

Ritchie Neighbourhood Improvement Plan / Area Redevelopment Plan

Office Consolidation, May 2006

Prepared by:

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

Bylaw 5531 was approved by Council in April 1979. Through this Bylaw, the Ritchie Neighbourhood Improvement Plan was adopted as the Ritchie Area Redevelopment Plan. In May 2006, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 5531.

Errata	Approved February 1979 (to amend density statistics in text)
Bylaw 5531	Approved April 11, 1979 (to adopt the Ritchie ARP)
Bylaw 7430	Approved January 24, 1984 (to delete the imposition of the Redevelopment Levy)
Bylaw 12925	Approved January 9, 2002 (to amend the section on Citizen Participation)

Editor's Note:

This is an office consolidation edition of the Ritchie Neighbourhood Improvement Plan / Area Redevelopment Plan, Bylaw 5531, as approved by City Council on April 11, 1979. This edition contains all subsequent amendments and additions to Bylaw 5531. 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. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

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Planning and Development Department

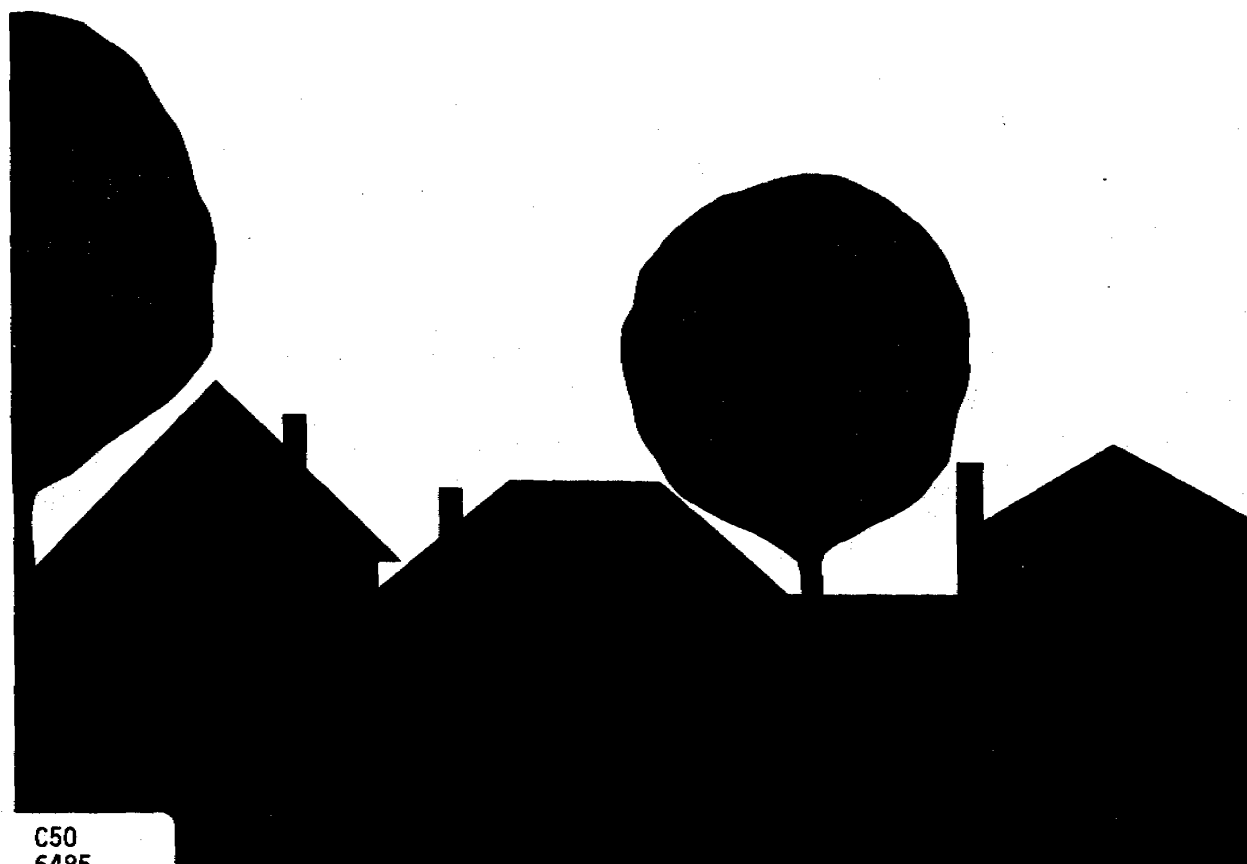
RITCHIE

NEIGHBOURHOOD IMPROVEMENT PLAN

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(Amended by Editor)

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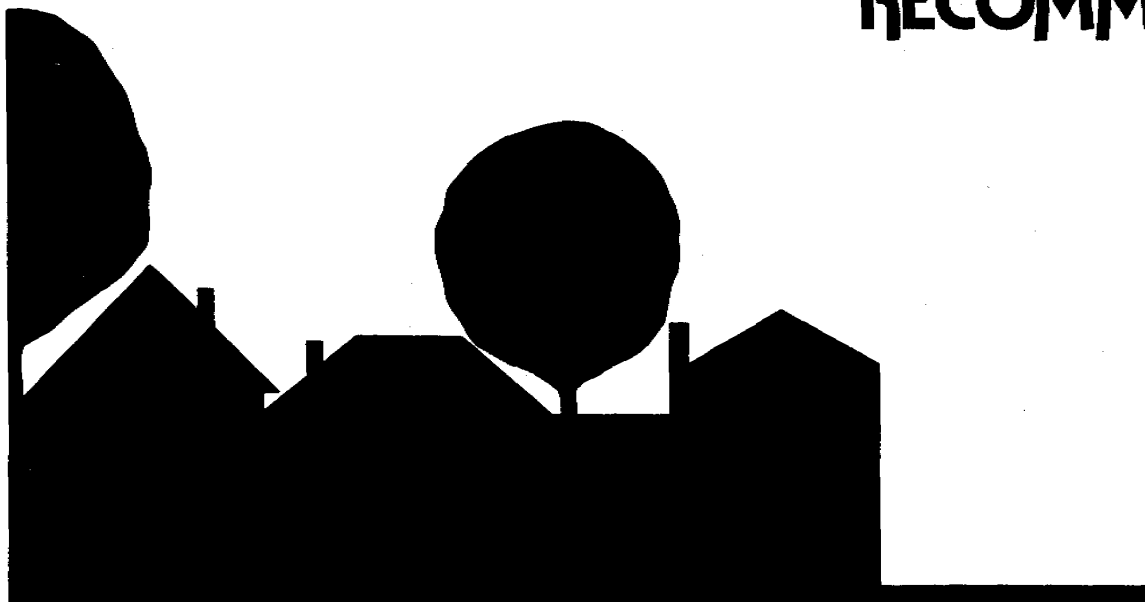
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CHAPTER 1

SUMMARY OF RECOMMENDATIONS



SUMMARY OF OBJECTIVES AND RECOMMENDATIONS

INTRODUCTION

The Ritchie Neighbourhood Improvement Program area is located in south-central Edmonton and is bounded by the lane between 81 Avenue and 82 Avenue, 72 Avenue, 99 Street and the Mill Creek Ravine (refer to Map 1, "Neighbourhood Location"). Ritchie is a single family residential neighbourhood, developed during the immediate post-war period. City Council designated Ritchie as the second Neighbourhood Improvement Program area under the 1976 Federal-Provincial Agreement in October, 1976, for the main purpose of promoting housing rehabilitation and maintaining Ritchie as a desirable residential area.

In this regard, the primary objective of the Ritchie Neighbourhood Improvement Plan is to present policy and capital expenditure recommendations aimed at encouraging the stability and improvement of the residential living environment in Ritchie. Under the guidelines of the Neighbourhood Improvement Program, this primary objective is to be accomplished by pursuing the following objectives:

1. To ensure the viability of the residential environment and the stability of land use and density.
2. To improve and maintain the quality of the physical environment (eg. housing rehabilitation, traffic and roads).
3. To improve the amenities of the neighbourhood (eg. parks and community facilities).
4. To increase the effect of related programs (eg. senior citizens housing program).
5. To improve the neighbourhood in a manner consistent with the aspirations of neighbourhood residents and the community at large.

Recommendations contained in the Ritchie Neighbourhood Improvement Plan reflect the issues, needs and expectations identified by residents of the community in light of action that can be undertaken within the intent of the Neighbourhood Improvement Program and relevant civic policy objectives. An overview of recommendations pertaining to specific locations in Ritchie is illustrated on Map 2, "Summary of Location-Specific Recommendations".

