

Henderson Estates Neighbourhood Structure Plan

Office Consolidation January 2006

Prepared by:

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

Bylaw 6015 was adopted by Council in May 1980. In January 2006, this document was consolidated by virtue of the incorporation of the following bylaws:

<i>Bylaw 6015</i>	Approved May 14, 1980 (to adopt the Henderson Estates Neighbourhood Structure Plan)
<i>Bylaw 9209</i>	Approved January 16, 1990 (to incorporate an area that was deleted from the Rhatigan Ridge Neighbourhood Structure Plan in 1986; reconfigure the internal roadway pattern in the northern portion of the neighbourhood; realign the internal road network to provide neighbourhood access both at Rabbit Hill Road, as well as at Riverbend Road, and provide a second access at Riverbend Road; delete the multi-family land use immediately north of the proposed park/school and consolidate multi-family land uses into one site south of Rabbit Hill Road)

Editor's Note:

This is an office consolidation edition of the Henderson Estates Neighbourhood Structure Plan, Bylaw 6015, as approved by City Council on May 14, 1980. This edition contains all amendments and additions to Bylaw 6015.

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

HENDERSON ESTATE **NEIGHBOURHOOD STRUCTURE PLAN AS AMENDED** **BYLAW 9209 (AS AMENDED)**

S.W. ¼ SEC.
10-52-25-4

NORTH SASKATCHEWAN RIVER

- SINGLE DETACHED RESIDENTIAL
- ▨ ROW HOUSING
- ▨ PARK/SCHOOL SITE
- ⊗ CHURCH
- ⊗ ENVIRONMENTAL RESERVE
- BUS TURN-AROUND
- WALKWAY
- * TRANSIT ZONE W/8m PAD
- TRANSIT ROUTE

N.E. ¼ SEC.
3-52-25-4

Certified a true copy of Schedule
 4 as referred to in Bylaw No. 9209 (As Amended)
[Signature]
 City Clerk

PLANNING AND DEVELOPMENT

LAND USE STATISTICS, December 1989
PROPOSED AMENDMENT TO HENDERSON ESTATES 20-Dec-89
NEIGHBOURHOOD STRUCTURE PLAN

NORTH HALF OF NEIGHBOURHOOD
=====

Land Use -----	Area (ha) -----	Percent -----	Units -----	Percent -----	Population -----
Single Family	19.1	58.4%	353	76.5%	1221
Row Housing	2.95	9.0%	109	23.5%	325
Park/School	1.6	4.9%			
Circulation/walkways	6.4	19.5%			
Environmental Reserve	2.7	8.2%			
	-----	-----	-----	-----	-----
Total Area North	32.7	100.0%	462	100.0%	1,546

SOUTH HALF OF NEIGHBOURHOOD AS APPROVED
BY REDISTRICTING AND SUBDIVISION (1)
=====

Land Use -----	Area (ha) -----	Percent -----	Units -----	Percent -----	Population -----
Single Family	26.0	60.9%	447	100.0%	1,547
Church Site	0.5	1.1%			
Reserve	3.7	8.6%			
Circulation/Walkways	12.7	29.4%			
	-----	-----	-----	-----	-----
Total Area South	43.2	100.0%	447	100.0%	1,547

(1) South Half of Neighbourhood Statistics reflect a number of intervening redistricting approvals.

(2) Gross Developable Area for Neighbourhood: 73.2 hectares

Density: 42.25 p.p.g.d.ha

Introduction to Final Edition

This plan was submitted on 1979 08 20 for review and circulation within the City of Edmonton prior to being forwarded for final approval of Council. This review and circulation process was completed and on 1980 02 28 the Municipal Planning Commission conditionally approved the Neighbourhood Structure Plan.

The review and circulation process resulted in a number of amendments to the Structure Plan Map (Figure 5) as well as the residential development statistics (Section 5.6). Revisions to these two portions of the Plan document follow this Introduction, together with the minutes of the Municipal Planning Commission minutes of 1980 02 28.*

**Editor's Note: The amendments that resulted from the review and circulation process, as mentioned, were incorporated into the Henderson Estates NSP Office Consolidation January 2006 for the final edition.*

July 6, 1979

Mr. S. C. Rogers
General Manager, Planning
City of Edmonton
1 Sir Winston Churchill Square
Edmonton, Alberta
T5J 2R7

Dear Mr. Rogers:

We are pleased to submit herewith the Neighbourhood Structure Plan for Neighbourhood 6 in Riverbend. The report has been prepared on behalf of Block Bros. Contractors Ltd. who are the owners of the majority of land encompassed in the Neighbourhood.

This report forms part of the continuing effort to provide for the orderly development of Neighbourhood 6 in Riverbend. It has been prepared over a period of time with ongoing communications between the City, the developers and the various consultants; the resulting proposal is based on the study of all available public documents and informal reviews with the agencies concerned.

We trust that the report and plan will provide a sound basis for discussions with the various approving departments involved.

Yours very truly,

BRUYER PARTNERSHIP

A handwritten signature in dark ink, appearing to read 'L. D. Newton', written in a cursive style.

L. D. Newton
Planner

LDN:js

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(Amended by Bylaw 9209)

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(Amended by Bylaw 9209)

