

# ***Schonsee Neighbourhood Structure Plan of the Edmonton North Area Structure Plan***

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Office Consolidation September 2010

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*Prepared by:*

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

**Bylaw 12951 (as amended) was adopted by Council in March 2002. In July 2009, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 12951. This Plan is an amendment to the Edmonton North Area Structure Plan, Bylaw 5739, as approved by Council in August 1979.**

Bylaw 12951	Approved March 15, 2002	(to adopt the Schonsee Neighbourhood Structure Plan)
Bylaw 13059	Approved June 14, 2002	(to expand the commercial land, and relocate and expand the medium density residential site, in the southwest portion of the neighbourhood)
Bylaw 13888	Approved January 13, 2005	(move and reconfigure medium density residential sites, perform a minor adjustment to the configuration of the neighbourhood park, reduce the size and intensity of the northerly commercial site from “District Commercial” to a “Convenience Commercial” site)
Bylaw 14625	Approved July 9, 2007	(redesignate from Commercial to Medium Density Residential uses)
Bylaw 14683	Approved September 5, 2007	(redesignate a portion of the subject site from Medium Density Residential uses to Low Density Residential uses, and remove a portion of the Schonsee Special Study Area from the development of Low Density Residential uses)
Bylaw 15221	Approved July 6, 2009	(remove the Special Study Area designation from the eastern portion of the neighbourhood and designate the lands for low density residential, medium density residential, park site, stormwater management pond/natural wetland, and wetland setback area uses)
Bylaw 15551	Approved September 13, 2010	(Redesignate a site located east of 82 Street and north of 170 Avenue from Commercial to Medium Density Residential (Assisted Living))

Editor's Note:

This is an office consolidation edition of the Schonsee Neighbourhood Structure Plan, Bylaw 12951, as approved by City Council on March 15, 2002. This Plan is an amendment to the Edmonton North Area Structure Plan, Bylaw 5739, as approved by City Council on August 15, 1979. This edition contains all subsequent amendments and additions to Bylaw 12951. For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owner's names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton  
Planning and Development Department

# TABLE OF CONTENTS

<b>SECTION 1</b>	<b>INTRODUCTION</b>
<b>SECTION 2</b>	<b>BACKGROUND</b>
<b>SECTION 3</b>	<b>FACTORS IN INFLUENCING DEVELOPMENT</b>
3.1	Policy Context
3.2	Ownership
3.3	Existing Land Use
3.4	Resource Extraction
3.5	Adjacent Land Use
3.6	Natural Features
3.7	Natural Areas
3.8	Phase 1 Environmental Site Assessment
3.9	Historical / Cultural Resources
<b>SECTION 4</b>	<b>DEVELOPMENT OBJECTIVES</b>
<b>SECTION 5</b>	<b>DEVELOPMENT OBJECTIVES</b>
5.1	Land Use
5.2	Demographic
5.3	Transportation
5.4	Utility Servicing
<b>SECTION 6</b>	<b>DEVELOPMENT SEQUENCE</b>
<b>SECTION 7</b>	<b>RATIONALE</b>

## LIST OF FIGURES

Figure 1	Location Plan
Figure 2	Ownership
Figure 3	Existing Features
Figure 4	Development Concept
Figure 5	Water Distribution
Figure 6	Sanitary Sewer

Figure 7	Storm Water Management
Figure 8	Development Sequence

## **LIST OF MAPS**

Map 1	Schonsee Neighbourhood Structure Plan
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## **LIST OF TABLES**

Table 1	Land Use Statistics
Table 2	Population Statistics
Table 3	Student Generation Statistics

<b>APPENDIX</b>	Phase 1 ESA (Environmental Site Assessment) – Drawing
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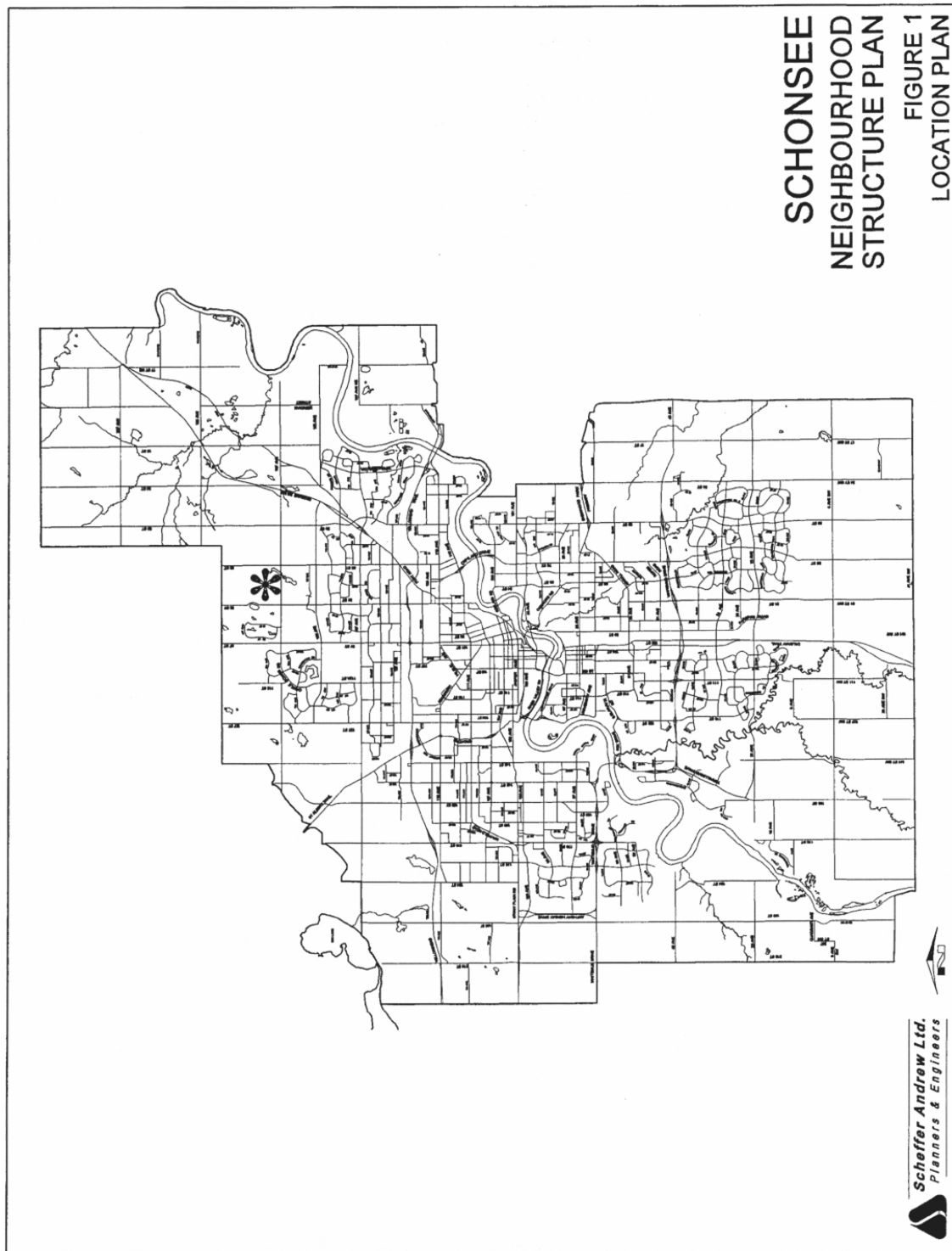
# *Section 1*

## **Introduction**

This neighbourhood structure plan *was* prepared on behalf of *a private company* in compliance with the amended Edmonton North (Lake District) Area Structure Plan. Figure 1 shows the general location of the Schonsee Neighbourhood in the Edmonton North (Lake District) Area Structure Plan.

