



Vistas Community Parks & Open Space Strategy

FEBRUARY
2019





Table of Contents

1. Executive Summary	1
2. Introduction	3
3. Study Area, Context & Existing Conditions	5
3.1 Study Area	5
3.2 Study Area Context	5
3.3 Landscape Features & Existing Conditions of Open Space in the Study Area	6
4. Project and Planning Background	11
4.1 Current Municipal Development Plan (MDP) – 2010	11
4.2 Draft MDP – 2018	11
4.3 East Vistas (LASP) – 2010	15
4.4 Parks & Open Spaces Master Plan	15
5. Inventory & Categorization of Existing Open Space.....	17
5.1 Open Space Inventory	17
5.2 Maintenance of Existing Open Space	19
5.3 Planned Open Space	19
5.4 Open Space Categories & Functions	20
6. Consultation	25
7. Comparable Community Strategies & Policies	27
7.1 Typical Current Open Space Initiatives	27
7.2 Review of Relevant Regional Open Space Development Standards	27
7.3 Options for Open Space Enhancement Partnerships	28
8. Strategies for Dedication & Development of Open Space	29
8.1 Strategies Related to the County's Draft MDP	29



Table of Contents

9. Open Space Development Standards	39
9.1 Proposed Development Standards Specific to the East Vistas Area	39
9.2 Proposed Development Outline for Each Park Category	39
9.3 Proposed Maintenance Standards & Responsibilities	41
10. Financial & Implementation Strategy	43
10.1 Phasing of Implementation & Action Plan	43
10.2 Who Might be a Partner in the Implementation	44
Appendices	
A. Extracts from the East Vistas LASP	
B. Inventory of Existing Open Space	
C. Summary of Consultation Input	
D. Outline for Shared Park Development Funding	
E. Comparable Community Open Space Categories	

List of Figures

1. Study Area and Context	7
2. Open Space Context	9
3. Existing and Planned Open Space	21
4. Reservoir Site	23
5. Trails Strategy Plan	31
6. Park Distribution Plan	37
7. Implementation Phasing Plan for Growth Area	45



1. Executive Summary

The Vistas Community Parks and Open Space Strategy is a combination of goals, standards and recommendations to ensure Leduc County provides appropriate and sustainable places for people to recreate. While this area is in its infancy in terms of urban-density development, to date, Leduc County has provided adequate parks and open space allocation and set a solid foundation to grow upon to meet future needs.

The ideologies and goals contained within the Strategy are a conglomeration of Leduc County's existing completed plans, as well as feedback received from public stakeholder events. These goals will guide the County in making decisions that are supported by the community and provide parks and open spaces that are well utilized and sustainable. The vision, in its simplest form is as follows:

1. The neighbourhood will include access to parks and/or open spaces within 500m of all residences and will provide a diverse range of passive and active recreation.
2. A network of trails will provide access for pedestrians, joggers and cyclists to a variety of destinations within and around the community.
3. Open space areas, parks, stormwater management facilities, natural areas, and environmental reserves will be fully connected via walkways or greenways.

The standards and guidelines contained within this Strategy provide a toolkit for both the County and developers to understand the park and open space requirements of new urban growth areas and how those areas can link to the existing surrounding communities. They are based upon the current best development practices, which are currently utilized by many of Leduc County's neighbouring municipalities. The inclusion of these provisions will standardize the process of developing parks and open spaces and will also provide greater transparency throughout the process.

The following recommendations/tasks summarize the results of this Strategy:

1. Further stormwater planning be undertaken to better delineate where these facilities and coinciding parks may be located and connected.
2. Naturalization of the Blackmud and Irvine Creek banks would provide a natural separation between the Vistas residential development and the Nisku industrial and commercial areas.
3. A central park, which would include schools, around the large remnant woodlot will provide a focal point for recreation within the community and will also provide amenity for the town centre.
4. A trail link to Saunders Lake should be planned and designed to include a top-of-bank trail along the east edge of the Blackmud Creek corridor that will connect to the reservoir site and to the Irvine Creek top-of-bank. It will also connect through existing public reserves to the north end of Saunders Lake.
5. Trail connections to Beaumont will be provided through the Elan growth area as this expansion develops. A trail along Township Road (TP) 510 may be the first possible connection to Beaumont.

6. The undeveloped road reserve along TP505 could provide a trail connection from the Vistas town centre to the reservoir site.
7. Trails, and specifically trailheads, will have suitable associated infrastructure such as benches, waste receptacles and trail-network signage. Interpretive signage for natural areas and locations of historical importance should be provided to add interest to the trail system.
8. The reservoir site represents the best opportunity for a district-level park that could incorporate a range of active recreation activities, including organized sports tournaments. A Concept Plan should be developed for this site to verify its potential and identify any environmental or other constraints.
9. The existing large park in Edda Vista could be enhanced with passive and small-scale active recreation facilities. Further public consultation and planning should be conducted for a future use of this site.
10. The Native Prairie Grass Reserve in Kayda Estates will be preserved as a significant natural area and as an area for nature interpretation and education. The existing partnership with the Alberta Native Plant Council will be fostered.
11. Given the multiple land ownership patterns in the plan area, a detailed parks Concept Planning Study that considers money-in-place, provision or potential purchase of land and deferment of reserves should be developed to optimize the location and timing of school sites.
12. An East Vistas Conceptual Parks Plan to show the conceptual dedication of all parks and open spaces is required to properly plan a full parks system given the constraints and recommendations contained in this Strategy. This would be to a finer detail than the current LASP.
13. In addition to the design criteria identified in this Strategy, the location and configuration of school sites should consider land requirements, land ownership patterns and the availability and timing of lands for these school sites and other park sites. This should be reviewed and studied further through a more detailed Parks Concept Planning Study.
14. A standard branding/graphic/sign system be developed specific to this area. This could also include a park-naming strategy.
15. A comprehensive and sustainable Maintenance Plan will be prepared to clearly lay out maintenance standards for park and associated amenity maintenance. This will include an Enhanced Landscape Maintenance Program (ELM) and an optional amenity program.
16. Given the different options available to Leduc County, a formalized Park Enhancement funding model be established to work with developers, community groups, school boards, and others to enhance open space.



PORTION OF STUDY AREA AND PLANNED URBAN GROWTH AREA (OUTLINED)

IBI Group was engaged by Leduc County to prepare a Parks and Open Space Strategy for the East Vistas area east of Nisku.

The objective of this project is to prepare a long-term strategy for the Vistas community growth area to plan dedication and use of open space including parks, natural areas, utility corridors, and stormwater management facilities.

As a new and growing community with an expected population of roughly 22,500 at completion, there is a need to provide open space and related infrastructure that is consistent across the community as it grows.

This project aims to provide a planning strategy to guide the provision of public open space and related infrastructure to support needs in the community. The strategy will reflect the context of the study area and the availability of nearby open space and recreation infrastructure.

This plan does not address community service needs such as fire, police or other County department needs.

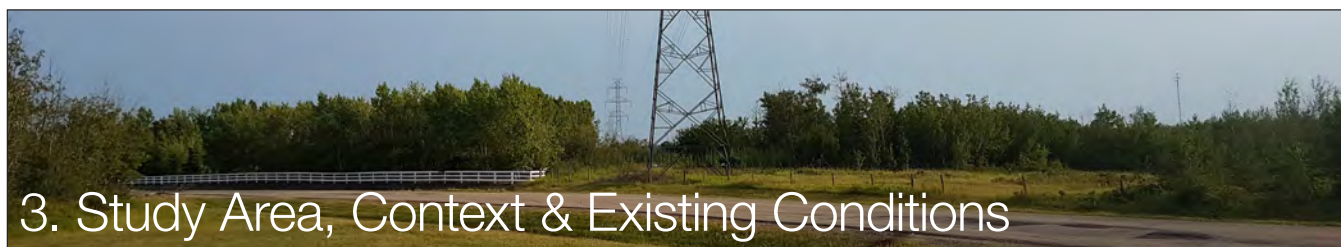
The population of Leduc County in 2016 was 13,780: by 2044, the population will be between 19,300 and 23,200. The majority of the population will be accommodated in the Urban Centre of Nisku.

The Strategy addresses the following:

- Urban park design and placement (includes school reserves)
- Financial strategy to guide park infrastructure development
- Toolbox for developers, residents and Leduc County to work toward a common park vision with appropriate amenities

The Vistas Parks Strategy will ensure Leduc County plans for and provides appropriate park spaces and amenities to its residents within the Vistas area. Consultation with residents and stakeholders provided input and feedback on the following:

- Park and school reserve placement
- Park amenities
- Trail connectivity, placement and standards
- Natural/treed area protection
- Active vs. passive recreation parks
- Sportsfield development



3. Study Area, Context & Existing Conditions



PORTION OF STUDY AREA – BLACKMUD CREEK CORRIDOR, IRVINE CREEK, AND COUNTY OWNED RESERVOIR SITE

East Vistas is a community in central Alberta within Leduc County. It is located 1.6 km west of Beaumont, 3.6 km northeast of Leduc, 3.2 km south of Edmonton, and 0.8 km east of the Nisku Industrial Business Park.

East Vistas includes all lands bounded by Highway 625 to the south, Range Road 244 to the east, TP510 to the north, and Range Road 245 to the west. It also includes lands on the west side of Range Road 245 between the Vistas country residential subdivisions to the south and Irvine Creek and TP510 to the north.

As approved by Leduc County Council on September 28, 2010, East Vistas will be an urban community with a population of approximately 22, 550 people at full build-out. It currently consists of three existing residential subdivisions: Lukas Estates (formerly Lukas Estates I), an estate residential subdivision; Diamond Estates (formerly Lukas Estates II), a large lot urban subdivision; and Royal Oaks.

The approval of the East Vistas LASP has provided Leduc County the opportunity to develop a large urban community.

3.1 Study Area

The study area is quite clearly defined by Blackmud Creek to the west, TP510 to the north, TP502 to the south, and farming land to the east that will be part of Beaumont's Elan growth area.

The study area and context is depicted in Figure 1.

3.2 Study Area Context

The major developed features within the context of the study area include:

- Nisku Industrial Park
- City of Beaumont
- Highway 2
- Edmonton International Airport

3.3 Landscape Features & Existing Conditions of Open Space in the Study Area

The major existing landscape and open space features of the study area include:

- The Blackmud Creek corridor and Irvine Creek
- Treed areas in Municipal Reserves (MR)
- Open landscaped areas in Municipal Reserve (MR)
- A substantial Native Prairie Grass Reserve
- A substantial native tree stand (woodlot in the LASP)
- A substantial Native Prairie Grass Reserve in Kayda Vista
- Saunders Lake to the south
- Minimal trail development
- No recreation infrastructure
- Generous private open space in rural residential area
- Major utility corridors



NATIVE PRAIRIE GRASS RESERVE

Figure 1 – Study Area and Context

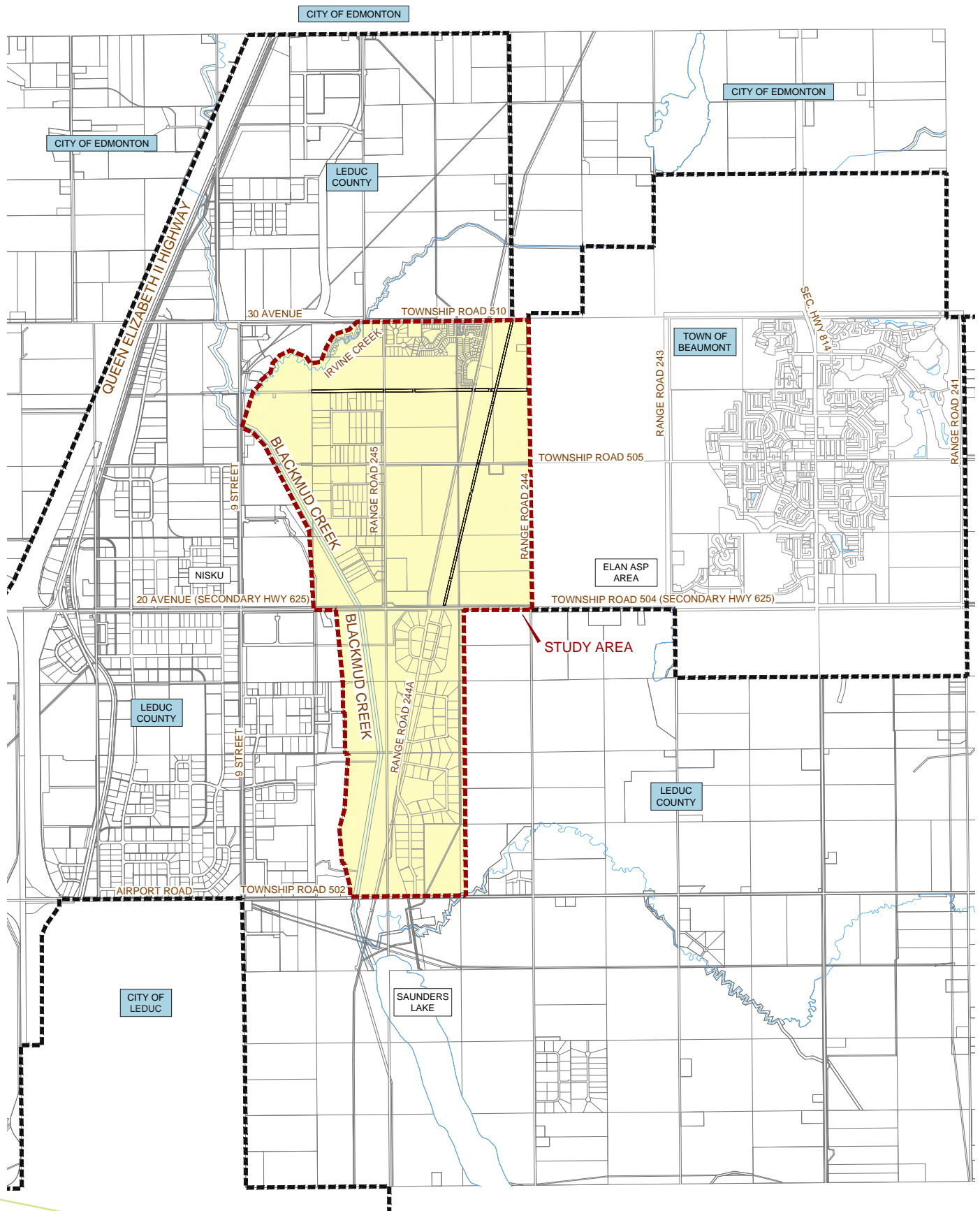
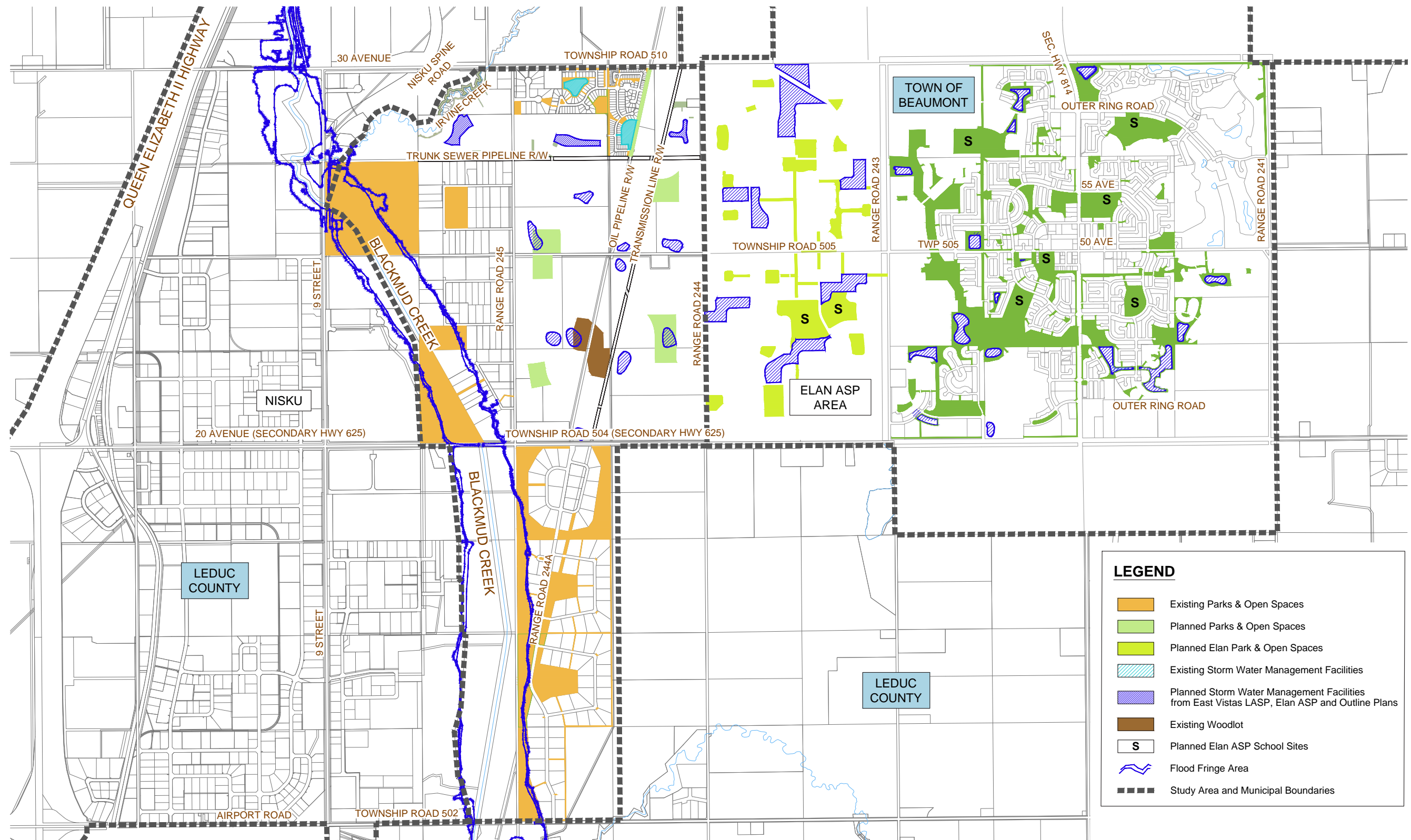


Figure 2 – Open Space
Context





4. Project and Planning Background

Leduc County's endorsed planning studies that address and affect the study area include:

- Current Leduc County MDP (2010)
- Draft Leduc County MDP (2018)
- East Vistas LASP (2010)
- Environmentally Significant Areas Study (2015)
- Parks and Open Spaces Master Plan (2006)
- Irvine Creek Outline Plan
- Churchill Meadow Outline Plan
- Royal Woods Outline Plan (Roxdale)
- Northwest Saunders Lake Area Structure Plan

4.1 Current Municipal Development Plan (MDP) – 2010

The Planning Policies in the current MDP identify that:

- the East Vistas is recognized as Leduc County's first sustainable urban community. The County shall maintain high development and landscaping standards, which will enhance the visual aesthetic, as well as the economic success of the East Vistas.

