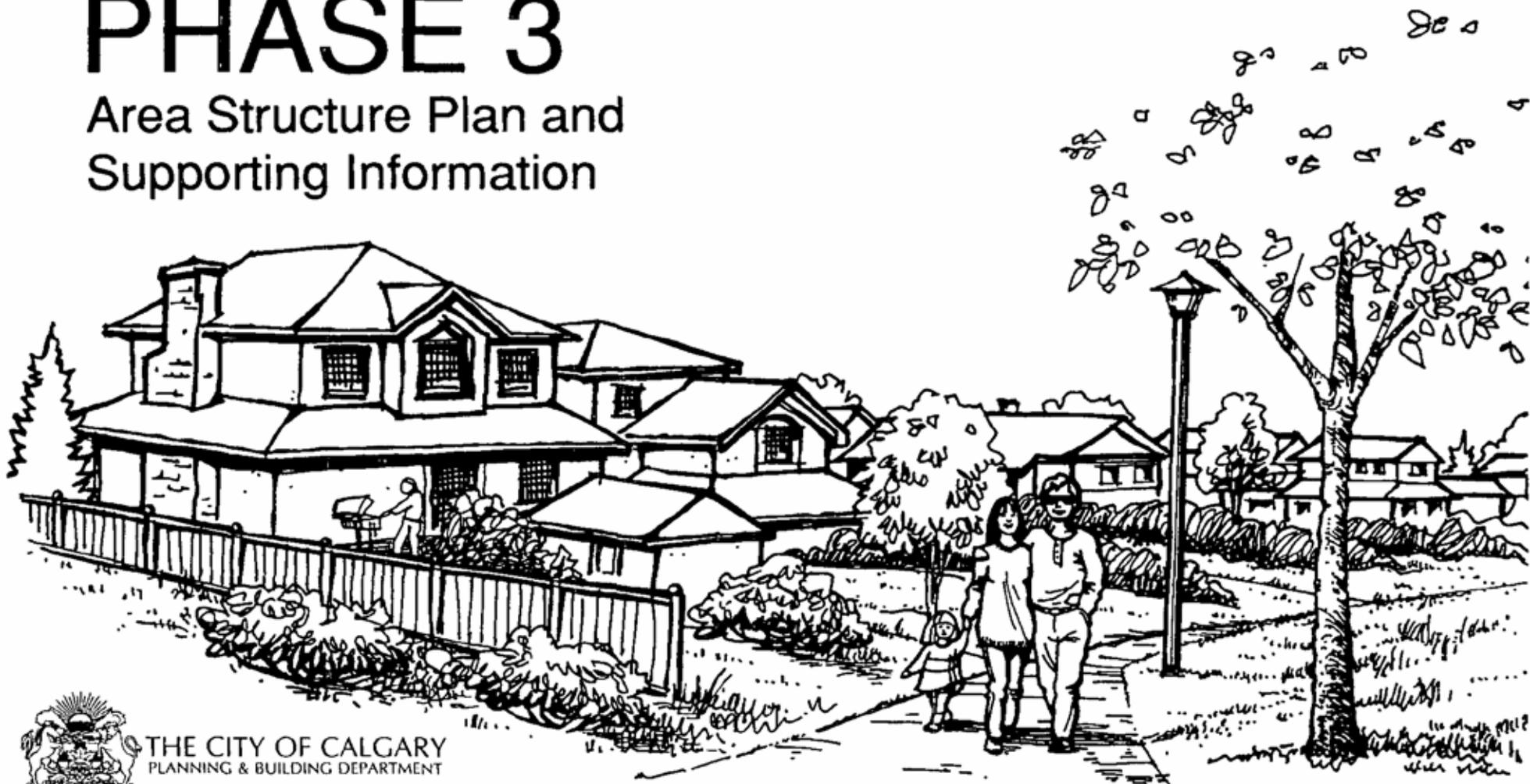


BURLINGTON (MONTEREY PARK) PHASE 3

Area Structure Plan and
Supporting Information



THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

OFFICE CONSOLIDATION

2006 July

The Blue Pages of this document contain supporting information and do not form part of the bylaw.

For the purposes of electronic publications the Blue Pages are identified by the footer “Burlington (Monterey Park) Phase 3 - Supporting Information”.

BURLINGTON (MONTEREY PARK) PHASE 3

Area Structure Plan and Supporting Information



Note: This office consolidation includes the following amending Bylaw:

AMENDMENT	BYLAW	DESCRIPTION	DATE
1	16P95	a. Section 2 – paragraph deleted b. Map 2 – replaced (superceded by 19P97) c. Section 3.2.3 – revised (partially superceded by 19P97)	1995 June 23
2	19P97	a. Section 3.2.3 – policy a. revised b. Section 3.2.3 – policy c. deleted, subsequent policies renumbered c. Map 2 – replaced	1997 June 24

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

PUBLISHING INFORMATION

TITLE: BURLINGTON (MONTEREY PARK) PHASE 3
AREA STRUCTURE PLAN AND SUPPORTING INFORMATION

AUTHOR: PLANNING & BUILDING DEPARTMENT
CITY AND COMMUNITY PLANNING

STATUS: APPROVED 1993 JUNE 21 (BY-LAW 11P93)

PRINTING DATE: JULY 2006

ADDITIONAL COPIES: THE CITY OF CALGARY
PLANNING INFORMATION CENTRE #8115
P.O. BOX 2100, STN 'M'
CALGARY, AB CANADA T2P 2M5
TEL (403) 268-5333 FAX (403) 268-4615

BURLINGTON (MONTEREY PARK) PHASE 3 AREA STRUCTURE PLAN

TABLE OF CONTENTS

	PAGE		PAGE
THE ROLE OF THE AREA STRUCTURE PLAN	1	3.3 Transportation	8
1.0 THE ASP AREA	2	3.3.1 Roads.....	8
1.1 Location.....	2	3.3.2 Public Transit.....	8
2.1 Previous Planning	2	3.4 Utilities.....	10
2.0 PLAN SUMMARY	4	3.5 Transportation/Utility Corridor	10
3.0 POLICY STATEMENTS	6	3.6 Sequence of Development.....	10
3.1 GENERAL.....	6		
3.2 LAND USE	6		
3.2.1 Residential	6		
3.2.2 Open Space	6		
3.2.3 Impact of the Sour Gas Facilities	7		
3.2.4 Airport Noise	8		
		LIST OF MAPS	
		Map 1 Location	3
		Map 2 Land Use and Transportation.....	5
		Map 3 Utilities	9



THE ROLE OF THE AREA STRUCTURE PLAN

Although optional under the **Planning Act**, in Calgary area structure plans (ASPs) are normally prepared for new communities to provide a framework for more detailed planning to follow at the subdivision stage.

The document is in two parts, each comprising maps and text. The ASP itself, the white pages, is the mandatory part which comes into effect only after the adopting by-law has been passed by Council following a public hearing. It contains information and policies on such things as the proposed land uses, the expected population density, the approximate location of schools, open space, pathways, major transportation facilities, and the proposed phasing of new development. An ASP must conform to the **Planning Act** and to the **Calgary General Municipal Plan** while subdivision plans and land use decisions must conform to ASP policies.

The remaining part of the ASP document, the blue pages, is supporting information only and is not adopted by by-law. The blue pages describe the topography, special development constraints, Council policies affecting the area, community services, engineering utilities – water, sewer, gas, electricity supply – and similar information likely to be of interest to residents, potential home buyers, landowners and developers.

Note that, unless otherwise indicated, the maps in this plan show what is proposed for the planning area when it is fully developed. They give no indication of how much has been built at any point in time. Also, all future public facilities and improvements shown in this plan (e.g., regional pathways, community recreational facilities) are subject to City capital budget priorities and approval processes.

BURLINGTON (MONTEREY PART) PHASE 3 AREA STRUCTURE PLAN

1.0 THE ASP AREA (MAP 1)

1.1 Location

Monterey Park, previously called Burlington, is a developing community located north of 16 Avenue N.E. (Trans Canada Highway), east of 68 Street N.E., south of McKnight Boulevard, and west of the Transportation/Utility Corridor (TUC). The total planning area is 214 hectares (529 acres).

Development started in late 1981, and roughly 70 percent of the planning area is already developed or currently under development. This ASP deals with the last phase of development in Monterey Park, an area approximately 50 hectares (123 acres) in size.

1.2 Previous Planning

Planning for this community began with the **Burlington Phase 1 ASP**, adopted by City Council in 1981. The Phase 1 ASP dealt with the central portion, which was the only portion located within city limits at that time. A concept plan for full development of the community was also established at this stage, and was included in the ASP as supporting information. This concept plan is shown in Map 7.

Subsequent annexations of additional land in 1983 and 1989 prompted the preparation of the **Burlington Phase 2 ASP**, adopted by City Council in 1984, as well as this plan, the **Burlington (Monterey Park) Phase 3 ASP**.

Council adopted the name “Monterey Park” for this area in 1986.

BURLINGTON 3 **MAP 1**

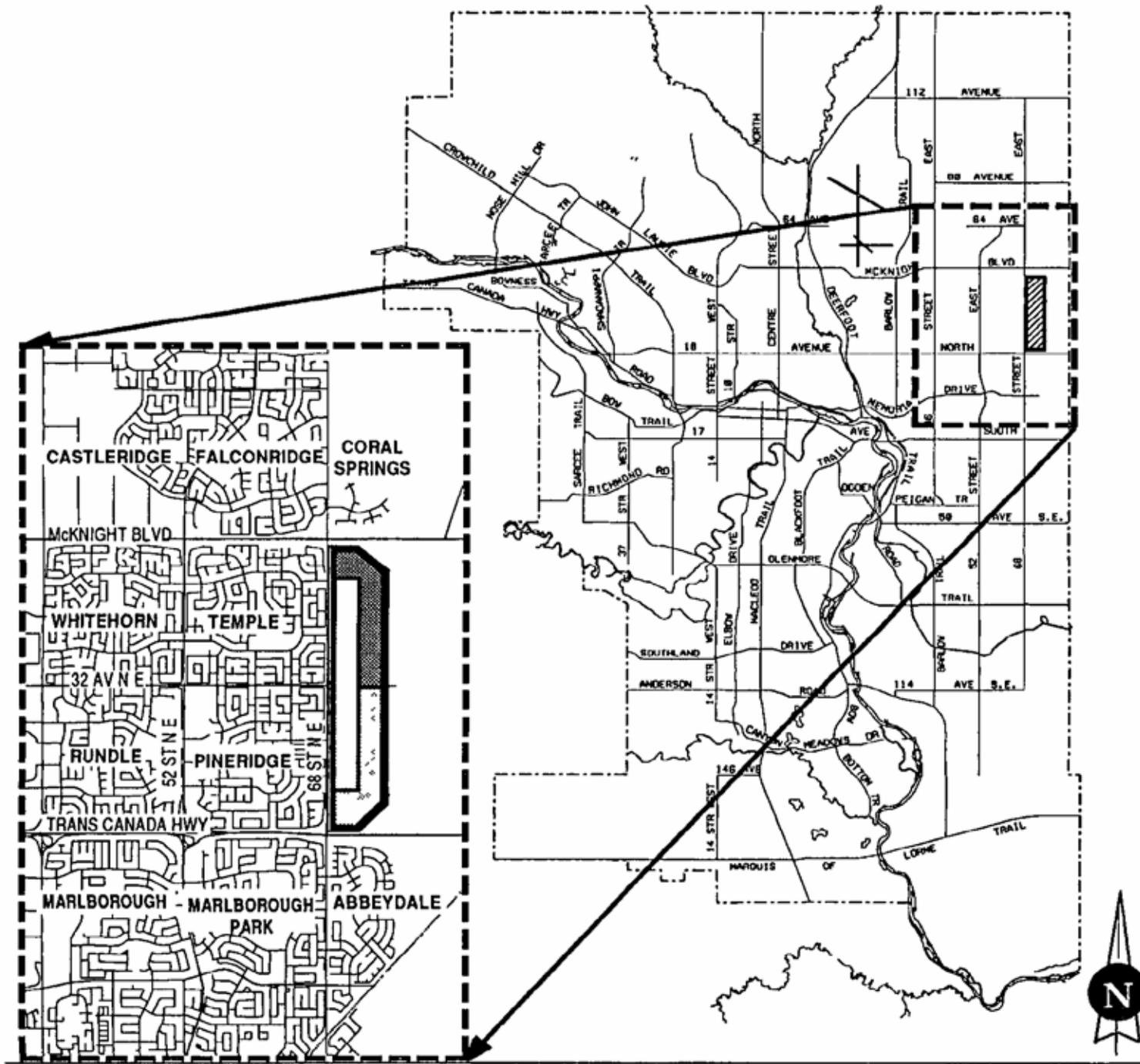
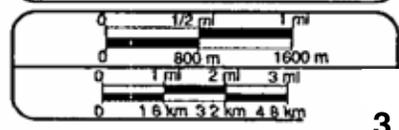
TITLE
LOCATION