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**Figure 1\* Location Plan**



\* Bylaw 12951 March 15, 2002

## *Section 2*

# **Background**

The City of Edmonton originally approved the Edmonton North (Lake District) Area Structure Plan in August 1979. Since that time there have been several amendments to the area structure plan, with the most recent being Bylaw #11541. The area structure plan defines the Schonsee Neighbourhood as bounded by 82 and 66 Streets to the west and east respectively, and 167 Avenue to the south (approximately the S ½ 3-4-24-W4). The north boundary is approximately defined by the proposed alignment of the collector road connection to 66 Street.

Since the area structure plan approval in 1979, development has begun in Neighbourhood 6 (Ozerna), Neighbourhood 7 (Mayliewan), Neighbourhood 8 (Belle Rive), Neighbourhood 9 (Eaux Claires), Neighbourhood 1 (Lago Lindo), and Neighbourhood 2 (Klarvatten). Subdivision approvals have been granted immediately south of 167 Avenue in Mayliewan and Ozerna, and west of 82 Street in Klarvatten. Development is underway in these areas.

# ***Section 3***

## **Factors Influencing Development**

### **3.1 Policy Context**

#### **3.1.1 Municipal Development Plan**

This neighbourhood structure plan is in general conformity with the City of Edmonton's Municipal Development Plan, which was approved August 31, 1998 (Bylaw No. 11777).

#### **3.1.2 Edmonton North (Lake District) Area Structure Plan**

The Edmonton North (Lake District) Area Structure Plan (as amended) provides a general framework for future development of a four square mile (1,036 ha) area in Edmonton north. The area is bounded by the Transportation and Utility Corridor to the north, 153 Avenue to the south, 66 and 97 Street to the east and west respectively. The area structure plan describes the general pattern of land use, a conceptual pattern of major roads, and utility servicing for the area. The area structure plan area includes highway commercial and commercial areas, and nine residential neighbourhoods. It also identifies natural areas included in the City of Edmonton's "Inventory of Environmentally Sensitive and Significant Natural Areas".

This neighbourhood structure plan is generally consistent with the area structure plan, as amended. The only exceptions in this regard consist of adjustments to the neighbourhood boundary and the collector road network to allow for the preservation of the natural area, and the westerly collector to 82 Street being moved to a more southerly connection on 82 Street.

#### **3.1.3 Zoning Bylaw**

*The west half of the Schonsee Neighbourhood has been zoned to accommodate residential and commercial development. The east half of the neighbourhood is presently zoned AG Agricultural. Appropriate re-zoning will be required to allow development to proceed.*

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### **3.2 Ownership**

Figure 2 shows the current *legal titles* within the boundary of the Schonsee neighbourhood. The Province of Alberta has claimed

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ownership of the natural water body identified as NE 8094 by the City of Edmonton. This area is discussed further in sections 3.7 and 5.1.6.

### **3.3 Existing Land Use**

Figure 3 shows the Schonsee Neighbourhood as it exists. The majority of the area is in agricultural use or is undeveloped. There is a small country residential development (three homes) in the northeast along 66 Street, and a residence with a number of sheds in the southeast corner of the neighbourhood. There are two farmsteads in the northwest along 82 Street, and the Castledowns Driving Range (which encompasses a number of small holdings) is located at 70 Street on 167 Avenue. Ultimately, none of these developments are to be retained.

### **3.4 Resource Extraction**

There are no resource extraction activities or pipelines within the Schonsee Neighbourhood.

### **3.5 Adjacent Land Use**

The area surrounding Schonsee is mainly in agricultural or residential use. To the west of 82 Street, the developing neighbourhood of Klarvatten has completed its eastward expansion. To the south, the Mayliewan and Ozerna Neighbourhoods are nearing completion with houses being constructed along 167 Avenue. The lands east of 66 Street are predominately in agricultural use. Presently, the area to the north of the Schonsee Neighbourhood is in agricultural use and designated under the Edmonton North (Lake District) Area Structure Plan for residential development in Neighbourhoods 3 and 4.

### **3.6 Natural Features**

As shown in Figure 3, the Schonsee Neighbourhood is generally quite flat with a topographic variation of only 7 m. Drainage is split between two basins, each of which drains generally to the south across 167 Avenue.

The majority of the neighbourhood has been cleared for agriculture. Tree cover is limited to the existing farmstead in the northwest corner, and small stands in the south-central, southeast and northeast corners of the plan area. The most significant natural features are the two identified natural areas, NE 8095 and NE 8094, discussed in sections 3.7 and 5.1.6.

### 3.7 Natural Areas

A Stage 2 Natural Area Assessment has been prepared by Spencer Environmental Management Services Ltd. Figure 3 shows the location and extent of natural areas NE 8095 and NE 8094 as identified on the City of Edmonton Table Lands Inventory of Environmentally Sensitive and Significant Natural Areas map, published in April 1997. NE 8095 and NE 8094 are treated as a single site in the Inventory. However, the Stage 2 Natural Area Assessment concludes that, because of development approved south of 167 Avenue, the sites are now sufficiently independent that they should be treated separately and that the western natural area, NE 8095, is “not a good candidate for” retention.

The Assessment concludes that the east site, NE 8094, is “a good candidate for protection and integration into an urban neighbourhood”. The east site includes a natural water body. The Assessment notes that if the site is to be preserved, the engineering design for the neighbourhood must ensure that “post-development surface inflows...mimic pre-development flows” in terms of timing and amounts. It also requires that a “sediment trap” be provided. Both these measures are intended to help ensure the sustainability of the site, and particularly the water body within it.

The provincial government has claimed ownership of the water body within NE 8094 under Section 3 of the Public Lands Act. The area claimed is based on the 1962 aerial photograph that shows a more extensive lake than presently exists. The reduction in lake size, particularly the east side of the water body, appears to be the result of infill. As a result, the area being claimed by the Province as “bed and shore” is substantially larger than the area identified by the City of Edmonton as NE 8094.

#### 3.7.1 Wetland

*The wetland area comprises a total of 14.35 ha. The 14.35 ha includes the wetland’s bed and shore as well as a protective 30m buffer that will promote upland vegetation surrounding the wetland to aid water quality, increase habitat diversity and maintain wildlife use.*

*The province has claimed ownership for 12.35 ha out of the total 14.35 ha wetland area. The remaining +/-2 ha that make up the wetland area will be dedicated as Municipal Reserve to incorporate a granular multi-use trail. The multi-use trail will be developed within the outer, north half portion of the wetland buffer (refer to Figure 4).*

*The wetland shall be managed to carry out the functions of a stormwater management pond, a wildlife habitat as well as a neighbourhood recreational/educational amenity.*

Bylaw 15221  
July 6, 2009

### **3.7.1.1 Schonsee Wetland Ecological Restoration and Management Plan**

*The Schonsee Wetland Ecological Restoration and Management Plan prepared under separate cover identifies a detailed strategy to restore the wetland in such a way that its habitat value is equal to, or surpasses, the value of the wetland prior to the wetland having been partially filled during the 1970s. The objectives of this Plan are outlined as follows:*

#### Resources – Objectives

1. *Provide the designed flood attenuation for the contributing basin within the surrounding proposed residential developments.*
2. *Improve the water quality of stormwater runoff before it enters the North Saskatchewan River system.*
3. *Mimic natural water level fluctuation of the pre-development wetland.*
4. *Maintain pre-development levels of water fowl and avian habitat, without increasing habitat values for these species in the area, in accordance with the Aeronautics Act of Edmonton Garrison Heliport Zoning Regulations.*
5. *Manage mosquito populations.*
6. *Discourage establishment of algae.*

#### Vegetation and Habitat – Objectives

1. *Re-establish native vegetation communities that will mimic natural communities found in surrounding other wetland communities in the aspen parkland eco-region.*
2. *Maintain pre-development 1960's levels of waterfowl habitat while ensuring that Department of National Defense guidelines are met.*
3. *Establish habitat for mosquito predators such as bats, passerine birds, dragonflies and fish such as brook stickleback or other native species.*
4. *Establish habitat for a variety of small mammals, song birds, amphibians and invertebrate species.*

#### Wildlife – Objectives

1. *Attract song bird species and small mammals.*
2. *Minimize disturbance of wildlife through scheduling of, and selection of, site specific maintenance activities.*
3. *Encourage the presence of amphibians.*
4. *Encourage the presence of mosquito predators.*
5. *Manage nuisance wildlife as required to assist with the sustainability of the natural area and protect public safety.*

*Human Use – Objectives*

1. *Provide an opportunity for the community to learn about the ecology of the natural area while discouraging uncontrolled human access and activities that will harm or disturb wildlife or vegetation in the natural area, in order to preserve the ecological and aesthetic values of the natural area.*

### **3.8 Phase I Environmental Site Assessment**

Sabatini Geotechnical Inc. completed a Phase I Environmental Site Assessment for the Lakeview Garden Ltd. ownership within the Schonsee Neighbourhood in April 1999. It concluded, "...there is very little potential for contamination on this site. No further action is required." Copies of this Assessment are being submitted under separate cover.

