

# ***Larkspur Neighbourhood Structure Plan***

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Office Consolidation December 2006

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*Prepared by:*

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

**Bylaw 8731, as amended, was adopted by Council in December 1987. In December 2006, this document was consolidated by virtue of the incorporation of the following bylaws:**

- Bylaw 8731*      Approved December 8, 1987 (to adopt the Meadows 1 (Larkspur) Neighbourhood Structure Plan  
*Bylaw 9579*      Approved October 16, 1990 (to amend the southwest portion of the Larkspur NSP by deleting areas designated for institutional and single detached residential uses and substitute a Direct Control row housing/semi-detached residential site and dispersed park site. In addition, the amendment adjusts the configuration of the Direct Control shopping centre site on the northeast corner of 38 Avenue and 34 Street.)
- Bylaw 11522*    Approved June 17, 1997 (to relocate and reduce the area of medium density residential area; introduce small single detached residential housing on lots being less than 9.0min width; and, to recognize an existing landscaped stormwater management facility (dry pond))
- Bylaw 13120*    Approved July 8, 2002 (to incorporate a Storm Water Management Facility east of the pipeline/powerline corridor; to remove the Medium Density Multiple Family in the area of the proposed SWMF and replaces/reconfigures the balance of that use with Row Housing/Semi-Detached residential; and, to remove the crescent road north of 43A Avenue and reconfigures the area of Medium/High Density (Apartment).
- Bylaw 14442*    Approved December 12, 2006 (to accommodate row house development for first time homebuyers on a vacant surplus school building envelope located on a school/park site)

**Editor's Note:**

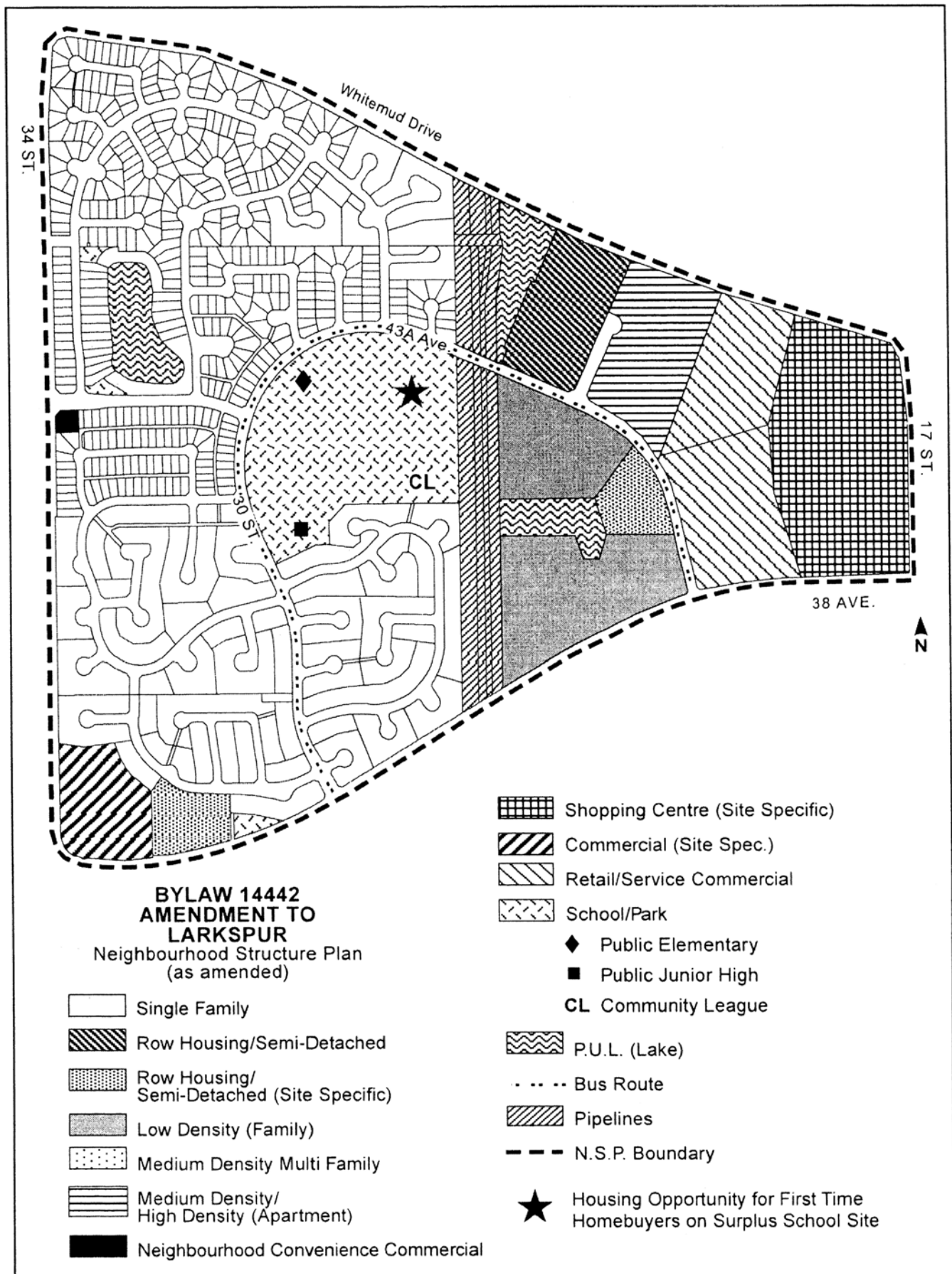
This is an office consolidation edition of the Larkspur Neighbourhood Structure plan, Bylaw 8731 as approved by City Council on December 8, 1987. This edition contains all amendments and additions to Bylaw 8731.

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







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[As Amended by Bylaw 9579 (Amended by Editor)]

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# SECTION 1

## INTRODUCTION AND BACKGROUND



*Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site as illustrated on the approved land use Plan map and as specified under the Community Services Zone. The Community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.*

Bylaw 14442  
December 12, 2006

## **1.1 INTRODUCTION**

This report and plan for Neighbourhood One of the Meadows has been prepared on behalf of *a private corporation* for the purpose of creating a revised Neighbourhood Structure Plan for Neighbourhood One (*Larkspur*) of the Meadows and to delete the existing Neighbourhood Structure Plan Bylaws being Bylaws no. 7027 for Neighbourhood I and no. 7028 for Neighbourhood 2 approved October 12, 1982. *The private corporation* owns a significant portion of the land within the neighbourhood boundary as well as the majority of the quarter section to the south with the exception of 13 acres.

Amended by  
Editor

This amendment proposes to create a revised Neighbourhood 1 by combining Neighbourhoods 1 and 2.

