

Donsdale Neighbourhood Structure Plan

Office Consolidation November 2013

Prepared by:

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

Bylaw was adopted by Council in May 1995. In November 2013, this document was consolidated by virtue of the incorporation of the following bylaws:

<i>Bylaw 10933</i>	Approved May 8, 1995 (to adopt the Donsdale Neighbourhood Structure Plan)
<i>Bylaw 11440</i>	Approved March 10, 1997 (to reconfigure the internal collector roadway and northern Stormwater Management Facility and to add a Stormwater Management Facility and pedestrian linkages to the central portion of the plan)
<i>Bylaw 11970</i>	Approved March 8, 1999 (to reconfigure the central Stormwater Management Facility)
<i>Bylaw 11998</i>	Approved April 12, 1999 (to reconfigure the natural area/viewpoint park in the northeast portion of the neighbourhood adjacent to the top-of-bank area)
<i>Bylaw 12203</i>	Approved January 12, 2000 (to reconfigure the residential development in the southwest portion of the plan to accommodate the development of the Continuing Care Retirement Community)
<i>Bylaw 13801</i>	Approved October 4, 2004 (to recognize a country residential property in the southern portion of the plan; to extend the top-of-bank walkway east; and reconfigure a portion of the Neighbourhood Park located north of the Wedgewood Ravine)
<i>Bylaw 16508</i>	Approved November 18, 2013 (to realign the boundary between the Direct Control – Low Density Residential and Neighbourhood Park in the southwest area of the Plan)

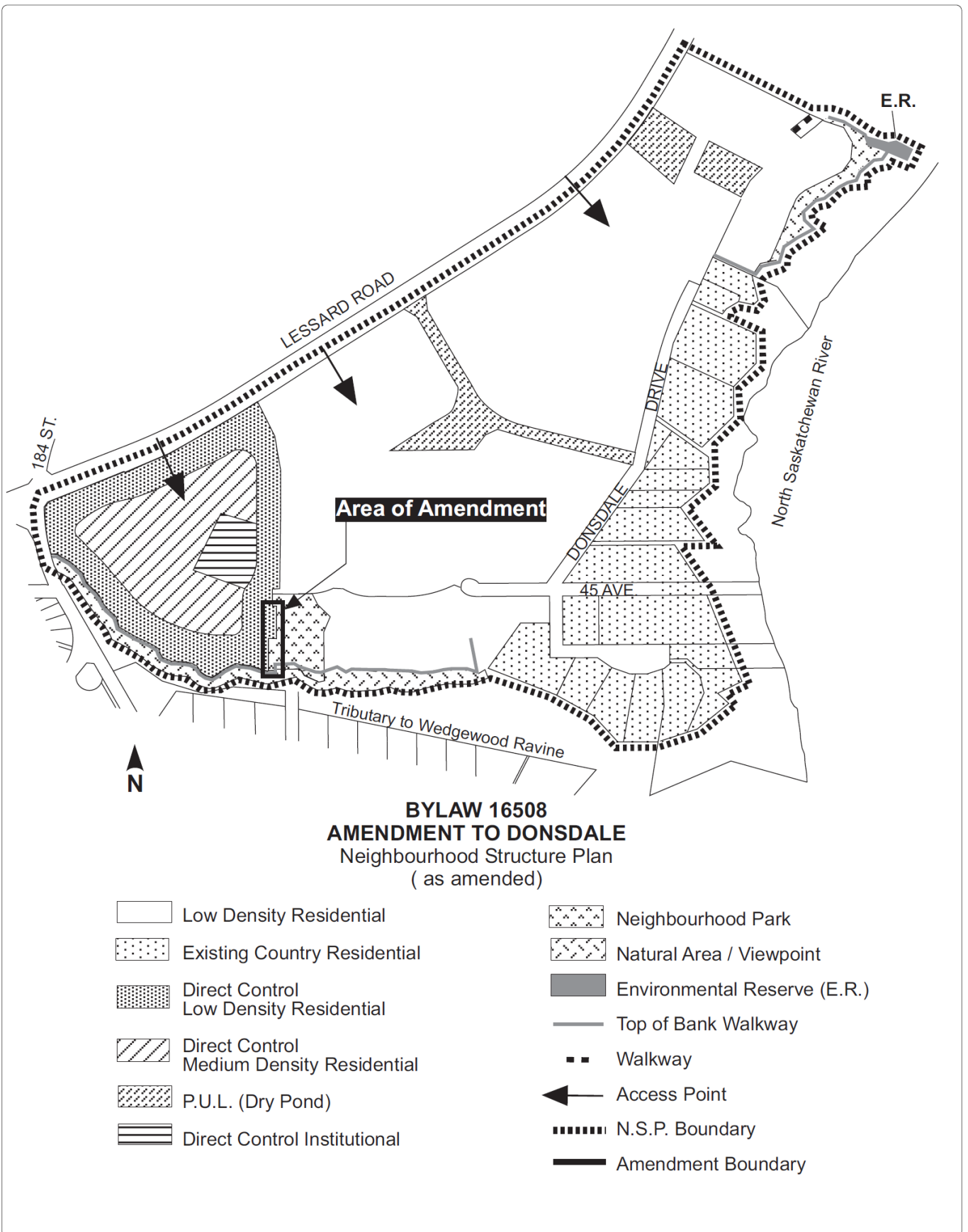
Editor's Note:

This is an office consolidation edition of the Donsdale Neighbourhood Structure Plan, Bylaw 10933, as approved by City Council on May 8, 1995. This Plan is an amendment to the West Jasper Place South Area Structure Plan, Bylaw 5768 as approved by City Council on September 24, 1979. This edition contains all amendments and additions to Bylaw 10933.

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



DONSDALE NEIGHBOURHOOD STRUCTURE PLAN

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Previously submitted to City Planning and Development Department with initial submission are the following. These are available upon request:

- HYDROGEOLOGICAL AND GEOTECHNICAL INVESTIGATION PROPOSED DONSDALE NEIGHBOURHOOD STRUCTURE PLAN EAST OF 184 STREET AND SOUTH OF LESSARD ROAD, EDMONTON, AB

- DONSDALE ENVIRONMENTAL ASSESSMENT

- DONSDALE NEIGHBOURHOOD SLOPE STABILITY ASSESSMENT

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1.0 INTRODUCTION AND BACKGROUND

The Donsdale Neighbourhood Structure Plan (NSP) describes the proposed development concept for approximately 64 ha of land located in the southwest sector of the City of Edmonton (see Figure 1). The plan has been prepared on behalf of the *five* major land owners within the area. This document has been prepared in accordance with Section 64 of the Planning Act and the City of Edmonton Terms of Reference for Neighbourhood Structure Plans. The purpose of the Donsdale NSP is to provide a context for future development within the area. More specifically, it will provide a basis for which future *rezonings* and subdivisions can be evaluated. The Donsdale NSP outlines land uses by type, area and location, the transportation network, residential densities, population projections and the general sequence of development.

Amended by Editor

1.1 THE PLAN AREA

The area for which the plan has been prepared is situated in the southwest sector of the City of Edmonton (see Figure 2).

The boundaries of the plan are as follows:

North: 53 Avenue

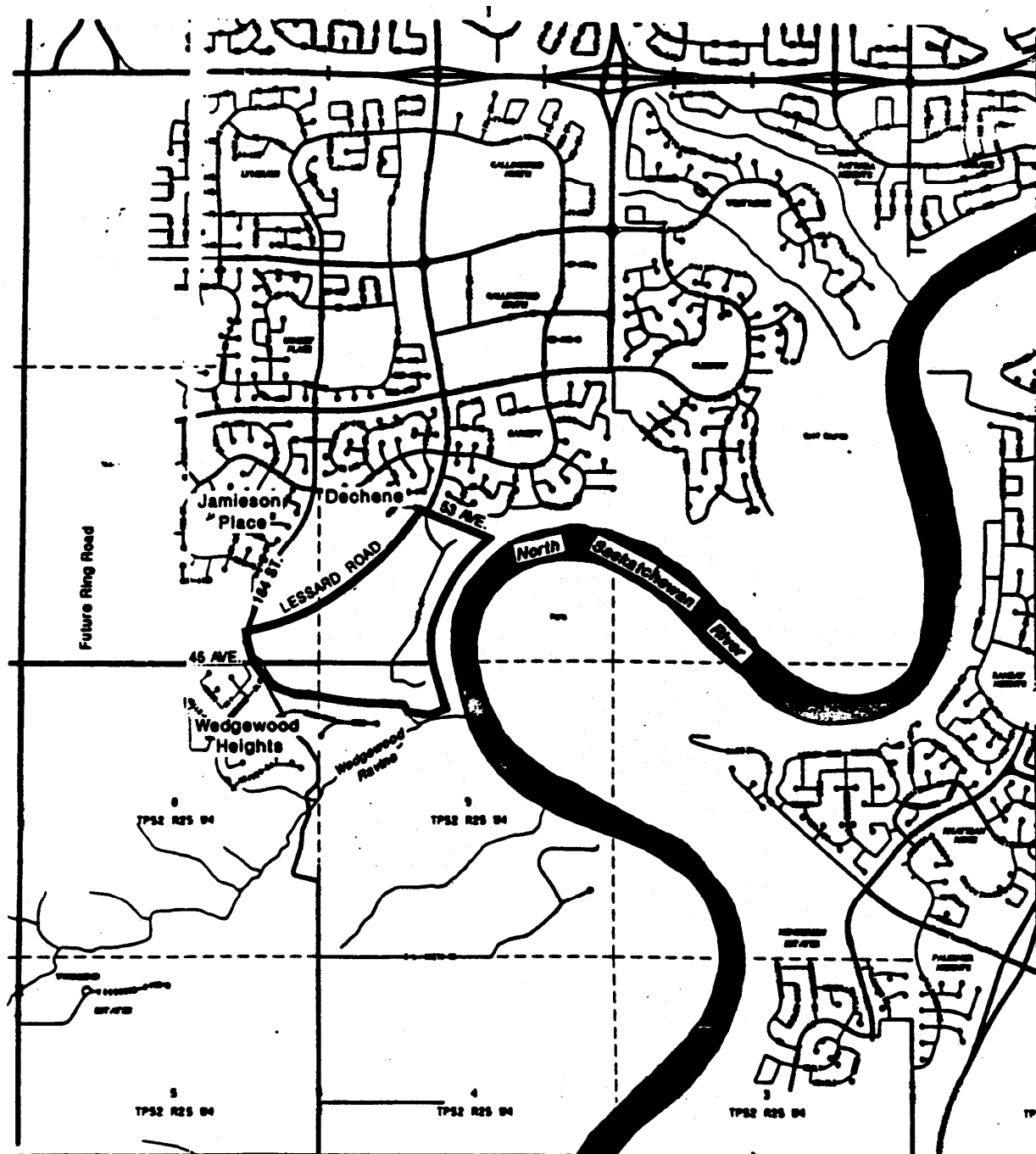
South: North boundary of the tributary to Wedgewood Ravine

West: Lessard Road/184 Street

East: North Saskatchewan River

The above-noted boundaries were established under the West Jasper Place (South) Area Structure Plan (Bylaw No. 5768) and in accordance with land ownership and development and servicing considerations, to create a logical unit for the Donsdale NSP.