The Plan was amended in September 2010 to accommodate the East Vistas Area Structure Plan. This MDP is intended to be replaced by a draft plan currently being reviewed.

4.2 Draft MDP – 2018

This Plan is currently in draft form and is being reviewed internally.

The following goals identified in the draft Plan are relevant to the East Vistas Park and Open Space Strategy.

PROTECT AGRICULTURAL LAND & SUPPORT DIVERSITY IN AGRICULTURE - Leduc County recognizes and champions the importance of agriculture, is committed to ensuring its long-term viability and will minimize the loss of agricultural land and conversion of agricultural land to non-agricultural uses.

DEVELOP COMPLETE COMMUNITIES - Leduc County supports the development of complete communities within existing hamlets and the Urban Centre as part of its plan for sustainable development.

PROTECT AND ENHANCE THE NATURAL ENVIRONMENT - Leduc County values the environment and is committed to ensuring its long-term health and viability. The environment supports biodiversity, helps sustain human life and is a source of natural beauty.

IDENTIFY AND ACT ON OPPORTUNITIES FOR RECREATION AND TOURISM - Leduc County values recreation and tourism throughout the County as a way of enhancing the quality of life for residents and visitors.

COLLABORATE AND SIEZE OPPORTUNITIES TO CREATE EFFICIENCIES - Leduc County will continue to work with its residents, key stakeholders, inter-municipal neighbours, regional partners, and other levels of government to ensure decisions are based on dialogue, common understanding and informed decision-making as part of good governance.

IMPLEMENT THE POLICIES OF THE MDP - Leduc County is committed to the consistent and equitable implementation of this MDP and its supporting studies.

The following area specific goals, policies and objectives are applicable to the East Vistas area. The study area is within the Nisku urban centre area as described in the draft MDP.

4.2.1 Vision for the Nisku Urban Centre Area

The Nisku area is already home to existing urban style residential development within East Vistas. Moving forward, the Nisku area will accommodate diverse communities with a range of housing choices mixed with employment, recreation, commercial uses, and professional services. Future housing within the Nisku area will be located in close proximity to jobs, services and higher order transit so as to create a more sustainable live-work system. Quality recreation, parks and open spaces will be integrated with transit and pathways to connect to key services and community features that establish an integrated multi-modal transportation and recreation system.

COMMUNITIES & HOUSING

- Communities, housing and mixed-use development in the Nisku area is intended to be compact and contiguous to increase the level of efficiency for the delivery of municipal services and infrastructure.
- Accessible and available recreation opportunities, social gathering spaces, parks and open space
- A variety of transportation modes and active transportation networks for residents
- Infrastructure, public spaces, parks, and recreation areas shall incorporate barrier-free designs to maximize accessibility.

4.2.2 Natural Environment

	RELEVANCE TO EAST VISTAS
POLICIES	
6.1.0.3 The restoration of sensitive ecosystems, natural areas and habitat corridors that have been previously disturbed is encouraged.	Applicable to Blackmud and Irvine Creeks
6.1.0.4 The County encourages the retention of trees and vegetation within and adjacent to environmentally significant areas. Trees prevent soil loss, intercept and slow down stormwater, improve air quality, provide habitat, are aesthetically appealing, and provide property owners with greater privacy.	Applicable to the 9 ha. woodlot and other remnant native tree stands
6.1.0.6 The County shall develop setbacks from the top of bank in the Land Use Bylaw to ensure public safety, protect the environment and conserve aesthetic views.	Applicable to ER dedication

	RELEVANCE TO EAST VISTAS
Watershed Systems	
OBJECTIVES	
To ensure development adjacent to or near watercourses within the County do not have a detrimental impact on habitat or water quality.	Applicable to Blackmud and Irvine Creeks
POLICIES	
To reduce the potential of flood damage and/or drainage problems that may cause health or safety concerns.	Applicable to the natural waterways and stormwater planning
POLICIES	
6.2.0.4 Statutory plans will protect, enhance and restore the water quality in the County by conserving natural areas along waterways.	Applicable to ER dedication
6.2.0.5 The County considers the North Saskatchewan River and valley to be important natural open space corridors.	Applicable to Blackmud and Irvine Creeks
Low impact Development Practices	
To encourage landscaping practices that will reduce the environmental impact of storm water and lessen the need for irrigation.	Applicable to design of public open space and private development
Environmental & Conservation Reserves & Estimates	
OBJECTIVES	
To preserve natural areas within the County through the dedication of reserves.	Applicable to 9 ha. woodlot
POLICIES	
6.4.0.5 A conservation easement, in accordance with the Alberta Land Stewardship Act, may be used to preserve areas that do not qualify as environmental reserve or environmental reserve easements under the Municipal Government Act (MGA). The conservation easement may be executed as a legal agreement between the private landowner and the County or a conservation organization.	Could apply to woodlot if owner collaborates
6.4.0.7 Dedication of environmental reserves, environmental reserve easements, conservation reserve, and conservation easements shall be guided by the County's Parks and Open Spaces Master Plan as updated from time to time.	Applies to park planning along Blackmud/Irvine and potentially woodlot

4.2.3 Recreation, Public Space, & Heritage Conservation

	RELEVANCE TO EAST VISTAS
PRINCIPLE	
Leduc County values recreation throughout the County as a way of enhancing the quality of life for residents and visitors and will work towards the creation of a system of recreation through private and public investment.	Applies to overall park planning
OBJECTIVES	
To design parks and recreational facilities in ways that will achieve multiple benefits and accommodate a diversity of people and activities.	Applies to park design
To establish well-connected, clearly identifiable and multi-functional networks of greenways and recreation corridors across the County.	Applies to overall park and network planning

	RELEVANCE TO EAST VISTAS
To develop a regional open space system that connects to environmental features such as wetlands, rivers, creeks, habitat areas, and tree stands that are an important part of maintaining environmental function.	Applies to overall park and network planning
To support partnerships that enhance the development of recreation systems related to regional open spaces, tourism and recreational facilities.	Applies to partnerships between all parties
POLICIES	
7.1.0.1 The County will pursue opportunities to protect existing and proposed future local and regional trail corridors.	Applies to overall trails plan
7.1.0.2 Development of public recreation activities in the County should: <ul style="list-style-type: none"> • Support active living • Promote inclusion and access to recreation services • Provide a supportive environment to participate in recreation and parks • Build the recreation capacity for the provision of recreation services 	Applies to park planning
7.1.0.3 Acquisition of land for a recreation and open space system may occur through the dedication of a municipal reserve, environmental reserve, conservation reserve, voluntary reserve dedication, land purchase, or other means.	Applies to MR dedication and funding
7.1.0.4 To create a County-wide system, open space and environmental corridors should be encouraged to link the North Saskatchewan River Valley and ravine system with other naturally and culturally significant sites.	Applies to park and network planning of the Blackmud Creek corridor
7.1.0.5 Parks and open spaces should be linked with natural systems through development and design to strengthen connectivity of ecological network where feasible.	Applies to the pipelines/utility right-of-ways (ROW's) and overall trail plan
7.1.0.6 The County will develop a comprehensive trail corridor that links existing and planned local trails to existing and planned regional trail corridors.	Applies to the local primary trail network
7.1.0.7 Proposals for new development adjacent to water bodies should include opportunities for public access to swimming, boating, fishing, and other water-based recreational activities.	Applies to Blackmud/Irvine Creek access and future trails to Saunders Lake
7.1.0.8 Unless demonstrated that there is a public interest to removing public access to water bodies, the County should protect existing public access to developed and/or undeveloped road ROW access.	Applies to TP505 ROW potential as a trail
7.1.0.9 Open spaces may include a number of community amenities such as playgrounds, trails, public art, and community gardens.	Applies to the Development Outline for each park type
7.1.0.10 Public utility functions will not be considered in parks and open spaces where they compromise the planned function of those spaces.	Applies to the specific park standards and MR dedication
7.1.0.11 New outdoor recreational facilities may be supported at lakes and natural areas when the facilities are low impact in nature (such as picnic areas, birding platforms, canoe launches, camping and trails or others) and do not compromise the environmental integrity of the area.	Applies to the Creeks and woodlot area
7.1.0.12 Recreational facilities and spaces shall be planned and managed in accordance with the County's Recreation Facility Study, as may be updated from time to time.	Applies to what may be included in district parks
7.1.0.13 Large centralized parks that can facilitate social interaction and can be utilized throughout all four seasons are encouraged in the Urban Centre area.	Applies to the reservoir and potential woodlot park areas

	RELEVANCE TO EAST VISTAS
7.1.0.16 Leduc County will partner and collaborate with adjacent municipalities, the Province of Alberta, school board, conservation agencies, community groups, home associations, developers, and other organizations to develop and maintain a network of parks, open space, pathways, trails, and associated amenities and actively explore new ways of acquiring funding and managing these spaces.	Applies to overall partnerships for a proper community
7.1.0.17 Leduc County will promote initiatives and organizations that seek to define and develop economic development strategies related to tourism and recreation.	Applies to overall partnerships for a proper community

4.3 East Vistas (LASP) – 2010

This Plan addressed the planned growth area that is a part of the study area for this Strategy. Sections of the Plan that are directly relevant to this strategy include:

- Vision & Goals
- Natural Features
- Environmental Impact Assessment
- Municipal Reserve/Natural Areas
- Multi-Use Pathways
- Recreation Facilities
- Schools

This Plan identified five school or school park sites, totalling 25 hectares in area, as depicted in the Development Concept in the LASP (see Appendix A). The Plan noted that the LASP did not identify a trail network. A trails strategy map indicating major potential trail linkages is depicted in Figure 5.

Extracts from the sections identified above are included in Appendix A.

4.4 Parks & Open Spaces Master Plan

In 2006, Leduc County developed a Parks and Open Spaces Master Plan, which sets direction for the development of parks and open spaces in Leduc County. This Plan has assisted in the development of many planning documents, ensuring all plans promote and protect natural areas. This Plan led to the development of the 2010 Parks Design Standards document, which ensures proper development of parks spaces and natural areas in Leduc County.

The Plan identified:

- An open spaces classification system
- A financial strategy for open space management
- A trail development policy

Since this Plan was prepared before the East Vistas LASP, it does not specifically address this area in detail.

5. Inventory & Categorization of Existing Open Space

5.1 Open Space Inventory

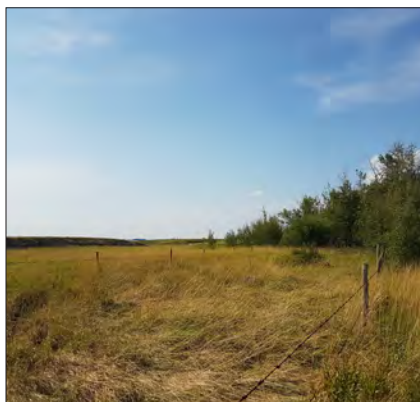
The study area includes approximately 190 ha of municipal reserve and 5.6 ha of environmental reserve identified in the Irvine Creek Outline Plan. A large portion of the MR is taken up as part of utility corridors or is in the flood affected areas of Blackmud Creek.

Major public open space areas within the study area that have existing specific environmental or recreation uses or have potential for use include:

- Blackmud Creek corridor
- Reservoir site (66 ha)
- Irvine Creek environmental reserve
- Native Prairie Grass Reserve (12.4 ha)
- Edda Vistas Park (6.7 ha)
- Diamond Estates Park (1.6 ha)
- Brenda Vista Park (10.14 ha)
- Stormwater management facility in Royal Oaks (2.17 ha)
- Stormwater management facility in Diamond Estates (1.76 ha)



BLACKMUD CREEK CORRIDOR



RESERVOIR SITE

5.1.1 Blackmud Creek Corridor

Blackmud Creek is the major drainage line in the area and drains north into the North Saskatchewan River. The portion of the Creek in the study area has been deforested and engineered and is mostly used for agricultural purposes. The corridor is well defined and floods seasonally. Some areas have been affected by filling and other encroachments.

5.1.2 Reservoir Site

The reservoir site is within the Blackmud Creek corridor and is named after its function and the utility building that sits at the north portion of the site adjoining the Trunk Sewer Pipeline.

5.1.3 Irvine Creek Environmental Reserve

Irvine Creek is a meandering creek which is contained within a stream cut valley with forested walls. The valley depth varies from 4.5-7m, and the valley width varies from 45-317m. The creek channel itself is 2-3m wide with an average depth of 1-1.5m and flows from the northeast to the southwest. (Credit: LASP)

5.1.4 Native Prairie Grass Reserve

The Nisku Native Prairie Grass Reserve is a 31-acre (12.4 ha) remnant of aspen parkland protected as municipal reserve, "Nisku Native Prairie Park Reserve," by Leduc County since 1994. It is located in Kayda Vistas Estate.

The landscape consists of aspen groves interspersed with grasslands, and it is this latter community, dominated by plains rough fescue (*Festuca hallii*) and habitat for numerous species of forbs, that is of the most interest.

The remnant prairie is managed jointly by Leduc County and the Alberta Native Plant Council (ANPC) under a joint stewardship and management agreement. ANPC is responsible for promoting awareness of its natural history and also for providing volunteers to undertake various stewardship tasks such as weed and aspen control, as well as rehabilitation projects such as growing and transplanting native plants in disturbed areas. (Credit: anpc.ab.ca)

5.1.5 Edda Vistas Park

This relatively large park space in Edda Vistas includes large turf areas and mature trees. It has no recreation infrastructure. It is bounded on three sides by local roads with a rural cross-section.

5.1.6 Diamond Estates Park

The local park in Diamond Estates is in the new East Vistas and is currently being developed by Leduc County. At this time, it is envisioned as a large passive use area with trail connections to the surrounding developments.

5.1.7 Brenda Vista Park

The park in Brenda Vista contains a large remnant native tree stand. The grassed western edge has an overhead power transmission line.

5.1.8 Stormwater Management Facilities in Royal Oaks and Diamond Estates

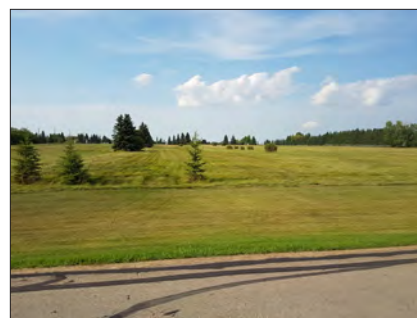
The primary function of these two public utility lots (PULs) in these two relatively new residential developments at the north end of the study area is to manage the quantity and quality of stormwater that is generated by the nearby development. The landscape of these facilities, however, provides aesthetic benefits to the neighbourhood and some natural habitat. Both PULs include paved shared use paths, which are used for recreation and for access to sidewalks in adjoining streets, as well as to adjoining open space.

5.1.9 Roadway Landscape

The roadways in most of the study area have a rural cross-section with a grassed ditch and no sidewalks or street trees. Only the roadways in the newly developed neighbourhoods, Royal Oaks and Diamond Estates, have an urban cross-section with curbs, sidewalks and street trees. The current rural cross-section does not service pedestrian traffic in a safe and efficient manner.



NATIVE PRAIRIE GRASS RESERVE



EDDA VISTAS PARK



BRENDA VISTA



TYPICAL ROADWAY LANDSCAPE

More information on the parks and open spaces in the study area is included in Appendix B.

5.2 Maintenance of Existing Open Space

Since most of the open space in the study area is undeveloped, maintenance is minimal. In the older areas, the larger reserves that are not rented for agricultural uses are cut usually twice a year. Local residents in some cases cut grass and maintain some of the areas to enable use of them. Any areas with trees are left in their natural state. Weed management is also completed by the County's Agricultural department.

The utility companies cut/slash/clear/mulch their ROWs. While this works in the older rural areas, as we continue to develop the urban areas, agreements will be needed between the County and the utility companies to ensure the ROWs are developed and maintained to the advantages of both parties. ROWs will become PULs and be owned by the County.

