

Aldergrove Neighbourhood Structure Plan

Office Consolidation October 2005

Prepared by:

*Planning and Policy Services Branch
Planning and Development Department
City of Edmonton*

Bylaw 5991 was adopted by Council in April 1980. In October 2005, this document was consolidated by virtue of the incorporation of the following bylaws:

Bylaw 5991 Approved April 8, 1980 (to adopt the Aldergrove Neighbourhood Structure Plan)

Editor's Note:

This is an office consolidation edition of the Aldergrove Neighbourhood Structure Plan, Bylaw, as approved by City Council on April 8, 1980. This Plan is an amendment to West Jasper Place North Area Structure Plan, Bylaw 5708 as approved by City Council on January 24, 1980. This edition contains all amendments and additions to Bylaw 5991.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department



ALDERGROVE NEIGHBOURHOOD



■■■■■ Limit of neighbourhood structure plan

LAND USE PLANNING BRANCH
 PLANNING

BYLAW 5991

Certified a true copy of the sketch
 for the purposes of the Bylaw 5991
[Signature]

Neighborhood Structure Plan
ALDERGROVE

Prepared for: Two Private Corporations
(Amended by Editor)





Greif
Manzie
Dant
Consultants Limited

Letter of Transmittal

(Amended by Editor)

Land Use Planning
12th Floor, Phipps McKinnon Building
10020 - 101 A Avenue
EDMONTON, Alberta
T5J 3G2

November 23, 1979
Our File #2035-2-3

Attention: Mr. R. Plunkett, Manager, Land Use Planning

Dear Mr. Plunkett:

The revised Aldergrove Neighborhood Structure Plan is submitted on behalf of *two private corporations*. The plan was previously submitted in conjunction with the Neighborhood Structure Plans for Belmead and La Perle and has been amended to comply with revisions requested by the School Boards on circulation of the original application.

The submission is in a comprehensive form with the neighborhood plan and tentative plan of subdivision being combined, together with a detailed report describing the proposed development.

It is hoped the plan can be processed promptly to facilitate development of the area.

Yours truly,

R. J. Marshall

RJM/my

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INTRODUCTION

This submission to the City of Edmonton has been prepared on behalf of *two private corporations*, for lands contained within the Aldergrove Neighbourhood as delimited by the West Jasper Place North Area Structure Plan.

Amended by Editor

CONSULTING TEAM

Greif Manzie Dant Consultants Limited - Planning Concepts: F. A. Greif

A.A. Manzie

R. J. Marshall

AFD Engineering Ltd - Engineering/Service Concepts: A. F. Druett

BACKGROUND INFORMATION

Development in the City's west end has proceeded in an orderly manner in accordance with the West Jasper Place District Outline Plan as approved in 1969 and amended in 1972.

In 1974 the province created a Restricted Development Area, surrounding the city, that is to be utilized as a transportation and utility corridor and within which the Edmonton Parkway Ring Road is to be constructed. The shift in the alignment of the Ring Road from within the city boundary to the Restricted Development Area released for potential urban development a strip of land varying in width from 1,000 to 1,500 feet, inside the city's western boundary, from 100 Avenue to the Wedgewood Ravine.

In order to facilitate urban development in this area City Council has adopted by bylaw two area structure plans. This report covers one of the neighbourhoods within the West Jasper Place North Area Structure Plan adopted by City Council as Bylaw 5708.

LOCATION

The extension to the present Aldergrove Neighbourhood is located between *Whitemud Drive* (79 Avenue) and 87 Avenue and west of 187 Street to the western city boundary and contains 102.31 gross developable acres (41.4 hectares).

Amended by Editor

OWNERSHIP

The land is under title to *two private corporations* and they support this report to the extent that it affects their holdings.

Amended by Editor

Acreage statistics are detailed below and an ownership map is included documenting ownership throughout the North Area Structure Plan. See Table 1 overleaf.

EXISTING LAND USE

The land is vacant with the exception of a farmhouse; an indication of past land uses.

Zoning under the Regional Plan, Metropolitan Part is General Urban.

Adjacent land uses to the east are urban and the Restricted Development Area is immediately to the west. The North Area Structure Plan marks the westerly limit of development given the present city boundary.

