



# Hazlett Lake

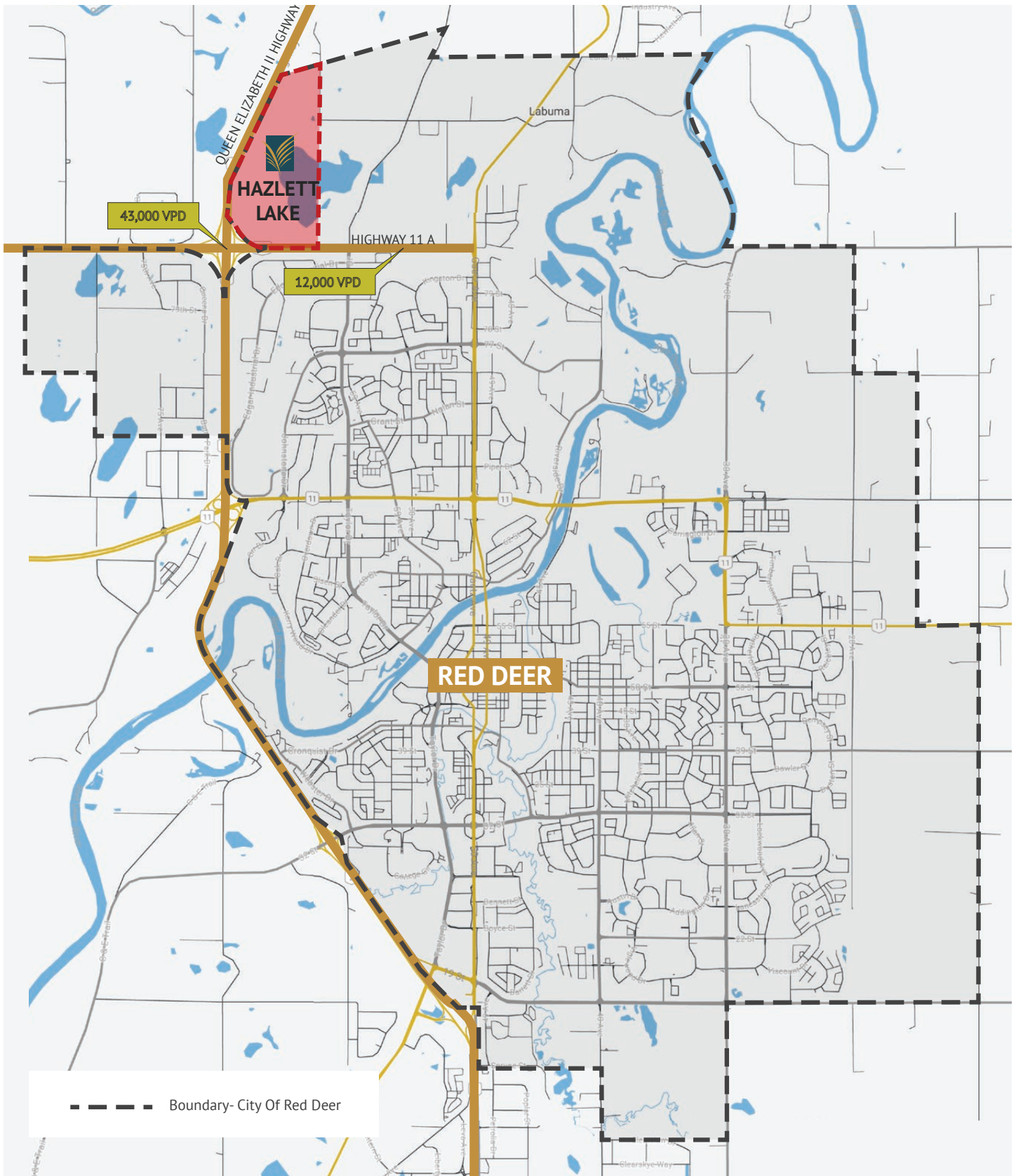
*welcome home...*

[www.hazlettlake.ca](http://www.hazlettlake.ca)



