

Central and East Neighbourhoods - Hermitage Outline Plan

Office Consolidation September 2013

*Prepared by:
Planning and Policy Services Branch
Planning and Development Department
City of Edmonton*

The Central and East Neighbourhoods – Hermitage Outline Plan was approved by a resolution of Municipal Planning Commission in October 1975. In September 2013, this document was consolidated by virtue of the incorporation of the following amendments to the original Plan. This Plan is an amendment to the Hermitage General Outline Plan, approved by a resolution of Council on May 11, 1970.

- | | |
|--------------------|---|
| October 9, 1975 | Approved by Resolution (to adopt the Central and East Neighbourhoods – Hermitage Outline Plan Amendment) |
| March 19, 2003 | Approved by Resolution (to redesignate a parcel of land in the south area of the east neighbourhood, Canon Ridge, from town housing to single family residential with circulation space in order to accommodate 44 single family residential lots) |
| December 12, 2006 | Approved by Resolution (to accommodate the development of housing for first time homebuyers on a vacant surplus school building envelope located on a school/park site) |
| October 15, 2012 | Approved by Resolution (to accommodate a possible Seniors housing development site on a vacant surplus school building envelope) |
| November 13, 2012 | Approved by Resolution (to designate the First Time Home Buyers program site for Town House uses and to remove reference to the elementary school in Canon Ridge that was deemed surplus to school board needs in 2006) |
| September 16, 2013 | Approved by Resolution (to remove a portion of land in the southwest portion of the plan area as this area is under the guidance of the Hermitage General Outline Plan and add a small area in the northwest portion to reflect the actual neighbourhood boundary of Overlanders) |

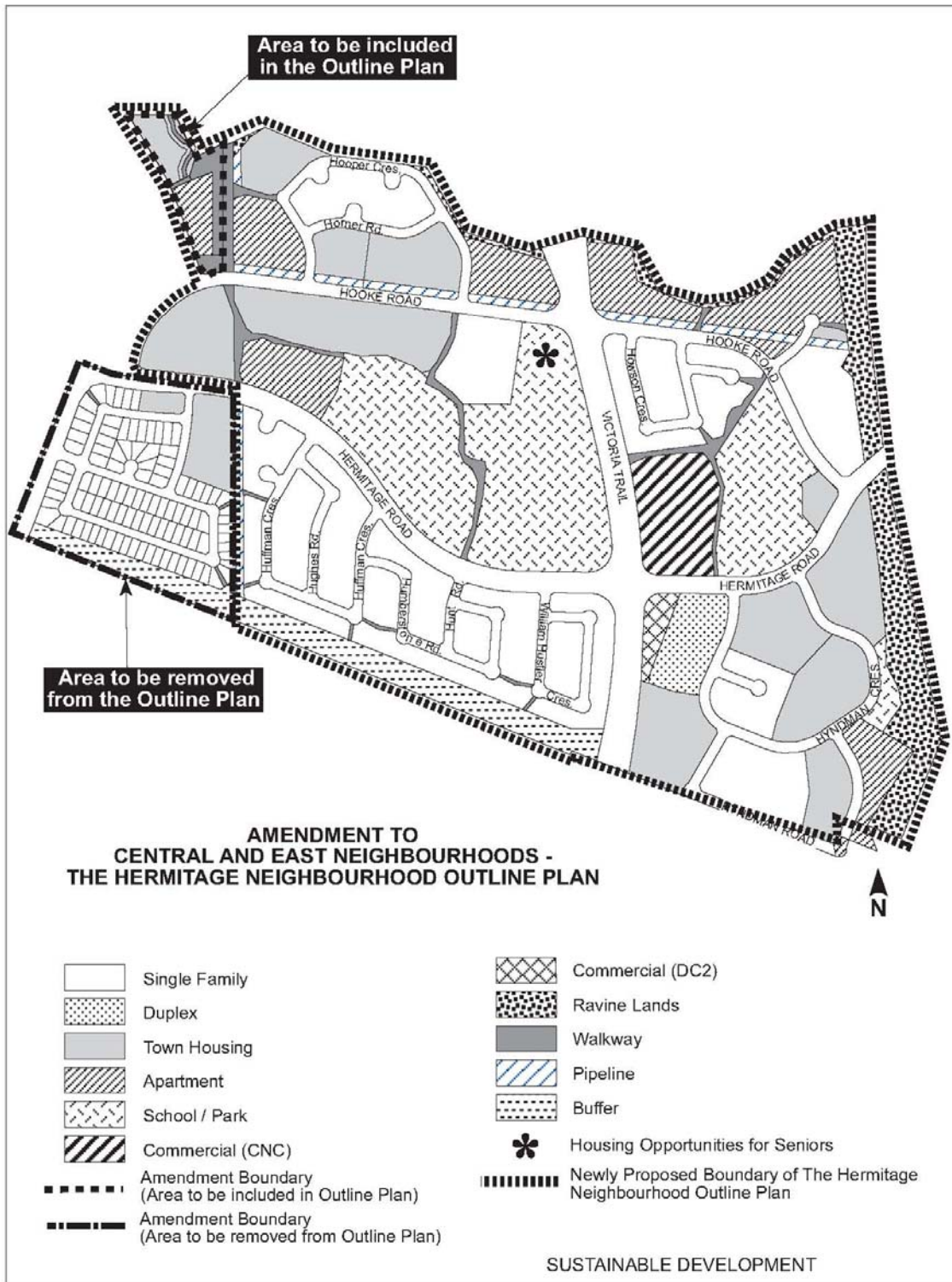
Editor's Note:

This is an office consolidation edition for the Central and East Neighbourhoods – Hermitage Outline Plan as approved by a resolution of the Municipal Planning Commission in October 1975. This Plan is an amendment to the Hermitage General Outline Plan, as approved by a resolution of City Council on May 11, 1970. This edition contains all amendments and additions to the Central and East Neighbourhoods – Hermitage Outline Plan. 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 owner's 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, Sustainable Development Department

Central and East Neighborhoods – Hermitage Outline Plan Map
 (Resolution, September 16, 2013)



**NEIGHBORHOOD
OUTLINE PLAN**

**Central and East
Neighborhoods**

THE HERMITAGE

K. C. Mackenzie Associates Limited

URBAN PLANNERS

EDMONTON, ALBERTA

NEIGHBOURHOOD OUTLINE PLAN

Central and East Neighbourhoods *(Overlanders and Canon Ridge)*

The Hermitage

prepared for:

a private corporation

K.C. Mackenzie, M.C.I.P.

Submitted on: October, 1974

Approved on: October 9, 1975

(Amended by Editor)

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(Amended by Editor)

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The school/park site is amended to include the opportunity for medium density housing for seniors on the surplus school building envelope. The precise location of this housing within the entire School/Park site will be determined by the City. The dwelling units and population generated by this development are not included in the land use and population statistics.

Resolution
October 15, 2012

I. INTRODUCTION

This report describes briefly the proposed development plan for the *Overlanders and Canon Ridge* Neighborhoods of the Hermitage, a major residential subdivision currently being developed, in northeast Edmonton. This Plan represents the completion of detailed planning for The Hermitage, the general development pattern of which was established in The Hermitage Outline Plan adopted by City Council in 1970.

Amended by Editor

To accommodate this proposed Outline Plan amendment, the wording of this paragraph and the redesign of this image will have to be reworded as such:

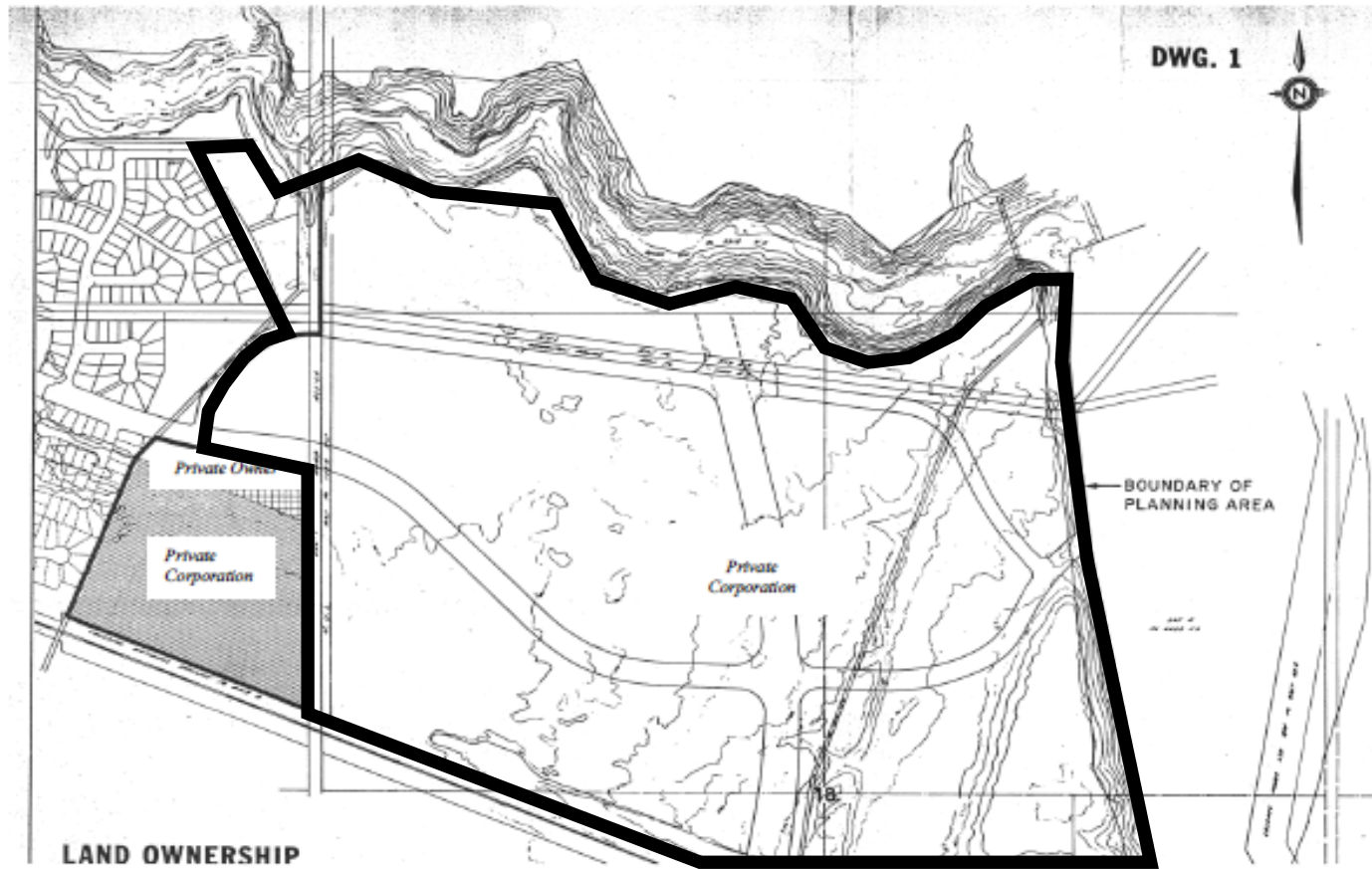
The planning area covered by this Plan, as outlined in Drawing 1, comprises approximately 360 acres consisting of:

- portions of Sections 18 and 19 in Township 53, Range 23, West of the Fourth Meridian;
- portions of the Northeast quarter of Section 13, Township 53, Range 24, West of the Fourth Meridian, and;
- portions of the Southeast quarter section of 24, Township 53, Range 24, West of the Fourth Meridian.

The principal land owner within the planning area is a private corporation. Reference to Drawing 1. will reveal that this private corporation owns approximately 90% of the land within the planning area with two other owners owning land located in the southwest corner of the planning area.

Amended by Editor

Drawing 1 – Land Ownership*
(Resolution, September 16, 2013)