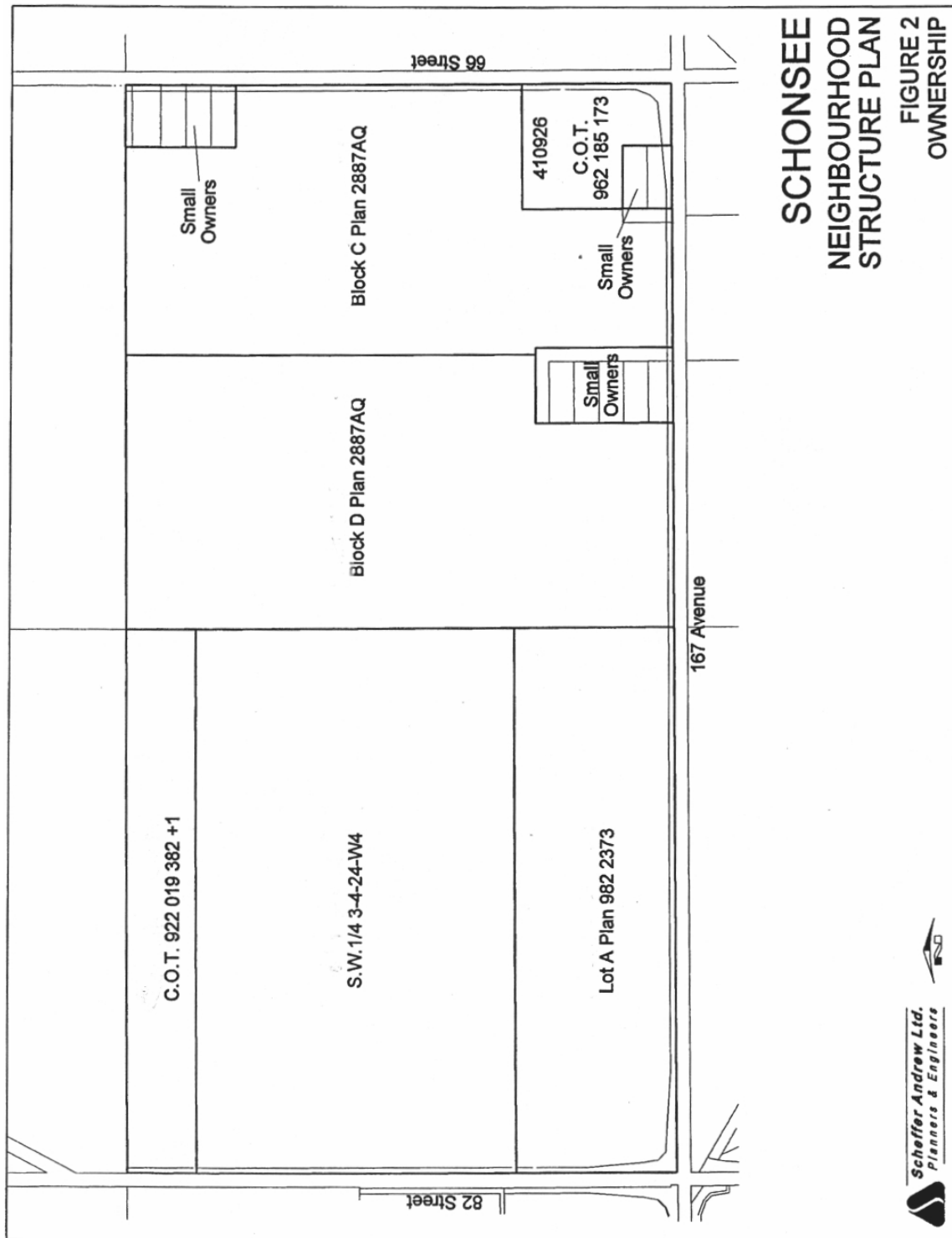
Further Phase I Environmental Site Assessments must be completed prior to re-zoning new development areas in the remainder of the neighbourhood. A drawing showing the area for which Phase I Environmental Site Assessments must be completed is included as an appendix to this plan.

### **3.9 Historical/Cultural Resources**

In a letter dated April 30, 1999, Alberta Community Development indicated that "no specific archaeological, historic period, or palaeontological concerns were identified" within the Schonsee Neighbourhood. Therefore a Historical Resource Impact Assessment is not required.

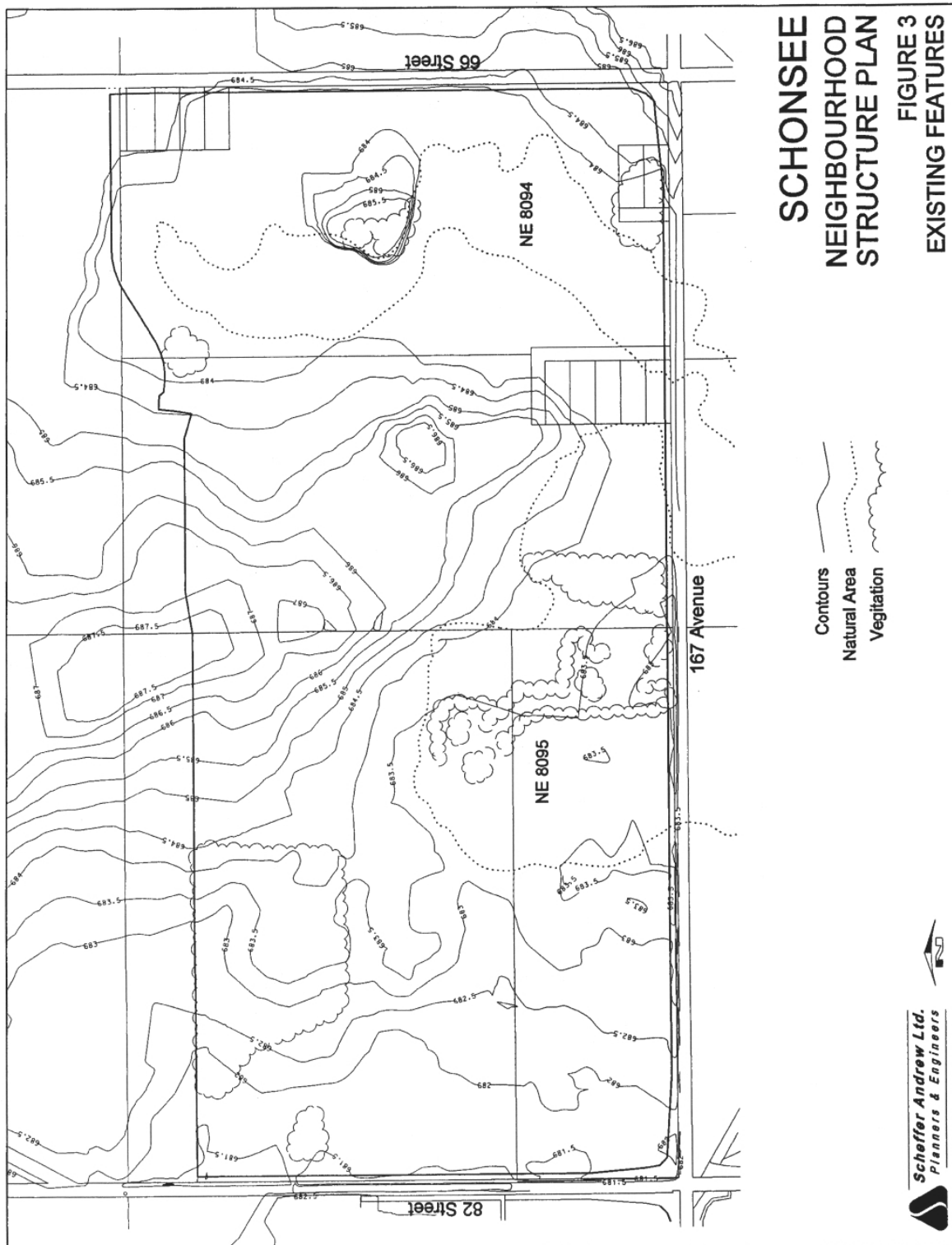
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**Figure 2\* Ownership**