**NorthAMERICAN**<sup>®</sup>  
DEVELOPMENT GROUP

# CITY OF RED DEER



# EXECUTIVE SUMMARY

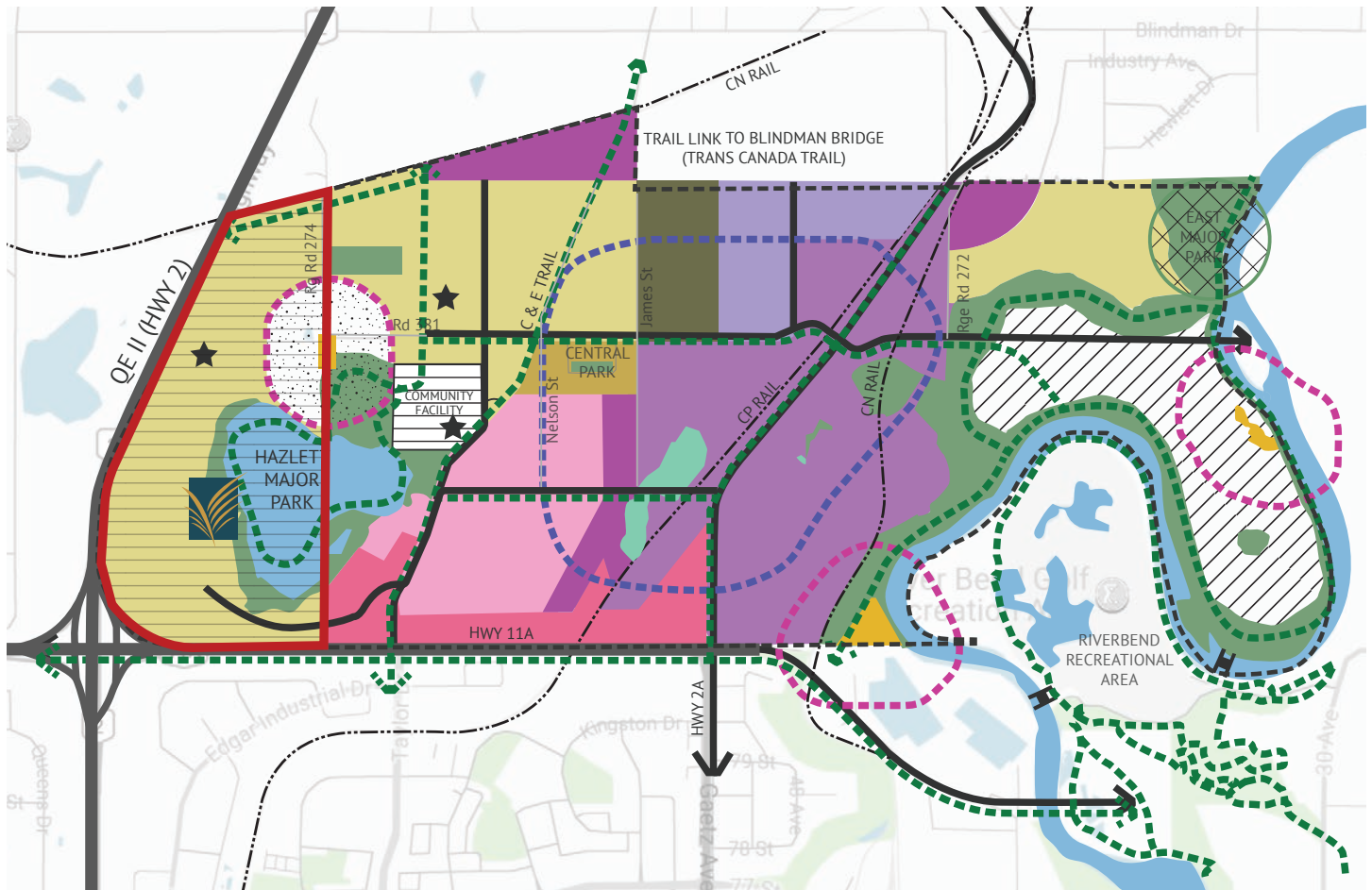
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“Hazlett Lake will be Red Deer’s newest Residential Development located on the west side of the City, in the northwest quadrant of the City adjacent to Highway 2 and in close proximity to Sylvan Lake, Blackfalds, Penhold and Lacombe.”















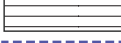






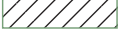

|                                 |   |
|---------------------------------|---|
| <b>LOCATION</b>                 | Northeast Corner of Highway 2 and Highway 11A, Red Deer, AB   |
| <b>OVERALL DEVELOPMENT PLAN</b> | Residential: +/- 350 Acres<br>Commercial: +/- 11 Acres  |
| <b>ZONING</b>                   | Major Area Structure Plan (“MASP”): North of 11A – Approved June 2016<br>Neighbourhood Area Structure Plan (NASP”): Hazlett Lake - Approved November 2018 |
| <b>RESIDENTIAL UNITS</b>        | +/- 2,275   |
| <b>UNITS/ACRE</b>               | +/- 6.5 Units/Acre  |

“HAZLETT LAKE will be Red Deer’s only residential Development located around a large natural lake, inclusive of a planned Municipal Park and a trail system, to be enjoyed by residents year round.”