Figure 2: Location Plan (Bylaw 10933, May 8, 1995)



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N.T.S.

Figure 2

LOCATION PLAN

1.2 DEVELOPMENT RATIONALE

The area encompassed by the proposed NSP is presently contained within the West Jasper Place (South) Area Structure Plan and was previously authorized in 1978 by City Council. The Donsdale NSP area is the last remaining area within the West Jasper Place (South) Area Structure Plan that is undeveloped and for which a neighbourhood level plan has yet to be approved. The Dechene and Jamieson Neighbourhoods to the north and the Wedgewood Ravine Neighbourhood to the south are presently developing and nearing completion. Donsdale is adjacent to these neighbourhoods and provides for the logical extension of development

1.3 SCOPE OF THE PLAN

The Neighbourhood Structure Plan proposes an orderly pattern of land use of the area by outlining residential densities, the general transportation network and the servicing and utility requirements.

The Neighbourhood Structure Plan will provide a framework within which City Council and relevant review agencies will consider future *rezonings* and act as the context for the Municipal Planning Commission's consideration of detailed subdivision applications.

Amended by Editor

The plan proposes a housing mix based on present and anticipated market demands. These demands may result in alternative housing forms and building types to be constructed throughout the development of the neighbourhood. The Plan is intended to be flexible in order that changing demands such as consumer preference to site size, setbacks, and even garage locations, can be accommodated over time.

1.4 REPORT FORMAT

The Donsdale NSP document has been divided into eight sections. The first section provides a brief introduction and background to the report. Section 2.0 establishes the site context and Section 3.0 establishes development constraints and opportunities. Section 4.0 of the document describes the development principles and objectives. Section 3.0 deals with Policy Context, and Section 6.0 describes and outlines how the development objectives have been translated into a land use and transportation concept. Section 7.0 of the report describes the engineering servicing systems that will provide water, storm, sanitary and transportation services into the area, while Section 8.0 outlines a staging strategy for the Donsdale Neighbourhood.

A statistical profile detailing land use statistics, population projections and school generation figures for the land use concept are provided as Appendix 1 to the Neighbourhood Structure Plan. Appendix 2 details the land ownership within the plan area.

In addition, a Hydrogeological and Geotechnical Investigation and Slope Stability Assessment has been performed by Omni-McCann Consultants to determine the development setback adjacent to the top-of-bank and the overall suitability of the lands for development. Further, an Environmental Assessment was performed by Sentar Consultants Ltd. which evaluated the property for possible environmental contaminations. The noted reports have been submitted to the Planning and Development Department and additional copies can be made available to any interested parties.

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2.0 SITE CONTEXT

2.1 REGIONAL SETTING

The Donsdale NSP area is located in the southwest sector of the City of Edmonton (see Figure 1). The Plan area is accessible via 184 Street and the future alignment of 178 Street (Lessard Road). In the future, the plan area will have convenient access to the outer Ring Road via the extension of Lessard Road. Collectively the aforementioned roadways will link the plan area to all parts of the City and the provincial highway network.

3.0 DEVELOPMENT CONSIDERATIONS

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3.0 DEVELOPMENT CONSIDERATIONS

3.1 INTRODUCTION

Prior to the preparation of the land use concept, existing site conditions and features (natural and man made) must be inventoried and considered. These features affect the type of development that can be achieved within the Donsdale Neighbourhood. These features and conditions include land ownership, hydrogeology, geotechnical considerations, topography, vegetation, wildlife and existing land use.

The following sections describe, in detail, the above-mentioned factors and their potential effect on development

3.2 LAND OWNERSHIP

Ownership of the plan area is divided among a number of owners (see Appendix 2 and Figure 3). A *private corporation* is the largest land owner with 30.37 ha (75.04 ac) of land within the plan area. The second largest land owner is *another private corporation* with approximately 6.76 ha (16.70 ac) of land. The remaining land ownership is comprised of numerous small corporate and personal land holdings. All land owners within the plan area were provided with copies of the proposed plan and were encouraged to provide input with respect to its contents and the land use concept

Amended by Editor

The plan has been designed to accommodate specific concerns of the affected estate lot owners. These considerations include:

- Provision of larger than average single family residential lots immediately adjacent to the existing estate lots.
- Designation of roads abutting and giving direct access to estate residential lots as being local level roadways to minimize traffic impact
- Provision of utility services for connection by the estate lot owners.

The remaining land owners within the Plan area indicated full support for the plan and the land use concept proposed.



3.3 HYDROGEOLOGY AND GEOTECHNICAL CONSIDERATIONS

Geotechnical and hydrogeological investigations have been undertaken for the Donsdale Neighbourhood Structure Plan area by Omni-McCann Consultants Ltd. A report entitled "Hydrogeological and Geotechnical Investigation for Proposed Donsdale Neighbourhood Structure Plan, East of 184 Street and South of Lessard Road, Edmonton Alberta", was completed for this neighbourhood.

According to this report, variations exist in sub-surface soil and groundwater conditions across the site. These conditions are expected to affect deep trench excavations but are not abnormal for this area. Development can be accommodated using good engineering practices.

Slope stability analyses have been undertaken to determine building setback distances from the North Saskatchewan River Valley and a tributary of the Wedgewood Ravine slopes in this area. A report prepared by Omni-McCann Consultants Ltd. entitled "Proposed Neighbourhood Structure Plan Donsdale Slope Stability Assessment" has been used to determine appropriate setback for the Donsdale NSP.

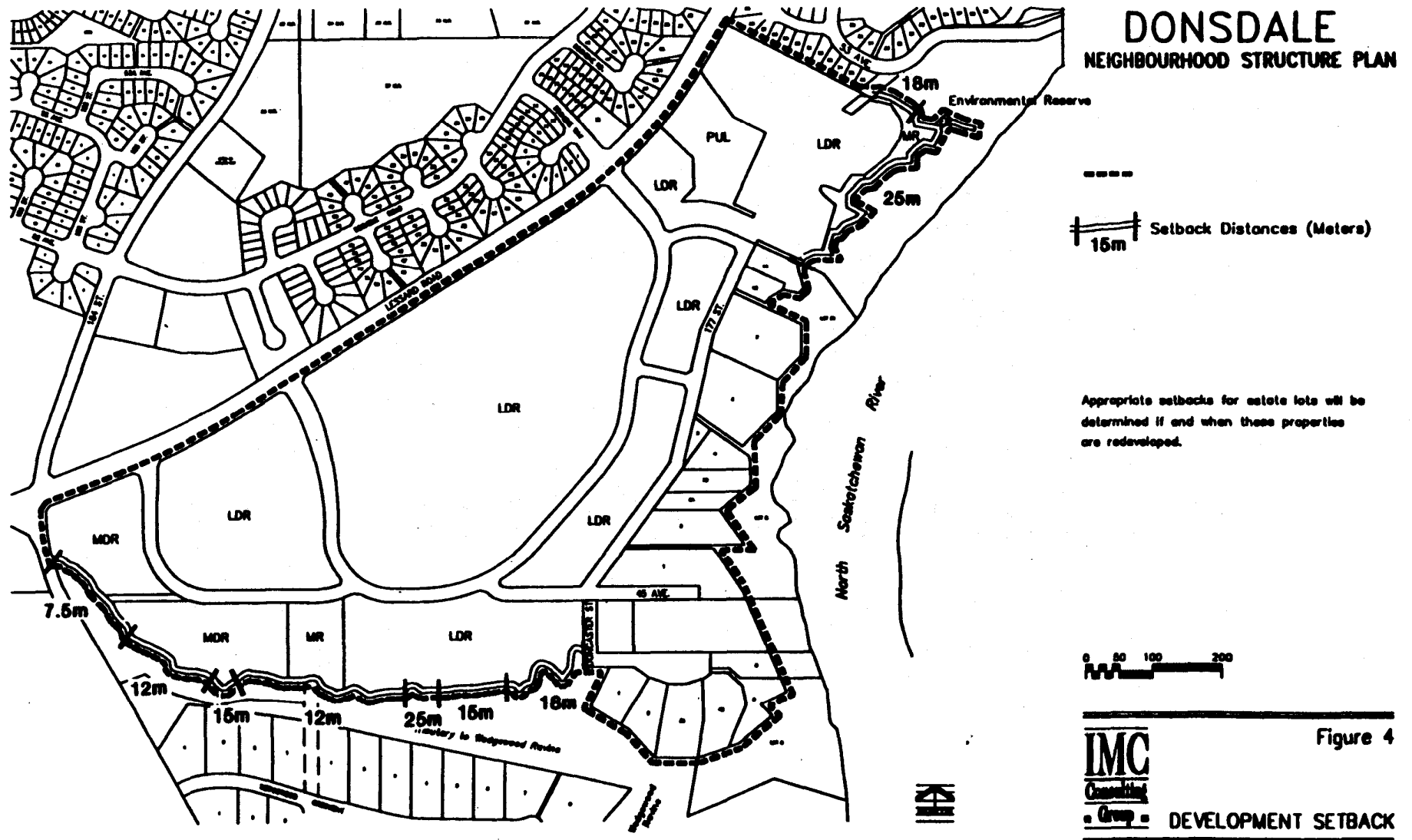
As outlined in the report, variations in the development setbacks are recommended along the tributary of the Wedgewood Ravine and the North Saskatchewan River. These variations range from 7.5 m at the most westerly end of the tributary of the Wedgewood Ravine to 25 m for a small segment east of 184 Street Government Road Allowance (GRA). Development setbacks along the North Saskatchewan River are primarily 25 m. Special considerations regarding drainage and construction in the setback area have been identified in the Omni-McCann report and will be reviewed prior to development occurring in this area.