The plan has been developed in compliance with the "Neighbourhood Structure Plan - Terms of Reference" and is intended to provide a basis upon which subsequent subdivision and redistricting can take place. This Neighbourhood Plan describes the proposed land uses, density of development, the location of major and local roads, provision of utilities and the anticipated sequence of development.

The Neighbourhood Structure Plan is based on development objectives of the Owners to achieve the highest urban residential environment standard possible consistent with market requirements. The Owners intentions are to proceed with the orderly, economical staged development that has already commenced in Neighbourhood One (*Larkspur*).

Amended by  
Editor

The purpose of the proposed amendment to the approved Neighbourhood One and Two Structure Plan Bylaws in the Meadows is a direct result of the review of the Overall Area Structure Plan components including:

1. transportation network
2. school park redistribution
3. commercial redistribution.



A separate application has been submitted concurrently with this Neighbourhood amendment for the entire Meadows Area Structure Plan. As a result of modifications to the major transportation network within the Meadows Area Structure Plan, the deletion of the LRT line and the proposed redistribution of commercial lands it has been determined that Neighbourhoods One and Two in the Meadows as approved should be deleted and that a new Neighbourhood Structure Plan Bylaw should be approved for the combined Neighbourhood 1 and 2 areas. The rationale for the design of the revised Neighbourhood Structure Plan is contained in the following sections of this report.

The revised Neighbourhood Structure Plan, as proposed, provides for the orderly and complimentary development of the area. It will specify land uses, residential density patterns, park and school locations, roadway structure, and servicing and utility requirements. The design for the Neighbourhood 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.

It should be noted that this Neighbourhood Structure Plan represents an optimum housing mix according to present trends. As such, it must be realized that within the time span for implementation of the development alterations 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.

It is important to note; however, that the plan is flexible enough to accommodate changes in various land use and housing requirements from one phase of development to the next without negatively impacting the concept of the plan.



## SECTION 2

### EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN



## **2.1 GENERAL**

In the preparation of the amended Neighbourhood Structure Plan it was necessary to re-examine the existing site conditions and inventory existing influences on the type of development which will occur. As a result, the following information is provided.

## **2.2 LOCATION AND URBAN CONTEXT**

Presently approximately 31.0 ha within the approved Neighbourhood One (*Larkspur*) area has been developed. There are approximately 100 homes occupied within Neighbourhood One (*Larkspur*) at the present time. In addition it should be noted that municipal reserve in the amount of 3.32 ha of 12.42 ha required has been dedicated to the City as identified on Figure 5. Finally, it should be noted that a major storm retention facility is fully developed and exists in Neighbourhood One (*Larkspur*) (see Figure 3).

Amended by  
Editor

The balance of the proposed amended Neighbourhood is rural in nature with the greatest portion of the property presently under cultivation. Existing land use in these portions of the plan area represent no major constraints to future development within the Neighbourhood.

## **2.3 LAND OWNERSHIP**

Appendix I illustrates owners of land within the plan area (see Figure 2).

## **2.4 SPECIAL FEATURES**

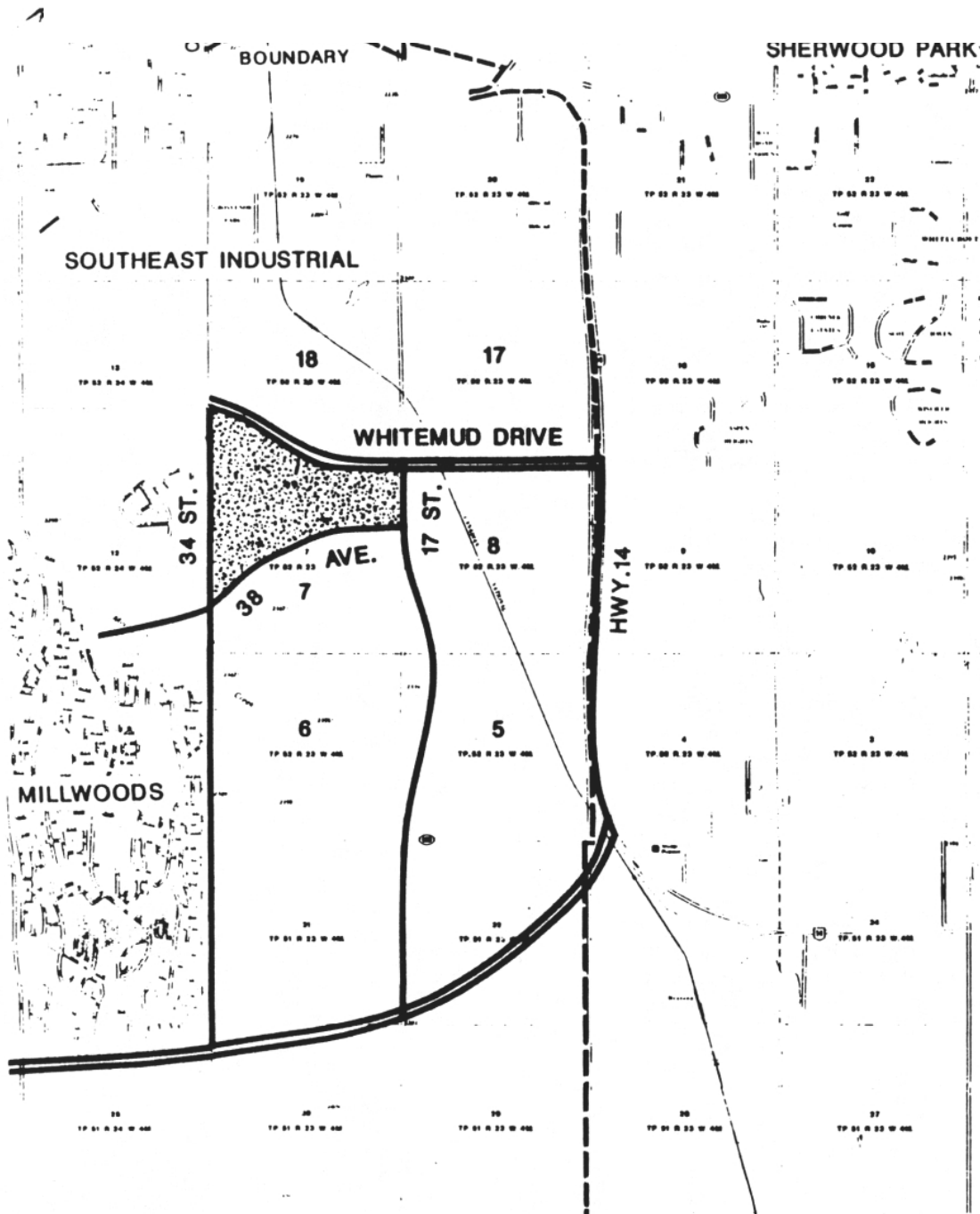
A 61 m major pipeline corridor and power transmission line impose man-made constraints on the design of Neighbourhood One (*Larkspur*). In order to minimize the negative influence of the pipeline corridors, it is intended that the pipelines be landscaped into a park like setting with provision for a pedestrian walkway in the future.