LAND USE AND ZONING

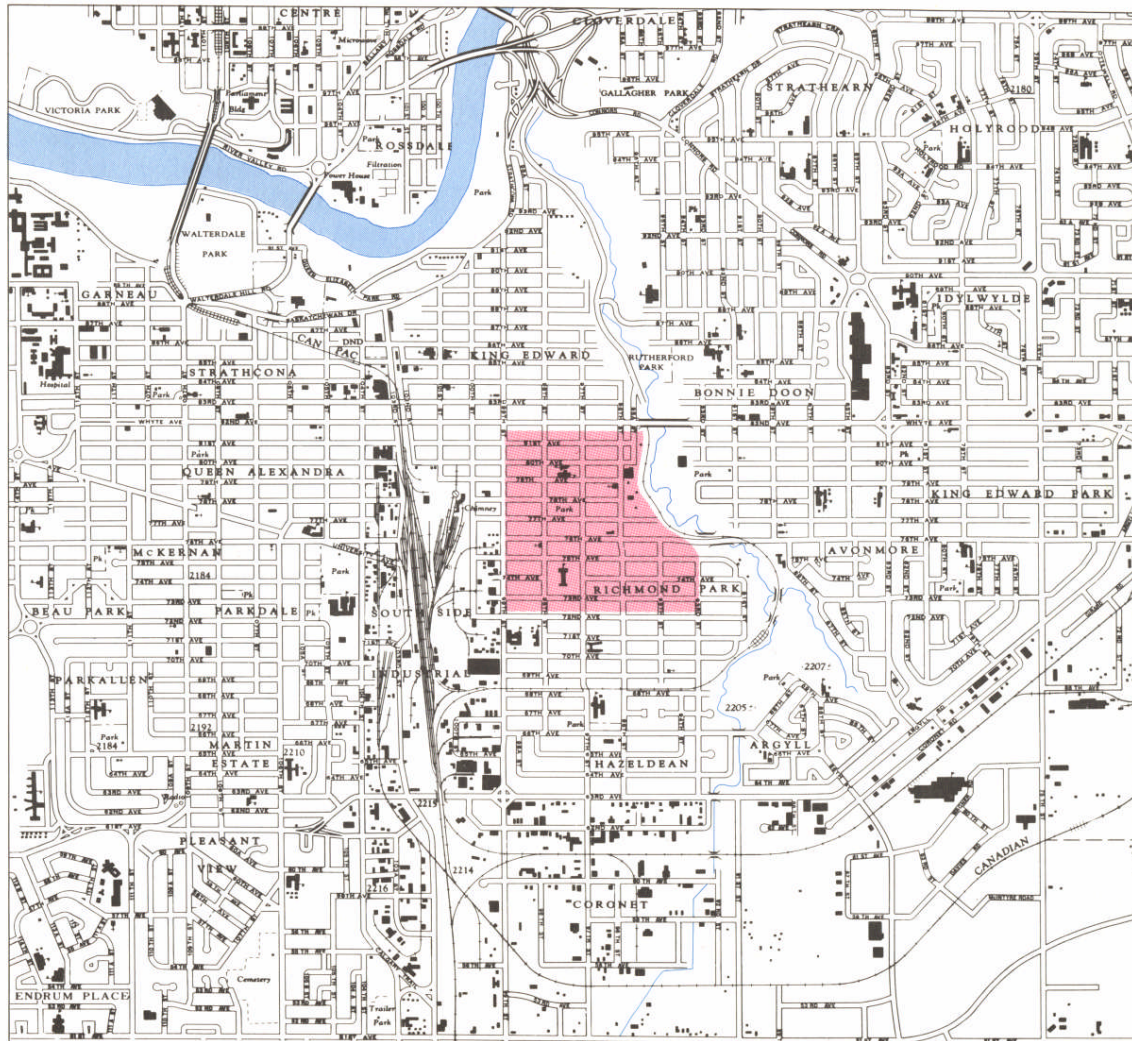
Land use and its control are important concerns in Neighbourhood Improvement Program areas because of the influence land use policies have on the stability and quality of a residential environment. If the requirements of the Neighbourhood Improvement Program are to be satisfied, it is essential that land use policies be established to ensure the stability of land use development. In addition, The Planning Act, 1977 provides for the establishment of Area Redevelopment Plans to implement conservation and

rehabilitation objectives provided that the Plan describe its objectives, proposed land uses and land for public utilities or facilities.

Therefore, the land use objectives of the Ritchie Neighbourhood Improvement Plan are:

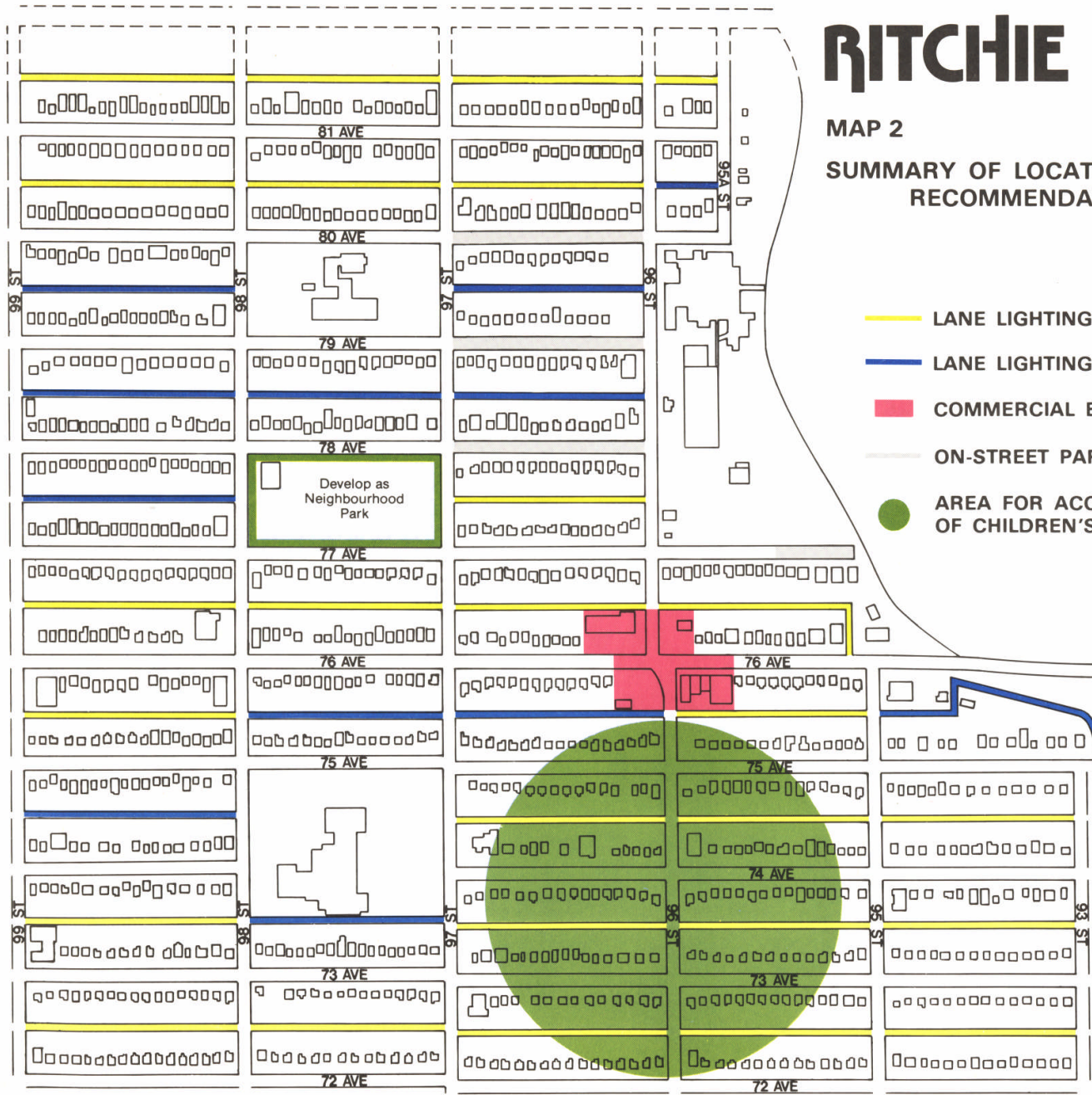
1. To establish policies and guidelines to promote the stability of existing land uses and residential density,
2. To establish guidelines to permit the redevelopment of substantially deteriorated property or incompatible land uses,
3. To establish guidelines to promote compatible relationships between different types of land use.

NEIGHBOURHOOD LOCATION MAP 1



CITY OF EDMONTON
PLANNING DEPARTMENT
COMMUNITY RENEWAL SECTION
APRIL, 1978

SCALE
1:40000



RITCHIE

MAP 2

SUMMARY OF LOCATION-SPECIFIC RECOMMENDATIONS

- LANE LIGHTING
- LANE LIGHTING AND LANE PAVING
- COMMERCIAL EXPANSION CONCERNS
- ON-STREET PARKING CONCERNS
- AREA FOR ACQUISITION AND DEVELOPMENT OF CHILDREN'S PLAY SPACE

SCALE
1:5000

CITY OF EDMONTON
PLANNING DEPARTMENT
COMMUNITY RENEWAL SECTION
APRIL, 1978

A. Land Use Stability

1. That Ritchie be maintained as a predominantly single family residential area.

Maintaining the predominance of the single family character of Ritchie will ensure that the conservation and rehabilitation objectives of the Neighbourhood Improvement Program and the companion Residential Rehabilitation Assistance Program will have the greatest possible impact.

