

Norwood Neighbourhood Improvement Plan

Office Consolidation April 2012

Prepared by:

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

The Norwood NIP, as amended, was approved by January 1976. In April 2012, this document was consolidated by virtue of the incorporation of the following resolution which was an amendment to the original Norwood NIP.

September 10, 2007	Approved by Resolution (to allow for Phase I of the Avenue Initiative Redevelopment Strategy)
February 17, 2010	Approved by Resolution (to allow for Phase II of the Avenue Initiative Redevelopment Strategy)
May 2, 2011	Approved by Resolution (to allow for the development of 155 units of apartment housing located west of 95 Street, between 113 Avenue and 114 Avenue)
April 16, 2012	Approved by Resolution (to allow for the development of 22 units of apartment housing located south of 112 Avenue and west of 94 Street)

Editor's Note:

This is an office consolidation edition of the Norwood Neighbourhood Improvement Plan as approved by resolution in January 1976. This edition contains all amendments and additions to the Neighbourhood Improvement Plan. For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private 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 document. In case of uncertainty, the reader is advised to consult the original document, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department

norwood

a plan for neighbourhood improvement

Prepared by the City of Edmonton Planning Department, January 1976, under the direction of:

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i. the neighbourhood of norwood

A. INTRODUCTION

Norwood, like most older neighbourhoods, is a community of contrasts.

It is a neighbourhood in which large and well-preserved two-storey homes meld into tiny bungalows and semi-bungalows. It is a neighbourhood in which the cultures of early western settlers who have lived in Norwood since its subdivision before World War I blend with those of recent immigrants. And, it is a neighbourhood offering many of the advantages of maturity: proximity to the downtown; large, mature trees; a relatively inexpensive housing stock; and a sense of character and history.

Norwood is also a neighbourhood which suffers from the trauma of urban growth and change. It is a neighbourhood in which deteriorated houses and other examples of the components of neighbourhood decline are plentiful, such as increasing absentee ownership, external impacts from civic projects, and pressures for redevelopment. At the same time, amenities such as park space and community facilities are scarce.

The plight of neighbourhoods such as Norwood which are essentially viable and attractive communities, but which face premature and accelerated deterioration, has been recognized by the Federal Government. Consistent with this awareness, the Neighbourhood Improvement Program (NIP) was initiated in 1973 through amendments to the National Housing Act.

Norwood has been designated as the City of Edmonton's NIP area for 1975. The purpose of this plan is to examine the problems faced by Norwood, to identify the plans, programs, and policies which can be used to improve conditions in the neighbourhood, and to detail the means of implementing the proposed plans within the constraints of the NIP program.

The detailed discussions and specific plan proposals are presented in a topical fashion in Sections III through VIII. The remainder of Section I is devoted to a general discussion of Norwood as a neighbourhood, and in Section II, the details of the NIP program and the process of planning for neighbourhood improvement in Norwood are outlined.

B. THE NEIGHBOURHOOD

1. Geographic Setting and Boundaries

The Norwood Neighbourhood Improvement Program area is located in north east Edmonton approximately one mile from the downtown core. As portrayed on Map I-1, "Location", the limits of the neighbourhood are defined on the east by 89 Street, and on the remaining 3 sides by the arterial roadways of 97 Street to the west, 118 Avenue to the north, and 112 Avenue/Norwood Boulevard to the south. Ninety-seven Street provides access to the downtown area, while 118 Avenue and Norwood Boulevard link Norwood to the Coliseum, the Exhibition Grounds, and Borden Park.

The northern and southern edges of Norwood are flanked by commercial strip development along 118 Avenue and Norwood Boulevard, with residential land use bordering to the east and west along 97 Street and 89 Street. As indicated on Map I-1, Norwood is adjacent to the Clarke Stadium site and within close proximity to the Northeast Rapid Transit Line, the Royal Alex - Glenrose Hospital complex, and the Northern Alberta Institute of Technology.

2. Land Use Patterns and Zoning

(a) Residential:

As is evident on Map 1-2, "Land Use", the predominate land use in Norwood is residential and comprises approximately 85 percent of the total area of developed land. Most of the residential land is zoned RC-1, a category which permits the conversion of single family residences to multiple family units through suite development. The remainder of the residential land is zoned R-4, a designation which permits the development of medium density apartments of up to 4 stories in height. As shown on Map 1-3, "Zoning", the land zoned R-4 occurs in strip fashion along the east side of 97 Street and along the northern edge of 117 Avenue. To date, few



House Converted to Multiple Suites

apartments have been constructed in the neighbourhood, and 78 percent of the residential buildings are single family dwellings, 20 percent are converted dwellings having suites, and 2 percent are apartments.

In spite of the low density nature of residential development, Norwood exhibits a suprisingly high density of 15 dwelling units per acre, primarily as a result of the small lot size (33' x 120') and the number of converted dwellings. This density gives rise to a sense of crowding in the neighbourhood and also creates problems of on-street parking.

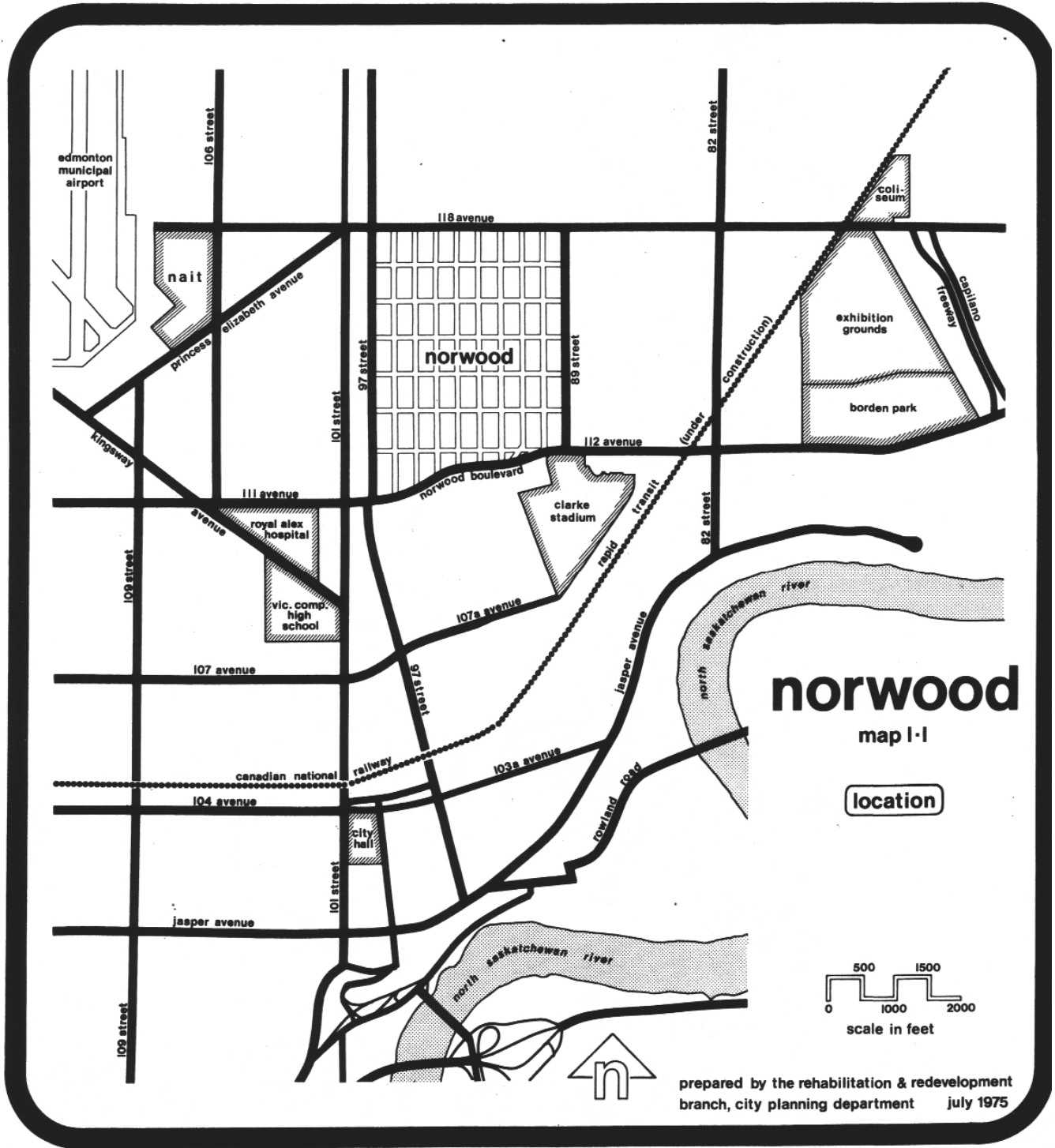
(b) Commercial:

Commercial land use in Norwood is located primarily on the northern and southern perimeters of the neighbourhood in the form of strip development along 118 Avenue and Norwood Boulevard. In addition, there is a small commercial core at the inter-section of 95 Street and 114 Avenue and several non-conforming stores in the interior of the neighbourhood. The Norwood Boulevard and 118 Avenue commercial strips are among some of the oldest in the City and the businesses located there offer a wide variety of goods and services. At the present time, the Norwood Boulevard and 118 Avenue commercial strips are classified as C-3 under the Land Use Classification Guide, in recognition that a transition of uses may occur at the time deteriorated buildings or obsolete commercial uses are redeveloped. However, in light of existing problems of traffic, parking, and conflicts between residential and commercial land uses, there is an apparent need to establish guidelines for this redevelopment to ensure that commercial uses do not encroach upon surrounding residential property, and to ensure that they are compatible with the character of the neighbourhood.

In 2007, as part of the Avenue Initiative Revitalization Strategy for the area along 118 Avenue between Northlands Coliseum (75 Street) and N.A.I.T. (106 Street), the Norwood NIP was amended to reflect the development concept for 118 Avenue and portions of one block south of the Avenue. The amendments to the Norwood NIP were accompanied by rezoning applications, where required.

*Resolution
September 10, 2007*








Among other objectives, the Avenue Initiative Revitalization Strategy emphasized the intensification of commercial uses along 118 Avenue within the Norwood NIP area and, through zoning, encourages mixed use development in order to improve economic viability of the commercial strip, increase safety in the area by adding businesses and residents and improve the attractiveness along the Avenue with additional street-related development.



norwood

map 1-2

land use

-  single family
-  multiple family
-  commercial
-  institutional
-  parks
-  vacant
-  parking

institutional uses

- (1) alberta avenue curling rink
- (2) parish of st. faith
- (3) foursquare gospel church
- (4) shiloh baptist church
- (5) standard church of america
- (6) orange hall
- (7) i.o.o.f. lodge
- (8) norwood school
- (9) jehovah's witness hall
- (10) ukrainian orthodox church
- (11) bethel gospel chapel
- (12) sprucewood library
- (13) norwood community service centre
- (14) norwood united church
- (15) salvation army

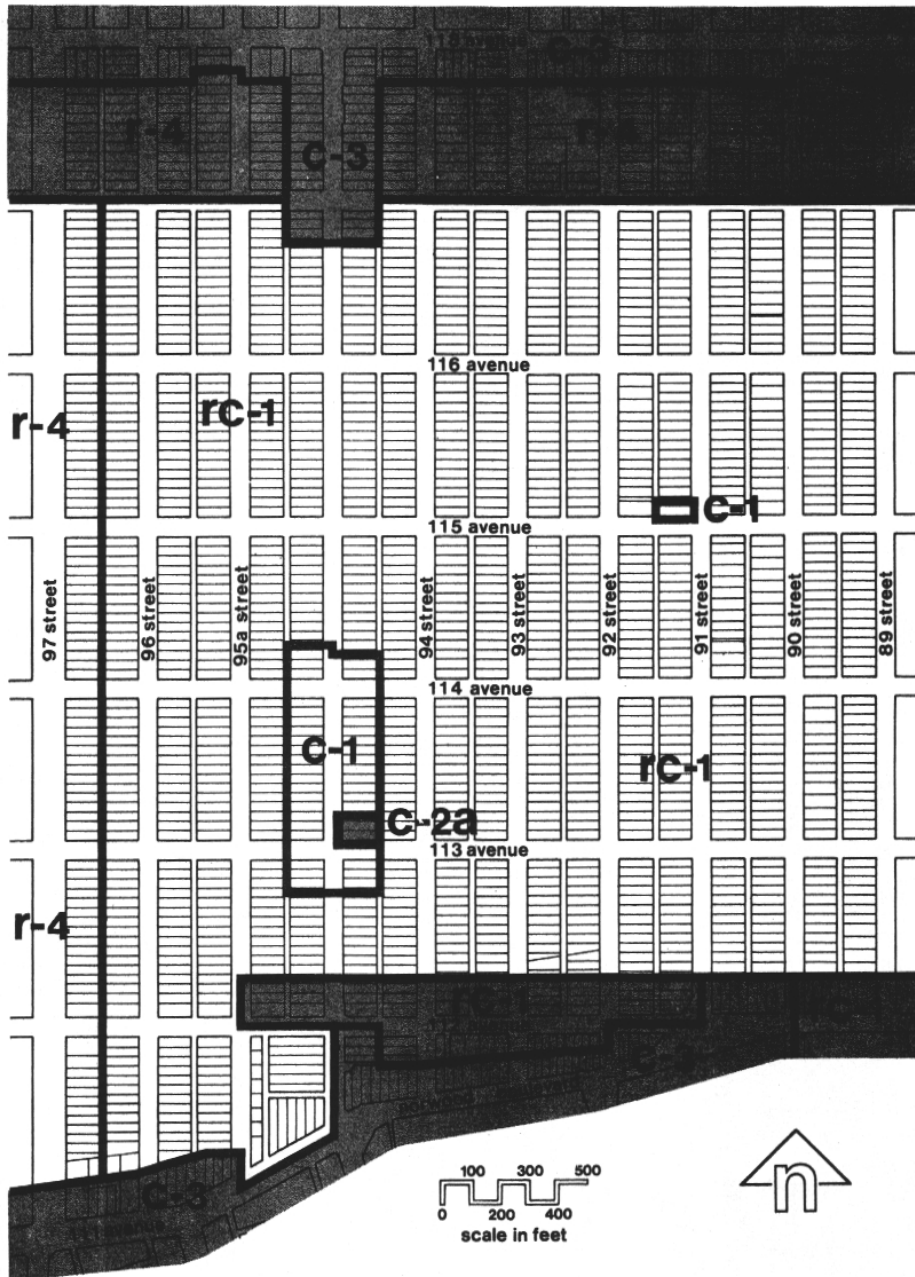


prepared by the rehabilitation & redevelopment
branch, city planning department august 1975

norwood

map 1-3

zoning



prepared by the rehabilitation & redevelopment
branch, city planning department feb. 1975

(c) Institutional/Open Space:

Institutional land use in Norwood includes the Norwood Elementary School, the Norwood Community Service Centre, the Sprucewood Library, and a number of churches and religious halls, the locations of which are detailed on Map 1-2. Open space and parkland in Norwood is limited to the playing fields of the Norwood Elementary School and two small tot-lots recently constructed in the neighbourhood. There is no vacant land in Norwood as such, and the few open lots which do exist are used for parking purposes.

3. Housing

The existing homes in Norwood stem from two main periods of building activity: one immediately following subdivision in 1905, which lasted until the outbreak of World War I in 1914; and one at the end of World War II when returning veterans took up the remaining vacant land in the neighbourhood. These two periods of building activity are clearly reflected in the housing styles in the neighbourhood with the large two-storey homes and small cottages corresponding to the pre-1914 era, and the semi-bungalow homes corresponding to the post World War II era. Since 1960, approximately 75 older properties have been redeveloped in Norwood of which the major form of housing replacement has been up and down duplexes. A substantial proportion of the older housing stock in Norwood is in need of repair, with as much as 67 percent of the homes requiring rehabilitation to varying degrees.



Premature Deterioration of Good Housing

Approximately two-thirds of the 1500 housing structures in Norwood are resident owned. The pattern of absentee-ownership for the remaining housing structures indicates that landlords are retaining houses in Norwood for income supplement purposes rather than for purely speculative reasons. While the above two factors indicate that Norwood enjoys a high potential for continued land use stability, there is serious concern among homeowners in Norwood in regard to the rehabilitation and maintenance of existing houses,

particularly those which are absentee owned and often show the greatest degree of neglect. At the same time, 50 percent of the neighbourhood residents are tenants, and it is important that a minimum standard of accommodation be maintained for these people.

4. Amenities and Community Facilities

Norwood, quite simply, has few amenities. Outdoor recreation space is limited to the Norwood Elementary School Grounds and two single lot play areas recently constructed in the neighbourhood. A comparison of this park space to the "neighbourhood" standards of the Parks and Recreation Master Plan, 1970-1980, reveals that Norwood is deficient in open space by more than 7 acres.

Community facilities in the neighbourhood for social and recreational programming are inadequate and in need of improvement. The buildings which presently provide space for social and recreation programs consist of the Norwood Elementary School, the Norwood United Church, and the Norwood Community Service Centre, which is presently located in a house.

5. Traffic and Transportation

Norwood is both surrounded and dissected by major traffic arteries, with the existing grid system of streets permitting a free flow of traffic in the neighbourhood. While this pattern of roadway development provides Norwood residents with an efficient movement of neighbourhood traffic and convenient access to the downtown and to major activity centres in northeast Edmonton, it also creates problems of through traffic, speeding, and pedestrian safety. Of particular concern is the fragmentation of the community by 95 Street and 115 Avenue (both of which are truck routes), and the problems of speeding and through traffic on local residential streets.

6. Municipal Services and Local Improvements

The provision of water, sanitary, gas, and power services in Norwood is adequate and of a satisfactory standard. For the most part, streets and sidewalks in the neighbourhood have been fairly well maintained. To date, only a few of the lanes have been paved and none of the lanes have lighting, although street lighting in the neighbourhood has recently been upgraded to City standards.

C. THE PEOPLE

1. Population Change

Within the boundaries of Norwood outlined on Map I-1, the population in 1974 was approximately 5,500. This population represents 2,150 households comprised of about 1,550 family households and 600 non-family households. An analysis of population change since 1961 shows that with the exception of the last two years, the population of Norwood has been steadily declining. Between 1961 and 1971 the population of Norwood declined by approximately 10 percent, about the same rate of out-migration experienced by other inner-city neighbourhoods which were also losing families to the new suburban communities developing around Edmonton. This out-migration continued in Norwood until 1973 when the sharp rise in the price of new suburban homes reduced the outward flow of the inner-city population, and induced prospective homeowners to turn to older neighbourhoods as a source of less expensive housing.

2. Age Structure

Norwood, like most inner-city areas, has a high percentage of senior citizens and a lower percentage of its population under 20 years of age in comparison to the City as a whole. As is evident in Table I-1, "Age Composition of Norwood", Norwood has experienced an increase in both the under 20 segment and over 65 segment of the population between 1961 and 1971. To some extent, this reflects two trends: one, an aging population in Norwood which is probably being supplemented by senior citizens moving in from the Boyle Street and McCauley areas; and two, younger families with children are beginning to move into Norwood, although this appears to be a more recent trend which is only now beginning to be reflected in the census data. Consequently, Norwood is still below the city-wide average for young children, but has almost double the city-wide average of senior citizens.

TABLE I-1				
AGE COMPOSITION OF NORWOOD				
	Population Under 5	Population Aged 5-19	Population Aged 20-64	Population 65 Yrs. of
	Yrs of Age (%)	Yrs (%)	Yrs (%)	Age and over (%)
1961	10.6	22.2	56.1	11.1
1971	9.1	26.5	51.3	13.1

3. Ethnic Composition, Language

Norwood enjoys a diversity of cultural backgrounds with the predominate ethnic groups being Ukrainian, Italian, and Portuguese (see Table 1-2, "Ethnic Composition of Norwood"). The Ukrainian community has been established in Norwood for many years while the Italian and Portuguese people are more recent immigrants drawn by the favourable job market in Edmonton and northern Alberta. It is likely that Norwood, along with McCauley, will continue to serve as a reception area for new Canadians who move to Edmonton.

TABLE I-2 ETHNIC COMPOSITION OF NORWOOD, 1971	
Ethnic Origin	Percent of Total Population
British	33
Ukrainian	17
Italian	12
German	8
French	6
Portuguese	6*
Scandinavian	5
Asiatic	3
Polish	3
Indian and Eskimo	2
Other and Unknown	5
*Estimated	100

4. Economic Characteristics

The majority of the work force in Norwood is employed either in the clerical/sales/ service sector or in the technically skilled trades sector, with fewer persons employed in the professions as compared to employment rates for Edmonton as a whole.

Average income in Norwood is very low in comparison to both other inner-city neighbourhoods and Edmonton as a whole. In 1971, the average family income in Norwood was \$7,203 annually. This figure compares with an inner-city average family income of \$9,012 annually, and a city-wide average of \$10,660 annually. Also significant is the range of income levels in Norwood, with many families existing on minimal incomes (see Table I-3, "Income Distribution in Norwood, 1971"). Although a large proportion of those people with low incomes are senior citizens, the problem appears to be common to all age groups.

TABLE I-3 INCOME DISTRIBUTION IN NORWOOD, 1971 (Families Reporting Income)		
Average Family Income	Number of Families	Percent
2,000	105	8
2,000 - 2,999	115	8
3,000 - 4,999	210	15
5,000 - 6,999	225	16
7,000 - 9,999	460	34
10,000 - 14,999	210	15
15,000 - 19,999	35	3
20,000 and over	15	1
	1375	100

5. Community Organizations

In Norwood there are two main organizations which provide a unifying force in the neighbourhood: the Norwood Community Service Centre, and the Norwood Neighbourhood Association.