Amended by  
Editor

Development adjacent to the pipelines will have to comply with any setback restrictions required by government regulations in effect at the time of development (see Figure 4).



**Figure 1: Location Plan** (Bylaw 8731, December 8, 1987)



**IMC**  
Consulting Group Inc.

**THE MEADOWS**

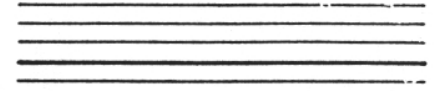
Structure Plan  
Neighbourhood 1

**Figure 1**  
**LOCATION PLAN**



1: **Figure 2: Ownership Plan** (Bylaw 8731, December 8, 1987)

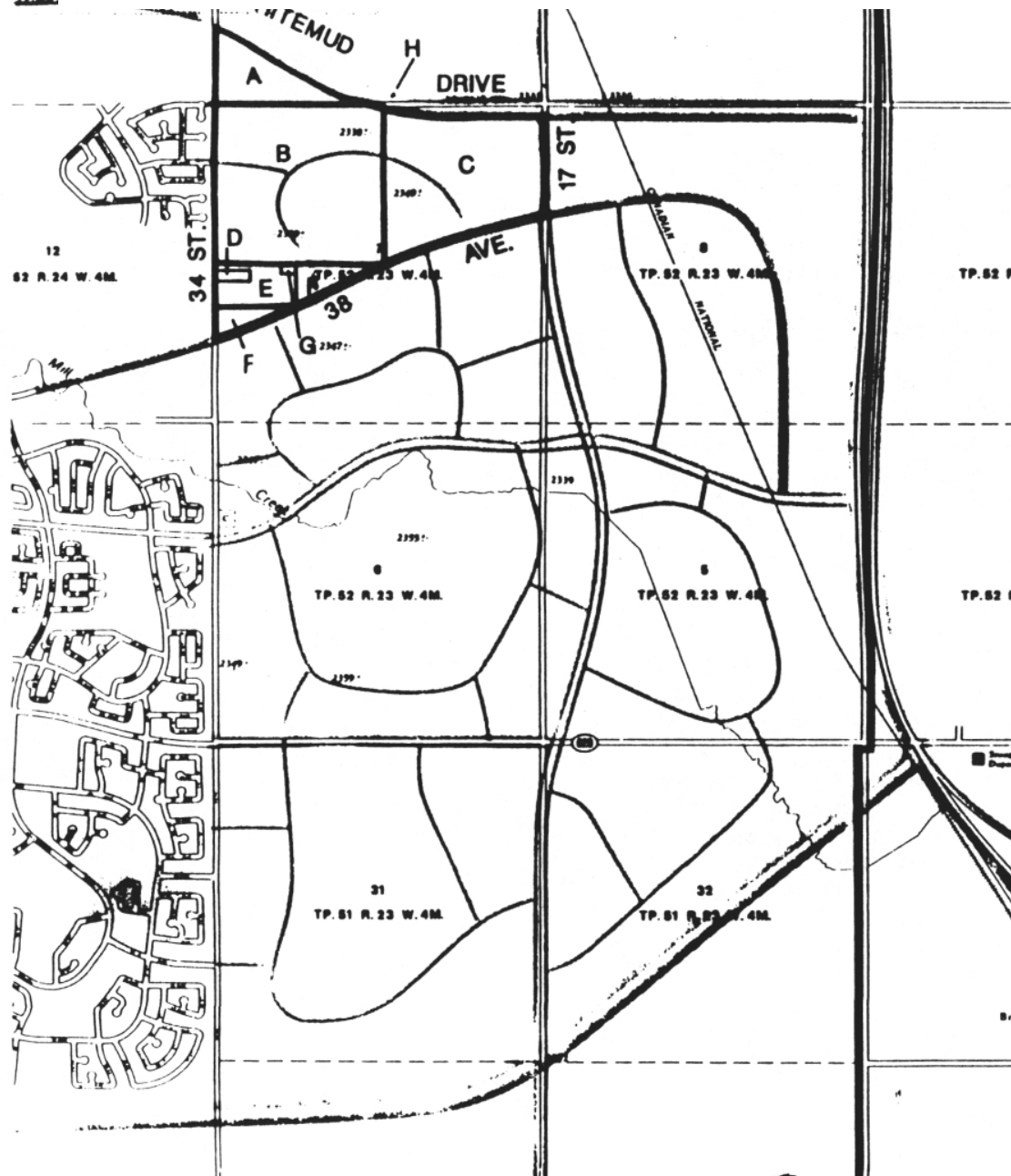
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ig Group Inc.



**The MEADOWS**

Structure Plan  
Neighbourhood 1

SEE APPENDIX 1



**Figure 2**  
**OWNERSHIP PLAN**



## **2.5 SOILS**

A reconnaissance of the undevelopment portions of Neighbourhood One (*Larkspur*) have been undertaken with respect to surficial and geological data. Investigation of the development area indicates that the soils will pose no apparent constraints to development and are wholly suitable for the type of development contemplated.

Amended by  
Editor

This will be confirmed in subsequent development stages as comprehensive soil sampling and testing will be prepared as required for the City of Edmonton in order to undertake the normal review.

## **2.6 VEGETATION**

As indicated previously, the majority of the area is currently under cultivation and therefore, vegetation in the form of woodlots remains only in isolated pockets and portions of the plan currently undeveloped. Every effort will be made to retain valuable existing woodlots in the development of future Neighbourhoods where practical. It is the intention of the developer to utilize existing tree cover during development and incorporate it within the development where possible.

## **2.7 TOPOGRAPHY AND DRAINAGE**

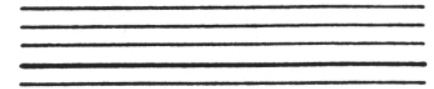
The undeveloped portion of the Plan Area can be described as a gently undulating plain largely the result of deposits that once formed the bed of glacial Lake Edmonton. The land slopes generally to the northwest with the overall gradual fall of approximately 15 m southeast corner of the plan area to the northwest edge of the neighbourhood. The topographical variations of the site will present few restrictions in the development of the area and provide the opportunity for economical gravity servicing of the site.