TABLE 1

Land Ownership in the Aldergrove Extension
West Jasper Place North Area Structure Plan.

(Amended by Editor)

<u>Landowner</u>	<u>Land Area</u>
<i>Private Corporation</i>	Undivided 50% of 102.37 acres (<i>41.4ha</i>)
<i>Private Corporation</i>	Undivided 50% of 102.37 acres (<i>41.4ha</i>)
City of Edmonton/Integrated Building Corporation Ltd.	10.92 acres (<i>4.4ha</i>)
Total	113.29 acres (<i>45.85ha</i>)

Note: Acreage statistics are approximate and are subject to verification at the detailed subdivision stage.

PUBLIC INVOLVEMENT

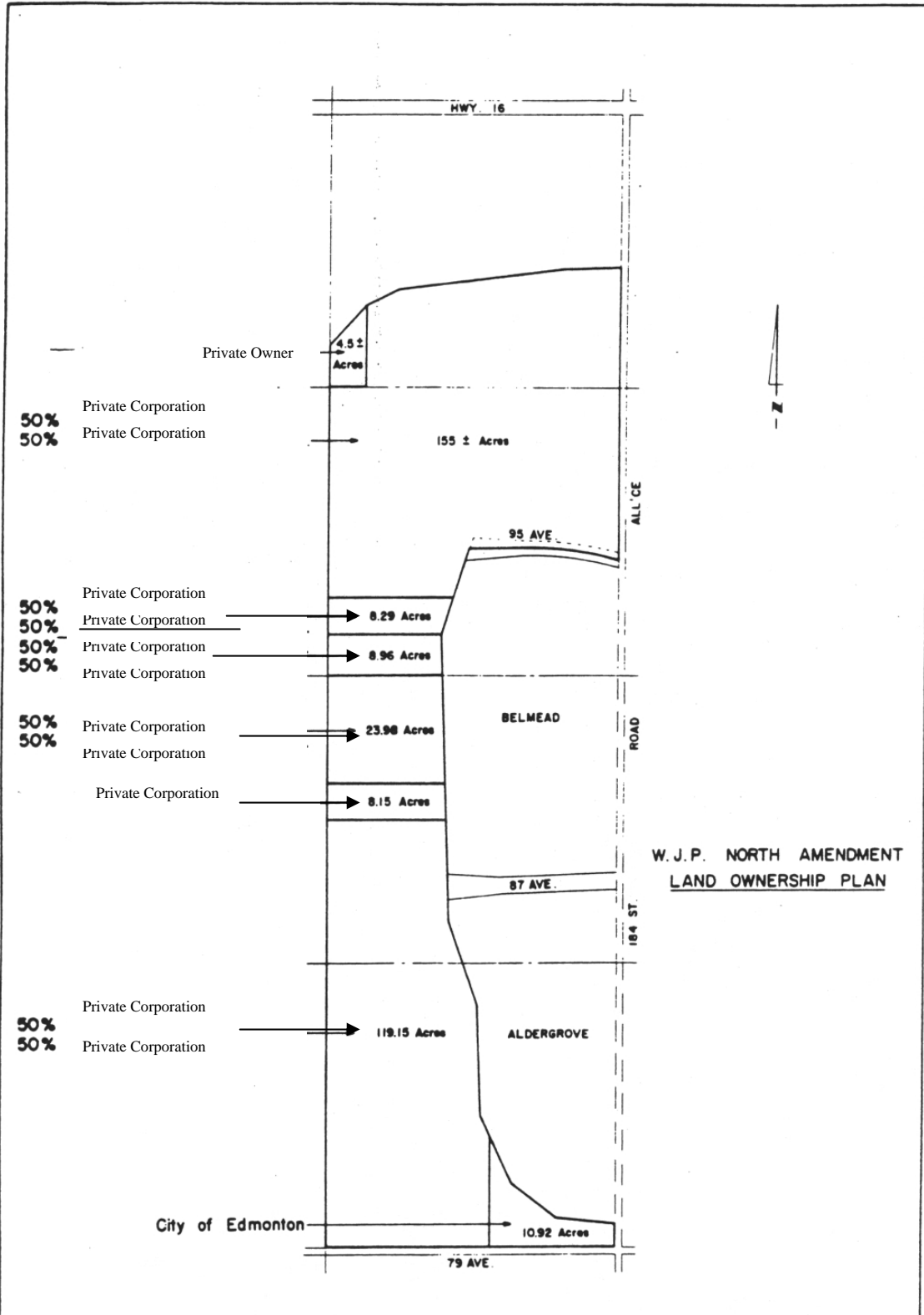
Public meetings on the West Jasper Place expansion areas were held in September 1978. Conceptual plans were prepared and presented at these meetings. The residents north of *Whitemud Drive* were primarily concerned with two issues: further multiple family development in the area and poor transportation facilities in West Jasper Place generally.