LEGEND

-  MONTEREY PARK PLANNING AREA (COMMUNITY BOUNDARY)
-  BURLINGTON (MONTEREY PARK) PHASE 3 ASP AREA
-  BURLINGTON PHASE 2 ASP AREA
-  BURLINGTON PHASE 1 ASP AREA
-  CITY LIMITS

DATE
MAY 1993

 THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT



2.0 PLAN SUMMARY (MAP 2)

As per the concept plan already established for Monterey Park, development within the Phase 3 ASP area will be predominantly single family housing. However, the average residential requirement is somewhat higher: 12 to 17 units per hectare (5 to 7 units per acre) as opposed to 10 to 15 units per hectare (4 to 6 units per acre) required in previous phases of development. Multiple family housing developments are also encouraged at appropriate locations.

This plan provides for the eastern portion of a joint use site required for a future public elementary school. The balance of the site is located within the Phase 1 ASP area, and is already dedicated as a school reserve.

Access to the ASP area will be from 68 Street N.E. via Laguna Way and 43 Avenue N.E., and from 32 Avenue N.E. via Catalina Boulevard. Internal traffic circulation will be accommodated on a roadway loop consisting of the easterly extension of Laguna Way and the northerly extension of Catalina Boulevard. (A similar loop is currently in place in the south portion of the community, with Catalina Boulevard providing for a connection between these loops across 32 Avenue N.E.)

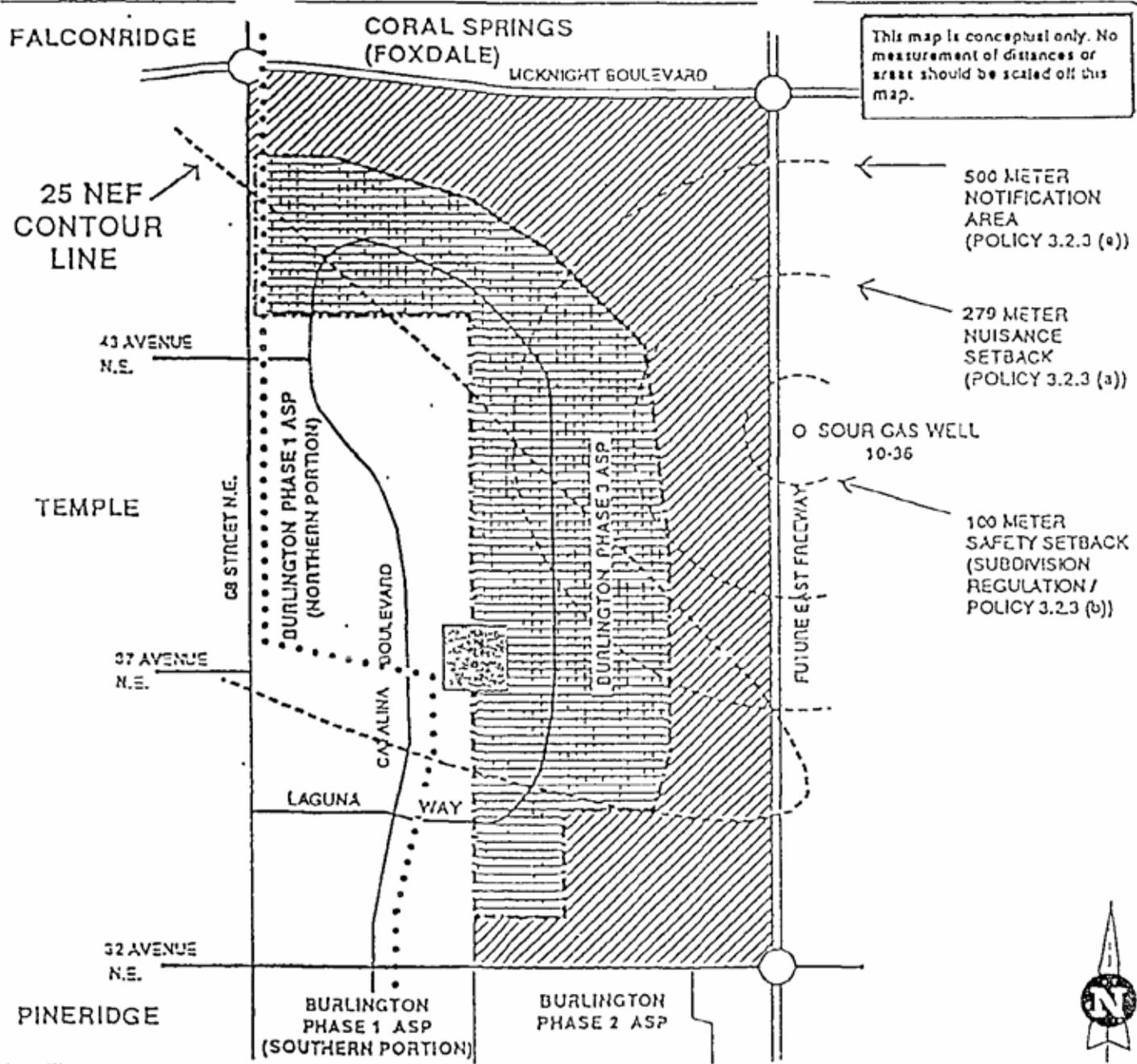
Full development of Monterey Park is likely to accommodate between 7,600 and 9,500 residents, based upon current and anticipated housing density. The portion of the community dealt within this ASP will accommodate between 1,700 and 2,500 residents¹.

Paragraph deleted. 16P95

1 *Population figures are based upon an occupancy rate of 3.00 persons per dwelling unit.*

AMENDED:

16P95 - 1995 June
19P97 - 1997 June



BURLINGTON 3 MAP 2

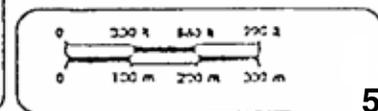
TITLE LAND USE/
TRANSPORTATION

LEGEND

- RESIDENTIAL AND RELATED USES
- JOINT USE SITE
- INTERCHANGE
- FREEWAY/ EXPRESSWAY
- MAJOR ROAD
- PRIMARY COLLECTOR/ COLLECTOR
- REGIONAL PEDESTRIAN/ CYCLIST PATHWAY
- TRANSPORTATION/ UTILITY CORRIDOR
- ASP BOUNDARY

11P93
Approved 1993 June
(see top left corner)

THE CITY OF CALGARY
PLANNING & LAND-USE DEPARTMENT



3.0 POLICY STATEMENTS

In this plan the term “residential and related uses”, as shown in Map 2, means:

- (a) single family detached, semi-detached, duplex and multiple family dwellings; and
- (b) tot lots, linear parks, and neighbourhood parks; and
- (c) such related uses as neighbourhood shopping centres, churches, child care facilities, police and fire stations.

3.1 General

- (a) The land use pattern and roadway network shall be generally as shown in Map 2.
- (b) The location, size and configuration of specific uses (e.g., multiple family residential development, open space, etc.) shall be established at the outline plan stage.

3.2 Land Use

3.2.1 Residential

- (a) The minimum overall density for the ASP area shall be 12 units per gross hectare (5 units per acre). The maximum should not exceed 17 units per gross hectare (7 units per acre), unless the Approving Authority is satisfied that the proposed and subsequent developments in the ASP area can be serviced adequately with utilities.
- (b) Although single family housing is likely to predominate, a mix of housing types shall be encouraged. Suitable sites for multi-family shall be chosen with regard to the Multiple Residential Development Location Guidelines (Table 3.3.3) in the **Calgary General Municipal Plan**.

3.2.2 Open Space

Joint Use Sites and Parks

- (a) This plan provides for the eastern portion of the joint use site required for a public elementary school. The total area of the site is 4.3 hectares (10.63 acres), of which 1.66 hectares (4.1 acres) is located in the Phase 3 ASP area.
- (b) Neighbourhood parks shall be distributed, as appropriate, throughout the planning area; locations and sizes are to be determined at the outline stage.

A community hall site has been provided for in the Burlington Phase 1 ASP area, and is shown conceptually in Map 7.

Pathway System

- (a) A regional pedestrian/cyclist partway shall be constructed generally as shown in Map 2. The pathway will connect the ASP area to the future sportsplex facility in Coral Springs (Foxdale) to the north, and the Monterey Park community centre to the south.

In addition to the regional pedestrian/cyclist pathways, local pathways may be required at the outline plan stage.

- (b) At-grade, mid-block pedestrian crossings should be avoided on the primary collector/collector road within the ASP area.