5.3 Planned Open Space

Major open space areas planned in the East Vistas LASP area include:

- Proposed stormwater management facilities that will be provided as the existing agricultural land is developed
- Five proposed school park sites that will be dedicated and developed as the population demands it and as Provincial funding becomes available
- Possible use of existing utility corridors for trails
- Natural areas – remnant tree stands/woodlots
- Neighbourhood parks and greenways dedicated as the part of new development



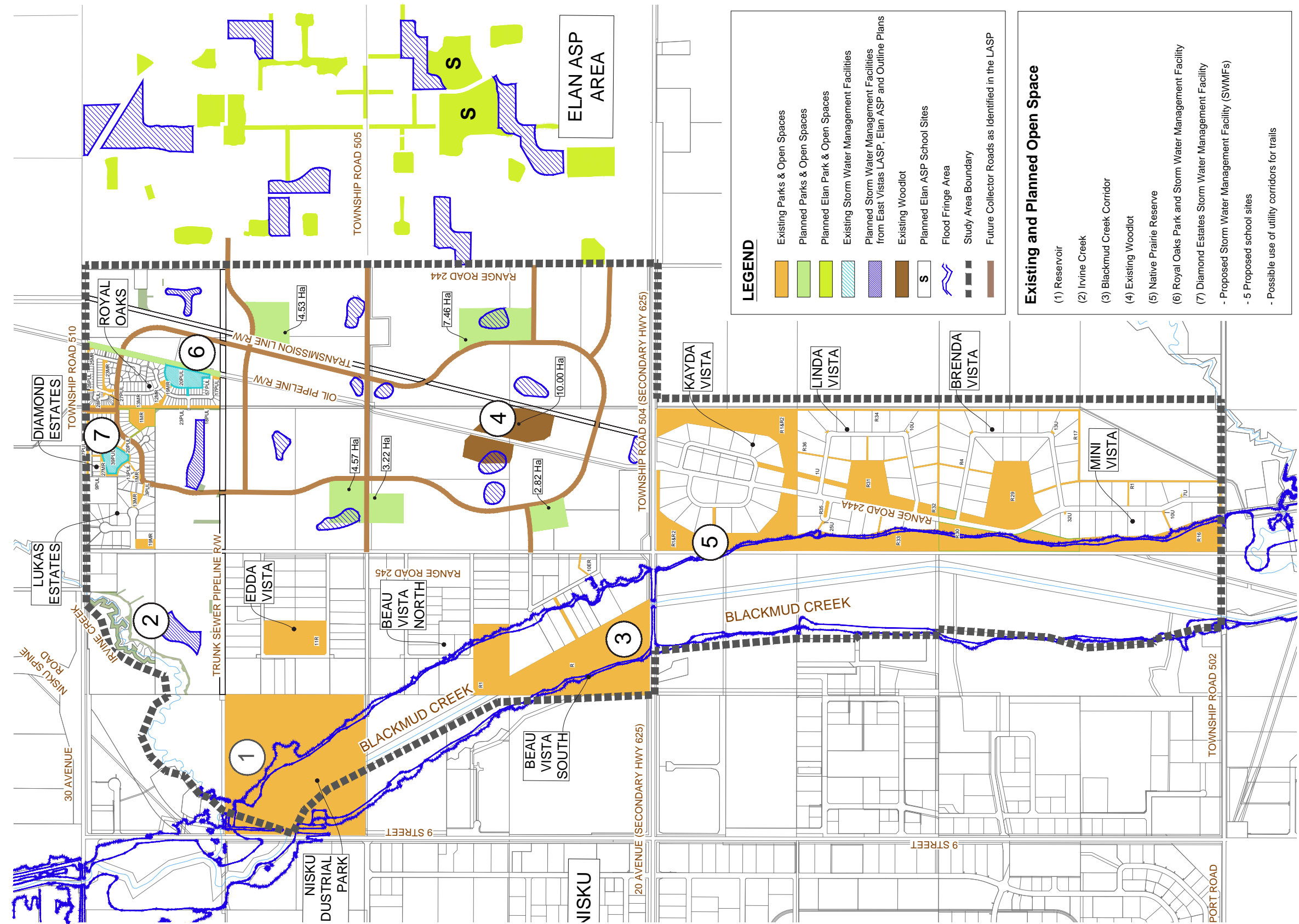
5.4 Open Space Categories & Functions

The following open space categories are identified in Leduc County's Parks Design Standards.

PARK SPACES CLASSIFICATION	
REGIONAL PARKS Major outdoor recreational areas that provide facilities for County residents, as well as visitors from the greater Edmonton region and beyond. Can include campgrounds, large sports/recreational areas and historical/ natural sites that provide a regional draw, etc.	NOT APPLICABLE TO STUDY AREA
DISTRICT PARKS Generally smaller in size than regional parks and provide outdoor opportunities to a more localized population (i.e. within 20 kms).	APPLICABLE TO RESERVOIR SITE
LOCAL PARKS Small sites that meet the outdoor recreation needs of the residents in the immediate vicinity of the park (i.e. within 1-2 kms).	APPLICABLE TO SCHOOL PARK SITES AND SMALL PARKS IN THE NEWER RESIDENTIAL AREAS
INDUSTRIAL/COMMERCIAL PARKS Sites within commercial/industrial/business parks that are small in size and used passively as picnic locations or areas for walking.	NOT APPLICABLE TO STUDY AREA
LINEAR PARK Sites that are used as a physical connection to parks, schools, and adjacent subdivisions. They may also include areas of natural habitat that provide a wildlife corridor.	APPLICABLE FOR CONNECTIVITY. COULD ALSO BE REFERRED TO AS GREENWAYS.
ENVIRONMENTAL RESERVES As per the Municipal Government Act.	APPLICABLE TO IRVINE CREEK AND BLACKMUD CREEK
PULS (INCLUDING SWMFS) As per the Municipal Government Act.	APPLICABLE TO SOME WALKWAYS AND SWMFS IN NEW NEIGHBOURHOODS

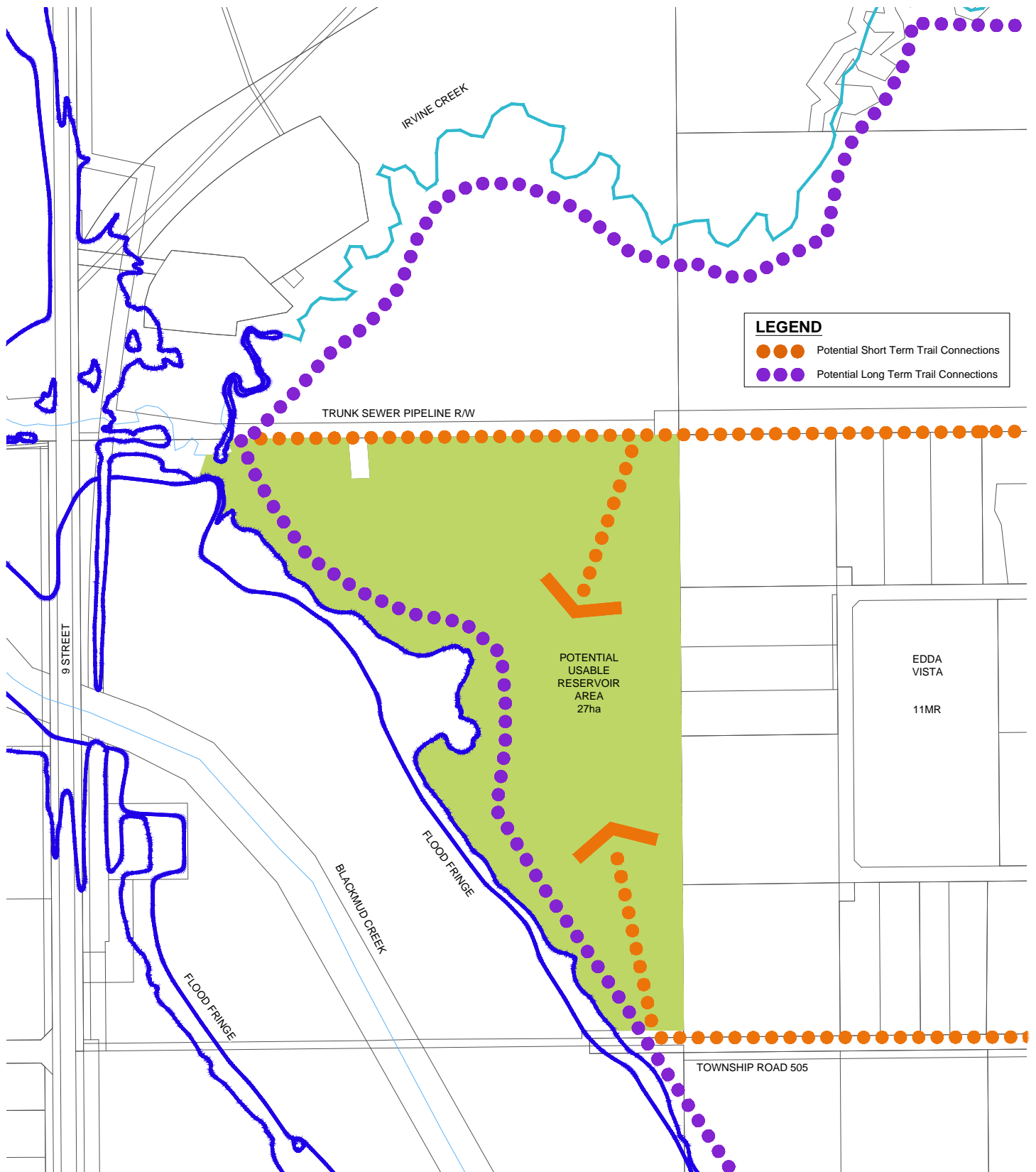
This park classification system is comparable to the categorization used by other municipalities and adequately covers the range of potential park spaces with the exception of school park sites, which need a new category to accommodate shared active recreation.

Figure 3 - Existing and Planned Open Space



Existing and Planned Open Space | Figure 3

Figure 4 – Reservoir Site





The project process included consultation with County staff, County Council, residents, and project stakeholders. The consultation with external stakeholders included:

- Project webpage – posted April 2018
- External stakeholders event (Residents) on June 6, 2018
- External stakeholders groups consultation (businesses, developers, adjoining municipalities) in June/July 2018
- Exhibition of the draft Strategy for comment – December 2018/January 2019

A summary of the consultation feedback is in Appendix C.



NATIVE PRAIRIE GRASS RESERVE ENTRY



7. Comparable Community Strategies & Policies

The following includes an outline of relevant policies, initiatives and standards for municipalities within the Edmonton region. More information is included in Appendix E.

7.1 Typical Current Open Space Initiatives

Major municipal open space initiatives include:

- Protection of natural areas (native trees stands, etc.)
- Facilitation of active transportation - connectivity and linkage for pedestrians, joggers and cyclists
- Active recreation/outdoor sports facilities
- Play spaces
- Passive recreation facilities such as picnic areas, etc.
- Local communal food production (community gardens)
- Stormwater management and Low Impact Development
- Landscape beautification or naturalization

7.2 Review of Relevant Regional Open Space Development Standards

The municipal requirements for open space development 'by developers' varies throughout the Edmonton region. Appendix E provides a comparison of regional municipal requirements.

As a minimum, the City of Edmonton requires minimal open space development. If the existing landscape of a park site is disturbed, the City requires a minimum of grading, topsoiling and seeding. Perimeter fencing is required as part of subdivision approval. Shared use path connections identified in local planning documents may also be required. Other open space development is typically optional and negotiated with developers through the Shared Park Development Program.

Other regional municipalities have varying requirements for landscape, fencing and open space infrastructure such as trails, park furnishings and playgrounds or other recreation infrastructure.

The MGA identifies that MR can be used as:

- A public park
- A public recreation area
- School board purposes
- To separate areas of land that are used for different purposes

7.3 Options for Open Space Enhancement Partnerships

Regional municipalities have varying processes for partnering with developers, community groups, school boards, or others to enhance open space beyond the minimum requirements.

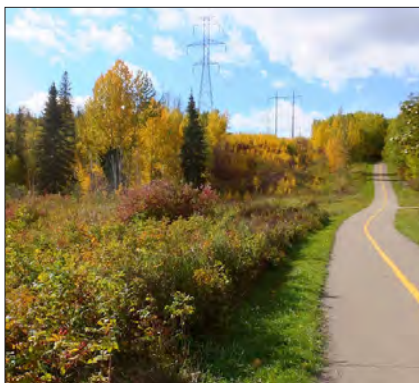
Examples of partnership processes include:

- City of Edmonton Shared Park Development Program – about 85% developer funded (100% of capital construction) and 15% City funded (landscape establishment/maintenance). No Letters of Credit are required from the developer. Projects are voluntary and are initiated by the developer.
- City of Leduc Open Space Infrastructure Cost Share Program. Includes such projects as an outdoor rink with lighting in the new Robinson neighbourhood. Cost sharing of capital construction is negotiated.
- City of Edmonton Neighbourhood Park Development Program (NPDP) – focused on partnering with community groups and enables possible access to partial funding under the Province's Community Facility Enhancement Program (CFEP). Typical funding breakdown is City 25%, community group 25% and Province 50%.
- Joint use agreements between school boards and municipalities – includes sharing of school park site development costs and subsequent sharing of site use and maintenance.



ROSENTHAL PARK PLAYGROUND DEVELOPED AS PART OF A SHARED PARK DEVELOPMENT PROGRAM

8. Strategies for Dedication & Development of Open Space



EXAMPLE OF A SHARED USE PATHWAY THROUGH A UTILITY CORRIDOR



EXAMPLE OF A PATHWAY THROUGH A GREENWAY



BLACKMUD CREEK

The proposed parks and open space strategies for the Vistas area are intended to specifically address:

- Dedication and development of MR
- Use of utility corridors for trails
- Location and types of trails

8.1 Strategies Related to the County's Draft MDP

The proposed park and open space strategies for the Vistas are structured to reflect policy identified in the County's draft MDP. They are also intended to address:

8.1.1 Strategies Related to the Nisku Area

8.1.1.1 East Vistas is within the Nisku Urban Centre Area

A variety of transportation modes and active transportation networks should be provided for residents. This should focus on recreational trail circuits incorporating destinations such as schools, parks and natural areas.

8.1.2 Strategies Related to the Natural Environment

8.1.2.1 Manage Catchments

Planning based on watershed/catchments should be considered so potential impacts can be quantified. The location of SWMFs will also drive park site location.

Recommendation 1: Further SWMF planning be undertaken to better delineate where these facilities and coinciding parks may be located and connected.

8.1.2.2 Protect & Enhance Blackmud Creek and Irvine Creek

Blackmud Creek/Irvine Creek corridor should be protected as a major natural drainage line. A long-term plan should be considered for returning the corridor to a natural landscape reflecting its pre-development character.

Recommendation 2: Naturalization of the Blackmud and Irvine Creek banks would provide a natural separation between the Vistas residential development and the Nisku industrial and commercial areas.

8.1.2.3 Protect the Woodlot

Protect the woodlot tree stand through measures such as dedication as an MR and/or a conservation reserve.

A set back of 6m or more, based on input from a qualified biologist, is needed between the tree stand and adjoining development to allow for grade adaptation, surface drainage, circulations (trails), and sometimes fire control. It allows for the re-establishment of an ecotone around the tree stand.

Recommendation 3: A central park, including schools, around the large remnant woodlot will provide a focal point for recreation within the community and will also provide amenity for the town center.

8.1.3 Strategies Related to Recreation, Public Space & Heritage Conservation

The following strategies are proposed in relation to recreation infrastructure; in particular to the provision of trails and areas for active recreation.

8.1.3.1 Trail Systems

Provision of trails, whether by developers or municipalities, is a major feature of open space infrastructure. Existing, planned or potential trails in the Vistas area include:

- Waskahegan Regional Trail (Blackmud Creek corridor)
- Town of Beaumont trails network
- Trails proposed in Beaumont's ELAN Plan (connections to Beaumont through the ELAN area will be difficult until this growth area develops)
- Potential trails within the Trunk Sewer Pipeline and TP 505 that could connect to the ELAN growth area
- Possible trails through existing County owned MR/open space
- Planned shared use pathways (SUPs) along arterial roads such as TP510 and Range Road 245
- Future collector roads will include a SUP.
- Saunders Lake is a possible destination within the context of the Vistas study area.

A trail system hierarchy may be appropriate to implement the trails strategy.

A 3m wide paved asphalt shared use path will be the primary facility for trails with the study area. These will be suited to roadway corridors, utility corridors developed parks and SWMFs.

Access to a trail should be no more than 400m apart.

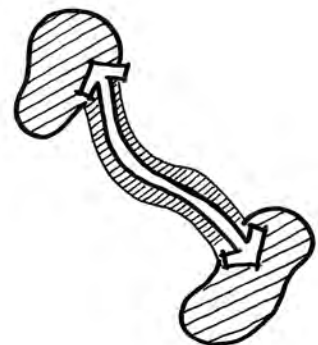
The following criteria could be applied to determine whether a granular trail is an acceptable alternative to a paved shared use pathway:



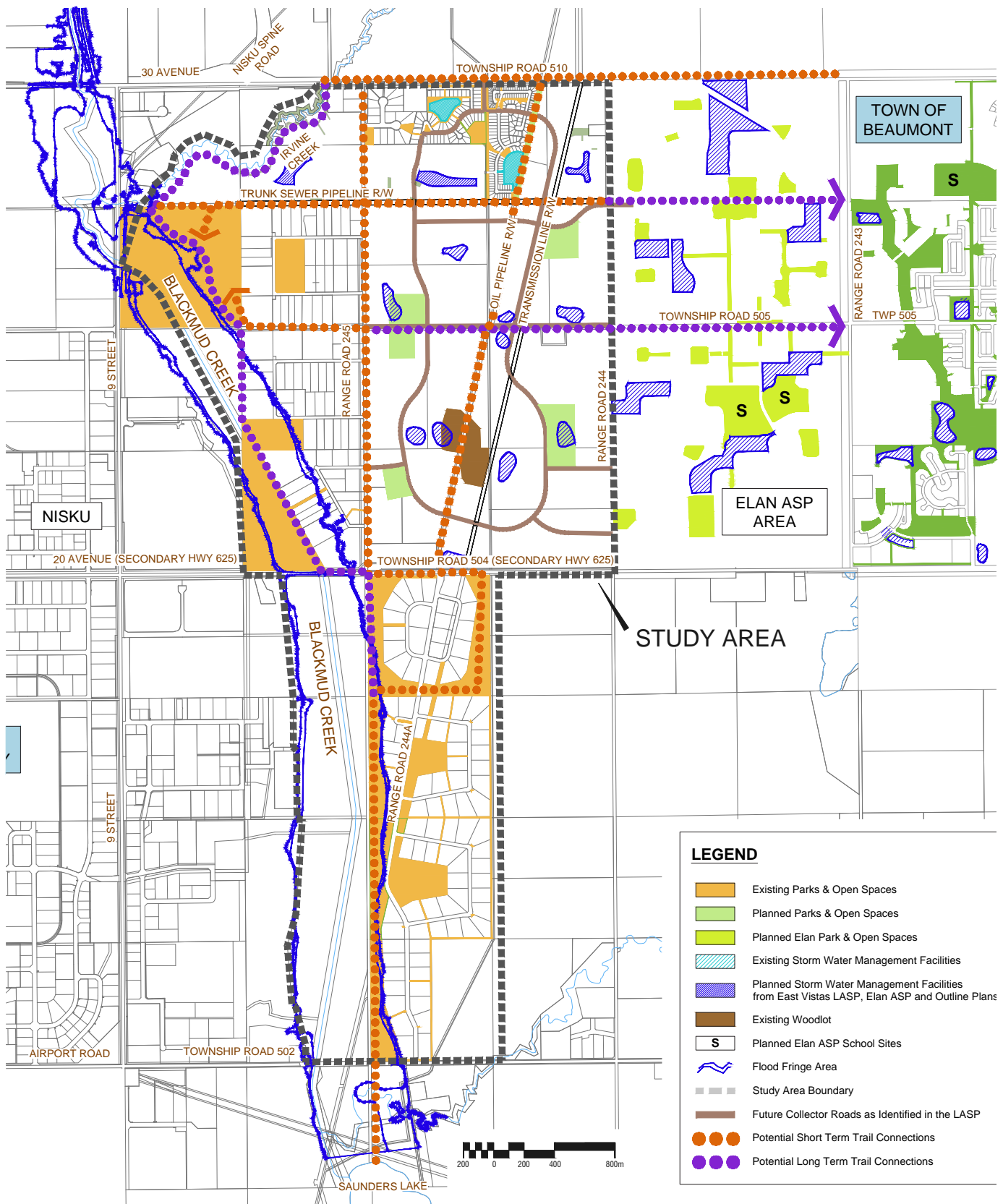
EXAMPLE OF A GRASSED TRAIL - ALSO USED FOR CROSS-COUNTY SKIING



EXAMPLE OF A PAVED SHARED USE PATHWAY THROUGH A PARK



GREENWAYS OR LINEAR PARKS TO CONNECT PARKS AND OPEN SPACE DESTINATIONS





SAUNDERS LAKE NORTH

DESROCHERS SCHOOL PARK SITE
ADJOINING A NATURAL AREA

BROADMOOR PARK, STRATHCONA COUNTY

- Alignment is secondary to an alternative paved trail
- Aligned through or adjacent to an environmentally sensitive area (native tree stand, etc.) where a wider paved trail would have unacceptable tree root impacts
- A temporary situation where the cost of an asphalt trail is not justifiable
- Alignment is through an area that is geotechnically sensitive.