2. That Ritchie be maintained as a "low" density residential area.

Ritchie is presently developed at a density of 10.5 dwelling units or 28 people per net residential acre (*25.9 units or 69.2 people per hectare*). It is recommended that Ritchie be maintained at a density of under 40 persons per residential acre (*98.8 people per hectare*) as established for low density areas in the City of Edmonton General Plan.

Amended by Editor

3. That the City of Edmonton General Plan Chapter V, Drawing 1, "Residential Density by Area", be amended such that Ritchie be excluded from the designation "low-medium density with converted dwellings and some smaller apartments - up to 90 persons per acre (222 people per hectare)", and be included in the designation "low density - predominantly single family residential - up to 40 persons per acre (98.8 people per hectare)".

Amending the General Plan will bring the objectives of the Ritchie Neighbourhood Improvement Plan into conformity with the General Plan.

4. That the City of Edmonton General Plan, Chapter IV, Drawing 4, "1981 Land Use Structure Plan II", be amended such that Ritchie be excluded from the designation "redevelopment area" and be included in the designation "conservation and rehabilitation area".

Amending the General Plan will bring the objectives of the Ritchie Neighbourhood Improvement Plan into conformity with the General Plan.

5. That land use objectives for the Ritchie area be reviewed upon completion of the General Municipal Plan Review to ensure consistency with overall municipal objectives.

The Ritchie Plan has not been able to take account of new policies to be established in the General Municipal Plan Review. Therefore, objectives established in the Ritchie Plan should be reviewed to ensure consistency with overall municipal objectives.

B. Selective Redevelopment

1. That small apartment development, as permitted under the RC-1 zoning designation, subject to the right of appeal to the Development Appeal Board, be discouraged except in the following locations:

- a) sites immediately abutting existing four-plex or apartment development, and
- b) sites abutting institutional or neighbourhood commercial land uses, where the uses will not be separated by more than 20 feet (*6.1 metres*).

Amended by Editor

Under the provisions of the Zoning Bylaw, small apartment or four-plex development is permitted except where the appearance or excessive height would adversely affect the amenity of the area. Recent increases in four-plex redevelopment have created concerns regarding parking problems and change in residential character. To minimize these impacts, four-plex redevelopment should be directed to areas where the low profile of residential development has been altered by non-residential land uses.

2. That redevelopment of the present site of the *private corporation's Plant* to a land use which is more compatible with the family residential character of Ritchie be supported, in principle, as a long-term land use objective.

Amended by Editor

The *private corporation's* operation has created some problems for the adjacent residential area such as noise, traffic congestion and on-street parking. In the past, the City of Edmonton has been involved in seeking the co-operation of *the private corporation* and the Provincial Government to resolve these problems. However, in May, 1978, the City of Edmonton and Ritchie residents were approached to consider residential redevelopment of the site. Redevelopment to a residential or recreational land use could be more compatible and potentially improve the amenity of the neighbourhood.

3. That any proposal to redevelop the present site of the *private corporation's Plant* be considered in relationship to the following objectives:

Amended by Editor

- a) That traffic to be generated by any proposed development be demonstrated to not adversely affect the transportation objectives in Ritchie,
- b) That any residential development proposal be compatible with the family residential character in Ritchie by incorporating dwelling units attractive for family accommodation,
- c) That Ritchie's overall low density designation of 40 persons per net residential acre (*98.8 people per hectare*) be maintained,
- d) That the height and siting of any structures be demonstrated to not adversely affect the amenity of adjacent

properties.

It is imperative that any proposal to redevelop the *Plant* site be consistent and compatible with the Neighbourhood Improvement Program objectives in Ritchie.

C. Land Use Mix

1. That the following guidelines concerning the relationship between commercial and residential land uses be pursued:
 - a. To discourage the encroachment of commercial land use into blocks of stable, residential land use,
 - b. To restrict commercial land use to neighbourhood-oriented services as provided for under the C-1 designation in the City of Edmonton Zoning Bylaw,
 - c. To discourage the expansion of commercial development where substantial vacancies are apparent in existing commercial areas, and
 - d. To ensure that any expansion of existing commercial areas does not adversely affect transportation objectives of the Ritchie area or the amenity of adjacent properties.

Directing commercial expansion according to the foregoing guidelines will promote a compatible commercial-residential land use mix and promote the viability of existing neighbourhood commercial areas.

2. That the following guidelines concerning the relationship between industrial and residential land uses be pursued:
 - a) To prohibit the encroachment of industrial land use into blocks of stable, residential land use, and
 - b) To minimize on-street parking associated with industrial land use in residential areas.

In the event that *the private corporation* remains as an industrial land use in Ritchie, it is an objective of the Plan to safeguard the stability of the adjacent residential area by limiting the industrial use to the existing site. In addition, any proposal to change the industrial operation on this site should be reviewed in terms of any impact on existing on-street parking problems.

Amended by Editor

D. Area Redevelopment Plan

1. That the City of Edmonton General Plan be amended to enable the designation of Ritchie for an Area Redevelopment Plan.

Section 63 of The Planning Act, 1977 provides for the establishment of Area Redevelopment Plans to promote objectives such as the conservation and rehabilitation of buildings and the establishment of redevelopment guidelines in areas. However, before a bylaw can be prepared adopting an Area Redevelopment Plan for Ritchie, Section 61(b) of The Planning Act, 1977 requires that the General Municipal Plan designate areas suitable for an Area Redevelopment Plan.

2. That a bylaw be prepared to adopt the Ritchie Neighbourhood Improvement Plan as an Area Redevelopment Plan and to implement the land use objectives for the area.

As soon as appropriate after the City of Edmonton General Plan has been amended designating Ritchie for an Area Redevelopment Plan, a bylaw will be prepared for presentation to Commission Board and City Council for the purpose of adopting an Area Redevelopment Plan.

HOUSING

The conservation and rehabilitation of older housing is a fundamental objective in Neighbourhood Improvement Program areas. The main vehicle by which the housing rehabilitation objective will be implemented is the Federal Government's Residential Rehabilitation Assistance Program. Another aspect of housing which is important in Neighbourhood Improvement Program areas is the delivery of community housing programs to meet neighbourhood housing needs. Therefore, the main housing objective of the Ritchie Neighbourhood Improvement Plan is:

1. To promote and co-ordinate the delivery of subsidized rental accommodation for senior citizens.

A. Senior Citizens Housing

1. That the development of an apartment-type senior citizens housing complex be supported, in principle.

The Ritchie community has received approval from the Provincial Government for a 51-unit senior citizens housing complex under the 1978 Provincial Budget. Given the much lower traffic and population generation of a senior citizens complex, this type of apartment building should be compatible with the single family character of Ritchie.

2. That a site for a senior citizens housing complex be selected to minimize the impact on the existing residential environment and maximize access to service and recreational facilities.

The selection of a senior citizens housing site should be consistent with criteria prepared by Edmonton Social Services. In addition, the location should minimize the number of structurally sound houses to be demolished.

PARKS AND COMMUNITY FACILITIES

Through the improvement of parks and community facilities, it is expected that the overall desirability of Ritchie as a residential community will be increased. The parks and community facility objectives of the Ritchie Neighbourhood Improvement Plan are:

1. To provide adequate park space for neighbourhood recreational needs,
2. To provide for the development of park space in *a* manner which will accommodate neighbourhood recreational activities, and
3. To provide for the improvement of existing community facilities.

A. Park Space Provision

1. That the provision of small park areas to the south of 76 Avenue be pursued as a long-term park space objective.

Given the location of the main neighbourhood park north of 76 Avenue and pedestrian crossing problems on 76 Avenue, a need exists for smaller park areas in the southern part of the community to serve young children and the elderly. This objective will improve accessibility to park space for all age groups.

2. That a site be acquired in the area south of 76 Avenue for the purpose of developing a play space for pre-school and elementary school aged children.

Acquiring and developing a site under the Neighbourhood Improvement Program will be a major step towards implementing an objective of acquiring small park spaces in the southern portion of the Ritchie community.

B. Park Space Development

1. That the neighbourhood park at 98 Street and 77 Avenue be improved by developing facilities to accommodate activities such as hockey, skating, tennis, shuffleboard; jogging and children's play, and by providing an off-street parking area.

The main park and site of the Community League is considered to be inadequately developed and under-utilized by residents. To encourage greater use of the park, a major redesign and development is recommended.

C. Community Facilities

1. That financial assistance be provided to the Ritchie Community League under the Neighbourhood Improvement Program to undertake roofing and window repairs to the Community Hall.