Amended by Editor

A committee of residents, north of *Whitemud Drive*, was formed and the consultants worked with this committee toward the resolution of planning problems. Subsequently, an excellent relationship was established with the citizens committee and the Area Structure Plan was designed with land uses to the satisfaction of both parties.

Amended by Editor

Figure 1: Land Ownership* (Bylaw 5991, April 8, 1980)



*Amended by Editor

A.F.D. ENGINEERING
CONSULTANTS LTD.

FACTORS INFLUENCING DEVELOPMENT

SITE ANALYSIS

Topography

The site is predominantly flat, contours are spaced relatively evenly and there are no significant constraints on development. The land gently slopes from west to east.

Drainage

The neighbourhood drains by sheet surface run-off from west to east.

Soils

Soils throughout the area are predominantly Prestville Silty Clay Loam with subclasses of Malmo Silty Clay Loam. (Alberta Research Council - Soils Map of the Edmonton Area, 1975). These soils are Gleysolics or peaty meadow soils developed on lacustrine material.

In more general terms the soils are of a clay and silt combination tending toward a heavy, moist state. The heaviness of the soils is derived from their origin as silts and clays deposited on the base of Lake Edmonton.

Soil conditions are not considered to be a constraint on development as drainage is adequate and their structure is suitable for urban land uses.

Vegetation

The site is cleared having previously accommodated various agricultural pursuits.

Easements, Rights-of-way

A major right-of-way containing *an oil pipeline* runs in an east-west direction through the neighbourhood and no residential development will be located within the right-of-way.

Amended by Editor

Additional rights-of-way and easements will be required to accommodate utility systems and these will be coordinated as outlined in the Engineering section of this report. Where possible, these will adjoin major roadways.

ENGINEERING SYSTEMS

Sewers

The neighbourhood will drain to the storm and sanitary outfall lines to be constructed along *Whitemud Drive* in the spring of 1980. Sufficient capacity has been designed into the existing mains to accommodate the Aldergrove extension area.

Amended by Editor

Watermains

The North Area Structure Plan will be serviced by a new 12 inch loop main that connects to existing lines at 97A Avenue, 91st Avenue and 84th Avenue. Additional minor connections will be provided to existing watermains at 99th Avenue, 96th Avenue and 81st Avenue. The existing 42 inch primary transmission line aligned along 184th Street ensures sufficient water pressure to service the area.

Natural Gas

A 20 inch high pressure gas line is being installed on 178th Street and when connected north of Highway No. 16 will ensure an ample supply for both the North and South Area Structure Plans. A medium pressure line will be installed along 95th Avenue and an additional feeder line may be needed along 87th Avenue. This will be determined at the detailed subdivision stage.

Power and Telephones

Connections will be provided by extending the existing system in Aldergrove.

NEIGHBOURHOOD DESIGN CONCEPTS

The neighbourhood provides for single-family housing with a centrally located school/park site adjacent a collector roadway which is to accommodate public transit. Lanes are provided where parcels front onto a bus route in order to provide rear access.

As the neighbourhood is proposed for exclusively single-family use the Guidelines for the Distribution and Design of Neighbourhood Density do not apply as there are no potentially conflicting land uses within the plan area.

The R-1 CSP site is intended to accommodate zero lot line housing upon approval of the provincial government.

NEIGHBOURHOOD DENSITY

The overall density for the North Area Structure Plan is 14.1 persons per gross acre which results in an overall density of 20.2 ppga for the entire area north of *Whitemud Drive*, west of 178th Street. This is 1.9 ppga less than that established by the West Jasper Place District Outline Plan as revised in 1972.