# MAJOR AREA STRUCTURE PLAN - APPROVED BY THE CITY OF RED DEER

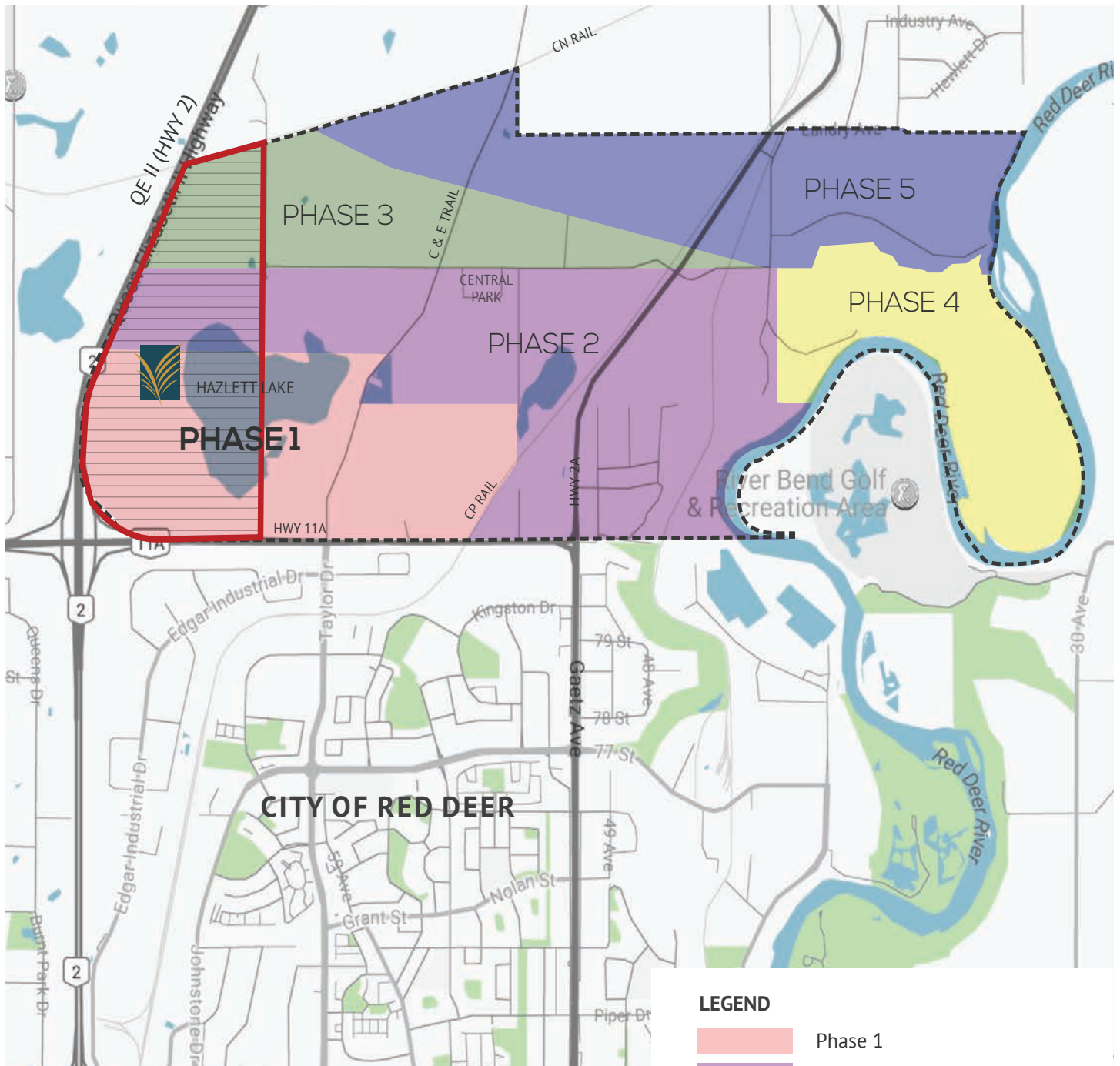


## LEGEND

|  |                                 |   |   |   |                        |   |                            |
|--|---------------------------------|---|---|---|------------------------|---|----------------------------|
|  | Existing Country Residential    |  | Light Industry                                  |  | Landfill               |  | K9 School                  |
|  | Residential                     |  | General Commercial & Light Industrial           |  | Landfill Setback       |  | Regional Trail             |
|  | Commercial                      |  | Open Space/ Natural Area (Includes ER & MR)     |  | Major Park             |  | Pedestrian Bridge          |
|  | Mixed Residential/ Commercial   |  | Wetland   |  | Community Facility     |  | North of 11A MASP Boundary |
|  | Industrial (including existing) |  | Land Use limited (300 m anticipated)            |  | Noise concern area     |  | Hazlett Lake Site          |
|  | Eco-industrial                  |  | Land Use to be determined upon additional study |  | Transportation Network |   |                            |

“North American Development Group was successful in organizing and coordinating 5 surrounding land owners, totalling approximately 2,200 acres of land, achieving the approval of the Major Area Structure Plan (“MASP”) in June 2017.”

# MAJOR AREA STRUCTURE PLAN (MASP)



## LEGEND

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- North 11 A MASP Boundary
- Hazlett Lake Site

“The City of Red Deer has already identified that the Hazlett Lake Development will be the first Phase to be developed within the approved MASP.”

# HAZLETT LAKE | NASP - PHASES 1-4 (190 ACRES)



## LEGEND

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> R1 Residential (Low Density) District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff176; border: 1px solid black; margin-right: 5px;"></span> R1G Residential (Small Lot) District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d7ccc8; border: 1px solid black; margin-right: 5px;"></span> R1N Residential (Narrow Lot) District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black; margin-right: 5px;"></span> R1A Residential (Semi-Detached Dwelling) District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black; margin-right: 5px;"></span> R2T Residential (Town House) District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></span> R3 Residential (Multiple Family) District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Park Fronting Homes</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Neighbourhood Node</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f44336; border: 1px solid black; margin-right: 5px;"></span> C2B Commercial (District Shopping Centre)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9c27b0; border: 1px solid black; margin-right: 5px;"></span> R3 Alternative Zoning</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3f51b5; border: 1px solid black; margin-right: 5px;"></span> Community Amenity Site</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black; margin-right: 5px;"></span> R3 Alternative Zoning</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8bc34a; border: 1px solid black; margin-right: 5px;"></span> ER Environmental Reserve</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> Wetland Extent / 20m Setback Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black; margin-right: 5px;"></span> MR Municipal Reserve</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #2196f3; border: 1px solid black; margin-right: 5px;"></span> PUL Public Utility Lot / Stormwater Management Facility</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-radius: 50%; background-color: black; margin-right: 5px;"></span> Potential Transit Stop Location</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Potential Entry Feature Location</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Pedestrian Crossing / Traffic Calming</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> 2.5m Separated Sidewalk</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Multi-Use Trail / Regional Trail</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Out Parcel: Highway Widening</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Easements: Drainage or Regional Wastewater Line</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> NASP Boundary</li> </ul> |
|---|--|--|

Note: Pedestrian crossings, transit stops, and entry feature locations are shown for illustration purposes only and will be designed in accordance with ESDG.