Given the extensive use of the Community Hall and the League's commitment to completing an addition to the Hall, it is recommended that assistance be provided to complete essential repairs to the older building.

TRANSPORTATION

The quality of a residential living environment is affected to some extent by transportation concerns such as speeding or accidents. As a component of a comprehensive improvement effort, the following transportation objectives have emerged for the Ritchie area:

1. To improve transit waiting facilities,
2. To maintain the safety and ease of local traffic movement and pedestrian crossing, and
3. To minimize on-street parking conflicts.

A. Transit

1. That bus shelters be installed at the following locations:
 - a) east side of 99 Street at 79 Avenue
 - b) east side of 99 Street at 73 Avenue
 - c) east side of 96 Street at 73 Avenue
 - d) east side of 96 Street at 75 Avenue.

The installation of bus shelters at these locations will provide more comfortable waiting facilities on northbound routes.

B. Traffic and Pedestrian Safety

1. That proposed changes in land use be evaluated to ensure that they will not adversely affect the safety of local traffic circulation and pedestrian crossing or the residential environment.

All proposals to change land use or the intensity of an existing use should be evaluated in terms of their potential impact on the transportation network to ensure that a high safety standard can be maintained and that the amenity of the residential area will not be negatively influenced by increased traffic volume.

2. That any proposal to upgrade or extend 76 Avenue include an evaluation of its impact on the objectives of the Ritchie area and actions to minimize these impacts.

Extending 76 Avenue is not a current proposal under the City of Edmonton Transportation Plan. However, with increasing

urban growth and pressure on existing east-west arterial roads in south-east Edmonton, another east-west arterial may be required. If such an action is required, impacts on the Ritchie area and compensating measures should be an integral part of any proposal to extend 76 Avenue.

C. On-Street Parking

1. That if *private corporation* remains as an industrial use in Ritchie, that City Council and the private corporation work co-operatively towards minimizing on-street parking.

Amended by Editor

On-street parking associated with the *private corporation's* Plant is the only significant conflict between the industrial operation and the adjacent residential area. This conflict might be minimized or eliminated by a program encouraging employees to use transit or car pools.

2. That if the Mill Creek Ravine is developed for active recreational use, that an off-street parking facility be provided adjacent to the 77 Avenue access point in Ritchie.

Potential park development concepts for the Mill Creek Ravine have designated 77 Avenue in Ritchie as an access point. An off-street parking facility will be required to avoid on-street parking conflicts on 77 Avenue.

MUNICIPAL SERVICES AND LOCAL IMPROVEMENTS

Municipal service improvements such as roads, sewer and water systems, and local improvements such as lane paving and lighting are basic elements in maintaining a desirable residential environment. The main improvement objectives in this regard in the Ritchie area are:

1. To improve sidewalks,
2. To assist property owners in financing the completion of lane paving, and
3. To assist property owners in financing the installation of lane lighting.

A. Sidewalk Repairs

1. That sidewalk repairs be undertaken through the Neighbourhood Improvement Program.

Much of the Ritchie area requires sidewalk repairs which will be totally financed through the Neighbourhood Improvement Program. The cost of sidewalk replacement, which is required in several areas, will be shared between property owners and the Neighbourhood Improvement Program.

B. Lane Lighting and Paving

1. That the installation of lane lighting be undertaken through the Neighbourhood Improvement Program.

Residents have indicated initial support for the installation of lane lighting to be paid for 50% by property owners and 50% by the Neighbourhood Improvement Program.

2. That the completion of lane paving be undertaken through the Neighbourhood Improvement Program.

Residents have indicated initial support for the completion of lane paving in Ritchie. Paving costs will be borne 50% by property owners and 50% by the Neighbourhood Improvement Program.

CITIZEN PARTICIPATION

Residents of Ritchie have been instrumental in identifying and evaluating the community concerns, needs, and expectations which constitute the basis of the Ritchie Neighbourhood Improvement Plan. It is expected that residents will continue their involvement in detailed planning to be undertaken in the Implementation Stage. Therefore, the citizen participation objectives of the Ritchie Neighbourhood Plan are:

1. To promote awareness of the Neighbourhood Improvement Program through resident organizations,
2. To utilize the resources of area residents in preparing detailed implementation plans, and
3. To inform and seek advice from area residents regarding land use development proposals.

A. Resident Organization

1. That resident involvement in the Implementation Stage, as co-ordinated through the Ritchie Improvement Committee, be recognized and supported.

The Ritchie Improvement Committee has been the primary contact for the Planning Department during the Planning Stage. The Committee has assisted in providing information and residents' views necessary in the evaluation of improvement proposals. It is recommended that these functions of the Ritchie Improvement Committee in the Implementation Stage of the Neighbourhood Improvement Program be supported.

B. Detailed Planning

1. That the Ritchie Improvement Committee be involved in the preparation of detailed implementation plans.

Through the Neighbourhood Improvement Program, residents in Neighbourhood Improvement Program areas have become involved in preparing detailed planning proposals as a continuation of their involvement in the Planning Stage. This approach allows residents of the community to participate directly in the design of improvement projects.

C. Land Use and Development

1. That land use development and rezoning applications, with the exception of single family dwelling developments, be reviewed by the implementation team of the Planning Department in conjunction with the Ritchie Improvement Committee.

Development proposals can have a significant influence on the desirability of a residential area. Review of rezoning and development applications can permit residents' views to be indicated at an early stage of the development approval process and provide insight into the possible impacts of developments on residents.

IMPLEMENTATION

Through the Neighbourhood Improvement Program, Federal and Provincial funds are provided to assist in undertaking physical improvement projects and offset administrative costs. In addition, Section 73 of The Planning Act, 1977 provides for the imposition of a Redevelopment Levy on development in a Redevelopment Area for the purpose of acquiring land for parks or schools. The implementation objectives of the Ritchie Neighbourhood Improvement Plan are:

1. To complete the implementation of physical improvement recommendations within the three-year time frame specified by the Federal Government, and
2. *The redevelopment levy funds collected will be employed solely for the purchase of lands for park and open space recreational facilities. No portion of the redevelopment levy will be used to provide land for schools.*

Bylaw 7430
January 24, 1984

A. Budget and Implementation Schedule

1. That the implementation of all capital improvements set out in the Plan be undertaken under the direction of the Planning Department, beginning in 1978, according to the Implementation Schedule and Budget attached as Appendix A.

Table 1, "Budget Summary", illustrates the proposed breakdown of the Ritchie Neighbourhood Improvement Program budget and the timing of expenditure. The time frame will be further refined by the Planning Department Implementation Team in conjunction with other Civic Departments during the Implementation Stage.

B. Redevelopment Levy

1. That the proposed Area Redevelopment Plan Bylaw for Ritchie include provisions for the imposition of a Redevelopment Levy for the purpose of assisting in the acquisition of park space.

The redevelopment levy funds collected will be employed solely for the purchase of lands for park and open space recreational facilities. No portion of the redevelopment levy will be used to provide land for schools.