The Norwood Community Service Centre is a community controlled centre which began as a "headstart" program for neighbourhood children seven years ago. Since that time, the centre has broadened its sphere of involvement significantly and is presently attempting to provide community development and community programming to meet the broad range of needs found in the neighbourhood. The Norwood Neighbourhood Association evolved from those members of the Norwood Community Service Centre who were concerned about the preservation and improvement of Norwood as a low density family neighbourhood. As such, the NNA was instrumental in securing the Neighbourhood Improvement Program for Norwood.

Other community organizations located outside the neighbourhood, such as the ethnic organizations and the Alberta Avenue Community League, have boundaries which include Norwood but which also extend to other surrounding neighbourhoods. The churches which are located in Norwood have congregations that include members from both within the neighbourhood and from the surrounding inner-city communities.

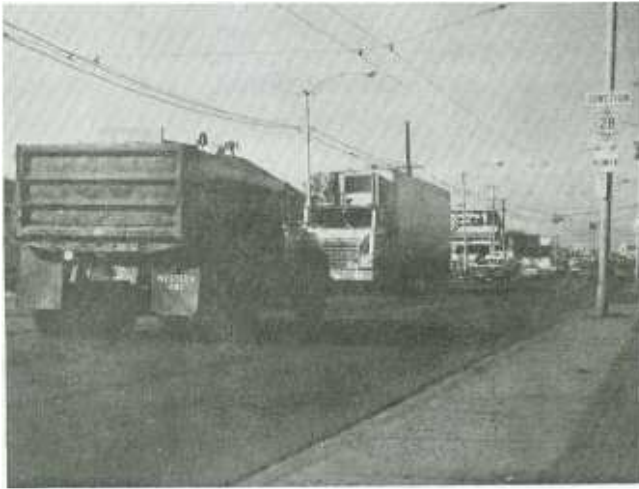
D. EXTERNAL INFLUENCES

Norwood must struggle with a number of external impacts to maintain its viability as a low density family neighbourhood. These external impacts stem from three main sources: arterial roadways, Clarke Stadium, and Norwood's proximity to major urban developments and to the downtown.

1. Arterial Roadways

As noted previously, Norwood is bordered on three sides by major traffic arteries. Two of these routes, 97 Street and 118 Avenue, are extensions of provincial high-ways, while the third, 112 Avenue/Norwood Boulevard, is an important east-west link in the inner-city ring route. The growth of the outline plan areas and the satellite towns to the north and north-east of Edmonton have raised the volume of traffic on these arterial roadways and have created demands for road widening. To date, there are plans for the widening of 112 Avenue/Norwood

Boulevard which will affect land in Norwood, and plans for widening 97 Street to the north and south of the neighbourhood. These road widening schemes will result in higher volumes of traffic on the arterial roadways surrounding Norwood and will increase the problems of noise, and air pollution in those portions of the neighbourhood which border these roadways. The end result will be to further reduce the desirability of these areas for residential use.



118 Avenue

There is also the possibility that as congestion of the arterial roadways surrounding Norwood increases, 95 Street and 115 Avenue will be seen as desirable alternate routes. These two roadways already carry fairly high volumes of traffic and tend to separate the neighbourhood into four smaller areas. An increase of traffic on these streets to major arterial volumes would clearly remove the possibility for a cohesive neighbourhood unit in Norwood, making the neighbourhood more susceptible to pressures for change.

2. Clarke Stadium (Commonwealth Stadium)

Amended by Editor

As a result of Norwood's close proximity to Clarke Stadium, the neighbourhood is faced with problems of traffic and parking congestion on local streets during football games. Much of the on-street parking in Norwood is used by residents on a regular basis owing to the number of converted dwellings in the neighbourhood and the small lot size. The parking inconvenience caused to residents by football traffic and the associated problems of litter and broken glass lower the overall quality of Norwood's residential environment. The redevelopment of the Clarke Stadium Site to provide facilities for the Commonwealth Games and a new, larger stadium will further reduce the desirability of the Norwood neighbourhood, unless steps are taken to limit the overspill of traffic into the neighbourhood when the stadium facilities are in use.

3. Proximity to Major Urban Development

Norwood's close proximity to the downtown and to major institutional uses such as NAIT and the Royal Alex-Glenrose Hospital make it an attractive neighbourhood for the development of rental accommodation. To date, the majority of rental accommodation in Norwood has been provided through the conversion of existing single family residences to multiple dwelling suites. However, in light of the deteriorated condition of much of the housing stock in Norwood and the availability of R-4 land along the western and northern edges of the neighbourhood, a change in land use to medium density apartments could occur in the future. There is also a possibility that pressures for high density apartment development could occur in the commercial zones, particularly where two arterial roadways intersect, such as at 111 Avenue and 97 Street.

E. SUMMARY

Norwood, although at present a viable family neighbourhood, faces an uncertain future. A high proportion of the houses are in need of rehabilitation, and the low income situation of many homeowners and the number of rental properties in the neighbourhood indicate that unless programs of home repair assistance and enforcement of minimum property standards are undertaken, the quality of the housing stock in Norwood will likely continue to decline. The attractiveness of Norwood as a family neighbourhood is also being adversely affected by arterial traffic, parking congestion from Clarke Stadium, and a lack of park space and

community facilities. In spite of the influx of new families into the neighbourhood and the slowing of out-migration, it is doubtful if Norwood will be able to maintain a stable base of homeowners unless improvements to the amenities and to the quality of the residential environment are made.

Without intervention, the combined effect of a deteriorating housing stock and a deteriorating residential environment will cause the more stable elements of the population to move out. Those residents who remain, although desiring to improve their housing and maintain the neighbourhood, will be unable to overcome the external forces which seek to change the residential character of Norwood. It was in recognition of this process of change that Norwood residents sought designation as a Neighbourhood Improvement Program area. It is their hope that the downward trend of deterioration can be reversed and that resident confidence in Norwood will be re-established through the Neighbourhood Improvement Program.

ii. the neighbourhood improvement program in norwood

A. THE NEIGHBOURHOOD IMPROVEMENT PROGRAM

1. Objective

The objective of the Federal Government in undertaking the NIP program is to make money available through the Central Mortgage and Housing Corporation (CMHC) to encourage the improvement of housing and living conditions in deteriorated neighbourhoods. The intent of the Federal Government in undertaking the program is not to encourage large scale redevelopment; rather, the intent is to conserve and protect older neighbourhoods, and rehabilitate as much housing as possible. The characteristics which must be evident in a neighbourhood in order for it to be eligible for the NIP program are listed in Table 114, "Characteristics of Neighbourhood Improvement Program Areas".

TABLE II-1 CHARACTERISTICS OF NEIGHBOURHOOD IMPROVEMENT PROGRAM AREAS	
1.	The neighbourhood should be predominantly residential in land use;
2.	A significant portion of the housing stock should be in need of rehabilitation;
3.	Other elements of the physical environment should be in need of rehabilitation;
4.	The neighbourhood should be inhabited mainly by low and moderate income people;
5.	There should be deficiencies in neighbourhood amenities;
6.	The area should be potentially stable in terms of land use and densities.

2. Funding

Three avenues of funding are available which permit improvement and rehabilitation programs related to parks and recreation facilities, housing, commercial development, utilities, and municipal services. As described in Table 11-2, "Funding of the Neighbourhood Improvement Program", CMHC will contribute 50 per cent of the cost of some neighbourhood activities, and 25 per cent of the cost of others. All costs associated with the NIP program which are not borne by CMHC are borne by the province through the Alberta Housing Corporation (AHC) and by the municipality.

In conjunction with the NIP program, the Residential Rehabilitation Assistance program (RRAP) has been created to provide loans and grants to individual homeowners and to landlords who agree to rent controls. These loans and grants may be used by a homeowner to rehabilitate his house to a minimum level of health and safety. In the City of Edmonton this minimum level of health and safety is defined by the Minimum Property Standards Bylaw, 4087, which came into force on, September 1, 1974. It is required by CMHC that a municipality be prepared to enforce a minimum occupancy and maintenance standard in its NIP areas.

In addition to NIP and RRAP funds, CMHC will also provide the City with funds which it may reloan to commercial enterprises in designated NIP areas for physical and aesthetic improvements.

TABLE II-2 FUNDING OF THE NEIGHBOURHOOD IMPROVEMENT PROGRAM	
In those neighbourhoods selected for neighbourhood improvement, CMHC will contribute 50 per cent of the cost of the following:	
1.	acquiring or clearing land for the purpose of providing open space or community facilities in the neighbourhood;
2.	acquiring or clearing land to be used for medium and low density housing for individuals or families of low and moderate income if the existing building constitutes a noxious use or a residential building beyond the stage of economic rehabilitation;
3.	constructing, or acquiring and improving neighbourhood recreation or social facilities;
4.	making loans for commercial improvements in the neighbourhood; and
5.	relocating individuals who are dispossessed of housing by the project for which assistance is sought; and
CMHC will also pay 25 per cent of the cost of:	
1.	improving municipal and public utility services for the neighbourhood; and
2.	acquiring or clearing land that may not be acquired or cleared under the above provisions of the Act.
Source: Section 27.2, The National Housing Act.	

3. Program Operation

The NIP program is divided into three stages for administrative purposes: neighbourhood selection, neighbourhood planning, and plan implementation. An annual agreement between the province and the federal government specifies the amount of funds to be allocated to each NIP project. Based on this allocation, funds are advanced to the municipality as each stage of the project is completed and approved. Consequently, the NIP program must be conducted within a limited time frame and within the limits of pre-determined resources.

It is not possible to undertake every improvement that may be desirable in the neighbourhood, and a careful selection of priorities for action must be made. An essential element of the program is the preparation of a financial plan along with the plan for the physical improvement of the neighbourhood. It is intended, however, that the plan be prepared within a period of six months to one year. It is expected that once the planning stage of the program is approved, implementation of the plan will be completed within three years time. Norwood was designated by City Council as the 1975 NIP area on September 12, 1974. The planning stage in Norwood got underway in February of 1975 with the opening of a field office by the *Planning and Development Department*.

Amended by Editor

Throughout the planning and implementation of the NIP program, citizen participation is a mandatory requirement of CMHC. It is expected that citizens will work with local planning staff to identify neighbourhood problems and to evolve policies and programs to deal with these problems. To a large extent, the success of the NIP program depends on the degree to which it fulfills the expectations that residents have for their neighbourhood.

The administration of the NIP program in Edmonton at the neighbourhood level is the responsibility of the City Planning Department. This responsibility includes the preparation and implementation of an overall physical plan of improvement for the neighbourhood in concert with local residents and other civic departments, as well as the administration of the RRAP program.

B. PLANNING WITH THE NEIGHBOURHOOD

1. Citizen Participation

Amended by Editor

The *Planning and Development Department* was fortunate in that prior to Norwood's designation as a NIP area, a group of residents called the Norwood Neighbourhood Association (NNA) were already actively seeking the improvement of their community. The NNA originally brought together a number of people from the neighbourhood who were concerned about the lack of park space. However, in light of the other physical problems facing the neighbourhood, the NNA ultimately sought designation of Norwood as a NIP area. On a number of occasions the NNA held public meetings in Norwood to which the *Planning and Development Department* was invited to speak to residents about the NIP program. In addition, the NNA began a community newspaper to broaden the awareness of residents about the problems facing Norwood and the assistance available to the neighbourhood through NIP. As a result of these early activities, the NNA became the primary contact of the *Planning and Development Department* during the planning stage for the program.

Despite the open membership of the NNA and the fact that it had proven itself representative of the majority of Norwood residents, the *Planning and Development Department* undertook to ensure that citizen input to the planning process was representative of all residents and landowners in the neighbourhood, and that all individuals and groups were given the opportunity to become involved. To achieve this input, a formalized process of citizen participation was developed. In addition to this formalized process, which is outlined below, the *Planning and Development Department* also established a field office in Norwood to facilitate communication and liaison between neighbourhood residents and the Planning Team.

2. The Planning Process

The planning process was developed in consultation with Norwood residents at a public meeting held in February, 1975. At this meeting, the residents established a number of topics of concern, and assigned a priority to them. Based upon these topics, a series of planning workshops, followed by plan review meetings, were scheduled in concert with the NNA as outlined in Figure II-1, "Norwood Planning Process". Prior to the planning workshops, a brochure outlining the planning process and the meeting dates was delivered to each household in the neighbourhood and mailed to each absentee landowner. Between the planning workshops and the plan review meetings, newsletters outlining the planning proposals generated at the meetings were distributed in the same manner as the brochure. Each newsletter was accompanied by a short questionnaire on which the residents could indicate their reactions to the plan if they were unable to attend the meeting. In addition to the above formalized process meetings were held with the Portuguese and Italian associations at which translators were available. Newsletters were also sent to all members of these associations, in their own language, to advise them of the meeting. An article was prepared for the Ukrainian News, and regular articles, some of which were translated into Italian and Portuguese, were included in the Norwood News.

The input from the neighbourhood received at the planning workshops and from the plan review meetings was incorporated into an overall conceptual plan for the improvement of Norwood. A draft of this conceptual plan was prepared over the summer months and a neighbourhood meeting to review the plan was held in early September. In addition, a team of four summer students conducted a survey of approximately 400 households in Norwood during the month of August to determine resident awareness of the proposed plans for improving the neighbourhood and to evaluate how closely these plans met the needs and wants of Norwood residents. Based upon attendance at the various planning meetings, responses to the questionnaires, and records of visits and phone calls to the field office, it is estimated that approximately 40 per cent of the households in Norwood actively provided input to the planning process.

FIGURE II-1 NORWOOD PLANNING PROCESS - 1975		
Formulation of Planning Process	February 27	General Neighbourhood Meeting
	March 8	Distribution of brochure on Planning Process for Norwood NIP program
Planning Workshop Meetings	March 13	Parks Planning Meeting
	March 20	Streets and Traffic Planning Meeting
	April 3	Community Centre Planning Meeting
	April 10	Housing and Commercial Redevelopment and Local Improvements Planning Meeting
Plan Review Process	May 2	Preliminary Parks and Community Centre Plan circulated in Newsletter
	May 8	Parks and Community Centre Plan Review Meeting Preliminary Streets & Traffic, Housing & Local
	May 16-17	Improvement Plan circulated in Newsletter
	May 22	Streets & Traffic, Housing & Local Improvements Plan Review Meeting
Plan Preparation	June July, August	Preparation of Preliminary Draft of Norwood Neighbourhood Improvement Plan
	August 11-29	Survey of Norwood residents to evaluate support for NIP plans
	August 30-31	Distribution of newsletter to residents announcing completion of Preliminary Draft and date of neighbourhood plan review meeting
	September 11	Neighbourhood Plan Review Meeting for Preliminary Draft
	October, November	Preparation of Detailed Improvement Plans, Budget; and Implementation Schedule

C. THE PLAN FOR NEIGHBOURHOOD IMPROVEMENT

1. Objectives

The objectives in preparing and documenting the plan for neighbourhood improvement in Norwood are *fivefold*:

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- (1) to document the deficiencies in Norwood, with the intention of providing a rationale for the proposed improvements;
- (2) to outline in detail the plans recommended for the improvement of Norwood, in order to seek the approval of City Council, AHC, and CMHC for these plans;
- (3) to provide the basis and rationale for the implementation of the plan for neighbourhood improvement;
- (4) to achieve financial commitment from City Council for the municipality's share of the implementation of the recommended neighbourhood improvement plan;
- (5) ***to provide a framework for the commercial revitaliation along 118 Avenue and residential Intensification one block south of 118 Avenue.***

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Specific objectives within the Norwood NIP area, as part of the Avenue initiative Revitalization Strategy, include;

1. *To maintain the low density and family oriented residential character;*
2. *To improve the economic viability of the commercial strip and make it more appealing;*
3. *Improve existing housing stock and commercial buildings (rehabilitation);*
4. *Alleviate parking and traffic problems;*
5. *Minimize land use conflicts; and*
6. *Encourage appropriate and compatible redevelopment and infill development.*

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2. Implementation of the Plan

The principal means of implementing the physical improvements recommended in the plan will be through a Development Scheme Bylaw. The authority available to the City under Development Scheme is contained in Sections 114 to 118 of The Planning Act. Basically, the Development Scheme Bylaw in Norwood will designate the land to be acquired as part of the NIP program, regulate the use of land which is acquired, and provide for other physical improvements, such as those relating to roadway improvements. Land use control in Norwood will remain under the jurisdiction of the Zoning Bylaw.

*As a result of the Avenue Initiative Revitalization Strategy, it is recommended that the implementation of the Plan occur from a community-based approach to neighbourhood planning and revitalization. Such an approach was fundamental to the Avenue Initiative Revitalization Strategy process. **This would involve continual collaboration between the Planning and Development Department, property owners, residents, the Business Revitalization Zone office and the Community Leagues on matters related to business revitalization and residential intensification in specified areas of Norwood.***

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February 17, 2010

iii. parks and community facilities

A. PARKS AND OPEN SPACES

1. Introduction

As noted in Section II, one of the initial concerns which led Norwood residents to seek designation as a NIP area was the almost complete lack of park space and recreation facilities in the neighbourhood. In the fall of 1973, prior to Norwood becoming a NIP area, residents had submitted a brief to City Council documenting the need for improved park facilities in the neighbourhood. The brief noted the following concerns:

- (1) that Norwood with the exception of the Norwood School Grounds was virtually lacking in park space;
- (2) that facilities on the Norwood School Grounds were limited to small playing fields for baseball and soccer and Norwood residents had to go outside the neighbourhood for children's play areas and passive park space;
- (3) that the opportunities for pedestrians, and particularly for young children to utilize park areas located outside the neighbourhood were seriously restricted by arterial roadways which both surround and dissect Norwood;
- (4) that the Norwood area contained a large number of young children and that in light of the above conditions, there was an immediate need for children's play facilities in the neighbourhood;
- (5) that the small lot size in Norwood together with the number of single family residences which had been converted to multiple family dwellings had contributed to a high population density in the neighbourhood, creating a demand for additional park space.

In responding to this brief, the *Parkland Services Branch of the Asset Management and Public Works Department* indicated that while some land could be purchased to meet the immediate

Amended by Editor



Existing Northwest Tot-Lot

need for play space in the neighbourhood, long term solutions to the development of parks and recreation facilities could best be accommodated through a comprehensive planning approach, such as the NIP program. Consequently, Norwood residents continued to negotiate with the *Parkland Services* for the development of immediate park space, while at the same time seeking designation as a NIP area.

By the time Norwood was approved as a NIP area in November of 1974,

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residents had received a commitment from *Parkland Services* that several play areas would be developed in the neighbourhood for use in the summer of 1975. Although no formal plan had been approved for park development at this time, neighbourhood residents had indicated that several small park areas would serve the immediate park needs of Norwood residents better than one larger park. Consistent with the above, *Parkland Services* purchased two single lots in the summer of 1975 and developed these as tot-lot areas. As shown on Map III-1, "Park Space and Community Facilities", one tot-lot is located in the northwest corner of the neighbourhood and one is located in the southeast corner. During the summer of 1975, *Parkland Services* also purchased, but did not develop, land in the northeast and south-west corner of the neighbourhood (Map III-1).

2. Areas of Concern

At the Neighbourhood Improvement Planning Meeting held to discuss parks and recreation facilities in Norwood, the need for small parks in the neighbourhood that would provide easily accessible play space and passive park areas was reaffirmed. It is felt that these small park areas are desirable in view of the fragmentation of the neighbourhood by arterial roadways (115 Avenue and 95 Street), and in view of the need to relieve the sense of crowding in the neighbourhood by providing open space at a number of different locations.

In addition to the small park areas, there is a need for a larger park centrally located in the neighbourhood to provide open space for community recreation facilities and active games use. The development of this park is supported on the basis that the opportunity for Norwood residents to satisfy their recreational needs on park space located outside the neighbourhood is seriously restricted by the arterial roadways which surround Norwood. Further, as illustrated on Map III-2, "Adjacent Recreational Areas", the factors of time and distance also reduce the opportunity of Norwood residents to enjoy casual use of recreation facilities located outside the neighbourhood.

During the discussions on the neighbourhood park, there was some concern expressed as to its size and the number of houses that would have to be demolished. According to the standards of the Parks and Recreation Master Plan, 1970-1980, this park should ideally be 5.0 acres (2 *hectares*) in size. However, at this time, it is felt by both neighbourhood residents and the Planning Department that this would be an unacceptable standard to meet within the terms of reference of the Neighbourhood Improvement Program. Such a pedantic application of these guidelines would re-quire the destruction of more than 50 housing structures at a cost approaching two million dollars. However, *Parkland Services* has indicated that an area of approximately 2.5 acres (1 *hectare*) should provide sufficient space for development of community recreation facilities, providing that the site chosen is suitable to future expansion.