3.4 TOPOGRAPHY

The topography of the Donsdale Neighbourhood area consists of three distinctive components (see Figure 5):

- an upland lacustrine plain
- the west wall of the North Saskatchewan River Valley
- a tributary to the Wedgewood Ravine

Figure 4: Development Setback (Bylaw 10933, May 8, 1995)



The upland plain dominates the Plan area. This landscape was developed during the Wisconsin deglaciation. The upland lacustrine plain is generally flat with an elevation change of approximately seven meters throughout the entire area. This plain gently slopes from west to east towards the North Saskatchewan River Valley.

The North Saskatchewan River Valley abuts the plan area on the east side and consists of deeply sloping valley walls and a large undulating terrace, as well as features created by recent fluvial process.

A tributary to the Wedgewood Ravine abuts the plan area to the south. This ravine has developed as a result of down-cutting by channelized surface runoff from the upland lacustrine plain. The tributary of the Wedgewood Ravine is approximately 270 meters wide and approximately 50 meters deep at the entrance to the North Saskatchewan River (see Figure 5). Available topographic information indicates the overall slope of the ravine adjacent to the site is in the order of 20 degrees to the horizontal, however, localized slopes as steep as 35 to 40 degrees exist. This ravine extends northwest from the North Saskatchewan River Valley and consists of several secondary branches. The depth of the ravine adjacent to the site varies from less than 4.5 m at the west end of the property to about 50 m at the east end. The bottom of the ravine contains a creek which is for the most part contained in a small, in-chiseled channel. Erosion at creek level has not been of significant consequence to affect the stability of the slopes over the majority of the length of the ravine abutting the site, however, total erosion appears to be the primary cause of extensive slumping at creek levels near the west end of the property.

Evidence of numerous shallow slumps and slow surficial movements was observed on the steeply sloping ground near the top of the bank of the ravine. Similar movements which were probably associated with the effects of groundwater were also evident on flatter parts of the slope towards the base of the channel of the ravine. However, no deep seated failures were observed and, in general, the natural slopes appear to be in an overall position of relative stability. With proper design and drainage provisions, the stability can be preserved over the long term.

The majority of the ravine is in a natural condition with a cover of mature trees and brush, however, some fill and debris have been dumped over the slope at several locations. The dumping has been limited to relatively isolated locations on the north side of the tributary to Wedgewood Ravine. Fill has been placed south of the existing riding arena site and currently appears to be unstable (see Figure 5).

Figure 5: Site Constraints (Bylaw 10933, May 8, 1995)

DONSDALE NEIGHBOURHOOD STRUCTURE PLAN

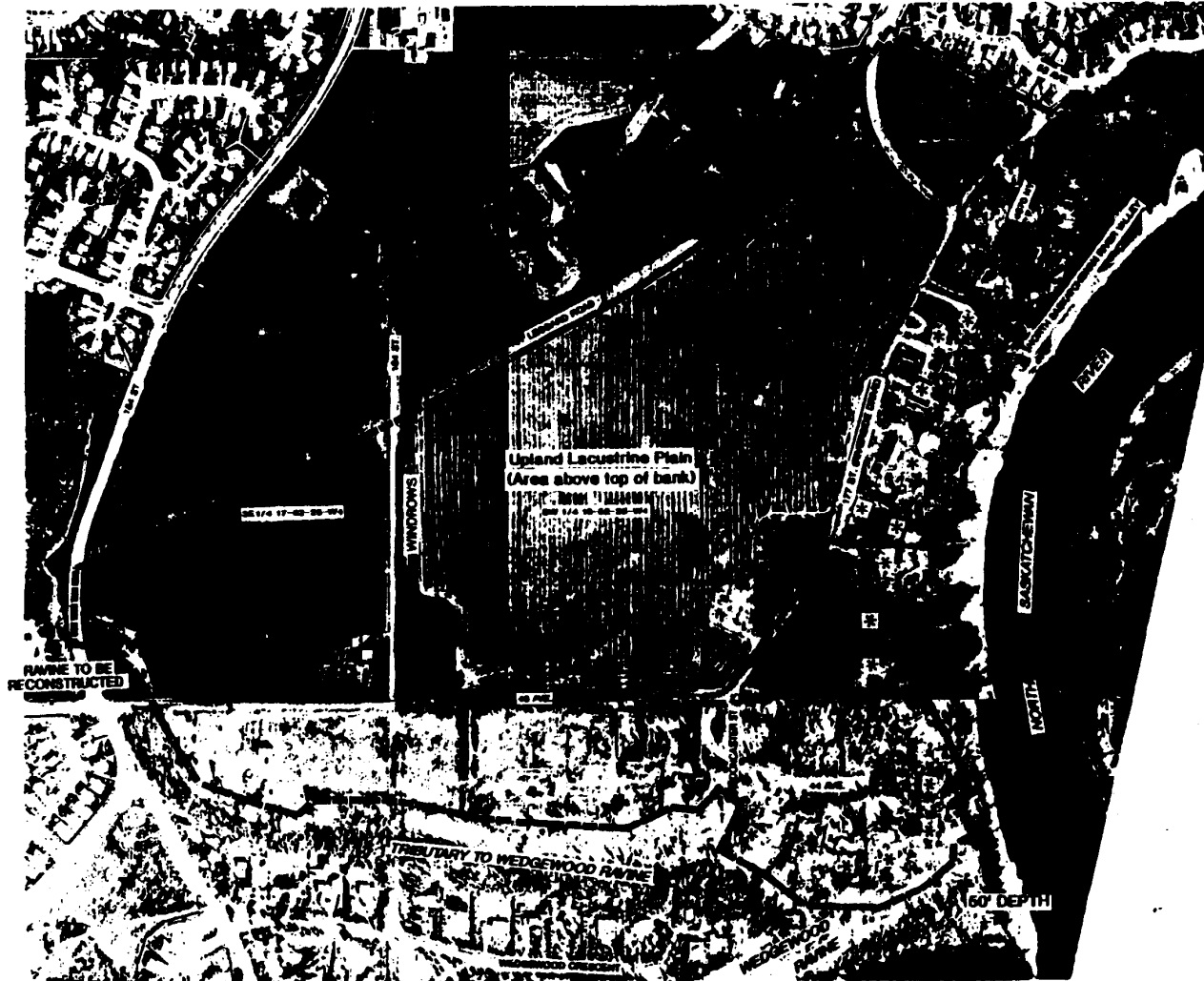
- NSP Boundary
- * Estate Lots
- * Existing home to be incorporated into adjacent development.

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Figure 5

SITE CONSTRAINTS



It appears that the instabilities in the fill areas have not extended significantly into the natural underlying soils, or influenced the natural ground adjacent to the areas. Although no major instability was observed adjacent to the fill areas, natural seepage passages may be impeded at such locations and the potential for instability is thus increased. Recommended setback distances as noted in 3.3 above have been reviewed for purposes of conceptual planning (see Figure 4).

3.5 VEGETATION

The majority of the natural upland vegetation has been removed some time ago to facilitate cereal crop production, however there remain several natural wooded areas predominantly located within the North Saskatchewan River Valley and the tributary to the Wedgewood Ravine adjacent to the Plan boundary (see Figure 5). In addition, there are smaller areas of natural vegetation in the southwest, northeast and southeast portions of the plan area. Windrows adjacent to 45 Avenue and the alignment of the abandoned 184 Street, Government Road Allowance also exist.

The vegetation which exists below the geomorphic top-of-bank will be protected under provisions of the Planning Act and North Saskatchewan River Valley Area Redevelopment Plan.

The larger areas of vegetation in the upland area have been assessed by Sentar Consultants Ltd. In their report entitled "Donsdale Environmental Assessment" Sentar identifies that no environmentally significant features exist in these areas other than the natural stabilization ability of vegetation in slopes. However, in consultation with the *Community Services Department*, the Plan retains a viable area of natural upland vegetation through municipal reserve dedication.

Amended by Editor

3.6 WILDLIFE

A significant wildlife habitat exists adjacent to the plan boundary in the vegetation of the ravine in the North Saskatchewan River Valley and the tributary of the Wedgewood Ravine.

The old growth character of the balsam poplar and the lowlands of the old grove white spruce on the north slope provides excellent nesting, foraging and hiding habitat for over 70 species of birds and small mammals including, hawks, owls, woodpeckers, weasels, moles, skunks, beavers, etc. The presence of the river enhances the diversity of habitats in the study area and links the old growth habitat of the study area with a number of habitats along the river valley, making the ravine habitat more valuable.

The policies of the North Saskatchewan River Valley Area Redevelopment Plan will be followed to preserve the environmentally sensitive ecosystem associated with the River Valley and the Ravine and to minimize the impact of development of the uplands on wildlife habitat.