Amended by Editor

The Aldergrove extension contains 102.31 gross developable acres (*41.4 gross developable hectares*) accommodating 1,356 persons. The following Table 2 indicates population of existing Aldergrove, the Aldergrove extension, and the two areas combined. See overleaf.

Amended by Editor

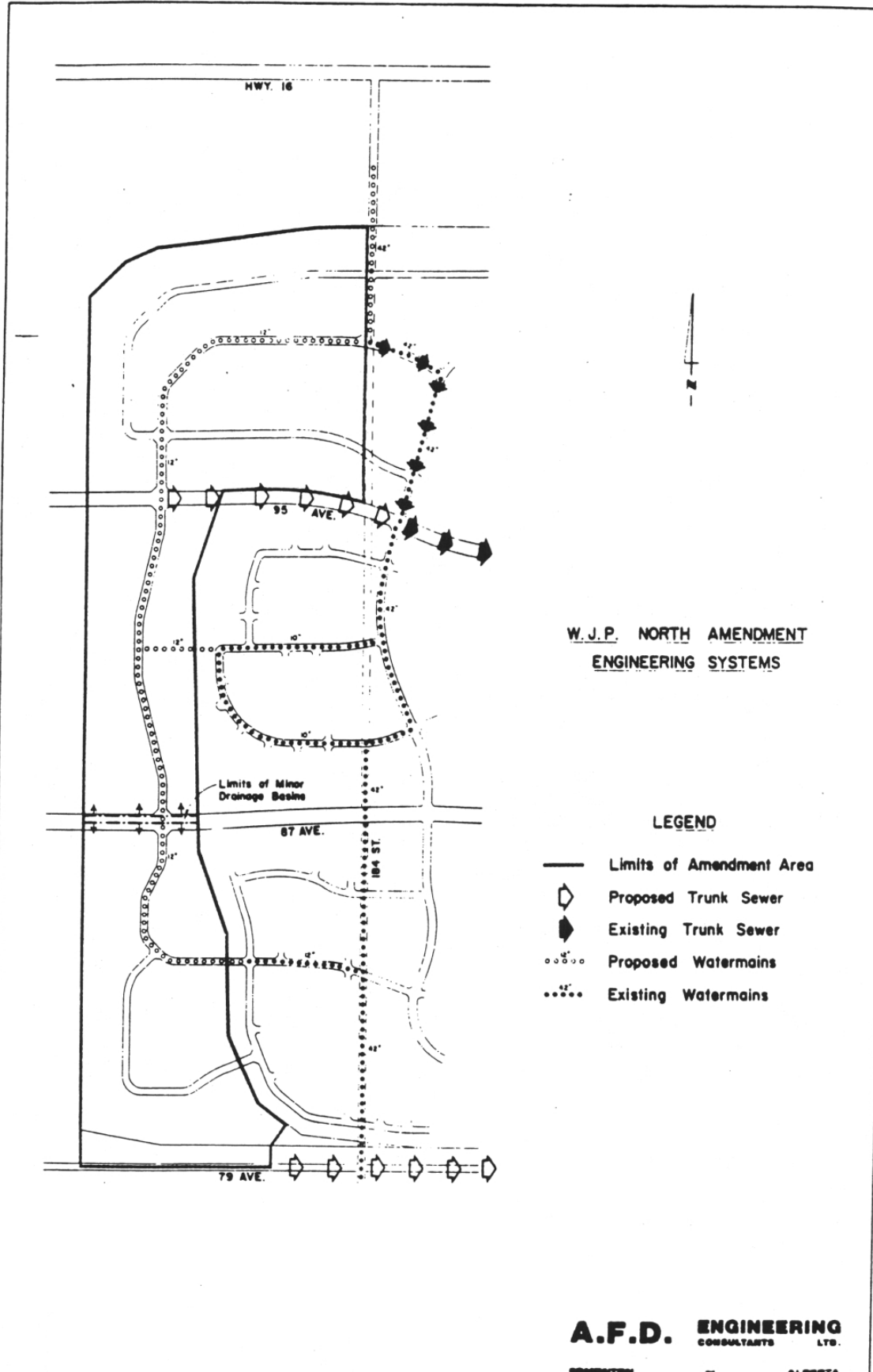
TABLE 2

Population Density Aldergrove and Aldergrove Extension

(Amended by Editor)