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The playing fields on the Norwood School grounds have recently been resodded, and new baseball canopies installed. Although these playing fields are small in comparison to the standards recommended in the Parks and Recreation Master Plan, 1970-1980, they are considered to be adequate to meet the school's recreation needs. Expansion of the school grounds is not seen as desirable in light of other park priorities in the neighbourhood. There is however, a need to upgrade the playground equipment at the school.

norwood

map III-1

**park space
and
community facilities**

park space

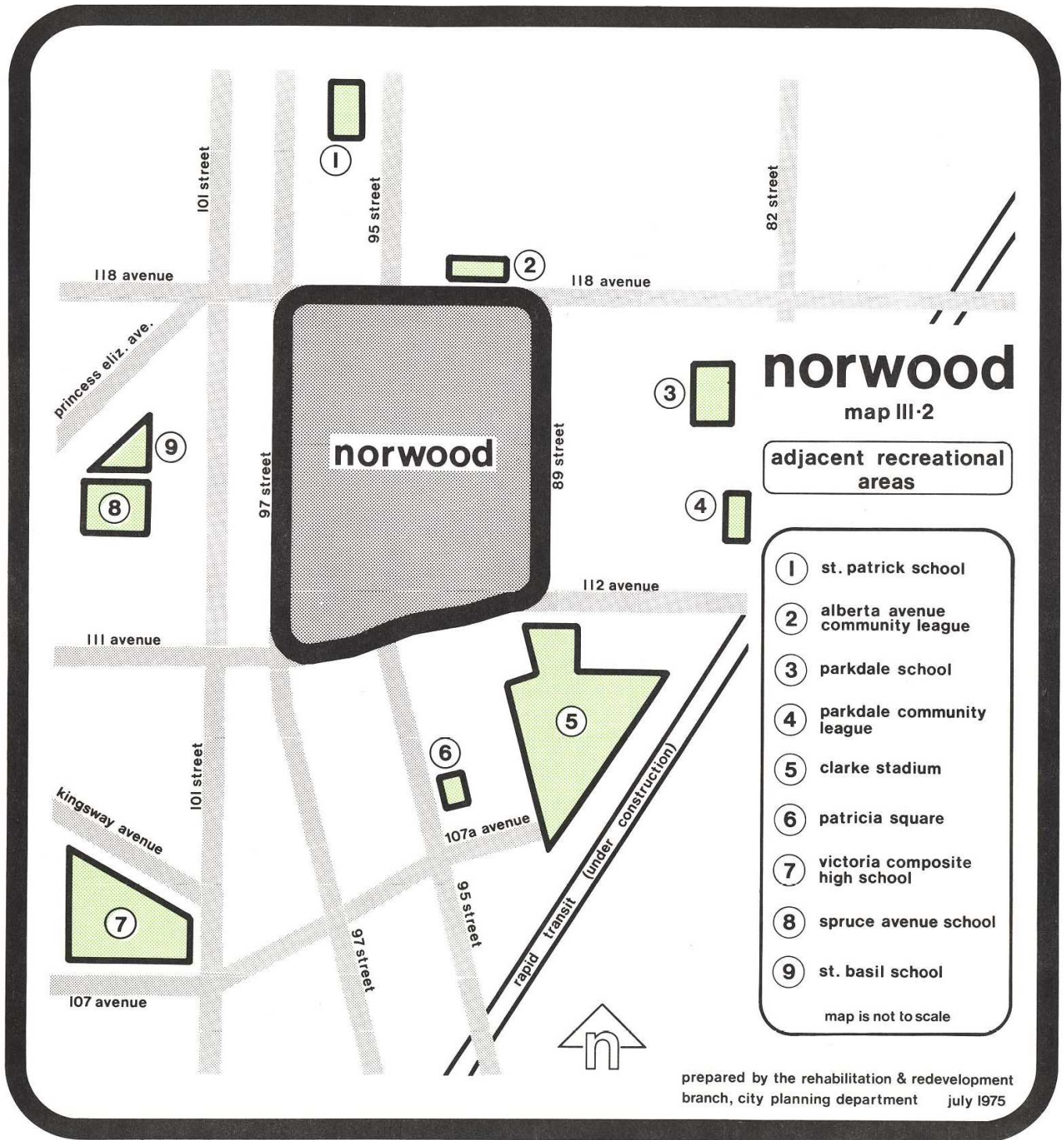
-  existing tot-lot
-  recent parkland acquisition
-  norwood school grounds

community facilities

-  alberta avenue curling rink
-  norwood united church
-  norwood community service centre
-  sprucewood library
-  norwood school



prepared by the rehabilitation & redevelopment
branch, city planning department august 1975



In view of the shortage of facilities in Norwood, the possibility of returning the Alberta Avenue Curling Rink site to the community was explored. This rink, which is located on City owned land, is no longer considered to be a viable under-taking by the Avonair Curling Club which operates it, and the Club has indicated a willingness to terminate the lease with the City. The *Parkland Services Branch* have investigated the possibility of renovating the rink for community use and have determined that renovation is not economically feasible. The *Parkland Services Branch* also concur with the *Planning and Development Department* that the site is not suited for the development of park facilities because of its close proximity to the 118 Avenue and 95 Street commercial strips. It is therefore recommended that the Alberta Avenue Curling Rink site be cleared for social housing purposes as discussed in Section V "Housing".

3. Objectives of Park Development in Norwood

In response to the parkland needs identified by neighbourhood residents, and in recognition of the social and physical constraints affecting the development of park facilities in the neighbourhood, the following objectives relate to park development in Norwood:

- (1) to provide children's play facilities and passive recreation space which are readily accessible to the neighbourhood and do not require users to cross major traffic arteries;
- (2) to provide centralized open space in the neighbourhood sufficient for the development of community recreation facilities;
- (3) to ensure that adequate recreation programs and supervision are provided for on the park facilities;
- (4) to conserve good housing stock in the neighbourhood by purchasing as few houses as possible which are in good or fair condition.

4. Plans for Development of Parks

Consistent with the preceding objectives for park development, the program of park improvement for Norwood is based on the concept of a tot-lot in each quadrant of the neighbourhood as defined by 115 Avenue and 95 Street, and a large park, centrally located in the neighbourhood.

(a) Neighbourhood Park:

The neighbourhood park is intended to provide centralized open space in Norwood for the development of community recreation facilities and for active games use. Possible components of the neighbourhood park include: a major playground facility, a social skating area, tennis courts, a hockey rink, passive sitting areas, and a neighbourhood centre. An example of how these facilities can be developed on the recommended site is illustrated in Figure III-1, "Design Concept for a Neighbourhood Park".

Two alternative sites for the location of the neighbourhood park have been identified and are outlined on Map III-3, "Proposed Parks Development". In selecting the two sites, the following constraints were taken into consideration: first, the park must be centrally located in the neighbourhood; second, because the land must come from the acquisition of existing housing stock, the site should require the demolition of as few good and fair houses as possible. Of the two alternatives which are compared in Table III-1, "Comparison of Sites for the Neighbourhood Park", alternate number one is recommended as the most desirable location for the following reasons:

- (1) it incorporates land which *Parkland Services* has already purchased at the corner of 95A Street and 114 Avenue, thereby reducing the number of properties to be negotiated and the costs of acquisition;
- (2) it involves the acquisition of fewer housing structures than alternate number two;
- (3) it involves the dislocation of fewer homeowners than alternative number two.

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(b) The Tot-Lots:



The basic function of the tot-lot is to provide play space for young children and passive park space for parents and senior citizens which is easily accessible in the neighbourhood. An example of a design which combines children's play facilities with passive park space on these tot-lots is shown in Figure III-2, "Design Concept for Tot-Lots". It is recommended that these tot-lots be three residential lots in size in order to provide enough space to buffer the play areas within the parks from adjacent residential properties.

TABLE III-1
COMPARISON OF SITES FOR THE NEIGHBOURHOOD PARK

Characteristics	Alternate 1		Alternate 2	
1. Total number of structures involved	17 structures		20 structures	
2. Type of structures involved	1 commercial w/ apartment 1 commercial w/ residence 11 single family dwellings 3 two family dwellings 1 rooming house		15 single family dwellings 4 two family dwellings 1 rooming house	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
3. structures in good condition	-	-	1	5
4. structures in fair condition	13	76	16	80
5. structures in poor condition	4	24	3	15
6. structures resident owned	3	18	12	60
7. total dwelling units	46		28	
8. structures still to be negotiated	12		20	



**design concept
for a
neighbourhood park**



**design concept
for tot-lots**

norwood

map III-3

proposed park development

- ① northwest tot-lot
- ② northeast tot-lot
- ③ southeast tot-lot
- ④ norwood school playground
- ⑤ neighbourhood park-alternate one
- ⑥ neighbourhood park-alternate two



prepared by the rehabilitation & redevelopment
branch, city planning department 1975

The tot-lot areas which are to serve the northwest and southeast quadrant of the neighbourhood will be developed by expanding the two existing tot-lots. A third tot-lot to serve the northeast quadrant of the neighbourhood will be developed on land recently purchased by the *Parkland Services Branch* from a *private institution*. The locations of the above sites for tot-lots are shown on Map III-3. It is recommended that no land be purchased for a tot-lot in the southwest quadrant of the neighbourhood and that instead a small playground facility be developed on the Norwood Elementary School Grounds. This proposal has been reviewed with the Edmonton Public School Board and has their support subject to design approval.

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5. Remaining Parkland Deficiencies

The total program of park improvement for Norwood will provide approximately 3.5 acres of parkland. While this figure is approximately 4.0 acres less than the 7.5 acres recommended in the Parks and Recreation Master Plan 1970-1980, it represents the level of parkland development which can be realistically accomplished in Norwood relative to the terms of reference of NIP, and relative to the social and physical problems of relocation that would result from the acquisition of a larger area of land. The prime objective of NIP is the preservation and improvement of existing housing stock with only small scale clearance of badly deteriorated housing. In addition, it is believed that the proposed program of park improvement for Norwood is adequate to meet the recreation needs of the residents, and is sensitive to the parkland needs which they have identified. If, however, the demand for additional park space in the neighbourhood materializes in the future, an amendment to this plan should be sought in consultation with *Parkland Services* and the *Planning and Development Department*. The site recommended for the neighbourhood park is amenable to expansion in the future if the need should arise.

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6. Recommendations for Park Development

- (1) that the existing tot-lot in the northwest quadrant of the neighbourhood be expanded to three residential lots in size;
- (2) that the existing tot-lot in the southeast quadrant of the neighbourhood be expanded to three residential lots in size;
- (3) that the property recently acquired by the *Parkland Services Branch* from the Anglican Diocese be developed as small park area for the north-east quadrant of the neighbourhood;
- (4) that a small playground facility be developed on the Norwood Elementary School grounds;
- (5) that a neighbourhood park to accommodate community recreation facilities be developed on the site indicated as Alternate 1, Map III-3.
- (6) that the Alberta Avenue Curling Rink site at the corner of 117 Avenue and 95 Street be cleared for social housing purposes since the rink is not considered economic to rehabilitate;
- (7) that the *Parkland Services Branch* undertake an evaluation of the neighbourhood's recreation program needs and ensure that an adequate level of programming is provided for the new park facilities in Norwood;
- (8) that since the mature treescape in Norwood contributes significantly to the overall attractiveness of the neighbourhood, a program of boulevard improvement be undertaken to ensure that the treescape is preserved and enhanced.
- (9) that the *Community Services Department* conduct a needs assessment to determine

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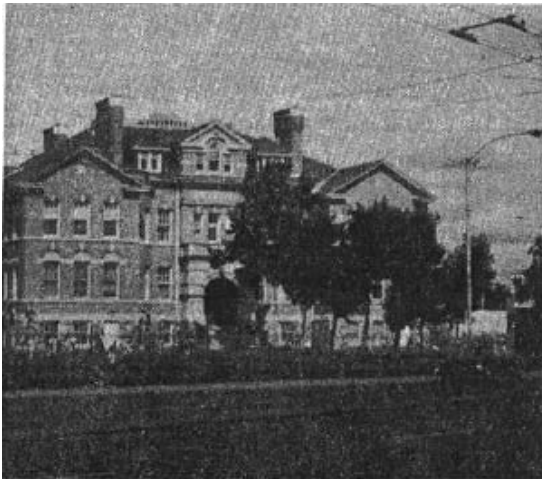
the amount of park space required to meet the recreational needs of the residential community and visitors to the Pedestrian Oriented Shopping Street Area, located along 118 Avenue between 83 Street and 97 Street.

B. COMMUNITY FACILITIES

1. Areas of Concern

There are three main buildings in Norwood which provide community program space for social and recreation activities: the Norwood Elementary School, *a private institution (church)*, and the Norwood Community Service Centre. The facilities for community programming contained in the buildings and the programs offered to residents through these facilities are summarized in Table III-2, "Existing Community Facilities and Programs in Norwood".

Discussions with Norwood residents and with the Norwood Community Service Centre indicate that much of this space is inadequate in size and is available to residents on a limited basis only. In addition, there are some facilities, such as a senior citizens drop-in and craft areas, which are not available in the neighbourhood. Following is a brief description of the buildings which provide community program space in Norwood and an explanation of the problems mentioned above.



(a) Norwood Elementary School:

The Norwood School was built in 1908 and during the 67 years that the school has served the neighbourhood, little in the way of renovations has taken place to provide community programming space. The only major improvement to the school facilities has been the addition of a small gymnasium in 1972. Over the last four years, the conversion of the auditorium to a library and the conversion of recreation rooms on the basement floor to provide special classrooms has further reduced the available space for community programming. The isolated location of the school in relation to the centre of the Norwood

neighbourhood also tends to limit community use of the few facilities which are available at the school.

TABLE III-2
EXISTING COMMUNITY FACILITIES AND PROGRAMS
IN NORWOOD

Building/Location	Facilities	Programs
1. Norwood Elementary School 95 St. - 112 Ave.	Gymnasium, small crafts room, music room	programs provided by Parks & Recreation: fun time (performing arts and crafts), tumbling, gymnastics and floor hockey for elementary age group
2. Norwood Community Service Centre (NCSC) 11548 - 95A St. (house)	main floor of house provides office space for NCSC and multi-purpose room for meetings, socializing and crafts	<p><u>Thursday group</u>: general interest group for women between the ages of 20 and 40 (activities vary)</p> <p><u>Jacqueline Bennys</u>: similar to above group but aimed at women aged 40 to 60.</p> <p><u>Crafts group</u>: simple crafts that require no special facilities and limited resources.</p> <p>Note: other programming offered at the Norwood United Church.</p>
3. Norwood United Church 11610 - 95A St.	gymnasium, nursery rooms, kindergarten classroom, banquet hall, parlour	<p><u>gymnasium</u>: ladies' keep fit classes once a week, Saturday night drop-in centre for young people, irregularly scheduled recreation activities by NCSC.</p> <p><u>nursery rooms</u>: used for Sunday School classes, NCSC nursery program.</p> <p><u>kindergarten classroom</u>: this space is rented on a permanent basis by NCSC for pre-school programs for 4½ and 5 year olds.</p> <p><u>banquet hall</u>: used primarily by Beavers, Scouts, Alcoholics Anonymous, church social group; large neighbourhood meetings; weddings and funerals on an irregular basis.</p> <p><u>parlour</u>: used by senior citizens group on Monday afternoons, church meetings.</p>

(b) Norwood Community Service Centre:

The Norwood Community Service Centre (NCSC) is a community controlled social service agency and as indicated in Table III-2, offers a wide range of programs to the Norwood neighbourhood. Funding support for the activities of the centre comes principally from the Preventive Social Services Program. The NCSC presently rents the main floor of a house which provides office space for the Director and a small multi-purpose room for meetings, socializing, and simple crafts. To supplement this space, the Centre utilizes facilities at the *private institution (religious assembly)* for pre-school, nursery, and senior citizens programs.

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One of the main problems facing the NCSC is the lack of space it can program on a full time, regular basis. With the exception of the kindergarten classroom in the basement of the *religious assembly*, all other facilities in the church are shared jointly between the church congregation, the Norwood Community Service Centre, and outside agencies and groups. This has meant that space for the programs sponsored by the NCSC is often available only one or two times per week and that programs have to be cancelled when weddings or funerals are held at the church. This shared use of space also makes it difficult for the Centre to broaden its program base to meet the diversity of needs found in the neighbourhood. Further, administration and manpower problems arise from the fact that program space is presently divided between two facilities.

Amended by Editor

(c) *Private Institution (religious assembly)*:

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As evident in Table III-2, the *religious assembly* is used extensively by neighbourhood groups, the Norwood Community Service Centre, and City wide groups. On several occasions, the Board of the Church has been approached regarding the use of space in the *religious assembly* on a permanent basis by neighbourhood residents. It is the conclusion of the Church that it would not be possible to turn over facilities to the Norwood community for exclusive programming. The possibility of purchasing the *religious assembly* and renovating it for use as a multi-purpose neighbourhood centre has also been explored with the Church Board. The Board believes that the Church has a valid role to play in the community and they want to maintain the use of the sanctuary and have control over the banquet hall, gymnasium, and parlour for weddings, funerals, church socials and meetings.

2. Proposed Plan for a Neighbourhood Centre

In view of the space problems faced by the Norwood Community Service Centre, the need for a senior citizens drop-in, the need for a craft facility in the neighbourhood, and the lack of meeting and recreational space, it is proposed that a multi-purpose neighbourhood centre be developed in Norwood. A brief description of the facilities to be included in the centre are outlined below.

(a) Description of Facilities:

(i) Space for the Norwood Community Service Centre



Present Site of Norwood Community Service Centre

At the present time, the Norwood Community Service Centre fulfills the function of a neighbourhood centre through the use of space in the Norwood United Church and in a house at 11548 - 95A Street. This space suffers from a number of limitations as previously outlined and the Norwood Community Service Centre would like to relocate to a neighbourhood centre having all the facilities in one building.

Facilities required by the Norwood Community Service Centre include office space, classrooms for pre-school programs, a nursery room, and a small kitchen.

(ii) Senior Citizens Drop-In

Discussions with senior citizens in Norwood indicate that they would like to have a drop-in room in the neighbourhood centre that would be open through the week, and where older people could come in and visit with each other and take part in informal activities such as billiards, shuffleboard, and cards. In addition, the senior citizens would like to have access to a games room and craft area for special programs and group activities.

(iii) Games Room

A small games room will be included in the neighbourhood centre to provide play space for the pre-school programs conducted at the centre by the NCSC and for low level recreation activities for adults and senior citizens. This games room could also be designed in such a way that it could serve as a community hall for meetings and neighbourhood social activities. The gymnasium at the Norwood Elementary School will continue to provide facilities for such sports as basketball, volley-ball, and badminton.

(iv) Crafts Room

The Norwood neighbourhood has no well equipped craft area which is easily accessible to the public and available on a casual basis. It is therefore proposed that a craft room be developed in the centre which will provide facilities for a broad range of crafts suitable for all age groups.

(v) Day Care

The possibility of including a day care unit in the neighbourhood centre was reviewed with Norwood residents at the public planning meetings and also with the Norwood Community Service Centre. It was concluded that the day care unit is not a high priority item for the centre in view of the fact that it would require exclusive use of classroom space and would have to serve the whole central district rather than Norwood exclusively. The neighbourhood, however, is willing to provide open space adjacent to the centre if the City should wish to construct a day care facility.

(b) Development and Operation of the Neighbourhood Centre:

There are two approaches which could be taken toward the development of the neighbourhood centre: renovation of an existing building in Norwood, or the construction of a new facility. An analysis of the various churches and halls which might be available in the neighbourhood indicated that none of these buildings were suited for the development of a multi-purpose centre due to such factors as inadequate space, poor building condition, and poor location. In addition, as discussed in the introduction to this section, none of the buildings which presently provide community program space offer the potential for conversion or expansion to a multi-purpose centre. It would therefore appear that at this time, the most desirable alternative would be to construct a new, purpose designed facility, and locate it on the site of the neighbourhood park in

order to buffer the impact of the centre on surrounding residential properties and to provide complimentary open space adjacent to the centre.

No design sketches for the centre have been prepared at this time. However, the centre will be scaled to the neighbourhood level and will be designed in such a way as to overcome the institutional appearance common to many recreation buildings in the City. It should also be emphasized that the centre envisaged by Norwood residents is both a social and recreational facility and should not be interpreted as being a typical Community League facility.

Although the operating details of the centre have not been finalized, initial discussions have been held with the *Community Services* Department. The *Community Services* Department has indicated that it would be willing to negotiate their contribution towards the operating and programming expenses of the centre. The *Community Services Department* has indicated that it would continue to provide funds through the Preventive Social Service Program for the space rent and programs of the Norwood Community Service Centre when it relocated to the new centre.

Amended by Editor

It is anticipated that the Norwood Community Service Centre and the Norwood Neighbourhood Association will be largely responsible for the management and day to day operation of the centre. However, the details relating to management as well as funding and design will need to be developed by the *Planning and Development and Community Services* Departments, in concert with the NNA and the Norwood Community Service Centre, during the implementation phase of the NIP program.

Amended by Editor

3. Summary of Recommendations on the Neighbourhood Centre

- (1) that a multi-purpose neighbourhood centre be constructed on the site of the neighbourhood park to provide enclosed recreation space, a senior citizen drop-in, and facilities for the Norwood Community Service Centre.
- (2) that the design, operating, and management details of the neighbourhood centre be evolved jointly by the *Planning and Development and Community Services* Departments, the Norwood Neighbourhood Association, and the Norwood Community Service Centre during the first year of the implementation stage of the Norwood Neighbourhood Improvement Program.

Amended by Editor

iv. traffic control and pedestrian safety

A. TRAFFIC CONTROL

1. Areas of Concern

(a) Introduction:

At the public meeting on traffic control in Norwood, the residents expressed concern about high volumes of traffic in the neighbourhood, through traffic which short-cuts through the neighbourhood, speeding, truck routes on 95 Street and 115 Avenue, and the parking and traffic problems caused by activities at Clarke Stadium. Concern was also expressed about the proposed plans for improving roadways in the area, such as Norwood Boulevard, and what the implications of these roadway improvements would be to the neighbourhood.

Although the factors of noise and odour were considered significant, the basic concern of the residents related to the division of Norwood into four quadrants by busy arterials, namely 95 Street and 115 Avenue. Residents are concerned about the safety hazards associated with these traffic volumes when combined with the truck route designation, particularly when park space becomes available to children. Ninety-five Street is presently a 24-hour truck route, and 115 Avenue is restricted between 11 p.m. and 7 a.m. It is considered necessary that the truck routes in particular must be removed if Norwood is to consider itself a community, and successfully participate in and utilize a neighbourhood park and community centre.

(b) Existing Plans:

Although there are a number of roadway improvement plans in northeast Edmonton, the proposal to widen Norwood Boulevard to six lanes is the only one which directly affects Norwood. The impact that improvements to Norwood Boulevard will have on the neighbourhood, however, cannot be determined at this time since the plans for upgrading Norwood Boulevard have not been finalized. The *Transportation Department* is in the process of conducting public hearings on the improvements, and it is anticipated that final plans for widening Norwood Boulevard will be prepared by February, 1976. Improvements are also planned for 97 Street, but only to the north and south of the neighbourhood.