3.2.3 Impact of the Sour Gas Facilities

Sour gas Well 10-36, located roughly 270 metres east of the ASP boundary and 603 metres south of McKnight Boulevard, has been recently reclassified by the Alberta Energy and Utilities Board (previously the Energy Resources Conservation Board) to Level 1. For safety reasons, the Subdivision Regulation requires a setback of 100 metres from a Level 1 sour gas well. Council, however, in a similar situation in the Saddle Ridge area, established a development constraint area of 300 metres to minimize any nuisance impacts on residents. In addition, Council established a Notification Area of 500 metres around the well, within which the developer is required to provide prospective home buyers with an

Information Package describing the location of the well, and the potential hazard/nuisance it its vicinity. This Information Package was prepared by the Planning & Building Department and the AEUB. It is appropriate that these two requirements, the 300 metre nuisance setback and the 500 metre Notification Area, also be maintained in the development of Monterey Park, and as a result, the following policies apply to development in this area:

- (a) *Residential buildings shall be set back a minimum of 279 metres from the wellhead of Well 10-36 as shown on Map 2. **16P95, 19P97***
- (b) *Commercial, educational and recreational buildings shall be set back a minimum of 100 metres from the well head.*

*subsection deleted **19P97***

- (c) *Major services (including storm water ponds), roads, parking areas and open space uses may be considered within the constraint areas around the well when required to serve adjacent developable areas. However, in each instance where the uses or services are proposed, the advice of the Alberta Energy and Utilities Board shall be sought as to the appropriateness of the particular development. In addition, where these uses or services are permitted to locate within the constraint area, construction and post-construction procedures are to be agreed to by the City of Calgary, the AEUB, the well operator and the land developer.*

- (d) *The developer shall provide the homeowners and prospective home buyers of properties located within 500 metres of sour gas Well 10-36 with an Information Package describing its location and potential hazard/nuisance in its vicinity. The content of the Information Package will be prepared by the Planning & Building Department and will be similar to the package approved for the Saddle Ridge area.*
- (e) *Prior to any outline plan approvals, the developers shall submit a plan of survey to demonstrate, to the satisfaction of the Approving Authority, the exact location of the gas well, the 300 meter setback, and the 500 metre Notification Area relative to the proposed development. **16P95***

3.2.4 Airport Noise

As per City Council policy, the Approving Authority shall ensure that a caveat is placed on the title of all residential properties in the 25-30 NEF (Noise Exposure Forecast) area to alert the homeowners and prospective home buyers to a potential noise problem, and require that adequate exterior acoustic insulation be provided.²

² *Note that the **Calgary International Airport Vicinity Protection Area (AVPA) Regulation** also requires the provision of sound insulation on all homes built within the 25-30 NEF area. The Regulation, however, applies only to developments within the boundary of the Protection Area, and all of Monterey Park is outside that boundary.*

3.3 Transportation

3.3.1 Roads

- (a) The primary collector/collector road required to service the ASP area is shown conceptually in Map 2. The alignment of this road is flexible, but the concept of a loop shall be maintained to accommodate the bus route.
- (b) Noise attenuation measures along 68 Street N.E., McKnight Boulevard, the future East Freeway, and 32 Avenue N.E. shall be provided in accordance with the revised Surface Transportation Noise Policy, approved by City Council in April 1988.

3.3.2 Public Transit

- (a) The Approving Authority shall be satisfied that the proposed land use amendments and outline plans facilitate the public use of transit through the location of bus routes, pedestrian walkways, higher density housing and other elements in the design.
- (b) All residences should be within a walking distance of 450 metres from the nearest bus route.

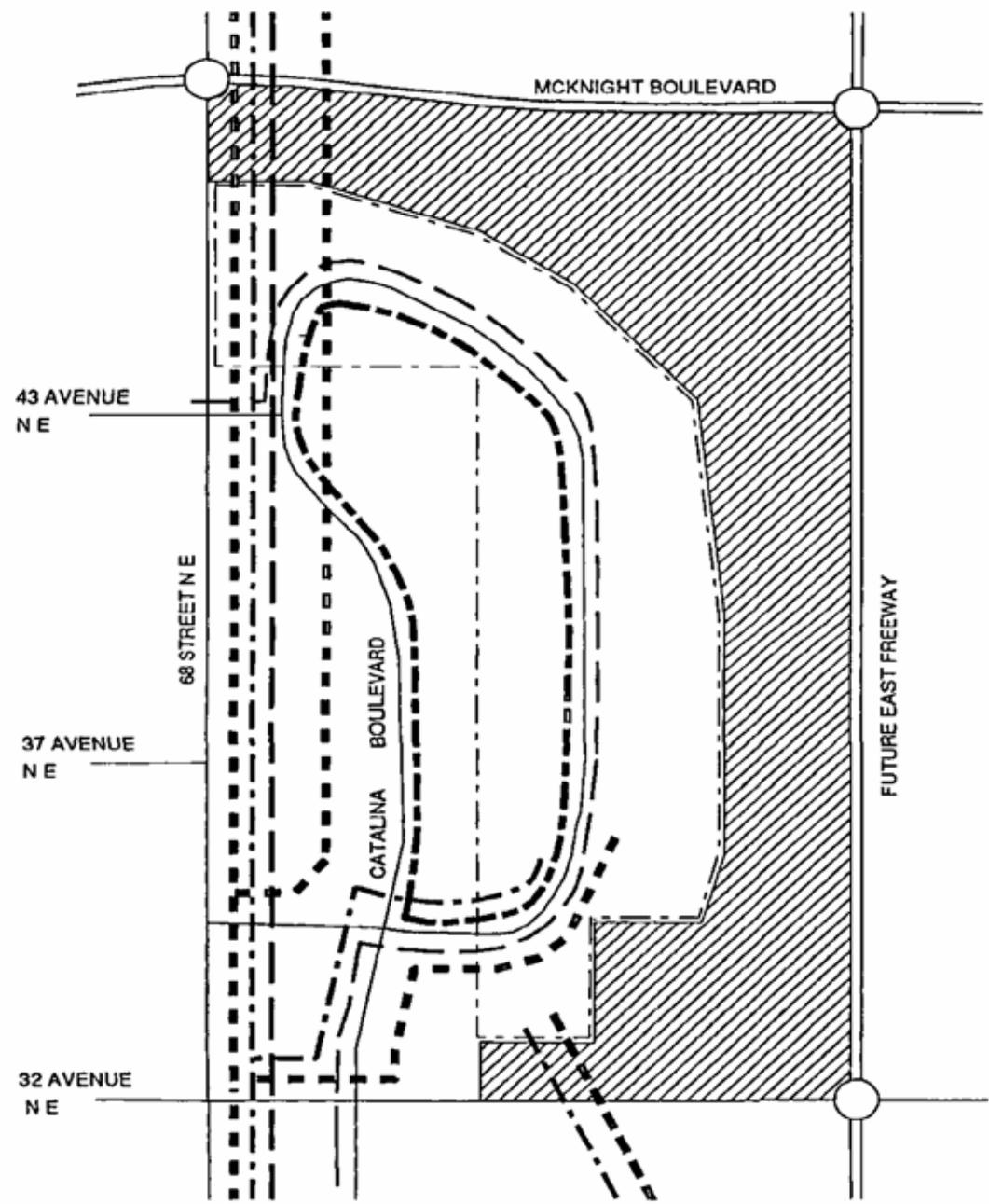
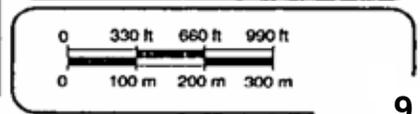
BURLINGTON 3 **MAP 3**

TITLE
UTILITIES

- LEGEND**
- — WATER MAIN
 - — — — SANITARY SEWER TRUNK
 - - - - STORM SEWER TRUNK
 - — — — HIGH PRESSURE GAS MAIN
 - — — — ELECTRICAL FEEDER
 - - - - ASP BOUNDARY

DATE
MAY 1993

 **THE CITY OF CALGARY**
PLANNING & BUILDING DEPARTMENT



3.4 Utilities (Map 3)

The general location of major utilities to service existing and future development in the planning area is shown on Map 3. This map is conceptual only, and location of these utilities may be revised without an amendment to this ASP.

Further information on servicing is provided in the Supporting Information portion of this document.³

3.5 Transportation/Utility Corridor

(The ASP area is bounded by the Transportation/Utility Corridor on the north, east and south. This corridor is intended to accommodate major utility lines, and the right-of-way of a future ring road to surround most of Calgary's built-up area.

- (a) In approving outline plans, the Approving Authority shall ensure that pedestrian and vehicular access can be provided to the Transportation/Utility Corridor (TUC) lands. This access is required for the installation and maintenance of utilities.

³ *Not all utility lines are shown in this document. The appropriate City department or utility company should be consulted for complete, updated information.*

- (b) The developer shall ensure that adequate signs are displayed to identify the TUC boundary, as per the Permanent TUC Signage Policy, approved by City Council on 1992 December 14.

Ministerial consent is required for the placement of utilities within the TUC, and any regrading affecting these lands.

3.6 Sequence of Development

Progression of development should follow the extension of roads and utilities from existing development south and west of the ASP area. Initial phases are likely to be in the south portion; development of the central portion will depend upon the setback requirement from Well 10-36.