3.7 EXISTING LAND USE

The majority of land within the plan area is utilized for agricultural crop production with the exception of the single family estate lots along Riverside Drive (see Figure 5). The dwelling units situated on these lots vary from large executive houses to modest dwellings. Redevelopment of these lots is not anticipated and they have been identified in this Neighbourhood Structure Plan as existing development. Should re-subdivision of the estate lots occur, current civic policies relative to the provision of Environmental Reserve and the upland setback will be implemented.

An additional existing estate home is also situated to the south (see Figure 5) and it is intended to be incorporated into future development. The existing house is located in close proximity to the top-of-bank, therefore it will not be possible to develop a walkway on the intervening land between the house and the top-of-bank. The top-of-bank policy will be applied having regard for the house and yard, however should the house and yard (as incorporated into future development) be re-subdivided, current civic policies relative to the provision of environmental reserve and the upland setback could be implemented.

The plan area contains the *utility* right-of-way Plan 4970 NY. This right-of-way, located in the northeast area of the plan, is 6.1 meters wide and contains a 42 mm gas line (see Figure 5). In order to facilitate efficient and economical development, the line will be relocated once development occurs in the area.

Amended by Editor

The 45 Avenue Government Road Allowance (GRA) currently crosses the tributary of the Wedgewood Ravine at the approximate location of the new 184 Street alignment. Once development proceeds, that portion of 45 Avenue GRA will be restored to its natural ravine condition. Prior to the portion of the GRA being dosed, alternative access will be provided to those areas within the plan being served by 45 Avenue.

Existing land uses will not pose any constraints to the development of Donsdale.

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4.0 DEVELOPMENT OBJECTIVES

4.1 GENERAL

The following objectives have guided the preparation of the Donsdale development plan. These objectives will provide the framework and flexibility to allow for changes in market conditions and/or Civic policy.

4.2 OVERALL OBJECTIVES

4.2.1 To conform to the general intent and purpose of the Edmonton General Municipal Plan.

4.2.2 To provide services to the City standards.

4.2.3 To provide a high quality residential environment.

4.2.4 To conserve and optimize the use of natural areas through their careful integration into the plan.

4.2.5 To preserve, where possible, selected significant viewpoints within the plan area.

4.2.6 To allow for the orderly and economic phasing of development consistent with Civic policies.

4.3 RESIDENTIAL OBJECTIVES

4.3.1 To create an attractive residential community.

4.3.2 To create a predominantly single family community.

4.3.3 To establish density guidelines for the various forms of housing to ensure compatible relationships between residential cells and housing types.

4.3.4 To integrate multiple family housing forms with the single family housing.

4.4 OPEN SPACE

4.4.1 To meet the active and passive recreation needs of future Donsdale residents.

4.4.2 To retain the most viable natural amenity area within the Plan area.

4.5 TRANSPORTATION

4.5.1 To provide an efficient, hierarchical circulation system for automobiles, pedestrians, bicycles and public transit within the plan area.

4.5.2 To provide safe and convenient access for vehicles and pedestrians.

4.6 UTILITIES

4.6.1 To provide a servicing system and phasing sequence based on the extension of City services and utilities, which is both economical and efficient

4.6.2 To utilize the stormwater management facilities as an amenity feature for the plan area.

4.7 EXISTING USES

4.7.1 To allow for the continuation of existing uses until the land is required to accommodate urban development within each stage of development

4.7.2 To integrate the existing large estate residential developments into the Plan area.

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5.0 POLICY CONTEXT

5.1 GENERAL

A number of plans are currently in effect which impact the Donsdale Neighbourhood Structure Plan. They are as follows:

- The Edmonton General Municipal Plan
- West Jasper Place (South) Area Structure Plan
- The North Saskatchewan River Valley Area Redevelopment Plan (NSRVARP)

5.2 EDMONTON GENERAL MUNICIPAL PLAN

The area is designated as a suburban area pursuant to the General Municipal Plan. There are three key areas which the General Municipal Plan deals with respect to suburban areas. These are:

- Managing suburban growth.
- Ensuring adequate neighbourhood services.
- Maintaining a balanced mix and density of dwellings.

Accordingly, objectives and corresponding policies have been prepared to address each of these areas. Objective 2A states “*To accommodate growth serviced in an orderly and economic fashion in all suburban areas of the City*”.

The Donsdale NSP is contiguous with the development to the north (Dechene Neighbourhood) and the Wedgewood and Jamieson Neighbourhoods to the west.

The Donsdale NSP has been developed to meet Objective 2.B, which will “*Encourage flexibility in creating attractive and functional neighbourhoods*”.

Pursuant to Policy 2.B.2 the plan will ensure that the neighbourhood has adequate and timely access to neighbourhood level services, including municipal services, parks and commercial facilities. This will be accomplished through development staging. Pursuant to Policy 2.B.4, the plan will promote linkages between

communities through the design of the transportation network and the location of open spaces and walkway links. These linkages are discussed later in the plan in Section 6.6, Transportation System (see Figure 7).

Furthermore, the Donsdale NSP will, as Objective 2.0 of the General Municipal Plan states, “*Provide a range of housing types and density opportunities.....*”

The Donsdale Plan makes provisions for single-detached, semi-detached, linked, and row housing. Pursuant to Policy 2.C.2, the plan will encourage sound related multi-family designed on small blocks of land. The plan will contain predominantly single family residential uses in the RF1 land use *zone*. When coupled with the fact that the plan proposes a limited number of multiple family units, the overall density in the NSP will be low.

Amended by Editor

In all, the plan conforms to the general intent and purpose of the Edmonton General Municipal Plan.

5.3 WEST JASPER PLACE (SOUTH) AREA STRUCTURE PLAN

In 1978 Council approved the West Jasper Place (South) Area Structure Plan which included the area which encompasses the Donsdale NSP.

The Area Structure Plan indicates that the Donsdale Neighbourhood will contain a public elementary school site, a central neighbourhood park and a multiple family site. The remainder of the lands are designated for single detached residential housing. The proposed Plan provides two parks and two multiple family sites, however, the school site has been eliminated as student generation within the area will not be sufficient to require a school.

The Area Structure Plan indicated that the neighbourhood would have a density between 34.59-42.00 ppha with a population projected at 2,000 to 2,500 people. The plan proposed has an estimated population of 2,200 people and 33.98 ppgha. This difference is attributed to the inclusion of residential sites and more specific detail which would not have been available at the time of preparation of the ASP.

5.4 NORTH SASKATCHEWAN RIVER VALLEY AREA REDEVELOPMENT PLAN

The purpose of the North Saskatchewan River Valley Area Redevelopment Plan (NSRVARP) is to “protect the North Saskatchewan River Valley and ravine system as part of Edmonton's valuable open space heritage and to establish the principles for future implementation, plans and programs for parks development”. By enunciating

policies and a plan of action, the NSRVARP forms parts of a comprehensive river valley and ravine management program.

Portions of the Donsdale Neighbourhood Structure Plan border the NSRVARP. It is the intent of the Donsdale NSP to comply with the policies of that plan by protecting those river valley and ravine lands. Protection of the valley is best achieved through public ownership and ownership of the valley lands adjacent to Donsdale will be acquired at the time of subdivision in accordance with the provisions of the Planning Act.

5.4.1 Top-of-Bank Public Roadway Policy

The city has adopted a top-of-bank roadway policy as part of Bylaw 7188 the North Saskatchewan River Valley Area Redevelopment Plan. The guidelines identified in the policy are intended to govern the actions of the subdivision approving authority (Municipal Planning Commission) in dealing with the subdivision of land abutting the NSRVARP. The Donsdale Neighbourhood abuts the NSRVARP and will comply with the guidelines identified in the policy prior to consideration of any affected subdivision applications by the Municipal Planning Commission. In the circumstance where the existing home on *a private corporation's land (see #6 on Figure 3)* is retained, it is not possible to provide a top-of-bank walkway in the upland setback. Should the home be demolished, it may be possible to provide a top-of-bank walkway within the upland setback as provided in the Plan.

Amended by Editor

In the southwest, along the north bank of the Wedgewood Ravine a top-of-bank roadway will not be developed, however, a top-of-bank walkway will be constructed in its place. The walkway is believed to be more compatible with the adjacent land use, the Continuing Care Retirement Community, than would be a roadway.

Bylaw 13801
October 4, 2004

5.5 SUBURBAN INVESTMENT STRATEGY

The Suburban Investment Strategy (SIS) has been prepared by the City of Edmonton to link the GMP with the budget process. The SIS identifies the actions required to accommodate suburban growth in the City of Edmonton. The SIS also identifies the principles/criteria by which new suburban development is considered appropriate. Relevant neighbourhood principles identified in the strategy are as follows:

1. That adjacent neighbourhoods be completed prior to development of new neighbourhoods.
2. That new neighbourhoods be contiguous with adjacent completed neighbourhoods.

3. That new neighbourhoods are necessary in order to meet servicing forecasts in the appropriate sector.
4. That funding be in place to provide for the required infrastructure or that the developers of the neighbourhoods are responsible for all costs associated with the required infrastructure.

The Donsdale NSP addresses the above criteria in the following manner

1. **Completion of Adjacent Neighbourhoods:** The Gariepy Neighbourhood to the northeast is completed. The Dechene, Jamieson and Wedgewood neighbourhoods, being to the north, northwest and southwest respectively, are nearing completion. Development of the Donsdale Neighbourhood is therefore appropriate at this time.
2. **Contiguous with Existing Development:** Development in the west end has been ongoing over the past decade. The Gariepy Neighbourhood is completed and the Dechene Neighbourhood is in its final stages of completion. Donsdale is contiguous with both Gariepy and Dechene and therefore meets this criteria.
3. **Necessary in Order to Meet Servicing Forecasts:** Development in the west end has occurred at the rate of 25 ha per year.¹ This development is divided between the Ormsby, Jamieson, Dechene and Wedgewood Heights Neighbourhoods. With Dechene and Wedgewood Heights nearing completion, it is appropriate to develop the Donsdale Neighbourhood in order to maintain servicing requirements and meet servicing forecasts for this sector of Edmonton.
4. **Funding for Parks and Natural Area Development:** The park and open space provided in the plan will require funding for improvements on the respective sites. This will be accommodated by utilization of normal funding programmes provided through the *Community Services Department* and via normal developer obligations consistent with present City of Edmonton policy.
5. **Funding for Required Infrastructure:** All underground services exist to the boundaries of the plan area. Lessard Road exists to the plan boundary and will be constructed complete with a 2.5 m walk and all necessary utilities in a contiguous manner as development proceeds, and at the full cost of the adjacent developers. No funding is required for infrastructure from the City of Edmonton as a result of this development.