\*Bylaw 12951 March 15, 2002 – As Amended by Editor

**Figure 3\* Existing Features**



\*Bylaw 12951 March 15, 2002

## *Section 4*

# **Development Objectives**

The purpose of this neighbourhood structure plan is to provide guidance for future rezoning, subdivision, and development of lands within the Schonsee Neighbourhood. The development objectives upon which this plan is based are as follows:

- To create a community environment which promotes a high quality of life;
- To develop a primarily residential neighbourhood which will provide for a variety of housing opportunities;
- To identify locations for community service facilities including convenience commercial centres and parks;
- To identify a collector road system for general access and for public transit;
- To provide a servicing system and phasing sequence, based on the extension of City services and utilities, that is both economical and efficient;
- To utilise storm water management facilities, whenever possible, as amenity features;
- To integrate the preservation of natural area NE 8094 into urban development.

# Section 5

## Development Concept

The development concept for the Schonsee Neighbourhood is shown in Figure 4.

### 5.1 Land Use

The distribution of land uses in Schonsee is shown in Table 1.

#### 5.1.1 Residential

*The majority of the Schonsee Neighbourhood is to be developed for low density residential use. Medium density residential areas are to be located on collector roads or near the neighbourhood park site.*

Bylaw 13059  
June 12, 2002

#### 5.1.2 Parks

A 1.8 ha neighbourhood park is located just north of the west stormwater management lake. An additional park site of approximately 0.3 ha is located on the northeast shore of the west lake to provide visual and pedestrian access to the lakeshore and to provide a connection between the lake and the larger park to the north.

##### 5.1.2.1 Parks and Open Space:

*Three pocket parks are proposed around the perimeter of the wetland to control pedestrian impact on wildlife use as well as provide emergency and maintenance access, visibility, safety and security. Neighbourhood residents, as well as the wider community will have unobstructed access (via the pocket parks) to the north half portion of the natural area, however those residential lots (both LDR and MDR) backing onto the wetland will be fenced and access to the wetland from private property will not be permitted in order to minimize the impact upon nesting bird species.*

Bylaw 15221  
July 6, 2009

*The northerly part of the wetland will accommodate a wildlife/pedestrian corridor that will link the wetland with the other natural areas, greenways and neighbourhood parks in McConachie, Crystallina Nera and Joviz. A granular, multi-use trail will also be developed within the outer, north half portion of the buffer that surrounds the perimeter of the wetland's bed and shore area. The buffer width will be 30m and will serve as emergency/pedestrian*



*access as well as provide protection to the wetland.*

*The pocket parks, wildlife/pedestrian corridor and land for the development of the granular trail around the wetland will be dedicated through the development process as Municipal Reserve.*

### **5.1.3 District Commercial**

*The district commercial development will be located at the northeast corner of 167 Avenue and 82 Street, in the western portion of the neighbourhood, south of the collector roadway. Access to the development(s) will be to the satisfaction of the Transportation and Streets Department. When the district commercial sites are developed, an on-site buffer between the district commercial and adjacent residential lands will be required, as shown in Figure 4. The type of buffer to be provided will be determined at the subdivision stage.*

Bylaw 13888  
January 13, 2005

Bylaw 13059  
June 12, 2002

### **5.1.4 Convenience Commercial**

*A convenience commercial site is located in the Schonsee Neighbourhood. As shown on Figure 4, a 0.8 ha site is located on the west side of 76 Street at 167 Avenue. In addition, a 1.2 ha site located on the northeast corner of Schonsee Way and 82 Street will be developed for a 4 storey assisted living complex with limited at grade commercial incorporated into the design to support a mixed-use development.*

Bylaw 15551  
September 13, 2010  
Amended by  
Editor

### **5.1.5 Storm Water Management Facilities**

Storm water management facilities in the form of permanent man-made lakes will be located in the east and west portions of the neighbourhood. The westerly lake has been configured to allow for the provision of direct access from an adjacent street.

The size and shape of the easterly lake will be determined as part of the Special Study. The lake will be required to comply with the provisions of the Schonsee Neighbourhood Design Report and Department of National Defence shoreline requirements.

### **5.1.6 Special Study Area**

Bylaw 15221  
July 6, 2009

*(Deleted)*

### **5.1.7 Medium Density Residential (Assisted Living)**

*A 1.2 ha site for the development of a Medium Density Residential (Assisted Living) along with limited commercial uses is located north of the collector Schonsee Way, and east of 82 Street. The*

Bylaw 15551  
September 13, 2010  
Amended by  
Editor

*development is to be implemented through the application of a Direct Control Provision as per Section 720 of the Edmonton Zoning Bylaw.*

Bylaw 15221  
July 6, 2009

## **5.2 Demography**

*(Deleted)*

## **5.3 Transportation**

A Transportation Impact Analysis (TIA) for Schonsee Neighbourhood is being submitted under separate cover.

Access to the arterial road system will be available to Schonsee Neighbourhood from 167 Avenue on the south, 82 Street on the west, and 66 Street on the east.

Collector roads proposed for Schonsee Neighbourhood are shown in Figure 4. They will convey local traffic to the surrounding arterial roads. Each collector is a potential bus route, ensuring adequate access to public transit.

*The east portion of the Natural Area will require one permanent access to 66 Street to accommodate an internal road system to convey local traffic. The permanent access will function as a collector roadway and will align with the southerly collector in McConachie. The exact location of this access will be determined at the time of subdivision.*

Bylaw 15221  
July 6, 2009

## **5.4 Utility Servicing**

### **5.4.1 Water**

Water will be provided to the neighbourhood initially from the existing 300 mm water main located north of 167<sup>th</sup> Avenue on 82<sup>nd</sup> Street. *Water to the Special Study Area will be provided from two connections as per the revised McConachie Neighbourhood Water Network Analysis (2008). The first connection involves extending the existing water main located in the Powerline right-of-way northwards along 66 Street up to 167 Avenue and into the Special Study Area. The second connection comes from the McConachie West Neighbourhood about midway between the north and south boundaries of the Special Study Area. Both connections are shown approximately on Figure 5.* Ultimately, the major water supply for Schonsee will be from the future transmission line as shown on Figure 5.

Bylaw 15221  
July 6, 2009  
Amended by  
Editor

### **5.4.2 Sanitary**

Sanitary drainage to the central and westerly areas of the neighbourhood will be provided through the Belle Rive Trunk system by extension of the existing 675 mm sanitary sewer located just west of 82<sup>nd</sup> Street along 167<sup>th</sup> Avenue. The easterly area will connect to a proposed future sanitary trunk to be located on 66 Street. Figure 6 shows the general alignments.

### **5.4.3 Storm**

#### **Minor System**

Storm water not exceeding the 1:5 year storm event will be conveyed to the storm water management lakes 4E and 3E via underground storm sewers. General alignments can be seen in Figure 7.