Recommendation 4: A trail link to Saunders Lake should be planned and designed to include a top-of-bank trail along the east edge of the Blackmud Creek corridor that will connect to the reservoir site and the Irvine Creek top of bank and also connect through existing public reserves to the north end of Saunders Lake.

Recommendation 5: Trail connections to Beaumont will be provided through the ELAN growth area as this expansion develops. A trail along TP510 may be the first possible connection to Beaumont.

Recommendation 6: The undeveloped road reserve along TP505 could provide a trail connection from the Town Centre to the reservoir site.

Recommendation 7: Trails, and specifically trailheads, will have suitable associated infrastructure such as benches, waste receptacles and trail network signage. Interpretive signage for natural areas and locations of historical importance should be provided to add interest to the trails system.

8.1.3.2 Active Recreation Areas

The reservoir site at the northwest corner of the study area may provide potential for provision of future outdoor recreation facilities such as soccer fields, ball diamonds, tennis courts, etc.

The proposed school park sites will also accommodate active recreation.

Recommendation 8: The reservoir site represents the best opportunity for a district level park that could incorporate a range of active recreation activities including organized sports tournaments. A Concept Plan should be developed for this site to verify its potential and any environmental or other constraints.

8.1.3.3 Passive Recreation Areas

Passive recreation such as play, picnicking, and tobogganing could be accommodated in the reservoir site, future local parks, the Edda Vista Park, and future school park sites.

The park site in Edda Vista (11R) has potential to accommodate smaller sized recreation facilities such as an outdoor rink. A Concept Plan is needed.

Enjoyment of the areas' natural landscape can be accommodated in the Native Prairie Grass Reserve, Irvine Creek, Brenda Vista Park, the future woodlot reserve, and in areas of Blackmud Creek that still have a natural or naturalized landscape.

Recommendation 9: The existing large park in Edda Vista could be enhanced with passive and small-scale active recreation facilities. Further public consultation and planning should be conducted to determine potential future use of this site.

Recommendation 10: The Native Prairie Grass Reserve in Kayda Estates will be preserved as a significant natural area and as an area for nature interpretation and education. The existing partnership with the ANPC will be fostered.

8.1.4 Strategies Related to Collaboration with Neighbours & Regional Partners

The following includes the major items that will likely require collaboration with adjoining municipalities, especially the Town of Beaumont, the City of Edmonton and local schoolboards:

- Trail links to Beaumont through or adjoining to the ELAN Plan area
- Allocation and development of school sites with consideration of school sites in the ELAN Plan area
- Consideration of water quality flowing into Irvine and Blackmud Creeks
- Community associations should be supported. Their involvement in open space enhancement projects could facilitate grant opportunities.

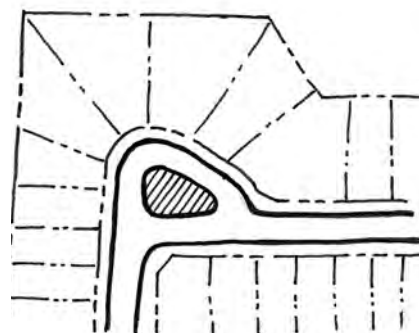
8.1.5 MR Dedication

- MR credit shall not be given for utility corridors (pipelines, power transmission, etc.). A partial MR credit for a trail through the main north south pipeline could be considered to accommodate a shared use pathway.
- MR credit shall not be given for the corridor of a SWMF, which includes a shared use path.
- MR credit shall not be given for strips along the edge of a SWMF.
- PUL/utility corridors should not be taken as MR or given MR credit. The exception to this is the corridor listed in the LASP in which a suitable corridor width, typically 6m, will be given MR credit, to accommodate a Shared Use Path (SUP) or trail.
- Money in place (cash-in-lieu) for MR taken within the East Vistas area should be assigned for re-investment in the East Vistas area.
- Remnants shall not be taken as MR.
- Walkway connections to a roadway shall not be taken as MR.

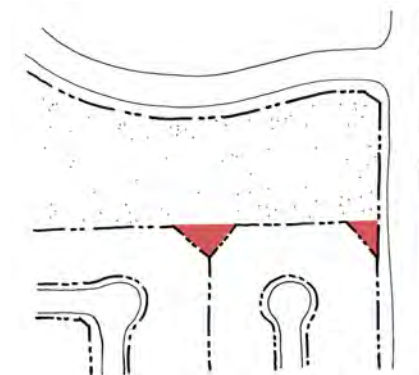
Recommendation 11: Given the multiple land ownership patterns in the plan area, a detailed Parks Concept Planning Study that considers money-in-place, provision of land and deferment of reserves should be developed to optimize the location and timing of school sites.



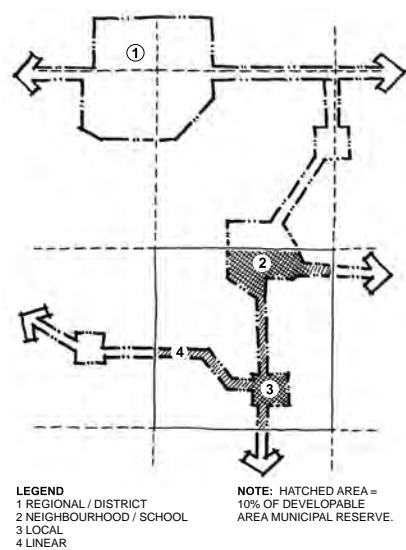
NATIVE PRAIRIE GRASS RESERVE



ROAD ISLANDS NOT ACCEPTED AS MR

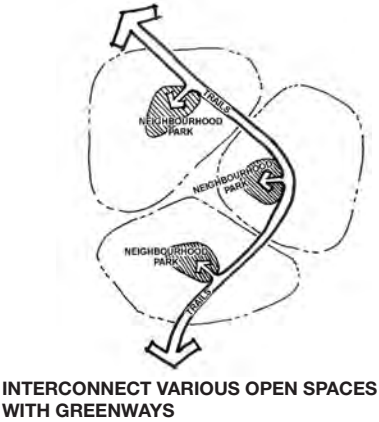


DO NOT ACCEPT REMNANT AREAS AS MR



The breakdown for planned MR dedication for the study area is as follows:

EAST VISTAS LASP	AREA (ha)
TOTAL MR EXPECTED BASED ON 10% OF 553 GPA	55.90
MR IN EXISTING NEIGHBOURHOODS & APPROVED OUTLINE PLANS IN LASP AREA	
Diamond Estates (1MR & 27MR)	2.57
Lukas Estates (13MR & 19MR)	0.95
Royal Oaks (12 MR & 19MR)	3.20
Churchill Meadows	0.7
Royal Woods (Neighbourhood Park)	0.62
Royal Woods (Pipeline Corridor)	2.34
Irvine Creek	2.70
SUBTOTAL	13.08
PLANNED & PROPOSED MR	
School Sites (5)	25.00
SUBTOTAL	38.08
NET MR REMAINING TO BE ALLOCATED	17.82
POTENTIAL MR AREAS	
Vistas Centre (Urban Park or Plaza)	0.75
Greenways	2.0
Neighbourhood Parks (min, area 0.5-1.0 Ha)	13.57
Pipeline Corridor – 6m wide (south of Royal Woods)	1.5
SUBTOTAL OF POTENTIAL MR	17.82



8.1.6 A Connected Open Space Network

The open space network should be more than a collection of parks and open spaces. Every open space, from Blackmud Creek to roadway boulevard areas, is part of a system of nodes and corridors providing an opportunity for active transportation and recreation. The configuration of open spaces in neighbourhoods and to the wider region is integral to their function and accessibility. To maximize connectivity within the open space network, parks, environmental reserves and PULs (including SWMFs) should be conjoined or connected with greenways or walkways. Parks and SWMFs should not be isolated.

Recommendation 12: An overall Conceptual Parks Plan with increased detail over the current LASP is required to properly plan a full parks system given the constraints and recommendations contained in this Strategy.

8.1.7 Equitable Open Space Provision

In the provision of open space, including both acquisition of new areas and enhancement and responsive management of existing spaces, the County will consider and seek to balance the following:

- Access to local, school or district parks within 500m of all residences
- Quality: The functionality of an open space, considering the condition of its infrastructure/amenities and the value of the functions it provides.
- Diversity: A range of different open space types and functions should be provided throughout East Vistas.

8.1.8 Location and Sizing of School & Park Sites

The following are planning and design guidelines for school and park sites.

- Locate school and park sites on collector roads
- Schools could be located in adjoining locations and share park space for active recreation.
- School site sizing, while conceptually shown in the LASP, will be decided based upon discussions with the school board and the current agreement in place.
- Consider locating one or more school sites adjoining the woodlot.

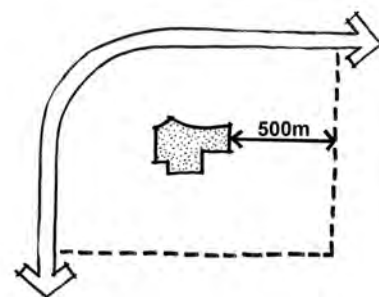
Other applicable criteria include:

- Funding is provided by the Government of Alberta based on Capital Plans of the school authority, evaluated against province-wide priorities.
- Schools are only approved when there is a demonstrated need.
- Alberta Education and Alberta Infrastructure follows a set guidelines for school size.
- Student transportation considerations should also include:
 - Walk distances/access routes to bus stops: target is typically less than 500m
 - If possible, school sites should have access to two roadways: one to allow for bus traffic and the second for parental (drop-off/pick-up) traffic

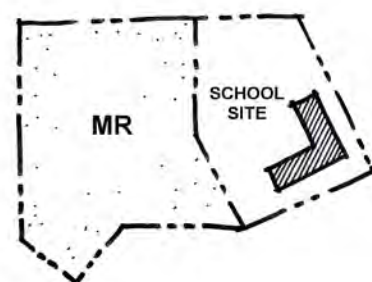
Recommendation 13: In addition to the design criteria identified in this Strategy, the location and configuration of school sites should consider land requirements, land ownership patterns and the availability and timing of lands for these school sites and other park sites. This should be reviewed and studied further through a more detailed Parks Concept Planning Study.



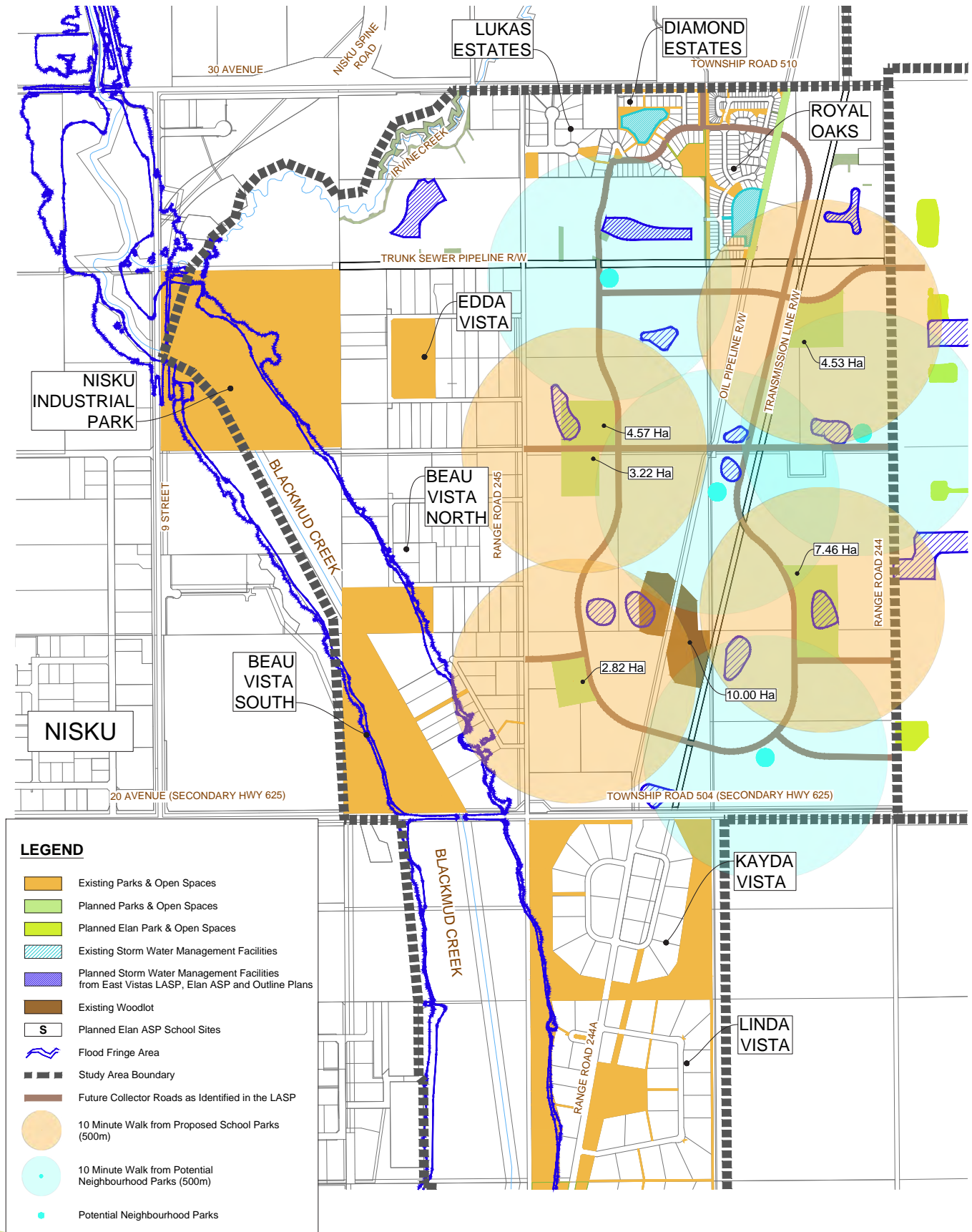
MAXIMIZE OPEN SPACE BY JOINING MUNICIPAL RESERVES (MR) WITH PUBLIC UTILITY LOTS



NEIGHBOURHOOD PARKS TO BE LOCATED WITHIN NEIGHBOURHOODS A MAXIMUM OF 500 METRES FROM RESIDENCES AND THE NEIGHBOURHOOD BOUNDARY



WHERE POSSIBLE ADJOIN NEIGHBOURHOOD PARKS WITH SCHOOL SITES

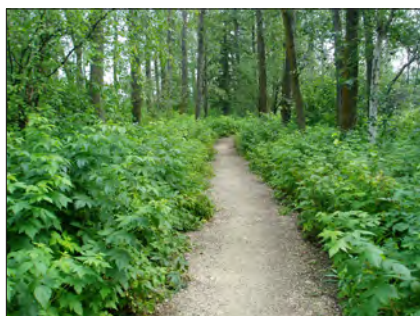




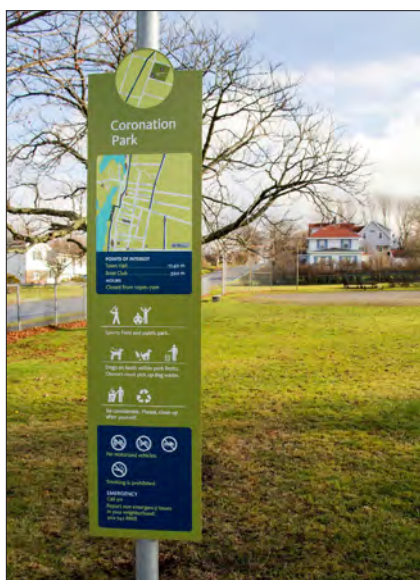
9. Open Space Development Standards



EXAMPLE OF A SHARED USE PATHWAY WITH INTERPRETIVE SIGNAGE ADJOINING A RAVINE



EXAMPLE OF A GRAVEL TRAIL



EXAMPLE OF DIRECTIONAL AND REGULATORY SIGNAGE

9.1 Proposed Development Standards Specific to the East Vistas Area

The following development standards are proposed specifically for new development in the East Vistas.

- 9.1.1 Asphalt shared use paths (trails) are the standard for trail development. Shared use paths should be provided as per the trail system strategy in this document.
- 9.1.2 Granular trails could be considered in reserves or corridors where they would complement a natural or naturalized landscape, or where they would reduce potential impact on native vegetation.
- 9.1.3 Playgrounds should be no closer than 800m apart (approximately 10 minute walk) unless they cater for significantly different age groups or user groups.
- 9.1.4 Spray parks are not recommended in neighbourhood/local level parks. They could be considered for district level parks within the plan area.
- 9.1.5 Trails through new parks should be developed based on municipal standards and the trails strategy in this document.
- 9.1.6 Trails, and specifically trailheads, will have suitable associated infrastructure such as benches, waste receptacles and trail network signage.
- 9.1.7 All parks in East Vistas should be clearly sign-posted as public reserve to differentiate them from undeveloped private land. A standard graphic for East Vistas should be used. Naming of the more significant park areas, possibly based on the area's heritage, would help to reinforce a character for the area.
- 9.1.8 Interpretive signage for natural areas and locations of historical importance should be provided to add interest to the trails system.