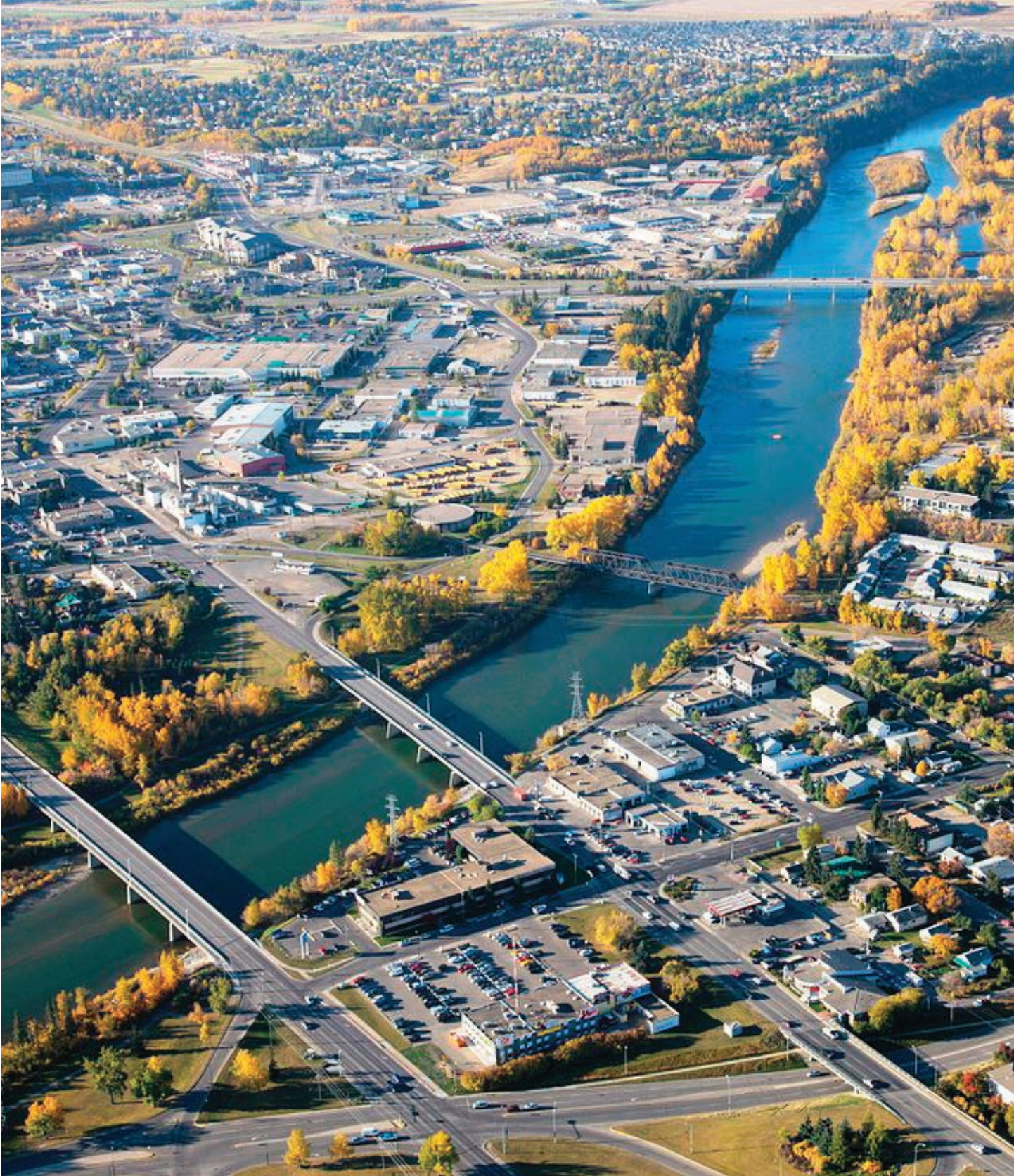
# HAZLETT LAKE | NASP - PHASES 1-4 (190 ACRES) WITH AERIAL



**LEGEND**

- |   |   |  |
|---|---|--|
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# CITY OF RED DEER

THE CITY OF RED DEER is the third largest city in Alberta with a population of 100,414 in 2017 and average age of 38. Located directly in the middle of Calgary and Edmonton, Red Deer is at the center of the Calgary/Edmonton Corridor, one of the fastest growing regions in Canada.



## SURROUNDING COMMUNITIES

Within a 25km radius surrounding Red Deer, there are several municipalities that tend to impact the Red Deer residential market by providing alternative and often more affordable housing options to commuters.

### Sylvan Lake:

- Located 25km west of Red Deer
- 15,302 population in 2016
- 153 new residential units to Sept,2016

### Blackfalds:

- located 14km north of Red Deer
- 9,328 population in 2016
- 127 new residential units to Sep,2016

### Penhold:

- located 17km south of Red Deer
- 3,277 population in 2016
- 48 new residential units to Sep,2016