Amended by Editor

(c) Concerns Identified by the Traffic Study:

The problems relating to traffic which the neighbourhood residents identified were explored by the *Transportation Department* through a traffic study. It was found in the study that the traffic on most of Norwood's streets is not excessively heavy when compared to other City streets in residential neighbourhoods. The exceptions were 90 Street, 115 Avenue, 117 Avenue, 95 Street, and 112 Avenue, all of which carry greater volumes of traffic than the other streets in Norwood. It was also found that except for the above streets, most of the traffic within the neighbourhood is generated by the residents. The traffic volumes documented in the study are shown on Map IV-1, "Traffic Volumes".

Amended by Editor



95 Street

2. Alternative Solutions

Based on the information provided by the residents and the traffic study, the Engineering and Transportation Department attempted to provide some suitable recommendations to improve traffic patterns in Norwood. The Department was, however, faced with the problem that with the traffic on most streets well balanced, any closure of one street would raise the traffic volumes on the other streets to a considerable degree. Due to the fear that upsetting the "balance" of the

traffic system would be worse than the present situation, the Engineering and Transportation Department recommended a limited number of modifications to the street system, which are included in the recommendations below.

The alternative course of action was to redesign the entire neighbourhood, which would be too expensive, and might raise traffic volumes on some streets to intolerable levels. This approach was considered inappropriate by both the residents and the City.

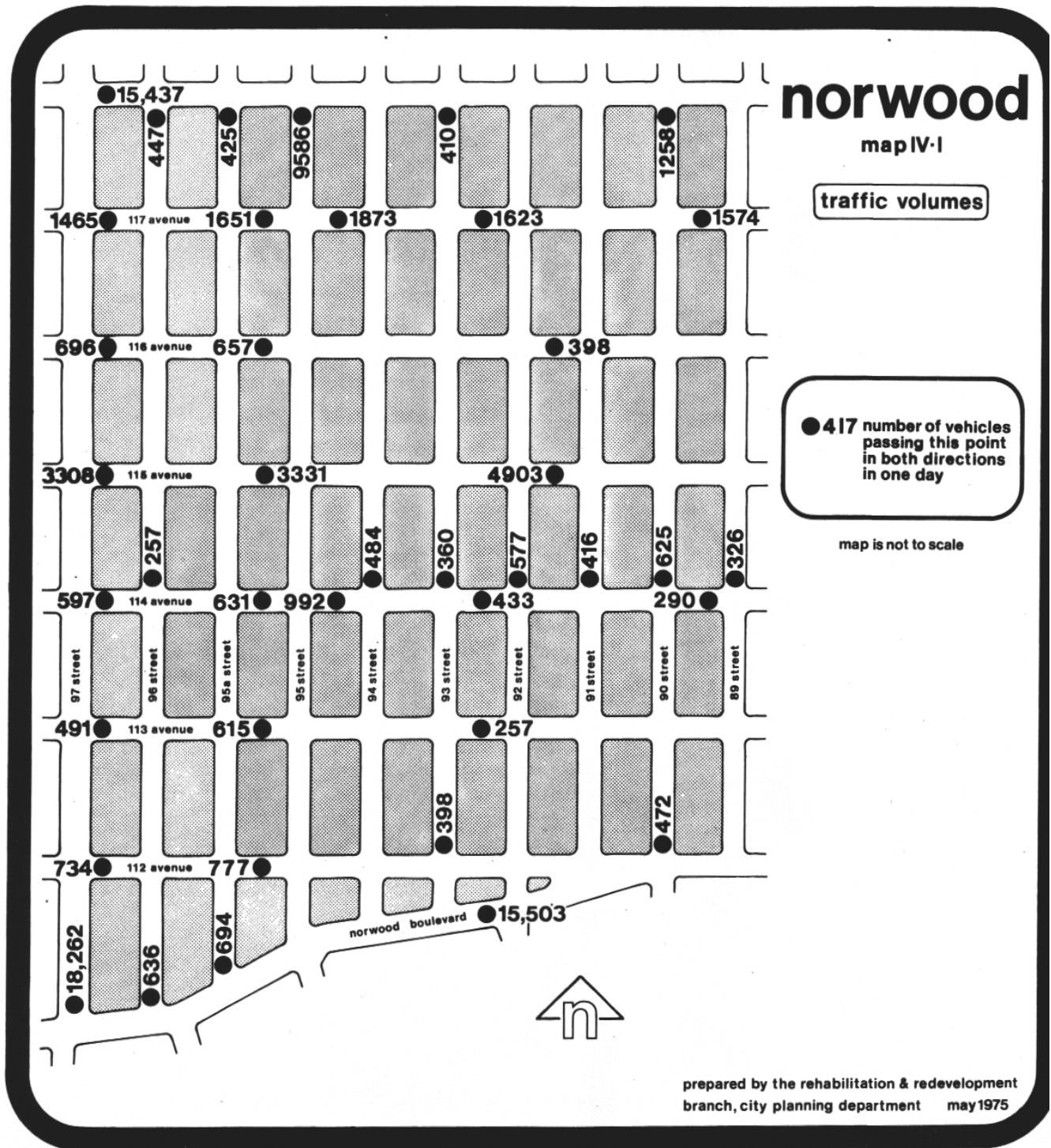
3. Recommended Plans for Traffic Control

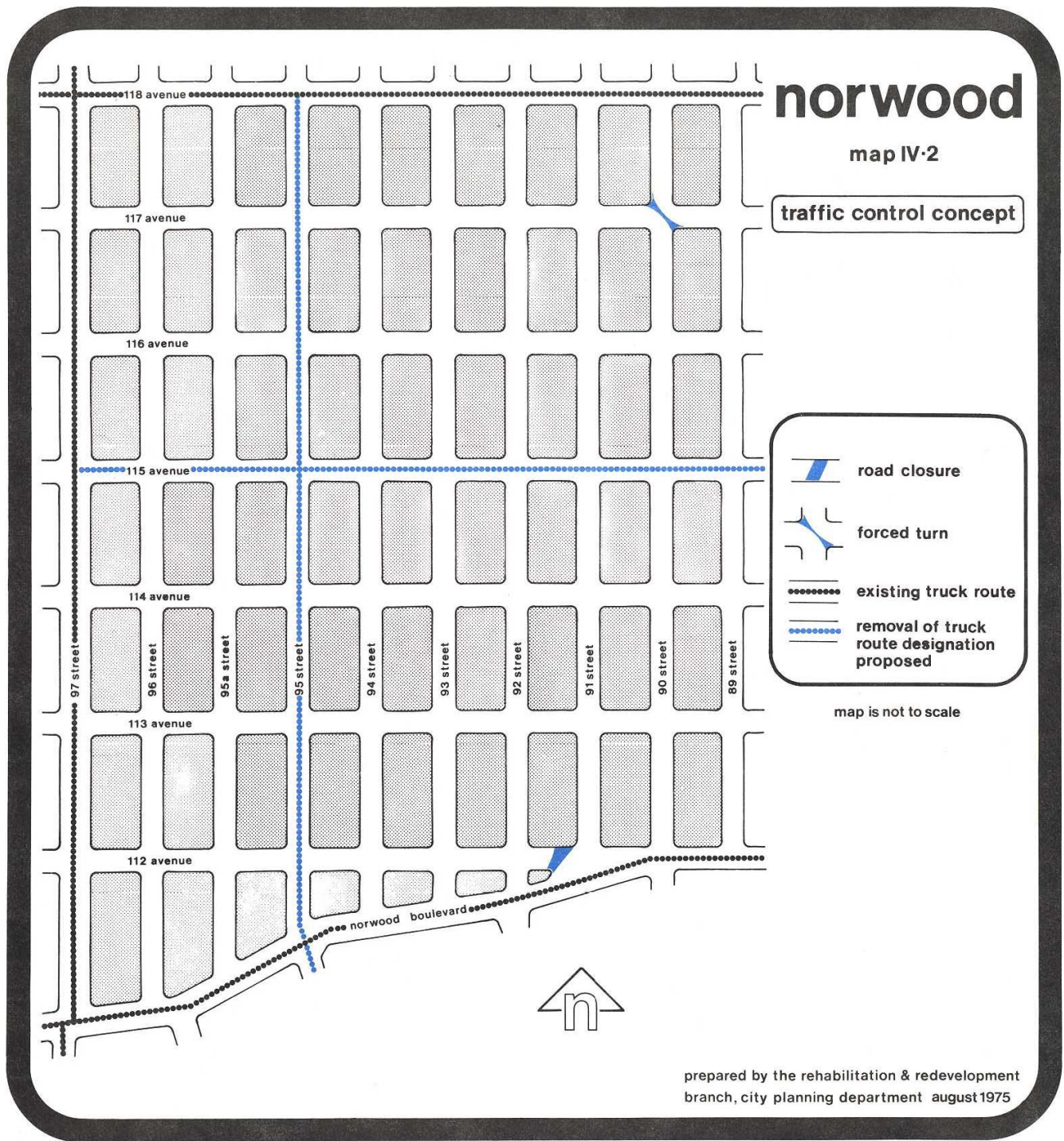
It is recommended that the following roadway improvements be undertaken, and that the following approach to traffic control in Norwood be pursued:

- (1) That a forced turn be constructed on 117 Avenue at 90 Street, in a north- west-southeast orientation, as indicated on Map IV-2, "Traffic Control Concept". It is anticipated that this turn will reduce much of the traffic on 90 Street and 117 Avenue.
- (2) That a road closure be constructed on 112 Avenue between 91 and 92 Streets as indicated on Map IV-2. This closure will reduce flows on 112 Avenue and restrict access to the streets running north-south within Norwood.
- (3) That since it is very difficult to reduce traffic on 115 Avenue by taking action within the neighbourhood (due to the bus routes), the Engineering and Transportation Department investigate the possibility of controlling increases in traffic volumes on 115 Avenue through measures taken outside the neighbourhood.
- (4) That the problems of traffic and parking caused by Clarke Stadium be resolved by the *Transportation Department* in concert with the neighbourhood. It is recommended that any solutions to the problem be extended to all areas of Norwood which are affected, and that these solutions be implemented during the summer of 1976, with the commencement of activities at Clarke Stadium.
- (5) That the *Transportation Department* implement the best combinations of stop signs and other signs to control traffic.
- (6) That when plans are being developed for the improvement of Norwood Boulevard, that plans for median construction, limited access to Norwood, and buffering be developed in concert with the Norwood Neighbourhood Association and the *Planning and Development Department*.

Amended by Editor

Amended by Editor





- (7) That the truck route designation be removed from 95 Street and 115 Avenue.
- (8) That the *Transportation Department* continue to monitor the traffic situation in Norwood, and recommend any possible improvements.
- (9) That the problem of visibility along 95 Street for both motorist and pedestrians be reviewed by the *Transportation Department*, and the appropriate parking restrictions and/or visibility improvements implemented.

Amended by Editor

Amended by Editor

B. PEDESTRIAN SAFETY

1. Areas of Concern



Pedestrian safety is not considered to be a major problem by the residents of Norwood except as it relates to senior citizens and to small children crossing busy streets to reach park space. It is apparent that a sufficient number of controlled intersections exist on the periphery of the neighbourhood, and a pedestrian overpass is presently being constructed at 97 Street and 115 Avenue.

The major concern which remains, therefore, is safe access to the proposed neighbourhood park. For persons from the northeast portion of the neighbourhood, the stoplights at 115 Avenue and 95 Street will provide safe crossing. No controls are available, however, to persons accessing the park from the southeast.

As commercial intensification and mixed use development occur along 118 Avenue, pedestrian safety will remain important to the livability of the area. Safe and clearly marked pedestrian crossing, particularly at 97 Street and other key locations along 118 Avenue must be ensured.

*Resolution
September 10, 2007*

As part of the Avenue Initiative Revitalization Strategy, five Working Groups were set up to address various aspects that will aid in revitalizing the area. In terms of pedestrian safety, two Working Groups - Streetscape and Safe Streets - have played a critical role. The Streetscape Working Group has developed a streetscape improvement Concept Plan for the area and has received a commitment for funding from City Council. Over 136 new pedestrian lights have already been installed. Other anticipated improvements may include new sidewalks, street trees and other green furniture, new street furniture, special entrance elements and historic street names on street signs, and landscaped curb bulbs to mark entrances to the communities and increase the number of parking stalls. Also, the Safe Streets Working Groups mission was to increase the sense of comfort and safety in the area. Some of this group's initiative to-date has included a Report Crime Campaign, a Safety Fair and Safe Streets Block Party.

2. Recommendations on Pedestrian Safety

In light of the above concerns, it is recommended that pedestrian actuated flashing amber lights be installed at 114 Avenue and 95 Street, to provide a controlled crossing for residents from the southeast portion of Norwood to the neighbourhood park and neighbourhood centre. Although pedestrian crossings at this point are not exceptionally high at present, it is anticipated that the park will generate a large number of crossings, making the installation of these protective devices mandatory.

While the existing street-oriented commercial developments and the proposed opportunities for mixed use developments along the Avenue, it is recommended that the Pedestrian Commercial Shopping Street Overlay be applied to facilitate pedestrian safety, walkability, as well as provide an attractive pedestrian environment.

Resolution
September 10, 2007

C. BUS SERVICE

1. Areas of Concern

Bus service in Norwood is considered to be adequate by both the residents and the City. The main concern relates to the need for bus shelters within the neighbourhood. Accordingly, the need for bus shelters at specific locations was assessed by the Edmonton Transit System, and a number of sites were recommended.

2. Recommendations on Bus Shelters

The need for five bus shelters within the neighbourhood improvement area was identified by the Edmonton Transit System.

It is recommended, therefore, that bus shelters be located at the following sites:

- (1) 91 Street at 112 Avenue
- (2) 95 Street at 112 Avenue
- (3) 90 Street at 115 Avenue
- (4) 92 Street at 115 Avenue
- (5) 94 Street at 115 Avenue

v. housing

A. AREAS OF CONCERN

1. Introduction

The maintenance of Norwood as a stable residential area with a sound housing stock is one of the prime objectives of NIP. At the same time, the general condition of the housing stock has considerable influence upon the desirability of Norwood as a neighbourhood, and therefore, upon its stability. The condition of housing in Norwood appears to be affected by two major forces: the age of the housing stock, and the deterioration patterns which stem from Norwood's status as an inner-city neighbourhood with the redevelopment pressures, socio-economic characteristics, and ownership patterns peculiar to such neighbourhoods.

2. Existing Housing

(a) Condition:

An exterior survey of the condition of all houses in Norwood was undertaken, and all were assigned a rating according to whether they were in good, fair, or poor condition. Since an interior survey is necessary to make a totally accurate assessment of the housing condition, the survey may only be used as a guideline. In assigning a condition to each house, an attempt was made to categorize the condition such that:

- (1) a house in good condition will not require rehabilitation, or only minimal repairs.
- (2) a house in fair condition requires rehabilitation to varying degrees, but will definitely be economic to rehabilitate.
- (3) a house in poor condition will most likely be uneconomic to rehabilitate, and should be demolished and replaced by new housing. These houses, of course, require a thorough inspection to confirm their unsuitability for rehabilitation.

The number of houses which fell into each of the above categories is portrayed in Table V-1, "Housing Condition in Norwood".

TABLE V-1 HOUSING CONDITION IN NORWOOD		
Condition	Number	Per Cent
Good	342	22.6
Fair	1018	67.3
Poor	154	10.1
TOTAL	1514	100.0

Based upon the condition survey, it is apparent that 67% of the housing stock requires some rehabilitation, and 10% may or may not be economic to rehabilitate. The locations of these houses in the neighbourhood are depicted on Map V-1, "Housing Condition and Ownership".

(b) Age:

One of the main determinants of housing condition in Norwood is, of course, the age of the structures. Practically all of the housing stock in Norwood was built prior to 1946, and much of it prior to 1914. Most of the houses are of frame construction, and many now have outdated and inadequate plumbing, heating, and electrical systems. Another major problem affecting a number of the houses is deterioration of the foundations. A poor foundation may result in shifting of the house, which will have adverse effects on the walls, windows, porches, roof, and siding. Rehabilitation of homes with faulty foundations is extremely expensive, and can prove to be uneconomic.

(c) Socio-Economic Factors in the Deterioration of Houses:

To some extent, the socio-economic characteristics of Norwood have inhibited the maintenance and repair of homes. People on low, fixed incomes are simply unable to afford home repairs and, as is the case with many senior citizens, are often physically unable to undertake the maintenance themselves.

In other instances in Norwood, as in many other inner city neighbourhoods, home-owners are reluctant to repair their homes for fear of losing their investments. When continually threatened by redevelopment pressures, or if the neighbouring home is deteriorating rapidly due to such reasons as tenant or landlord negligence, the homeowner loses confidence in the neighbourhood, and prefers to move out and sell at a low price rather than risk investing more money in his home.

The problem of redevelopment pressure is not of great significance in Norwood as yet, although the impacts of rapidly deteriorating homes does appear to be having considerable impact on the neighbourhood. To this extent, the level of home ownership in the neighbourhood is also a problem. With 50% of the residents living as tenants, the sense of responsibility to preserve and maintain the neighbourhood diminishes considerably. Although the situation does occur with resident home-owners, there are many landlords in particular who neglect to maintain their homes. In other cases, the tenants destroy the house beyond repair, and garbage, junk, and old cars litter the lawn areas. The impact of such a house on the neighbouring homes is obvious, and often an insidious process of deterioration within an entire block of houses is started, with the homeowners selling out cheaply to absentee landlords. While the above process is very difficult to document, it is worthy of mention that of the 154 houses in poor condition, 56% are absentee owned, whereas only 33% of the total number of housing structures in the neighbourhood are absentee owned.

B. HOUSING OBJECTIVES

The above description of the housing situation in Norwood suggests several areas of need: the rehabilitation of existing houses; the demolition and replacement of dilapidated housing which is not economic to rehabilitate; and the protection of good housing from premature and accelerated deterioration due to either owner or tenant abuse, particularly in those areas where adjacent housing is affected.

To provide for the needs and income levels of variety of people, there is also a need to provide the opportunity for a variety of housing types to develop, as well as encourage land use efficiency through an appropriate mix of densities.

In addition to the above, the provisions of NIP generate additional requirements for a housing program, particularly the administration of the Minimum Property Standards Bylaw, the provision of alternative housing for people or families displaced by the program, and the provision of relocation assistance for such persons.

norwood

map V-1

housing condition
and ownership

-  good condition
-  fair condition
-  poor condition
-  non-residential
-  absentee-ownership



prepared by the rehabilitation & redevelopment
branch, city planning department feb. 1975

In light of the housing situation in Norwood, and in light of the provisions of NIP outlined above and in Section II, the following objectives for housing are pursued:

*Resolution
February 17, 2010*

- (1) to minimize the loss of total dwelling units to the neighbourhood through the replacement of housing lost through neighbourhood improvement programs which require land acquisition, such as the parks program;*
- (2) to provide a form and density of housing which is conducive to neighbourhood stability and improvement of the residential environment.*
- (3) to redevelop the housing in poor condition to new housing;*
- (4) to encourage the rehabilitation of as much housing stock as possible;*
- (5) to encourage resident ownership of single family homes in Norwood.*
- (6) to encourage rezoning residential densities to allow for row housing one block south of the Avenue , as prescribed in the Zoning Bylaw.*

Importantly, the Avenue Initiative Revitalization Strategy is a strategy to encourage reinvestment in the area and support the proposed commercial intensification.

C. PLANS FOR HOUSING

1. Relocation Assistance Program

As noted in Section II, it is a requirement of the NIP program that the City demonstrate the means by which it will assist in the relocation of any persons dispossessed of their accommodation by the implementation of the program. The City is also expected to demonstrate the availability of alternate accommodation within the means of the individual.

It has been the experience of the *Community Services* Department that most people prefer to find their own alternate accommodation. This is particularly true of homeowners who are primarily concerned about receiving a fair price for their house, and receiving compensation for moving expenses. Based upon this experience, it is proposed that sufficient time be allotted for the acquisition of land to permit this process. In addition, it is proposed that the following safeguards be implemented: that assistance by the Implementation Team will be available in finding alternative housing; that the *Community Services Department* be prepared to acquire a minimum number of houses for rental purposes if satisfactory housing of a comparable nature cannot be found for any individual family; and that funds be made available to assist in the costs of relocation.

Amended by Editor

(a) Alternative Housing:

As suggested above, it is anticipated that the majority of persons displaced by the NIP program will find alternative housing through their own volition. However, the Neighbourhood



Improvement Implementation Team of the *Planning and Development Department* is prepared to offer assistance to all persons involuntarily displaced by the program in seeking alternate accommodation.

Amended by Editor

It is not anticipated that problems will arise in the relocation of resident homeowners. A considerable number and variety of homes are always for sale within the neighbourhood, and any persons who wish to remain will have that choice.

For this reason also, the question of whether or not comparable alternate accommodation within the means of the individual or family is available should be readily resolved through the City's policy of paying fair market value for the housing it acquires.

Similarly, it is not anticipated that there will be difficulties which cannot be resolved in finding alternative rental accommodation of a comparable nature for tenants displaced by the program. However, it must be recognized that rental accommodation in Edmonton is scarce at this time. Consequently, it is recommended that if instances should occur where suitable accommodation cannot be found, that the *Community Services Department* purchase a home in Norwood which is for sale on the open market for the purposes of renting to the displaced family. To this extent, any housing acquired under this program will only be acquired to meet a specific demand.

Amended by Editor

In light of the fact that most of the acquisition program is proposed for the first year of implementation, it is recommended that the *Community Services Department* be prepared to purchase up to 10 houses during this first year. Although no building will be demolished until the tenants have been successfully relocated, this aspect of the program is important in that it will help to fore-stall any prolonged delays in implementation of the NIP program. All costs of this aspect of the program will be recovered with the eventual sale of the houses.