**Figure 3: Aerial Photo** (Bylaw 8731, December 8, 1987)



**I M C**  
Consulting Group Inc.



**THE MEADOWS**

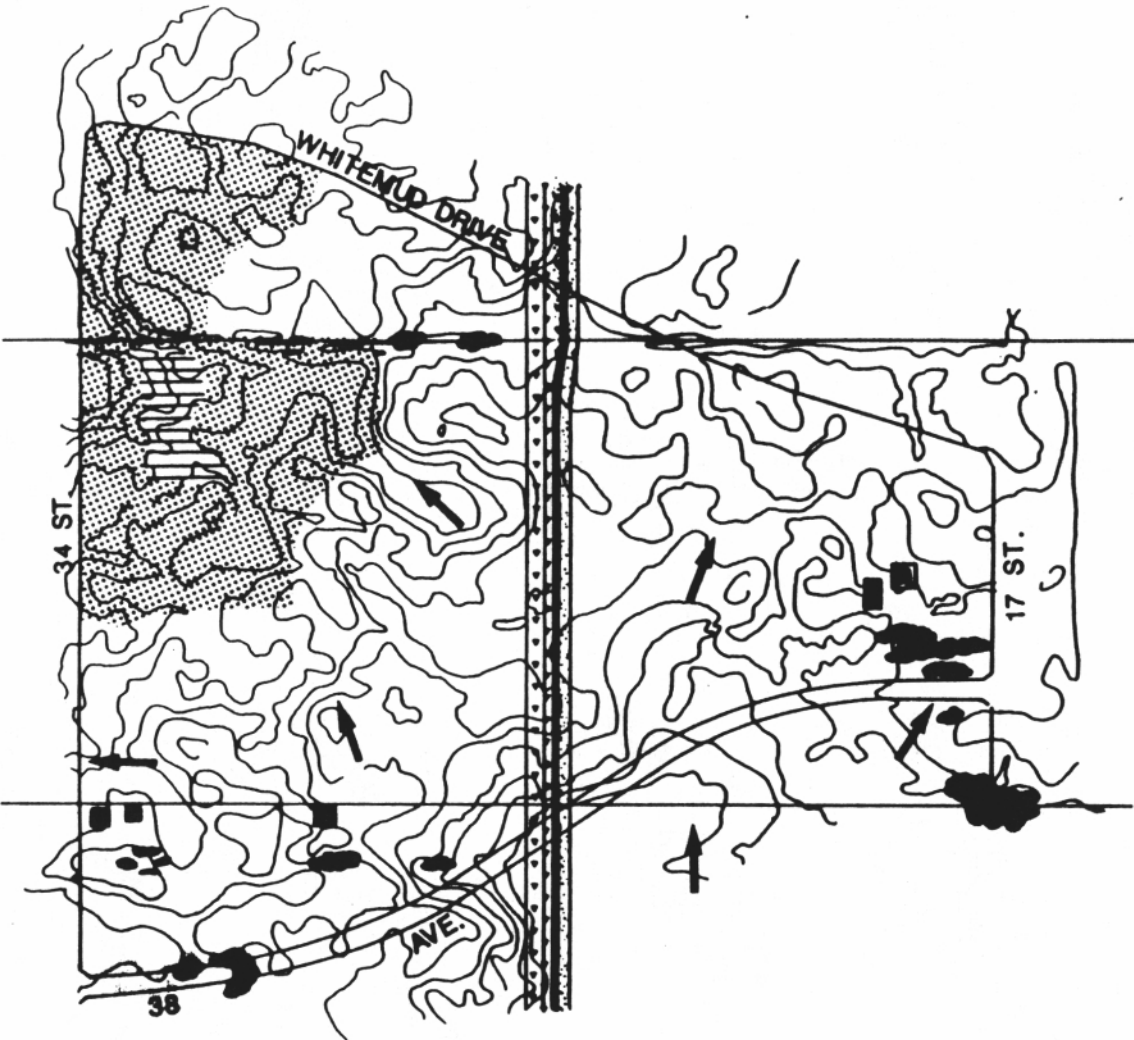
Structure Plan  
Neighbourhood 1

**Figure 3**

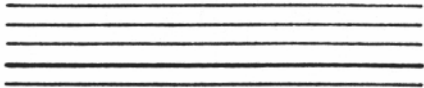
**AERIAL PHOTO**



Figure 4: Contour Map (Bylaw 8731, December 8, 1987)



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Consulting Group Inc.



**the MEADOWS**

Structure Plan  
Neighbourhood 1

- ..... TRANSALTA UTILITIES R/W
- RIMBEY PIPELINE R/W
- ..... GULF OIL R/W
- EXISTING VEGETATION
- ← DRAINAGE FLOW
- XXXX EXISTING DEVELOPMENT
- ==== EXISTING POND
- EXISTING BUILDINGS
- EXISTING TELEPHONE SUBSTATION

Figure 4



## SECTION 3

# POLICY FACTORS INFLUENCING THE PLAN



### **3.0 GENERAL**

This section of the report has been prepared to identify the land use changes proposed for the amended Neighbourhood One (*Larkspur*) which combines the original Neighbourhoods One and Two. Development objectives are provided followed by a detailed discussion of the land use designations.