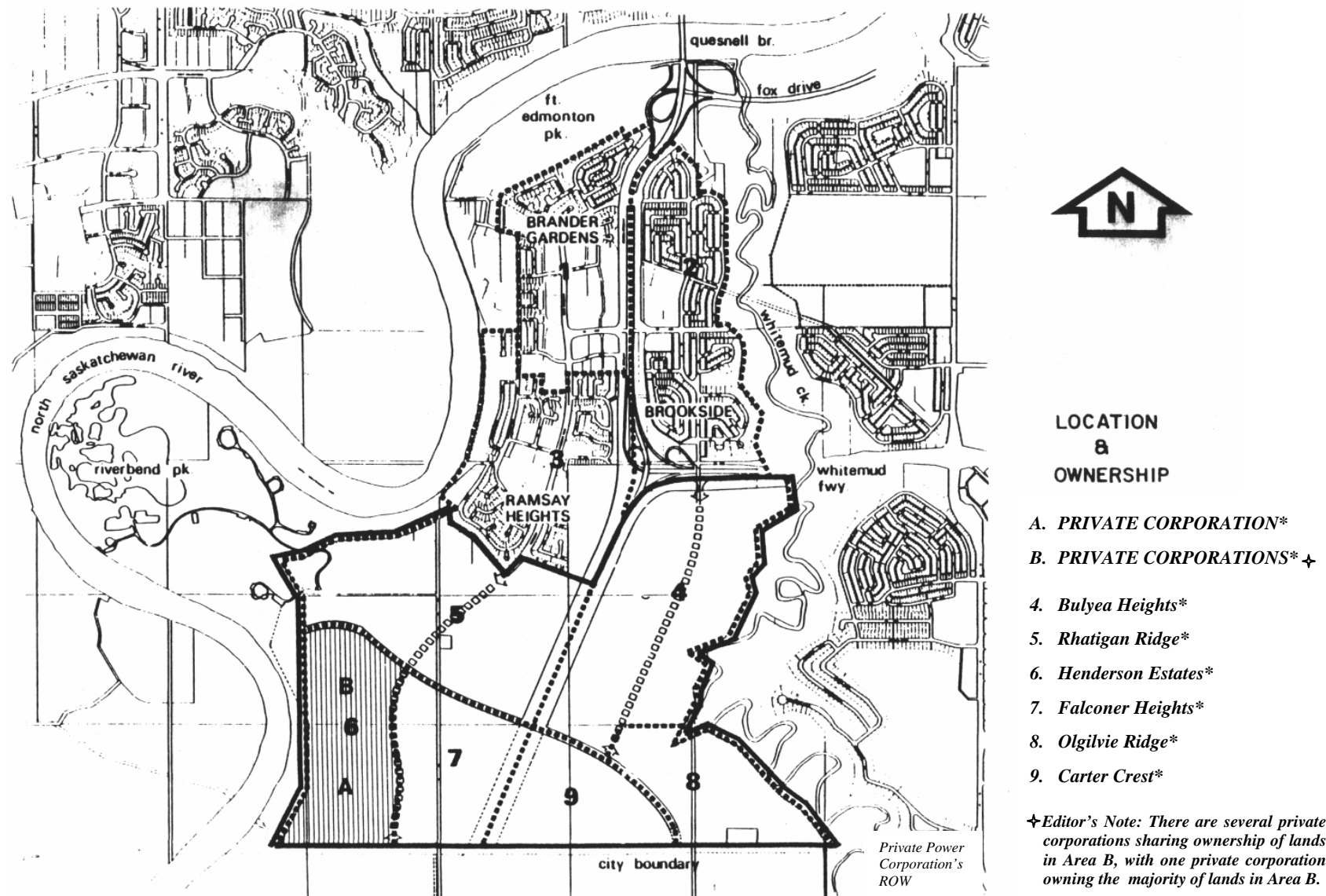
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SECTION

1

INTRODUCTION AND BACKGROUND

Figure 1 – Location and Ownership*
(Bylaw 6015, May 14, 1980)



*Amended by Editor

1.1 FORWARD

This report and the Neighbourhood Plan contained herein have been prepared on behalf of a private corporation [(A), refer to Figure 1 – Location and Ownership on page i] who are the owners of the majority of land encompassed in *Henderson Estates*. It is offered in support of the Neighbourhood Structure Plan submission to the City of Edmonton. The balance of land encompassing *Henderson Estates* is not controlled by the private corporation (A) and another private corporation (B) (one of the major owners in the balance of the area) have requested that planning not be finalized for the area. This private corporation (B) will however, co-operate in granting easements to the private corporation (A) for the extension of roadways, services and utilities to the private corporation's (A) property. The design reflects this situation and as such, has provided distinct separations in land uses and roadway links at the interface of the two properties.

Amended by Editor

1.2 MANDATE

The *Henderson Estates Neighbourhood* Structure Plan is submitted in compliance with Alberta Planning Act 1977 consistent with the approved Riverbend Area Structure Plan.

Amended by Editor

1.3 SCOPE

The Neighbourhood Structure Plan, as proposed, provides for the orderly and complementary development of the area, specifying land uses, residential density patterns, park and school locations, roadway structure and the servicing and utility requirements.

The design for *Henderson Estates* is intended to establish a framework within which the constraints of development today can be translated into a residential environment that is responsive to the needs and desires of future residents. As such, it must be realized that within the time span for implementation of the development, alteration may be required in order that changing demands can be accommodated. These demands may be in the form of marketing alternatives, new housing forms and building types. These changes could be accommodated at the tentative plan of subdivision stage should they be deemed to be required.

Amended by Editor

SECTION 2

**EXISTING FEATURES AND
FACTORS INFLUENCING
THE PLAN**

2.1 GENERAL

In the preparation of the *Henderson Estates* Neighbourhood Structure Plan it was necessary to examine existing site conditions and inventory existing influences in the type of development contemplated.

Amended by Editor

2.2 LOCATION

Henderson Estates is comprised of approximately 168 acres (68.0 ha), legally described as part of the N½ 3-52-25-4 & S½ 10-52-25-4 and is located on the western perimeter of the Riverbend Area Structure Plan and is bound by *Rabbit Hill Road/Rhatigan Road West* on the north, Riverbend Road on the east, the North Saskatchewan River valley on the west and a *power corporation's* right-of-way on the south. The figure opposite illustrates the location of *Henderson Estates* within the Riverbend Area.

Bylaw 9209
January 16, 1990
Amended by Editor

2.3 EXISTING LAND USE

The land use within the *Henderson Estates* area is rural nature with the greatest portion of the property presently under cultivation, the balance being part of the North Saskatchewan River valley which is undevelopable. Existing land use poses no major constraint to the development of *Henderson Estates*.

Amended by Editor

2.4 SPECIAL FEATURES

A *private corporation* has a power transmission line bordering the property to the south. It is considered that the existing power corridor poses little hindrance to the development of *Henderson Estates*.