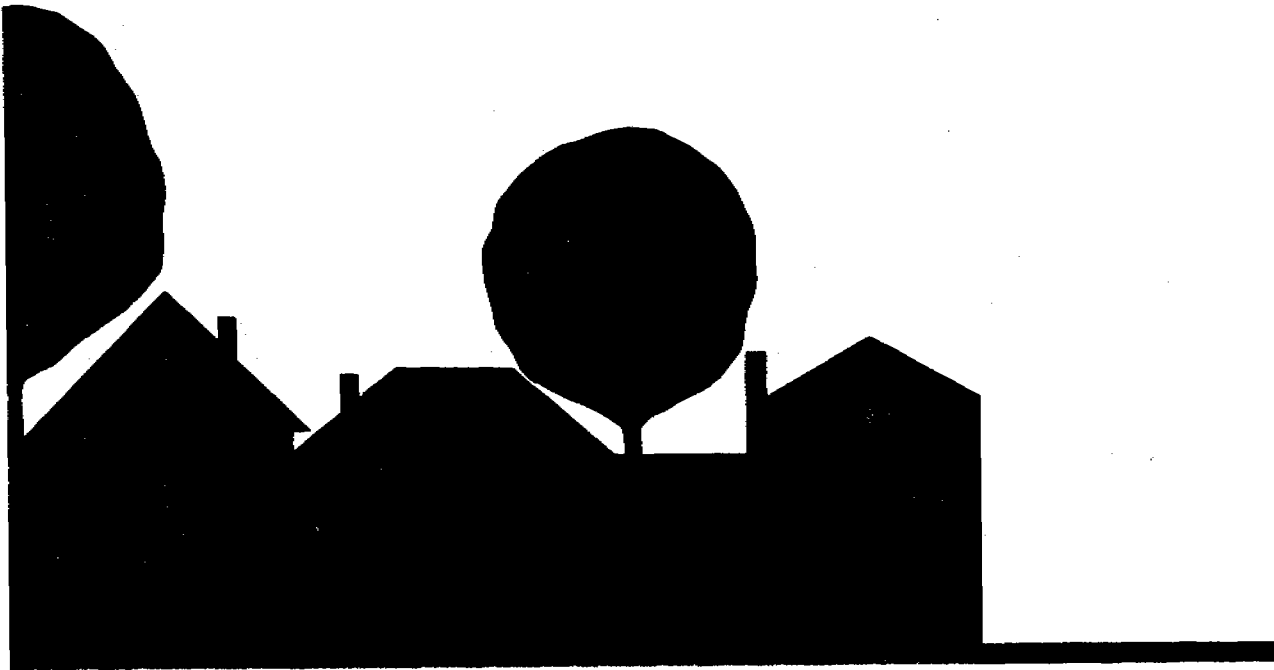
Bylaw 7430
January 24, 1984

PLANNING DEPARTMENT NEIGHBOURHOOD IMPROVEMENT PROGRAM BUDGET
TABLE 1

BUDGET SUMMARY								
PROGRAM ELEMENT	PROGRAM PERIOD			TOTAL COST	COST SHARING			
	1978	1979	1980		FEDERAL	PROVINCIAL	MUNICIPAL	RITCHIE RESIDENTS
Municipal Services	•	•		191,000	47,750	42,550	10,200	90,500
Parks and Community Facilities	•	•	•	507,500	182,250	72,450	252,800	- -
Consultant Services	•	•		30,000	15,000	7,500	7,500	- -
Administration	•	•	•	64,000	32,000	16,000	16,000	- -
Citizen Participation	•	•	•	22,000	11,000	5,500	5,500	- -
Contingency	•	•	•	76,000	--		76,000	- -
TOTAL				890,000	288,000	144,000	368,000	90,500

CHAPTER 2

THE PLANNING PROCESS IN RITCHIE



THE NEIGHBOURHOOD IMPROVEMENT PROGRAM IN RITCHIE

PROGRAM OBJECTIVES AND FUNDING

The Neighbourhood Improvement Program was created to assist in improving the living conditions of older residential communities, specifically through the conservation and rehabilitation of housing stock, the upgrading of social and recreational facilities, and the improvement of municipal services. To be designated as a Neighbourhood Improvement Program Area, a community must be potentially stable in terms of land use and density, and display the characteristics outlined in Table 2, "Neighbourhood Improvement Program Eligibility Guidelines".

To accomplish the objectives of the Program, all three levels of government provide funding for the administration of the Program and the construction of specific improvement projects.

TABLE 2
ELIGIBILITY GUIDELINES

ELIGIBILITY GUIDELINES
<ul style="list-style-type: none">• A significant portion of the housing stock required rehabilitation• Other elements of the physical environment require rehabilitation• The neighbourhood should be inhabited mainly by low and moderate income groups• There should be deficiencies in neighbourhood amenities• The neighbourhood should be predominantly residential and potentially stable in terms of land use and densities

Source: NIP Operators Handbook. Central

The funds from the Federal and Provincial governments were fixed at \$320,000 and \$160,000 respectively, under the 1976 Annual Federal-Provincial Agreement. In general, the Federal government, through the Central Mortgage and Housing Corporation, provides 50% of the cost of Program administration and construction of social and recreational facilities, and 25% towards municipal and public utility service improvements. The Provincial government, through Alberta Housing and Public Works, provides funding up to 25% of the cost of eligible expenditures. The remaining costs are borne by the Municipality and/or area residents through local improvement charges. Table 3, "Neighbourhood Improvement Program Cost-Sharing", provides a summary of eligible expenditures and their cost-sharing breakdown.

TABLE 3 NEIGHBOURHOOD IMPROVEMENT PROGRAM COST-SHARING
<p>FEDERAL 50% / PROVINCIAL 25% / MUNICIPAL 25%</p> <ol style="list-style-type: none"> 1.Acquiring and clearing land for open space and community facilities 2.Constructing, acquiring or improving recreation or social facilities 3.Making loans for commercial improvements 4.Relocation assistance for individuals dispossessed of housing by the project 5.Formulating plans and expediting implementation <p>FEDERAL 25% / PROVINCIAL 25% / MUNICIPAL 50%</p> <p>Improving municipal and public utility services such as sewerage systems, roads, sidewalks and street lighting</p>

Source: Section 27.2. National Housing Act

An important companion program to the Neighbourhood Improvement Program is the Residential Rehabilitation Assistance Program. The Residential Rehabilitation Assistance Program provides financial assistance to homeowners and landlords to undertake repairs to existing structures. Depending on the homeowner's income and the extent of required repairs, grant and/or loan assistance is available. Funds for this home repair program are provided by the Federal government, with the City administering the program at the neighbourhood level. The Residential Rehabilitation Assistance Program will be the main vehicle by which housing condition in Ritchie will be improved. This Program becomes available and remains available during the three-year Implementation Stage of the Neighbourhood Improvement Program.

THE PLANNING PROCESS IN RITCHIE

The Neighbourhood Improvement Program is divided into three stages for administrative purposes: Selection, Planning and Implementation. The Selection Stage in Ritchie was completed in October, 1976, when Ritchie was designated as the second neighbourhood for participation under the 1976 Annual Federal-Provincial Agreement. The Planning Stage, which formally commenced in February, 1977, takes approximately one year to complete. The Implementation Stage can take up to three years to complete.

A primary focus of the Planning Stage of the Ritchie Neighbourhood Improvement Program has been resident participation in the identification of community needs, concerns and priorities. The main activities which have taken place during the process of preparing an improvement plan for Ritchie are outlined in Table 4, "Planning Process - A Chronology of Events". To ensure that residents' concerns and needs were addressed, the *Planning and Development Department* has encouraged the establishment of a community organization and general awareness of the Programs through information flyers, planning workshops, and the operation of a local project office.

Amended by Editor

TABLE 4

PLANNING PROCESS - CHRONOLOGY OF EVENTS	
INITIAL CONTACT (September 1976 to February 1977)	<ul style="list-style-type: none"> • initial residents' meeting • boundary extension negotiated with AHC and CMHC
PROBLEM IDENTIFICATION (February to June 1977)	<ul style="list-style-type: none"> • •Public Workshops and questionnaire on Land Use, Housing, Municipal Services, Local Improvements, and Traffic • Project Office opened
EVALUATION OF ALTERNATIVES (July to October 1977)	<ul style="list-style-type: none"> • Ritchie Improvement Committee (R.I.C.) established • Plan Alternatives discussed with R.I.C. • Submission of Senior Citizens Housing Application • Certificate of Eligibility for Implementation Stage approved • R.R.A.P. commenced
PLAN PREPARATION (November 1977 to April 1978)	<ul style="list-style-type: none"> • Discussion of Plan Proposals with R.I.C. • Draft Plan prepared and reviewed by Civic Departments, residents and property owners

Source: City Planning Department

Residents of the Ritchie neighbourhood were initially contacted at a meeting of the Community League executive in September, 1976, to discuss the potential role of the Neighbourhood Improvement Program in their neighbourhood. Following the designation of Ritchie by City Council in October, 1976, residents requested that the Neighbourhood Improvement Program area be extended south from 76 Avenue to 72 Avenue so it would conform approximately to the Community League area. The extension of the Neighbourhood Improvement Program area was then negotiated with the Alberta Housing Corporation and the Central Mortgage and Housing Corporation, and eventually approved by City Council in February, 1977.

Upon approval of an extension of the Neighbourhood Improvement Program area, a formal program of resident participation commenced. Initial meetings with area residents concentrated on problem identification and community organizing. To encourage greater contact between residents and the Planning Department, a project office was opened in June, 1977. The project office will remain in operation throughout the Implementation Stage to facilitate detailed project planning and administration of the Residential Rehabilitation Assistance Program.