Recommendation 14: A standard branding/graphic/sign system be developed specific to this area. This could also include a park naming strategy.

9.2 Proposed Development Outline for Each Park Category

The following describes required development, as well as recommended development, for each park category.

MUNICIPALITY/PARK CATEGORY/FUNCTION	REQUIRED FACILITIES – BY DEVELOPER	POTENTIAL FACILITIES – BY DEVELOPER OR COUNTY
DISTRICT PARKS (SIZED ACCORDING TO THE INTENDED USE BUT USUALLY 10 HA+)	<ul style="list-style-type: none"> Trail connection through the park Basic site furniture such as waste receptacles/ benches/picnic tables Grading/Top soiling/Seeding Fencing Bollards Bike Racks Minimum of 70 trees per hectare Lighting where appropriate Signage Park name sign 	<ul style="list-style-type: none"> Active sports areas (courts, sports fields, running tracks) Multi-use field/passive area Facilities for special events, active recreation Planting beds, gardens or naturalized areas Open areas for informal play Year-round amenities Winter sports area (skating, skiing, tobogganing, snowshoe) Picnic areas, bbq areas, and shelters Change rooms and water fountains Playgrounds/ play structures and water play features Dog off-leash areas Public art Internal circulation paths, seating and waste receptacles Youth activities (skateboard, BMX, etc.) Irrigation On and off-street parking Public washrooms where they can be accommodated within a supporting facility
NEIGHBOURHOOD / SCHOOL PARKS (4.0 HA+)	<ul style="list-style-type: none"> Trail connection through the park Basic site furniture such as waste receptacles / benches/picnic tables Grading/Top soiling/Seeding Fencing Bollards Signage Park name sign Minimum of 70 trees per hectare (with conceptual school site layout taken into account) 	<ul style="list-style-type: none"> Active and passive elements and open areas for informal play Sports (non-scheduled) preferably associated with an adjacent school Sledding hill Public washrooms where they can be accommodated within a supporting facility Play structures or elements On and off street Parking
LOCAL PARKS (MIN 0.5 HA)	<ul style="list-style-type: none"> Trail connection through the park Basic site furniture such as waste receptacles / benches/picnic tables Grading/Top soiling/Seeding Fencing Bollards Minimum of 70 trees per hectare Lighting where appropriate Signage Park name sign 	<ul style="list-style-type: none"> Active and passive elements and open areas for informal play Planting beds, community gardens naturalized area. Lighting, benches, trash receptacles and/or picnic facilities. Sledding hills Play structures or elements Public washrooms where they can be accommodated within a supporting facility
LINEAR PARKS/ GREENWAYS (MIN WIDTH OF 10M)	<ul style="list-style-type: none"> Trail connection through the park Basic site furniture such as waste receptacles / benches/picnic tables Grading/Top soiling/Seeding Minimum of 70 trees per hectare Lighting where appropriate Signage Maps Rest stops w/site furniture at max 400m intervals 	<ul style="list-style-type: none"> Play structures or elements where appropriate

ENVIRONMENTAL RESERVES / NATURAL AREAS	<ul style="list-style-type: none"> • Site Protection • May require removal of hazardous trees if near pathways. • Rehabilitative/natural planting of areas disturbed by development • Trail connections if appropriate • ER/MR designation signs 	<ul style="list-style-type: none"> • Preserve natural landscapes, passive recreation with exception of trails • Viewing decks/platforms • Interpretive Signage • Basic site furniture such as waste receptacles/benches/picnic tables if appropriate.
---	---	---

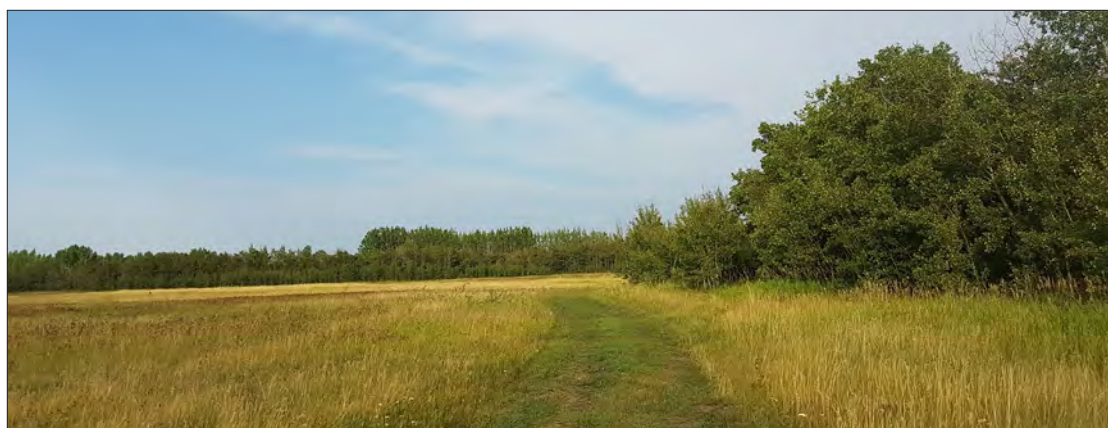
9.3 Proposed Maintenance Standards & Responsibilities

Maintenance of parks and open space landscape and amenities is important to manage the environmental quality of open space assets and to ensure visitors can use these areas safely. Leduc County will be responsible for maintenance of base level items that developers are required to build or that are included in a Shared Park Development Agreement.

Maintenance options that are envisaged include:

1. Leduc County will set a minimum maintenance standard for parks and open space landscape and infrastructure.
2. Leduc County will create a program for enhanced landscape maintenance for developers or communities wishing to increase the level of maintenance for landscape, as well as define what constitutes enhanced landscaping. The Enhanced Landscape Maintenance (ELM) program would allow communities to collect and use community generated funds to add additional landscaping and maintenance services to parks, green spaces, boulevards, or pathways in their neighborhood beyond the standard level provided. The ELM program will be community-led to encourage community involvement and community pride while improving visual aesthetics of neighborhoods.
3. Leduc County will create an optional amenity program to deal with amenities that do not fit under the ELM program but are liabilities for ongoing maintenance such as entrance features, water features, elaborate masonry fencing, etc.

Recommendation 15: A comprehensive and sustainable Maintenance Plan will be prepared to clearly lay out maintenance standards for park and associated amenity maintenance. This will include an ELM Program and an optional amenity program.



OPEN SPACE AREA WITH A MOWN GRASS TRAIL IN EAST VISTAS

10. Financial & Implementation Strategy

Funding for open space development in East Vistas could include a combination of the options outlined below:

- County funded from general revenue or MR dedication money in place (cash-in-lieu)
- Grants from the Provincial or Federal governments or other agencies
- Regional partnerships with adjoining municipalities. Leduc County has a strong history of entering into cost-sharing and mutual-aid agreements with neighbouring municipalities for services such as transit, libraries, recreation, and fire services.
- Sale of surplus lands within the study area and re-investment of the proceeds of those sales back into the study area
- Funding and construction partnerships with developers as a model. See Appendix D
- Funding and construction partnerships with community groups

10.1 Phasing of Implementation & Action Plan

A phased implementation strategy is recommended to reflect development sequencing with the growth area and to facilitate the development of some recreation infrastructure, especially trails, in the short term:

- Short term (1-7 years) - north area;
- Long term (7-20 years) - remainder of growth area.

Potential investigation and improvements that could be undertaken includes the items below.

Short term initiatives are generally focused on the north portion of the study area where growth is expected sooner than in the south portion of the study area, as depicted in Figure 7.

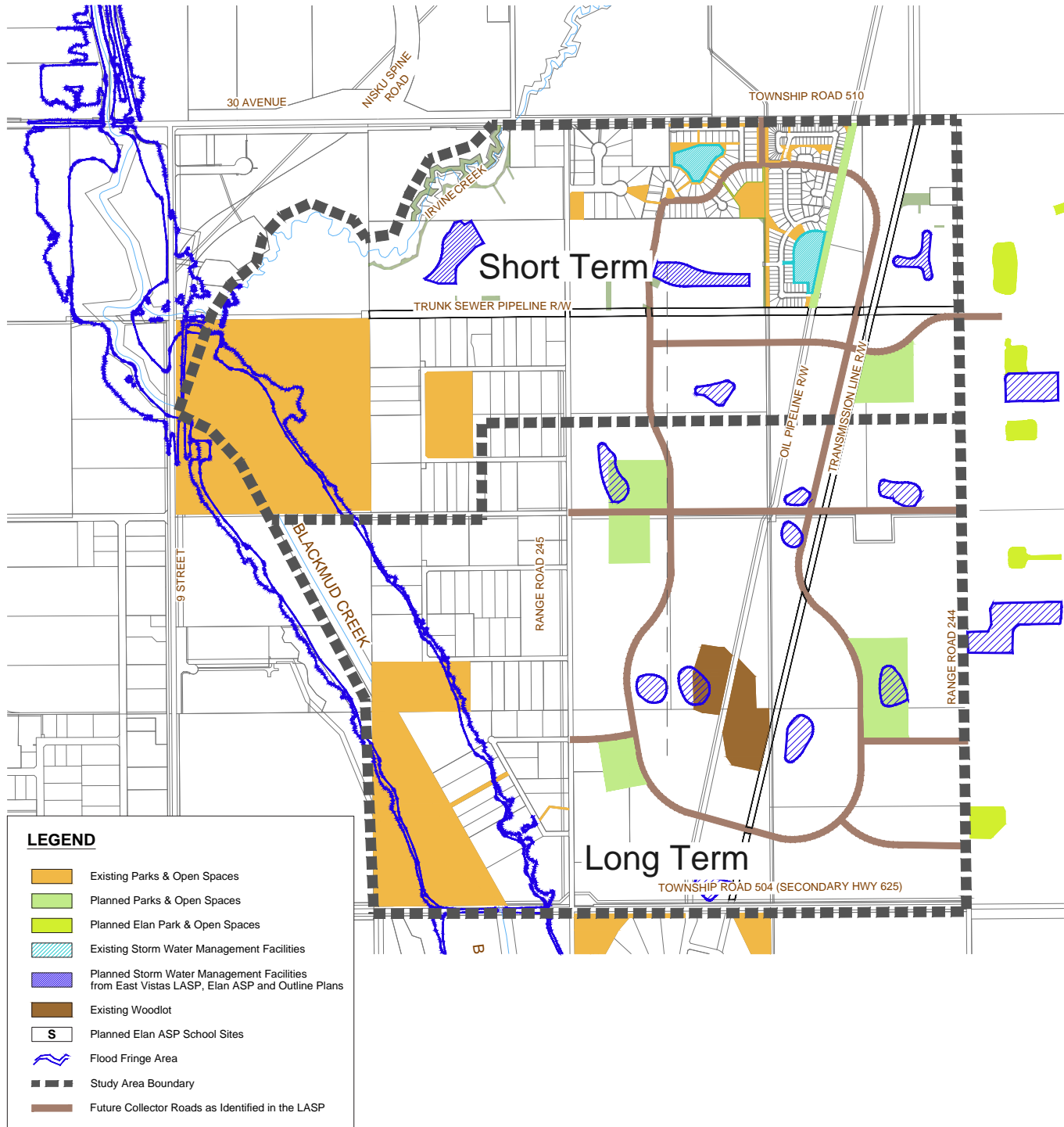
TASK NUMBER	TASK DESCRIPTION	PRIORITY
1	The Native Prairie Grass Reserve in Kayda Estates will be preserved as a significant natural area and as an area for nature interpretation and education. The existing partnership with the ANPC will be fostered.	Ongoing
2	Deferment of MR and MR dedication money in place so that school park site parcels can be suitably dedicated.	Ongoing
3	The reservoir site represents the best opportunity for a district level park that could incorporate a range of active recreation activities including organized sports tournaments. A Concept Plan should be developed for this site to verify its potential and any environmental or other constraints.	Short Term
4	Trails, and specifically trailheads, will have suitable associated infrastructure such as benches, waste receptacles and trail network signage.	Short Term
5	All parks in East Vistas should be clearly sign-posted as public reserve to differentiate them from undeveloped private land. A standard graphic for East Vistas should be used. Naming of the more significant park areas, possibly based on the area's heritage, would help to reinforce a character for the area.	Short Term

TASK NUMBER	TASK DESCRIPTION	PRIORITY
6	A comprehensive and sustainable Maintenance Plan will be prepared to clearly lay out maintenance standards for park and associated amenity maintenance.	Short Term
7	Given the different options available to Leduc County, a formalized Park Enhancement funding model be established to work with developers, community groups, school boards, and others to enhance open space.	Short Term
8	A program for ELM will be established.	Short Term
9	An optional amenity program will be created to deal with amenities that do not fit under the ELM program	Short Term
10	A top-of-bank trail along the east edge of the Blackmud Creek corridor will connect to the reservoir site and to the Irvine Creek top-of-bank and also connect through existing public reserves to the north end of Saunders Lake.	Short Term
11	The undeveloped road reserve along TP505 could provide a trail connection from the Town Centre to the reservoir site.	Short Term
12	The existing large park in Edda Vista could be enhanced with passive and small-scale active recreation facilities.	Short Term
13	Interpretive signage for natural areas and locations of historical importance should be provided to add interest to the trails system.	Short Term
14	The pipeline corridor east of Royal Oaks will provide an opportunity for a shared use path connection to the Town Centre, the central park and TP505.	Long Term
15	Trail connections to Beaumont will be provided through the ELAN growth area as this expansion develops. A trail along TP510 may be the first possible connection to Beaumont.	Long Term
16	A trail link to Saunders Lake should be planned and designed.	Long Term
17	A central park, which would include schools, around the large remnant woodlot will provide a focal point for recreation within the community and will also provide amenity for the Town Centre.	Long Term

10.2 Who Might be a Partner in the Implementation

The implementation of infrastructure development could be facilitated through partnerships with the following groups:

- Nisku area businesses
- Sports groups
- Community associations
- School boards
- Land owners in the study area
- Developers



Appendices |

Table of Contents

APPENDIX A – Extracts from the East Vistas LASP	1
APPENDIX B – Inventory of Existing Open Space.....	7
APPENDIX C – Summary of Consultation Input	31
APPENDIX D – Outline for Shared Park Development Funding.....	39
APPENDIX E – Comparable Community Open Space Categories & Development Standards	41

Appendix

A

Extracts from the | East Vistas LASP



East Vistas LASP – 2010

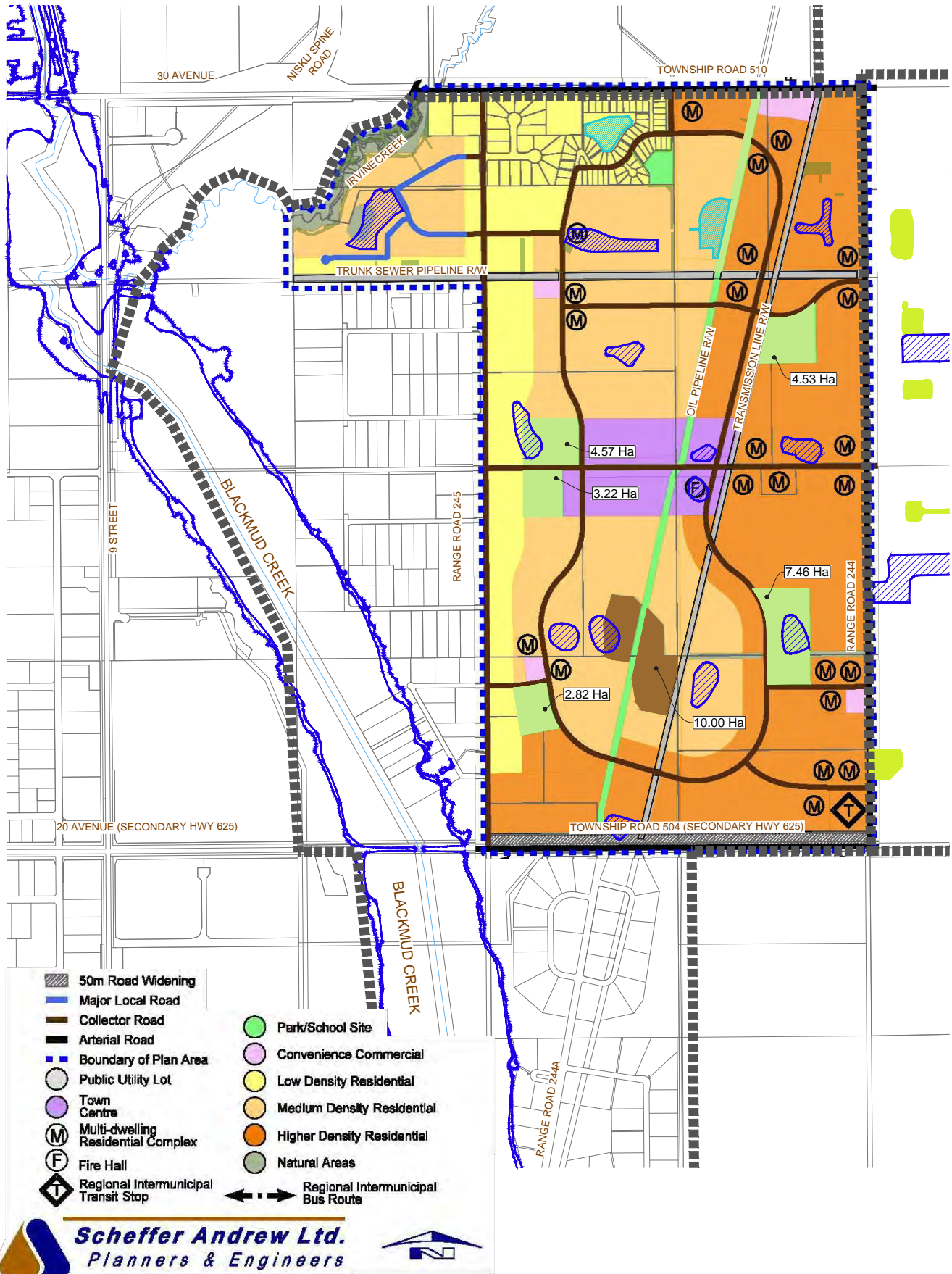
This Plan addressed the growth area that is a part of the study area for this Strategy. Extracts from the Plan that are directly relevant to this strategy include:

- Vision & Goals
 - Healthy lifestyles will be promoted by including infrastructure for walking and cycling.
 - Multi-use pathways will be integrated with stormwater ponds to inter-connect subdivisions with the community and the community with the Vistas Centre.
 - The pathway system will form a complete secondary circulation system and will accommodate people using a variety of modes of transport, from walking to cycling, in-line skating, skateboarding, pushing strollers, or using mobility aids.
 - Conservation practices included in the Plan preserve environmentally sensitive areas, watercourses and large existing woodlots.
- Natural Features
 - Natural areas within the Plan area include wetlands, two large woodland areas, some shelterbelts around farmsteads, and along property lines.
 - All drainage in this Plan area flows into the Blackmud Creek to the west and into the North Saskatchewan River.
- Environmental Impact Assessment
 - The assessment focused on six ecosystems that remain more or less in their natural state:
 1. A large deciduous, oval-shaped woodlot near the centre of the area, but in the south half, is bisected by a pipeline labelled Area A.
 2. A shelterbelt running eastward from Area A labelled Area B
 3. A shelterbelt running southward from Area A labelled Area C
 4. A small tree stand half mile north of Area A labelled Area D
 5. Irvine Creek and its ravine that traverses the northwest quarter-section of the study area labelled Area E
 6. A small wetland area east of Irvine Creek located in the NE 31-50-24-4 labelled Area
 - The report recommends that:
 - The effect of leaving Areas A, B, C, and E as natural tree stands would be beneficial for the rural character, preserve some open space, add to the long-term aesthetics, maintain wildlife habitat, and preserve ecological connectivity.
- Development Concept
 - As development is restricted on the ROWs, the pipelines will be used as elements of the multi-use pathway system in the East Vistas. At the point of convergence, however, two triangular open spaces will be created suitable for piazzas or some other public open space feature.