Amended by  
Editor

### **3.1 DEVELOPMENT OBJECTIVES**

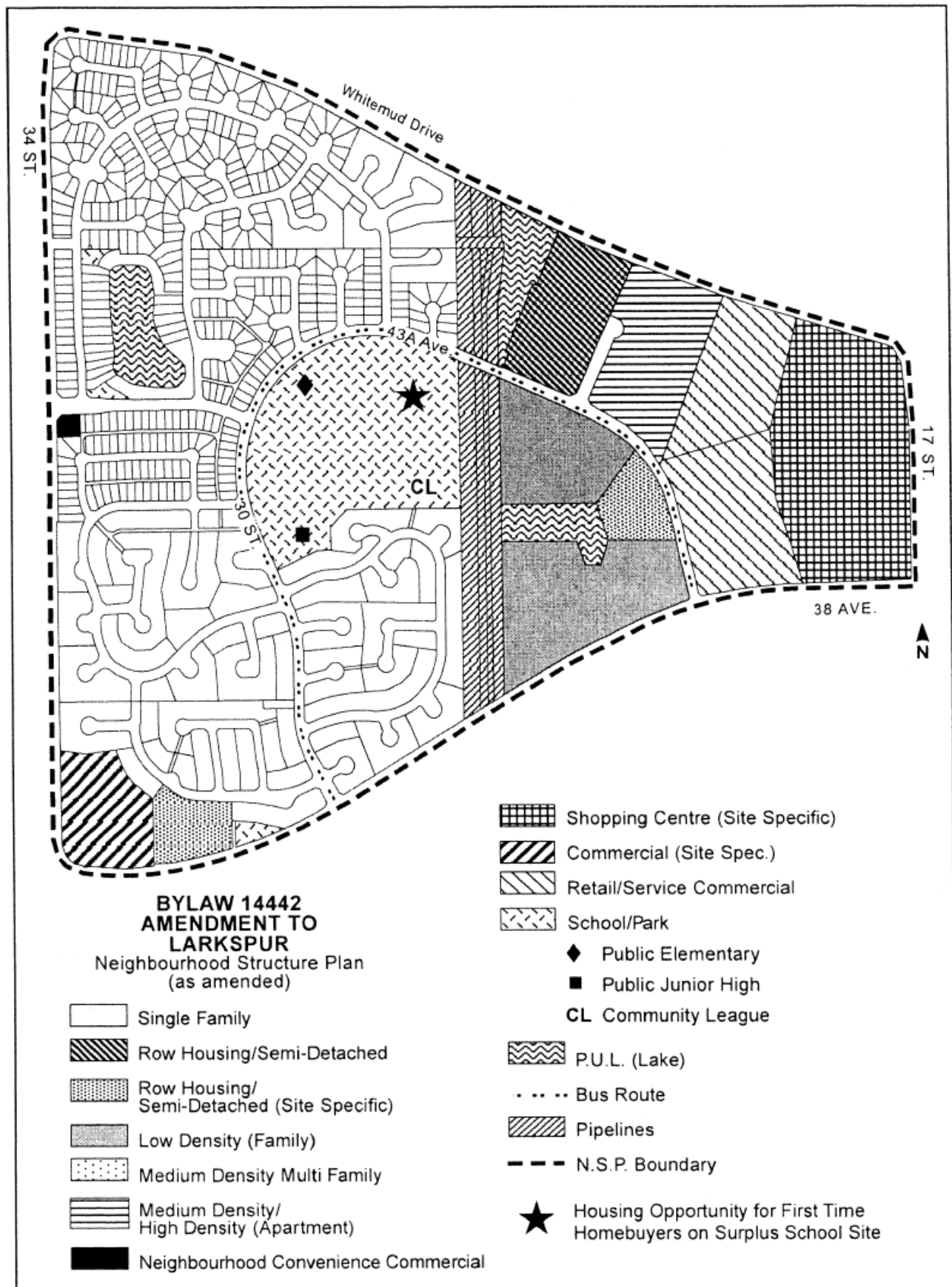
The development objectives for the amended Neighbourhood One (*Larkspur*) Structure Plan were developed taking into account the existing site conditions, the location of the neighbourhood in the overall Southeast area of the City and the objectives and policies identified in the City of Edmonton General Municipal Plan Bylaw. The following is a synopsis of the development objectives:

Amended by  
Editor

- To create a comprehensive neighbourhood design that will offer a sense of Identity to its residents.
- To provide a range of services and amenities that will satisfy the general requirements of its residents.
- To develop a clear and efficient hierarchical transportation network which will discourage unnecessary through movement.
- To offer the opportunity to develop a wide but compatible range of dwelling types necessary to satisfy the demands of the public.
- To create identifiable neighbourhood sub-units, in which compatible building forms will establish a distinguishable character.
- To ensure sensitive integration with existing and proposed adjacent developments.



**Figure 5: Neighbourhood Structure Plan** (Bylaw 14442, December 12, 2006)





### **3.2 LAND USES - GENERAL**

Development objectives for the design of the amended Neighbourhood One (*Larkspur*) area were established to complement the revised Meadows Area Structure Plan Bylaw. The location of this particular Neighbourhood in the overall plan area as well as the introduction of the new community commercial facility within this neighbourhood dictated that low density residential development occur to the west of the *Power* and Pipeline Utilities line with mixed-medium density residential occurring east of the Utility line and west of the proposed commercial development.

Amended by  
Editor

The major underlying objective of the Owner is to create a residential neighbourhood environment consisting of *predominantly* single-family development west of the Utility Corridor. Consistent with the Meadows Area Structure Plan Bylaw, the required school-park site and existing storm water management facility have been included in the plan. As stipulated in the approved Meadows Area Structure Plan Bylaw, approximately ½ of the lake frontage has been preserved for general public access, with single family development proposed for other portions of the lake.

Bylaw 9579  
October 16, 1990

### **3.3 RESIDENTIAL LAND USES**

The design concept for the amended Neighbourhood has been established to create a balanced residential environment. The residential mix proposed in conjunction with the street layout and existing development constraints such as the *powerline* and pipeline corridor provide opportunities to create a mix of residential environments with excellent separation spaces between different housing types.

Amended by  
Editor

The neighbourhood has been designed with identifiable residential sub-units each being defined by the neighbourhood collector roadway system or the utility corridor. By utilizing a high standard of development control, an enhanced living environment can be created at the sub-neighbourhood level.

As indicated previously, it is the intent to develop *predominantly* single family developments west of the *powerline* and pipeline corridor. *The only multiple family area proposed west of the powerline and the pipeline right-of-way is a row housing/semi-detached site immediately east of the Direct Control commercial site located to the northeast of 34 Street and 38 Avenue. This row housing/semi-detached site will be developed under the provisions of the DC2 District in order to ensure an adequate transition (i.e., development set-backs, fencing, and landscaping) between the site and abutting commercial and single detached developments.*

Bylaw 9579  
October 16, 1990  
Amended by  
Editor

The following provides information with respect to the residential developments proposed east of the *powerline* and pipeline corridor.

Amended by  
Editor



## Low Density Family

This area is planned for a mix of small lot single family, semi-detached and row housing with a maximum density of 13.5 units per acre. Residential units in this area will be oriented around an internal street system and development will be sited with a backing on or siding on relationship with respect to 34 Avenue and a future north-south collector. More intensive housing forms such as row housing or semi-detached units will be separated from single family units by local streets and developed as distinct enclaves as opposed to alternating different forms of housing types along any particular street frontage. The location of the different housing forms will also be influenced by the location and orientation of the row housing and apartment uses to the north. It is intended to provide pedestrian linkages through the utility corridor to school park-sites located in the west portion of the neighbourhood.

Uniform screen fencing and a landscape boulevard will be provided adjacent to the north-south collector to achieve an attractive streetscape and provide visual screening from the proposed commercial development to the east.

In order to ensure that a satisfactory overall design concept is achieved for this area it is intended that with a submission of a design for Stage I that a comprehensive site plan for the whole and be prepared concurrent with the initiation of subdivision and zoning in Stage 1.