*Amended by Editor

II. DESIGN FACTORS IN THE PLANNING AREA

A. Natural Features:

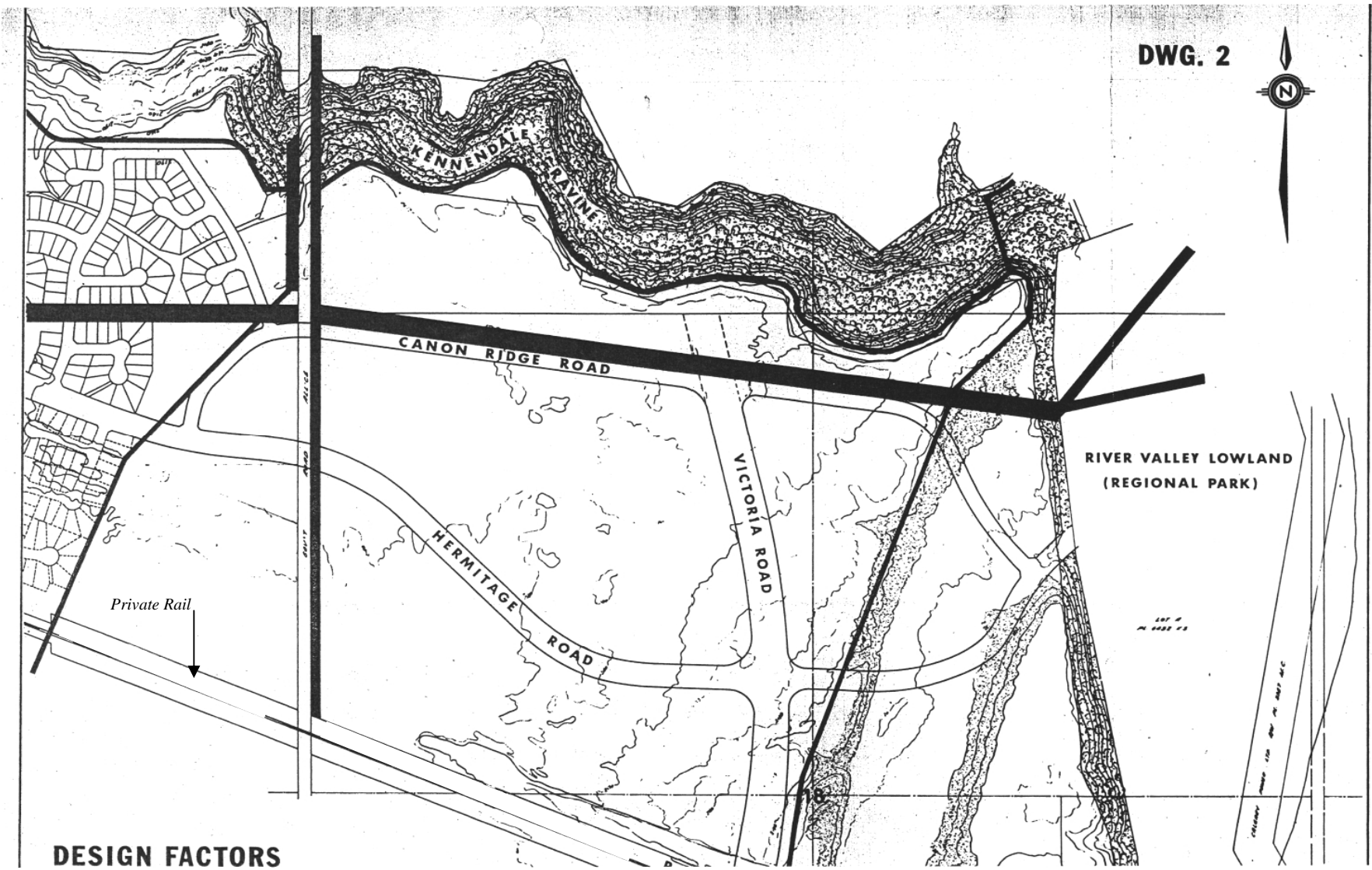
1. Topography: The planning area is defined on two sides by outstanding topographic features. To the north lies Kennedale Ravine which is owned by the City of Edmonton and which drains eastward into the North Saskatchewan River. The eastern boundary of the planning area features the bank of the North Saskatchewan River Valley which demarcates the western extremity of the developable upland in the planning area and the commencement of the river valley lowland or floodplain which is intended for development as a regional park. The balance of the planning area is generally flat with the exception of a trough in the eastern portion of the planning area which is defined by the gentle slopes outlined on Drawing 2.
2. Drainage: The general pattern of natural drainage in the planning area is from west to east, toward the river valley although those areas adjacent to the Kennedale Ravine drain naturally toward that Ravine.
3. Vegetation: There are no significant stands of natural vegetation within the planning area with the exception of those found within and along the Kennedale Ravine. These will be almost entirely retained since they lie outside the developable portion of the planning area.