#### **Major System**

Storm water flows exceeding the capacity of the minor system will be conveyed to the lakes 4E and 3E via the collector and residential circulation system. Lakes 4E and 3E are located in the SW and SE quadrants of the neighbourhood, respectively. These locations take advantage of the existing topography to convey the major flows.

#### **Storm Water Management**

The storm water management will be generally consistent, in terms of storage requirements and basin boundaries, with the Mayliewan/Ozerna Neighbourhood Design Report dated January 1995 as prepared by I.D. Engineering Company Limited. However, interconnection of the lakes has been modified such that lake 4E will be connected directly to lake 9W rather than being routed through lake 3E. This revision is considered to be better both technically and economically.

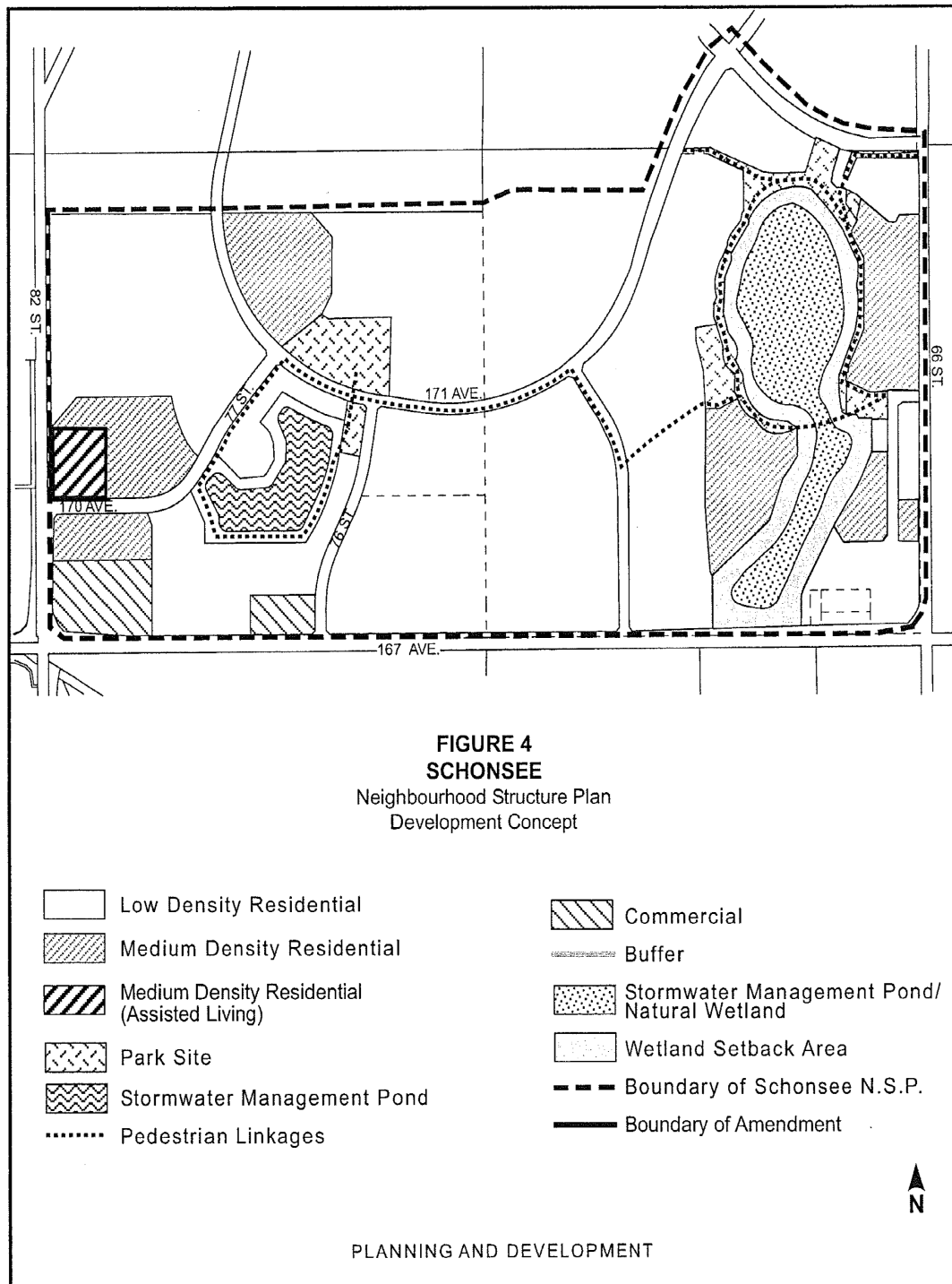
The stormwater management lakes in Schonsee have the potential to attract bird species that may be hazardous to aircraft using the Edmonton Garrison. In order to address potential bird strike concerns due to the proximity of the runway at CFB Edmonton, the pond had been designed to generally meet their requirements with respect to width to length ratio (3:1). In addition, landscaping around the pond will be designed such that vegetation is allowed to grow up naturally, and shrubs and trees will be planted close to shore. This will restrict the ability of waterfowl and gulls that approach the lake to see approaching predators, and the birds will therefore avoid the area. To ensure these landscaping requirements are met, lands within the high water level of the two storm water

lakes (3E and 4E) will be incorporated into the PUL at subdivision.

#### **5.4.4 Shallow Utilities**

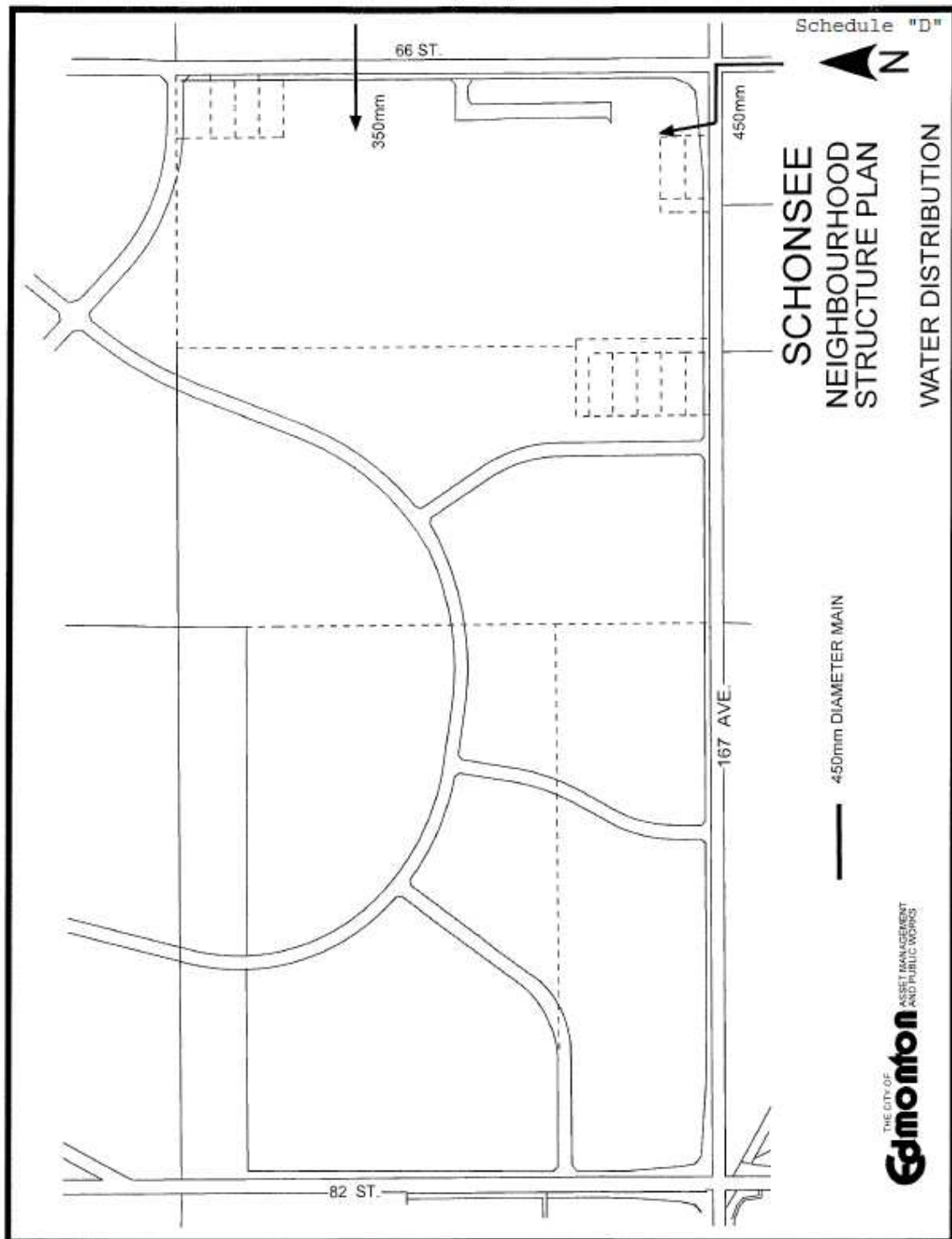
Shallow utilities will be extended from existing development to the south and west.