SUPPORTING INFORMATION

SUPPORTING INFORMATION TO THE BURLINGTON (MONTEREY PARK) PHASE 3 AREA STRUCTURE PLAN

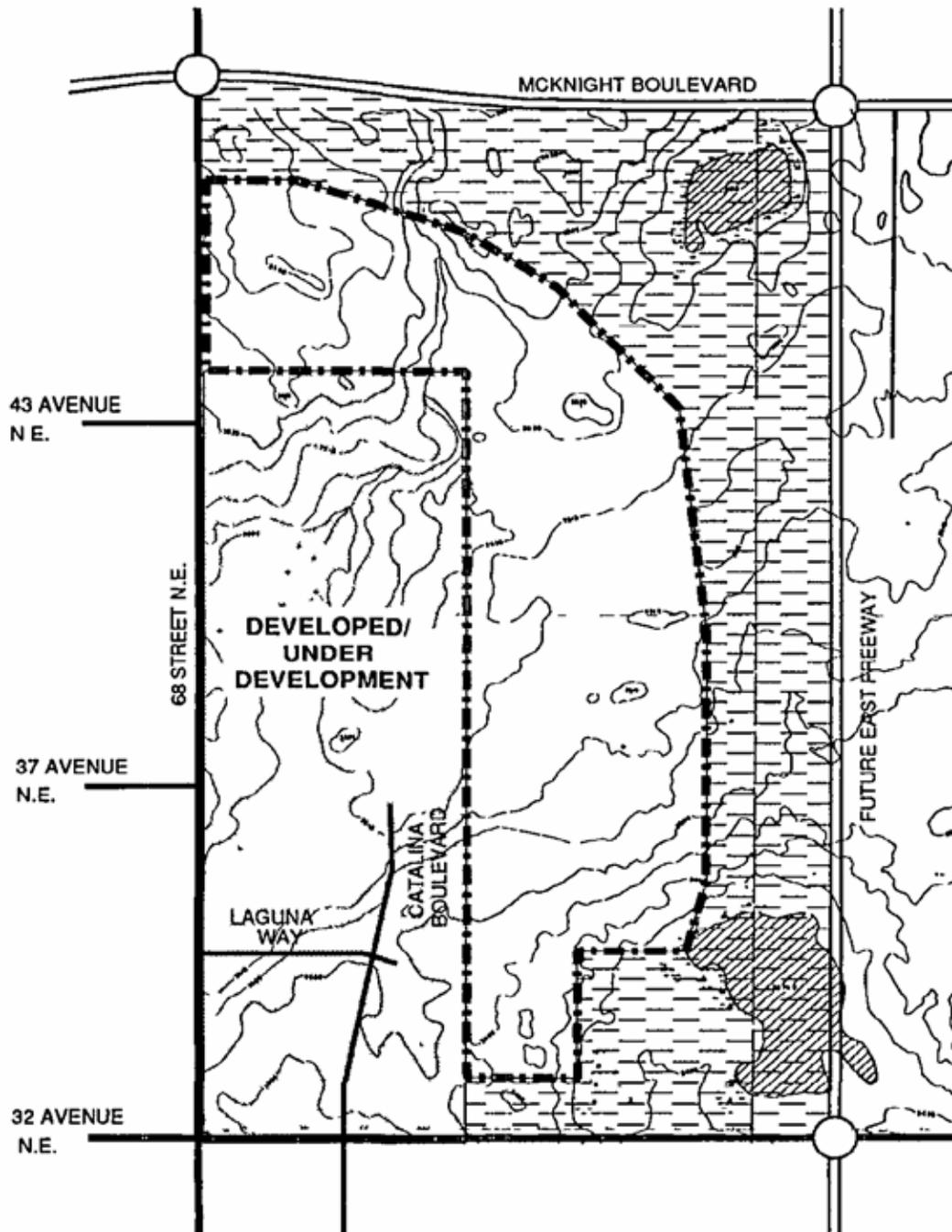
TABLE OF CONTENTS

		PAGE			
4.0	NATURAL FEATURES	14	8.0	COMMUNITY SERVICES	36
5.0	EXISTING CONDITIONS	16	8.1	Police Service	36
5.1	Land Ownership and Current Land Use	16	8.2	Fire Protection and Emergency Medical Service	36
5.2	Soil and Geology.....	16	8.3	Library Service.....	36
5.3	Historical Resources.....	16	8.4	Schools	36
6.0	POLICY CONTEXT	18	8.5	Community and Recreational Facilities.....	37
6.1	Land Use Policy Context.....	18	8.6	Social Services	37
6.2	Sour Gas Facilities.....	22	8.7	Public Health Service.....	37
	6.2.1 Wells.....	22	LIST OF MAPS		
	6.2.2 Pipelines.....	22	Map 4	Natural Features	15
6.3	Transportation	24	Map 5	Land Ownership.....	17
7.0	SERVICES AND UTILITIES.....	26	Map 6	Planning Context.....	19
7.1	Water Supply	26	Map 7	Ultimate Land Use Concept.....	21
7.2	Storm Sewer	28	Map 8	Sour Gas Facilities.....	23
7.3	Sanitary Sewer.....	30	Map 9	The Regional Transportation System.....	25
7.4	Electrical Service	32	Map 10	Water Supply	27
7.5	Natural Gas.....	34	Map 11	Storm Sewer	29
7.6	Telephone and Cable T.V.....	34	Map 12	Sanitary Sewer	31
			Map 13	Electrical Service	33
			Map 14	Natural Gas and Telephone	35

4.0 NATURAL FEATURES (MAP 4)

The topography of the ASP area, as is the case with most of Calgary's northeast, is fairly level. Apart from a gentle slope to the south and east, the land exhibits minor topographic variations. A shallow depression bisects the area from the northwest corner to the east-central portion, with an elevation drop not exceeding 4.5 metres.

Two sloughs are located to the east of the ASP boundary in the north-central and south-central portions of Section 36 within the TUC lands. The sloughs are partly covered with small aspens, balsam poplars and willows; and may have a potential for interim recreational uses, until such a time as the land is required for TUC purposes.



BURLINGTON 3 **MAP 4**

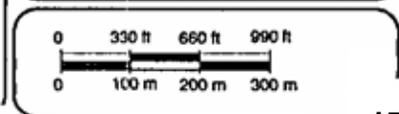
TITLE
NATURAL FEATURES

LEGEND

-  SLOUGH
-  TRANSPORTATION/
UTILITY CORRIDOR
-  ASP BOUNDARY

DATE
MAY 1993

 **THE CITY OF CALGARY**
PLANNING & BUILDING DEPARTMENT



5.0 EXISTING CONDITIONS

5.1 Land Ownership and Current Land Use (Map 5)

Pferdmenges Farming Ltd. owns the northerly 28 hectares (69 acres). This property is currently being purchased by Aurora Communities Inc. Qualico Developments (Calgary) Ltd. owns the balance of the ASP area, consisting of 22 hectares (54 acres).

This area has been cultivated for cereal crops for a number of years, and this use is likely to continue until urban development.

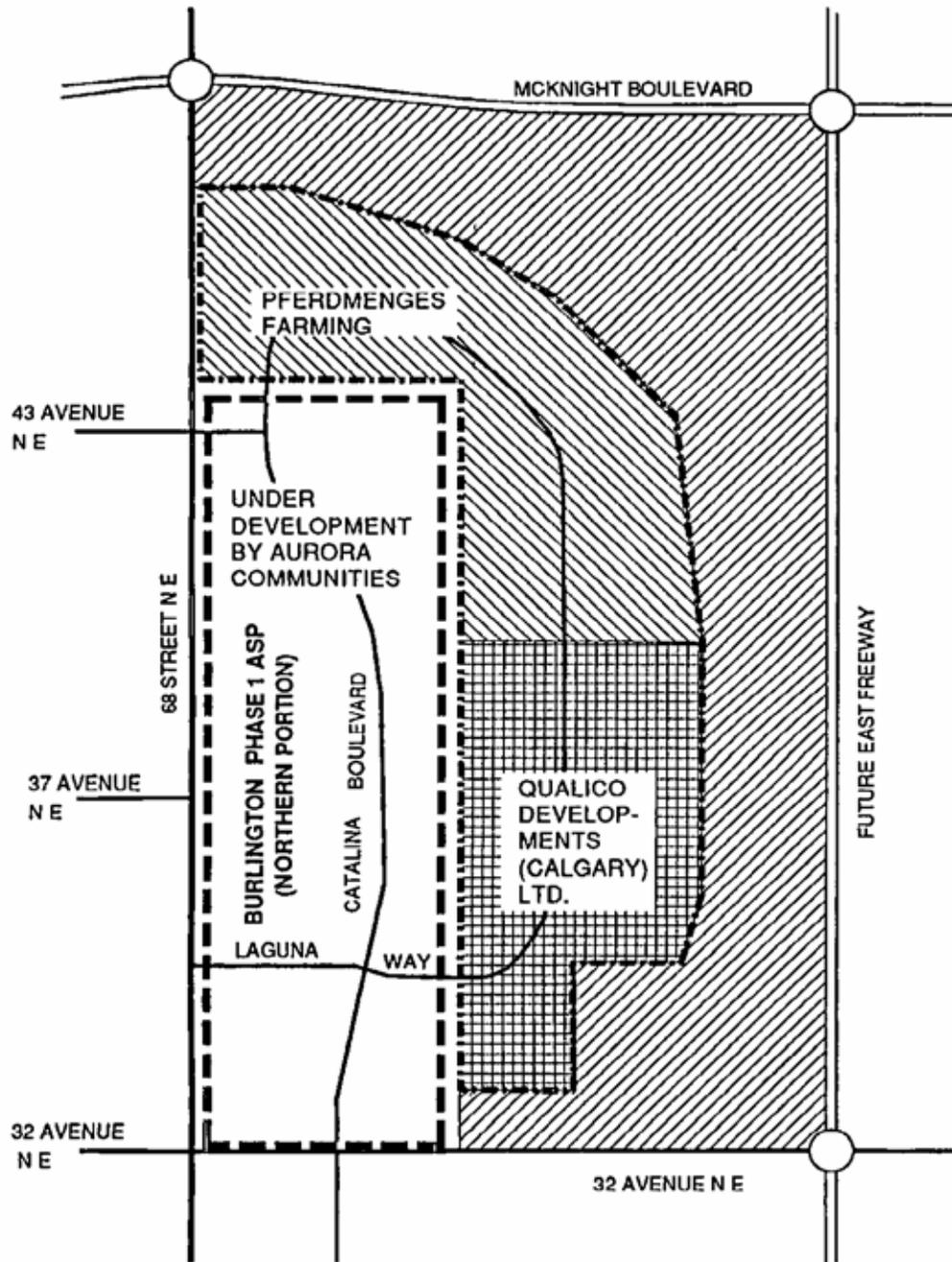
The current land use designation of the ASP area is Urban Reserve (UR).

5.2 Soil and Geology

Soil in Monterey Park consists of a deep layer of loam over a mixture of sand, silt and clay. The bedrock is sufficiently deep in this area so as not to cause any constraints to development.

5.3 Historical Resources

Alberta Culture and Multiculturalism considers most of the undeveloped land in east, northeast and southeast portions of Calgary to be of low archaeological sensitivity. Therefore, neither referral of the subdivision applications to the Province nor historical impact assessment is required prior to development.



BURLINGTON 3 **MAP 5**

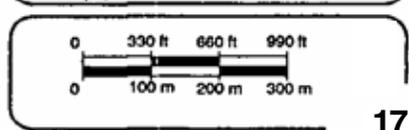
TITLE
LAND OWNERSHIP

LEGEND

-  ASP BOUNDARY
-  TRANSPORTATION/UTILITY CORRIDOR

DATE
MAY 1993

 **THE CITY OF CALGARY**
PLANNING & BUILDING DEPARTMENT



6.0 POLICY CONTEXT

6.1 Land Use Policy Context (Map 6 & 7)

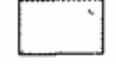
Planning documents approved for the northeast sector of the city are:

- (a) **Burlington Phase 1 and Phase 2 ASPs**, adopted in 1981 and 1984, respectively. The Phase 1 ASP dealt with the central portion of the Monterey Park community, an area roughly 100 hectares (257 acres); and Phase 2 ASP dealt with the southeastern portion, roughly 48 hectares (118 acres). Both documents were based upon the concept plan shown in Map 7.

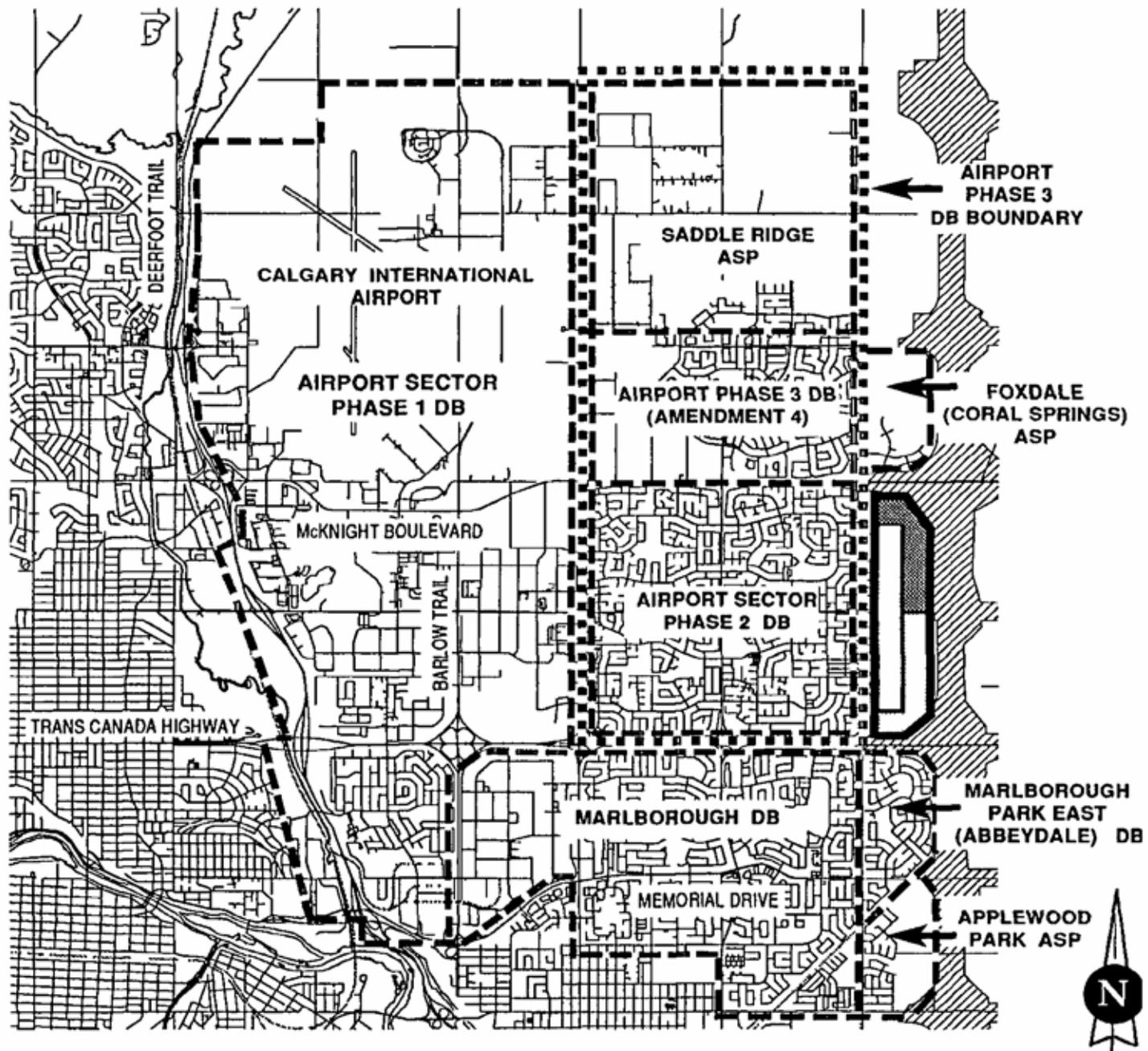
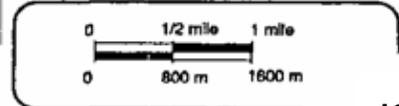
Two amendments to the **Burlington Phase 1 and Phase 2 ASPs** in 1989 provided for the sector shopping centre located northeast of the intersection of 68 Street N.E. and the Trans Canada Highway;