Amended by Editor

The location of the existing easements and right-of-way within or adjoining *Henderson Estates* are listed below and illustrated on Figure 2.

Amended by Editor

- A. Road Plan 782-1623
- B. Government Road Allowance (156 Street)
- C. Water Line Easement (50') 752-0326
- D. *Power* Transmission Line 1225 K.S.
- E. *Private Utility Corporation* Easement 5922 M.C.

Figure 2 – Special Features
(Bylaw 6015, May 14, 1980)

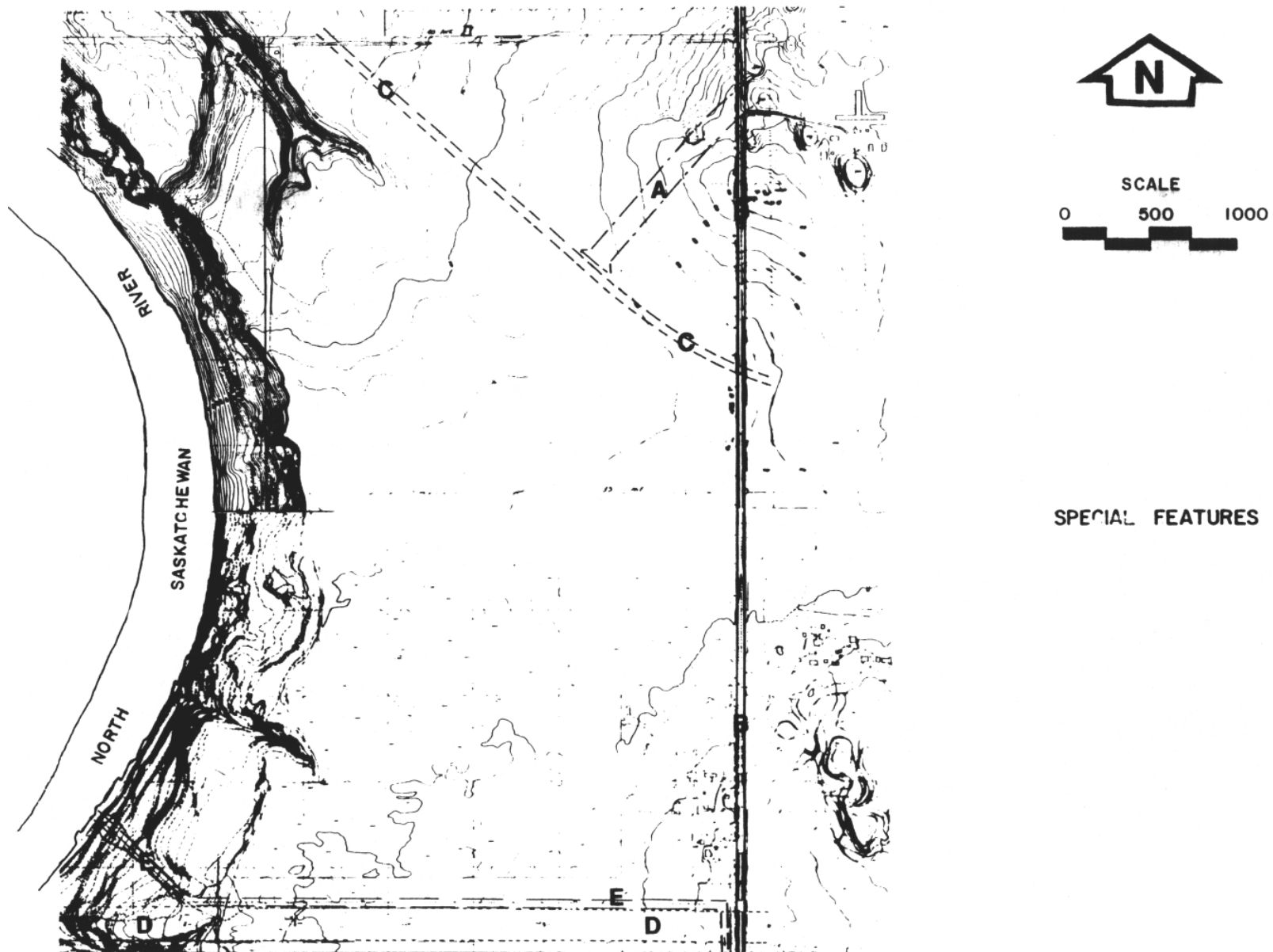
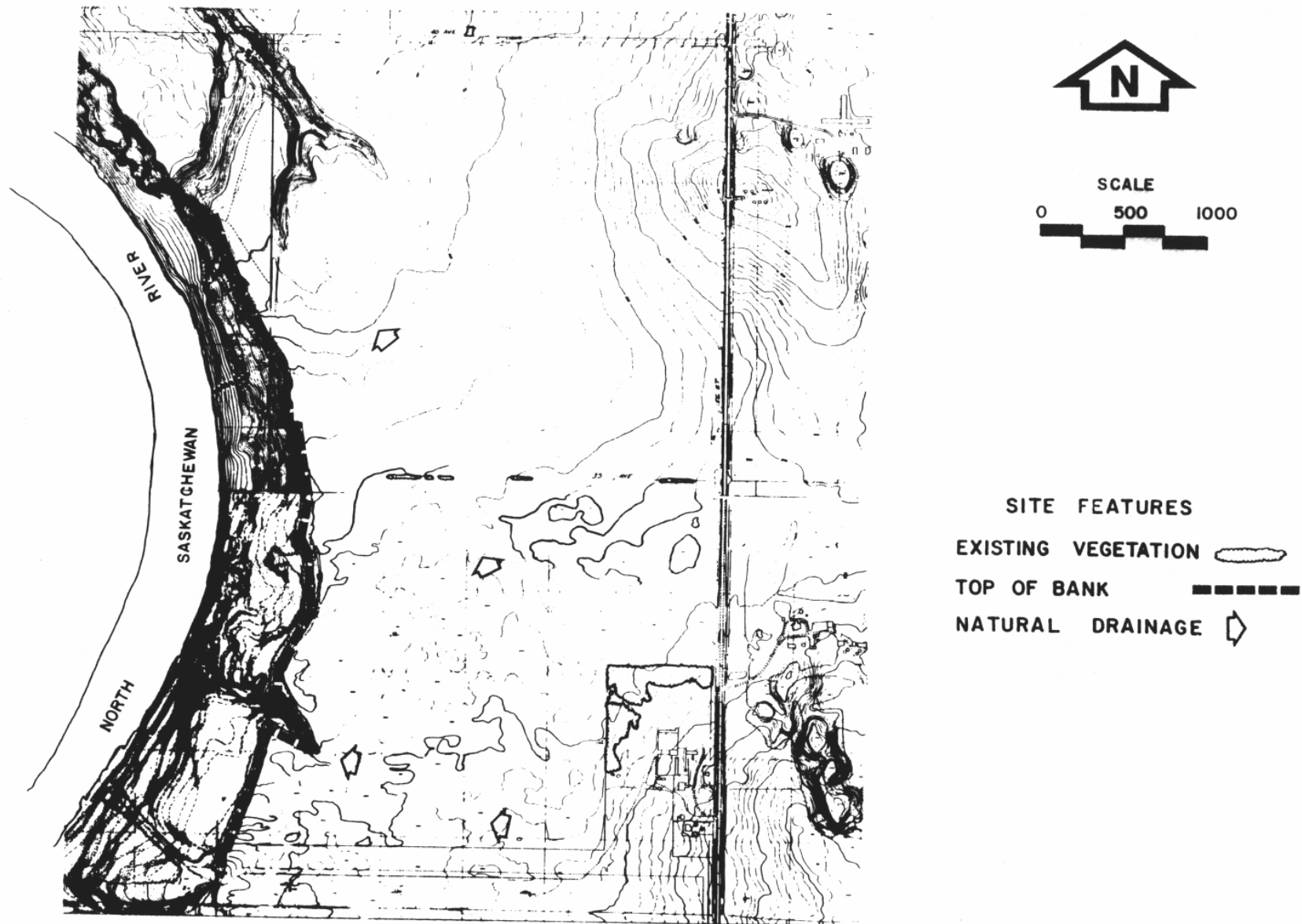