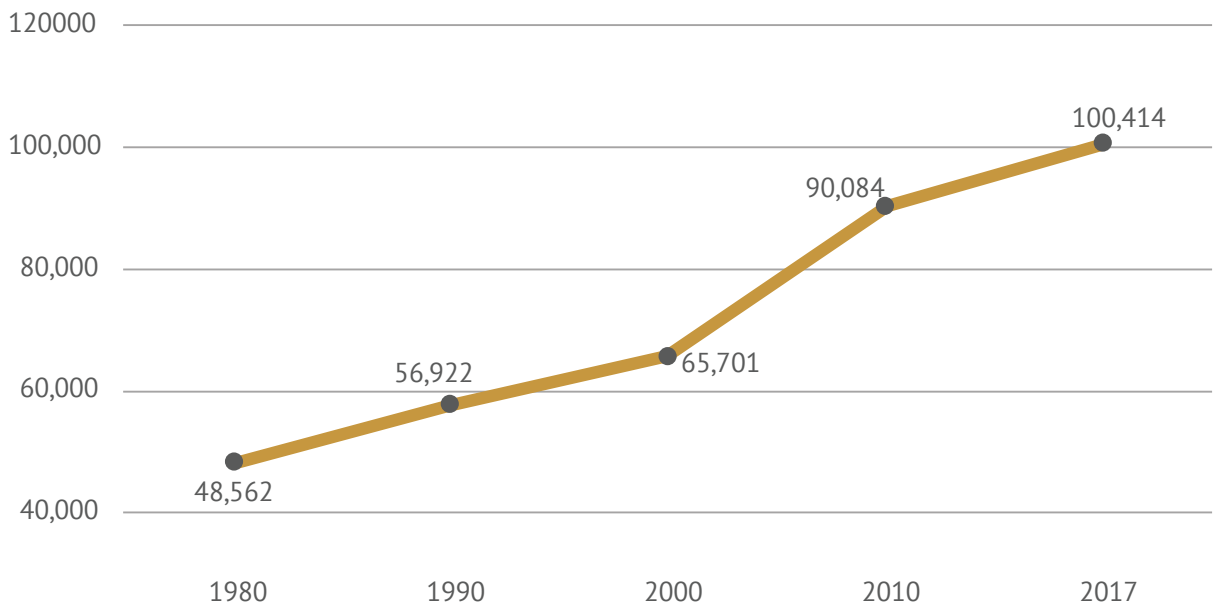
### Lacombe:

- located 26km north of Red Deer
- 13,057 population in 2016
- 126 new residential units to Sep,2016



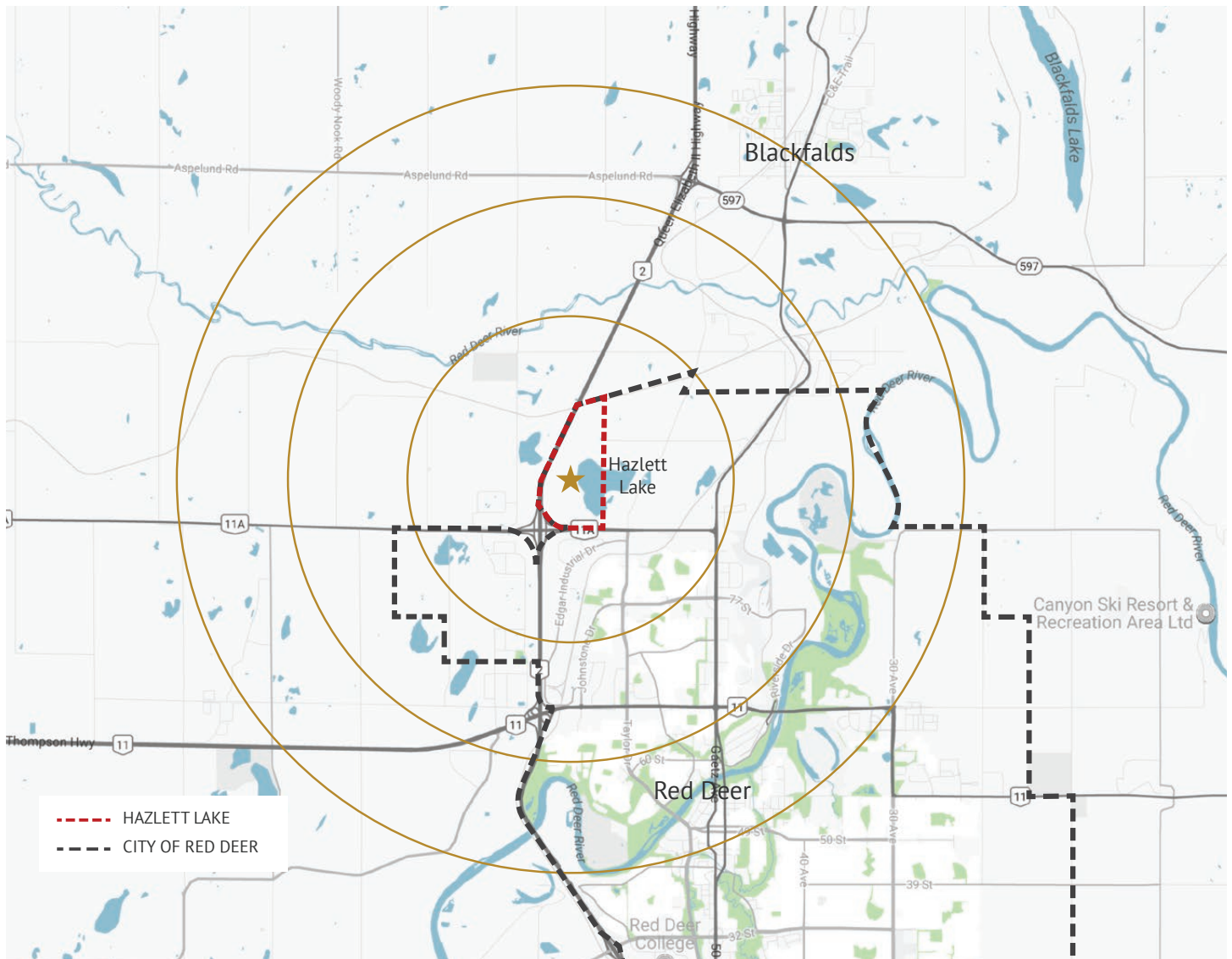
“Red Deer’s population has more than doubled since 1980.”

POPULATION GROWTH - CITY OF RED DEER



“Including the 4 surrounding Communities of Sylvan Lake, Blackfalds, Lacombe, and Penhold, the Metropolitan Statistical Area of Red Deer is approximately **141,000** and the Trade Area population is approximately **200,000**.”

