

Keheewin Neighbourhood Area Structure Plan

Office Consolidation February 2006

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Bylaw 7396, was adopted by Council in November 1983. In February 2006, this document was consolidated by virtue of the incorporation of the following bylaws:

<i>Bylaw 7396</i>	Approved November 15, 1983 (to adopt the Keheewin Neighbourhood Area Structure Plan)
<i>Bylaw 7397</i>	Approved November 15, 1983 (to amend Section 4 and replace Tables 1, 2, 3, and the Development Concept Map)
<i>Bylaw 7399</i>	Approved November 15, 1983 (to amend Section 4 and replace Tables 1, 2, 3, and the Development Concept Map)
<i>Bylaw 7976</i>	Approved August 13, 1986 (to amend Sections 4 and 6 and replace Tables 1, 2, 3, and the Development Concept Map)

Editor's Note:

This is an office consolidation edition of the Keheewin Neighbourhood Area Structure Plan, Bylaw, as approved by City Council on November 15, 1983. This edition contains all amendments and additions to Bylaw 7396.

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

NEIGHBOURHOOD

1. Introduction

The purpose of the Keheewin Neighbourhood Area Structure Plan is to replace the existing Yellowbird I (Keheewin) Neighbourhood Outline Plan with an Area Structure Plan in accordance with the requirements of the Planning Act.

The Yellowbird I Neighbourhood Outline Plan was approved by the Municipal Planning Commission on 1978 08 10. As a result of changes to the Planning Act, the current legislation recognizes only Area Structure Plans adopted by Bylaw, and, therefore, the Outline Plan must be formally replaced and adopted by Council by Bylaw.

Both Plans establish a generalized plan of land uses to be used to evaluate development proposals in the Keheewin Neighbourhood. In the five years since the adoption of the Outline Plan, however, minor variations have occurred in the implementation of this plan through redistrictings and subdivisions. The Keheewin Neighbourhood Area Structure Plan incorporates these variations so as to provide a realistic, up-to-date planning guide.

2. Keheewin Neighbourhood

Keheewin Neighbourhood is a growing residential area covering about 121 hectares (300 acres) of land in Kaskitayo, immediately west of Calgary Trail. Located just south of Heritage Mall and Ermineskin Neighborhood, it is bounded on the north by 23 Avenue and on the west by 111 Street. To the south and southwest lie Bearspaw Neighbourhood and the Blackmud Creek Ravine.

Residential development in the neighbourhood has proceeded from east to west, generally in accordance with the Outline Plan. East of 105 Street, nearly all of the land is subdivided and in an advanced stage of development, with only small groups of undeveloped lots remaining. West of 105 Street, only the northeast portion has been subdivided, and is undergoing residential development. The balance, consisting chiefly of vacant lands, is awaiting subdivision and redistricting so that urban development may proceed.

3. Land Uses

As summarized in Tables 1 and 2, Keheewin Neighbourhood is planned as a mixed residential neighbourhood containing, in addition to a variety of neighbourhood services (schools, parks, shopping), a district high school campus. The campus is intended to serve the entire Kaskitayo Outline Plan area.

4. Residential

Keheewin Neighbourhood, when fully developed, will accommodate an estimated population of 5439 at an overall density of 47.47 p.p.g.d.ha (see Table 3). If the campus lands are not included in this calculation, the density would be 55.40 p.p.g.d.ha.

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Under the Outline Plan, the total population was estimated at 4815 at an overall density of 42.7 p.p.g.d.ha (including campus). The reason for this change is the substantial decline which has occurred in household sizes. Under the Outline Plan, for example, it was estimated that an average of 3.6 persons would occupy each dwelling unit over the whole Plan area, whereas this figure is currently estimated to be 2.8 persons per unit.

This difference in household sizes is large enough to overshadow the significant increase in the projected number of dwelling units which will be constructed in the Plan area. This dwelling unit increase is related primarily to the change in permitted density of low rise apartments which was introduced when the old Zoning Bylaw was replaced by the Land Use Bylaw in 1980.

In addition to the above statistical changes, the Keheewin Neighbourhood Area Structure Plan also consolidates a number of land use changes which have been made through detailed redistricting and subdivision approvals since the adoption of the Outline Plan. These consist of two kinds of changes:

- a) the introduction of Planned Lot Residential uses, which was not envisioned at the time of the Outline Plan; and
- b) minor rearrangement of individual land use types necessitated by site development problems or the need to improve land use transitions.

As a result of these modifications, no significant changes in overall density have occurred.

5. Community Housing

A 1.14 ha community row housing site has been provided as required under the Outline Plan. The site is presently under construction to supply 48 subsidized family housing units to the neighbourhood.

6. Parks/Schools/Open Space

Central to Keheewin Neighbourhood is a proposed 13.77 ha site intended to provide sites for elementary and junior high schools for both public and separate school boards, as well as a neighbourhood park. In accordance with this, a public elementary school has been constructed on the site and is presently serving both Keheewin and Bearspaw Neighbourhoods.

The open space system also includes a landscaped pipeline corridor crossing the neighbourhood east of the school/park site. The corridor is connected to adjacent sub-neighbourhood areas by walkways.

The most dominant feature of Keheewin Neighbourhood is the proposed high school campus to be located north of 19 Avenue between 109 and 111 Streets. *The campus is to provide a public senior high school building site and athletic fields for the Senior High and the District Park.* Because of its district function, it is strategically located across 23 Avenue from Heritage Mall and the Kaskitayo Transit Centre. Most of the land required for the campus has already been assembled by the City.