Amended by  
Editor

*A (DC2) Site Specific Development Control Provision will apply to a 3.3 ha area. This DC2 will limit the use opportunities for the site to single detached residential housing and related uses and will contain development regulations to ensure that development is attractive, functional and compatible with surrounding development. Among the regulations contained within the District are the following:*

Bylaw 11522  
June 17, 1997

- *the minimum site area per lot shall be 270m<sup>2</sup>;*
- *the minimum lot width shall be 7.93m;*
- *any lot less than 9.0m, but greater than 8.0m in width shall be at least 33.0m in depth;*
- *no more than 70% of the lots in the District shall be less than 9.0m in width;*
- *no more than 10% of the lots in the District shall be less than 8.0m in width; and,*
- *lots being less than 8.0 m in width shall not be in groupings of more than three(3) contiguous lots.*

*The DC2 will also include development regulations which address other elements of development as follows:*

- *no two principal structures on abutting lots may be of the same principal colour or of the same front elevations;*
- *all principal structure will include architectural detailing, examples include brick or stone trim, door and window detailing, frieze boards*



- and porches;*
- all lanes will be hard surfaced with pavement;*
- all lanes will have access to 43A Avenue;*
- all lots will include a prepared area to accept the future development of a garage;*
- all prepared garage areas will include an electrical power supply and a plug in;*
- the front yard of all lots will be sodded and each lot will have a shrub bed, and either one coniferous tree or one deciduous tree; and,*
- the entire project will be fenced.*

*Augmenting this DC2 Provision is a restrictive covenant which will be applied by the landowner to all newly created lots. Like the DC2 Provision, the restrictive covenant will contain provisions to ensure that development is of a high quality and appearance, and is compatible with surrounding development.*

At this time it is the developers intent to maintain control of all of these lands and develop them in a comprehensive manner, however, should future sales occur an appropriate mechanism to ensure a comprehensive development takes place, possibly through sales agreement, or alternatively through site specific districting will be undertaken.

#### Medium Density Multiple Family/Medium To High Density Apartment

The area east of the *powerline*, west of the proposed commercial site and north of the collector route is intended to be utilized primarily for medium to high density residential development generally consistent with the provisions of the RF5, RF6, RA7 and RA8 *zones* of the *Zoning* Bylaw. The majority of the area will be available to the general community for rental accommodation, however, it is anticipated that certain areas may be allocated for seniors or adult communities. In this area of the plan it is important to ensure that there is a consistent landscape theme adjacent to the collector street. The possibility of having increased building setbacks from this street for more intensive buildings will be reviewed at the development stage. In addition, variations in setbacks, orientation of building massing and roof treatment etc. will have to be reviewed in detail to minimize any perceived visual problems and to ensure that there is an appropriate transition between different housing forms.

Amended by  
Editor

Bylaw 13210  
July 8, 2002

*A medium density site is identified as an area for "Row Housing/Semi-Detached (site specific) development. A DC2 Provision will apply to a 1.3 ha area on the eastern portion of the site. The Provision will provide an opportunity for semi-detached, linked and row housing and contain regulations to address appearance and compatibility to surrounding development.*

Bylaw 11522  
June 17, 1997

It is important to note that in this area sensitive treatment with respect to screening of parking areas as well as separation of parking areas from amenity



areas be maintained. In addition special consideration will be ensured with respect to separation spaces between the proposed residential development and commercial area to the east.

Provision of Public and Private amenity areas will be consistent with the requirements of the *zoning* bylaw and depending on the densities proposed in the area additional park areas may be required.

Amended by  
Editor

At this time it is the developers intent to maintain control of these lands and develop them in a comprehensive manner, however, should future sales occur an appropriate mechanism to ensure a comprehensive development takes place, possibly through a sales agreement, or alternately through site specific *zoning* will be undertaken.

Amended by  
Editor

In order to ensure that a satisfactory overall design concept is achieved for this area it is intended that with the initial design for any specified component a comprehensive site scheme for the whole area be prepared and submitted to the City for review.

### **3.4 EDUCATIONAL AND OPEN SPACE**

In comparison to the total areas of land originally included in the approved Neighbourhoods 1 and 2, the amended Neighbourhood 1 (*Larkspur*) plan area has decreased. In addition, the amount of land for residential development has decreased even further by the inclusion of the proposed shopping centre. Therefore it is proposed that the amended Neighbourhood 1 (*Larkspur*) include the following facilities:

Amended by  
Editor

1. one public elementary school
2. one separate elementary school
3. one public junior high school
4. the required park space required with each of the above noted facilities
5. one site for community league facilities
6. *one 0.30 ha dispersed park.*

Bylaw 9579  
October 16, 1990

It is proposed that the configuration of the school/park site be maintained as designed in the approved Neighbourhood 1 (*Larkspur*) Structure Plan with additional land requirements extending the reserve requirement slightly in the southwest and that municipal reserves be dedicated in each subsequent phase of subdivision. The enclosed statistics indicate the projected population and school generation for the amended Neighbourhood 1 (*Larkspur*) area. *The 0.30 ha park located immediately north of 38 Avenue and east of the proposed semi-detached/row housing site is intended to preserve a portion of the existing stand of trees located north of 38 Avenue. Some of the trees are in an unhealthy condition or have died because of excessive moisture at their roots. The owner has provided a letter of undertaking regarding the reforestation of the proposed*

Bylaw 9579  
October 16, 1990  
Amended by  
Editor



*municipal reserve parcel. The owner has agreed to prepare a reforestation report and to pay the full costs of the reforestation program as approved by Community Service Department.*

### **3.5 COMMERCIAL**

A mixed use community commercial concept is being proposed for Neighbourhood 1 (*Larkspur*) on the southwest corner of the intersection of Whitemud and 17th Street.

Amended by  
Editor

It has been determined that with respect to the reorientation of the internal arterial network, that this site would be most suitable, for commercial development with respect to accommodating traffic movements without impairing the amenities of the residential areas within the proposed and adjacent areas.

The following information provides information with respect to how it is envisioned that the Community Commercial site could develop. Special reference should be made to Area 3 where the opportunity for either residential or commercial uses have been included in the plan in order to ensure that market trends can be satisfied at the time of development.

#### **Area 1 - (Retail Commercial/Shopping Centre [Site Specific])**

Amended by  
Editor

The general purpose of this land use classification is to establish an area for a shopping centre development, intended to serve a large trade area as defined in the Meadows Shopping Centre Impact Study prepared by Urbanic Consultants Ltd. It is projected that a shopping centre of approximately 250,000 square feet will ultimately be accommodated on a site of approximately 25 acres, generally in accordance with the provisions of the *CSC Zone* of the *Zoning* Bylaw.