- Municipal Reserve/Natural Areas
 - Leduc County considers municipal reserves important in urban growth areas. In these urban environments, parks and open spaces assume a greater importance as community gathering spaces and places to play, run, wander, relax, and decompress. Full dedication of MR will be required through any or all of dedication; deferral; and/or cash in lieu to best achieve the vision of the plan at the discretion of Leduc County.
 - The Irvine Creek valley and its environs will be protected as an environmental reserve.
 - Other opportunities for MRs include the creation of a network of smaller neighbourhood park spaces. Each community as it is developed will have residential subdivision parks. Distances from a given residence to a park space will be planned such that access is maximized for all residents. Parks will be constructed by the developer and will include such amenities as are required in a residential subdivision park as outlined in the Leduc County Parks Design Standards. Five large municipal reserves identified in the Development Concept are sized to accommodate future elementary, middle or high schools. Opportunities exist to program parts of these spaces to support sports fields or arenas.
 - Pathways should be configured to provide connections between all natural areas, including connections to Irvine Creek.
 - The Leduc County Parks and Open Spaces Master Plan provides that municipal reserve credit may be given for existing utility ROWs if pathways are developed within them.
 - This credit will not be applied to linear ROWs for overhead transmission lines. Such ROWs will be dedicated as a PUL. The regional sewer ROW will be dedicated as a PUL.
- Multi-Use Pathways
 - Multiuse pathways and sidewalks will ensure residents and visitors are able to use alternative modes of transportation such as rollerblading, cycling, skateboarding, or walking to travel through their community.
- Recreation Facilities
 - Currently, recreation needs of County residents in a wide area that includes the East Vistas are accommodated by the Town of Beaumont with subsidy funding provided by Leduc County through an agreement with the Town on a per capita basis. While many of the East Vistas' recreation space needs will be met by public use amenities on school sites in the plan area, it is recognized that a large recreation centre will ultimately be needed as the population of the community grows beyond 10,000 residents.
 - Both Leduc County and the Town of Beaumont have identified an opportunity for the two municipalities to acquire lands for the joint development of a recreation facility and/or for future school dedication somewhere in the area between the Town and the East Vistas. It is estimated that a minimum of 14-16 hectares (35 - 40 acres) will

be required for a recreation facility and its associated parking area that is capable of serving both the East Vistas and the Town of Beaumont.

- Schools
 - The population in the East Vistas LASP will be approximately 22,500 at full build-out. The overall student population in the plan area would be 4,543 based on the below estimate of student generation estimates.
 - As per the agreement, minimum school sites shall be:
 - 3.2 ha (8 acres) for an elementary school
 - 3.2 ha (8 acres) for an elementary to junior high school
 - 3.2 ha (8 acres) for a junior high school
 - 4.9 ha (12 acres) for a junior to senior high school
 - 6.1 ha (15 acres) for a senior high school with less than 500 students
 - 8.1 Ha (20 acres) for a senior high school with more than 500 students
 - 25 ha of sites suitable for school reserves have been identified in the Development Concept. Each of these sites may also serve in part or in whole as a municipal park reserve. However, priority will be given to use for schools. Additional school sites will be identified when the need arises and as development proceeds through the subdivision process.



Appendix

B

Inventory of Existing Open Space



The following table is a summary of all public open space areas in the Vistas study area.

LAND TYPE	ROLL #	ADDRESS	SUBDIVISION NAME	AREA (HECTARES)	AREA (ACRES)	EXISTING CONDITIONS	MANAGEMENT RECOMMENDATIONS
R1	1120000	130 50452 RNG RD 245	Beau Vista North	8.076	19.990	Reserve containing floodplain, portions currently leased	Preserve
R	1122000		Beau Vista South	27.083	64.710	ER along Blackmud Creek/floodplain portions currently leased	Preserve and enhance/rehabilitate
10ER	1122090		Beau Vista South	0.089	0.210	Creek/drainage off Rge Rd245	Preserve (not as utility corridor)
7U	1072080		Brenda Vista	0.120	0.030	Utility	Unknown/investigate further
R1	1072010	1310 50242 RNG RD 244 A	Brenda Vista	0.488	1.210	Overhead powerline ROW	Preserve/enhance/partner
13U	1072150		Brenda Vista	0.121	0.030	Utility	Unknown/investigate further
R17	1072190		Brenda Vista	0.991	2.450	6m walkway/perimeter S&E property line	Investigate future use
R4	1072040		Brenda Vista	0.902	0.220	6m walkway (north)	Investigate future use
R30	1072320		Brenda Vista	8.897	22.010	Forested reserve bordering Blackmud Ravine	Preserve
32U	1072350		Brenda Vista	0.074	0.010	Unknown. Potentially utility	Unknown/investigate further
R29	1072310	1320 50242 RNG RD 244 A	Brenda Vista	10.140	25.090	Central reserve, highly forested with overhead utilities along west roadway	Preserve and enhance
39PUL	1129077		Diamond Estates	1.758	4.340	Stormwater pond	Utility
3PUL	1129041		Diamond Estates	0.037	0.090	6m access from Diamond to Lukas Estates	Preserve/enhance with trail connection
9PUL	1129047		Diamond Estates	0.124	0.300	6m PUL along west side of SWMF from 58 Ave to 25St.	Maintain
7PUL	1129084		Diamond Estates	0.514	1.280	Berm along TR510 and 29St NE	Maintain/enhance
20PUL	1129058		Diamond Estates	0.031	0.070	6m access to SWMF SE, asphalt trail	Maintain
1MR	1129085		Diamond Estates	1.659	4.130	Developed passive parks space with asphalt trail and plantings	Maintain/enhance in future
27MR	1129065		Diamond Estates	0.917	2.260	Parks space bordering the SWMF w/asphalt trail / plantings/amenities	Maintain/enhance in future
13PUL	1129051		Diamond Estates	0.040	0.100	6m access to SWMF SW, asphalt trail	Maintain
1MR	1129107		Diamond Estates	0.085	0.210	West Road Island, mailbox adjacent	Maintain/enhance in future

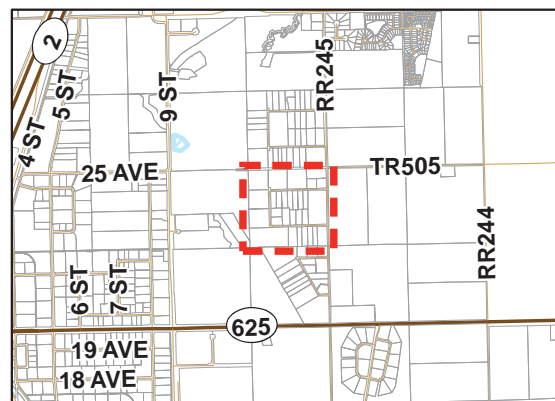
LAND TYPE	ROLL #	ADDRESS	SUBDIVISION NAME	AREA (HECTARES)	AREA (ACRES)	EXISTING CONDITIONS	MANAGEMENT RECOMMENDATIONS
34PUL	1129072		Diamond Estates	0.029	0.070	6m access to SWMF N, asphalt trail	Maintain
11R	1126100	100 50512 RNG RD 245	Edda Vista	6.710	16.610	Large park with planted trees in central Edda Vista	Potential for passive or active recreation, further study required
R1 /R2	1083000		Kayda Vista	25.119	63.110	Contains the Native Prairie Reserve. Portions currently leased.	Preserve
R31	1085360	2020 50302 RNG RD 244 A	Linda Vista	6.788	16.850	Central open park space,w/overhead utilities	Potential passive/active recreation space.
R34	1085390		Linda Vista	1.110	2.750	6m walkway bordering S&E property lines	Investigate future use
R35	1085400		Linda Vista	0.133	0.330	Roadway island in Cul-de-sac	Maintain
R33	1085380		Linda Vista	8.794	21.760	Open space bounding western property line, portions currently leased.	Preserve and enhance/rehabilitate
1U	1085020		Linda Vista	0.323	0.800	25m wide overhead powerline corridor	Maintain/enhance in future
10U	1085140		Linda Vista	0.006	0.020	Utility corner piece	Unknown/investigate further
25U	1085300		Linda Vista	0.005	0.010	Utility	Unknown/Investigate further
R32	1085370	2010 50302 RNG RD 244 A	Linda Vista	0.672	1.670	Overhead powerline corridor	Maintain/enhance in future
4U	1085060		Linda Vista	0.003	0.010	Utility corner piece	Unknown/Investigate further
R36	1085410		Linda Vista	0.093	0.230	6m walkway between Kayda Vista MR and Linda Vista MR	Investigate future use
13MR	1129032	130 50565 RNG RD 245	Lukas Estates	0.368	0.910	Partially treed parcel connecting to Diamond Estates	Will provide future trail connection once drainage is completed.
19MR	1129038	10 50565 RNG RD 245	Lukas Estates	0.580	1.440	Dry SWMF, not MR as labeled.	Maintain/enhance in future
10U	1074130		Mini Vista	0.007	0.010	Utility, unknown	Investigate future use
R1	1074020		Mini Vista	0.749	1.650	6m walkway along east property boundary and central connector.	Investigate future use
7U	1074090		Mini Vista	0.007	0.010	Utility unknown	Unknown/investigate further
R16	1074190		Mini Vista	9.380	23.210	Open space bounding western property line. Portions currently leased.	Preserve and enhance/rehabilitate
	6323010		Nisku Industrial Park 34	0.134	0.300	Road ROW along south resevoir lands	Maintain/enhance in future
	6325000	2503 9 ST	Nisku Industrial Park 34	63.180	157.640	Resevoir lands	Preserve and enhance/Rehabilitate

LAND TYPE	ROLL #	ADDRESS	SUBDIVISION NAME	AREA (HECTARES)	AREA (ACRES)	EXISTING CONDITIONS	MANAGEMENT RECOMMENDATIONS
45PUL	1128468		Royal Oaks	0.024	0.100	6m SWMF access, west side	Maintain
57PUL	1128480		Royal Oaks	0.025	0.100	6m SWMF access, south side	Maintain
26PUL	1128101		Royal Oaks	0.024	0.100	6m Emergency Access along TW510	Maintain/Enhance in future
23PUL	1128443		Royal Oaks	0.219	0.500	15m pipeline corridor along west p/l	Maintain/Enhance in future
12MR	1128411		Royal Oaks	0.156	0.400	Walkway between Diamond MR and 30ST.	Maintain
17PUL	1128461	3051 64 AVE NE	Royal Oaks	0.066	0.200	SWMF discharge route to SERTS line	Maintain
27PUL	1128074		Royal Oaks	0.029	0.100	Road ROW along 30st N of round-about	Maintain
20PUL	1128432		Royal Oaks	2.169	5.500	SWMF w/asphalt trails, amenities, etc.	Maintain
23MR	1128156		Royal Oaks	0.299	0.800	Walkway/drainage path between 30St and 32st N of 59 Ave.	Maintain
28PUL	1128073		Royal Oaks	0.247	0.600	15m pipeline corridor along 29st S of TW510	Maintain
13PUL	1128412		Royal Oaks	0.358	0.900	15m pipeline corridor between Diamond MR and Royal Oaks.	Maintain/Enhance in future
25MR	1128116		Royal Oaks	0.057	0.100	Corner Cut along TW510 and Oil Pipeline	Maintain
18PUL	1128444		Royal Oaks	0.252	0.700	15m pipeline corridor along west p/l	Maintain/Enhance in future
19MR	1128431	3003 61 AVE NE	Royal Oaks	0.241	0.600	Park adjacent SWMF with asphalt trail/amenities/etc.	Maintain
4ER	1124003		Irvine Creek		0.060	Triangular piece adjacent TR510	Preserve and Enhance/ Rehabilitate
8ER	1124060		Irvine Creek	1.455	3.530	ER containing just the creek to top of bank (no setback)	Preserve and Enhance/ Rehabilitate
7MR	1124050		Irvine Creek	1.706	4.230	MR N side of creek	Preserve and Enhance/ Rehabilitate
7MR	1124050		Irvine Creek		4.230	MR N side of creek	Preserve and Enhance/ Rehabilitate



