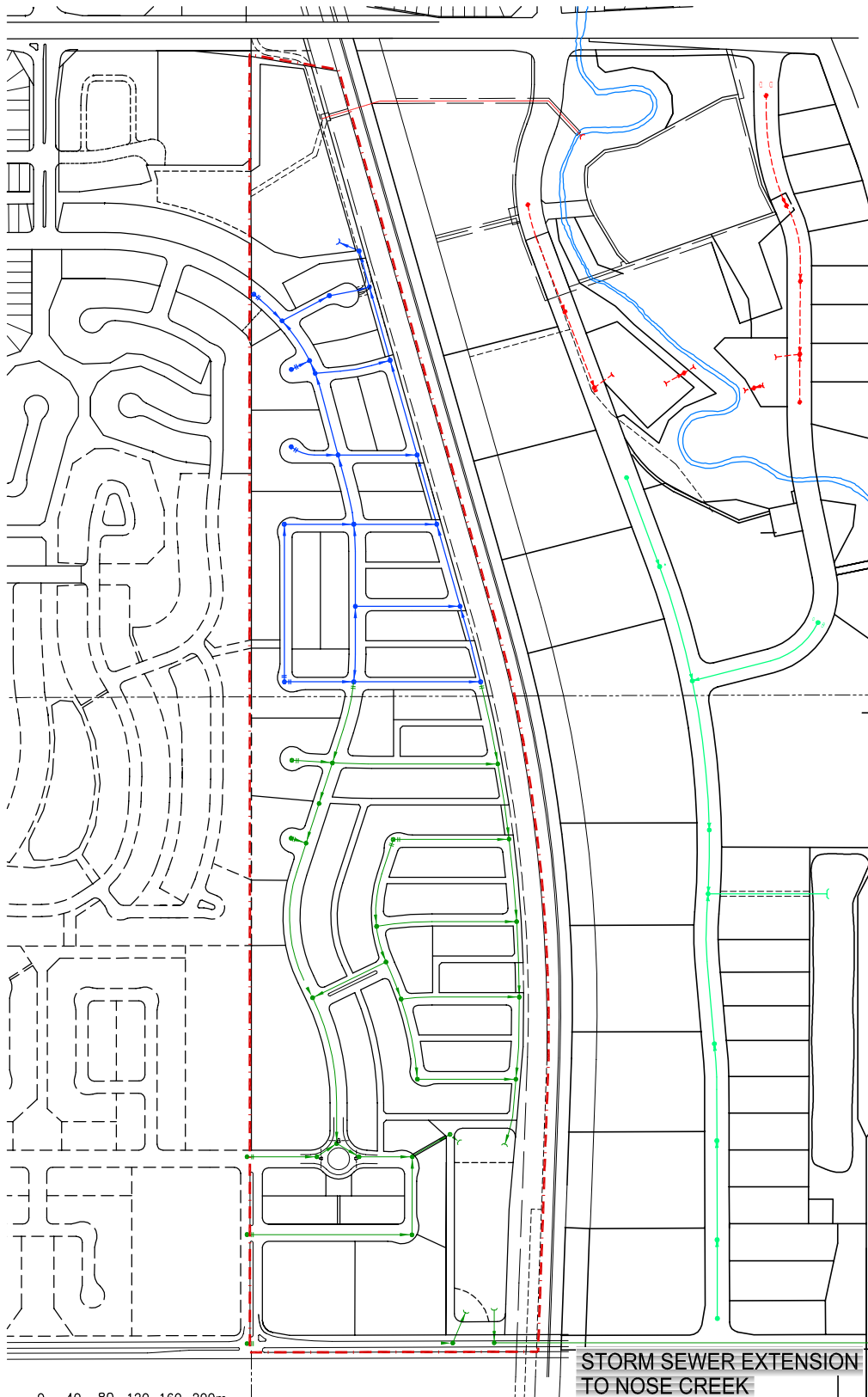
- Legend**
- - - - - Outline Plan Boundary
 - - - - - Existing San Sewer
 - - - - - Proposed San Sewer (Northern Catchment)
 - - - - - Proposed San Sewer (Southern Catchment)
 - . - . - Proposed San Sewer (By Others)

Client/Project
**COOPERSTOWN DEVELOPMENTS LTD.
MORNINGSIDE**

Figure No.
12.0

Title
**Sanitary Sewer
Servicing**

September 2004
16501741



OUTFALL TO
NOSE CREEK

STORM SEWER EXTENSION
TO NOSE CREEK

1 : 8000
0 40 80 120 160 200m

Legend

- Outline Plan Boundary
- Existing Storm Sewer
- Proposed Storm Sewer (Northern Catchment)
- Proposed Storm Sewer (Southern Catchment)
- Proposed Storm Sewer (By Others)

Client/Project

COOPERSTOWN DEVELOPMENTS LTD.
MORNINGSIDE

Figure No.