**Figure 4\* Development Concept**



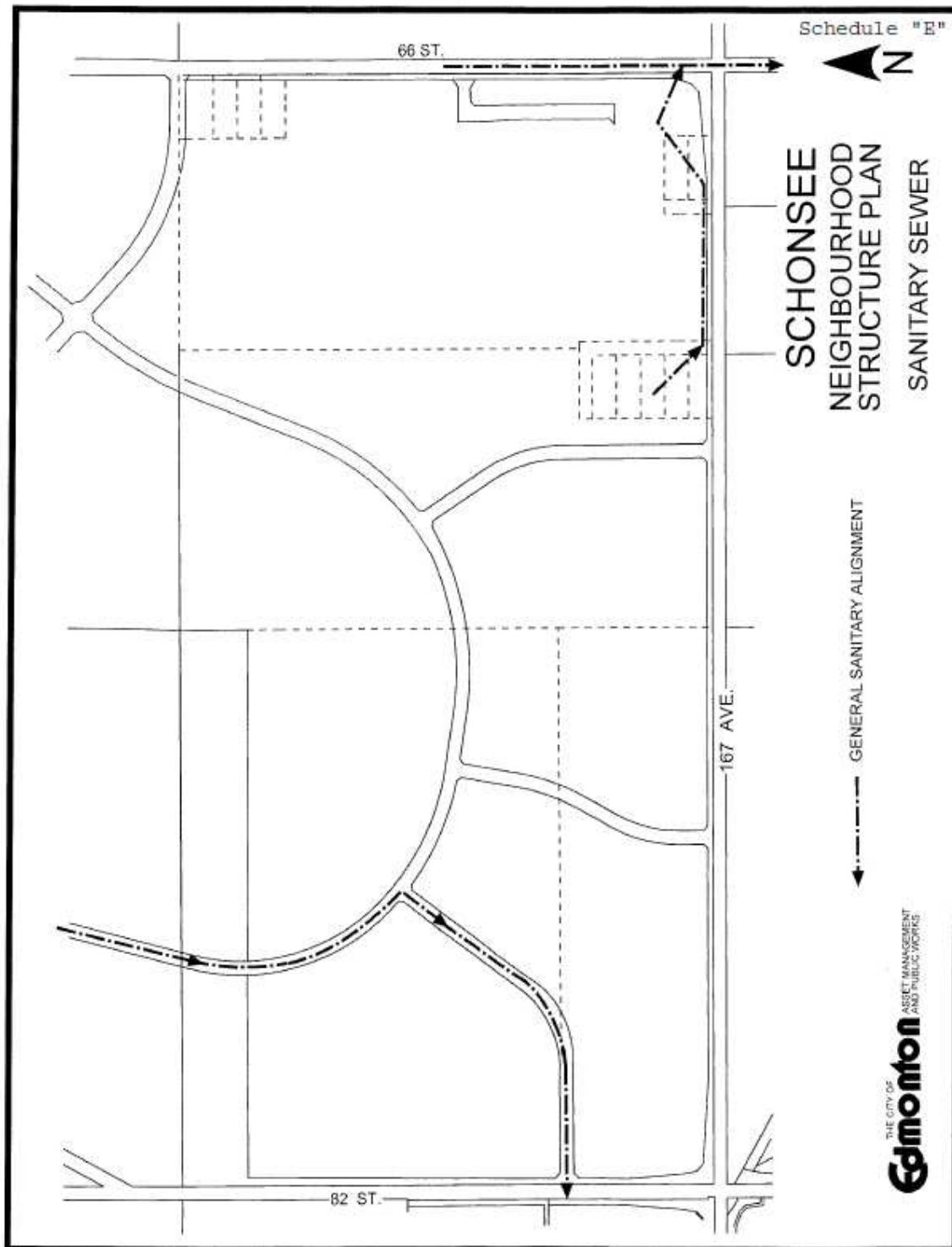
\* As Amended by Bylaw 15551, September 13, 2010