Figure 3 – Site Features
(Bylaw 6015, May 14, 1980)



2.5 SOILS

The soil form in the *Henderson Estates* area is mico silt loam and therefore poses no apparent constraint to the development and is suitable for the type of residential development contemplated. A soil sampling and testing program has been prepared and will be provided to the City for their review.

Amended by Editor

2.6 VEGETATION

The *Henderson Estates* area is free from woodlots being presently under cultivation. The stands of trees, in conjunction with the Saskatchewan River Valley escarpment, will be retained and conserved for park land.

Amended by Editor

2.7 TOP OF BANK

The top of bank is illustrated on Figure 3 and delineates the escarpment edge for Neighbourhood 6 in compliance with Bylaw 4045. Representatives from the Planning and *Community Services* Departments co-operated in the definition of same.

Amended by Editor

2.8 TOPOGRAPHY

The *Henderson Estates* area can best be described as undulating plain, largely the result of deposits that once formed the bed of glacial Lake Edmonton. The site slopes to the west and northwest with an overall gradual fall of approximately 10 feet from the south-east sector of the neighbourhood to the northwest portion of the neighbourhood. The topographical variations of the site will pose no difficulty in the development of the area.

Amended by Editor

SECTION 3

**ENGINEERING SERVICES
AND UTILITIES**

Figure 4 – Special Features*
(Bylaw 6015, May 14, 1980)