- (b) **Foxdale Area Structure Plan** (Coral Springs), adopted in 1989 and amended in 1990 and 1992;

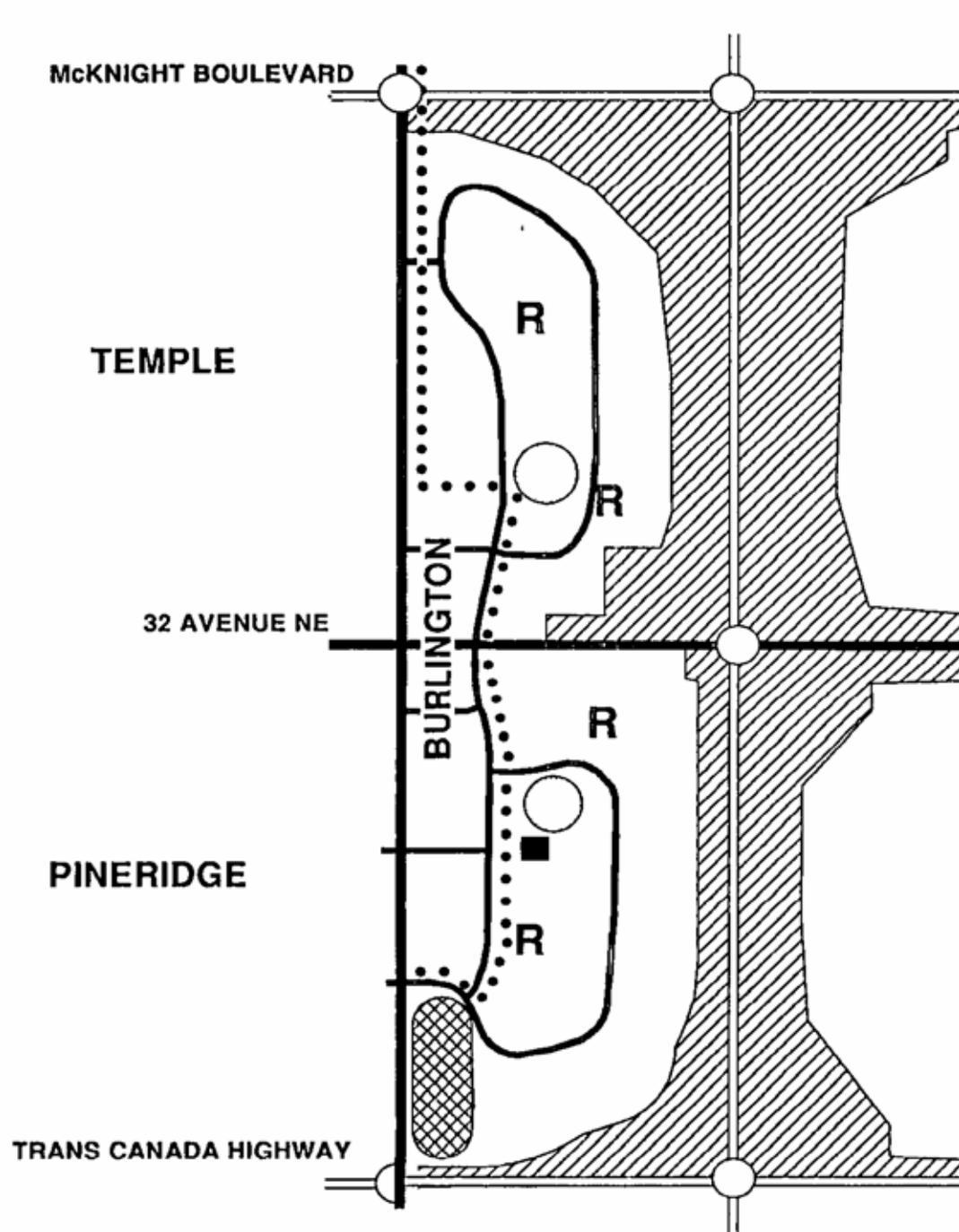
LEGEND

-  BURLINGTON (MONTEREY PARK)
-  BURLINGTON (MONTEREY PARK) PHASE 3 ASP
-  BURLINGTON PHASE 2 ASP
-  BURLINGTON PHASE 1 ASP
-  TRANSPORTATION/UTILITY CORRIDOR

DATE
MAY 1993



- (c) **Saddle Ridge Area Structure Plan**, adopted in 1984 and amended in 1986. This document superseded the **Airport Phase 3 Design Brief** within the ASP area (Sections 10, 11, 14 and 15 T25-29W4M);
- (d) **Airport Phase 3 Design Brief**, adopted in 1976 and amended in 1977, 1991, 1982 and 1987;
- (e) **Marlborough Park East Design Brief**, adopted in 1976;
- (f) **Airport Sector Phase 2 Design Brief**, adopted in 1972; and
- (g) **Marlborough Design Brief**, adopted in 1971 and revised in 1974.



The information on this map is taken from Map 13, Burlington Phase 1 ASP (as amended) Location of the community centre and the regional pedestrian/cyclist pathway are as per the approved outline plans The standards of the interchanges are as per the Ring Road Agreement with the Provincial Government, 1991

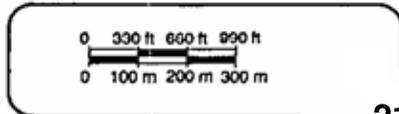
BURLINGTON 3 **MAP 7**

TITLE
ULTIMATE LAND USE CONCEPT

- LEGEND**
- R** RESIDENTIAL
 - JOINT USE SITE
 - ▨ SECTOR SHOPPING CENTRE
 - COMMUNITY CENTRE
 - INTERCHANGE
 - ◐ PARTIAL INTERCHANGE
 - ══ FREEWAY/ EXPRESSWAY
 - MAJOR ROAD
 - PRIMARY COLLECTOR/ COLLECTOR
 - ... REGINAOL PEDESTRIAN/ CYCLIST PATHWAY
 - ▨ TRANSPORTATION/ UTILITY CORRIDOR

DATE MAY 1993

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT



6.2 Sour Gas Facilities (Map 6)

6.2.1 Wells

Three sour gas wells are located in the vicinity of Monterey Park, all of which are classified by the Energy Resources Conversation Board as Level 2:

- (a) Well 11-6 (consisting of two wellheads), located roughly 1,360 metres east of the boundary of Coral Springs, and 584 metres south of 64 Avenue N.E.
- (b) Well 10-36, located roughly 270 metres east of the boundary of the ASP area, and 603 metres south of McKnight Boulevard; and
- (c) Well 5-30, located roughly 867 metres east of the boundary of Burlington Phase 2 ASP area and 552.6 metres north of the Trans Canada Highway.

Only Well 10-36 has an impact on the development potential of the ASP area. The 500 metre setback required by the **Subdivision Regulation** would restrict development on an area 12.63 hectares (31.20 acres), whereas the 600 metre setback established by City Council on 1992 April 13 would restrict development on roughly 22.24 hectares (55 acres). This setback was established as an interim measure pending the overall review of the setback distances currently being undertaken by the ERCB.

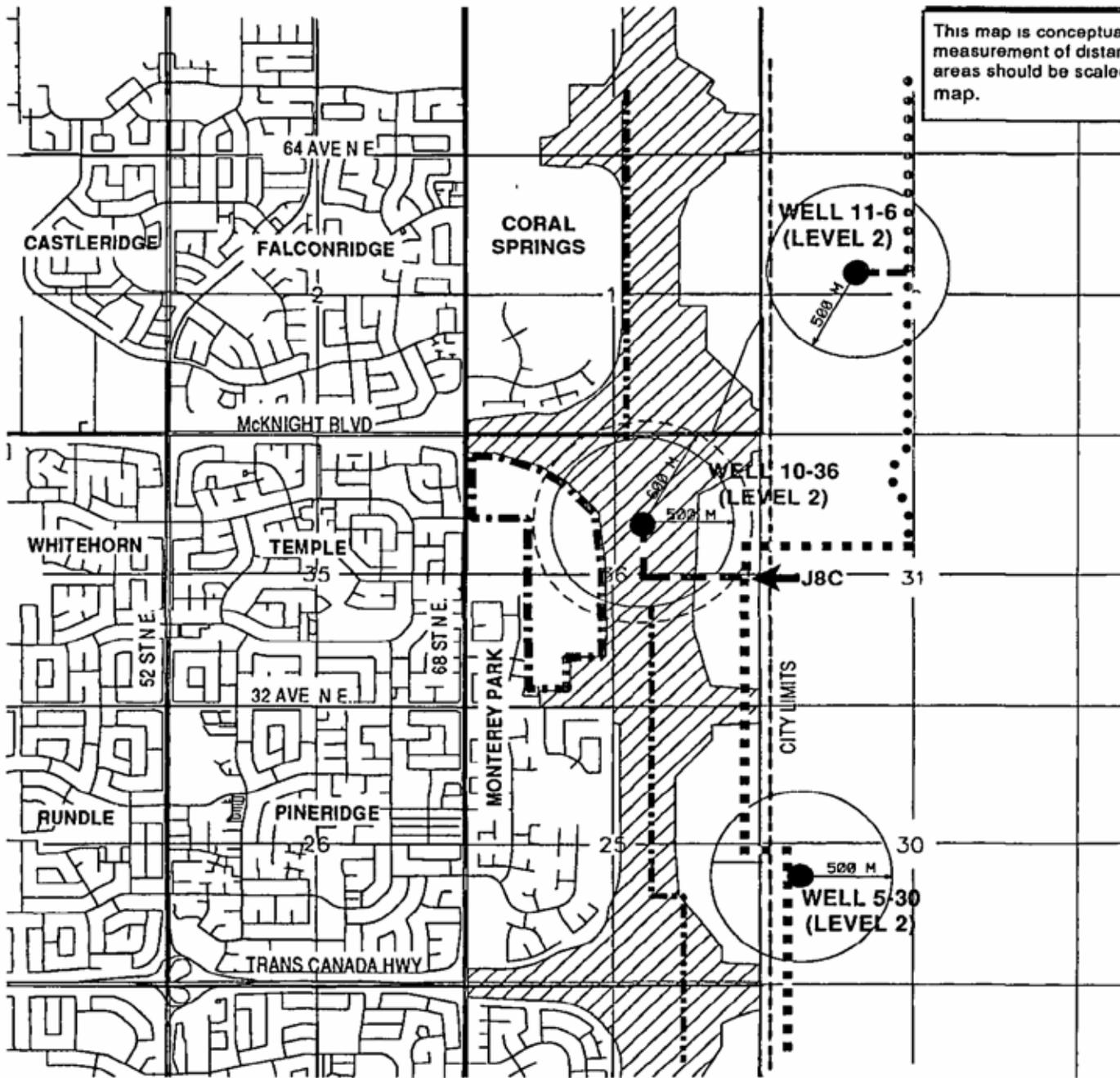
It is possible that Well 10-36 may be reclassified in the future to Level 1, in which case the setback requirement would be 100 metres (in accordance with

the **Subdivision Regulation**). This requirement would not impact the ASP area. Council, however, may adopt a nuisance setback of 300 metres (as it did in the **Saddle Ridge ASP**), which will restrict development of a small area roughly 0.75 hectares (1.86 acres) in size.