# HAZLETT LAKE | DEMOGRAPHICS



| HAZLETT LAKE                 | 0-3 KM       | 0-5 KM       | 0-7 KM       |
|------------------------------|--------------|--------------|--------------|
| <b>Population</b>            |              |              |              |
| 2017 estimated               | 9,553        | 25,225       | 41,897       |
| 2016 Median Age              | 32.20        | 33.70        | 35.00        |
| <b>Households</b>            |              |              |              |
| 2017 estimated               | 3,626        | 9,916        | 17,511       |
| <b>2017 Household Income</b> |              |              |              |
| Median Household Income      | \$106,960.00 | \$90,035.00  | \$83,158.00  |
| Average Household Income     | \$126,520.00 | \$108,051.00 | \$101,697.00 |

“Hazlett Lake will be a fully serviced development connected to the City of Red Deer underground infrastructure system. All stormwater runoff from the development will be collected in an underground storm pipe system, and then treated, before discharging to Hazlett Lake and ultimately the Red Deer River. Wastewater generated from the development will be collected by a sanitary pipe system which will connect to the City of Red Deer’s Highway 11A sanitary trunk system and ultimately the City of Red Deer’s Wastewater Treatment Facility. The water system, which will provide for both the domestic and firefighting demands in the neighborhood, and will be serviced off of the existing water network located south of Highway 11A.”

“The Servicing Details are outlined in the City of Red Deer ‘North of Highway 11A Servicing Study Report’ completed in June of 2016.”

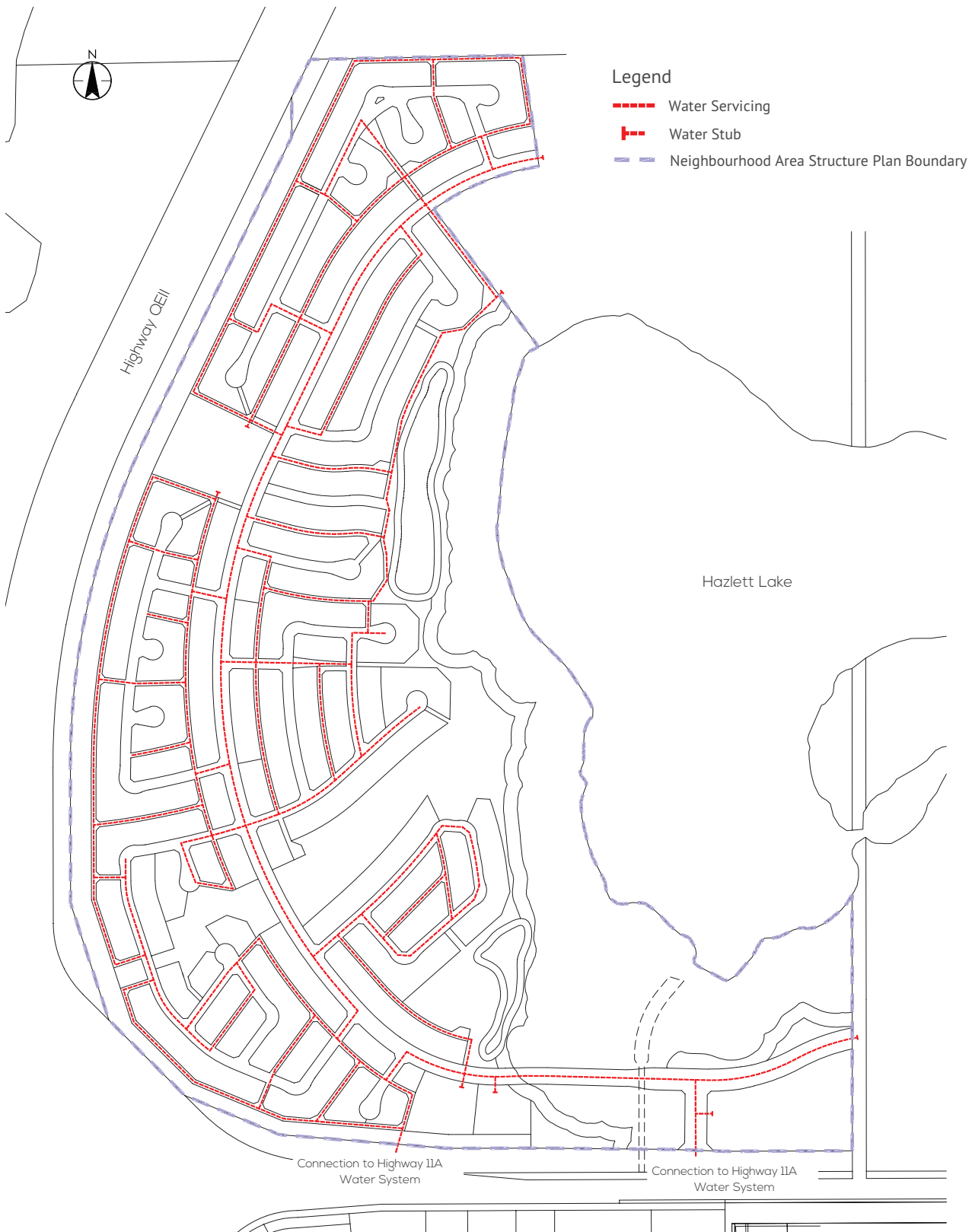
<http://www.reddeer.ca/media/reddeerca/city-government/bylaws/North-of-11A-Major-Area-Structure-Plan---3554-2015.pdf>