Amended by Editor

(b) Relocation Assistance:

In addition to the assistance offered above, it is recommended that funds be provided to defray the actual costs involved in moving. Estimates for moving the contents of a typical three bedroom home indicate that the costs for such a move may be as high as 650 to 700 dollars, depending upon whether the move is within the neighbourhood or to another area of the City. It is recommended, therefore, that a maximum of 700 dollars be available to a family or individual to cover the costs of a move to another home. This amount is intended to include actual moving charges, plus utility connections and other expenses which may be incurred because of the move.

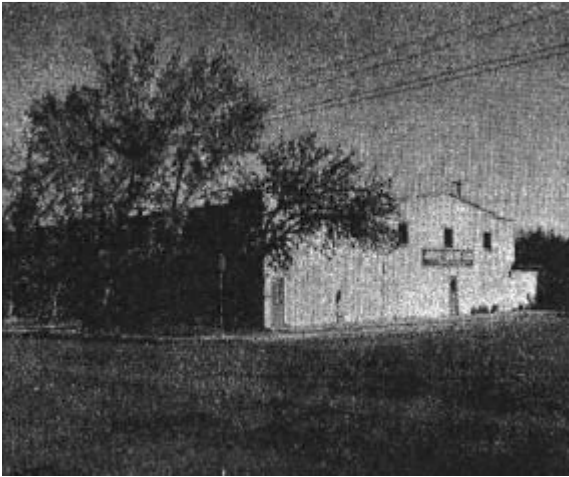
2. Social Housing Program

Ideally, the social housing program in Norwood would be used not only to provide additional housing units, but to contribute to the stability of Norwood and the general quality of environment in the neighbourhood through the redevelopment of dilapidated housing. However, the constraints of the housing programs of both the provincial and federal governments, combined with the high costs of acquiring and clearing land in Norwood which result from the small lot size, severely re-strict the potential activities in this regard. For example, the present maximum selling price under CMHC's Assisted Home Ownership Program (AHOP) is 33,000 dollars and of AHC's Starter Home Ownership Program (SHOP) 42,000 dollars. Although neighbourhood improvement funds could be used to underwrite the costs of acquiring and clearing the land, the amount of the subsidy required could reach as high as 13 to 15,000 dollars per lot under the SHOP program. Consequently, the only social housing programs which appear to be practical are those of senior citizen housing and public housing for family groups.

(a) Senior Citizen Housing:

Even in the case of senior citizen housing, the only manner in which a project is feasible under the economic constraints set down by AHC is through the purchase of the land and its subsequent lease to AHC by the City. In addition, the cost per unit parameters set down by AHC thwart any opportunities for low density infill housing for senior citizens in Norwood.

It is recommended, therefore, that two sites be acquired and cleared and made available to AHC for medium density senior citizen housing. The sites, as outlined on Map V-2, "Proposed Housing Sites", are both located in the northern portion of the neighbourhood.



Avenue Curling Rink

The first site, on 96 Street north of 117 Avenue, involves the acquisition of 4 houses, containing 6 families, 3 of which are absentee owned. This site provides 17,000 square feet, which could permit the development of approximately 25 suites.

The second site, at 95 Street and 117 Avenue, is the present site of the Avenue Curling Rink, which is operated by the Avonair Curling Club. The land is presently owned by the City, and the curling club has expressed a willingness to terminate their lease. This site is in excess of 23,000 square feet, and could accommodate approximately 25 to 30 suites.

The advantage of constructing senior citizen housing in Norwood lies in the fact that many senior citizens would prefer such accommodation to their own homes, but do not wish to leave the neighbourhood. If these people were to be located in senior citizen housing in Norwood, the single family homes they presently occupy would be returned to the housing market for younger families to purchase. By way of example, of 90 preliminary applications for such housing received by the Norwood Senior Citizen's Housing Committee to date, two-thirds of the applicants owned their own homes. Consequently, the demolition of 4 houses in poor condition and the curling rink could make as many as 30 to 40 single family homes in fair or good condition available to the open market.

norwood

map V-2

proposed social
housing sites

-  senior citizen
housing
-  public (family)
housing



prepared by the rehabilitation & redevelopment
branch, city planning department nov. 1975

(b) Public Housing:

It is recommended that 6 sites in Norwood be reserved for the development of low to medium density housing for family groups. The 6 sites, which are outlined on Map V-2, involve 23 houses which are in poor condition. The characteristics of each site, in terms of ownership and the number of houses, are detailed in Table V-2, "Characteristics of Proposed Public Housing Sites".

TABLE V-2 CHARACTERISTICS OF PROPOSED PUBLIC HOUSING SITES				
Site Number (From Map V-2)	Location	Total Number of Houses	Number of Houses Absentee Owned	Number of Households Involved
1	97 St., N of 115 Ave.	3	3	3
2	97 St., S of 115 Ave.	4	3	4
3	95A St., N of 116 Ave.	4	3	4
4	95 St., N of 115 Ave.	4	4	5
5	93 St., N of 114 Ave.	4	4	4
6	96St.,N of Norwood Boulevard	4	3	4
		23	20	24

It is proposed that the family housing constructed on these sites be purpose-designed, perhaps in the form of patio housing. Although the actual design of the housing should be evolved in concert with the Norwood Neighbourhood Association, the *Planning and Development Department*, and the *Community Services Department*, it will need to be compatible with the character of the neighbourhood. Care will also need to be taken that the problems associated with the density in Norwood are not aggravated. Nevertheless, it is possible that creative designs on these sites will permit the replacement of 24 dwelling units in poor condition by as many as 40 to 50 new units.

Amended by Editor

It is recommended that priority for accommodation in this housing be given first to any families who have been displaced by the NIP program who qualify, and second, to any other families from Norwood who qualify.

3. Residential Rehabilitation Assistance Program



Home Undergoing Rehabilitation

During the implementation stage of the NIP program, the RRAP program will be continually publicized with the hope that everyone, including landlords, will take full advantage of the program. Inasmuch as landlords are able to qualify for the full 2500 dollar grant, all landlords whose housing is not in good condition will be encouraged to use the money before total enforcement of the Minimum Property Standards Bylaw s undertaken.

Although the RRAP program is directed mainly towards key areas such as roofing, plumbing, electrical, and heating systems, some money may be used for cosmetic purposes, and the overall appearance of Norwood should be enhanced considerably. In addition, efforts are presently underway to find an innovative method of repairing faulty foundations. It is hoped that a relatively inexpensive alternative can be found, which will save a large number of homes from premature deterioration, and permit more people to qualify for RRAP.

4. The Minimum Property Standards Bylaw

The Minimum Property Standards Bylaw, 4087 will be enforced in a manner consistent with the objectives of the neighbourhood and in a manner which will contribute in an optimum fashion to the preservation of the neighbourhood. The bylaw is essentially directed towards the maintenance of minimum standards of health and safety.

Enforcement of the Bylaw on a large scale could prove to be an administrative burden in the short run. Therefore, enforcement of the Bylaw will be undertaken as follows:

1. as part of the RRAP program, to provide guidelines for the administration of RRAP funds;
2. on a complaint basis within the neighbourhood, either by individuals or by the Norwood Neighbourhood Association as a whole, beginning immediately;
- (3) total enforcement of the Bylaw on all rental properties will be commenced within 18 months of the beginning of the Implementation Stage;
- (4) continued enforcement of the Bylaw against resident homeowners on a complaint basis;
- (5) total enforcement of the Bylaw on a selected area basis when it is considered necessary by the *Planning and Development Department* and the neighbourhood to protect a block of houses.

Amended by Editor

5. The Nuisance Bylaw

The Nuisance Bylaw 4118 which relates specifically to the maintenance of outside areas and the regulation of untidy and unsightly premises will be enforced in a manner complementary to the Minimum Property Standards Bylaw. The Nuisance Bylaw will be enforced on a complaint basis until mid-1976, at which time enforcement on a universal basis will be undertaken.

D. SUMMARY OF RECOMMENDATIONS ON HOUSING

- (1) That the Implementation Team, Neighbourhood Improvement, City Planning Department, assist all homeowners and tenants who are involuntarily displaced by the NIP program in seeking alternate accommodation, if such assistance is required.
- (2) *That a variety of financial incentives to encourage new housing and redevelopment be explored.* Resolution
February 17, 2010
- (3) *That lands one block south of 118 Avenue be encouraged to rezone to allow for limited residential intensification that would allow for the development of row housing.* Resolution
February 17, 2010
- (4) *That Provincial, Federal and Municipal Funding for development that meet the standards of LEED or other greenbuilt development be considered.* Resolution
February 17, 2010
- (5) *That the use of Local Improvement Bylaw or a Community Revitalization Levy to encourage new development in Norwood be considered for the benefit of private residential and /or mixed use development.* Resolution
February 17, 2010
- (6) That the Minimum Property Standards Bylaw, 4087 be enforced on a complaint basis, beginning immediately.
- (7) That total enforcement of the Minimum Property Standards Bylaw, 4087, on all rental properties, be commenced within 18 months of the beginning of the implementation stage of NIP.
- (8) *(Deleted)* Resolution
February 17, 2010
- (9) That the Nuisance Bylaw, 4118 be enforced on a universal basis in Norwood, beginning **in** June, 1976.

vi. commercial improvements

A. INTRODUCTION

Interest with the commercial component of Norwood as part of the NIP program is generated by two factors. First, the land use conflicts between residential and commercial areas may have an impact upon the stability of Norwood and the general desirability of the neighbourhood's residential environment. Second, the NIP program provides for low interest loans to businessmen, thereby providing an opportunity to assist in the rehabilitation of the commercial strip areas. To the pre-sent, the commercial areas of Norwood, which are outlined on Map I-2, (page 4), have experienced very little rehabilitation and limited redevelopment.

In order to document the problems and concerns in the commercial areas a survey was undertaken by the *Planning and Development Department* of the business establishments in Norwood. The main concerns identified by businessmen during the survey are documented below, along with those of other residents and the *Planning and Development Department*. Many of the views expressed by the businessmen are similar to those expressed by citizens at the public planning meetings, although in many instances the residents have a different perception of the impacts of certain problems than do the businessmen. Many of the problems of commercial land use are also dealt with in the following

Amended by Editor

section (Section VII), and this section is primarily directed towards the rehabilitation and redevelopment of commercial premises.

B. AREAS OF CONCERN

1. Traffic



Traffic problems related to the commercial areas of Norwood stem largely from the location of the businesses on major roadways. Both 118 Avenue and Norwood Boulevard function as arterial roadways as well as commercial strip areas. As a result of this dual function, these roadways are heavily used and frequently congested. Access to commercial establishments is particularly hindered by traffic congestion during rush hours and during those times when special events at the Exhibition Grounds and the

Coliseum coincide with business hours. At the same time, the traffic circulation generated by Commercial activity contributes to the overall traffic problems in the neighbourhood.

2. Parking

Parking facilities are generally lacking in the commercial areas along 118 Avenue and Norwood Boulevard, and most businesses rely on on-street parking. Over 50 percent of the businessmen contacted during the commercial survey indicated that parking was a problem, particularly during peak hour periods when parking restrictions were in effect along 118 Avenue and Norwood Boulevard. This shortage of parking space often forces automobiles down side streets and into the neighbourhood in search of alternate parking. This results in an additional flow of traffic on local neighbourhood streets and is a source of irritation to residents who are unable to find parking in their block, and who object to the higher volumes of traffic.

Because of the recommendation to apply the Pedestrian Commercial Shopping Street Overlay along the Avenue, on-site parking standards could be reduced for mixed-use developments. As part of the Streetscape Concept Plan, landscaped curb bulbs to mark entrances to the communities are planned. Parking stalls will be reorganized and alternative parking for motorcycles/scooters and bicycles will be provided. Residential off-site parking should be encouraged, as well as opportunities for shared parking facilities. Developers must provide parking at the rear of buildings, or locate parking underground in order to maintain an attractive pedestrian-oriented streetscape, while meeting parking requirements as per the Zoning Bylaw.

3. Building Condition

A number of businessmen contacted during the commercial survey mentioned the need for repair and maintenance of existing commercial buildings. At the same time, they acknowledged that some buildings were beyond repair, and felt that these buildings should be cleared for



future development. A windshield survey of commercial structures in Norwood revealed that approximately 10 percent of the buildings are in poor condition and requiring major repairs, while about 60 percent require rehabilitation and aesthetic improvements to varying degrees. The aerial distribution of building condition as well as the pattern of commercial ownership are shown on Map VI-1, "Commercial Condition and Ownership".

that physical improvement of commercial buildings would be an asset to the neighbourhood. However, since 55 percent of the commercial structures in Norwood are absentee owned, further investigation would be required to determine the degree to which absentee owners would co-operate in a rehabilitation scheme. A special meeting held by the *Planning and Development Department* to discuss physical improvement to the commercial component of Norwood was very poorly attended, suggesting that perhaps the logistics of developing co-operation within the business community may prove difficult.

Most of the businessmen contacted in the survey agreed

Amended by Editor

4. Aesthetics

In Norwood, as in many older neighbourhood commercial areas, portions of the commercial strips are cluttered with neon signs, traffic signs, and a variation of gaudy storefronts and poorly designed buildings. Moreover, as discussed above, many of the older buildings are in disrepair and require rehabilitation. In addition, complaints arise about unsightly premises caused by a lack of adequate storage and the absence of properly screened or fenced areas for storage and garbage at the rear of commercial properties. Complaints were also received from citizens about the poor condition of unpaved lanes in the commercial areas, in that delivery trucks using these lanes cause problems of dust and splashing mud for adjacent homes.

C. OBJECTIVES

Consistent with the objectives of NIP, the following objectives have been prepared as guidelines for the rehabilitation and future redevelopment of the commercial areas of Norwood:

- (1) to rehabilitate commercial buildings in Norwood to minimum standards of health and safety;

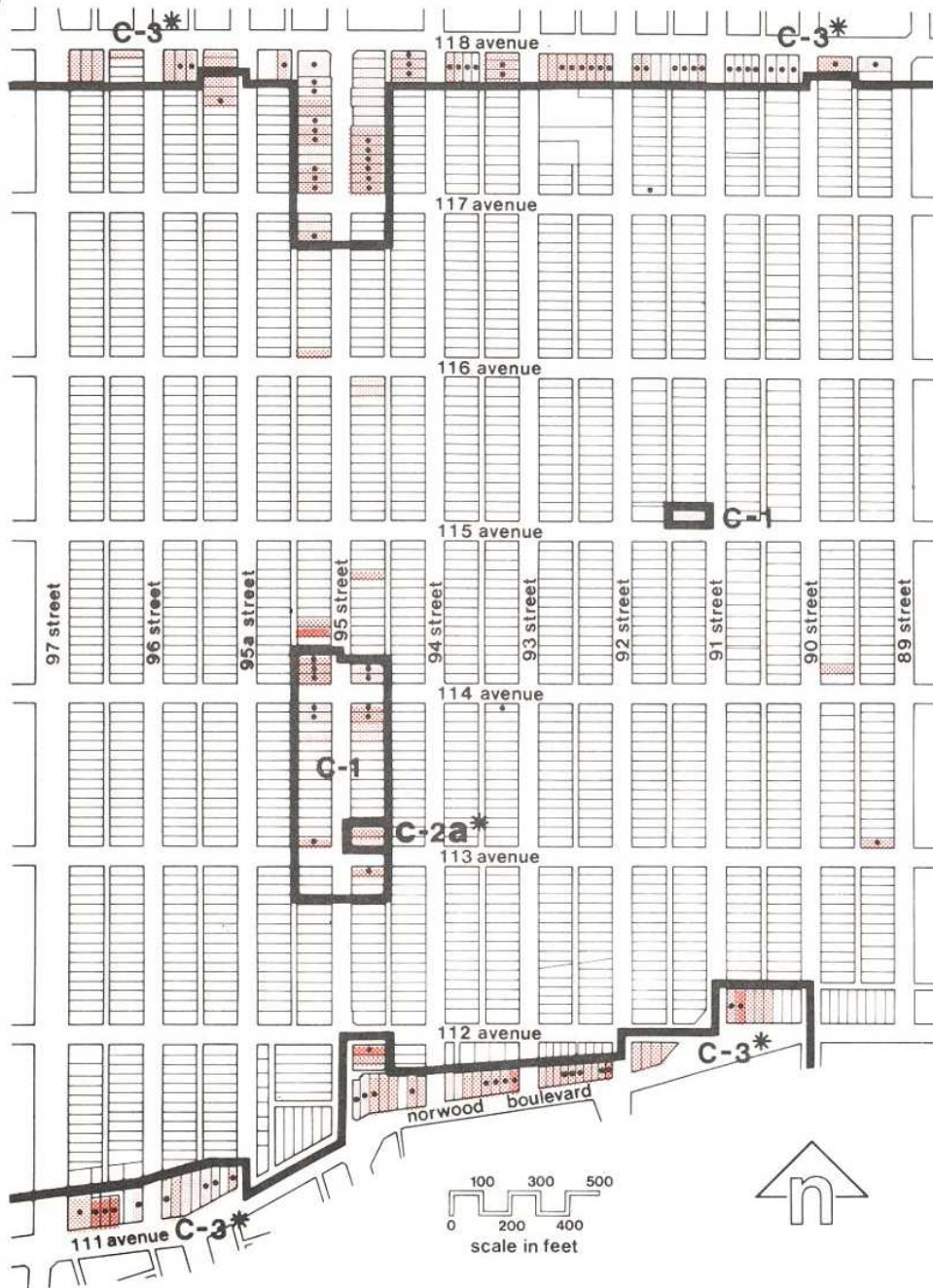
- (2) to encourage consistent design and aesthetic quality at the time rehabilitation or redevelopment of commercial buildings in Norwood occurs;
- (3) to minimize the conflicts of commercial land use with the surrounding residential areas; and
- (4) *to increase the range of commercial and mixed use opportunities through zoning applied along 118 Avenue.*

*Resolution
September 10, 2007*

norwood

map VI-1

commercial condition
and ownership



good condition

fair condition

poor condition

non-commercial

absentee-ownership

* denotes area included under the land use classification guide

C-2 existing commercial zoning

prepared by the rehabilitation & redevelopment
branch, city planning department july 1975

D. IMPLEMENTATION OPTIONS

1. Rehabilitation of Commercial Buildings

The rehabilitation of existing commercial buildings in Norwood will be facilitated through the availability of low interest rehabilitation loans and through the application of the Minimum Property Standards Bylaw.

(a) Commercial Rehabilitation Loans:

Through NIP, loans of up to \$10,000 are available to assist commercial property owners in making repairs and aesthetic improvements to their buildings. Consistent with the intent of the Minimum Property Standards Bylaw, these loan funds must first be used to bring the building up to a minimum standard of health and safety; remaining funds may be used for other desired changes, with emphasis placed on remodelling the exterior store front to help create a more aesthetically pleasing commercial environment. These loans are made by the City, and the City in turn is reimbursed by CMHC.

Although a substantial improvement in the appearance of Norwood's commercial buildings will depend to a large degree on the co-operation of businessmen and owners, it is hoped that the rehabilitation which occurs through compliance with the Minimum Property Standards Bylaw will provide a stimulus for the general improvements of commercial buildings.

(b) Minimum Property Standards Bylaw:

The City's Minimum Property Standards Bylaw, Number 4087, makes provision for minimum standards of health and safety for non-residential buildings as well as for residential structures. Under NIP, all commercial buildings will be inspected for compliance to minimum standards regulations, commencing after the first eighteen months of the implementation stage.

2. Redevelopment Standards

Norwood's commercial areas are in a declining state and some buildings have deteriorated to the point where replacement, rather than rehabilitation will be required. Recent examples of redevelopment in the commercial areas of Norwood show little regard for planned integrated development and the need for proper screening, parking, and landscaping.

It is proposed, therefore, that the Development Officer refer each application for redevelopment to a Building Review Committee, to be comprised of members of the Norwood Neighbourhood Association and the Implementation Team of the *Planning and Development Department*. The Building Review Committee will evaluate each proposal in light of the objectives of the NIP

Amended by Editor

program, and the relationship of the proposal to its site and adjacent buildings, and submit recommendations to the Development Officer for final consideration.



Items considered by the Building Review Committee would relate to both aesthetics and overall design. For example the Committee might comment upon the following aspects of a proposed development: setbacks, entrances, lighting, pedestrian safety, parking, signs, landscaping, the use of street

furniture, the exterior facade, and screening.

3. Facade Improvement Program

Resolution
September 10, 2007

This on-going City program encourages commercial building owners to invest in façade renovations and storefront upgrades by providing grants to cover a portion of renovation costs. Such a program may provide business owners in the area with incentive to improve the appearance and function of the exterior of their building and contribute to making the 118 Avenue an inviting place for people all over Edmonton to visit and shop in the area.

4. Beautification and Cleanliness Initiatives

As part of the Avenue Revitalization Initiative Strategy, a Working Group was set up to organize the clean up of garbage and debris in the area. They also organized a Street Sweep by working with the Salvation Army. Alberta Avenue Business Association organized flower barrels to be placed along the Avenue. It is recommended that initiatives such as these continue and that these be done by maintaining and enhancing partnerships with surrounding businesses, Community Leagues and the Alberta Avenue Business Association.