Amended by Editor

¹ Doesburg Feb. 1994 p.7 Lot and Housing Survey

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6.0 LAND USE CONCEPT

6.1 DEVELOPMENT CONCEPT

In general, the land use concept has been developed in response to several factors including:

- Site features
- Access considerations
- The physical and functional relationship of the North Saskatchewan River Valley and Wedgewood ravine
- Servicing considerations
- Existing development
- Edmonton General Municipal Plan
- West Jasper Place (South) Area Structure Plan
- North Saskatchewan River Valley Area Redevelopment Plan

The intent of the development concept is to respect these factors in order to guide future urban development in a rational manner.

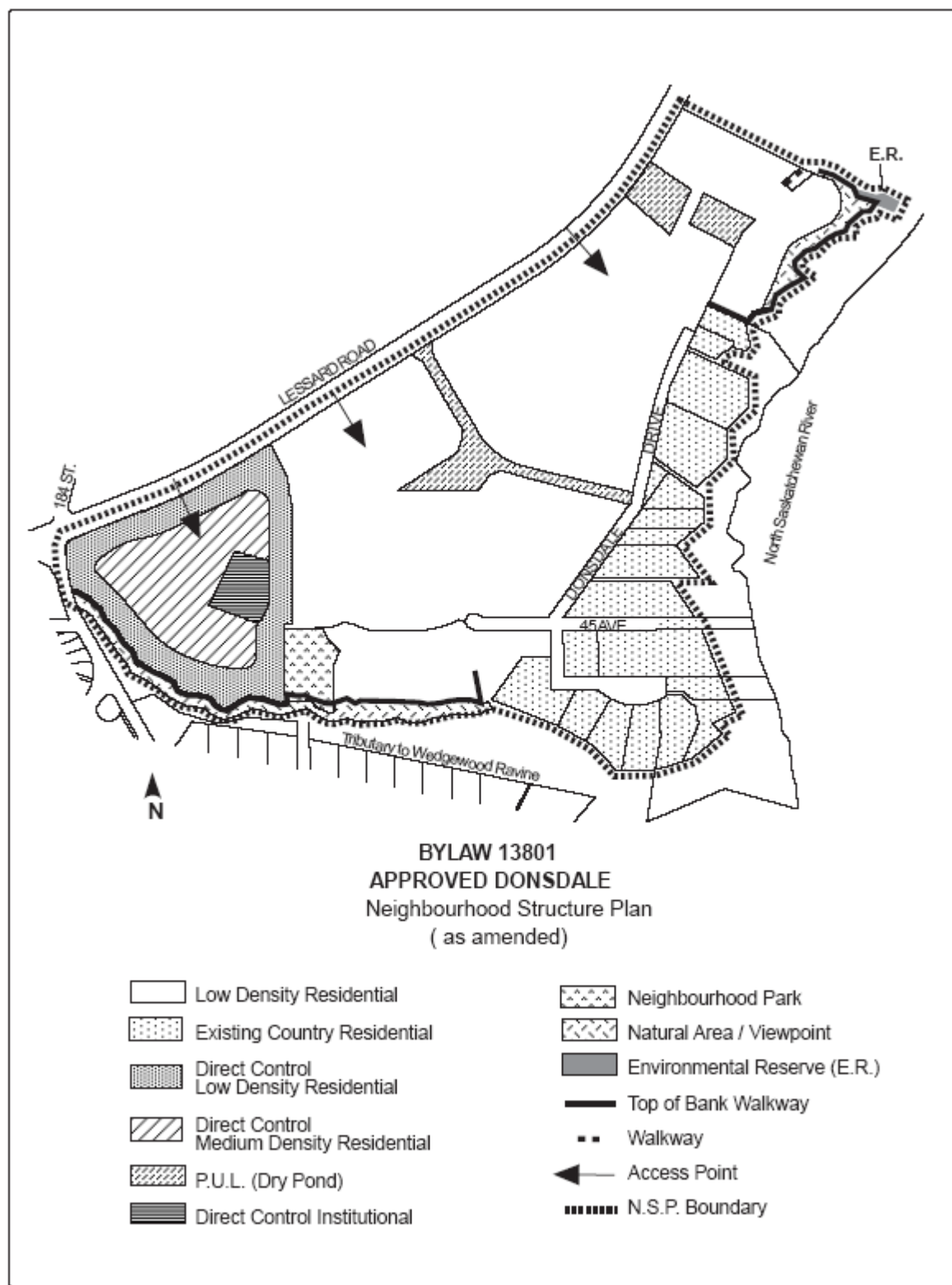
Overall, the concept calls for the development of a neighbourhood accommodating a total residential population of approximately 2,200 people.

The following sections identify in greater detail the major land uses within the development concept and their relationship to each other.

6.2 RESIDENTIAL LAND USE

The majority of land within the Donsdale Neighbourhood is designated for residential purposes (see Figure 6). The plan will accommodate a range of dwelling types and densities. Residential development will result in an overall density of approximately 33.98 persons per gross developable hectare (see Appendix 1).

Figure 6: Proposed Land Use Plan (Bylaw 13801, October 4, 2004)



As mentioned previously, the plan contains a number of estate single family residential dwellings. This existing development comprises an area of approximately 10.7 hectares.

Low density residential will be the dominant form of residential land use. It is anticipated that the low density residential component will be developed with densities of approximately 15 dwellings per hectare and will, for the most part, be limited to single detached residential units developed under the RF1 land use district for the majority of the plan area. The low density residential development will provide for various markets from mid-size to large lots. Lot sizing will be such that there is a transition between the existing large estate lots and the rest of the neighbourhood. The plan proposes approximately 33 hectares of low density residential development. Particular attention will be paid at the *rezoning* and subdivision stages to ensure that there is an appropriate interface between the existing estate dwellings and new development.

Amended by Editor

In the southwest corner of the plan area a Continuing Care Retirement Community (CCRC) is planned. The proposed development provides duplex, apartment-style housing and apartment-style institutional care that integrate multiple levels of care for seniors. The levels of care from lesser to more intensive include independent living, congregate care, assisted living and continuing care. One of the key objectives of the project is to allow residents to age in place and not need to be uprooted when a new level of care is required. The project is designed as a campus environment and with its residential and institutional components contains approximately 450 homes for seniors. The project will also provide a senior's Health and Fitness Centre and associated programs.

Bylaw 12203
January 12, 2000
Amended by Editor

The residential uses in the CCRC will be under a Direct Control Provision to reflect the unique nature of the project. The Medium Density Residential (Direct Control) lands will allow for low rise apartment housing with a density limit of approximately 60 dwelling units per hectare.

The Institutional land use in the CCRC will accommodate an extended care facility for approximately 96 residents. The facility is integrated into the built form of the Medium Density Residential but is a distinct Institutional use with the overall Continuing Care Retirement Community.

The neighbourhood, as proposed, conforms to the City's density distribution guidelines of 65%-85% single family units and 15%-35% multi-family units within a neighbourhood. As proposed, the plan has 64.9% Low Density Residential and 35.1% Medium Density Residential.

Bylaw 13801
October 4, 2004

The housing mix and densities proposed are approximate only and may vary over time in response to such changing factors as market preferences, interest rates and household sizes.

6.3 OPEN SPACE/PARK SYSTEM

The components of the open space/park system include areas of land adjacent to the North Saskatchewan River Valley Area Redevelopment Plan in the form of small parks with natural woodlots within the uplands, and the stormwater management facility. The 10% requirement for Municipal Reserve dedication has been provided for through a combination of park space contained within the Plan area and as previously dedicated school sites in the Jamieson and Dechene Neighbourhoods. A survey has been undertaken to establish the geomorphic top-of-bank line along the river valley and ravine areas. All lands lying below this top-of-bank will be dedicated at the time of subdivision to Environmental Reserve in accordance with The Planning Act. Prior to the zoning of any lands east of 177 Street (*renamed Donsdale Drive*), a detailed geotechnical report will be required to assess the stability of the slopes and table lands adjacent to the top-of-bank. If the assessment determines the lands to be unstable and unsuitable for the proposed development, then in accordance with The Planning Act, those lands will also be deemed Environmental Reserve. If adjustments to Municipal Reserve entitlements are required as a result of additional Environmental Reserve dedication, then the Municipal Reserve credits will be taken in the form of cash-in-lieu in accordance with the provisions of The Planning Act.

Amended by Editor

The stormwater management facilities will be developed as dry ponds so they will be available for active and passive recreational use the majority of the time. In total, the proposed dry ponds encompass 2.63 ha.

Bylaw 11970
March 8, 1999
Amended by Editor

No school site is proposed in the Donsdale Neighbourhood, but the Plan area will contain a neighbourhood level park and a natural area/viewpoint park (Figure 6). The area of the parks represents the balance of reserve dedication owing in the neighbourhood. This park and natural area have been located so as to provide opportunities for active and passive recreation and to preserve a viable natural treed area and viewpoint adjacent to the river valley.

A number of smaller P.U.L's will be required throughout the plan area. These lots are required for the looping of water, the conveyance of overland storm flows, and to accommodate sanitary sewer lines. These lots are most often leased to the abutting land owners in accordance with Civic policies and cannot be considered as part of the open space for the area.