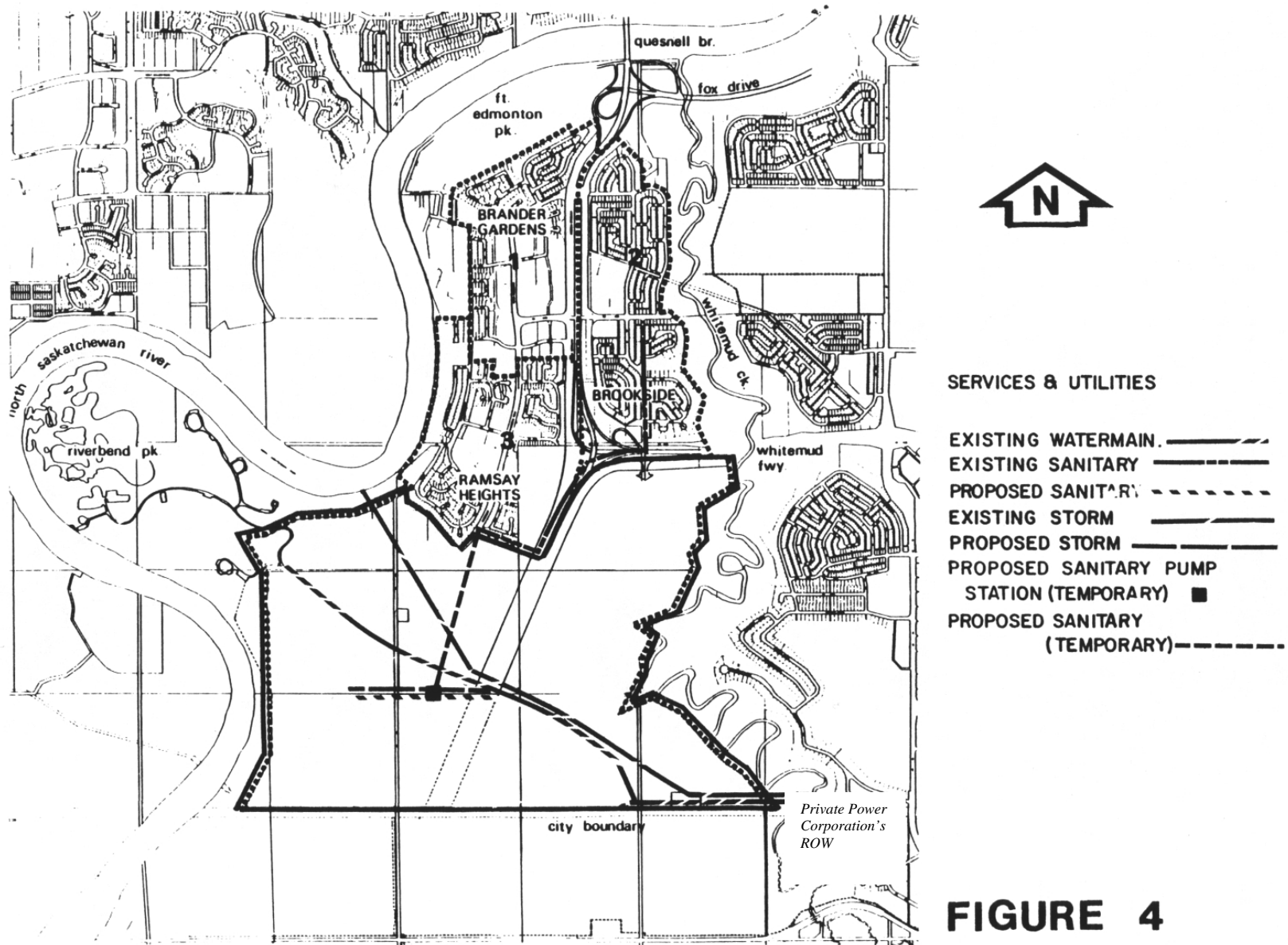


FIGURE 4

*Amended by Editor

3.1 GENERAL

As with any major residential project, the provision of utility servicing is a major concern, both to the civic administration who expect an efficient and economic servicing program, and to the future residents who expect convenience in addition to quality of service.

Services and utilities will be provided in accordance with the requirements of the City of Edmonton's standards.

3.2 STORM DRAINAGE

The proposed storm drainage design for *Rhatigan Ridge* provides for a conventional storm sewer system connecting to a drop structure existing in the south-east quadrant of the southwest quarter of Section 11-51-25-W4. A proposed storm sewer trunk is to be extended westerly from the existing drop structure and south along proposed Riverbend Road being the boundary between *Henderson Estates* and *Falconer Heights*.

Amended by Editor

The proposed storm trunk will be oversized to provide for drainage from neighbourhoods beyond *Henderson Estates and Falconer Heights*.

Onsite drainage will be handled conventionally with storm sewers connected to the aforementioned trunk.

SECTION

4

POLICY FACTORS INFLUENCING THE PLAN

4.1 DEVELOPMENT OBJECTIVES

(Abstract from Riverbend Area Structure Plan, Page 5)

The Riverbend Area Structure Plan, which is the intermediate link between the Edmonton Municipal General Plan and the Neighbourhood Structure Plan, provides the overall policy framework for the development of *Henderson Estates*. The Plan calls for the Riverbend area to be developed as a self-sustaining environmentally oriented residential community in accordance with the following development objectives.

Amended by Editor

- Due to the relative isolation of the plan area, the primary objective is to develop a community that is reasonably self-sufficient in terms of utilities, services and amenities that would define its sense of community.
- To conserve and optimize the use of the natural environment through sensitive integration of the development with natural features.
- To preserve all significant viewpoints and vistas of the City centre skyline and other significant views provided from the area.
- To provide soft and hard services to the standards of the City.
- To provide planning flexibility and stimulate innovation in planning and design of residential areas.
- To provide for a variety of urban and suburban lifestyles by actively promoting a range of densities and diversity of dwelling types.
- To provide for the possible integration of the Terwillegar Heights Area should this area be annexed to the City.

4.2 POLICY CONSTRAINTS

Density

The Neighbourhood Area Structure Plan designates *Henderson Estates* for low-medium density development. A density range of 16 - 22 people per gross acre

Amended by Editor

(30.53 - 54.36 ppgha) is specified by the Area Structure Plan.

Parks & Open Spaces

The Area Structure Plan delineates the requirement for a public elementary school and adjoining neighbourhood parks at the approximate geographic centre of the neighbourhood. Further, a pedestrian linkage system comprising walkway/bikeway lanes connecting major open space components i.e. river valley, school/park, etc. is required.

Environmental Reserve

Ravine areas shall be deemed environmental reserve in accordance with the Planning Act and City Bylaw 4054. The land between the top of bank roadway and top of bank will be developed by the City as park land.

Historical Preservation Areas

A study is being conducted in accordance with the Alberta Historic Resources Act (1978).

Density Location

The location of specific residential land uses hence density zones are to be situated in compliance with the 'Guidelines for the Distribution and Design of Neighbourhood Density' as adopted by the City of Edmonton.

SECTION

5

NEIGHBOURHOOD STRUCTURE PLAN

5.1 GENERAL

The development concept for *Henderson Estates* is directed to the creation of a balanced, coherent and attractive urban environment. The neighbourhoods will offer a range of low-medium density housing types (i.e. single family detached and semi-detached and *row houses*). The major underlying objective of Block Bros. is to create a residential neighbourhood environment, mainly single family oriented, with a high standard of architectural merit. The developer is responsive to the need for providing and maintaining this high quality residential environment. This may be accomplished through careful architectural design and control of the housing environment with particular emphasis on innovative housing types in R2 and R2A areas (i.e. duplex and tri-plexes designed so that they appear as larger homes thereby reducing the perceived density).