6.2.2 Pipelines

A sour gas pipeline extends from Well 10-36 for a distance of roughly 200 metres in a southerly direction, then follows an easterly direction to a junction referred to as J8C in Map 8. The ERCB designates this stretch of the pipeline as Level 1. East and south of J8C, the pipeline is designated Level 2.

The **Subdivision Regulation** requires a setback of 500 metres from a Level 2 pipeline. The required setback from a Level 1 pipeline is equal to the distance between the pipeline and the right-of-way boundary. Neither of these requirements affects the Phase 3 ASP area.



This map is conceptual only. No measurement of distances or areas should be scaled off this map.

BURLINGTON 3 **MAP 8**

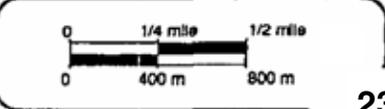
TITLE
SOUR GAS FACILITIES

LEGEND

-  TRANSPORTATION/UTILITY CORRIDOR
-  SOUR GAS WELL
-  500 METER SUBDIVISION REGULATION SETBACK
-  600 METER SETBACK
-  LEVEL 1 PIPELINE
-  LEVEL 2 PIPELINE
-  LEVEL 3 PIPELINE
-  SUBDIVISION REGULATION SETBACK FROM PIPELINE
-  A S P BOUNDARY

DATE
MAY 1993

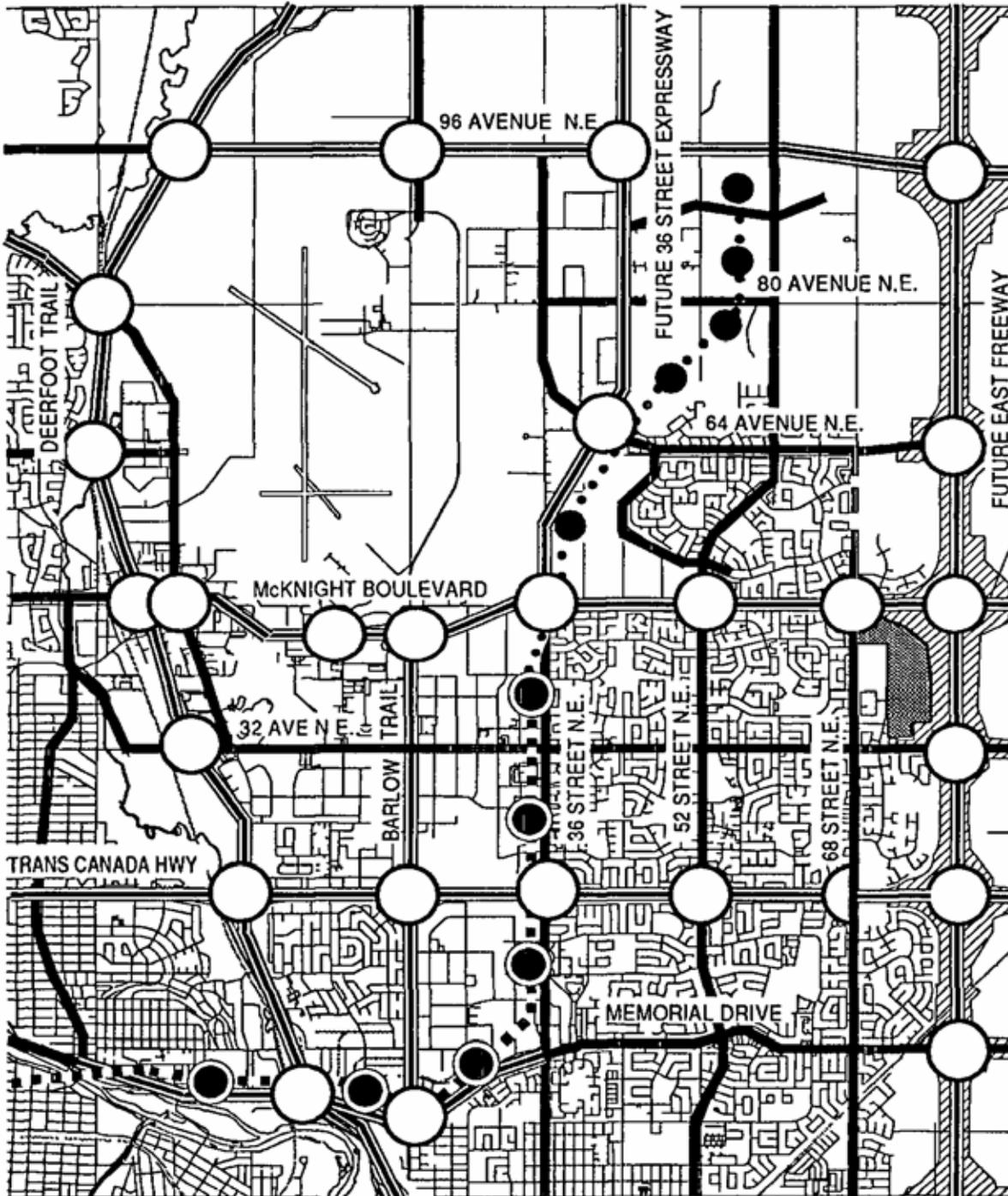
 **THE CITY OF CALGARY**
PLANNING & BUILDING DEPARTMENT



6.3 Transportation (Map 9)

- (a) McKnight Boulevard is designed to be upgraded in the future to an expressway standard (except for a small stretch at Centre Street N.). Its regional role is to accommodate crosstown movement by providing a connection from the East Freeway to John Laurie Boulevard.
- (b) 32 Avenue N.E. currently provides direct access to Monterey Park at an at-grade intersection with Catalina Boulevard. West of 68 Street N.E., the road has been constructed to a major road standard. The easterly extension of this road will connect to the East Freeway at an interchange.
- (c) 68 Street N.E. is also designed to be upgraded to major standard with at-grade intersections at California Boulevard, 26 Avenue, 32 Avenue, Laguna Way and 43 Avenue N.E. North of Falconridge Drive, the road will be a modified major.
- (d) The East Freeway will be located east of Monterey Park within the TUC boundary. Its regional function is to connect the Marquis of Lorne Trail to Stoney Trail, and provide a bypass route between Highway 2 and Trans Canada Highway.

It is to be noted that **Transportation System By-law 29M90**, which defines the city's transportation network (except for local roads), is currently under review. This review may affect the regional transportation network for northeast Calgary.



BURLINGTON 3 **MAP 9**

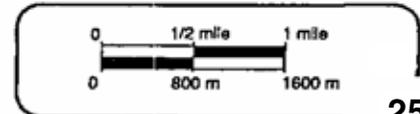
TITLE THE REGIONAL TRANSPORTATION SYSTEM

LEGEND

- FREEWAY/ EXPRESSWAY
- MAJOR ROAD
- MODIFIED MAJOR ROAD
- EXISTING LRT ALIGNMENT & STATION
- POSSIBLE FUTURE LRT ALIGNMENT & STATION (TENTATIVE)
- ASP AREA
- TRANSPORTATION / UTILITY CORRIDOR

DATE MAY 1993

 **THE CITY OF CALGARY**
PLANNING & BUILDING DEPARTMENT



7.0 SERVICES AND UTILITIES

7.1 Water Supply (Map 10)

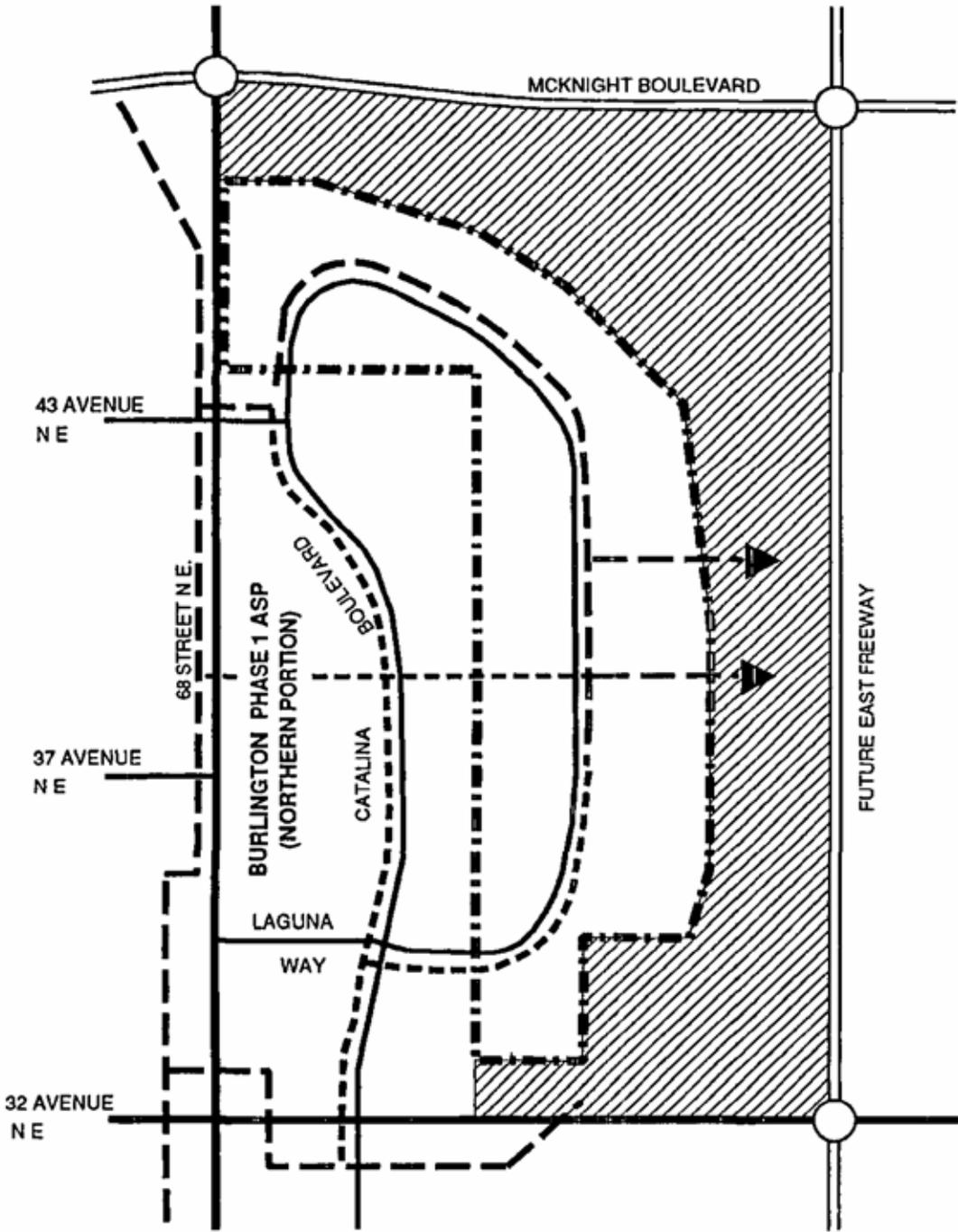
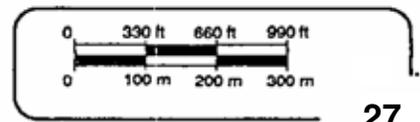
Monterey Park is located within the North Hill pressure zone. Development can be serviced by extending the existing mains in Temple. The standard network required to service development east of 68 Street N.E., including the ASP area, consists of 300 mm mains, with 250 mm interconnections roughly every half a mile.