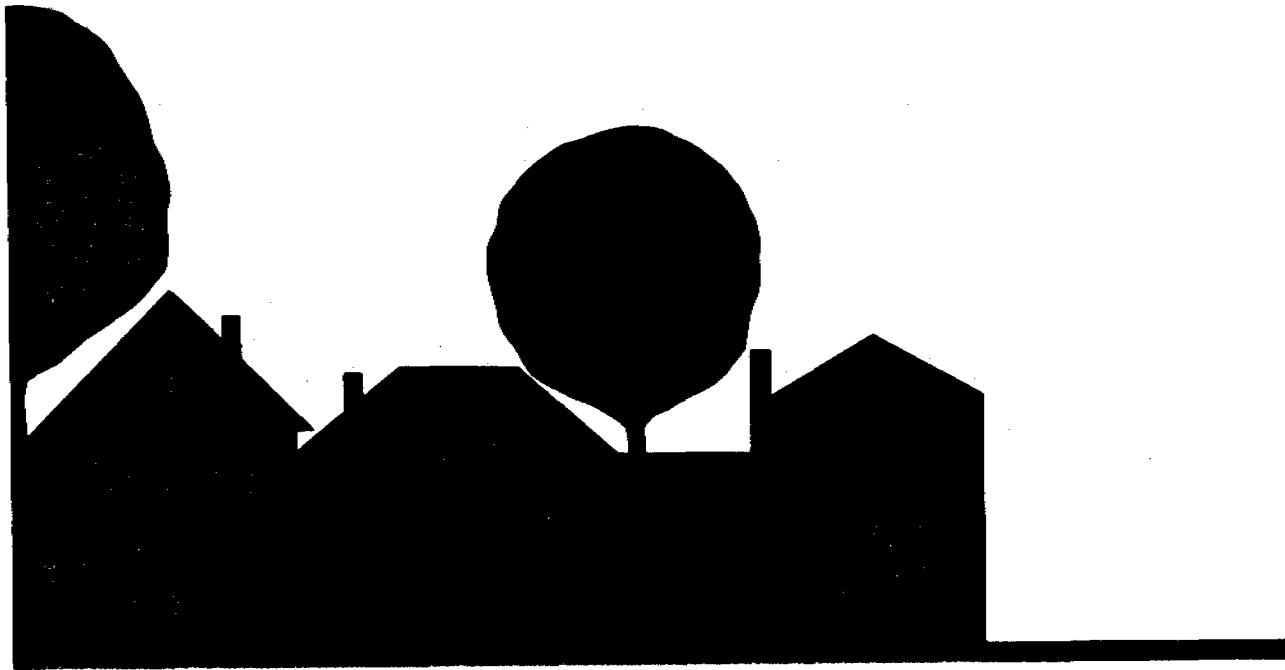
In late August, 1977, the Ritchie Improvement Committee (R.I.C.) was established to formalize the participation of residents in the Planning and Implementation Stages of the Neighbourhood Improvement Program. The primary objective of the R.I.C. is to assist in promoting awareness of the Neighbourhood Improvement Program and Residential Rehabilitation Assistance Program, and in resolving community issues.

During the Planning Stage, the R.I.C. has been involved in the evaluation of improvement proposals and the establishing of community priorities. It is expected that the R.I.C. will be active during the Implementation Stage in reviewing detailed improvement plans and in promoting the Programs in general.



CHAPTER 3

IMPROVEMENT PROPOSALS FOR RITCHIE



LAND USE AND ZONING

DESCRIPTION

The Ritchie Neighbourhood Improvement Program area is approximately 225 acres (91 hectares) in size, with 156 acres (63 hectares) of net usable or developable land. Residential land use is by far the most significant land use, accounting for 77% of net land use (refer to Table 5, "Land Use Composition"). Parks and open space represents the second highest percentage of net land use, 5.9%, with industrial and institutional uses accounting for 5.8% and 4.0% respectively. Parking and commercial uses, and vacant land account for the remaining 5.9% of net land use.

Single family residential structures represent 88% of residential land use in Ritchie, with single family structures with basement suites representing another 10% (refer to Map 3, "Existing Land Use and Zoning"). Under RC-1 zoning provisions, duplex development has been negligible in Ritchie with four-plex development being a more prevalent form of infill redevelopment. The only area of medium density residential development is at 76 Avenue and 95 Street where two six-plexes have been built under R-3 zoning provisions. The overall net density of residential development is 10.4 dwelling units per acre, or 25.1 people per net acre (25.9 units or 61.9 people per hectare) based on an average of 2.73 persons per dwelling unit in Ritchie.

Commercial land use in Ritchie is limited to convenience stores along 99 Street and a neighbourhood commercial centre at 76 Avenue and 96 Street. A private corporation, located on 96 Street between 80 Avenue and 77 Avenue, is the only industrial use in the area. Institutional land use consists of two schools, Mill Creek Elementary and Ritchie Junior High, and eight churches.

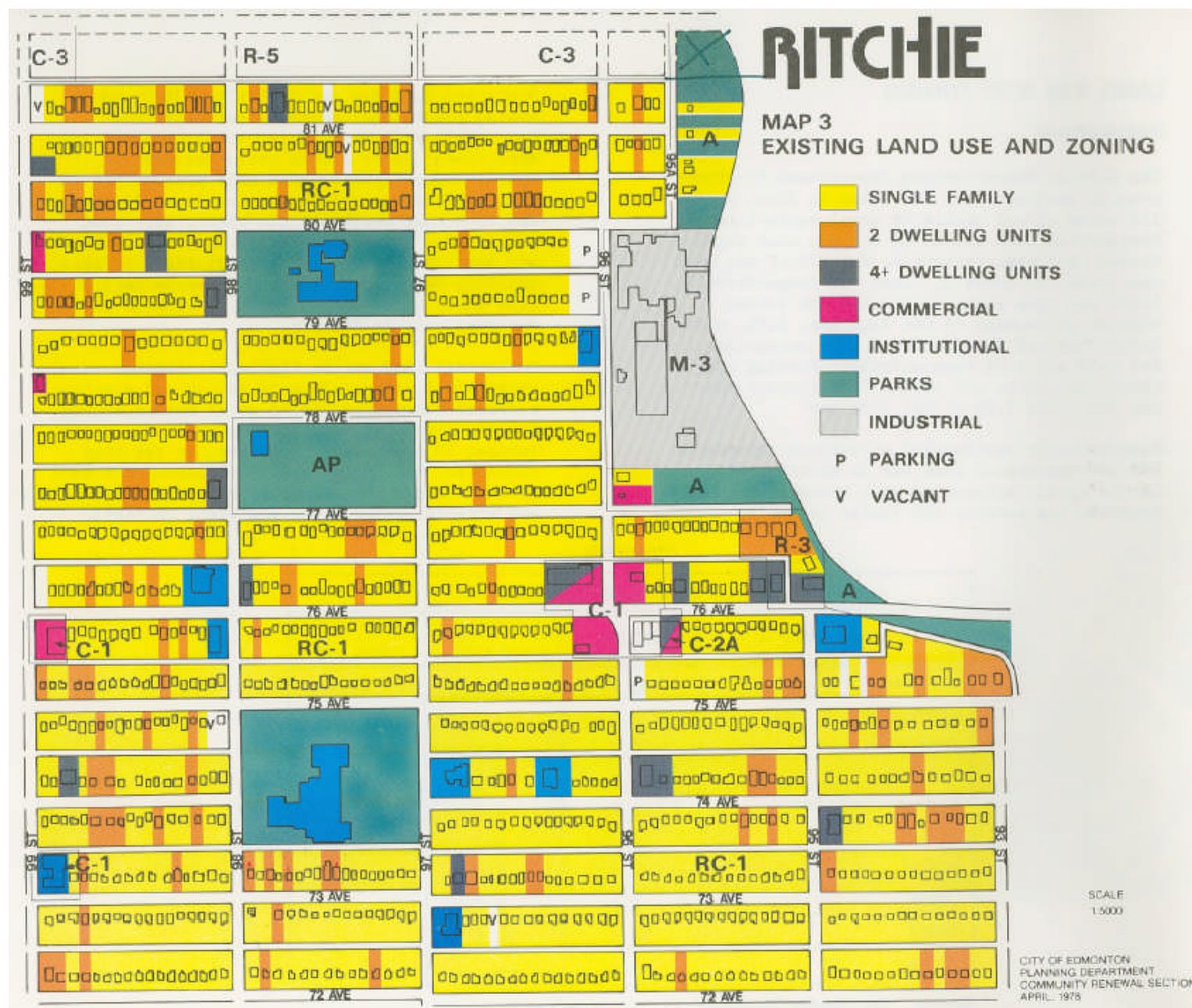
Amended by Editor

Errata
February 1979
Amended by Editor

TABLE 5

LAND USE COMPOSITION			
LAND USE	ACRES	% OF GROSS LAND USE	% OF NET LAND USE
Residential	121.1	53.8	77.4
Commercial	2.5	1.1	1.6
Institutional	7.9	3.5	5.0
Industrial	9.1	4.0	5.8
Parks and Open Space	9.2	4.1	5.9
Parking	0.5	0.2	0.3
Vacant	6.2	2.8	4.0
Lanes	8.9	4.0	-
Roads	59.6	26.5	-
TOTAL	225.0	100.0	100.0

Source: City Planning Department



AREAS OF CONCERN

Land use and its control are fundamental considerations in Neighbourhood Improvement Program areas for the following reasons:

1. It is a major requirement of the Neighbourhood Improvement Program that designated areas be potentially stable in terms of land use and density, and
2. The neighbourhood planning process provides an opportunity to evaluate land use conflicts and propose guidelines to minimize them.