BEAU VISTA NORTH

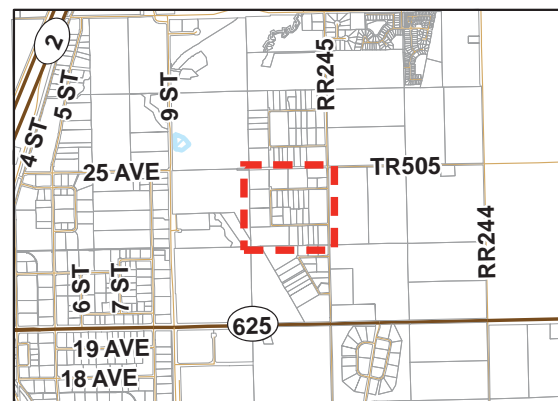
50452 - Rge Rd 245





BEAU VISTA NORTH

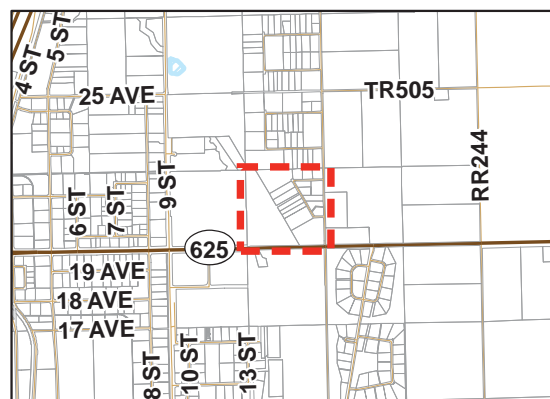
50452 - Rge Rd 245





BEAU VISTA SOUTH

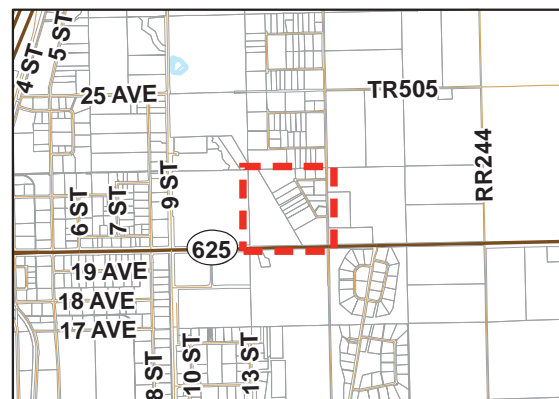
50416 - Rge Rd 245





BEAU VISTA SOUTH

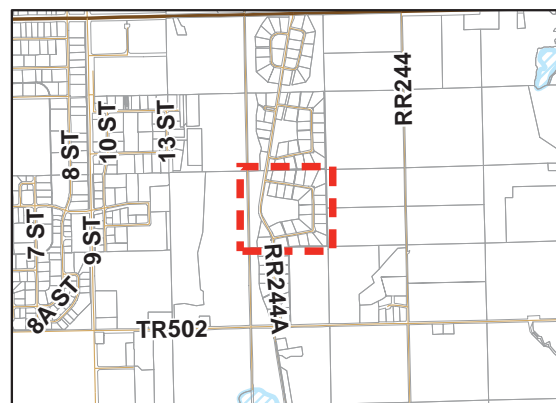
50416 - Rge Rd 245





BRENDA VISTA

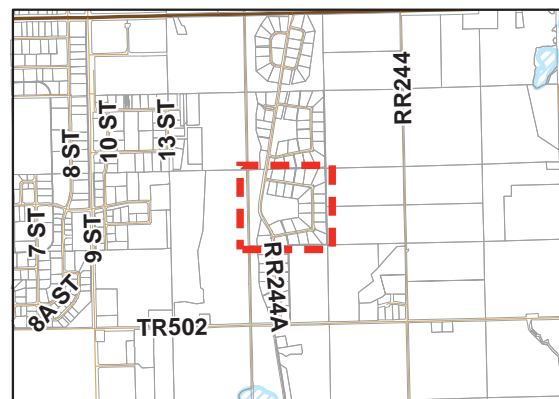
50242 Rge Rd 244A





BRENDA VISTA

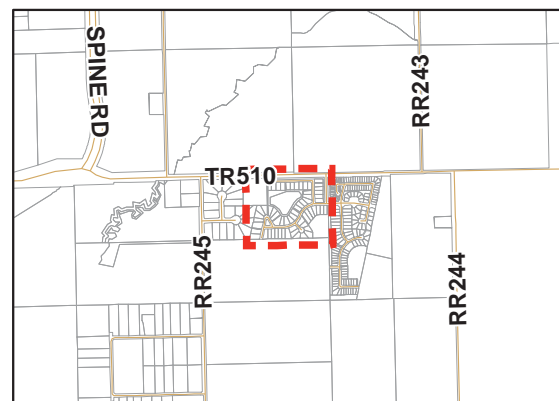
50242 Rge Rd 244A





DIAMOND ESTATES

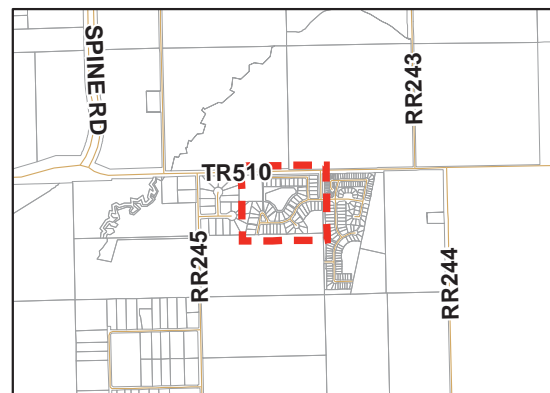
Urban Addressing





DIAMOND ESTATES

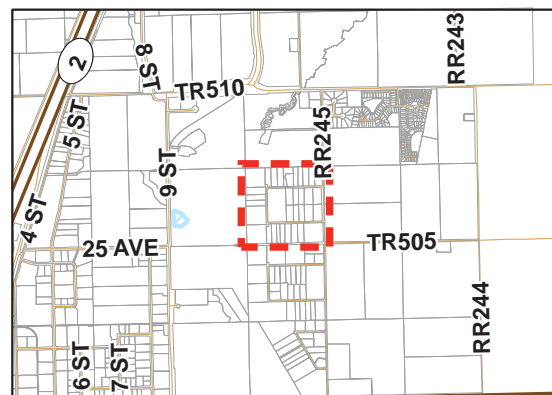
Urban Addressing





EDDA VISTA

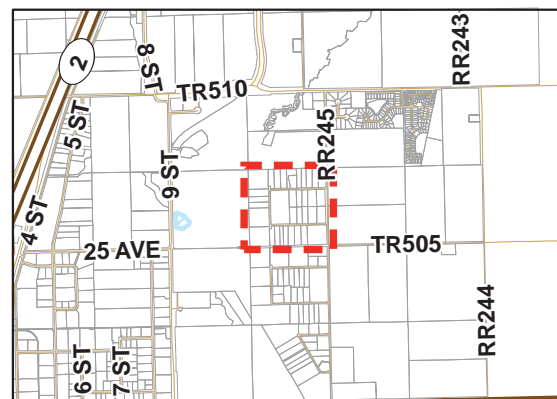
50512 - Rge Rd 245





EDDA VISTA

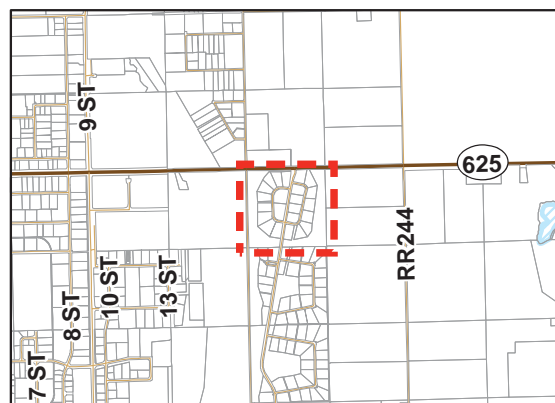
50512 - Rge Rd 245





KAYDA VISTA

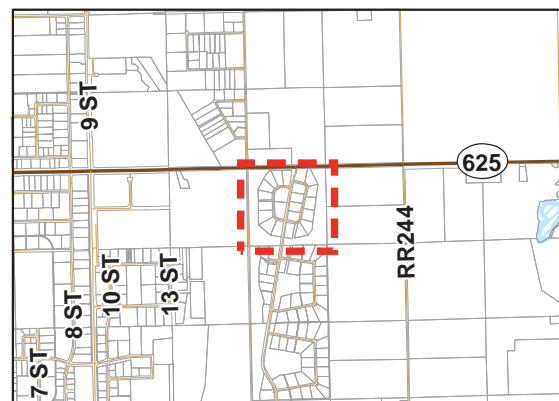
50342 Rge Rd 244A





KAYDA VISTA

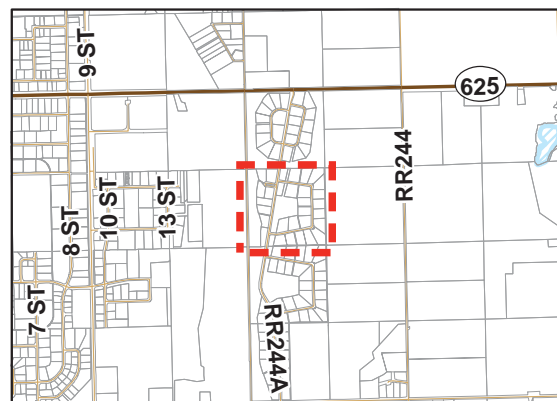
50342 Rge Rd 244A

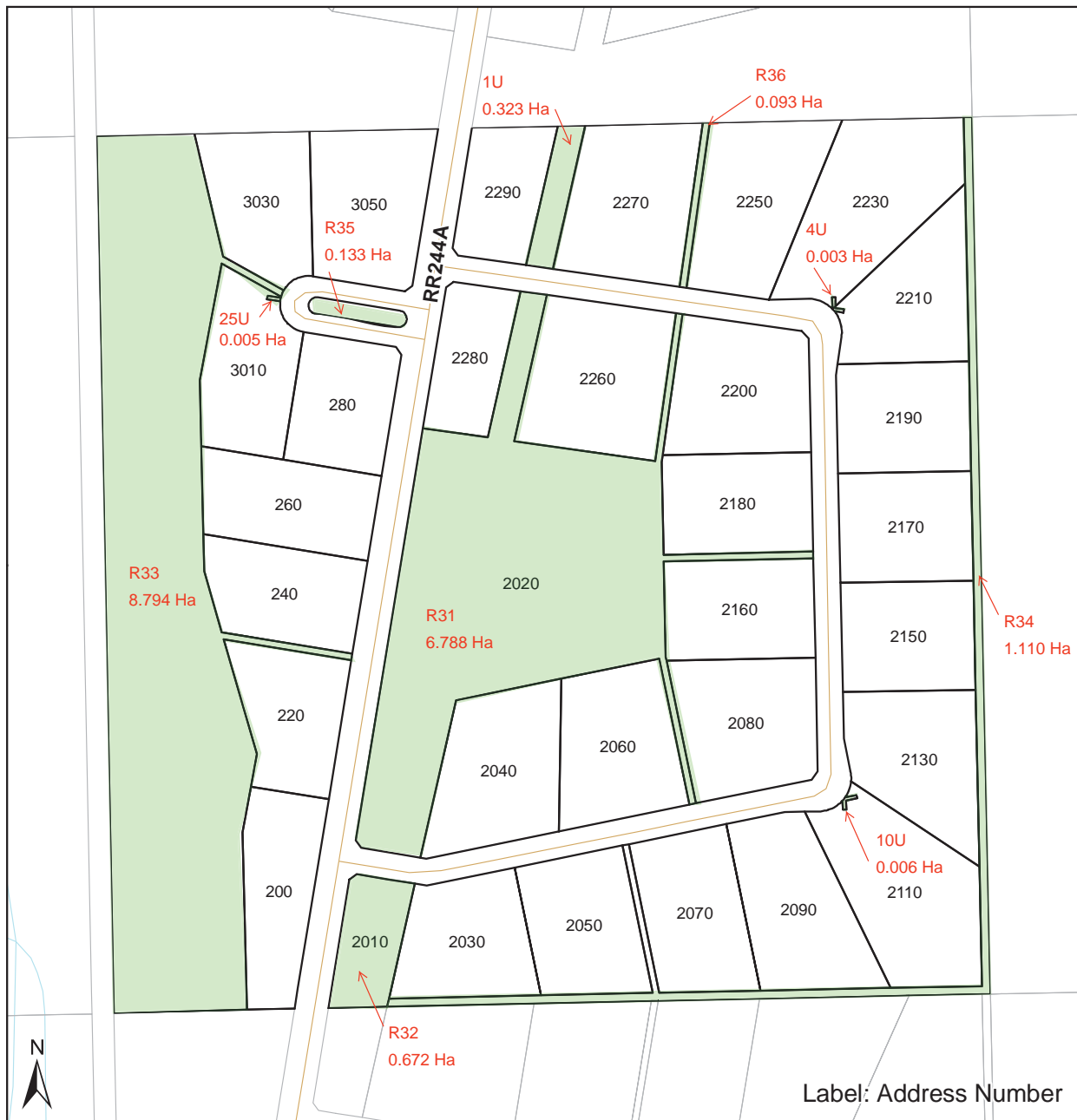




LINDA VISTA

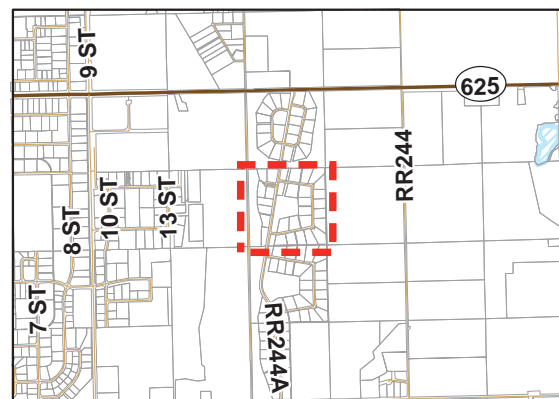
50302 Rge Rd 244A





LINDA VISTA

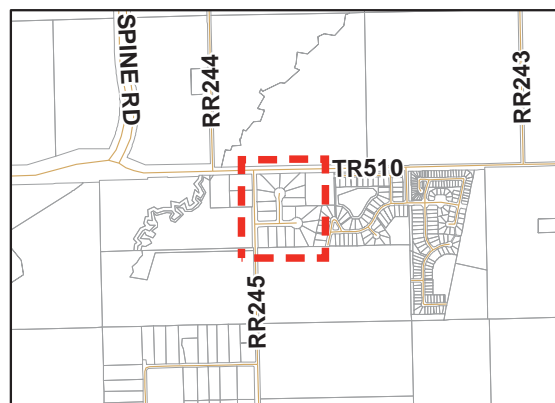
50302 Rge Rd 244A





LUKAS ESTATES

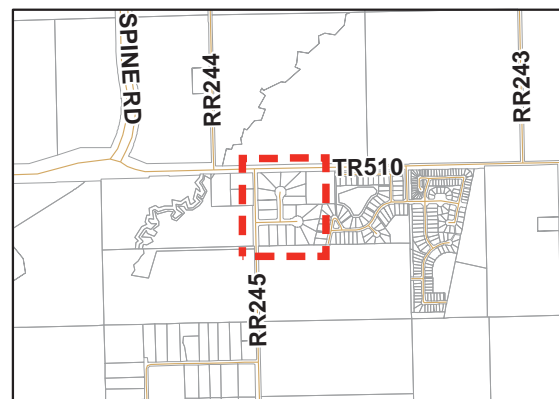
50565 - Rge Rd 245





LUKAS ESTATES

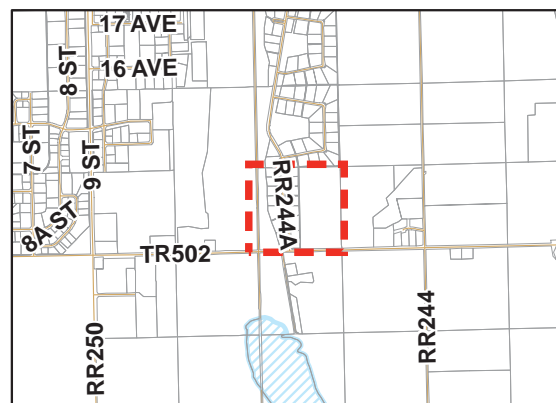
50565 - Rge Rd 245





MINI VISTA

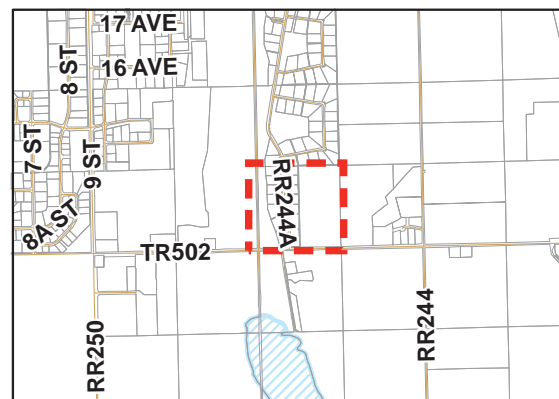
50202 Rge Rd 244A





MINI VISTA

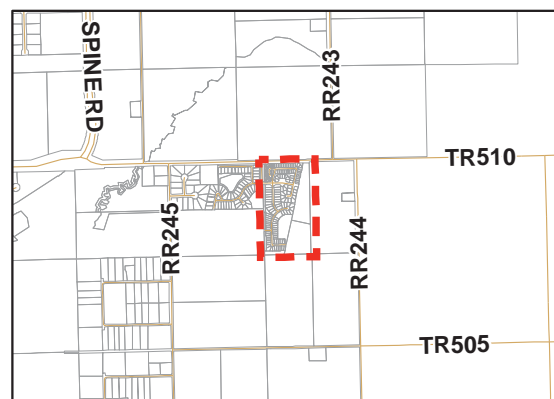
50202 Rge Rd 244A





ROYAL OAKS

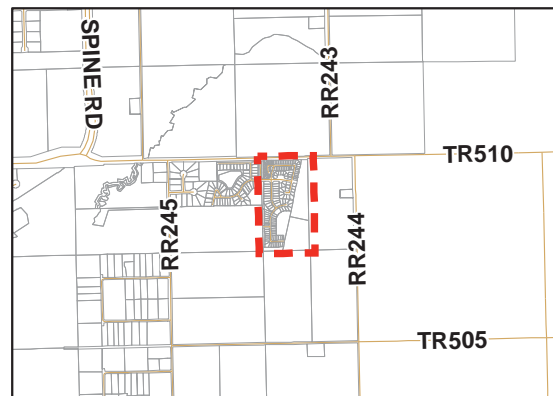
Urban Addressing





ROYAL OAKS

Urban Addressing



Appendix

C

Summary of Consultation Input



The project process includes communication and consultation with County staff, County Council, residents, and project stakeholders. The consultation with residents and external stakeholders included:

- Project webpage – posted April 2018
- External stakeholders event (Residents) on June 6, 2018
- External stakeholders groups consultation (businesses, developers, adjoining municipalities) in June/July 2018
- Online exhibition of the draft Strategy document and communication with external stakeholders– December 2018/January 2019

Summary of Results from External Stakeholders Event (Open House and Online Questionnaire) Regarding Opportunities and Constraints and Parks/Open Space/Recreation Needs – June 2018

The following are results from a survey undertaken at the open house event and online including 32 respondents.

Q4 - Which recreation activities do you participate in?

Walking/hiking – 94%

Cycling – 72%

Running – 47%

Outdoor rink hockey – 28%

Q5 - Please indicate which of the following priorities are most important to you and your family.

No. 1 – Trails

No. 2 – Natural areas, playgrounds, sportsfields

No. 3 – Dog Park, community gardens

Q6 - Are there any destinations you would like to reach via a walking or cycling trail?

No. 1 – Beaumont

No. 2 – Future local schools/parks

No. 3 – Saunders Lake

No. 4 – Beaumont

Q8 - Would you use a separated walking or cycling trail next to a major roadway?

Yes – 73%

No – 27%

Q9 - How long are you and your family willing to walk to reach the nearest park or playground?

5-10 minutes – 34%

More than 10 minutes – 55%

Q10 - Would you support a residents association (home owners association) or community league with annual fees for increased recreational amenities?

Yes – 61%

No – 39%

Other comments:

Would like a sidewalk/path along RR245 and Twp510 as there are always people walking/ biking on the road, and it's a safety issue!

A community league with rinks/park area/water spray park/baseball/soccer fields would be great.

Speed limit on 245 back to 60km. Pedestrian access along 245.

We love our area because everything is in its NATURAL state. We do not need any parks or playgrounds built.

Summary of Consultation with External Stakeholder Groups Regarding Opportunities and Constraints and Parks/Open Space/Recreation Needs – June/ July 2018

Developers and Consultants

1) What type of cost share program would you be interested in participating in?

Cost sharing between the developer and municipality, where municipal government funding is available to the developer at the front-end of the project.

A cost share program should allow the Municipality to seek or apply for provincial grants and other sources that would bring in additional funding to be used for development of amenities in.

Consider any fees and levies to be locally re-invested and benefitted into the same neighborhood from which they were collected, within a specified re-investment time-frame. (i.e. not County-wide fund.)

2) Are there any current open space dedication or open space development issues in East Vistas that you would like to comment on?

Leduc County should evaluate its desire to bank MR/cash-in-lieu for future large open field park(s) versus the need for linear parkways providing connectivity and walkability between destinations within the East Vistas plan area and surrounding destinations. (i.e., need

connections to Beaumont, future baseball diamonds/soccer fields to the west).

Leduc County needs to proceed with development of district parks/linear parks for the current residents of this area to utilize now and to provide an amenity to encourage future residents to live here, which will encourage development of the East Vistas plan area.

Provide support to home owner associations and community leagues to build public park upgrades (see Edmonton example above of CLIP, CLOG).

East/west and north/ south corridors need to be complete and connect with adjacent segments.

Need east/west corridor not adjacent to arterial roads (TP 505 and 510). The SERTS corridor in the north section would provide connectivity east to Beaumont (and connecting to the trail network in the ELAN Plan) and west to Nisku and the future district park within the SW 31 southwest of the Irvine Creek Outline Plan area.

County should consider giving MR credit for development of PUL corridors by developers, which are numerous in East Vistas.

The County should anticipate a future recreational facility for the Vistas area, possibly in conjunction with school development.

Natural Area – County has to evaluate how to compensate the developer for dedication of the natural areas that are not eligible as environmental reserve (i.e., tree stand in south portion of EV plan area).

Overall Summary of External Feedback Regarding Opportunities and Constraints and Parks/Open Space/Recreation Needs

A summary of responses from external stakeholders who attended the open house and responded to the online survey is outlined below.