**Figure 5\* Water Distribution**



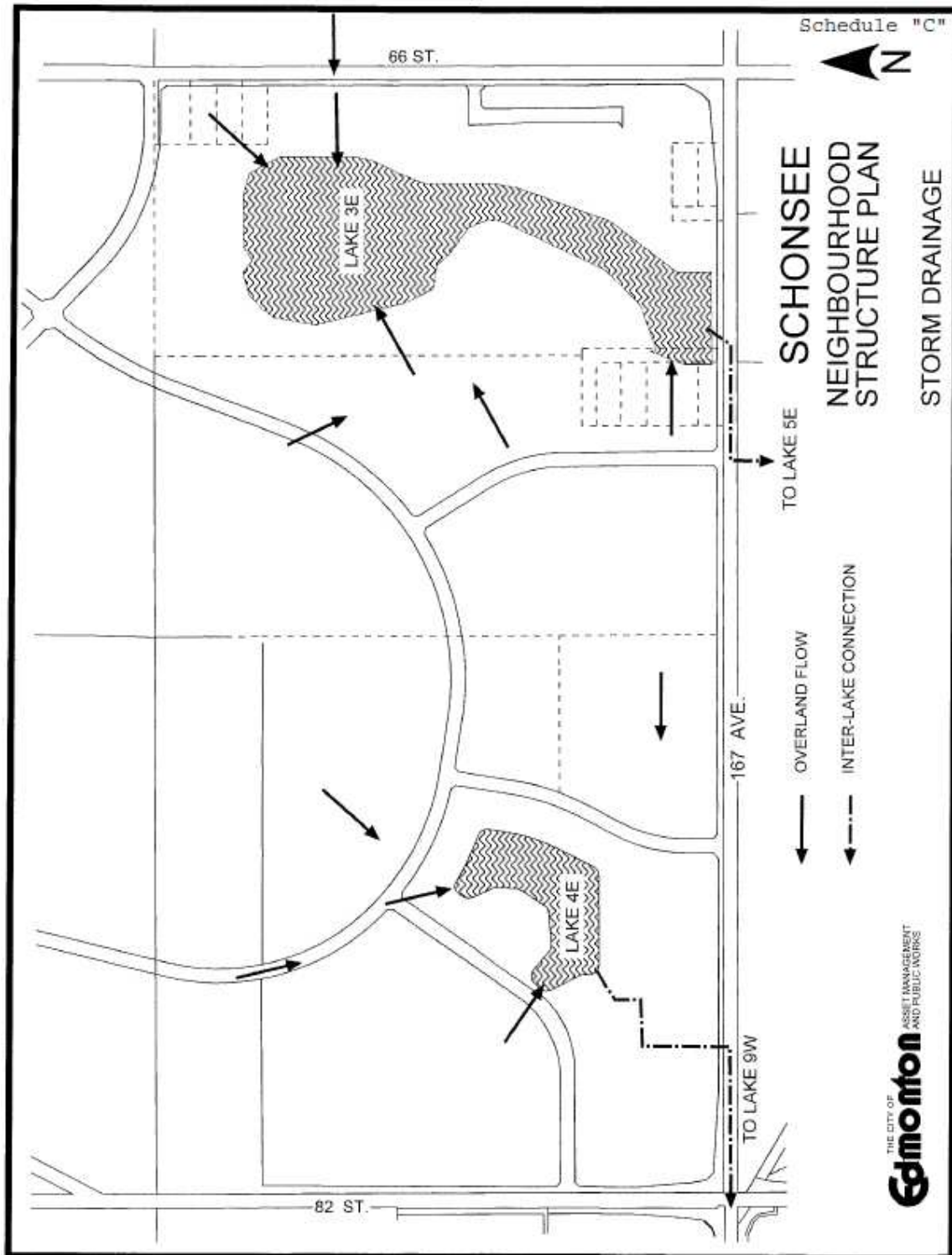
\* Bylaw 15221, July 6, 2009

**Figure 6\* Sanitary Sewer**



\*Bylaw 15221, July 6, 2009

**Figure 7\* Storm Drainage**



\*Bylaw 15221, July 6, 2009

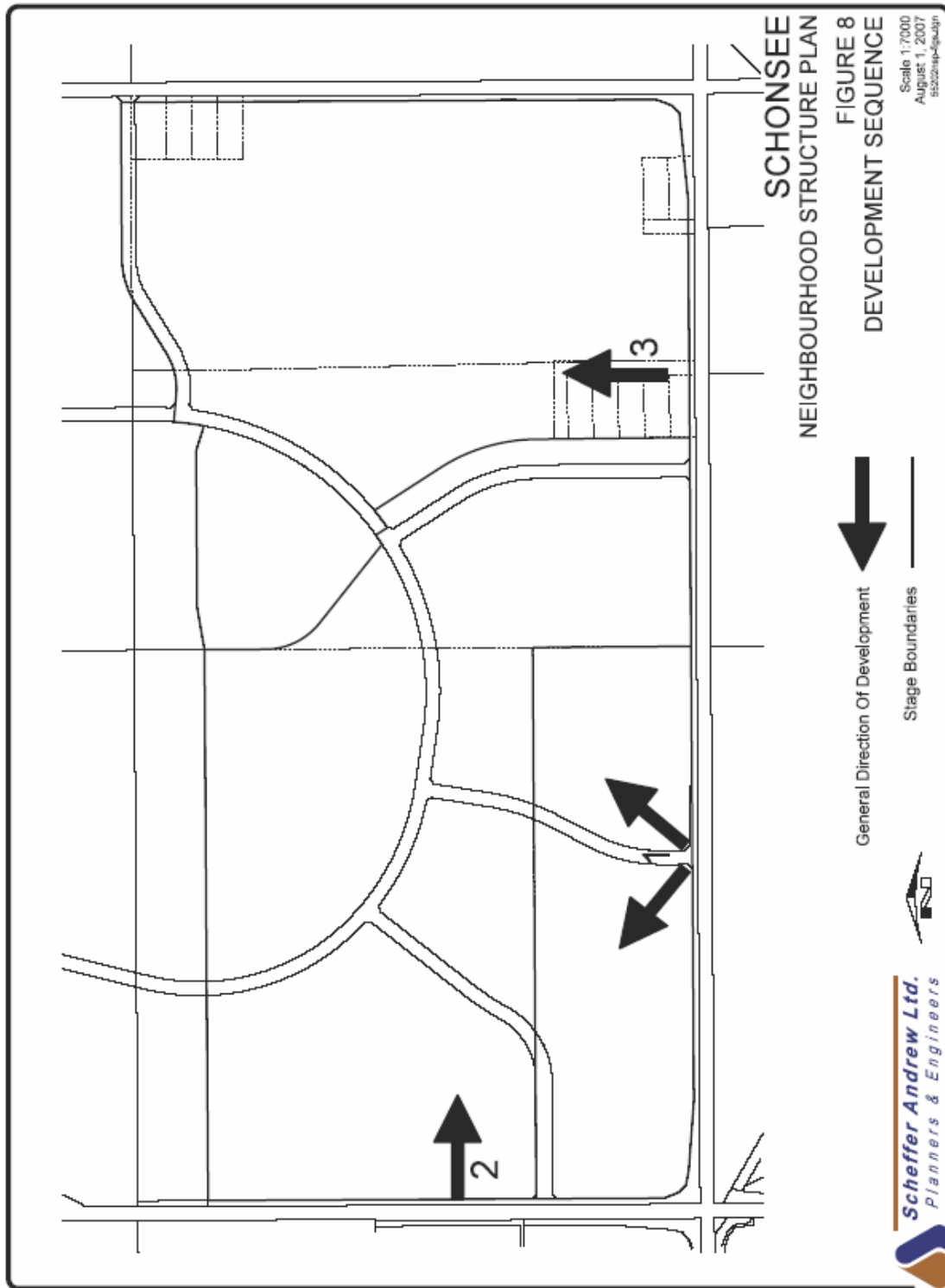


## *Section 6*

# **Development Sequence**

The Schonsee Neighbourhood incorporates portions of two drainage basins. The western basin is more easily serviced at present. It is therefore expected that development will commence in the southwest portion of the plan area, gaining access from 167 Avenue. Development will progress north and east from there. Development may also be initiated in the northwest corner of the plan area from 82 Street. Land within the eastern basin cannot be developed until servicing from the south becomes available, but is expected to begin at the intersection of the east collector road with 167 Avenue.