#### **Area 2 - (Retail/Service Commercial)**

The general purpose of this land use classification is to establish an area for developments that may include a mixture of commercial uses. Area 2 is proposed to be approximately 15 acres in size and will provide opportunities for commercial uses such as but not limited to superstores, home improvement centres, automotive repair, restaurants, and could also allow potential expansion of the shopping centre if market conditions warrant it. The maximum building height of two stories and the maximum floor area ratio of 1.0 should be maintained in this area.

#### **Area 3 - (Retail/Service Commercial/Residential)**

Bylaw 13210  
July 8, 2002

In this area it is envisioned that the opportunity to include high density residential component may be realized. Area 3, consisting of approximately 10 acres proposed a maximum residential component of approximately 400 units



with the balance of the area being mixed commercial uses and institutional uses, with a maximum height of two stories and a maximum floor area ratio of 1.0.

It should be noted that the areas identified for each of the commercial components are approximate in nature and that the actual configuration of the specific parcels and orientation to each other as well as surrounding areas will be determined at a later date after more detailed marketing information is available. At the time that specific development proposals are brought forward to the City administration for review it should be noted that special attention should be paid to the landscape treatment on the periphery of the site as well as building set-backs relative to adjacent uses. A comprehensive review of the entire commercial mixed use area will be required in order to ensure a high standard of appearance in relation to the adjacent residential development. Traffic circulation to the commercial development will have to be reviewed in detail in order to minimize conflicts with adjacent residential access specifically as it relates to the residential proposed west of the commercial development. Siting of more intensive commercial uses should ensure that traffic impacts are minimized for the residential development.

At this time it is the developers intent to maintain control of these lands and develop them in a comprehensive manner, however, should future sales occur an appropriate mechanism to ensure a comprehensive development takes place, possibly through a sales agreement, or alternately through site specific districting will be undertaken.

In order to ensure that a satisfactory overall design concept is achieved for this area it is intended that with the initial design for any specified component a comprehensive site scheme for the whole area be prepared and submitted to the City for review.

#### Staging of Development

It is projected that development will occur first in Area 1 the Retail Commercial component of the development, with Phase 1 consisting of approximately 250,000 square feet.

The possibility also exists that development, depending on market conditions, could simultaneously commence in Area 2.

Full Development of Areas 2 and 3 and a realization of final land use will be determined largely by the growth of the Meadows, surrounding communities and market sources.

The amount of commercial land use proposed is consistent with the proposed Meadows Area Structure Plan amendment which in turn is equivalent to the amount of Commercial Development originally approved.



### Community Retail Facility

A community retail facility of approximately 2.5 hectares is proposed on the northeast corner of the intersection of 38 Avenue and 34 Street. It is anticipated that this development will provide services for future residence in the area on an interim level and will be developed well before the major commercial site in the neighbourhood is developed. Land uses proposed adjacent to this site dictate that it should be developed under site specific *development control provision* in order to minimize any negative impacts primarily on the residential development proposed to the north. In this regard the site specific development should be consistent with the following:

1. Maximum of 2 stories in height
2. Building setbacks a minimum of 6 metres for one storey and 15 metres for 2 stories.
3. No windows should be oriented toward the residential development.
4. Rooflines should be in character with adjacent residential development.
5. Screening of mechanical rooftop systems must be maintained.
6. A buffer adjacent to the residential development consisting of approximately 1 metre berm a 2 metre fence and appropriate landscaping should be provided.
7. Parking and loading facilities etc. should be properly screened and oriented towards the front of the development.

Amended by  
Editor

Bylaw 9579  
October 16, 1990  
(Deleted section)



## SECTION 4

# ENGINEERING SERVICES & UTILITIES



## **4.0 ENGINEERING AND UTILITIES**

### **4.1 GENERAL**

Storm drainage, sanitary sewerage, and water distribution systems existing in Neighbourhood One (*Larkspur*) are sized to accommodate most of the Plan Area, as shown on Figure 6.

Amended by  
Editor

Power, telephone, and gas are also available from extensions of existing utilities in Neighbourhood One.

### **4.2 STORM DRAINAGE**

As noted on Figure 6, the majority of the Neighbourhood One (*Larkspur*) Structure Plan is within the drainage basin of the existing stormwater management lake.

Amended by  
Editor

Storm drainage for the southwest area of the amended Neighbourhood will be accommodated with the development of a stormwater management lake to be constructed within the Burnewood Neighbourhood to the west. The drainage basin for this lake includes a portion of the Meadows Neighbourhood 1 (*Larkspur*) as illustrated on Figure 6. *Two stormwater management facilities are included east of the pipeline/powerline corridor in the Larkspur NSP. One SWMF (1.05ha) is located between 43A Avenue and 38 Avenue and will be a 'dry pond'. The other SWMF, approximately 1.5 ha, is located between 43A Avenue and Whitemud Drive*

Bylaw 11522  
June 17, 1997  
Bylaw 13120  
July 8, 2002

### **4.3 SANITARY SEWERAGE**

The majority of Neighbourhood One (*Larkspur*) is serviced by a sanitary trunk which exists as shown on Figure 6. The balance of the neighbourhood will ultimately be serviced by a new trunk system that will be extended from the Burnewood Neighbourhood to the west. If necessary, this portion of the neighbourhood could be serviced with a sanitary sewer connection to the existing sanitary trunk.

Amended by  
Editor

### **4.4 WATER DISTRIBUTION**

Water distribution system currently developed within Neighbourhood One (*Larkspur*) will be extended to accommodate future development.

Amended by  
Editor



#### **4.5 GAS, POWER, AND TELEPHONE**

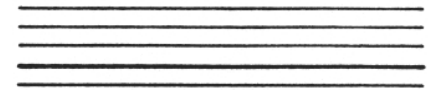
Gas, power, and telephone systems currently exist within the Neighbourhood One Development Area and will be extended for subsequent developments. An existing telephone sub-station and duct line right-of-way is illustrated on Figure 6.

At the time of subdivision, Edmonton Telephones has indicated that vehicular access will be required to the West side of their sub-station.