B. Other Factors:

1. Present Land Use: All of those lands owned by *the private corporation* within the planning area have until very recently been utilized for grazing purposes. Those lands owned by other owners in the southwest corner of the planning area are utilized by *another private corporation* for extensive industrial storage purposes and by the other owner for miscellaneous storage purposes respectively.
2. Existing Utilities: Reference to Drawing 2. will reveal a significant pattern of existing utility easements which traverse the planning area and create special problems of subdivision design. These easements are to be incorporated into the pattern of development through utilization as and parking areas around multi-family housing sites.

Amended by Editor

Drawing 2 – Design Factors*
(Resolution, September 16, 2013)



*Amended by Editor

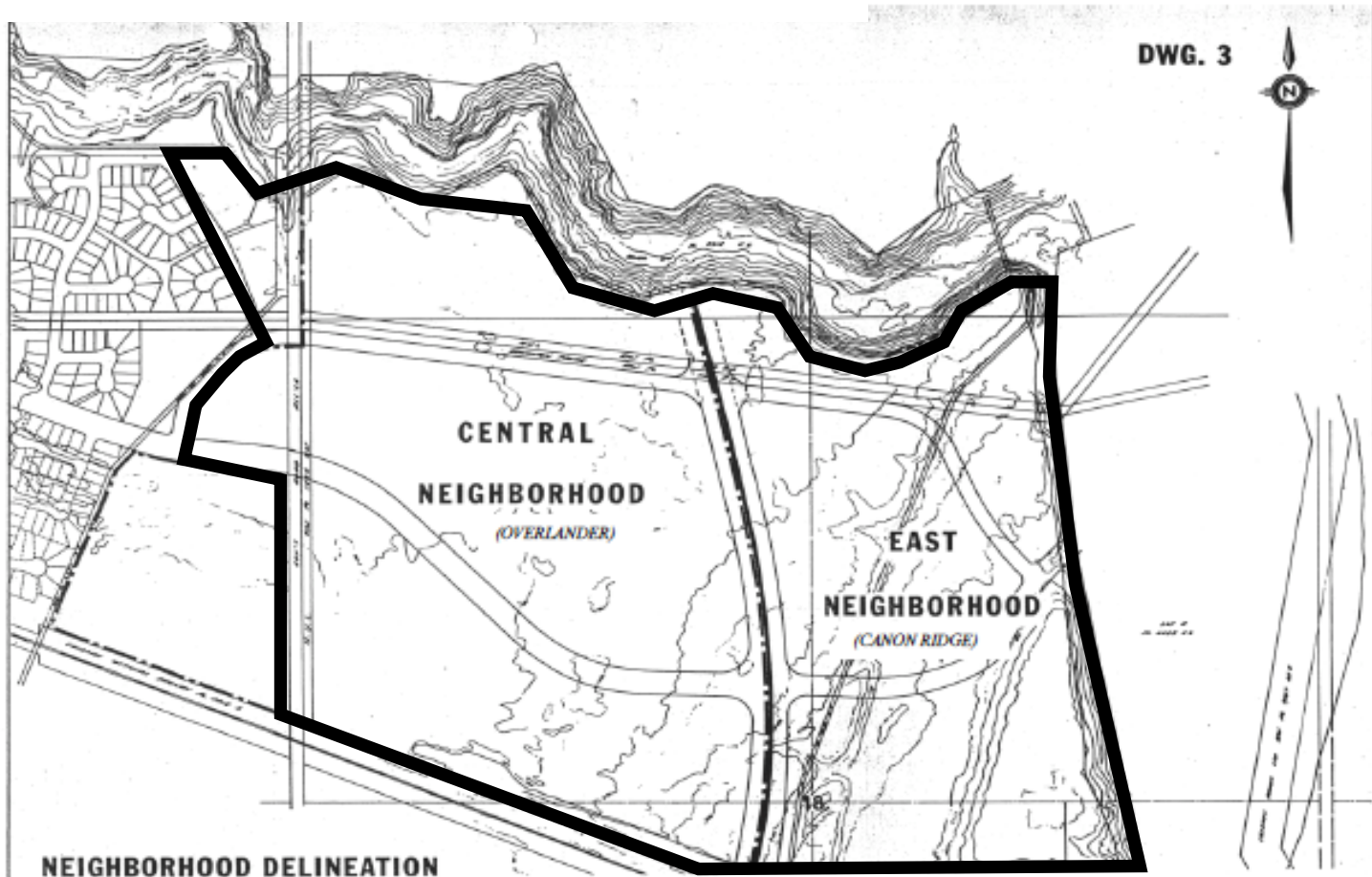
3. Major Roadway Pattern: Drawing 2. also reveals the basic major roadway pattern which was established for the planning area in conjunction with detailed planning for the west neighborhood of The Hermitage in 1973. The components of this major roadway system include Hermitage Road, a minor arterial roadway traversing the planning area from east to west; Victoria Road, a major arterial roadway traversing the planning area from north to south connecting the planning area to Clareview to the north by means of a bridge over the Kennedale Ravine and connecting the planning area to Beverly and Abbotsfield to the south by means of an underpass under the *railway*; and Canon Ridge Road, a collector roadway intended to distribute access more evenly onto Victoria Road from the west and east.