*Brad Currie*

*Senior Principal, Sector Leader – Community Development, Stantec*

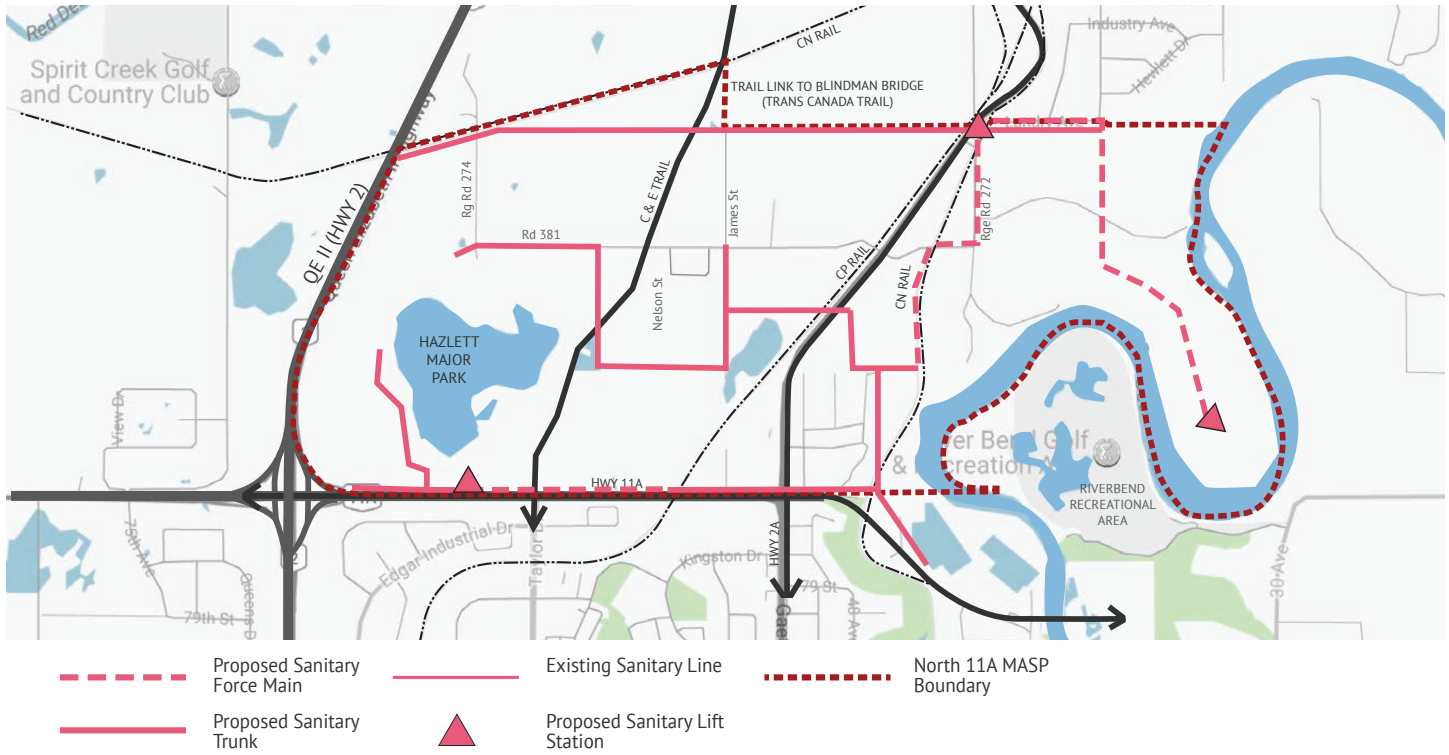
# SERVICING CONCEPTS NORTH OF 11A MASP

## WATER SERVICING CONCEPT NORTH OF 11A MASP

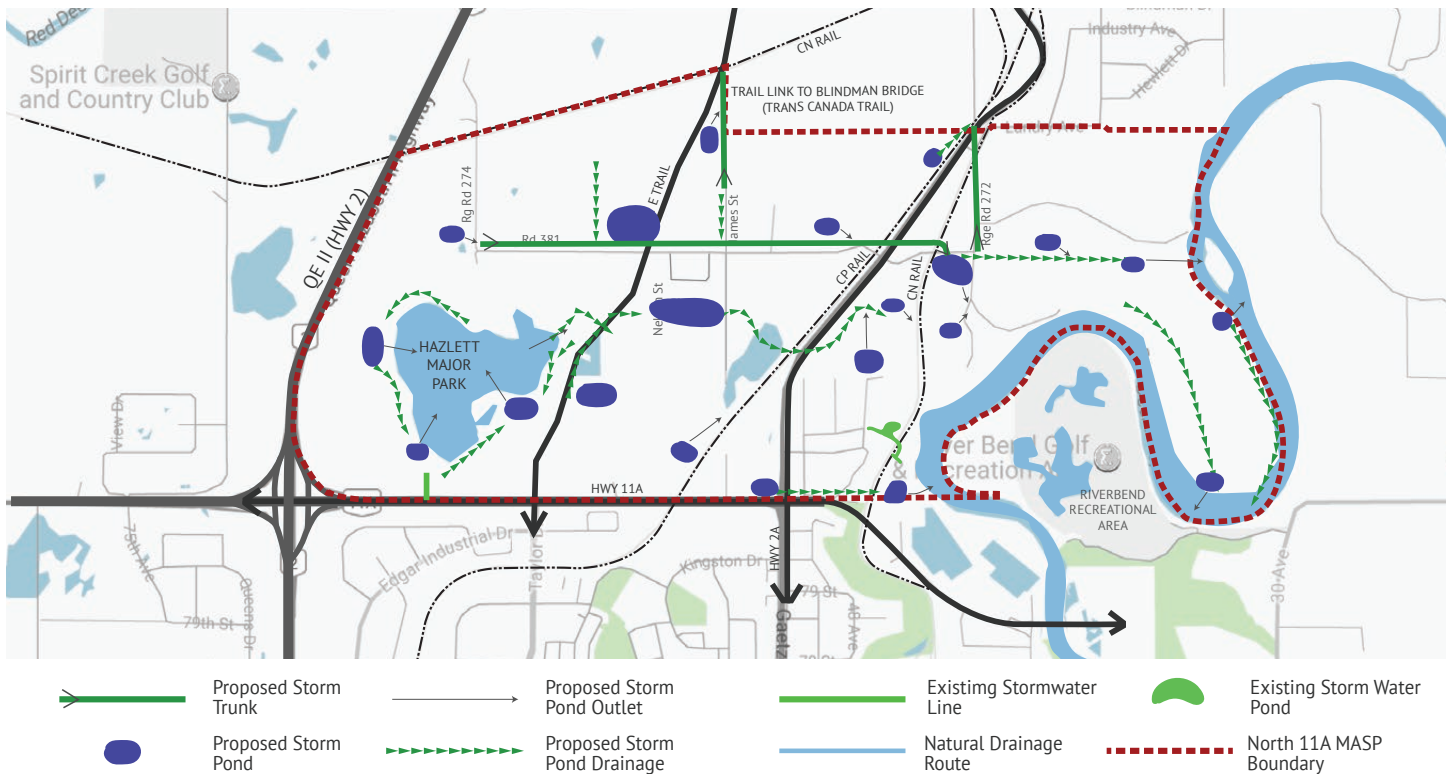