6.4 SCHOOLS AND INSTITUTIONS

The West Jasper Place (South) Area Structure Plan identified that a public elementary school was to be located in the Donsdale Neighbourhood. The Edmonton Public School Board does not require a school site in Donsdale since there will be insufficient student generations from the neighbourhood to support a school (See Appendix 1). Centennial Elementary School, located at 17420 - 57 Avenue in the Gariepy Neighbourhood, will serve elementary students from Donsdale until the Wedgewood school is developed. The junior high school needs would be served by the utilization of the S. Bruce Smith Junior High School located at 5545-184 Street. The high school students generated from the Donsdale Neighbourhood could be served by facilities located outside the immediate area, with Jasper Place Composite High being the nearest.

The Edmonton Catholic School Board generations are also insufficient to require the development of separate schools within the plan area. Catholic elementary school needs will be served by Good Shepherd Elementary School located at *Donsdale Drive* and 64 Avenue and by H. E. Beriault Catholic Junior High School located at 8125 - 167 Street for Junior High School needs. Catholic High School needs will be served by St. Francis Xavier located at 92 Avenue and 163 Street. In all cases, junior and senior high school selections are at the discretion of the resident.

Amended by Editor

There are no identified institutional requirements for the Donsdale NSP. Facilities such as a police station, fire hall, library and social and health service centers will be located in the neighbouring communities to the north. A church site has not been specifically identified, but may be provided within the Plan area at some time in the future under discretionary uses identified in most residential land use *zones*.

Amended by Editor

As indicated earlier, an Institutional land use will be developed in the southwest to accommodate an extended care facility.

Bylaw 12203
January 12, 2000
Amended by Editor

6.5 COMMERCIAL

A commercial site is not proposed within the plan area. The day-to-day neighbourhood convenience commercial requirements of Donsdale residents will be accommodated by the approved convenience commercial site located at Dechene Way and Lessard Road in Dechene. The community level commercial requirements will be accommodated by the approved community commercial shopping center at the corner of 184 Street and Lessard Road and by the Callingwood Mall Shopping Centre located at 69 Avenue and 178 Street.

6.6 TRANSPORTATION SYSTEM

6.6.1 General

The transportation system has been designed in accordance with Civic policies and guidelines. The following generally describes the transportation requirements for the neighbourhood.

6.6.2 External Transportation System

Arterial roadway access to the Donsdale Neighbourhood is provided by 178 Street/Lessard Road. Access will be provided by the 178 Street and Lessard Road arterials along the entire northwest boundary of the Plan area.

Presently, 178 Street provides direct access to the Whitemud Freeway. Eventually, Lessard Road will connect with Anthony Henday Drive (Outer Ring Road) located west of 184 Street

6.6.3 Internal Transportation Network

The internal transportation system will be designed to minimize traffic flowing throughout the neighborhood and make it possible to travel to all neighbourhood sectors through an indirect network of roadways.

Bylaw 11440
March 10, 1997

The development of the neighbourhood will eventually result in the closure of a portion of 45 Avenue. That portion consists of 45 Avenue east of 184 Street for a distance of approximately 100 m. The neighbourhood will be connected to 184 Street via Lessard Road. The closed portion of the 45 Avenue roadway will result in:

1. removal of the culvert and roadway which exists in the ravine;
2. removal of the roadway which presently traverses a site to be designated multiple family;
3. development of a walkway through the multiple family site and ravine (see Figure 7); and,
4. restoration/rehabilitation of the ravine surrounding the road alignment to the satisfaction of the *Community Services Department*.

Amended by Editor

6.6.4 Pedestrian and Bicycle Linkages

Bicycle and pedestrian systems will traverse the neighbourhood and the primary routes will access the ravine system and loop throughout the neighbourhood linking the residential sectors to the amenities (see Figure 7). A Class 1 bicycle facility linking into the neighbourhood is proposed along the south side of Lessard Road and is shown on Figure 7. Additional minor pedestrian connection will be provided which will link with the primary pedestrian routes and transportation networks. The location will be determined at the subdivision stage.

Bylaw 11440
March 10, 1997

These linkages provide safer access within the neighbourhood to the ravine system, the various residential cells and the commercial and school sites in the Dechene Neighbourhood. All bicycle and pedestrian linkages will be provided in accordance with Civic policies and constructed at the time of subdivision development

A minimum 7.5 m upland setback will be provided adjacent to the top-of-bank to provide public access when deemed practicable by the City of Edmonton.

The removal of the public pedestrian and bicycle access along the old 45 Avenue GRA during non-daylight hours is necessary to preserve the essential security aspects of the Continuing Care Retirement Community. Although actual security risks are minimal, the sense of safety is critical to the well-being of the client population.

Bylaw 12203
January 12, 2000

6.6.5 Top-of-Bank Public Roadway

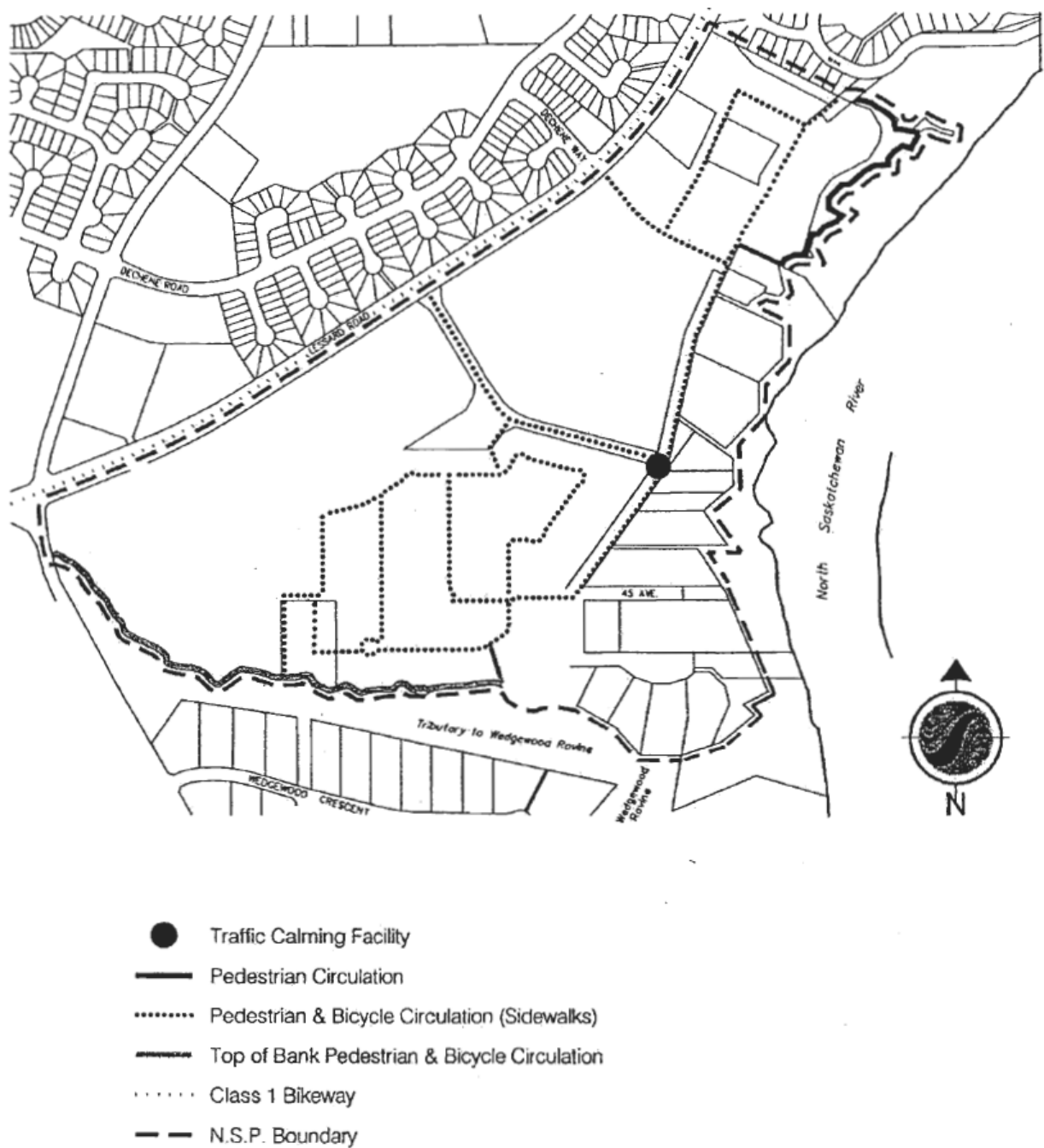
The provision of a top-of-bank roadway in the area along the north bank of the tributary to the Wedgewood Ravine will be determined at the detailed subdivision stage.

Sufficient design options have been prepared to demonstrate that a top-of-bank roadway may be provided if warranted and practicable.

The top-of-bank roadway will be replaced by a top-of-bank walkway in the area along the north bank of the tributary to the Wedgewood Ravine.

Bylaw 13801
October 4, 2004

Figure 7: Linkages Plan (Bylaw 13801, October 4, 2004)

**Stantec**

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Client/Project

Figure

Title **Linkages Plan**

April 2004
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7.0 SERVICING

7.1 GENERAL

All infrastructure required to service the Donsdale Neighbourhood exist at the periphery of the neighbourhood. No over sizing of trunk extensions are required. The City of Edmonton will not have to fund any infrastructure construction for this neighbourhood.

A brief description of each specific servicing requirement is as follows:

7.2 STORM DRAINAGE SYSTEM

The drainage servicing scheme for this neighbourhood has been previously addressed in the approved Jamieson Neighbourhood Designs Report. Further drainage details specific to this area are provided in the Donsdale Neighbourhood Designs Report.