The stability of Ritchie as a single family residential area is essential if the Neighbourhood Improvement Program is to be successful in encouraging the conservation and rehabilitation of the neighbourhood's housing stock. Factors which might influence the stability of Ritchie are redevelopment potential under existing land use policies and controls, potential redevelopment of the *private corporation's* plant site, and the potential spillover of redevelopment pressure if the *private corporation's* Strathcona rail yards are redeveloped to a higher intensity residential use. Particular areas of land use mix identified for investigation during the planning process were the commercial centre at 76 Avenue and 96 Street and the *private corporation's plant*.

Amended by Editor

1. Land Use Stability

Ritchie is presently a very stable area and has not experienced any significant pressure for higher density residential rezoning or changes in land use type. Between 1971 and 1976 only 15 single family residential structures were demolished and replaced by four-plex structures. The limited amount of redevelopment in Ritchie under RC-1 zoning can be partially attributed to the fairly sound structural condition of existing houses and the small 4,400 square foot lots (*408.8 square metres*). It is because of this stability that Ritchie was deemed suitable for designation under the Neighbourhood Improvement Program.

Amended by Editor

Since a major objective of the Neighbourhood Improvement Program in Ritchie is to maintain the stability of the density and character of residential development, it is recommended that Ritchie's designation in the City of Edmonton General Plan be amended. In the General Plan Ritchie is designated as a "redevelopment area" which should be permitted to be developed up to a maximum density of 90 people per net residential acre. Compared to the present density of 10.4 dwelling units or 25.1 people per net residential acre (*25.9 units or 61.9 people per hectare*), the density suggested in the General Plan cannot be permitted if the objectives of the Neighbourhood Improvement Program are to be achieved.

Errata
February 1979
Amended by Editor

New planning policies for the City of Edmonton are currently being prepared under the General Municipal Plan Review. The preparation of the Ritchie Neighbourhood Improvement Plan has not been able to account for any new policies which may affect the function of older areas in Edmonton. It is therefore recommended that the objectives of the Ritchie Neighbourhood Improvement Plan be reviewed upon completion of the General Municipal Plan Review to ensure they are consistent with overall municipal objectives.

RECOMMENDATIONS

1. That Ritchie be maintained as a predominantly single family residential community.
2. That Ritchie be maintained as a "low" density residential area.
3. That the City of Edmonton General Plan, Chapter V, Drawing 1, "Residential Density by Area" be amended such that Ritchie be excluded from the area designated as "low-medium density with converted dwellings and some smaller apartments - up to 90 persons per acre (*222 persons per hectare*)", and be included in the designation "low density - predominantly single family residential - up to 40 persons per acre (*98.8 persons per hectare*)".
4. That the City of Edmonton General Plan, Chapter IV, Drawing 4, "1981 Land Use Structure Plan II", be amended such that Ritchie be excluded from the area designated as "redevelopment area" and be included in the designation "conservation and rehabilitation area".
5. That land use objectives for the Ritchie area be reviewed upon completion of the General Municipal Plan Review to ensure consistency with overall municipal objectives.

Amended by Editor

2. Four-Plex Redevelopment

Although redevelopment has been limited in Ritchie, the potential exists for substantial change in the future. An objective of the planning process has been to establish guidelines to direct residential redevelopment in a manner which will protect the stability of the character of residential development in Ritchie.

Under the existing RC-1 zoning provisions, four-plex or smaller apartment redevelopment is the most significant change the community will experience. This form of redevelopment has created some concern since the height, appearance, and additional parking requirements and problems can alter the residential character and perceived stability of the neighbourhood. To minimize these perceived impacts, it is recommended that four-plex redevelopment be discouraged except in the following instances:

- a) sites immediately abutting existing four-plex or apartment development, and
- b) sites abutting existing institutional or commercial land uses, where the uses will not be separated by more than 20 feet (*6.1 metres*).

Amended by Editor

These types of locations are instances where the low, one and two storey, profile of residential development has already been altered. With the above guidelines, the RC-1 zoning category should provide for the retention of structurally sound, older housing and accommodate some increase in density in a manner which will not adversely affect the single family residential environment.

RECOMMENDATION

1. That small apartment development, as permitted under the RC-1 zoning designation subject to the right of appeal to the Development Appeal Board, be discouraged except in the following instances:
2. sites immediately abutting existing four-plex or apartment development, and
 - a) sites abutting existing institutional
 - b) or commercial land uses, where the uses will not be separated by more than 20 feet (*6.1 metres*).

Amended by Editor

3. Redevelopment of a *Private Corporation's Plant Site*

The *private corporation's* Plant has created some problems for the adjacent residential area such as noise, traffic congestion, and on-street parking. In the past, the City of Edmonton has been involved in seeking the co-operation of *the private corporation* and the Provincial Government to resolve these problems. However, in May, 1978, the City of Edmonton and Ritchie residents were approached to consider a private proposal for residential redevelopment of the site.

Amended by Editor

In principle, either a residential or recreational land use could improve the amenity of the Ritchie neighbourhood and, therefore, would be suitable as a long term objective. However, to ensure that any redevelopment proposal will have a positive impact, it is recommended that any proposal be consistent with the land use and improvement objectives for Ritchie concerning transportation, overall density and its relationship to park space provision, and the family orientation of housing stock.

RECOMMENDATIONS

1. That redevelopment of the present site of the private corporation's Plant to a land use more compatible with the family residential character of Ritchie be supported, in principle, as a long term objective.
2. That any proposal to redevelop the present site of a private corporation's Plant be considered in relationship to the following objectives:
 - a) That traffic to be generated by any development be demonstrated to not adversely affect the transportation objectives in Ritchie,
 - b) That any residential development proposal be



compatible with the family residential character in Ritchie by incorporating dwelling units attractive for family accommodation,

- c) That Ritchie's overall "low" density designation of 40 persons per net residential acre be maintained, and
- d) That the height and siting of any structures be demonstrated to not adversely affect the amenity of adjacent properties.

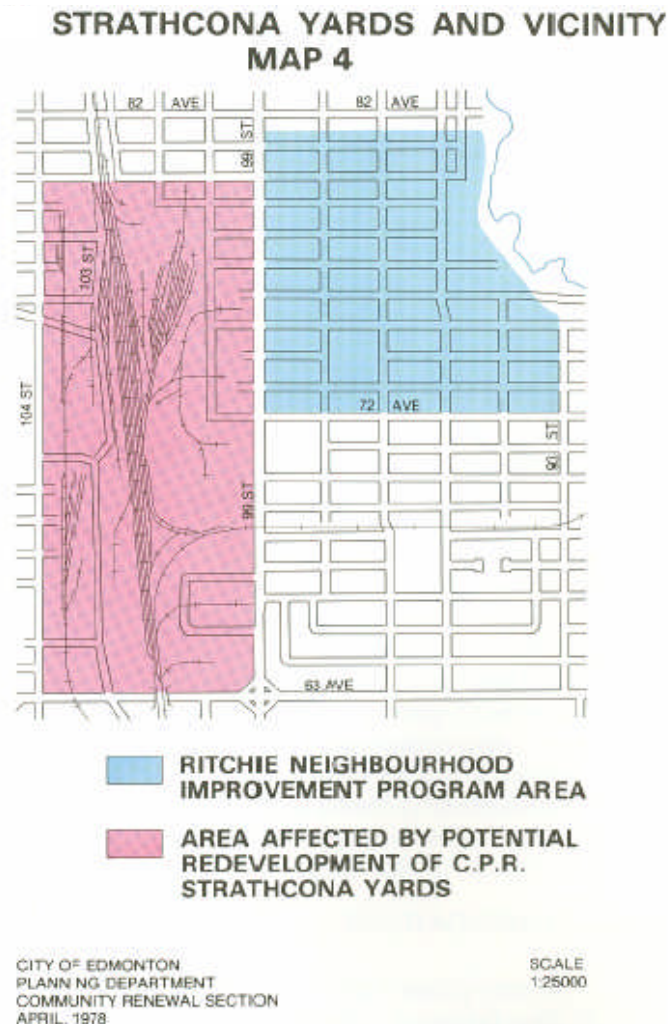
4. Private Railway Corporation Relocation and Redevelopment

Since October, 1975, the City of Edmonton has been undertaking a study to determine the potential for relocating the *private rail corporation's* Downtown and Strathcona yards and redeveloping these lands to higher intensity urban uses. Of greatest concern to the Ritchie Neighbourhood Improvement Program area is the potential re-use of the Strathcona yards. Map 4, "Rail Strathcona Yards and Vicinity", indicates the area to be potentially affected by redevelopment of the yards.

Development proposals put forward in Phase II of the "Rail Relocation Study" are considering commercial, higher density residential, and high quality industrial uses for the Strathcona yards. If relocation and redevelopment is implemented, a redevelopment impetus could be created and potentially affect the Ritchie neighbourhood. However, since the future implementation of *Rail* relocation is uncertain, the likelihood and extent of any impact on Ritchie cannot be determined. Therefore, the implementation team of the *Planning and Development Department* will continue to monitor and evaluate relocation and redevelopment proposals to ensure they are compatible with the land use objectives for Ritchie.