TITLE
WATER SUPPLY

LEGEND

-  300 mm MAIN
-  250 mm MAIN
-  ASP BOUNDARY
-  TRANSPORTATION/UTILITY CORRIDOR

DATE
MAY 1993

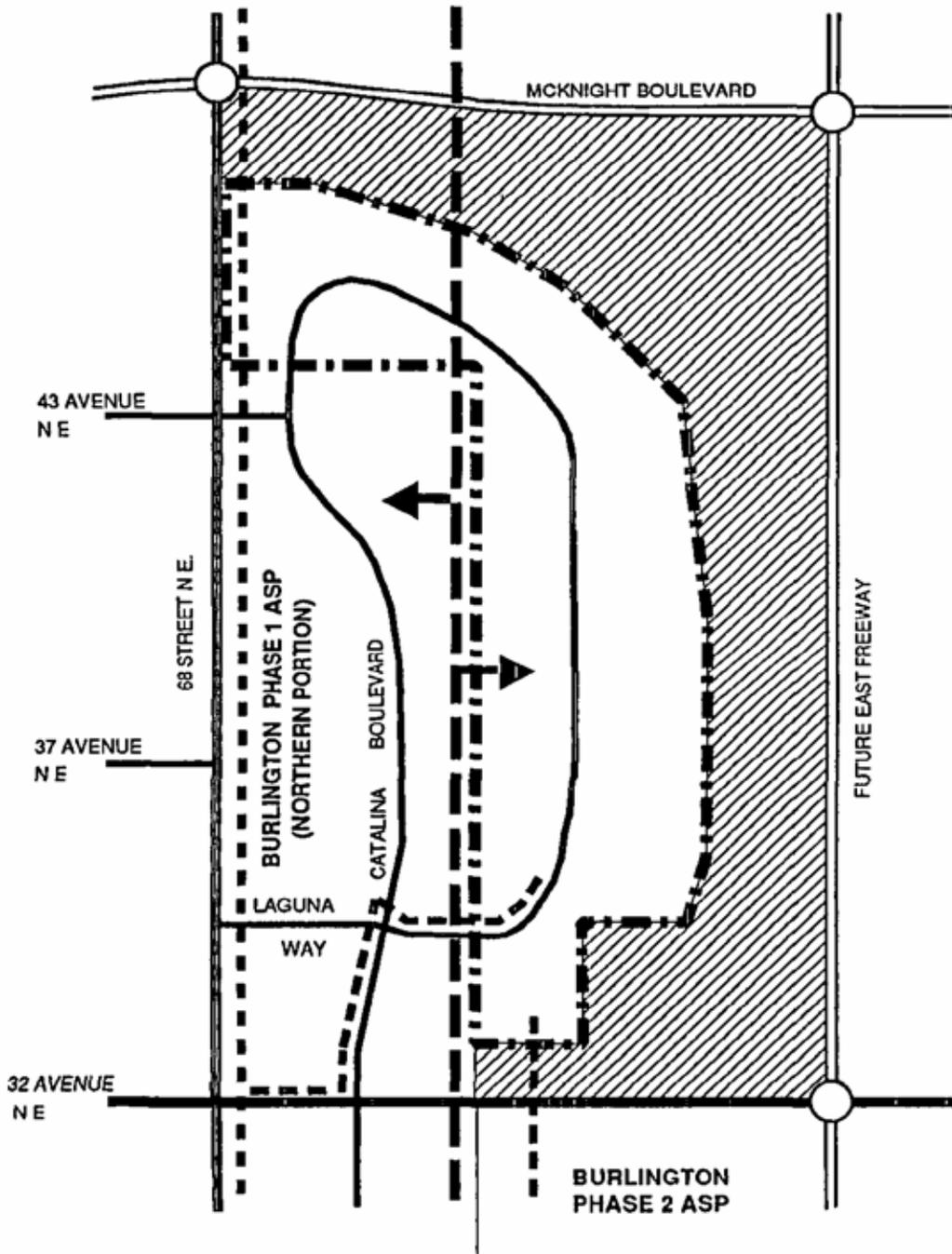


7.2 Storm Sewer (Map 11)

The storm drainage system required for all three phases of development in this community was established in the Phase 1 ASP document. This drainage system consists of conventional storm sewer trunks, overland drainage courses and dryponds. Development in the Phase 1 and 2 ASP areas already incorporated the three types of facilities.

City policy requires the drainage system to be designed to accommodate the 1:100 years storm event. To meet this standard, development within the Phase 3 ASP area would also require the construction of overland storage facilities (dryponds or drainage courses), with a trunk connection to the south.

An engineering study outlining the detailed design of these facilities shall be submitted prior to approval of any outline plans, and shall be subject to approval by the Engineering Department.



BURLINGTON 3 **MAP 11**

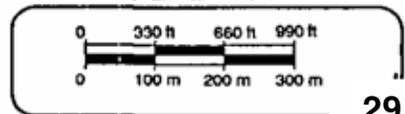
TITLE
STORM SEWER

LEGEND

-  CATCHMENT AREA BOUNDARY
-  STORMWATER TRUNK
-  ASP BOUNDARY
-  TRANSPORTATION/UTILITY CORRIDOR

DATE
MAY 1993

 **THE CITY OF CALGARY**
PLANNING & BUILDING DEPARTMENT



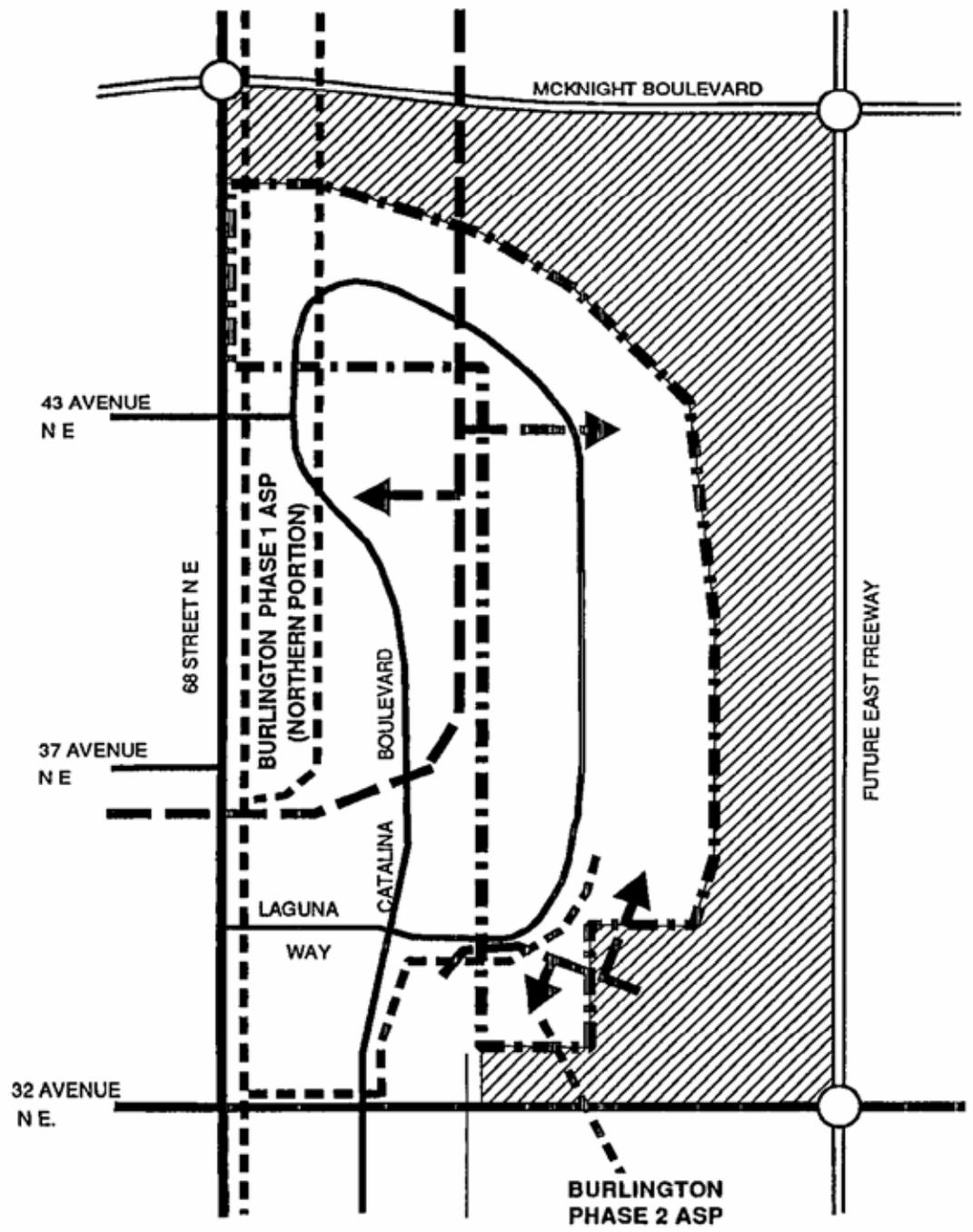
7.3 Sanitary Sewer (Map 12)

The northern portion of the Phase 3 ASP area can be serviced by extending the sanitary trunk from the south (Burlington Phase 1). This trunk will be extended further to connect to the sewer system in Coral Springs.

The sanitary sewer in the balance of the area will drain to the existing trunk along 68 Street N.E., with the exception of a small portion north of 32 Avenue N.E., which will drain to the sanitary trunks currently in place in the Burlington Phase 2 area.