Amended by Editor

Bylaw 9209
January 16, 1990

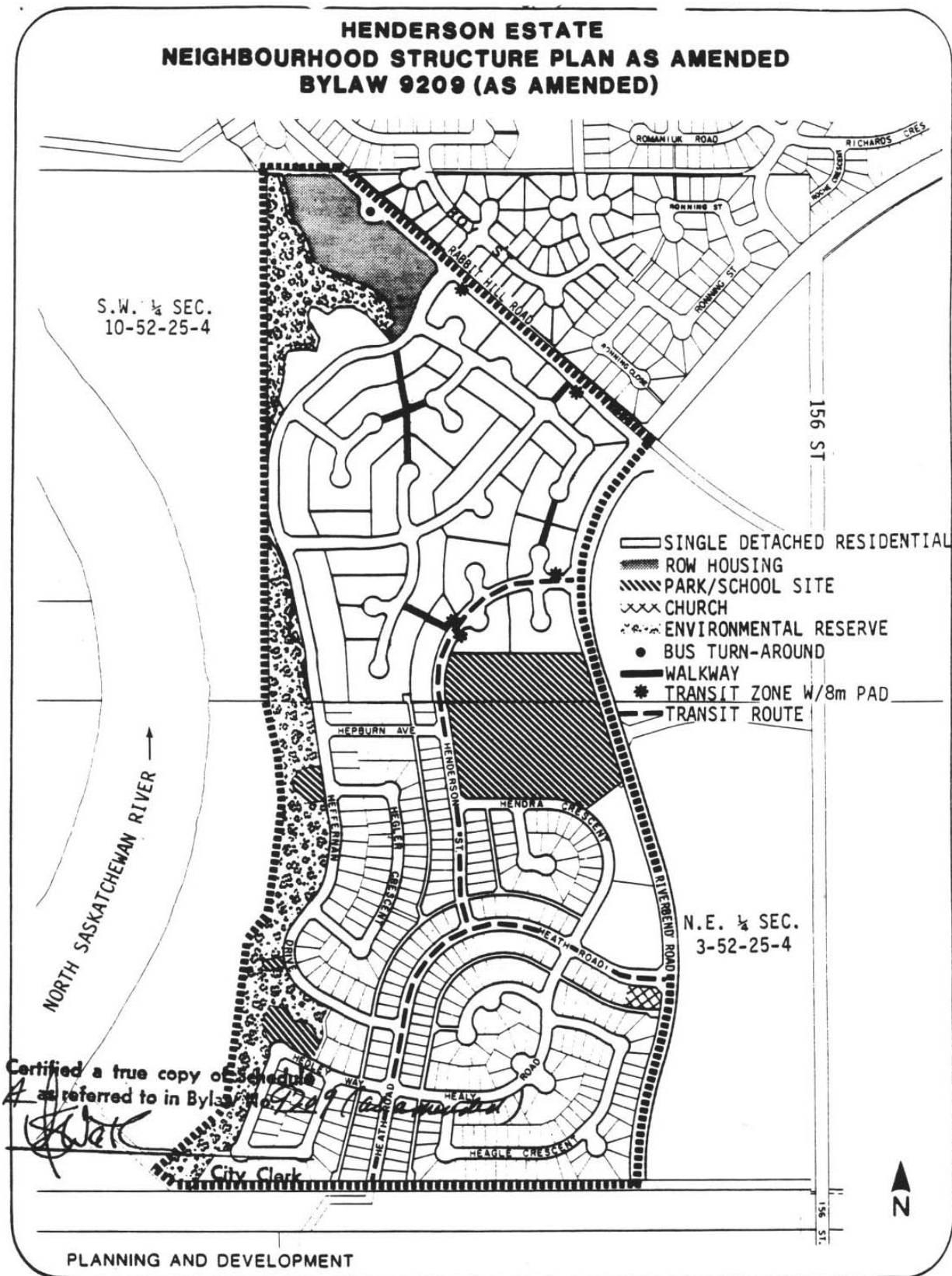
5.2 LAND USES

The overall land use structure of the Neighbourhood Structure Plan is a very basic one. The Riverbend Area Structure Plan calls for the park/school complex to be located at the approximate geographic centre of the neighbourhood and it is designed to provide a focal point for the neighbourhood and includes schools, neighbourhood park and community facilities and play areas.

The Public School Authority requires that the school be located in conjunction with a community facility and park and therefore, it is necessary that all school and recreational facilities be situated within this one site. A portion of this site is situated on *a private corporation's (A)* property and will be part of the 10% statutory requirement for reserve lands.

Amended by Editor

**Figure 5 – Henderson Estates Neighbourhood Structure Plan
(Bylaw No. 9209, January 16, 1990)**



5.3 MEDIUM DENSITY RESIDENTIAL

The multi-family site, comprising approximately 2.95 ha (7.20 ac), is located immediately south of Rabbit Hill Road in the northwestern portion of the neighbourhood.

Bylaw 9209
January 16, 1990
Amended by Editor

The proposed location of the medium density *area* will enable residents, by *the site's* proximity, to fully utilize open space, educational and recreational facilities provided within the neighbourhood school/park complex. Further, *the multi-family site* has been located such that *it is* oriented to a neighbourhood collector roadway so as to take advantage of the bus system. In addition, *the multi-family site* has been situated at *one entrance* to the neighbourhood thereby visually and physically emphasizing same as well as ensuring that a significant portion of the vehicular concentration is located at the periphery of the neighbourhood.

5.4 LOW DENSITY RESIDENTIAL

Henderson Estates will be developed primarily for single detached residential development with a small proportion of row housing development. The relatively small amount of row housing development is seen by the Planning and Development Department as reflecting current market trends and is consistent with the low density pattern of development in the surrounding area.

Bylaw 9209
January 16, 1990
Amended by Editor

In low density residential areas (R1, R2) pedestrian access is oriented along local streets and minor walkway systems leading toward the neighbourhood school/park complex and to the park corridor between the top of bank roadway and the river valley.