	Approved District Outline Plan	Gross Acres (Gross Hectares)	Population	Density PGA (PGHA)
A.	Aldergrove	237 (95.9)	5,290	22.3 (55.16)
B.	Aldergrove Extension	102.31 (41.4)	1,356	13.25(32.75)
C.	Aldergrove plus Extension (72 Plan)	339 (137.19)	6,646	19.6(48.44)
D.	Difference (A -C)	+102 (54.6)	+1,311	-2.7(6.72)

Figure 2: Engineering Systems (Bylaw 5991, April 8, 1980)



NEIGHBOURHOOD CIRCULATION

The West Jasper Place District Outline Plan (1972) established the basic roadway network and the local roadway system has been designed to relate to this. In the design of the North Area Structure Plan, the original network was extended to link the established areas with the extension area. A major 80 foot collector provides a north-south spine connecting the three new neighbourhoods and will accommodate a transit route.

Two major freeway systems are in proximity to the neighbourhood, *Whitemud Drive* to the south and 100th Avenue to the north. The right-of-way indicated for *Whitemud Drive* has been approved by the Transportation Systems Design Department. Internal east-west access is provided by 87th Avenue, 84th Avenue and 81st Avenue. 87th Avenue is of major arterial status and is a four-lane divided facility from 187th Street to 170th Street.

Amended by Editor

SCHOOLS/PARKS

Close liaison with Edmonton *Community Services Department* has been maintained to determine land requirements and projected recreational facilities on the combined school/park site.

Amended by Editor

EDMONTON SEPARATE SCHOOL BOARD

The Separate School Board requires a 6x6 core school in the Aldergrove Extension and a site of 4-5 acres (*1.6-2.0 ha*) has been provided in the plan. Final determination of size will be at the resubdivision stage.

Amended by Editor

Capital and operating costs will be consistent with those in other areas as no significant differential can be established. Provincial support amounts to a maximum of \$36.50 per square foot (*\$392.74 per square meter*) or nearly 87 percent of the construction cost of new separate schools. A 6x6 core school can accommodate 350 students while 150 are required as evidence of need.