LEGEND

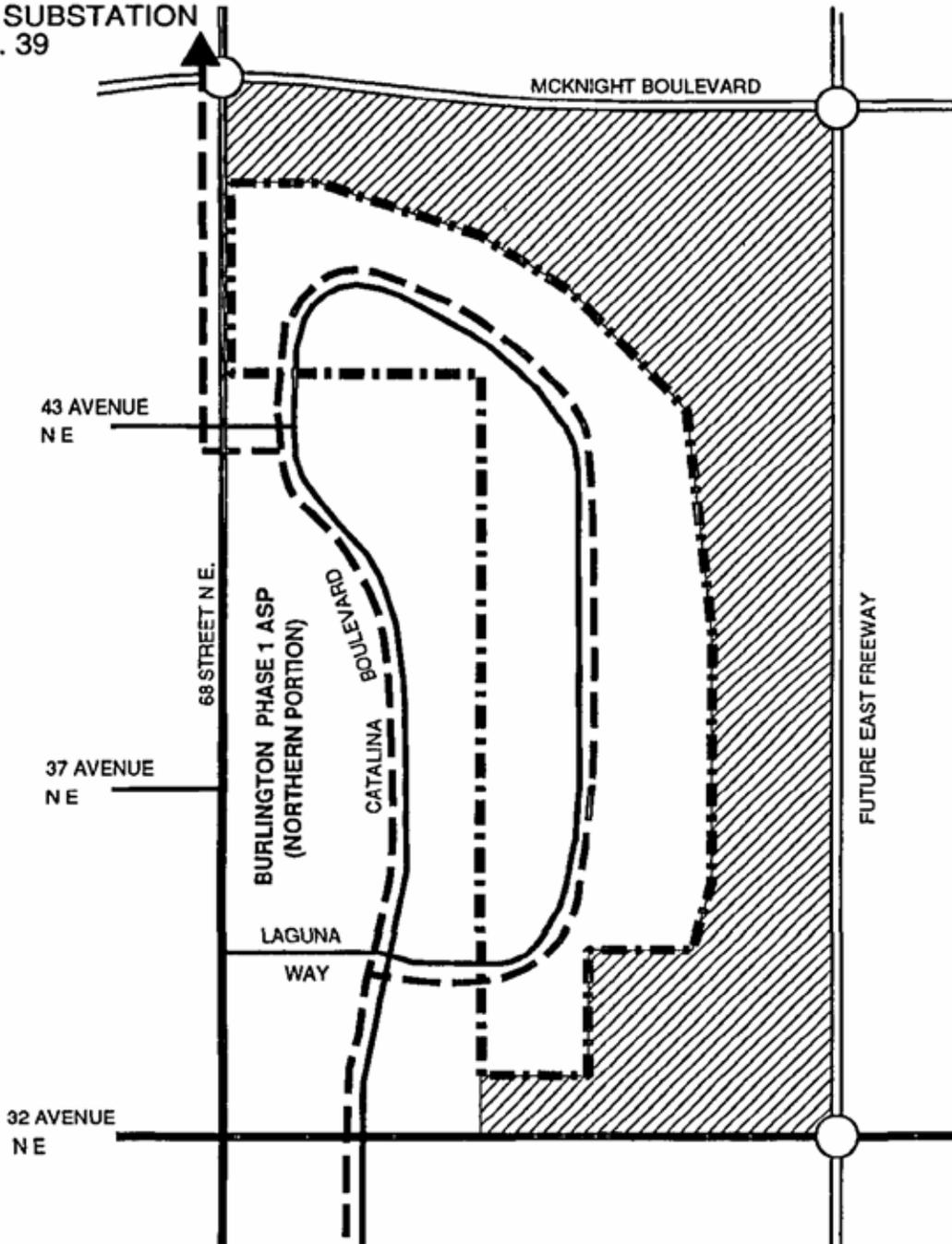
-  CATCHMENT AREA BOUNDARY
-  SANITARY TRUNK
-  ASP BOUNDARY
-  TRANSPORTATION/UTILITY CORRIDOR



7.4 ELECTRICAL SERVICE (MAP 13)

The Phase 3 ASP area will be serviced by extending an underground 8 kV feeder along Catalina Boulevard. This feeder will be extended further north to Substation #39 (located southwest of the intersection of McKnight Boulevard and 68 Street N.E.).

TO SUBSTATION
NO. 39



BURLINGTON 3 **MAP 13**

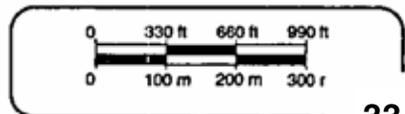
TITLE
ELECTRICAL SERVICE

LEGEND

- 8 kV ELECTRICAL FEEDER
- ASP BOUNDARY
- TRANSPORTATION/UTILITY CORRIDOR

DATE
MAY 1993

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT



7.5 Natural Gas (Map 14)

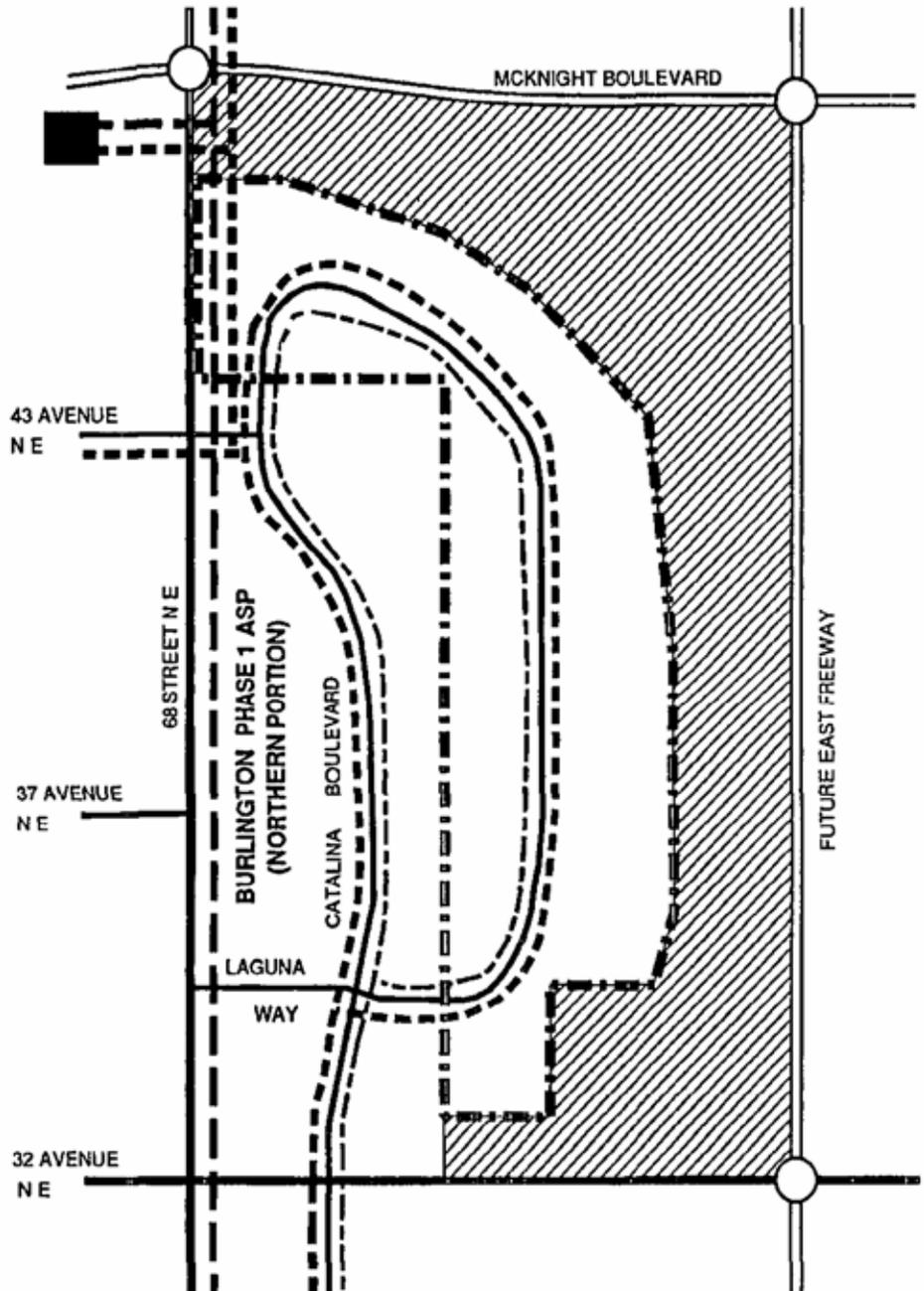
Gas mains can be extended from 68 Street N.E. to service the ASP area. Distribution mains will generally follow the streets layout.

A regulator station is located on the southwest corner of 68 Street N.E. and McKnight Boulevard. A 400 mm high pressure pipeline extends from this regulator station along the east side of 68 Street N.E. within a 15 metre easement.

A 15 metre (50 foot) setback from a high pressure pipeline is required of any residential building.

7.6 Telephone and Cable T.V. (Map 14)

A telephone exchange is located at 6315 McKnight Boulevard, which can provide the Phase 3 ASP area with telephone service through extension of the existing cable from 68 Street N.E. Cable T.V. can also be extended from the same location.



BURLINGTON 3 **MAP 14**

TITLE
NATURAL GAS AND TELEPHONE

LEGEND

NATURAL GAS

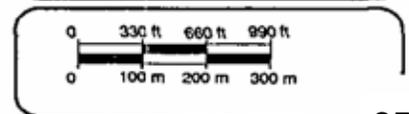
-  DISTRIBUTION MAIN
-  HIGH PRESSURE MAIN
-  REGULATOR STATION

TELEPHONE

-  TELEPHONE CONDUIT
-  ASP BOUNDARY
-  TRANSPORTATION/UTILITY CORRIDOR

DATE **MAY 1993**

 **THE CITY OF CALGARY**
PLANNING & BUILDING DEPARTMENT



8.0 COMMUNITY SERVICES

8.1 Police Service

District #4 Office, at 3207 – 12 Avenue N.E., provides police service to the Monterey Park community.

8.2 Fire Protection and Emergency Medical Service

Station #22, located at 52 Street N.E. and Temple Drive, provides fire protection and emergency medical service to the area. Another station may be required in the future as the Saddle Ridge area develops.

8.3 Library Service

The Village Square Branch of the Calgary Public Library located at 2623 – 56 Street N.E., is the nearest branch to Monterey Park. The Calgary Public Library Board evaluation of the city-wide needs, documented in the report entitled **Planning Process for New Facilities**, 1989, does not recommend additional facilities for the northeast sector of the city.

8.4 Schools

Provision is made in this plan for the eastern portion of the joint use site required for a public elementary school. This site is located to the east of Catalina Boulevard, partly within the Phase 3 ASP area. The time of construction will be determined by the Calgary Board of Education, based upon growth of the student population and budgetary priorities. In the meantime, students will be bused to existing schools.

8.5 Community and Recreational Facilities

The joint use site referred to in Sections 3.2.2(a) and 8.4 may include recreational facilities such as baseball diamonds, soccer fields, football fields and open air hockey/skating rinks. In addition, linear parks, pedestrian/cyclist pathways and playgrounds will be distributed as appropriate throughout the ASP area.

A community hall site, 1.66 hectares (4.1 acres) in size, has been provided in the Phase 1 ASP area, and is already dedicated as municipal reserve.

The regional sportsplex facility under construction for a site in Coral Springs will be accessible to all northeast communities, including Monterey Park.

8.6 Social Services

Municipal social services will be provided from the City of Calgary Social Services Department's Village Square Office, located at 2623 – 56 Street N.E. Provincial social services will be provided from Alberta Social Services Radisson District Office, located at 525 – 28 Street S.E.

8.7 Public Health Service

The Village Square District Office of Calgary Health Services, located at 2623 – 56 Street N.E. provides the public health service to Monterey Park.

The nearest hospital is the Peter Lougheed Centre of the Calgary General Hospital, located at 3500 – 26 Avenue N.E., approximately 1.6 kilometres west of Monterey Park. The Centre provides the majority of hospital services required for residents in northeast Calgary.