E. SUMMARY OF RECOMMENDATIONS

- (1) That the CMHC loans for commercial improvements to business establishments within Norwood be made available through the City.
- (2) That the Minimum Property Standards Bylaw be applied to all commercial structures in Norwood, commencing 18 months after the beginning of the Implementation Stage.
- (3) That a Building Review Committee be established, and that all applications for commercial development in Norwood be referred to this committee by the Development Officer.
- (4) *That the existing City Facade Improvement Program be promoted as a way of improving the appearance of buildings along 118 Avenue to encourage commercial reinvestment and visitors to frequent the area.*
- (5) *That the aesthetics of the area continue to be an important priority and that, as needed, initiatives such as those inaugurated as part of the Avenue Initiative Revitalization Project, namely the work of the Beautification and Cleanliness Working Group, be continued through maintaining and enhancing partnerships with surrounding businesses, Community Leagues and Alberta Avenue Business Association.*

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vii. land use

A. AREAS OF CONCERN

1. Introduction

It is evident from the preceding sections in which "Housing" and Commercial Improvements" are discussed that a number of problems exist which are peculiar to each of the two areas, but also exist as a result of conflicts between the two land uses. Within the residential areas of Norwood, for example, there are problems relating to housing condition, density, conversions, and so on. In the commercial areas, there are difficulties which stem from such problems as building condition and deficiencies in parking space. Finally, there are those problems which arise due to the conflicting nature of residential and commercial land use, the juxtaposition of which is illustrated on Map 1-2, page 4.

2. Land Use Conflicts

Primarily, the land use conflicts which do exist in Norwood are between residential and commercial uses. The problems which accrue to Norwood because of the adjacent commercial areas include:

- (1) heavy volumes of traffic which circulate around commercial areas;
- (2) additional noise and dust in both the lanes and on the streets due to this traffic;
- (3) the increased amount of on-street parking for patrons of the businesses;
- (4) unsightly rear views of commercial buildings;
- (5) parking lots within the residential area;
- (6) encroachment of commercial uses into the residential area.

The above impacts have considerable influence on the neighbourhood's stability, and accelerate the process of neighbourhood deterioration. Consequently, the resolution of the problem lies largely with controls over commercial development. As suggested in the preceding section, such controls are largely restricted to redevelopment, but may include parking space requirements; fencing, screening and landscaping standards; and restrictions on permitted uses.

3. Density

The density of development and the sense of crowding characteristic of Norwood poses a perplexing question. Largely due to the conversion of houses to include additional suites, combined with the small lot size, Norwood as an RC-1 zone has a density of 15 dwelling units per net acre. Under the Zoning Bylaw, an area zoned R-2 is only permitted a maximum net density of 14 dwelling units per acre. (See Table VII-1, "Housing Types in Norwood", and Map VII-1, "Housing Type".)

TABLE VII-1 HOUSING TYPES IN NORWOOD		
Type of Housing	Structures	Dwelling Units
Single family	1181	1181
Duplex	230	460
Dwelling Suites	73	365
Apartments	15	177
Stores, 1-storey including dwelling or apartments	39	40
Stores, 2-storey including offices and apartments	23	49
Stores, 3-storey including offices and apartments	1	23
	1562	2295

The conundrum lies, however, in the fact that due to the population and accommodation characteristics of the neighbourhood, the actual number of persons per net acre is 37.8. The General Plan recommends that Norwood should be permitted a maximum density of up to 90 people per net acre by 1981, and considers less than 40 persons per net acre to be low density¹. To achieve this density would require massive redevelopment which, of course, cannot be permitted as part of a neighbourhood improvement and rehabilitation program.

The problems inherent in the density of dwelling units are manifest in parking problems with cars crowding the streets and lanes; the lack of open space, including that in private yards; high traffic volumes on some streets, much of which stems from local traffic; and a general sense of crowding.

4. Land Use Stability

Of foremost concern to Norwood is the stability of the residential component of the neighbourhood. Indeed, this is the primary long run goal of neighbourhood improvement.

Stability of residential land use is dependent upon the outcome of all aspects of land use control and neighbourhood improvement insofar as improvement relates to the desirability of Norwood as a neighbourhood in which to live, and land use control relates to the resolution of conflicts between commercial and residential uses and the control of housing density. In addition to the above factors, which are essentially internal to the neighbourhood, is the threat of redevelopment.

At the time of the development and implementation of the Avenue Initiative Redevelopment Project, land use pressures due to a booming Alberta economy have created a growing need for accessible and sustainable housing. There is also a need to plan for complete communities with opportunities to shop, live, work, learn and play. The Avenue Initiative Redevelopment Project aims to create new opportunities for mixed use/commercial development along 118 Avenue in Norwood.

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Pressures for rezonings and redevelopment to higher densities or to land uses undesirable to the neighbourhood have been minimal to date. The areas of Norwood which are presently

¹ City of Edmonton General Plan, "Residential Development", p. 5.2.

zoned R-4 (or designated as such under the Land Use Classification Guide) have not been developed to such standards, except for the instance of one apartment building along the 118 Avenue zone (see Map VII-1).









In March 2005, a brief visual inventory of places/buildings of interest was completed by the City's Heritage Planner and the Executive Director of the Alberta Avenue Business Association in order to map and identify potential resources of historical significance. Approximately 30 historical properties were identified along the Avenue and consisted of buildings built up to 1960. In May 2007, the Municipal Heritage Partnership Program approved funding in order to create an inventory of Alberta Avenue's most significant heritage buildings. This inventory will help preserve existing historical buildings and enhance the character of the area. It is recommended that the Planning and Development Department continue to work with the BRZ and property owners to preserve and enhance the area's historical assets.

*Resolution
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norwood

map VII-1

housing type

-  single family dwelling
-  2-family (bsmt. suite)
-  dwelling suites (5 or more roomers)
-  apartment
-  commercial
-  institutional
-  vacant
-  parking



prepared by the rehabilitation & redevelopment
branch, city planning department sept. 1974

It is also important to maintain the character of Norwood. Members of the Historic Sites Branch, Alberta Culture, have surveyed Norwood on behalf of the *Planning and Development Department*. Although few individual structures of significant historical value were identified by the existing system of evaluation, the Branch did find that Norwood is important for its general character and sense of history, the churches, and the school. It is of concern that redevelopment projects on all scales, as well as rehabilitation programs, should attempt to maintain and enhance this character. In addition, a number of structures have been identified by the Historic Sites Branch for which they request notification prior to demolition or renovation.

Amended by Editor

B. OBJECTIVES

In light of the concerns related to land use above, and in light of the land use objectives for neighbourhood improvement areas expressed throughout this plan, and throughout the City of Edmonton General Plan², it is recommended that the following objectives for land use control be pursued in Norwood:

- (1) that the single family character of Norwood be maintained;
- (2) *(Deleted)*
- (3) that the land use conflicts between commercial and residential uses be minimized;
- (4) that the characteristics of Norwood, as an older residential neighbourhood be preserved;
- (5) that the intrusion of commercial uses and related uses into residential areas be prevented; and
- (6) that commercial redevelopment standards and permitted commercial uses contribute to commercial development which is compatible to and harmonious with the residential areas.
- (7) *That limited intensification of the density of housing in Norwood be encouraged for the area one block south of 118 Avenue.*

Resolution
February 17, 2010

Resolution
February 17, 2010

C. RECOMMENDATIONS ON LAND USE

1. Zoning

As shown on the amended Map VII-2, it is recommended that the range of commercial uses be increased along 118 Avenue by rezoning properties to CB2 in order to increase opportunities for mixed use development along the Avenue. Intensification of residential zoning located one block south of the Avenue should also be encouraged to allow for the development of row housing under the RF5 Zone, the rationale for which is to provide for residential density conducive to complimenting the community business orientation for the commercial uses.

Resolution
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The legal descriptions of those areas affected by the proposed changes are provided in Appendix A. The sites reserved under the Development Scheme Bylaw are, as is apparent in Map VII-2, not included in the zoning categories.

2. Control of Land Use Change

It is recommended that the City of Edmonton Zoning Bylaw be strictly applied in Norwood, and that all appeals be considered in light of the above objectives for land use. The strict application

² See the City of Edmonton General Plan, Chapter V, "Residential Development"; Chapter VI, "Commercial Development"; and Chapter XI, "Urban Renewal".

of the Zoning Bylaw will relate to such aspects of land use as parking requirements, site coverage, signs, and permitted uses.

Further, it is recommended that the *Development Review Committee*, whose function relating to commercial redevelopment was outlined in Section VI, also function in the same manner for residential redevelopment. In addition, it is recommended that the Norwood Neighbourhood Association be advised of all applications for development permits in Norwood, and of all appeals to the Development Appeal Board which relate to Norwood. This will provide the neighbourhood as a whole with the opportunity to ensure that the objectives of this plan are recognized and implemented.

Resolution
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3. Amendment to the General Plan

It is recommended that an amendment be made to the City of Edmonton General Plan, Chapter V, Dwg. 1, "Residential Density by Area", such that Norwood is excluded from the area designated as "low-medium density with converted dwelling and some smaller apartment - up to 90 persons per acre", and included in the designation of low density - predominantly single family residential - up to 40 persons per acre".

4. Norwood Boulevard Commercial Strip

It is recommended above that the Norwood Boulevard commercial area be zoned C-1 as illustrated in Map VII-2. However, if the businesses on Norwood Boulevard are removed through the roadway widening program for the Boulevard, it is recommended that any remaining area be developed as a buffer strip, and no commercial redevelopment allowed. For the most part, there would not be sufficient space for redevelopment without intruding into the residential zone to the north.

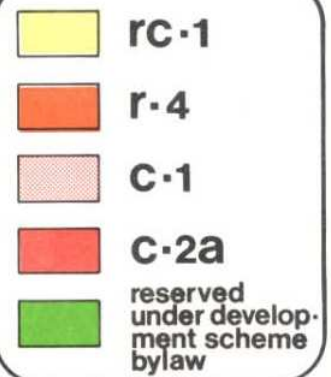
Given the goal of revitalizing the commercial strip along 118 Avenue and the fact that it is currently somewhat of a challenge to fill existing vacant commercial space, it is recommended that attention be focused on attracting new businesses and services along 118 Avenue. Nonetheless, small pockets of neighbourhood related commercial uses are important for provided amenities to surrounding residential areas.

Resolution
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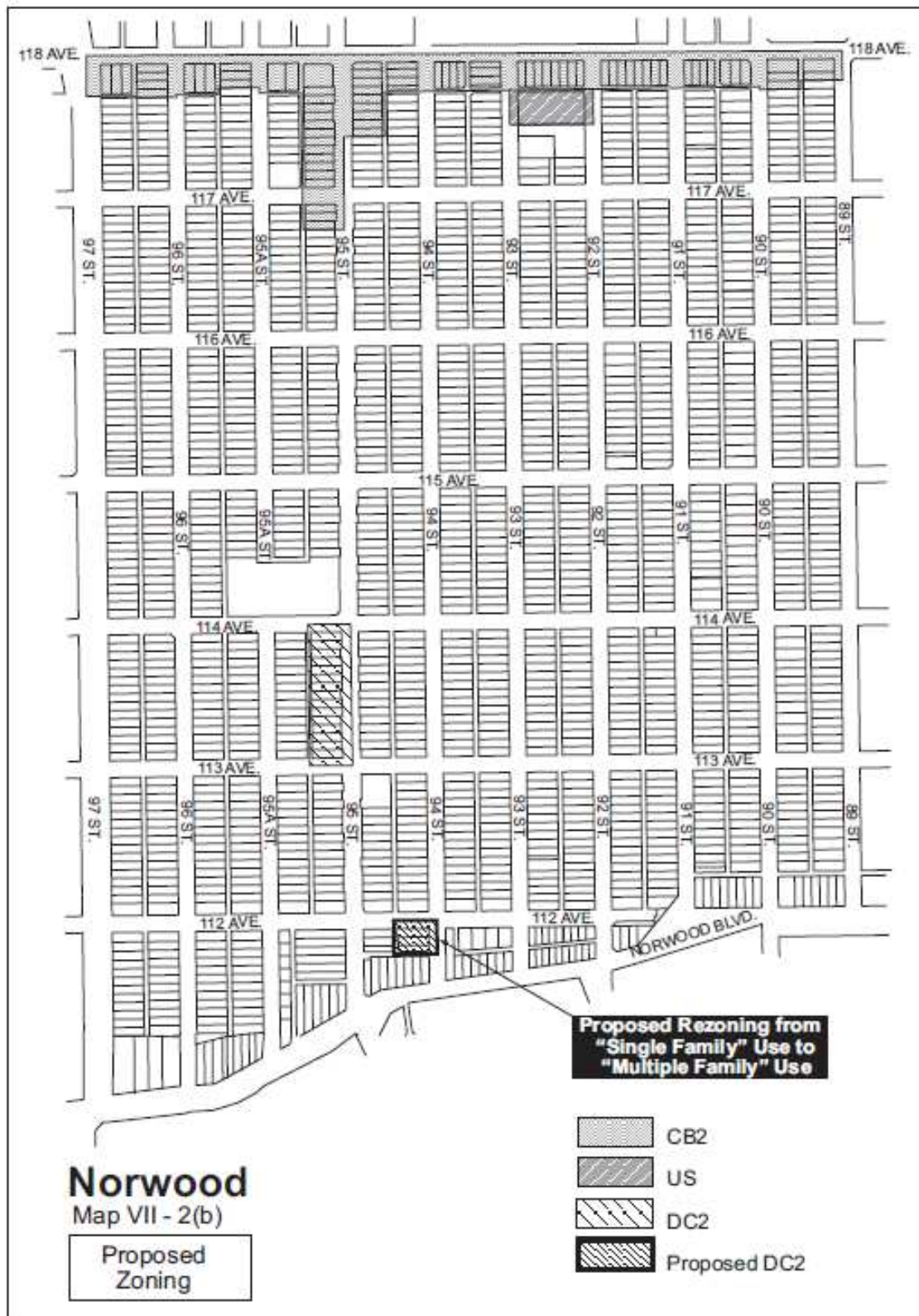
norwood

map VII-2

proposed
zoning



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branch, city planning department nov. 1975



Resolution
April 16, 2012

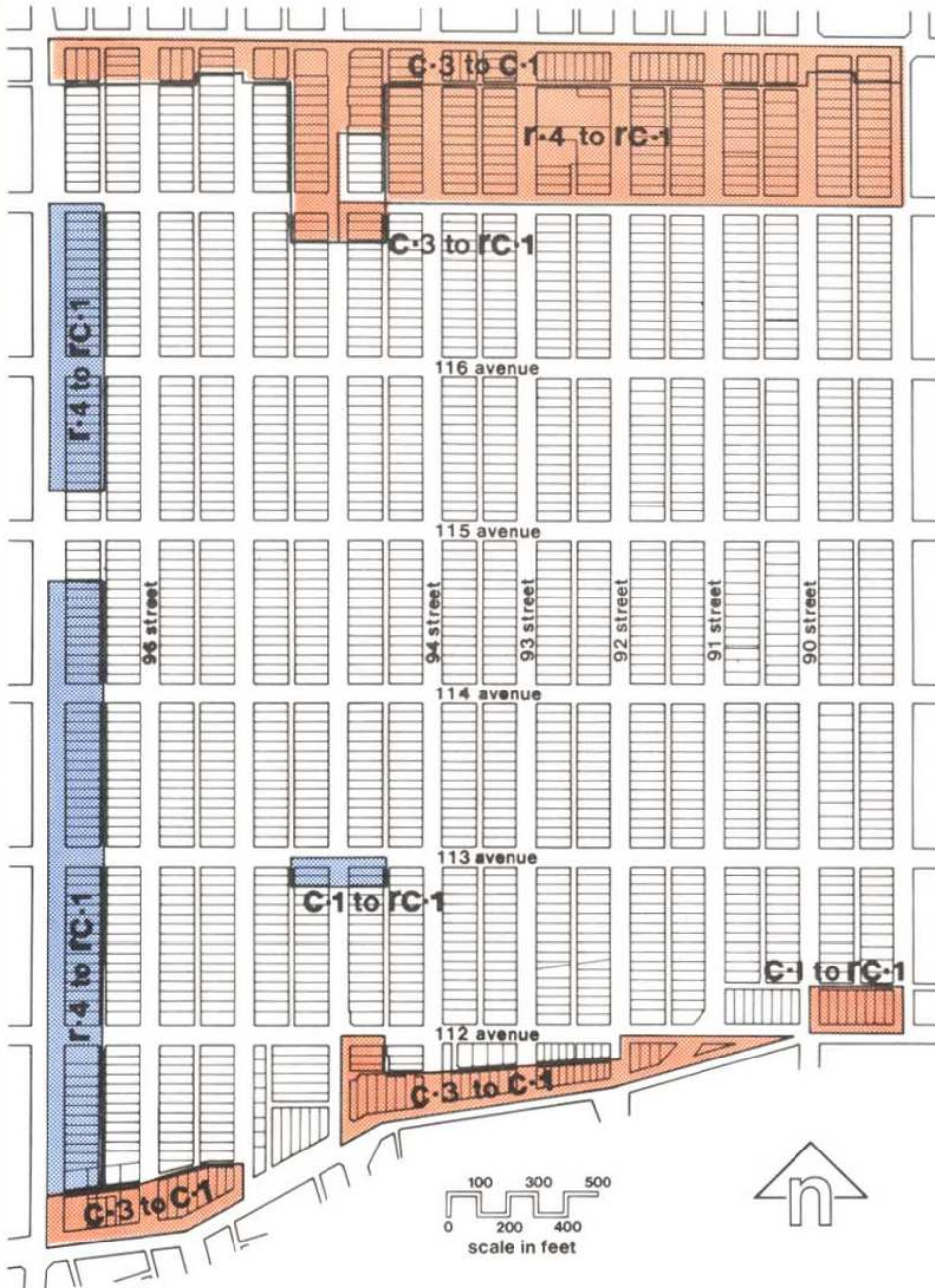
norwood

map VII-3

areas affected by
zoning & rezoning

area to be
zoned

area to be
rezoned



prepared by the rehabilitation & redevelopment
branch, city planning department dec. 1975



Resolution
April 16, 2012

viii. local improvements

A. AREAS OF CONCERN

1. Introduction

As noted in Section II, the existing municipal services in Norwood are considered to be of a satisfactory standard. The areas in which improvements are necessary are lane paving and lighting, and possibly the sewerage system.

2. The Sewerage System

The Water and Sanitation Department has received a number of complaints dealing with sewer back-up problems in the Norwood area. However, that department is presently preparing a "master plan" for sewage and storm drainage separation in those parts of the City where it is found to be necessary. Results of this study will not be known until the plan is completed early in 1976. In any case, the neighbourhood has not set any priority on this problem for Neighbourhood Improvement funds and the costs of any improvements which are undertaken will be recovered in the usual fashion.



Recently Paved Lane

3. Lane Paving

The problems associated with unpaved lanes were assigned considerable importance by Norwood residents. The problems include poor drainage and muddy lanes in wet weather, dust problems in dry weather, and rough and bumpy driving conditions in the lanes. There are approximately 50 blocks in Norwood which still have unpaved lanes, (see Map VIII-1, "Lane Paving").

4. Lane Lighting

Similar to the situation with paving, Norwood residents are particularly concerned about the need for lane lighting. The main reasons for this concern stem not only from the convenience of lane lighting, but also from security concerns relating to crime rates in Norwood. Approximately 151 light fixtures are required for the neighbourhood, and existing poles can be used to mount them.

5. Lane Closures

In order to achieve a high quality Pedestrian Oriented Commercial Shopping Area, it has been suggested that lane closures, where appropriate, be considered. This would increase the depth of lots for commercial or mixed use redevelopment, potentially provide some additional surface parking opportunities, and/or use the space gained could be used for parks spaces or lease it to adjoining properties for temporary uses such as outdoor patios, etc.. However, the concern is that such lane closures will reduce vehicular circulation. Lane closures should be considered provided that such closures are feasible and to the satisfaction of the Transportation Department.

*Resolution
September 10, 2007*

B. RECOMMENDATIONS ON LOCAL IMPROVEMENTS

In light of the above, the following is recommended:

- (1) that the paving of all lanes not yet paved in Norwood be undertaken;

- (2) that lane lighting be provided in all lanes in Norwood;
- (3) that 50 percent of the costs of the above local improvements be paid by the NIP program and 50 percent by the residents of Norwood through a local improvement assessment.

norwood

map VIII-1

lane paving

indicates lanes
not yet paved



prepared by the rehabilitation & redevelopment
branch, city planning department march 1975

ix. implementation

A. INTRODUCTION

A brief introduction to the processes of implementation was provided in Sections I and II. In those sections, the concerns related to implementation were identified as the implementation schedule, implementation budget, a development scheme bylaw, and the formalization of citizen participation and its incorporation into the implementation process.

B. IMPLEMENTATION SCHEDULE AND BUDGET

As noted in Section II, the implementation stage of the NIP program normally takes three years after planning is completed. In Norwood, therefore, implementation will be completed at the end of 1978. The timing of implementation is strongly affected by the capacity of the various civic departments to undertake many of the programs, but is also directed by the time constraints of the program and by the budget. Inasmuch as the present trend of inflation could drastically reduce the effectiveness of the fixed amount of capital allotted to the program by CMHC, the budget provides for the bulk of capital expenditures, such as those on land acquisition, during the first year. Additionally, the success of programs dependent upon land acquisition (such as parks) will be affected if the initial program of acquisition is delayed.

The schedule of implementation and the program budget are presented together in Appendix B. The implementation schedule is only approximate, and detailed time frames will be developed within the constraints outlined in Appendix B.

The funds allocated to the NIP program by CMHC are of a fixed amount; the City in turn allocates the CMHC contribution to specific programs which CMHC approves, and only up to the maximum percentage of costs allowed by CMHC on any particular program (see Table II-2, page 14). The Alberta Housing Corporation will contribute up to a maximum of 25 percent of the costs of any particular program within the NIP program which CMHC approves. A portion of the total costs of the program will also be absorbed by the residents of Norwood through local improvement assessments.

C. DEVELOPMENT SCHEME BYLAW

It is recommended that a Development Scheme Bylaw be utilized to implement the program of physical improvements in Norwood. In light of the time constraints of the program, it is apparent that such a bylaw is the most efficient vehicle of implementation available at this time. Land use controls which do not affect the program under the Development Scheme Bylaw will, as set out in Section VII, remain under the controls afforded by the Zoning Bylaw. The Development Scheme Bylaw for Norwood, within which the recommended improvements are incorporated, is attached as Appendix C.