5.5 RESIDENTIAL DEVELOPMENT STATISTICS

Within the *Henderson Estates* area, residential development statistics have been projected according to the proposed land use mix for the *two private corporation's areas*. In order to establish the approximate resulting population for the development area, we assume the population density statistics provided by the City of Edmonton. The following table provides statistical breakdown for the land use components for *the two private corporations'* property in

Amended by Editor

Table 1 – Land Use Statistics*
(Bylaw 9209, January 16, 1990)

LAND USE STATISTICS, December 1989
PROPOSED AMENDMENT TO HENDERSON ESTATES 20-Dec-89
NEIGHBOURHOOD STRUCTURE PLAN

NORTH HALF OF NEIGHBOURHOOD

Land Use	Area (ha)	Percent	Units	Percent	Population
-----	-----	-----	-----	-----	-----
Single Family	19.1	58.4%	353	76.5%	1221
Row Housing	2.95	9.0%	109	23.5%	325
Park/School	1.6	4.9%			
Circulation/walkways	6.4	19.5%			
Environmental Reserve	2.7	8.2%			
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Total Area North	32.7	100.0%	462	100.0%	1,546

SOUTH HALF OF NEIGHBOURHOOD AS APPROVED
BY REDISTRICTING AND SUBDIVISION (1)

Land Use	Area (ha)	Percent	Units	Percent	Population
-----	-----	-----	-----	-----	-----
Single Family	26.0	60.9%	447	100.0%	1,547
Church Site	0.5	1.1%			
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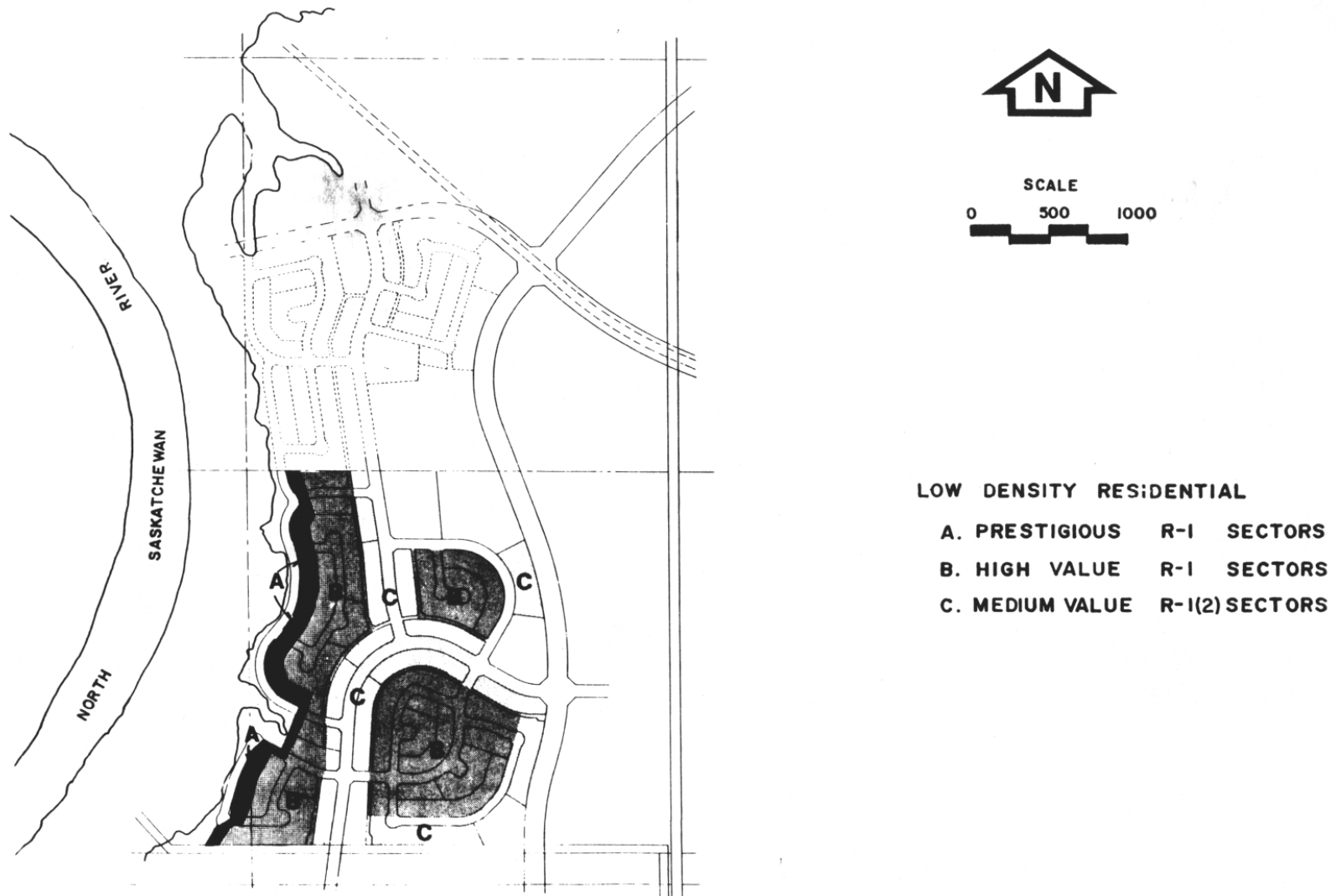
(3) South Half of Neighbourhood Statistics reflect a number of intervening redistricting approvals.

(4) Gross Developable Area for Neighbourhood: 73.2 hectares

Density: 42.25 p.p.g.d.ha

*Amended by Editor

Figure 6 – Low Density Residential
(Bylaw 6015, May 14, 1980)