Amended by Editor

EDMONTON PUBLIC SCHOOL BOARD

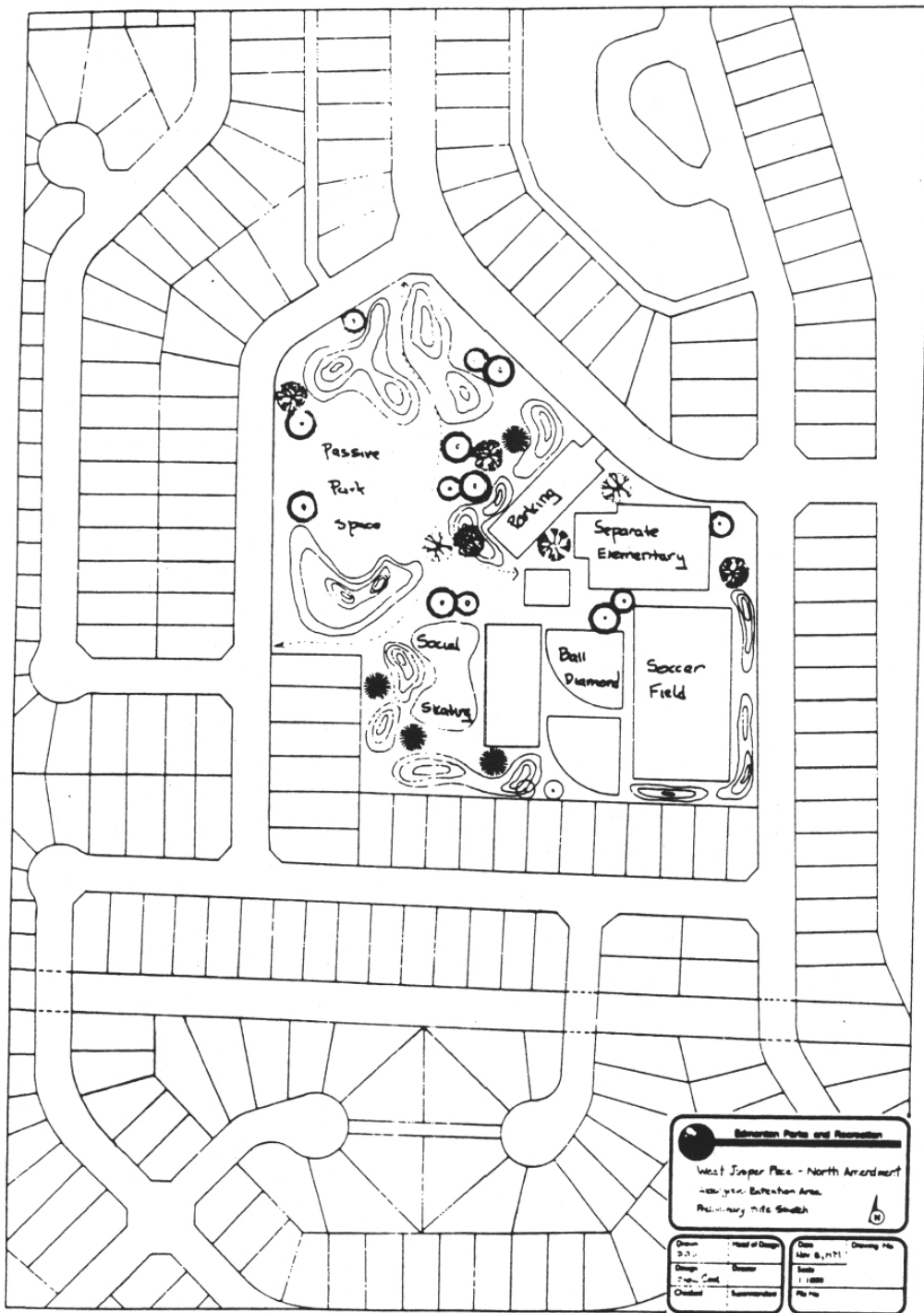
Initially, the Public School Board requested an elementary school site however, upon review of their requirements in West Jasper Place, have indicated that student generation does not warrant the location of a school in the Aldergrove extension. Public elementary

students will, in the main, be accommodated at the existing Aldergrove Elementary School located at approximately 84th Avenue and 182nd Street. Excess students will for a time be accommodated at Belmead Elementary School.

PARKS

Proposed parks facilities include a playground, baseball diamond, a soccer field, a hockey rink, a social skating area, sliding hills, and passive open spaces separating these facilities. In contrast to the Belmead extension where regional parks facilities are proposed, the Aldergrove park site is internally oriented to the neighbourhood which is compatible with the open space philosophy of the North Area Structure Plan which proposed neighbourhood oriented parks for the LaPerle and Aldergrove extension areas.

Figure 3: School/Park Design (Bylaw 5991, April 8, 1980)



COMMUNITY SERVICES

FIRE PROTECTION

Fire protection originates from the recently completed station located at 178th Street and 62nd Avenue.

POLICE

Police protection is centered at the Jasper Place substation.

HEALTH SERVICE

The Health Department has indicated that a clinic has been proposed to serve the entire West Jasper Place Outline Plan Area and will be able to accommodate the additional population generated by the entire West Jasper Place North Area Structure Plan.

LIBRARIES

A new public library facility is required in West Jasper Place and is to be programmed into the overall building design of the Westgate Shopping Centre. In all probability the library will have a low inventory but will be connected to the main library by computer.

SOCIAL HOUSING

Bylaw 5708 the West Jasper Place North Area Structure Plan does not require the provision of social housing as there is a sufficient inventory of sites north of *Whitemud Drive*, west of 178th Street to accommodate 5 percent of the total population in the established and extension areas.