D. CITIZEN PARTICIPATION

The Norwood Neighbourhood Association has expanded and evolved through the planning stage, and has formally organized into a committee structure to meet the demands of the implementation stage. Committees have been organized on a topical basis, and although the NNA hopes to remain flexible, it has established the following committee under the leadership of the executive: Housing Committee, Parks Committee, Building Review Committee, Municipal Services Committee, Newspaper Committee, and a Commercial Improvements Committee. The NNA intends to utilize the committee system to ensure both continued citizen participation in the program, as well as to maintain a degree of representativeness of the neighbourhood.

The NNA has also used the funds budgeted to it for citizen participation to hire a full-time "citizen participation co-ordinator". This person will work on behalf of all residents in Norwood, and act as liaison between all residents and the City; assist the NNA in fulfilling its role during implementation; and act as a resource person to the NNA. In addition, it is hoped that the incumbent to this position will be able to strengthen and maintain the ties between the

implementation of neighbourhood improvement and the delivery of preventive social services in Norwood.

The NNA has also hired a part-time co-ordinator to assist in the publication of the Norwood News. The Norwood News has acted as a unifying force in the neighbourhood in the past, as well as a source of information to the residents. During implementation, the NNA intends to increase the number of issues of the newspaper from 6 to 12 annually, and use it more effectively as a vehicle to keep residents informed on the progress of the NIP program, and to provide for the continual exchange of ideas which is necessary to a successful program.

The Avenue Initiative Revitalization Project strives to maintain a high level of citizen participation both during the formulation of the revitalization strategy and with the implementation of the various facets of community development that contribute to neighbourhood revitalization. Property owners, businesses and residents are invited at any time to join one of the five working groups. Media outlets such as the Avenue publication, Avenue Initiative Revitalization & News and the Ratt Creek Press have been instrumental in communicating updates to the community and ensuring a transparent community revitalization strategy.

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E. SUMMARY OF RECOMMENDATIONS ON IMPLEMENTATION

The successful implementation of the Neighbourhood Improvement Program in Norwood will require that all of the recommendations in the preceding 6 sections be acted upon and fulfilled. This plan was specifically prepared as a package for implementation, and the success of the NIP program in Norwood requires not only the implementation of the Development Scheme Bylaw, but also the enactment of the recommendations on policy and programs. In summary, therefore, it is recommended that:

- (1) the implementation of all recommendations on policy set down in Sections III through VIII be undertaken by the *Planning and Development Department*, beginning in 1976;
- (2) that the "Implementation Schedule and Budget" attached as Appendix B be approved;
- (3) that the Development Scheme Bylaw attached as Appendix C be approved;
- (4) that the program of citizen participation in Norwood outlined above, and the organization of the Norwood Neighbourhood Association, be recognized and supported;
- (5) that the City of Edmonton apply to the Alberta Housing Corporation and the Central Mortgage & Housing Corporation for the Certificate of Eligibility for the Implementation Stage of the Neighbourhood Improvement Program in Norwood.

Amended by Editor

x. conclusion and summary of recommendations

A. CONCLUSIONS

Although it often proves to be the case, there is no intrinsic reason why older neighbourhoods should be marginal areas in terms of their desirability as residential environments. Although the gradual decay of older inner city areas is documented in the traditional process of urban growth and change, the necessity of premature or accelerated deterioration is not implied. That is to say, sound planning should not permit a redevelopment process which implies deterioration which begins far in advance of truly economic and comprehensive redevelopment.

The NIP program provides the City with an opportunity to forestall this premature deterioration. The program permits not only the land use planning, but also the capital expenditures necessary to reinforce the stability of neighbourhoods such as Norwood. At the same time, plans such as this one for Norwood provide benefits not only to the residents of the neighbourhood, but to the City at large, through the construction of social housing and the maintenance and rehabilitation of the existing housing stock. The NIP program also provides the opportunity for a unique planning process which provides for genuine participation by citizens as well as providing for a socially oriented program within the physical planning framework.

The recommendations summarized below, and elucidated in the foregoing pages, reflect the above opportunities and processes which the NIP program offers. Consequently, the recommendations reflect not only the ambitions, preferences, and perceptions of city planners and administrators, but also those of the residents of Norwood.

B. SUMMARY OF RECOMMENDATIONS

1. Parks and Community Facilities

- (1) That the existing tot-lot in the northwest quadrant of Norwood be expanded to three residential lots in size.
- (2) That the existing tot-lot in the southeast quadrant of Norwood be expanded to three residential lots in size.
- (3) That the property recently acquired from the Anglican Diocese be developed as a small park area for the northeast quadrant of the neighbourhood.
- (4) That a small playground facility be developed on the Norwood Elementary School grounds.
- (5) That a neighbourhood park be developed on the site indicated as Alternate 1, Map III-3.
- (6) That the Alberta Avenue Curling Rink site at the corner of 117 Avenue and 95 Street be cleared for social housing purposes since the rink is not considered economic to rehabilitate.
- (7) That the *Parkland Services Branch* undertake an evaluation of the neighbourhood's recreation program needs and ensure that an adequate level of programming is provided for the new park facilities in Norwood.
- (8) That a program of boulevard improvement be undertaken to ensure that the treescape is preserved and enhanced.
- (9) That a multi-purpose neighbourhood centre be constructed on the site of the neighbourhood park to provide enclosed recreation space, a senior citizen drop-in, and facilities for the Norwood Community Service Centre.

Amended by Editor

- (10) That the design, operating, and management details of the neighbourhood centre be evolved jointly by the *Planning and Development, Community Services, Asset Management and Public Works* Departments, the Norwood Neighbourhood Association, and the Norwood Community Service Centre during the first year of the implementation stage of the Norwood Neighbourhood Improvement Program. Amended by Editor

2. Traffic Control & Pedestrian Safety

- (1) That a forced turn be constructed on 117 Avenue at 90 Street, in a northwest-southeast orientation, as indicated on Map IV-2, "Traffic Control Concept".
- (2) That a road closure be constructed on 112 Avenue between 91 and 92 Streets as indicated on Map IV-2.
- (3) That the *Transportation Department* investigate the possibility of controlling any increases in traffic volume on 115 Avenue through measures taken outside the neighbourhood. Amended by Editor
- (4) That the problem of traffic and parking caused by Clarke Stadium be resolved by the *Transportation Department* in concert with the neighbourhood. It is recommended that any solutions to the problem be extended to all areas of Norwood which are affected, and that these solutions be implemented during the summer of 1976, with the commencement of activities at the Clarke Stadium.
- (5) That the *Transportation Department* implement the best combinations of stop signs and other signs to control traffic.
- (6) That when plans are being developed for the improvement of Norwood Boulevard, that plans for median construction, limited access to Norwood, and buffering be developed in concert with the Norwood Neighbourhood Association and the *Planning and Development Department*. Amended by Editor
- (7) That the truck route designation be removed from 95 Street and 115 Avenue, within the bounds of Norwood.
- (8) That the *Transportation Department* continue to monitor the traffic situation in Norwood, and recommend any possible improvements. Amended by Editor
- (9) That the problem of visibility along 95 Street for both motorists and pedestrians be reviewed by the *Transportation Department*, and the appropriate parking restrictions and/or visibility improvements implemented. Amended by Editor
- (10) That pedestrian actuated flashing amber lights be installed at 114 Avenue and 95 Street.
- (11) That bus shelters be located at the following sites:
- (a) 91 Street at 112 Avenue
 - (b) 95 Street at 112 Avenue
 - (c) 90 Street at 115 Avenue
 - (d) 92 Street at 115 Avenue
 - (e) 94 Street at 115 Avenue

3. Housing

- (1) That the Implementation Team, Neighbourhood Improvement, Planning *and Development Department*, assist all homeowners and tenants who are involuntarily displaced by the NIP program in seeking alternate accommodation, if such assistance is required. Amended by Editor
- (2) That the *Community Services Department* be prepared to purchase as many as 10 houses during the first year of the Implementation Stage, to provide rental accommodation for those individuals or families displaced by the program who are not able to find suitable alternate accommodation. Amended by Editor
- (3) That a maximum of 700 dollars per household be made available, on an accountable basis, to cover the costs of moving for those individuals or families involuntarily displaced by the NIP program.
- (4) That the houses and the curling rink on the two sites outlined on Map V-2 as senior citizen housing sites be acquired and cleared and made available to the Alberta Housing Corporation for purposes of senior citizen housing.
- (5) That the houses on the 6 sites outlined on Map V-2 as public housing sites be acquired and cleared, and the land made available for public housing for family groups.
- (6) That the Minimum Property Standards Bylaw, 4087 be enforced on a complaint basis, beginning immediately.
- (7) That total enforcement of the Minimum Property Standards Bylaw, 4087 on all rental properties be commenced within 18 months of the beginning of the implementation stage of NIP.
- (8) That the Minimum Property Standards Bylaw, 4087 be enforced on a selected area basis when it is considered necessary by the *Planning and Development Department* and the neighbourhood to protect a block of houses. Amended by Editor
- (9) That the Nuisance Bylaw, 4118 be enforced on a universal basis in Norwood, beginning in June, 1976.

4. Commercial Improvements

- (1) That the CMHC loans for commercial improvements to business establishments within Norwood be made available through the City.
- (2) That the Minimum Property Standards Bylaw be applied to all commercial structures in Norwood, commencing 18 months after the beginning of the Implementation Stage.
- (3) That a Building Review Committee be established, and that all applications for commercial development in Norwood be referred to this committee by the Development Officer.

5. Land Use

- (1) That those areas presently designated under the Land Use Classification Guide be zoned in the manner proposed on Map VII-2, "Proposed Zoning".
- (2) That a limited area of Norwood be rezoned to the classifications illustrated on Map VII-2.

- (3) That the City of Edmonton Zoning Bylaw be strictly applied in Norwood, and that all appeals be considered in light of the objectives for land use outlined in Section VII.
- (4) That a Building Review Committee be established, as recommended also under "Commercial Improvements", and that all applications for residential development be referred to this committee by the Development Officer.
- (5) That the Norwood Neighbourhood Association be advised of all applications for development permits in Norwood, and of all appeals to the Development Appeal Board which relate to Norwood.
- (6) That an amendment be made to the City of Edmonton General Plan, Chapter V, Dwg. 1, "Residential Density by Area", such that Norwood is excluded from the area designated as "low-medium density with converted dwelling and some smaller apartments- up to 90 persons per acre", and included in the designation of "low density - predominantly single family residential - up to 40 persons per acre".
- (7) That if the businesses on Norwood Boulevard are removed through the roadway widening program for the Boulevard, that any remaining area be developed as a buffer strip, and no commercial redevelopment allowed.

6. Local Improvements

- (1) That the paving of all lanes not yet paved in Norwood be undertaken
- (2) That lane lighting be provided in all lanes in Norwood.
- (3) That 50 percent of the costs of the above local improvements be paid by the NIP program and 50 percent by the residents of Norwood through a local improvement assessment.

7. Implementation

- (1) That the implementation of all recommendations on policy set down above be undertaken by the *Planning and Development Department*, beginning in 1976.
- (2) That the "Implementation Schedule and Budget" attached as Appendix B be approved.
- (3) That the Development Scheme Bylaw attached as Appendix C be approved.
- (4) That the program of citizen participation in Norwood outlined herein, and the organization of the Norwood Neighbourhood Association, be recognized and supported.
- (5) That the City of Edmonton apply to the Alberta Housing Corporation and the Central Mortgage & Housing Corporation for the Certificate of Eligibility for the Implementation Stage of the Neighbourhood Improvement Program in Norwood.

Amended by Editor

appendix a:

areas to be zoned and rezoned

1. PROPERTY TO BE REZONED

(a) The following lands flanking the east side of 97 Street between 111 Avenue and 118 Avenue presently zoned R-4 General Residential District under the Zoning Bylaw #2135 are to be rezoned to RC-1 Residential Conversion District.

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
PTN. S.W.9-53-24	A	(title No. only)	11111 - 97 Street
		CT 196-L-91	
1	A	5201Q	11123 - 97 Street
2	A	5201Q	11127 - 97 Street
3	A	5201Q	11131 - 97 Street
4	A	5201Q	11133 - 97 Street
5	A	5201Q	11135 - 97 Street
6	A	5201Q	11139 - 97 Street
7	A	5201Q	11145 - 97 Street
8	A	6387AW	11147 - 97 Street
9	A	6387AW	11149 - 97 Street
10	A	6387AW	11151, - 97 Street
11	A	6387AW	11155 - 97 Street
N 8' of 11 & S 28' of 12	A	6387AW & 4661AE	11157 - 97 Street
N 38' of 12	A	4661AE	11161 - 97 Street
1	13	XL111	11203 - 97 Street
2	13	XL111	11207 - 97 Street
3	13	XL111	11209 - 97 Street
4	13	XL111	11213 - 97 Street
5	13	XL111	11217 - 97 Street
6	13	XL111	11219 - 97 Street
7	13	XL111	11223 - 97 Street
8	13	XL111	11225 - 97 Street
9	13	XL111	11229 - 97 Street
10	13	XL111	11233 - 97 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
11	13	XL111	11235 - 97 Street
12	13	XL111	11239 - 97 Street
13	13	XL111	11241 - 97 Street
14	13	XL111	11245 - 97 Street
15	13	XL111	11247 - 97 Street
16	13	XL111	11251 - 97 Street
1	12	XL111	11301 - 97 Street
2	12	XL111	11305 - 97 Street
3	12	XL111	11309 - 97 Street
4	12	XL111	11311 - 97 Street
5	12	XL111	11315 - 97 Street
6	12	XL111	11317 - 97 Street
7	12	XL111	11321 - 97 Street
8	12	XL111	11323 - 97 Street
9	12	XL111	11327 - 97 Street
10	12	XL111	11331 - 97 Street
11	12	XL111	11333 - 97 Street
12	12	XL111	11337 - 97 Street
13	12	XL111	11339 - 97 Street
14	12	XL111	11343 - 97 Street
15	12	XL111	11347 - 97 Street
1	11	XL111	11401 - 97 Street
2	11	XL111	11405 - 97 Street
3	11	XL111	11407 - 97 Street
4	11	XL111	11411 - 97 Street
5	11	XL111	11415 - 97 Street
6	11	XL111	11417 - 97 Street
7	11	XL111	11421 - 97 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
8	11	XL111	11425 - 97 Street
9	11	XL111	11429 - 97 Street
10	11	XL111	11431 - 97 Street
11	11	XL111	11433 - 97 Street
12	11	XL111	11437 - 97 Street
4	10	XL111	11511 - 97 Street
5	10	XL111	11513 - 97 Street
6	10	XL111	11515 - 97 Street
7	10	XL111	11521 - 97 Street
8	10	XL111	11523 - 97 Street
9	10	XL111	11527 - 97 Street
10	10	XL111	11531 - 97 Street
11	10	XL111	11533 - 97 Street
12	10	XL111	11537 - 97 Street
13	10	XL111	11541 - 97 Street
14	10	XL111	11543 - 97 Street
15	10	XL111	11547 - 97 Street
1	9	XL111	11603 - 97 Street
2	9	XL111	11605 - 97 Street
3	9	XL111	11607 - 97 Street
4	9	XL111	11609 - 97 Street
5	9	XL111	11613 - 97 Street
6	9	XL111	11615 - 97 Street
7	9	XL111	11619 - 97 Street
8	9	XL111	11625 - 97 Street
9	9	XL111	11627 - 97 Street
10	9	XL111	11629 - 97 Street
11	9	XL111	11633 - 97 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
12	9	XL111	11635 - 97 Street
13	9	XL111	11639 - 97 Street
14	9	XL111	11643 - 97 Street
15	9	XL111	11647 - 97 Street

(b) The following land fronting on 95 Street presently zoned C-1 Commercial District under the Zoning Bylaw #2135 are to be rezoned to RC-1 Residential Con-version District.

17	25	XL111	11270 - 95 Street
18	25	XL111	11268 - 95 Street
19	25	XL111	11260 - 95 Street
14 exc.	28	XL111	11261 - 95 Street
15 exc.	28	XL111	11265 - 95 Street
16 exc.	28	XL111	11271 - 95 Street
13,14,15	32	XL111	11661 - 95 Street

2. PROPERTY TO BE ZONED

(a) The following lands presently designated C-3 General Commercial District under the Land Use Classification Guide are to be zoned C-1 Commercial District under the Zoning Bylaw #2135.

(i) 111 Avenue Commercial Strip:

1	27	XL111	9402 - 111 Avenue
2	27	XL111	9406 - 111 Avenue
3,4	27	XL111	9420 - 111 Avenue
5	27	XL111	9420 - 111 Avenue
6	27	XL111	9424 - 111 Avenue
7 exc.	27	XL111	9430 - 111 Avenue
W 7' of 7 all 8	27	XL111	9434 - 111 Avenue

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
N 23' of 9/S 24' of 10	27	XL111	11115 - 95 Street
N 9' of 10 & 11	27	XL111	11123 - 95 Street
W 39' of 12	27	XL111	9411 - 112 Avenue
1	40	6814ET	9302 - 111 Avenue
2	40	6814ET	9306 - 111 Avenue
3	40	6814ET	9310 - 111 Avenue
4 & part 5	40	6814ET	9314 - 111 Avenue
5 exc.	40	6814ET	9318 - 111 Avenue
6,7,8 exc. N 54' of 8	40	XL111	9328 - 111 Avenue
1	41	290AI	9204 - 111 Avenue
2	41	290AI	9206 - 111 Avenue
3	41	290AI	9210 - 111 Avenue
4	41	290AI	9216 - 111 Avenue
5,6	41	290AI	9222 - 111 Avenue
7	41	290AI	9226 - 111 Avenue
8,9	41	290AI	9232 - 111 Avenue
10	41	290AI	9236 - 111 Avenue
1,2,3,4	54	XL111A	9116 - 111 Avenue
1,2	57	XL111B	11203 - 91 Street
3,4,5	57	XL111B	9012 - 112 Avenue
6 & W ½ of 7	57	XL111B	9008 - 112 Avenue
E ½ of 7 all 8	57	XL111B	9004 - 112 Avenue
(ii) 118 Avenue Commercial Strip 97 Street to 89 Street:			
12,13	8	1592EP	9617 - 118 Avenue

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
14	8	1592E0	9615 - 118 Avenue
16	8	XL111	11748 - 96 Street
17	8	XL111	11744 - 96 Street
18	8	XL111	11742 - 96 Street
19	8	XL111	11740 - 96 Street
12,13	19	1592E0	9559 - 118 Avenue
14	19	1592E0	9555 - 118 Avenue
16,17 exc. N 14'	19	XL111	9549 - 118 Avenue
18,19	19	XL111	11740 - 95A Street
12	20	5049HW	9521 - 118 Avenue
13	20	5049HW	9517 - 118 Avenue
18	20	4784KS	9505 - 118 Avenue
19,20	20	XL111	11748-56 - 95 Street
21 exc. E 5'	20	XL111	11738-40 - 95 Street
22	20	XL111	11734 - 95 Street
S 25' of 23	20	XL111	11732 - 95 Street
24,25 exc.E 5'	20	XL111	11724 - 95 Street
26 exc.E 5'	20	XL111	11722 - 95 Street
27 exc.E 5'	20	XL111	11714 - 95 Street
28 exc.E 5'	20	XL111	11710 - 95 Street
29,30	20	XL111	11704 - 95 Street
16,17	21	XL111	11660 - 95 Street
18	21	XL111	11666 - 95 Street
7	33	XL111	11731 - 95 Street
8,9,10,11,12,13, 14,15	33	XL111	11733-51 - 95 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
W ½ of 16,17,18,19	33	XL111	9413 - 118 Avenue
E _z of 16,17,18,19	33	XL111	9403-09 - 118 Avenue
12	34	7626AK	9351 - 118 Avenue
13	34	7626AK	9347 - 118 Avenue
14,15	34	7626AK	9321-27 - 118 Avenue
W ½ of 16,17,18,19	34	XL111	9315 - 118 Avenue
E / of 16,17,18,19	34	XL111	9301 - 118 Avenue
12,13	47	2256AD	11739 - 93 Street
14	47	2256AD	9225 - 118 Avenue
15,16	47	2256AD	9219 - 118 Avenue
17	47	2256AD	9215 - 118 Avenue
18,19	47	2256AD	9203 - 118 Avenue
12,13,14,14A	62	5949AW	9023 - 118 Avenue
A,B,C	62	8190ET	9003 - 118 Avenue
14	63	XL111B	8931 - 118 Avenue
15,16,17	63	XL111B	8901 - 118 Avenue

(b) The following lands north of 117 Avenue between 97 Street and 95A Street presently under the Land Use Classification Guide and designated R-4 General Residential District are to be zoned R-4 General Residential District under the Zoning Bylaw #2135.