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7. Circulation

Keheewin Neighbourhood is bounded on the west and north by two major arterial roadways, 111 Street and 23 Avenue. Residential lots backing onto 23 Avenue are buffered by a noise attenuation berm. A wall will be added to the top of the berm when noise levels warrant it. On the east, buffered by a noise attenuation berm and wall, is Calgary Trail.

Internally, Keheewin Neighbourhood is served by a hierarchy of local roads and two collector roads, 105 Street/19 Avenue and 109 Street. The collector routes also serve Bearspaw Neighbourhood to the south, connecting that area to 23 Avenue and 111 Street.

8. Transit Service

Buses circulating along the collector road system in Keheewin Neighbourhood provide convenient and accessible bus service to all residential areas. The Kaskitayo Transit Centre across 23 Avenue at Heritage Mall provides bus connections to downtown. In addition, provision has been made to accommodate a LRT station at this location.

9. Utilities

Storm drainage, sanitary and water supply services are available to Keheewin from trunk lines located along 23 Avenue and 111 Street. Sufficient capacities exist to accommodate the entire neighbourhood

10. Conformity with Plans

The Keheewin Neighbourhood Area Structure Plan generally conforms to the provisions of the General Municipal Plan. However, because the original Outline Plan was approved prior to the adoption of the General Municipal Plan in 1980, some areas do not strictly comply with the policies of the Density and Transition Guidelines for residential housing types. Specifically, these variations consist of the juxtaposition of row housing adjacent to single detached housing. It is noted, however, that through modifications introduced through subdivision and redistricting since the Outline Plan was approved in 1978, marked improvements have been made. These improvements are incorporated into the present plan.

TABL1: GENERAL LAND USE ANALYSIS

Bylaw 7976, August 13, 1986

Land Use	Area (ha)
Residential	53.05
Commercial - Shopping Centre	4.23
Commercial – Neighbourhood Convenience	0.32
Neighbourhood Schools/Park	13.77
High School Campus	16.41
Reservoir	1.91
Circulation	24.88
Gross Developable Area	114.57
Pipelines	4.77
Blackmud Ravine	0.41
Noise Berm	1.56
Gross Plan Area	121.31

TABLE 2: RESIDENTIAL LAND USE ANALYSIS

Bylaw 7976, August 13, 1986

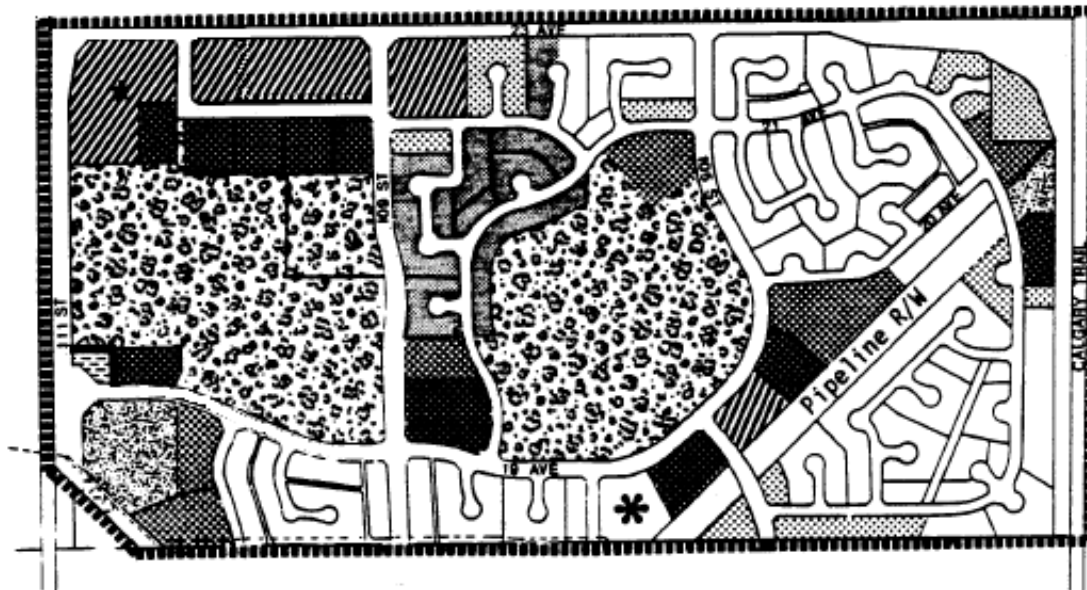
Land Use	Area (ha)	Dwelling Units	Population
Single Detached	26.18	389	1,345
Planned Lot	5.12	130	403
Semi-Detached	4.87	127	421
Row Housing	7.21	299	891
Low Rise Apartments	9.76	1,220	2,379
Total	53.05	2,165	5,439

TABLE 3: DENSITY

Bylaw 7976, August 13, 1986

	With Campus	Without Campus
Units per gross developable hectare	18.90	22.06
Persons per gross developable hectare	47.47	55.40

PROPOSED AMENDMENT TO THE KEHEEWIN NEIGHBOURHOOD AREA STRUCTURE PLAN



- | | |
|-----------------------------|---|
| PLANNED LOT RESIDENTIAL | SCHOOL/PARK |
| SINGLE DETACHED RESIDENTIAL | NEIGHBOURHOOD CONVENIENCE COMMERCIAL |
| SEMI-DETACHED RESIDENTIAL | SHOPPING CENTRE COMMERCIAL
(★ SITE SPECIFIC) |
| ROW HOUSING | PUBLIC UTILITY |
| LOW RISE APARTMENTS | ENVIRONMENTAL RESERVE |
| COMMUNITY HOUSING | |



BYLAW 7976 (as amended)