Amended by Editor

TABLE 3
 Land Use Statistics
 (Amended by Editor)

	Acres	Hectares	Percent (%)
Gross Area	113.29	45.85	
Gross Developable Area	102.31	41.4	
School/Park	10.50	4.25	10.3
Circulation (includes 69 Ave)	27.07	10.95	26.0
Net Developable Area	64.74	26.2	63.0

Estimated Housing Population Statistics

Land Use	Acres (Hectares)	Units	Population
R-1	64.74 (26.2)	416	1356

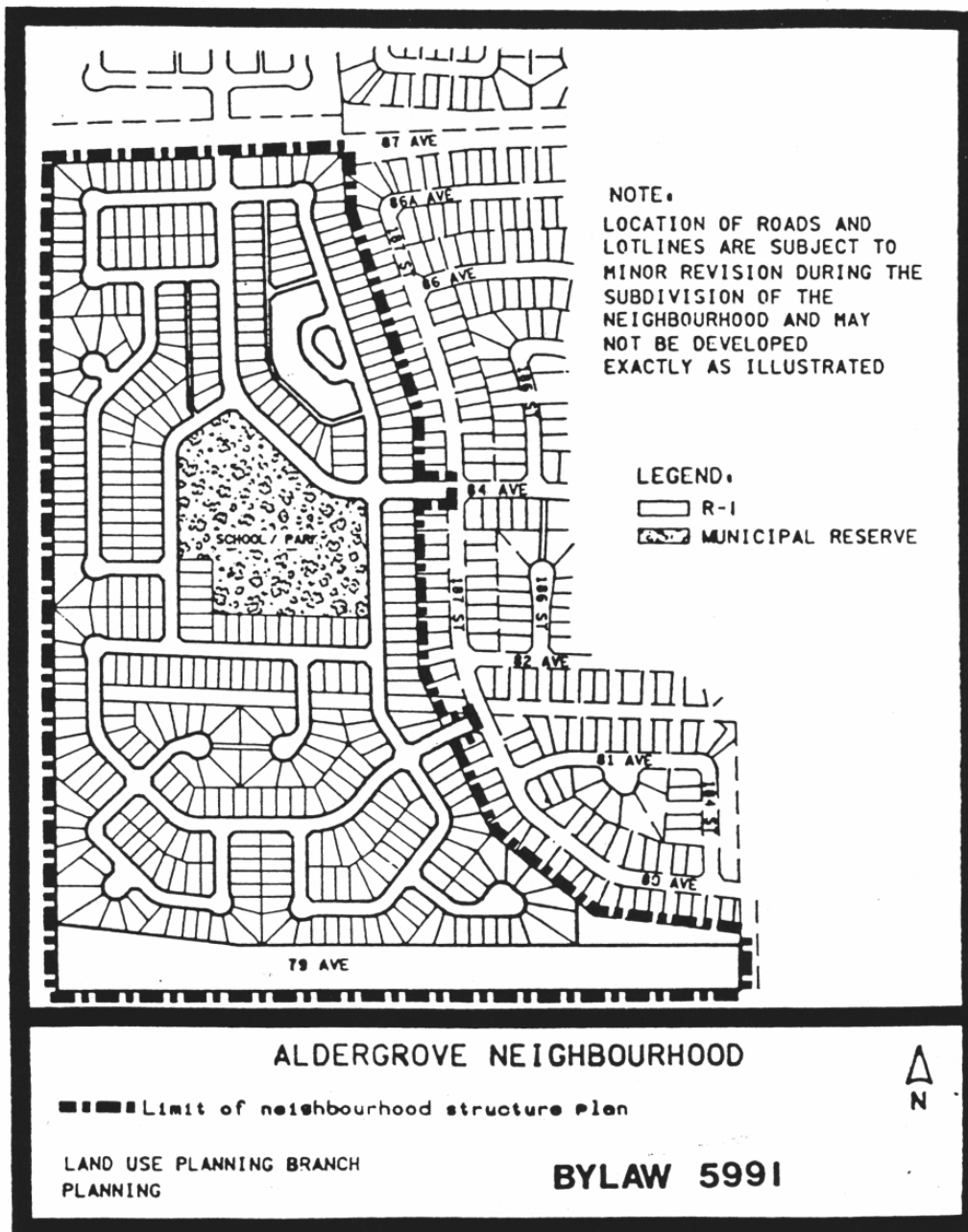
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TABLE 4
 Student Generation

Housing Type	Total Units	Public Elementary	Separate Elementary
R-1	416	179	77

Assumed generation figures for R-1 are: PE -.43
 SE - 42.90% of public school generation.

Figure 4: Neighbourhood/Subdivision Plan (Bylaw 5991, April 8, 1980)



Approved by MPC 1980/01/24

Approved by Council 1980/04/08