13.0

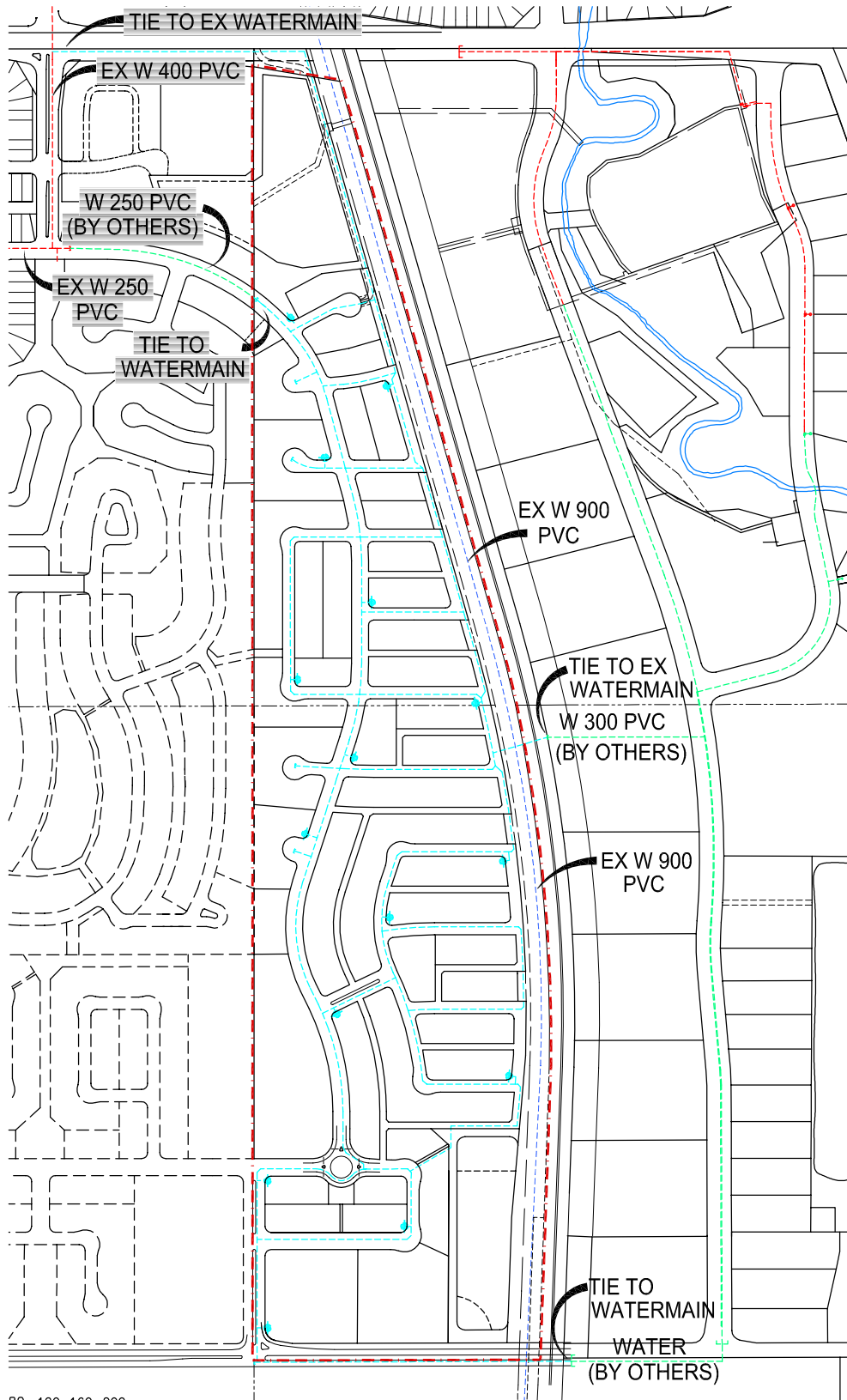
Title

**Storm Sewer
Servicing**

September 2004
16501741



Stantec



1 : 8000
0 40 80 120 160 200m

- Legend
- Outline Plan Boundary
 - Proposed Watermain
 - Existing Watermain
 - Proposed Watermain (By Others)

Client/Project
COOPERSTOWN DEVELOPMENTS LTD.
MORNINGSIDE

Figure No.
14.0

Title
Watermain Services

September 2004
16501741



Stantec

9.0 Transportation

9.1 COMMUNITY ROAD NETWORK

The proposed road network generally follows the alignments established in the Cooper's Town Area Structure Plan. The alignment of the collector roadway (Cooper's Drive) running north-south shown in the Cooper's Town Area Structure Plan will be amended through a concurrent ASP amendment application to coincide with the alignment shown in the Outline Plan area. A temporary access has been provided from Big Hill Springs Road to the north of the Outline Plan area, and runs along the eastern side of the stormwater pond, connecting to Hillside Point. This access will be maintained until such time that access can be provided to Morningside Stage I from Cooper's Drive.

Figure 15.0, Traffic Circle Detail, illustrates the two proposed traffic circles, the first along Cooper's Drive and the second at the intersection of Cooper's Drive and Cooper's Road. The addition of the traffic circles adds a unique element to the community and will feature a landscaped median. The traffic circle along the central portion of Cooper's Drive is intended to provide traffic calming for this portion of the community. The second traffic circle at the south intersection of Cooper's Drive will also provide traffic calming adjacent to the school site and offer an attractive terminal view at the end of Cooper's Drive.

10.0 Conclusion

The Morningside Outline Plan and Land Use Redesignation application represents Cooperstown Developments Ltd's commitment to the planning of suburban communities in the City of Airdrie.

Approval of this application will allow for sustainable and staged development in southwest Airdrie in a manner that will accommodate the future growth of the City in this sector and ensure an appropriate interface with adjacent development. The application is consistent with the policies of the Cooper's Town Area Structure Plan and an amendment has been prepared concurrently with this application to address specific revisions within the Outline Plan area.

Cooperstown Developments Ltd. respectfully requests Outline Plan approval by Municipal Planning Commission and Stage I Land Use Redesignation approval by Airdrie City Council in order to provide for a logical and continuous extension of development in southwest Airdrie.