# SERVICING CONCEPTS NORTH OF 11A MASP

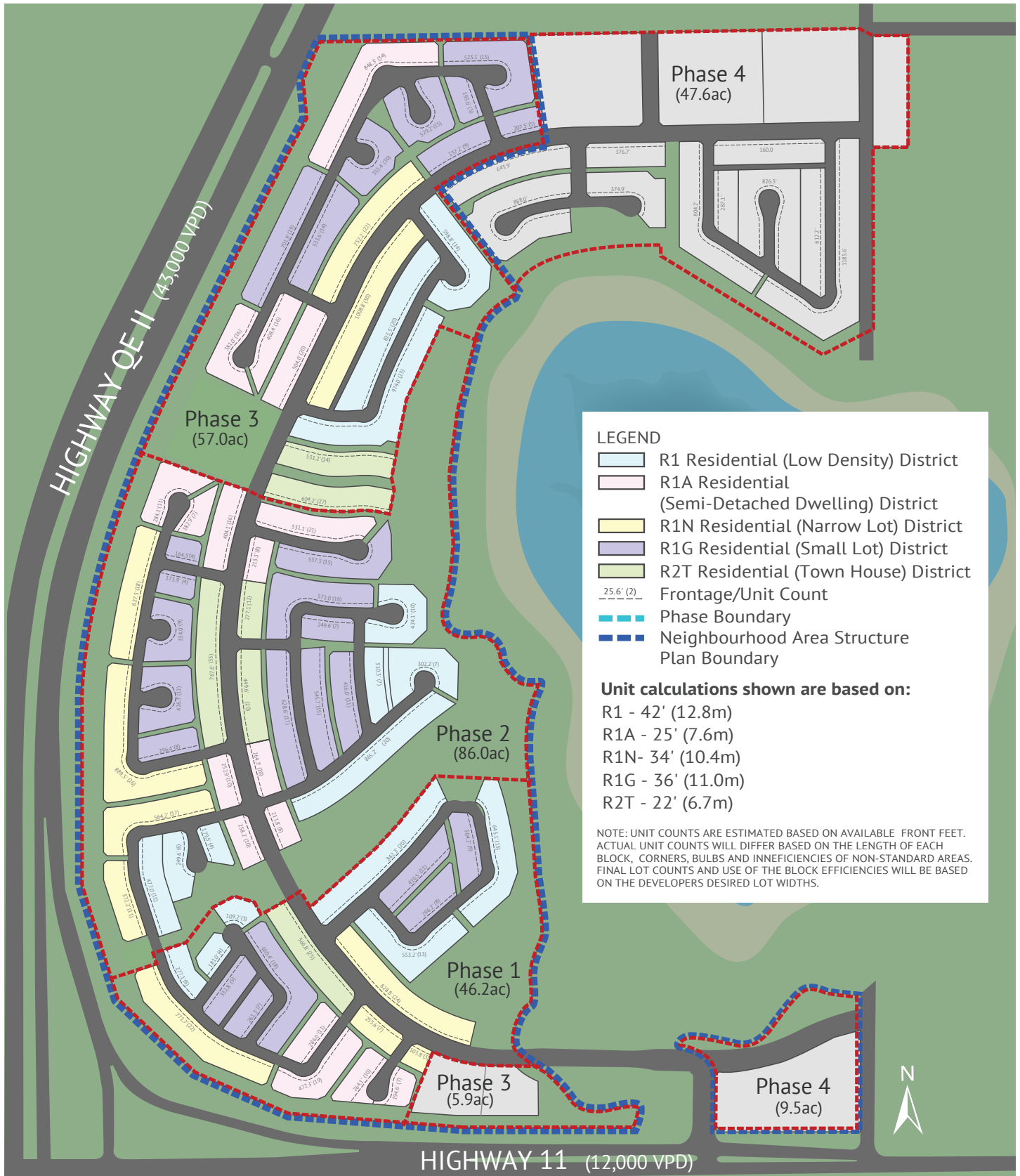
## SANITARY SERVICING CONCEPT NORTH OF 11A MASP



## STORM SERVICING CONCEPT NORTH OF 11A MASP



# HAZLETT LAKE | FRONTAGE PLAN









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