30	8	XL111	11702 - 96 Street
29	8	XL111	11706 - 96 Street
28 & S/ of 27	8	XL111	11708 - 96 Street
22	8	XL111	11728 - 96 Street
20	8	XL111	11738 - 96 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
1	8	XL111	11703 - 97 Street
2	8	XL111	11705 - 97 Street
3	8	XL111	11709 - 97 Street
4	8	XL111	11711 - 97 Street
5	8	XL111	11715 - 97 Street
6	8	XL111	11717 - 97 Street
7	8	XL111	11719 - 97 Street
8	8	XL111	11721 - 97 Street
9	8	XL111	11725 - 97 Street
10	8	XL111	11729 - 97 Street
11	8	XL111	11733 - 97 Street
1	19	XL111	11701 - 96 Street
2	19	XL111	11705 - 96 Street
3	19	XL111	11709 - 96 Street
4	19	XL111	11711 - 96 Street
5	19	XL111	11715 - 96 Street
6	19	XL111	11719 - 96 Street
7	19	XL111	11723 - 96 Street
8	19	XL111	11725 - 96 Street
9	19	XL111	11729 - 96 Street
10	19	XL111	11731 - 96 Street
11	19	XL111	11733 - 96 Street
20,21	19	XL111	11734 - 95A Street
22	19	XL111	11728 - 95A Street
23	19	XL111	11726 - 95A Street
24	19	XL111	11724 - 95A Street
25	19	XL111	11720 - 95A Street
26	19	XL111	11714 - 95A Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
27	19	XL111	11712 - 95A Street
28 & N 16k' of 29	19	XL111	11708 - 95A Street
S 1611' of 29, all 30	19	XL111	11702 - 95A Street
1	20	XL111	11701 - 95A Street
2	20	XL111	11705 - 95A Street
3	20	XL111	11707 - 95A Street
4	20	XL111	11711 - 95A Street
5	20	XL111	11715 - 95A Street
6	20	XL111	11717 - 95A Street
7	20	XL111	11723 - 95A Street
8	20	XL111	11725 - 95A Street
9	20	XL111	11729 - 95A Street
10	20	XL111	11733 - 95A Street
11	20	XL111	11735 - 95A Street

(c) The following lands north of 117 Avenue between 94 Street and 89 Street presently under the Land Use Classification Guide and designated R-4 General Residential District are to be zoned RC-1 Residential Conversion District under the Zoning Bylaw #2135.

20	33	XL111	11738 - 94 Street
21	33	XL111	11732 - 94 Street
22	33	XL111	11730 - 94 Street
23	33	XL111	11728 - 94 Street
24	33	XL111	11726 - 94 Street
25	33	XL111	11722 - 94 Street
26	33	XL111	11718 - 94 Street
27, N 11' of 28	33	XL111	11714 - 94 Street
S 11' of 29, all 30	33	XL111	9402 - 117 Avenue

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
1,2	34	XL111	11705 - 94 Street
3	34	XL111	11707 - 94 Street
4	34	XL111	11711 - 94 Street
5	34	XL111	11715 - 94 Street
6	34	XL111	11719 - 94 Street
7	34	XL111	11721 - 94 Street
8	34	XL111	11723 - 94 Street
9	34	XL111	11727 - 94 Street
10	34	XL111	11731 - 94 Street
11	34	XL111	11735 - 94 Street
20	34	XL111	11734 - 93 Street
21	34	XL111	11732 - 93 Street
22	34	XL111	11728 - 93 Street
23	34	XL111	11726 - 93 Street
24	34	XL111	11722 - 93 Street
25	34	XL111	11720 - 93 Street
26	34	XL111	11716 - 93 Street
27	34	XL111	11712 - 93 Street
28	34	XL111	11708 - 93 Street
29	34	XL111	11704 - 93 Street
30	34	XL111	11702 - 93 Street
1	47	XL111A	11703 - 93 Street
2	47	XL111A	11705 - 93 Street
S 33' of 3	47	XL111A	11709 - 93 Street
A	47	2256AD	11717 - 93 Street
B W part	47	2256AD	11725 - 93 Street
B E part	47	2256AD	11734 - 92 Street
C	47	2256AD	11714 - 92 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
28	47	XL111A	11710 - 92 Street
29	47	XL111A	11706 - 92 Street
30	47	XL111A	11704 - 92 Street
1	48	XL111	11703 - 92 Street
2	48	XL111	11705 - 92 Street
3	48	XL111	11709 - 92 Street
4	48	2256AD	11711 - 92 Street
5	48	2256AD	11715 - 92 Street
6	48	2256AD	11717 - 92 Street
7,8	48	2256AD	11721 - 92 Street
9	48	2256AD	11727 - 92 Street
10	48	2256AD	11733 - 92 Street
11	48	2256AD	11737 - 92 Street
20	48	2256AD	11742 - 91 Street
21	48	2256AD	11738 - 91 Street
22	48	2256AD	11734 - 91 Street
23	48	2256AD	11732 - 91 Street
24	48	2256AD	11730 - 91 Street
25	48	2256AD	11726 - 91 Street
26	48	2256AD	11714 - 91 Street
27	48	2256AD	11712 - 91 Street
28	48	XL111A	11708 - 91 Street
29	48.	XL111A	11704 - 91 Street
30	48	XL111A	9112 - 117 Avenue
1	62	XL111B	11701 - 91 Street
2	62	XL111B	11705 - 91 Street
3	62	XL111B	11709 - 91 Street
4,5	62	XL111B	11711 - 91 Street
A	62	8451ST	11719 - 91 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
7	62	XL111B	11721 - 91 Street
8	62	XL111B	11723 - 91 Street
9	62	XL111B	11727 - 91 Street
10	62	XL111B	11729 - 91 Street
11	62	XL111B	11730 - 91 Street
B	62	8451ET	11734 - 90 Street
C	62	8451ET	11732 - 90 Street
D	62	8451ET	11726 - 90 Street
22	62	XL111B	11722 - 90 Street
23	62	XL111B	11718 - 90 Street
24	62	XL111B	11714 - 90 Street
25	62	XL111B	11710 - 90 Street
26	62	XL111B	11708 - 90 Street
27	62	XL111B	11706 - 90 Street
28	62	XL111B	11702 - 90 Street
1	63	XL111B	11701 - 90 Street
2	63	XL111B	11705 - 90 Street
3	63	XL111B	11707 - 90 Street
4	63	XL111B	11711 - 90 Street
5	63	XL111B	11715 - 90 Street
6	63	XL111B	11717 - 90 Street
7	63	XL111B	11721 - 90 Street
8	63	XL111B	11725 - 90 Street
9,10,11	63	XL111B	11729 - 90 Street
19	63	XL111B	11732 - 89 Street
20	63	XL111B	11730 - 89 Street
21	63	XL111B	11726 - 89 Street
22	63	XL111B	11722 - 89 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
23	63	XL111B	11720 - 89 Street
24	63	XL111B	11716 - 89 Street
25	63	XL111B	11712 - 89 Street
26	63	XL111B	11710 - 89 Street
27	63	XL111B	11706 - 89 Street
28	63	XL111B	11702 - 89 Street

(d) The following lands presently under the Land Use Classification Guide and designated RC-1 Residential Conversion District are to be zoned RC-1 Residential Conversion District under the Zoning Bylaw #2135.

1	25	XL111	9520 - 112 Avenue
2	25	XL111	11201 - 95A Street
3	25	XL111	11211 - 95A Street
30	25	XL111	11212 - 95 Street
31	25	XL111	11206 - 95 Street
32	25	XL111	11202 - 95 Street
1	28	XL111	11201 - 95 Street
2 & S 11' of 3	28	XL111	11205 - 95 Street
N 22' of 3 & S 22' of 4	28	XL111	11211 - 95 Street
30 "	28	XL111	11212 - 94 Street
31	28	XL111	11202 - 94 Street
32	28	XL111	11202 - 94 Street
W 39' of 12	27	XL111	9411 - 112 Avenue
E 91' of 12	27	XL111	9407 - 112 Avenue
13 exc. W 10'	27	XL111	11118 - 94 Street
14 exc. S 10'	27	XL111	11116 - 94 Street
1	39	XL111	11203 - 94 Street

LOT	BLOCK	PLAN NUMBER	MUNICIPAL ADDRESS
2	39	XL111	11207 - 94 Street
3	39	XL111	11209 - 94 Street
30	39	XL111	11210 - 93 Street
31	39	XL111	11208 - 93 Street
32	39	XL111	9304 - 112 Avenue
N ½ of 8	40	XL111	11119 - 94 Street
9	40	6814ET	9317 - 112 Avenue
10	40	6814ET	9311 - 112 Avenue
11	40	6814ET	9309 - 112 Avenue
12	40	6814ET	9303 - 112 Avenue
11	41	290AI	9223 - 112 Avenue
12	41	290AI	9221 - 112 Avenue
13	41	290AI	9219 - 112 Avenue
14	4j	290AI	9217 - 112 Avenue
15	41	290AI	9215 - 112 Avenue
16	41	290AI	9211 - 112 Avenue
17	41	290AI	9207 - 112 Avenue
18	41	290AI	9205 - 112 Avenue
19	41	290AI	9203 - 112 Avenue
1	42	290AI	11203 - 93 Street
2	43	290AI	11205 - 93 Street
3	42	290AI	11207 - 93 Street
4	42	290AI	11211 - 93 Street
30	42	290AI	11212 - 92 Street
31	42	290AI	11210 - 92 Street
32	42	290AI	11208 - 92 Street
33	42	290AI	11204 - 92 Street
1	53	XL111A	9108 - 112 Avenue
2	53	XL111A	11207 - 92 Street
3	53	XL111A	11211 - 92 Street
30	53	XL111A	11210 - 91 Street
31	53	XL111A	11206 - 91 Street
32	53	XL111A	11204 - 91 Street

appendix b:

implementation schedule and budget

parks program

NORWOOD IMPLEMENTATION BUDGET PARKS PROGRAM SCHEDULING GROSS PROGRAM COSTS & COST SHARING FORMULA

				COST SHARING FORMULA								
PROGRAM/PRIORITY	PROGRAM PERIOD			TOTAL COST	FEDERAL		PROVINCIAL		MUNICIPAL		NORWOOD	
	1976	1977	1978		\$	%	\$	%	\$	%	\$	%
Land Acquisition, 2 lots, NW Tot-lot	x			70,000	35,000	50	17,500	25	17,500	25		
Land Acquisition, 2 lots, SE Tot-lot	x			70,000	35,000	50	17,500	25	17,500	25		
Site Development, NW Tot-lot	x			17,500	8,750	50	4,375	25	4,375	25		
Site Development, SE Tot-lot	x			17,500	8,750	50	4,375	25	4,375	25		
Site Development, St Faith's Tot-lot	x			35,000	17,500	50	8,750	25	8,750	25		
Land Acquisition, Large Park	x			615,000	307,500	50	153,750	25	153,750	25		
Detailed Plans, Large Park	x			10,000	5,000	50	2,500	25	2,500	25		
Detailed Plans, Neighbourhood Centre	x			20,000	10,000	50	5,000	25	5,000	25		
Install Play Equipment, School Grounds	x			15,000	7,500	50	3,750	25	3,750	25		
Site Development, Large Park		x	x	400,000	200,000	50	100,000	25	100,000	25		
Construction of Neighbourhood Centre		x	x	200,000	100,000	50	50,000	25	50,000	25		
TOTAL				1,407,000	735,000		367,500		367,500			

housing program

NORWOOD IMPLEMENTATION BUDGET HOUSING PROGRAM SCHEDULING, GROSS
PROGRAM COSTS & COST SHARING FORMULA

PROGRAM/PRIORITY	PROGRAM PERIOD			TOTAL COST	COST SHARING FORMULA							
	1976	1977	1978		FEDERAL		PROVINCIAL		MUNICIPAL		NORWOOD	
					\$	%	\$	%	\$	%	\$	%
Acquire/Clear Alberta Avenue Curling Rink for Senior Citizen Housing	x			15,000					15,000	100		
Acquire 4 lots in NW corner of Norwood for Senior Citizen housing	x			140,000					140,000	100		
Rehousing Program	x			350,000					350,000	100		
Acquire/Clear 6 sites for Social Housing (23 lots)	x			805,000					805,000	100		
TOTAL				1,310,000					1,310,000			

municipal services program

NORWOOD IMPLEMENTATION BUDGET MUNICIPAL SERVICES PROGRAM
SCHEDULING GROSS PROGRAM COSTS & COST SHARING FORMULA

PROGRAM/PRIORITY	PROGRAM PERIOD			TOTAL COST	COST SHARING FORMULA							
	1976	1977	1978'		FEDERAL		PROVINCIAL		MUNICIPAL		NORWOOD	
							\$	%	\$	%	\$	%
					\$	%						
Lane Paving	x			295,000	473,750	25	73,750	25			147,500	50
Lane Lighting	x			50,000	12,500	25	12,500	25			25,000	50
Forced Turn	x			7,800	1,950	25	1,950	25	3,900	50		
Road Closure	x			12,000	3,000	25	3,000	25	6,000	50		
Pedestrian Activated Flashing Amber Lights	x			5,000	1,250	25	1,250	25	2,500	50		
Sign Control Improvements	x			2,000	500	25	500	25	1,000	50		
Boulevard Improvements	x			10,000	2,500	25	2,500	25	5,000	50		
Bus Shelters	x			4,000	1,000	25	1,000	25	2,000	50		
TOTAL				385,800	96,450		96,450		20,400		172,500	

administration/miscellaneous

NORWO00 IMPLEMENTATION BUDGET ADMINISTRATION/MISCELLANEOUS SCHEDULING. GROSS
PROGRAM COSTS & COST SHARING FORMULA

PROGRAM/PRIORITY	PROGRAM PERIOD			TOTAL COST	COST SHARING FORMULA							
	1976	1977	1978		FEDERAL		PROVINCIAL		MUNICIPAL		NORWOOD	
					\$	%	\$	%	\$	%	\$	%
Administration	x	x	x	275,000	137,500	50	68,750	25	68,750	25		
Citizen Participation	x	x	x	45,000	22,500	50	11,250	25	11,250	25		
Relocation Assistance	x	x	x	15,000	7,500	50	3,750	25	3,750	25		
Contingency	x	x	x	154,620	77,310	50	38,655	25	38,655	25		
TOTAL				489,620	244,810		122,405		122,405			

overall implementation program

NORWOOD IMPLEMENTATION BUDGET OVERALL IMPLEMENTATION PROGRAM GROSS
PROGRAM_COSTS & COST SHARING FORMULA

		COST SHARING FORMULA							
PROGRAM	TOTAL COST	FEDERAL	%	PROVINCIAL	%	MUNICIPAL	%	NORWOOD	%
Not Including Housing Program	2,345,420	1,076,260	46	586,355	25	510,305	22	172,500	7
Including Housing Program	3,655,420	1,076,260	29	586,355	16	1,820,305	50	172,500	5

appendix c:

development scheme bylaw

BYLAW NO.

Being a Bylaw to adopt a Development Scheme for the
Norwood Neighbourhood.

1. This Bylaw may be cited as the Norwood Development Scheme Bylaw.
2. The provisions of Bylaw No. 2135, as amended, providing detailed zoning to the lands herein referred to is hereby repealed insofar as it is inconsistent with the provisions hereof.
3. The lands affected by the Development Scheme are those lands referred to in Schedule "A" hereto, and are owned by the persons whose names appear opposite to the description.
4. No person shall commence nor cause or suffer to be commenced a development to be carried out upon any of the lands affected by the Development Scheme without a permit for such development to be issued pursuant to Section 6 hereof.
5. No person shall commence nor cause or suffer to be commenced nor carry on any development upon the lands referred to in Schedule "A" hereof unless such development is in accordance with the provisions hereof.
6. The provisions of Bylaw 2135 relating to the application and granting of development permits insofar as the same are not inconsistent herewith shall apply to Development Permit Applications under this bylaw.
- 7.(1) The lands referred to in Schedule "A" hereto are hereby reserved for the purposes of implementation of the Development Scheme, and shall if not owned by the City, be acquired by the City by expropriation or purchase.
- 7.(2) Within 1 year of the date upon which this bylaw comes into force, the Council shall acquire by expropriation or otherwise any lands or buildings the acquisition of which is essential to the carrying out of the scheme together with lands:
 - (a) that are remnants of parcels, portions of which are necessary for carrying out the scheme, or
 - (b) that may be injuriously affected by the scheme.
- 8.(1) The following lands are hereby reserved for parks and recreation purposes, namely:
 - (a) Lots 1, 2 and 3, Block 18, Plan XL111
 - (b) Lots 1, 2 and 3, Block 52, Plan XL111A
 - (c) Lot C, Block 47, Plan 2256AD
 - (d) Lots 1 to 7 inclusive, Block 23, Plan XL111
 - (e) Lots 24 to 30 inclusive, Block 23, Plan XL111
 - (f) Lots 24 to 30 inclusive, Block 16, Plan XL111
 - (g) That portion of 95A street identified in Alternate 1, Map III-3 of Schedule "B" hereto.
- 8.(2) The lands referred to in subsection (1) above shall be developed in a manner consistent with Section 3 of Schedule "B" hereto, such development to include a community recreational and social centre together with necessary parking.
- 9.(1) The following lands are hereby reserved for the development of two Senior Citizens Residential Complexes, namely:

- (a) Lots 1 to 6 inclusive, Block 33, Plan XL111
- (b) Lots 23 to 26 and the north half of Lot 27, Block 8, Plan XL111

9.(2) The Senior Citizens Residential Complexes shall be developed in a manner consistent with Section 5 of the plan attached hereto as Schedule "B" and shall comply in all respects with Section 24(b) of Bylaw 2135.

10.(1) The following lands are hereby reserved for the provision of 6 public housing complexes, namely:

- (a) Lots 1 to 3 inclusive, Block 10, Plan XL111
- (b) Lots 12 to 15 inclusive, Block 11, Plan XL111
- (c) Lots 22 to 25 inclusive, Block 18, Plan XL111
- (d) Lots 27 to 30 inclusive, Block 22, Plan XL111
- (e) Lots 4 to 7 inclusive Block 44, Plan XL111A
- (f) East ½ Parcel "H", Block A, Plan 946CL
- (g) West ½ Parcel "H", Block A, Plan 48-J-85
- (h) Lot 25, Block A, Plan 5201Q

10.(2) The lands reserved by subsection (1) above shall be developed in a manner consistent with Section 5 of the plan attached hereto as Schedule "B" and except that site coverage may be 40% of the area of such lands, that set-back may be less than 20 feet, that the rear yard may be less than 25 feet, and that side yards are not required to exceed 7 feet if the detailed plans for such development require such exceptions, such development shall comply in all respects with Section 23 of Bylaw 2135.

11. Any excess lands acquired by the City for the purposes of carrying out the development scheme may upon completion of the development herein referred to be sold and the proceeds of any such sale shall be applied against the cost of the development scheme.

READ a first time this	day of	A.D. 1976;
READ a second time this	day of	A.D. 1976;
READ a third time and duly passed this	day of	A.D. 1976.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Schedule "A"

(Amended by Editor)

1. Park Sites					
(a) Northwest Tot-Lot:					
LOT	BLK	PLAN	PROPERTY	OWNER	ADDRESS
1	18	XL111	11601-96 St.	<i>Private Owner</i>	
2	18	XL111	11605-96 St.	City of Edmonton	
3	18	XL111	11607-96 St.	<i>Private Owner</i>	
(b)Northeast Tot-Lot					
C	47	2256AD		City of Edmonton	
(c) Southeast Tot-Lot					
1	52	XL111A	9120-113 Ave	<i>Private Owner</i>	
2	52	XL111A	11305-92 St.	City of Edmonton	
3	52	XL111A	11309-92 St.	<i>Private Owner</i>	
(d) Neighbourhood Park					
1	23	XL111	11403-95A St.	City of Edmonton	
2	23	XL111	11405-95A St.	"	
3	23	XL111	11407-95A St.	"	
4	23	XL111	11411-95A St.	"	
5	23	XL111	11417-95A St.	"	
6	23	XL111	11419-95A St.	<i>Private Owner</i>	
7	23	XL111	11421-95A St.	<i>Private Owner</i>	
24	23	XL111	11428-95 St.	<i>Private Owner</i>	
25	23	XL111	11426-95 St.	<i>Private Owner</i>	
26	23	XL111	11420-95 St.	<i>Private Owner</i>	
27 to 30	23	XL111	11402-95 St.	<i>Private Owner</i>	
24	16	XL111	11422-95A St.	<i>Private Owner</i>	
25	16	XL111	11418-95A St.	<i>Private Owner</i>	
26	16	XL111	11416-95 A St.	<i>Private Owner</i>	
27	16	XL111	11410-95A St.	<i>Private Owner</i>	
28	16	XL111	11408-95A St.	<i>Private Owner</i>	
29	16	XL111	11406-95A St.	<i>Private Owner</i>	
30	16	XL111	11402-95A St.	<i>Private Owner</i>	

1. Housing Sites						
(a) Senior Citizen Housing						
SITE	LOT	BLK	PLAN	PROPERTY	OWNER	ADDRESS
1.	1 to 6	33	XL111	9430-117 Ave.	City of Edmonton	
2.	23	8	XL111	11726-96 St.	Private Owner	
	24	8	XL111	11722-96 St.	Private Owner	
	25	8	XL111	11718-96 St.	Private Owner	
	26 N1/2 of 27	8	XL111	11716-96 St.	Private Owner	
(b) Public Housing						
1.	1	10	XL111	11501-97 St.	Private Owner	
	2	10	XL111	11503-97 St.	Private Owner	
	3	10	XL111	11507-97 St.	Private Owner	
2.	12	11	XL111	11437-97 St.	Private Owner	
	13	11	XL111	11441-97 St.	Private Owner	
	14	11	XL111	11445-97 St.	Private Owner	
	15	11	XL111	11449-97 St.	Private Owner	
3.	22	18	XL111	11628-95A St.	Private Owner	
	23	18	XL111	11626-95A St.	Private Owner	
	24	18	XL111	11622-95A St.	Private Owner	
	25	18	XL111	11618-95A St.	Private Owner	
4.	27	22	XL111	11518-95 St.	Private Owner	
	28	22	XL111	11512-95 St.	Private Owner	
	29	22	XL111	11508-95 St.	Private Owner	
	30	22	XL111	11502-95 St.	Private Owner	
5.	4	44	XL111A	11413-93 St.	Private Owner	
	5	44	XL111A	11415-93 St.	Private Owner	
	6	44	XL111A	11417-93 St.	Private Owner	
	7	44	XL111A	11419-93 St.	Private Owner	
6.	E ½ of H	A	946 CL	11116-96 St.	Private Owner	
	W ½ of H	A	48-J-85	11118-96 St.	Private Owner	
	N ½ of 25	A	5201Q	11122-96 St.	Private Owner	
	S ½ of 25	A	5201Q	11120-96 St.	Private Owner	