- The highest need for residents is facilities (trails) for walking, running and cycling.
- Majority of residents agree that a 10 minute walk from their home to a park is reasonable.
- The main sports group wanting a facility was fastball.
- School boards say they still need at least five school sites shown in the LASP.
- Developers want recreation infrastructure to be provided at the time that the neighbourhoods are developed and also want to be able to partner with the County to fund these facilities. They suggested that municipal government funding be available to the developer at the front-end of the project.
- Developers want any fees and levies collected on development in East Vistas to be locally re-invested in East Vistas within a specified re-investment time-frame, rather than this money going into County-wide initiatives.
- Developers suggest that development of trail corridors needs to be completed in the short term for residents of the area to utilize now and to provide an amenity to encourage future residents to live in East Vistas.

- The Town of Beaumont is interested in continuing to partner on sportsfield development that is beneficial to both municipalities.
- The City of Edmonton is interested in the water quality in Blackmud Creek/Irvine Creek as it flows into the North Saskatchewan River in Edmonton. The City is also interested in possible future trail linkages through Irvine Creek into City land.
- The companies associated with the various utility corridors have project specific construction requirements, but typically allow trails and minimal landscape within the corridors.

Summary of Results from Online Questionnaire Regarding Draft Strategy Document – December 2018/January 2019

The following are results from an online survey including 29 respondents.

Q1 - Blackmud Creek/Irvine Creek recommendation: These corridors should be protected as major natural drainage lines. A long-term plan should be considered for returning the corridors to a natural landscape, which would reflect its pre-development character.

Strongly disagree – 0%

Disagree – 3.57%

N/A – 3.57%

Agree – 17.86%

Strongly Agree – 75%

Q2 - Woodlot recommendation: The central woodlot is the only remaining naturally vegetated area within the East Vistas Local Area Structure Plan (LASP). Protecting the woodlot tree stand through measures such as the dedication as a Municipal Reserve and/or a Conservation Reserve are important. A central park, including schools, around the large remnant woodlot could provide a focal point for recreation within the community and will also provide amenity for the town center.

Strongly disagree – 7.14%

Disagree – 10.71%

N/A – 7.14%

Agree – 32.14%

Strongly Agree – 42.86%

Q3 - Trail systems: recommendation 1: A variety of transportation modes and active-transportation networks should be provided for residents. This should focus on recreational trail circuits incorporating destinations such as schools, parks and natural areas.

Strongly disagree – 7.41%

Disagree – 7.41%

N/A – 7.41%

Agree – 25.93%

Strongly Agree – 51.85%

Q4 - Trail systems: recommendation 2: A trail link to Saunders Lake should be planned and designed to include a top- of-bank trail along the east edge of the Blackmud Creek corridor that will connect to the reservoir site, the Irvine Creek top-of-bank and through existing public reserves to the north end of Saunders Lake.

Strongly disagree – 3.45%

Disagree – 20.69%

N/A – 10.34%

Agree – 27.59%

Strongly Agree – 37.93%

Q5 - Trail systems: recommendation 3: Trail connections to Beaumont will be provided through the ELAN growth area as this expansion develops. A trail along Township Road 510 may be the first possible connection to Beaumont. The undeveloped road reserve along Township Road 505 could provide a trail connection from the Town Centre to the reservoir site.

Strongly disagree – 3.57%

Disagree – 14.29%

N/A – 14.29%

Agree – 32.14%

Strongly Agree – 35.71%

Q6 - Reservoir site recommendation: The reservoir site represents the best opportunity for a district level park that could incorporate a range of active recreation activities, including organized sports tournaments. A concept plan should be developed for this site to verify its potential and any environmental or other constraints.

Strongly disagree – 7.14%

Disagree – 10.71%

N/A – 7.14%

Agree – 39.29%

Strongly Agree – 35.71%

Q8 - A connected, open space network recommendation: The open space network should be more than a collection of parks and open spaces. Every open space, from Blackmud Creek to roadway boulevard areas, is part of a system of nodes

and corridors providing an opportunity for active transportation and recreation. To maximize connectivity within the open space network, parks, ER and PULs (including swmfs) should be conjoined or connected with greenways or walkways. Parks and swmfs should not be isolated.

Strongly disagree – 3.57%

Disagree – 10.71%

N/A – 10.71%

Agree – 46.43%

Strongly Agree – 28.57%

Q9 - Equitable open space provision recommendation: In the provision of open space, including both acquisition of new areas and enhancement and responsive management of existing spaces, the county will consider and seek to balance the following: Access to local, school or district parks within 500m of all residences. Quality: the functionality of an open space, considering the condition of its infrastructure/ amenities and the value of the functions it provides. Diversity: a range of different open space types and functions should be provided throughout East Vistas.

Strongly disagree – 7.14%

Disagree – 10.71%

N/A – 3.57%

Agree – 57.14%

Strongly Agree – 21.43%

Q12 - Do you live in the Vistas community?

Yes – 68.97%

No – 31.03%

Q13 - If you don't live in the Vistas, what surrounding community do you live in?

Town of Beaumont – 8.33%

New Sarepta – 0%

City of Leduc – 25%

Town of Devon – 0%

City of Edmonton – 0%

Other – 66.67%

Summary of Consultation with External Stakeholder Groups Regarding Draft Strategy Document - December/January 2019

Feedback from external stakeholders included the following suggested amendments:

- Refinement of mapping to include planned stormwater management facilities from the Royal Wood, Churchill and Irvine Creek Outline Plans
- Recognition that the Town of Beaumont is now a City
- Clarification regarding potential purchase of land by Leduc County
- Additional regarding potential trail links to Beaumont and Saunders Lake
- Clarification that future collector roads will include shared use pathways
- Amendments to open space development standards

Appendix

D

Outline for Shared Park Development Funding



The following provides an outline for a proposed process for the sharing of development costs for parks and open space infrastructure.

Benefits to the County include a cost shared program that provides parks much sooner in the neighbourhood development process. By building parks earlier, residents enjoy the amenity, and developers are able to benefit from marketing opportunities.

The developer would construct the works at their own cost. A CCC inspection would be undertaken at completion of construction. Once a CCC has been issued, the County would take ownership of the works and assume responsibility for establishment and maintenance. An FAC would not be required. A letter of credit for the works would not be required. Benefits to developers include an expedited design review process, and avoidance of a separate letter of credit/FAC on donated park infrastructure.

The process would generally include developers submitting an application/project brief to develop a park, as per the outline below.

Outline for Shared Park Development Application

The developer is to submit a project brief describing the following:

- Project size
- Location
- Site information and location
- Outline Plan context
- Compatibility with the parks and open space strategy
- Proposed park design program
- Estimated project construction cost
- Brief description of proposed site development
- A proposed project schedule to outline the anticipated start and expected completion dates of all phases of the project

Submission of Design Drawings

Following approval of the park development application, the developer will submit a set of concept design drawings, as well as a preliminary cost estimate for review and approval.

If endorsed, the County will draft a letter of agreement between the County and the developer outlining respective responsibilities for the project. The intent of this letter is to provide some assurance before the developer proceeds further with design.

After the concept design is approved, the developer will submit a set of detailed design drawings and an updated cost estimate for review and approval. The approved construction drawings are to be signed by the Landscape Architect/Engineer/Architect.

Construction

A start-up meeting is to be held with County and developer representatives before construction commences. Audit inspections are to be undertaken at agreed stages during construction. A CCC inspection is to be conducted at substantial completion.

Appendix

E

Comparable Community Open Space Categories & Development Standards



MUNICIPALITY/PARK CATEGORY/ FUNCTION	REQUIRED FACILITIES – BY DEVELOPER	RECOMMENDED FACILITIES – BY DEVELOPER OR MUNICIPALITY
City of Leduc (from Minimum Landscape Design & Construction Standards)		
Community Athletic Park	<ul style="list-style-type: none"> • Park Amenities & Furniture 	<ul style="list-style-type: none"> • Multi-Use Ball Diamond, Senior Baseball, Senior Soccer/Football, Rugby Field, 400m Track & Field, Tennis Courts, Outdoor Rink, School Age Playground, Washrooms
Community Passive Park	<ul style="list-style-type: none"> • Park Amenities & Furniture. 	<ul style="list-style-type: none"> • Multi-use Field, Washrooms, Passive Area.
Neighbourhood Parks (greater than 1.0 ha).	<ul style="list-style-type: none"> • Pre-school Age Playground, Sledding Hill, Hard Surface Multi-purpose Pad, Park Amenities & Furniture. 	<ul style="list-style-type: none"> • Multi-use Ball Diamond, Junior Soccer Field, Multi-use Field, Outdoor Rink, School Age Playground, Passive Area.
Neighbourhood Mini Parks (less than 1.0 ha).	<ul style="list-style-type: none"> • Sledding Hill, Park Amenities & Furniture. 	
Town of Beaumont (from Open Space & Trails Master Plan)		
Community Level Parks Intended to cater for all Beaumont residents.	<ul style="list-style-type: none"> • Public washrooms where they can be accommodated within a facility • Primary trail connection across the park. • Lighting. • Parking. • Minimum of 70 trees per hectare of un-programmed space with a targeted amount of 40% coniferous trees where possible. 	<ul style="list-style-type: none"> • Facilities for special events, active recreation. • Planting beds, gardens or naturalized areas • Open areas for informal play. • Year round amenities. • Winter sports area (skating, skiing, tobogganing, snowshoe). • Picnic areas, bbq areas, and shelters. • Change rooms and water fountains. • Destination play structures and water play features. • Dog off leash areas. • Public Art. • Internal circulation paths, seating and waste receptacles. • Active sports areas (courts, sports fields, running tracks...). • Youth activities (skateboard, BMX...). • Irrigation. • Fitness stations.
Urban Park/Plaza Hosting special events yet able to accommodate individuals (workers, shoppers, etc.) enjoying the outdoors.	<ul style="list-style-type: none"> • Public washrooms where they can be accommodated within a facility. • Lighting. • Trees. 	<ul style="list-style-type: none"> • Facilities for special events, enjoyment of outdoors. • A paved gathering area with seating. • Lighting. • Shade structure, planting beds. • Electrical receptacles. • Public toilet access and water fountains. • Public art. • Bike racks/shelter and storage areas. • Year round amenities.
Natural Area Intended to promote biodiversity, ecological conservation and sustainability.		<ul style="list-style-type: none"> • Trails. • Seating and waste receptacles. • Picnic tables. • Interpretive signage.
Linear Park To accommodate trails or to serve as environmental buffer/screening.	<ul style="list-style-type: none"> • Primary trail connection across the park. • Minimum of 70 trees per hectare. 	<ul style="list-style-type: none"> • Seating, rest stops, and waste receptacles. • Washrooms. • Access to public toilets and drinking water. • Lighting. • Parking. • Signage and directional maps. • Dog waste bag dispenser. • Fitness stations.

MUNICIPALITY/PARK CATEGORY/ FUNCTION	REQUIRED FACILITIES – BY DEVELOPER	RECOMMENDED FACILITIES – BY DEVELOPER OR MUNICIPALITY
Neighbourhood Park Provide open space venues in close walking or biking proximity to residents within its general vicinity. The purpose of the park is to accommodate passive use and informal play for residents of all ages. (1.5 ha to 3.0 ha without school; 3.0 ha to 7.5 ha with school).	<ul style="list-style-type: none"> Primary trail connection across the park. Play structures or elements. Minimum of 70 trees per hectare of un-programmed space with a targeted amount of 40% coniferous trees where possible. Public washrooms where they can be accommodated within a supporting facility. 	<ul style="list-style-type: none"> Active and passive elements and open areas for informal play. Planting beds, community gardens, naturalized area. Internal trail linkages trails. Lighting, benches, trash receptacles and/or picnic facilities. Sports (non-scheduled) preferably associated with an adjacent school. Fitness Stations.
Pocket Park Small parcels of open space that contain a limited amount of recreational facilities (i.e. a play structure). 0.25 ha to 0.8 ha	<ul style="list-style-type: none"> Primary trail connection across the park. Minimum of 10 trees per 1000m² of un-programmed space with a targeted amount of 40% coniferous trees where possible. Public washrooms where they can be accommodated within a supporting facility. 	<ul style="list-style-type: none"> Open areas for informal play. Community gardens. Play structures or elements. Benches and trash receptacles. Picnic facilities.
Amenity Park Provide passive use outdoor space for the enjoyment of people working in or visiting non-residential areas. A minimum size of 0.25 ha.	<ul style="list-style-type: none"> Primary trail connection across the park. Minimum of 10 trees per 1000m² of un-programmed space with a targeted amount of 40% coniferous trees where possible. 	<ul style="list-style-type: none"> Seating, waste receptacles and picnic facilities
City of Edmonton (from Urban Parks Master Plan)		
District Park (33 - 35 ha).	<ul style="list-style-type: none"> Grade, topsoil and seeding and for certain sites, construction of a shared use pathway. 	<ul style="list-style-type: none"> Accommodate high schools, recreation centres, sportsfield massing.
School & Community Parks (5.0+ ha, K-9 6.48 ha).	<ul style="list-style-type: none"> Grade, topsoil and seeding and for certain sites, construction of a shared use pathway. 	<ul style="list-style-type: none"> Active and passive recreation.
Urban Village Parks (5.0 ha).	<ul style="list-style-type: none"> Grade, topsoil and seeding and for certain sites, construction of a shared use pathway. 	<ul style="list-style-type: none"> A park or community league site located in the middle of a neighbourhood.
Pocket Parks (0.5 ha).	<ul style="list-style-type: none"> Grade, topsoil and seeding and for certain sites, construction of a shared use pathway. 	<ul style="list-style-type: none"> Intended to ensure residents have a park within 0.5 km or a 10 min. walk from home. Passive recreation and unstructured active recreation.
Greenways (Min. width of 10 metres).	<ul style="list-style-type: none"> Fully landscaped and a shared use pathway. 	<ul style="list-style-type: none"> Accommodate active transportation (e.g. walking or cycling etc.).
River Valley & Ravine Parks (All City Residents).	<ul style="list-style-type: none"> No development or enhancement required. 	<ul style="list-style-type: none"> Active and passive recreation in natural setting.
Natural Areas	<ul style="list-style-type: none"> Protection only. May require removal of hazardous trees if near pathways. 	<ul style="list-style-type: none"> Preserve natural landscapes, passive recreation with exception of trails.
Strathcona County (from Open Space & Recreation Facility Strategy)		
Neighbourhood Parks (1.0 - 2.0 ha). Serves 1 neighbourhood. 1.5 Ha/1000 people. Service radius of 0.5 -0.75 km. <ul style="list-style-type: none"> Neighbourhood focus, more passive focused. Provides opportunities for unstructured play. Replaces parkettes in new developments. Where feasible, linked to trail system. 	<ul style="list-style-type: none"> Grade/Loam Seed/Sod Trees Shrubs Fence T-Bollards Benches Garbage Receptacles Bike Rack Picnic Tables Trails/Walkways Trail Signs Play Equipment & Age Signs Park Name Sign 	<ul style="list-style-type: none"> Passive elements with some unstructured active play. Open areas for informal play. Community gardens. Playgrounds. Trails. Benches and trash receptacles. Picnic facilities/gazebos/ shelters. Lighting. Sports/formal play areas associated with an adjacent school. Parking lots (if located with a school). Small scale waterplay, skate opportunities. Public Art.

MUNICIPALITY/PARK CATEGORY/ FUNCTION	REQUIRED FACILITIES – BY DEVELOPER	RECOMMENDED FACILITIES – BY DEVELOPER OR MUNICIPALITY
Community Parks (min. 4.0 ha.). 2.0 ha./1000 people. Serves 3 or more neighbourhoods. <ul style="list-style-type: none"> • Provide focus for active recreation (playfields for organized sports). • Where feasible, linked to trail system. 	<ul style="list-style-type: none"> • Grade/Loam • Seed/Sod • Trees • Shrubs • Fence • T-Bollards • Benches • Garbage Receptacles • Bike Rack • Picnic Tables • Trails/Walkways • Trail Signs • Play Equipment & Age Signs • Park Name Sign 	<ul style="list-style-type: none"> • Open areas for informal play. • Community gardens. • Sports fields/courts/tracks. • Skating rinks/skateboard parks. • Spray parks. • Toboggan hills/structures. • Cross country ski/snowshoe trails. • Playgrounds. • Dog park (or portion thereof). • Visual and Performing Arts Trails. • Benches and trash receptacles. • Picnic facilities/gazebos/ shelters. • Drinking water/washrooms. • Lighting. • On and off-street parking.
County-wide/Special Purpose Park (e.g. dog parks, water play parks, skate parks, sports field parks, etc.) 4.0 ha. /1000 people. Serves all county residents. <ul style="list-style-type: none"> • Themed development. • Multiple activities should be able to occur simultaneously. • May include one primary attraction with a variety of additional amenities. • Year round amenities. • Serves entire County by offering a specialized service. Must link to the County's trail system. 	<ul style="list-style-type: none"> • Grade/Loam • Seed/Sod • Trees • Shrubs • Fence • T-Bollards • Benches • Garbage Receptacles • Bike Rack • Picnic Tables • Trails/Walkways • Trail Signs • Play Equipment & Age Signs • Park Name Sign 	<ul style="list-style-type: none"> • Open areas for informal play. • Community gardens. • Multi-purpose arenas. • Swimming pools/spray parks. • Multi field sport park/tracks. • Skating rinks/skateboard parks. • Cross country ski/snowshoe trails. • Toboggan hills/structures. • Playgrounds. • Off leash dog park. • Art. • Specialized recreation areas / facilities (e.g. BMX, equestrian, water sports). • Trails. • Benches and trash receptacles. • Picnic facilities/gazebos/ shelters. • Special event venues. • Drinking water/washrooms. • Lighting. • On and off-street parking.
Greenways <ul style="list-style-type: none"> • Provides open space connections to and from parks, schools and subdivisions; and may also include wildlife corridors. 	<ul style="list-style-type: none"> • Trails (non-motorized). • Benches and trash. • Receptacles. • Picnic facilities. • Drinking water/washrooms. • Lighting. • Rest stops. • Bike racks. • Signage. • Maps. • Dog waste bag dispenser. 	
Natural Areas <ul style="list-style-type: none"> • Wetlands, water courses, natural grassed areas or significant tree stands. • Provides system diversity worthy of conserving/ protecting. • May include wildlife corridors/connectors. • May be comprised of ER 	<ul style="list-style-type: none"> • Site protection. • Trails. • Benches and trash receptacles. • Picnic facilities. • Interpretive signage. • Viewing decks/platforms. 	