In general, the storm servicing of this neighbourhood will be accommodated by *three dry ponds* which will discharge to the existing storm trunk line on Lessard Road (see Figure 8). During dry weather, the *dry ponds* will function as a passive open space amenity for use by neighbourhood residents. The Neighbourhood Designs Report will provide the detailed information for storm servicing.

Bylaw 11440
March 10, 1997

The pond in the central portion of the neighbourhood will accommodate the major flows from the entire west portion of the neighbourhood and minor flows from the majority of the west area. A portion (approximately 7.0 ha) of the extreme west portion of the neighbourhood will drain its minor flows directly into the trunk on Lessard Road.

Bylaw 11440
March 10, 1997

7.3 SANITARY SEWAGE SYSTEM

The sanitary sewerage services concept and details are provided in the Donsdale Neighbourhood Designs Report. In general, the sanitary sewerage for this area will be directed to the existing sanitary trunk sewer on Lessard Road (see Figure 9). Based on the information provided in the Wedgewood Sanitary AMP, there will be opportunities for other connection points to the future trunk on Lessard Road. This trunk will be constructed by the developers. A sanitary lateral sewer will be constructed and oversized to accommodate the existing residences within the neighbourhood. Further information regarding sanitary servicing can be obtained from the NDR. The existing estate residential properties will be required to connect to extended services.

Figure 8: Drainage Plan (Bylaw 10933, May 8, 1995)

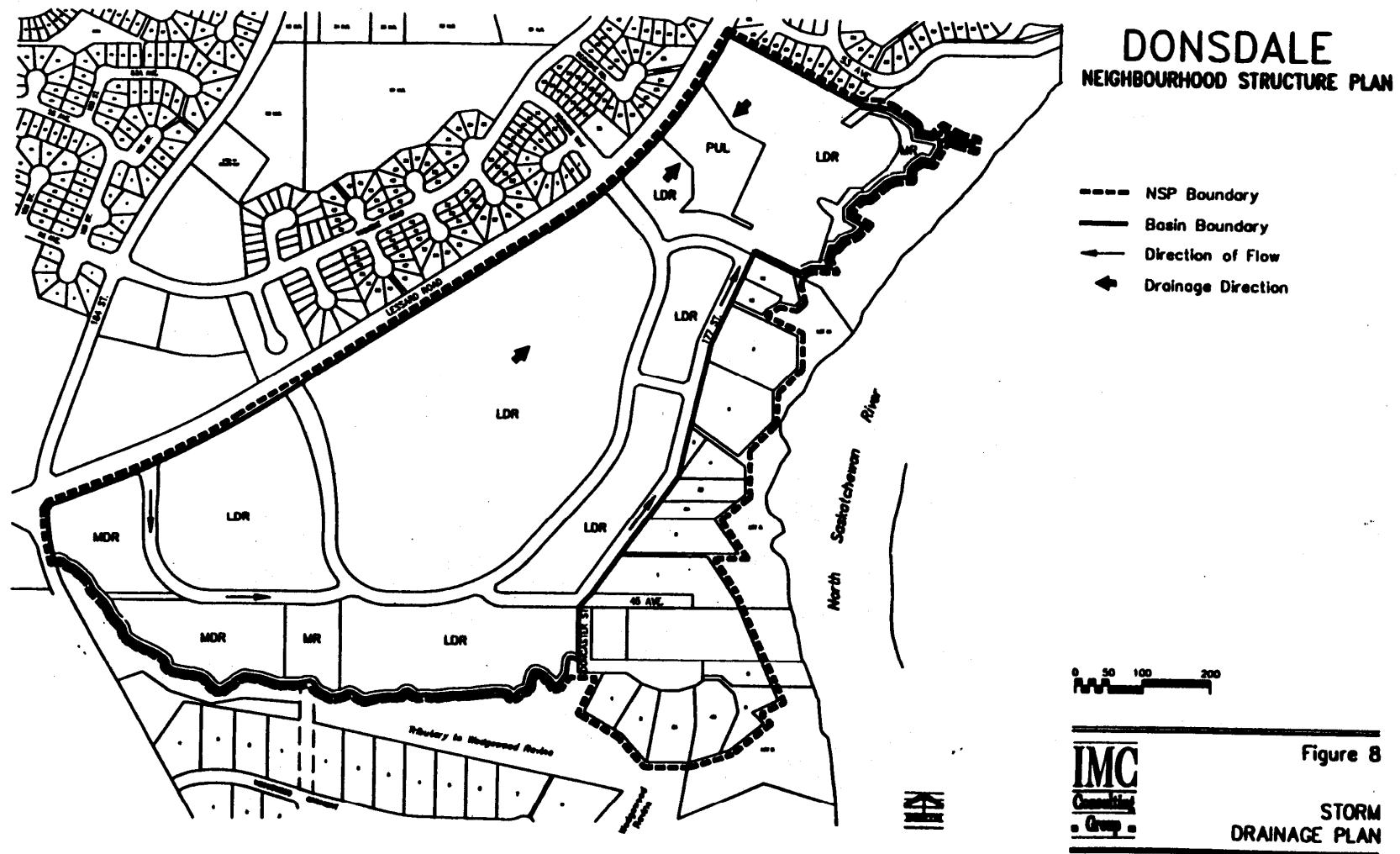


Figure 9: Sanitary Sewerage Plan (Bylaw 10933, May 8, 1995)

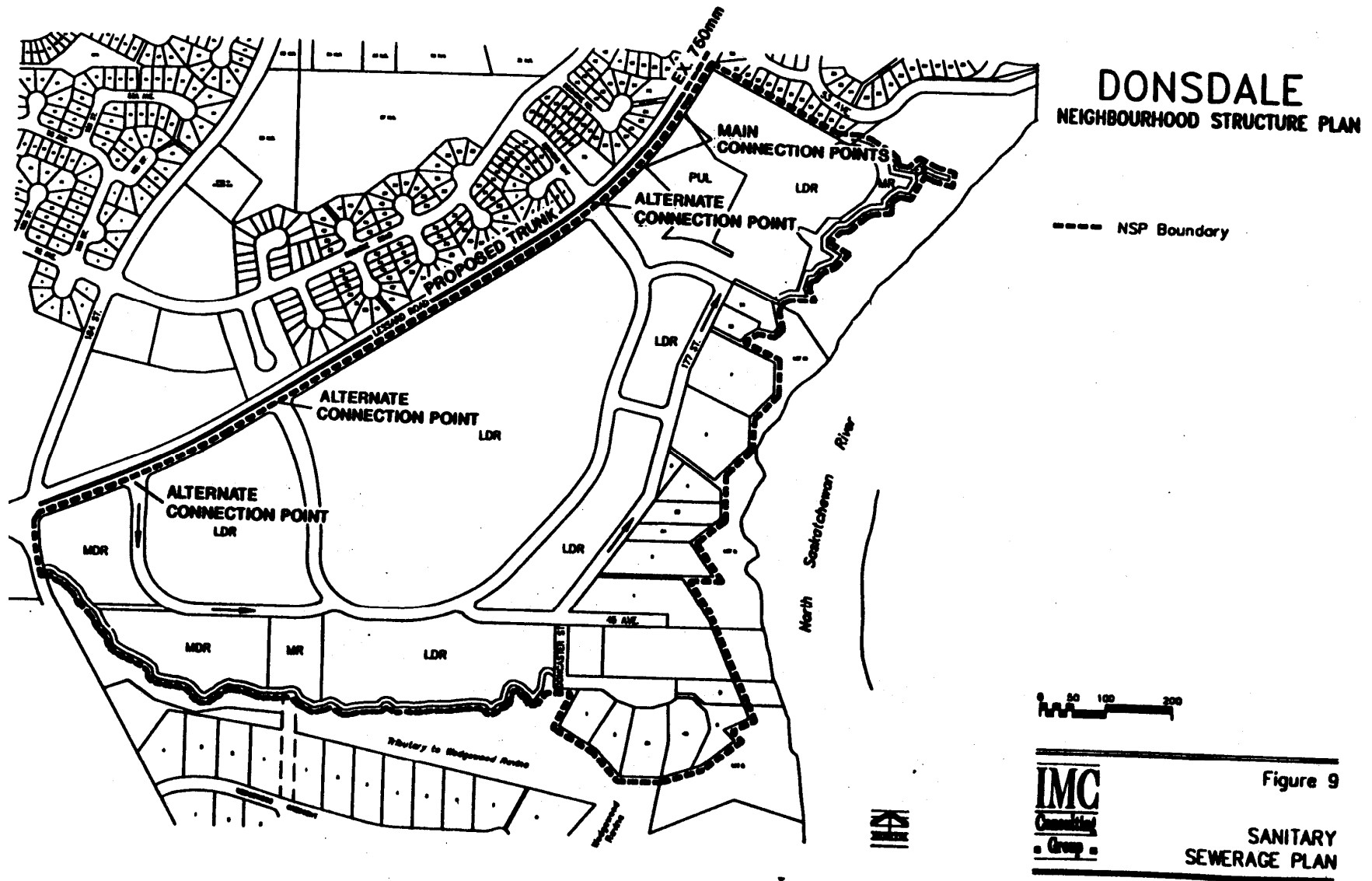
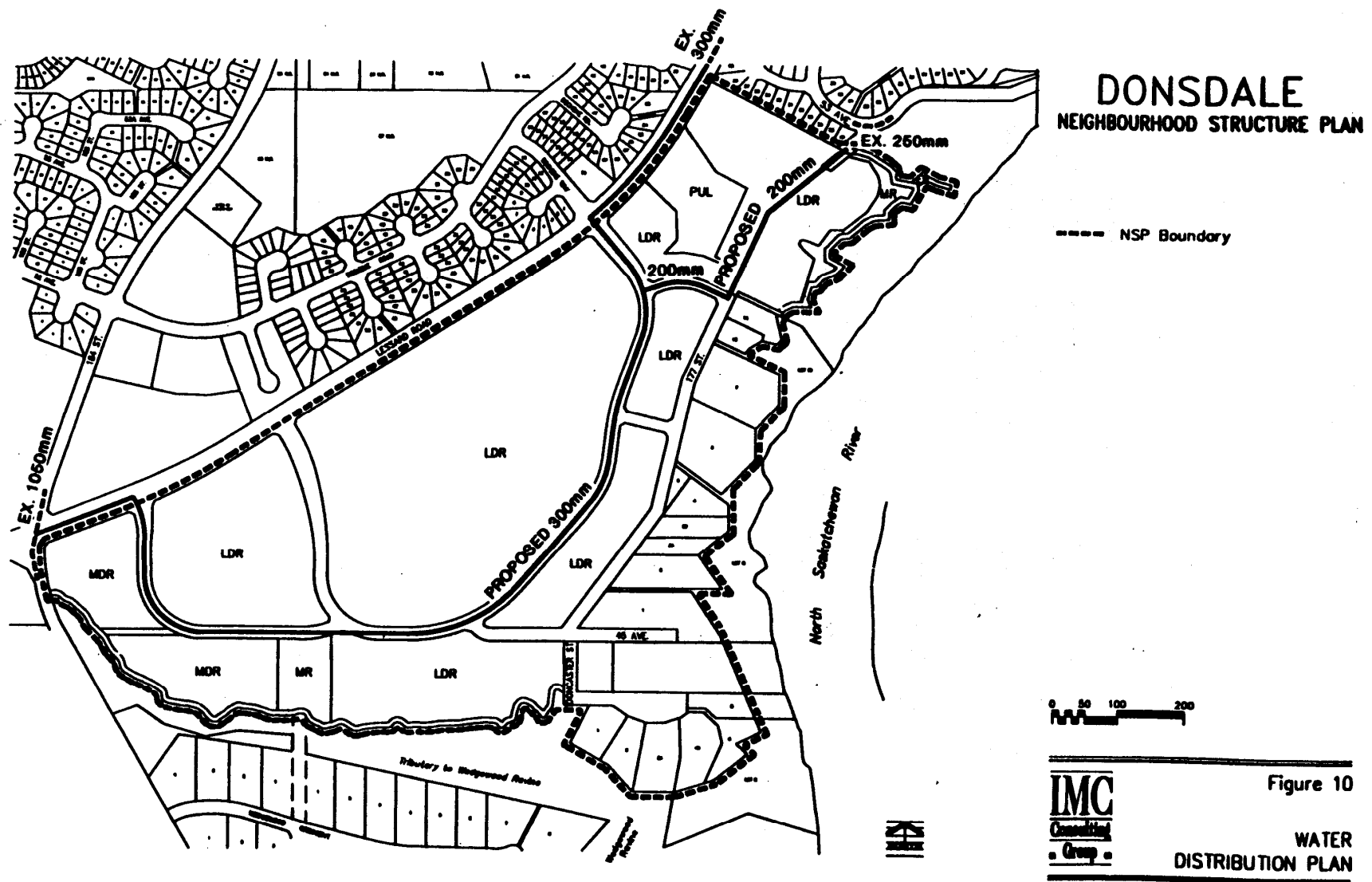