**Figure 8\* Development Sequence**



\*Bylaw 14683, September 5, 2007

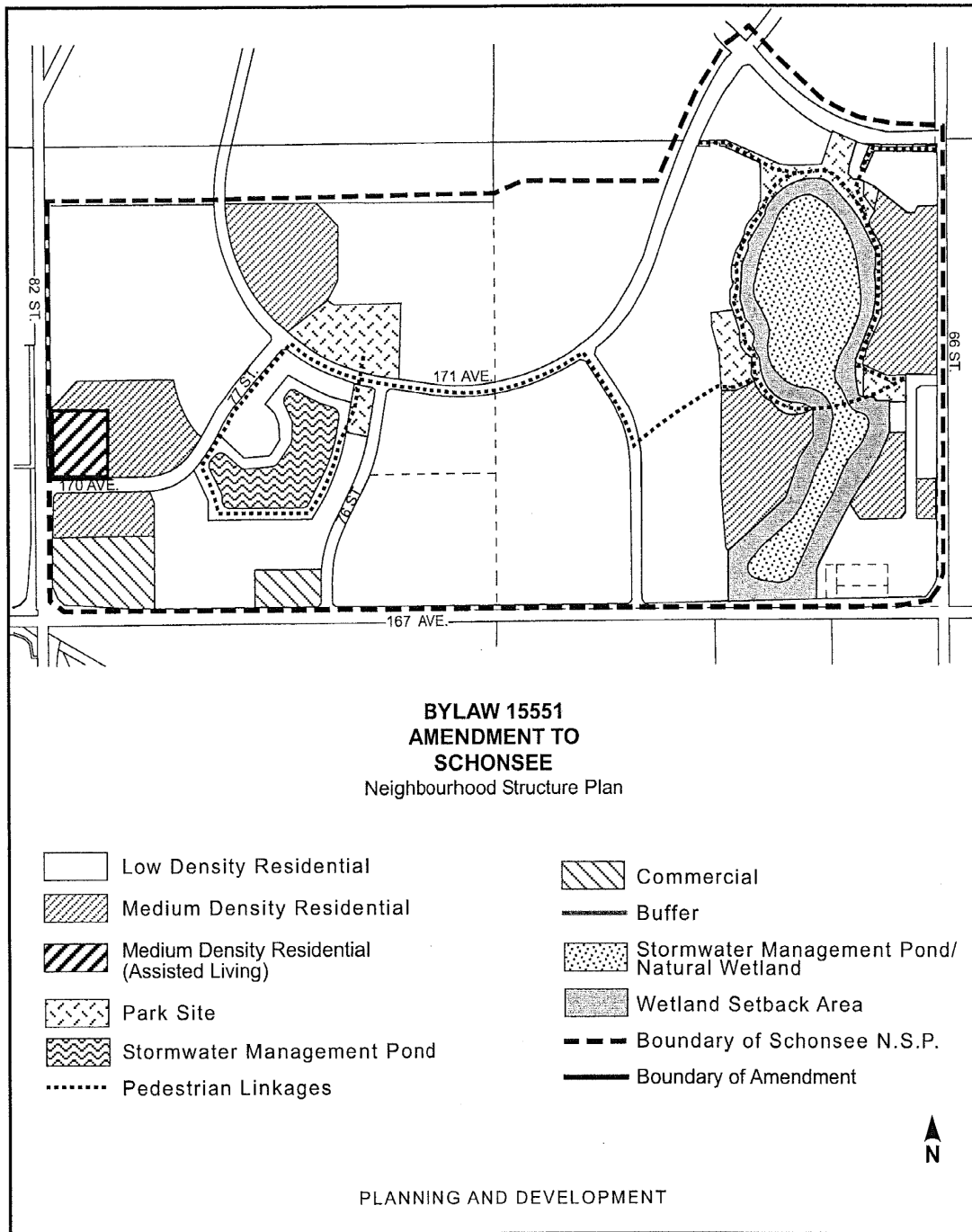
## ***Section 7***

### **Rationale**

This neighbourhood structure plan is consistent with the City of Edmonton Municipal Development Plan and the Edmonton North (Lake District) Area Structure Plan.

The surrounding neighbourhoods, particularly to the south, are nearing completion. The south half of Klarvatten Neighbourhood to the west is currently under development. Approval of the Schonsee Neighbourhood Structure Plan will help ensure a continuation of orderly development in the Edmonton North (Lake District) Area Structure Plan. It will also help maintain a range of market options for homebuilders and purchasers in the area.

# MAP 1\* Schonsee Neighbourhood Structure Plan



\* As Amended by Bylaw 15551, September 13, 2010

**TABLE 1-3\* SCHONSEE NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION AND STUDENT GENERATION STATISTICS  
BYLAW 15551**

	Area (ha)	% of GDA
<b>Gross Area</b>	118.3	
Natural Wetland (Provincial ownership)	12.35	
<b>Gross Developable Area</b>	<b>105.95</b>	<b>173.06%</b>
Circulation (21.7% GDA)	22.9	21.7%
Park site	5.6	5.3%
Stormwater Lake	4.3	4.1%
Medium Density Residential (Existing)	14.1	13.3%
Medium Density Residential (Assisted Living Facility)	1.2	1.1%
Low Density Residential	54.70	51.6%
District Commercial	2.3	2.2%
Convenience Commercial	0.8	0.8%
<b>Total</b>	<b>105.95</b>	<b>100.00%</b>

**Population**

Land Use	Area (ha)	DU/ha	Units	% of Total Units	Persons Per Unit	Population
Low Density Residential (Single/Semi-Detached)	54.70	25	1368	50%	2.8	3830
Low-rise/Multi-/Medium Units	14.10	90	1269	46%	1.8	2284
Medium Density Residential (Assisted Living Facility)	1.20	90	108	4.0%	1.8	194
<b>Total Residential</b>	<b>70.0</b>		<b>2745</b>	<b>100.0%</b>		<b>6308</b>

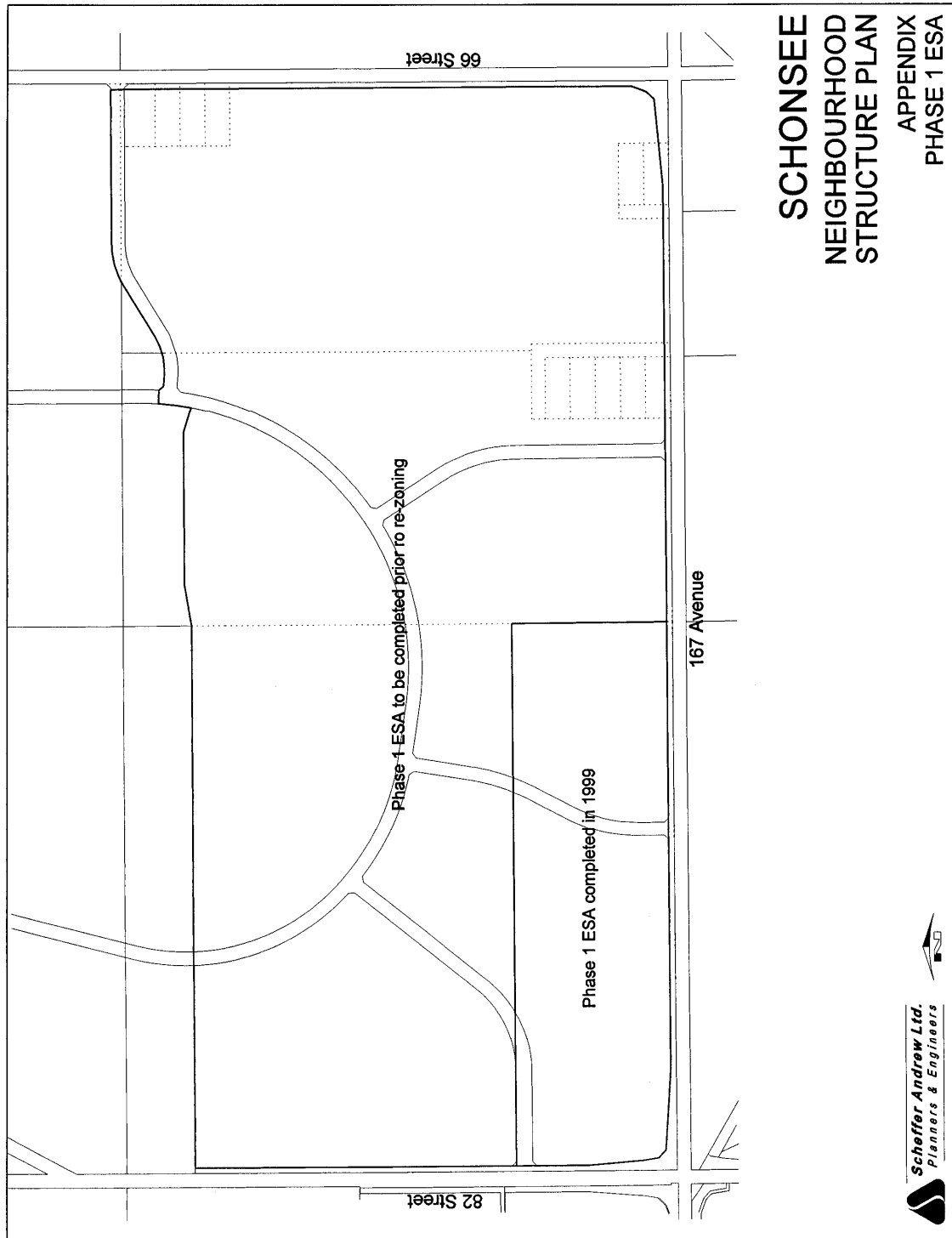
<b>GDA</b>	<b>105.95</b>
<b>Density</b>	<b>53/ppgdha</b>
<b>Net Residential Density (ha)</b>	<b>39 du/ha</b>

**Student Generation**

	<b>PE</b>	<b>PJH</b>	<b>PSH</b>	<b>SE</b>	<b>SJH</b>	<b>SSH</b>
Students	212	106	106	300	116	106

\*As Amended by Bylaw 15551, September 13, 2010

# **Appendix \*** **Phase 1 (ESA) Environmental Site Assessment**



\*Bylaw 13059 June 14, 2002