Amended by Editor

4. Neighborhood Boundaries: The neighborhood boundaries which were established generally in The Hermitage Outline Plan are delineated on Drawing 3. and it will be noted that Victoria Road is the boundary between *Overlanders and Canon Ridge*.

Amended by Editor

Drawing 3 – Neighbourhood Delineation*
(Resolution. September 16. 2013



*Amended by Editor

III. THE PLAN

A. Land Use Pattern:

The land use pattern follows the general guidelines established by The Hermitage Outline Plan. Its basic features include a central walkway and public openspace spine traversing the planning area from west to east connecting the walkway system of the west neighborhood to the major recreational area proposed for the river valley floodplain to the east of the planning area; a major combined school and park campus in the centre of *Overlanders*; a shopping centre intended to serve the entire Hermitage located adjacent to the campus; and, multi-family housing groupings located adjacent to major recreation and amenity areas. *Overlanders* features a larger percentage of land proposed for single family land uses than for multi-family uses, while *Canon Ridge* features a preponderance of land proposed for multi-family housing in the form of townhouses. The influence of the various utility rights of way and the attractively sloping terrain contribute to make townhousing the most attractive method of utilizing developable land in *Canon Ridge*. School, park and commercial facilities are located to be as central to the population they serve as is possible. Schools and parks are located to be conveniently accessible to pedestrian traffic while commercial sites are accessible to both pedestrian and vehicular traffic.

Amended by Editor

The proposed distribution of land uses for both neighborhoods is outlined in Table 1 (a) and (b).

March 13, 2003
Amended by Editor

B. Circulation:

1. Vehicular: The vehicular circulation system attempts to provide for a defined hierarchy with local residential streets connecting only to collector roadways or minor arterial roadways. No single family housing is proposed to front onto minor or major arterial roadways and local residential streets are designed to discourage any through traffic.
2. Pedestrian: Pedestrian circulation is accommodated on a combination of sidewalks along local residential streets, minor walkways which connect housing groupings in accordance with anticipated desire lines, and major walkways which accommodate major pedestrian traffic flows. The pedestrian system attempts to provide for journeys from home to school, journeys from home to local shopping

facilities, and journeys to recreation and amenity areas in addition to general recreational strolling.

TABLE 1 (a)
**APPROVED LAND USE AND POPULATION STATISTICS CENTRAL
 NEIGHBOURHOOD (OVERLANDERS) - Resolution, September 16, 2013)**
 (Amended by Editor)

Table 1(a): Central Neighbourhood – Overlanders

(deleted) Land Use and Population Statistics

	Area (ha)	%GDA
Gross Area	75.80	100.0
Ravine Lands	0.40	--
Arterial Road (Victoria Trail)	5.80	--
Pipelines	1.50	--
Gross Developable Area	68.10	89.8
School / Park (Municipal Reserve)	15.40	22.61
Walkways	2.85	4.19
Buffer	3.40	4.99
Circulation	12.15	17.84
Total Non-Residential	33.80	49.63
Net Residential Area	34.30	45.3