Figure 10: Water Distribution Plan (Bylaw 10933, May 8, 1995)



The services will be located within the existing *Donsdale Drive* rights-of-way and the development of the servicing and road will be cost shared between developer and the owners of the estates. The cost of service connections to the estates will be at the expense of the estate owners.

Amended by Editor

7.4 WATER

Water distribution will be provided from the existing watermains on 178 Street and 184 Street. A Neighbourhood Water Network Analysis provides the details for the water servicing of this area. The servicing concept ensures the necessary volumes and pressures to supply peak hour daily flows as well as 100l/s fire flows to multifamily, church, uses if required (see Figure 10).

7.5 ARTERIAL ROADWAY

The construction of the two lanes of Lessard Road will be provided by the developers of Donsdale to the satisfaction of the Transportation Department.

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8.0 STAGING

Staging is dependent upon a number of circumstances such as existing service connections, market demand, financing, ownership, etc. Development within the plan area is scheduled to begin in 1995. It is projected that the first stage will occur in the northeast portion of the plan area. Servicing is also available to permit construction commencement from the southwest portion of the neighbourhood. The staging plan reflects the most likely pattern of development for the neighbourhood, however, is intended to give a general indication of the development of the neighbourhood.

Subdivision and *rezoning* will occur subsequent to the adoption of the Neighbourhood Structure Plan bylaw generally in accordance with the staging sequence shown on Figure 11. Each phase of subdivision and *rezoning* will comply with proper planning processes including official notices and public hearings as required by the Planning Act and City of Edmonton policies and guidelines. Efforts will be made to ensure that access to existing residences is maintained during development of the 45 Avenue GRA.

Amended by Editor

DONSDALE
NEIGHBOURHOOD STRUCTURE PLAN

----- NSP Boundary
—— Stage Boundary

STAGE 1
PUL
LDR

STAGE 2
LDR

STAGE 3
LDR
MOR
MR

16th St
17th St
46 Ave
47 Ave
48 Ave
49 Ave
50 Ave
51 Ave
52 Ave
53 Ave
54 Ave
55 Ave
56 Ave
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58 Ave
59 Ave
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99 Ave
100 Ave

North Saskatchewan River

0 50 100 200

IMC
Consulting
Group

Figure 11

STAGING PLAN

APPENDIX 1

LAND USE STATISTICS

**DONSDALE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 13801**

	Area (ha)	
Gross Area	64.02	
Gross Developable Area	63.97	
Existing Development	10.67	
Adjusted Gross Developable Area	53.30	
Parks and Schools	1.49	
Circulation		
Arterial and Collector Road	4.05	
Local Roads	5.30	
Walkway Rights-of-way	.85	
Public Utility	2.63	
Total	14.32	
Net Developable Area	38.98	
Institutional	0.6	
Commercial	0	
	0.6	

Total Non-Residential

	Units	% of Total Units	Population
Existing Estate Lots	17	2.07%	57
Low Density Residential	427	53.52%	1475
Low Density (Direct Control)	74	9.28%	126
Medium Density Residential	0	0	0
Medium Density (DC)	280	35.12%	308
Total Residential	798	100%	1966

Density: 30.7 persons per gross hectare

Low/Medium Density Residential Split

Low Density Residential 64.9%

Medium Density Residential 35.1%

APPENDIX 2

LAND OWNERSHIP

LAND OWNERSHIP		
Owner	Legal Description	Area (ha)
1. <i>Private Corporate Owner</i>	ptn. SW 1/4 16-52-25-W4	*18.18
2. <i>Private Corporate Owner</i>	ptn. SW 1/4 16-52-2S-W4	*12.23
3. <i>Private Corporate Owner</i>	ptn. SE 1/4 16-52-25-W4	*2.76
4. <i>Private Corporate Owner</i>	ptn. SE 1/4 17-52-25-W4	*6.76
5. <i>Private Corporate Owner</i>	ptn.NE 08-52-25-4(Parcel A Plan 2298 KS)	*3.92
6. <i>Private Corporate Owner</i>	ptn. NW 1/4 9-52-25-W4	*2.96
7. City of Edmonton **(Private Corporate Owner)	Govn't Rd Allowance 45 Avenue 184 St.	1.75
8. Gordon Webb	ptn. SE 1/4 17-52-25-W4	0.809
9. City of Edmonton **(Private Corporate Owner)	Gov't Rd. Allowance portion of 45 Ave. & 184 St	*1.49
10. City of Edmonton	Gov't Rd. Allowance portion of 184 St.	*0.24
11. <i>Private Corporate Owner</i>	Blk X Plan 5185V	
12. <i>Private Corporate Owner</i>	ptn. SW 1/4 16-52-25-W4	*2.82
13. <i>Private Non-Corporate Owner</i>	Plan 8722065 Blk 1 Lot 14	
14. <i>Private Non-Corporate Owner</i>	Plan 8722065 Blk 1 Lot 13	
15. <i>Private Non-Corporate Owner</i>	Plan 4622 NY Lot 7	1.07
16. <i>Private Non-Corporate Owner</i>	Plan 4622 NY Lot 6	0.989
17. <i>Private Corporate Owner</i>	Plan 4622 NY Lot S	
18. City of Edmonton	Plan 2291 N.Y. Plan 6225 H.W.	*2.16
19. <i>Private Non-Corporate Owner</i>	Plan 5751 MC Lot 4	0.348
20. <i>Private Non-Corporate Owner</i>	Plan 8722136 Blk 2 Lot 38	
21. <i>Private Non-Corporate Owner</i>	Plan 8722136 Blk 2 Lot 3A	

	Owner	Legal Description	Area (ha)
22.	<i>Private Non-Corporate Owner</i>	Plan 5751 MC Lot 2	0.704
23.	<i>Private Non-Corporate Owner</i>	Plan 5751 MC Lot 1	0.996
24.	<i>Private Non-Corporate Owner</i>	Filed Plan 734 JY ptn.	0.405
25.	Recreation Parks & Wildlife Foundation	Filed Plan 735 J.Y. pm. ptn.NW 09-52-25-4	2.02
26.	<i>Private Non-Corporate Owner</i>	Plan 6225 H.W. Lot 5	0.61
27.	<i>Private Non-Corporate Owner</i>	Plan 7820140 Lot 6	0.405
28.	<i>Private Non-Corporate Owner</i>	Plan 952 TR Lot 4B	*.60
29.	<i>Private Non-Corporate Owner</i>	Plan 9320032 Lot 3B	*.54
30.	<i>Private Non-Corporate Owner</i> <i>Private Non-Corporate Owner</i>	Plan 9320032 Lot 2A 2A	*.50
31.	<i>Private Non-Corporate Owners</i>	Plan 6225 HW Lot 1	0.417

* Indicates a digitized area.

** Refers to portions of road rights-of-way which are subject to the R121 agreement between the City and several land owners.