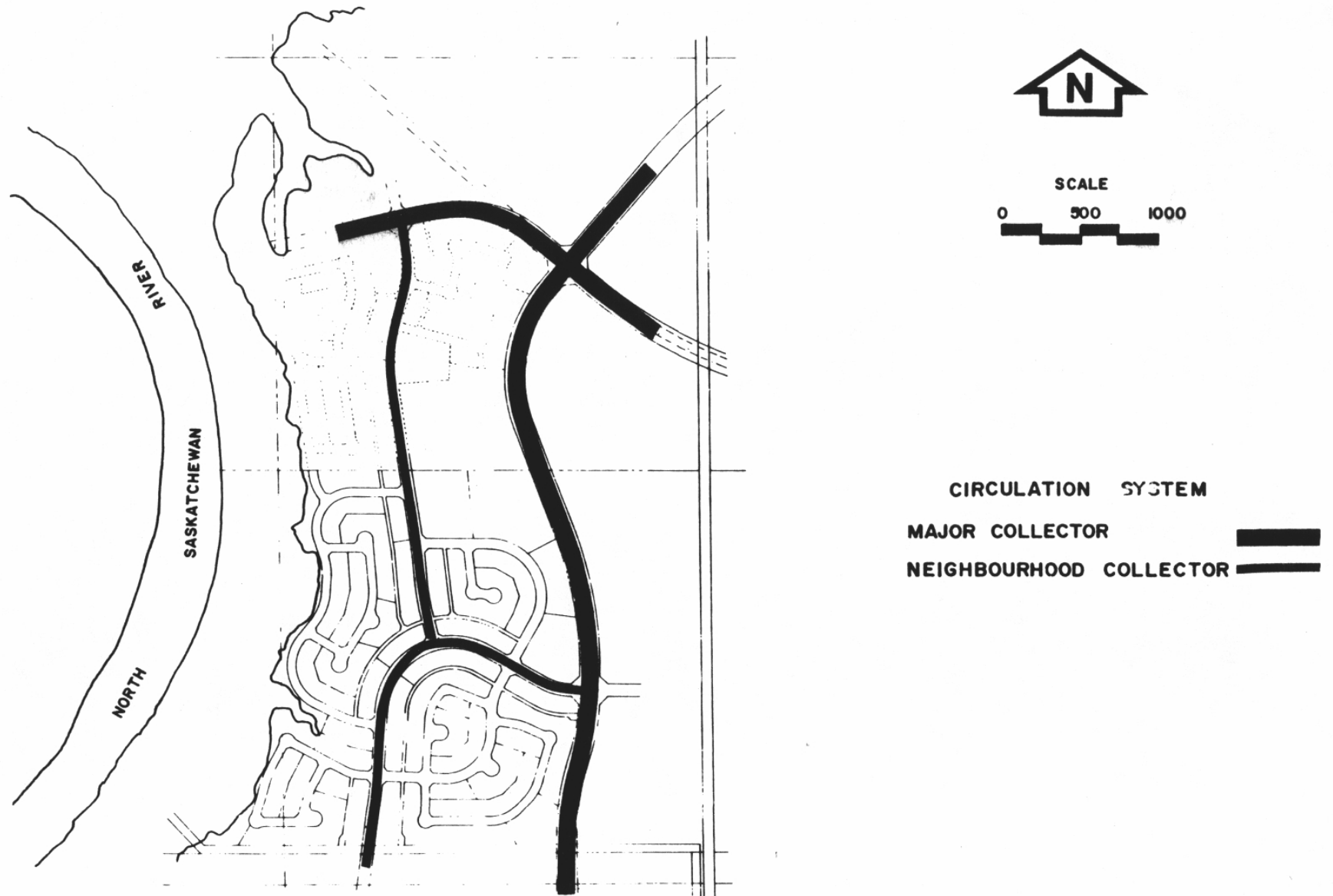
5.6 LOCATION CRITERION FOR LOW DENSITY HOUSING COMPONENTS

In the most westerly portion of the neighbourhood, the commanding views over the river valley are a valuable asset and as a result, the land adjacent to the top of bank roadway is an appropriate location for larger prestigious dwellings and lots. From this maximum standard, a series of transitions will be evolved respecting lot sizes. Thus, the sector of lots immediately behind the view lots will be of high value but somewhat smaller and subsequent lots will be progressively reduced as multi-family sites, bus routes, school and park sites are approached. Perimeter lots abutting the arterial roadways will be relatively deeper but narrow, allowing economical sites with adequate opportunity for separation and buffering from traffic noises. It is proposed that the block modules designated as R2 will contain detached as well as semi-detached single family housing types.

It is important that the location of these types be located in a sensitive manner in order to achieve architectural compatability in each block. This will be given due consideration at the detailed subdivision stage in conjunction with the developer's requirements. In addition, the block modules comprising single family detached housing types was designed to accommodate a variety of housing types and sizes and accordingly, the lots will be sized to accommodate same. The Neighbourhood Structure Plan for *Henderson Estates* is contained herein the folio at the back of this document.

Amended by Editor

Figure 7 – Circulation System
(Bylaw 6015, May 14, 1980)



5.7 CIRCULATION SYSTEM

Vehicular

Form and design of all roadways in *Henderson Estates* are dictated by their function and hierarchic status. This promotes the system that the major arterials feed the neighbourhood collectors hence the local roadway systems.

Amended by Editor

A major premise for this system is one of traffic volume and type of road section. Each classification of road corresponds to the number of people and vehicles desiring to use the facility and possesses corresponding characteristics.

The major collector roadways (U.C.D. 40) skirt the exterior boundaries of the neighbourhood and accommodate the primary movements in Riverbend.

The neighbourhood collector roadways (U.C.U. 30) focus internal neighbourhood traffic toward and onto the arterial roadways. They relate directly to major land use elements in the neighbourhood and form part of the inter-neighbourhood bus system. The neighbourhood collector roadways have been designed with two major aims in mind: firstly, they are meant to accommodate the major internal movements only and, secondly, the alignments are curvilinear in nature so as to discourage both short cutting by through traffic and speeding. *As shown on Map 5 – Henderson Estates Neighbourhood Structure Plan, one internal neighbourhood collector roadway would extend from Rabbit Hill Road, at Roy Gate to the top-of-bank roadway; while the second neighbourhood collector would loop from Riverbend Road directly to 160 Street in the south portion of the plan. A continuous north/south collector would not be provided in the northern portion of the plan.*

Bylaw 9209
January 16, 1990
Amended by Editor

Development would extend into cul-de-sacs off the two neighbourhood collector roads with appropriate walkway linkages to complete the pedestrian circulation network, providing access to both the park/school site and the ravine areas.

The local streets have been planned to provide convenient residential access while discouraging through traffic. Being of relatively small rights-of-way width, the local roads provide direct access to small housing groupings, while respecting the need for convenience and safety.

The *Henderson Estates* Structure Plan intentionally imposes the principals of

Amended by Editor

roadway design. The hierarchy of travel is to be from local residential to local collector roadway to neighbourhood collector roadway and then on to arterial roadway. It is impossible, for example, to travel directly from a local roadway to a major arterial roadway.

Pedestrian

The pedestrian system is designed essentially to connect housing groups to the neighbourhood school/park complex. The pedestrian system consists of the local street pattern and connecting minor walkways such that integrated pedestrian linkages to the bus route and school/park is achieved.