Residential Land Use Area, Unit & Population Count

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population ²	% of NRA
Low Density Residential	28.6	25	715	2.80	2002	83.4
Medium Density Residential (Apartment)	5.70	90	563	1.80	1013	16.6
Total Residential	34.30		1278		3015	100.0

Population Density: 44.3 ppgdha
 Unit Density 37.2 upnrha
 LDR/MDR/HDR Ratio 83.4% / 16.6% / 0.0%

Student Generation Count for Overlanders

PreSchool	257
Public School	
Elementary School	334.1
Junior High School	141.4
Senior High School	167.1
Separate School	
Elementary School	102.8
Junior High School	51.4
Senior High School	25.7
Total Student Population	1079.4

TABLE I (b)
APPROVED LAND USE AND POPULATION STATISTICS
EAST NEIGHBOURHOOD (CANON RIDGE)
(Resolution, September 16, 2013)
(Amended by Editor)

Table 1(b): East Neighbourhood – Canon Ridge

(deleted) Land Use and Population Statistics

	Area (ha)	%GDA
Gross Area	58.94	
Arterials	2.95	
Pipelines	0.67	
Gross Developable Area	48.37	0
Single Family Residential	9.35	19.3
Duplex Residential	1.92	4
Townhousing Residential	10.68	22.1
Apartment Residential	6.98	14.4
Total Residential	28.93	59.8
Commercial	3.93	8.1
Parks and Schools	5.89	12.2
Walkways	0.82	1.7
Circulation (Non-Arterials)	8.82	18.2
Total Non-Residential	19.46	40.2

Residential Land Use Area, Unit & Population Count

	Units	% Total Units
Single Family Residential	183	11.8
Duplex Residential	48	3
Townhousing Residential	448	28.9
Apartment Residential	873	56.3
Total Residential	1552	99.9

Density: 79.8 persons per net
hectare

Student Generation Count for Canon Ridge

PreSchool	310.4
Public School	
Elementary School	403.5
Junior High School	170.7
Senior High School	201.8
Separate School	
Elementary School	124.2
Junior High School	62.1
Senior High School	31.0
Total Student Population	1303.7

3. Public Transit: Two alternative means of providing public bus service to-the planning area are delineated on Drawing 4.. These alternatives allow for the orderly extension of existing services from either Clareview to the north, or Beverly to the south. The Clareview extension will provide for the integration of bus service to the planning area with rapid transit once it is extended to the Clareview town centre.