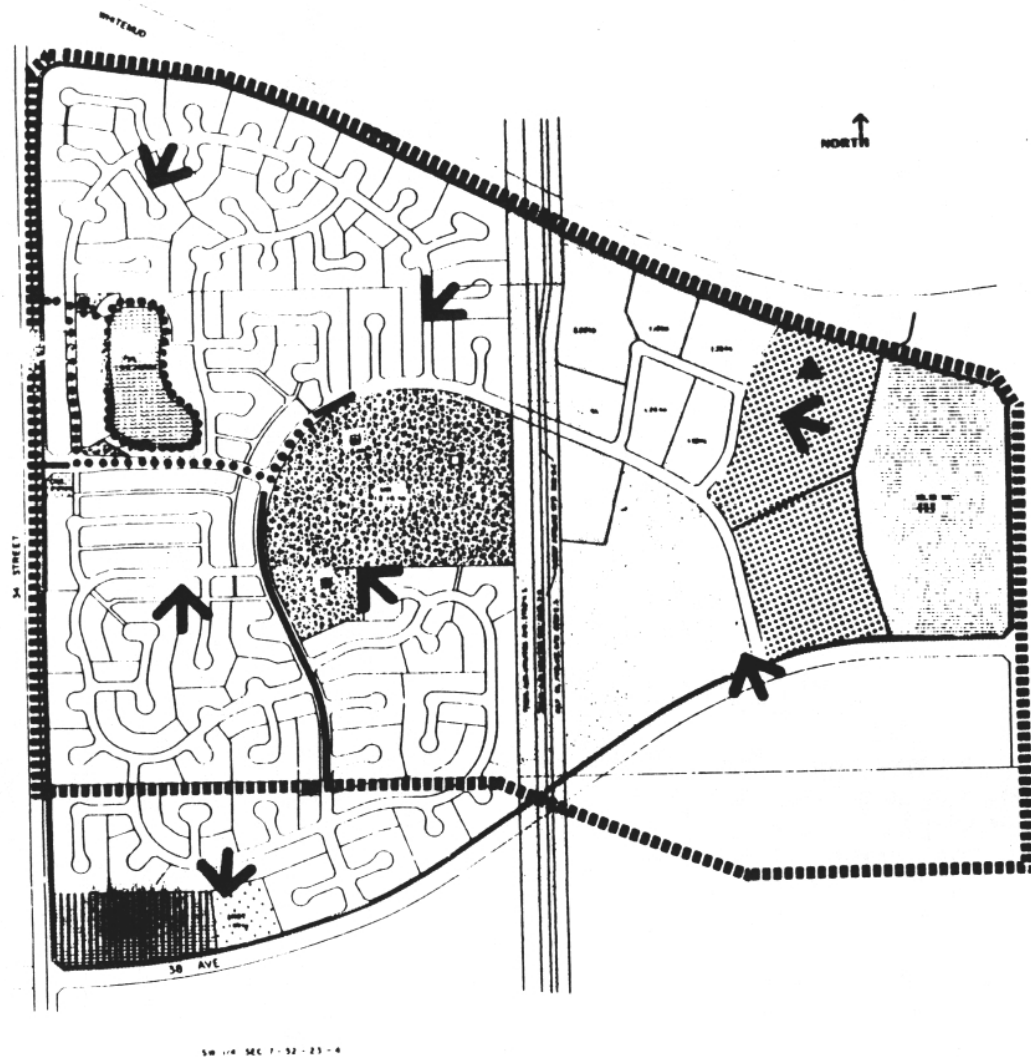
Figure 6: Storm, Sanitary and Water Systems (Bylaw 8731, December 8, 1987)

IMC  
Consulting Group Inc.



**THE MEADOWS**

Structure Plan  
Neighbourhood 1



- STORM AND SANITARY DRAINAGE BOUNDARY
- DIRECTION OF FLOW (PIPED SYSTEM)
- EXISTING SANITARY, WATER & STORM TRUNK FACILITIES
- EXISTING TELEPHONE SUBSTATION DUCT LINE R/W

Figure 6

STORM, SANITARY  
& WATER SYSTEMS



## APPENDIX 1



**APPENDIX 1**  
**AND OWNERSHIP**  
**NEIGHBOURHOOD 1**  
(Amended by Editor)

<u>NO.</u>	<u>C. OF T NO.</u>	<u>LEGAL DESCRIPTION</u>	<u>OWNER(S)</u>	<u>CAVEAT(S)</u>
A	862280100	W 1/2 18R-52-23-4	City of Edmonton	City of Edmonton
	862280100A	W 1/2 18R-52-23-4	City of Edmonton	City of Edmonton
	862280100B	W 1/2 18R-52-23-4	<i>Two Private Corporations</i>	<i>Private Corporation</i> City of Edmonton
B	862097782A	N.W. 7-52-23-4	<i>Two Private Owners</i>	<i>Private Owner</i> <i>Private Corporation</i> City of Edmonton <i>Private Corporation</i>
C	99-F-188	N.E. 7-52-23-4	<i>Private Owner</i>	<i>Private Corporation</i>
	862280096		City of Edmonton	City of Edmonton
	862280096A		City of Edmonton	Edmonton Reg. Planning Commission (D.R.C.)
D	10-C-132	S.W. 7-52-23-4	<i>Two Private Owners</i>	<i>Private Corporation</i>
E	238-Q-204	S.W. 7-52-23-4	<i>Private Owner</i>	<i>Private Corporation</i>
F.	822022567	S.W. 7-52-23-4	City of Edmonton	<i>Private Corporation</i> City of Edmonton <i>Private Corporation</i>
G	852036266	S.W. 7-52-23-4	City of Edmonton	
H	205-D-234	E 1/2 18R-52-23-4	<i>Private Owner</i>	Edmonton Reg. Planning Commission (D.R.C.)



## APPENDIX 2



**LARKSPUR NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 13120**

	<b>Area (ha)</b>	<b>% of GDA</b>
Gross Area	157.39	
Major Pipeline/Powerline Corridor	7.06	
Gross Developable Area	150.33	100.0
Circulation		
Arterial Roads	6.39	4.3
Major Collector Roads	4.40	2.9
Internal Roads	15.32	10.2
School/Parks	12.73	8.5
Community Commercial	23.18	15.4
Neighbourhood Commercial	0.18	0.1
Stormwater Management Facilities	5.61	3.7
Other	0.08	0.1
Total Non-Residential	67.89	45.2
Net Residential Area	82.44	54.8

Land Use	Area (ha)	Units	% of Total DUs	Population
Single Family	63.36	1,000	49.2	3,889
Direct Control Semi-Detached	2.90	78	3.8	230
Row Housing/Semi-Detached	3.22	135	6.7	399
Low Density Family	8.77	294	14.5	1014
Medium/High Density Apartment	4.19	524	25.8	1074
Total Residential Lands	82.44	2,031	100.0	6,606

Land Use	Area (ha)	Units	% of Total DUs	Population
Single Family	63.36	1,000	49.2	3,889
Direct Control Semi-Detached	2.90	78	3.8	230
Low Density Family	3.22	135	6.7	399
Medium Density Multiple Family	8.77	294	14.5	1014
Medium/High Density Apartment	4.19	524	25.8	1074
Total Residential Lands	82.44	2,031	100.0	6,606

Gross Density: 43.94 persons per gross developable hectare

Student Generation	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)
Public	499	206	225
Separate	264	108	123