C. Population:

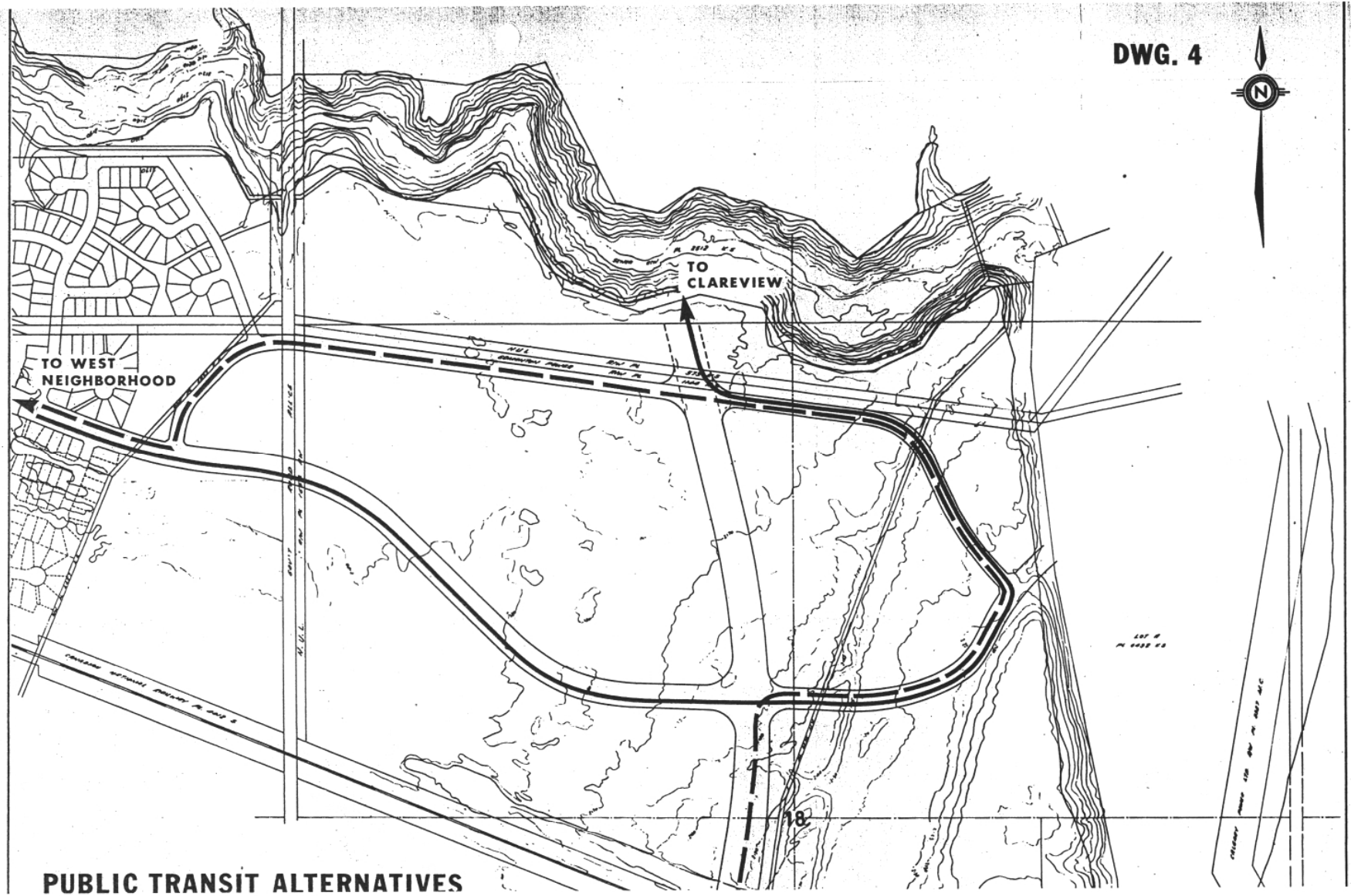
The amount of population which will be generated by the proposed pattern of development in each neighborhood is outlined in *Tables 1 (a) and 1(b)*.

September 16, 2013
March 13, 2003
Amended by Editor

TABLE 2
POPULATION GENERATION AND DENSITY
HERMITAGE CENTRAL AND EAST NEIGHBOURHOODS
(Deleted.)

Editor's Note: Refer to the amended land use and population statistics in Tables 1(a) and 1(b)

Drawing 4 – Public Transit Alternatives



D. School Facilities:

The major campus proposed for the *Overlanders* Neighborhood will accommodate a public elementary school intended to serve the Central Neighborhood, a public junior high school which is intended to serve all three neighborhoods within The Hermitage, and a combined separate elementary and junior high school which will accommodate separate elementary students from the *Overlanders and Canon Ridge* Neighborhoods of The Hermitage and separate junior high school students from the entire Hermitage.

Amended by Editor

November 13, 2012
Amended by Editor

The numbers of students which will be generated by each Neighborhood are outlined in *Tables 1(a) and 1(b)*.

September 16, 2013
March 13, 2003
Amended by Editor

TABLE 3 (a)
SCHOOL GENERATION
(Deleted)

November 13, 2012
Amended by Editor

Editor's Note: Refer to the amended land use and population statistics in Tables 1(a) and 1(b)

TABLE 3 (b)
(Deleted)

Editor's Note: Refer to the amended land use and population statistics in Tables 1(a) and 1(b)

IV. IMPLEMENTATION

The private corporation intends to initiate development in the *Overlanders* Neighborhood and, upon completion of that Neighborhood, will commence development in the *Canon Ridge* Neighborhood.

Amended by Editor

The development program is estimated to span a period of approximately three years with commencement of servicing in the *Overlanders* Neighborhood in the spring of 1975. The amount of land controlled by *the private corporation* will ensure that all required major roadway rights of way and school and park sites can be provided in conjunction with the development program.

Amended by Editor