5. Commercial - Residential Mix

The only significant commercial land use in Ritchie is located at the intersection of two major collector roadways: 96 Street and 76 Avenue. This commercial area is primarily neighbourhood retail and service oriented.



Amended by Editor

Amended by Editor

Given the location of the commercial centre at a critical intersection in terms of traffic volume and safety concerns, some traffic circulation and access problems are apparent (refer to Map 5, "Commercial Expansion Concerns"). Access problems are particularly evident at the south-east corner of 76 Avenue and 96 Street, where access to off-street parking conflicts with traffic moving through the intersection. Expansion of the commercial area at 76 Avenue and 96 Street could further aggravate traffic circulation and access problems and disrupt the stability of adjacent residential blocks. It is therefore proposed that expansion of this commercial area be permitted only if traffic and residential land use concerns are not adversely affected. In addition, it is recommended that the neighbourhood orientation of commercial activities be maintained by restricting commercial activities to those permitted under existing C-1 regulations of the City of Edmonton Zoning Bylaw.

The viability of the neighbourhood commercial centre is important also. Commercial land use development proposals outside of the existing centre should be reviewed to ensure they will not negatively affect the existing centre.



COMMERCIAL EXPANSION CONCERNS MAP 5



 STOP SIGN LOCATION

 OFF-STREET PARKING ACCESS

CITY OF EDMONTON
PLANNING DEPARTMENT
COMMUNITY RENEWAL SECTION
APRIL, 1978

RECOMMENDATION

1. That the following objectives concerning the relationship between commercial and residential land use be supported:
 - a) To discourage the encroachment of commercial land use into blocks of stable, residential land use,
 - b) To restrict commercial Land use activities to neighbourhood-oriented services as provided under C-1 regulations in the City of Edmonton Zoning Bylaw.
 - c) To discourage the expansion of commercial development where substantial vacancies are apparent in existing commercial areas, and
 - d) To ensure that any new commercial land use development does not aggravate existing traffic circulation problems.

6. Industrial - Residential Mix

A private corporation's plant is the only industrial use in Ritchie. Occupying 9 acres (3.6 hectares) of land in the north-eastern sector of the neighbourhood, *the plant* is a significant land use component in the neighbourhood.

Amended by Editor

During the planning process, no serious problems were identified with regard to *the private corporation's plant*, with the exception of on-street parking on the adjacent residential roads as discussed in the "Transportation" section. The absence of any serious conflict is attributable to improvements which *the private corporation* has undertaken in the last 3 years to decrease odour emissions and upgrade the buildings' physical appearance.

Notwithstanding the existence of a proposal to relocate the industrial operation, it is possible that *Plant* will remain in Ritchie. In such an event, the only significant conflict that could arise is if the plan were to be expanded. In such an instance, any proposal should be reviewed to ensure that the stability of adjacent residential areas would not be affected by the encroachment of industrial land use or increased on-street employee parking.

RECOMMENDATION

1. That the following objectives concerning the relationship between industrial and residential land use be pursued:
 - a) To prohibit the encroachment of industrial land use into blocks of stable, residential land use, and
 - b) To minimize on-street parking associated with industrial land use.

HOUSING

DESCRIPTION

There are approximately 1,100 residential structures in Ritchie, of which 95% are single family residences or single family structures converted to two family residences by basement suites. In total, these residential structures supply 1,280 dwelling units to house a population of 3,040 people.

Over 82% of the residential structures were built prior to 1950, with 52% being built between 1940 and 1950. Given the period in which the majority of housing construction took place, Ritchie is considered to be a "war-time housing community". Generally, war-time houses in Ritchie are of wood frame construction, basementless and less than 800 square feet in size. Although most of the housing is structurally sound, changes in building standards and inadequate maintenance have created a need for many structures to be upgraded.



AREAS OF CONCERN

One of the major objectives of the Neighbourhood Improvement Program is the rehabilitation of older residential structures. In addition, the three levels of government are committed to the objective of meeting social housing needs in older communities. It is anticipated that programs designed to meet these needs and objectives such as the Residential Rehabilitation Assistance Program and the Senior Citizens Housing Program will be instrumental in realizing the overall objectives of the Neighbourhood Improvement Program in Ritchie.

1. Housing Condition

During the preparation of the Ritchie Neighbourhood Improvement Plan, a survey of external housing condition was undertaken. The results of that survey are summarized in Table 6, "Housing Condition". From that survey it was determined that 75% of the 1,100 residential structures require repairs. Only 3% of the structures were considered to be poor or not economically feasible to rehabilitate. It is also noteworthy that the condition of the 270 absentee-owned properties is not significantly different from the condition of resident-owned properties.

The main vehicle by which an improvement in housing condition will be achieved is the Residential Rehabilitation Assistance Program.

TABLE 6

HOUSING CONDITION								
OWNERSHIP	TOTAL NUMBER OF RESIDENTIAL STRUCTURES		QUALITY RATING OF STRUCTURES					
			GOOD	MINOR REPAIR	MAJOR REPAIR	# POOR		
	#	%	#	%	#	%	#	%
Resident Owned	833	75.7	194	17.6	505	45.9	116	10.5
Absentee Owned	267	24.3	38	3.5	135	12.3	79	7.2
TOTAL	1,100	100.0	232	21.1	640	58.2	195	17.7

Source: City Planning Department

The Residential Rehabilitation Assistance Program is funded by the Federal Government, through the Central Mortgage and Housing Corporation, and administered at the neighbourhood level by the City of Edmonton Planning Department. Through the Program, financial assistance up to a maximum of \$10,000 is provided to homeowners and landlords to undertake essential health, safety and structural repairs. Financial assistance is provided in the form of grants, up to a maximum of \$3,750, and loans. For homeowners, the type of financial assistance available will depend on the cost of repairs and the income of the applicant. For landlords, the type of assistance available is determined by the total cost of repairs. The Residential Rehabilitation Assistance Program will be available throughout the Implementation Stage of the Ritchie Neighbourhood Improvement Program.

2. Senior Citizens Housing

As a component of the Planning Stage of the Neighbourhood Improvement Program, the City Planning Department has assisted residents of Ritchie in considering social housing programs to meet special housing needs. At an early stage in the planning process, the Ritchie Senior Citizens Friendship Club approached the Neighbourhood Improvement Program planning team to receive information on the Provincial Government's Senior Citizens Housing Program. Based on information supplied by the Society for the Retired and Semi-Retired, 70 residents in Ritchie have indicated an interest and need for senior citizens housing accommodation.

On behalf of the 340 senior citizens in Ritchie, the Ritchie Improvement Committee has submitted an application to the Alberta Housing Corporation for consideration with senior citizens housing projects to be designated in the 1978 Provincial Government budget.

A site for a senior citizens housing project has not been identified to date. The identification and selection of a site will be pursued by the Alberta Housing Corporation in consultation with the City Planning Department once Ritchie has received official designation for a project. However, it is an objective of this plan that the selection of a project site should be undertaken so as to minimize the number of structurally sound houses to be demolished and maximize the accessibility of the project to service and recreational facilities.

RECOMMENDATIONS

1. That the development of an apartment-type senior citizens housing complex be supported, in principle.
2. That a site for a senior citizens housing complex be selected to minimize the impact on the existing residential environment and maximize access to service and recreational facilities.

3. Family Housing

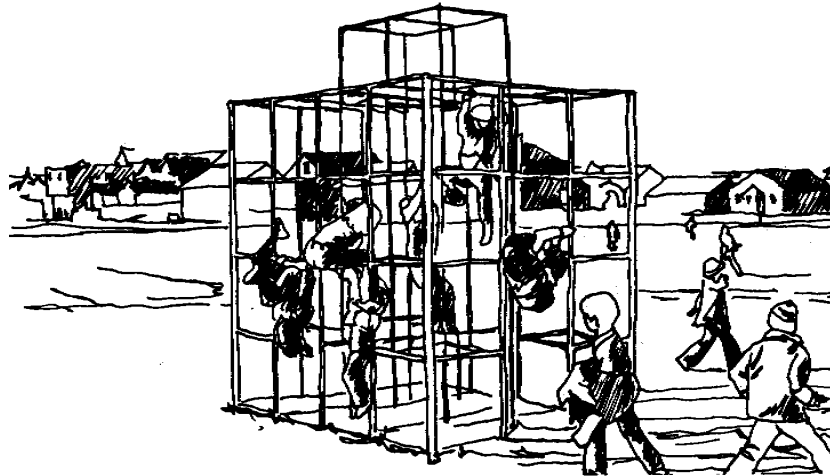
In addition to senior citizens housing, residents were given an opportunity to identify any need for family housing assistance through the planning workshops and questionnaire. However, no need or interest was indicated for such assistance in Ritchie. Given the lack of vacant land, and the sound quality and cost of existing houses, the density of development that would be required to supply family public housing would be unsuitable in Ritchie.



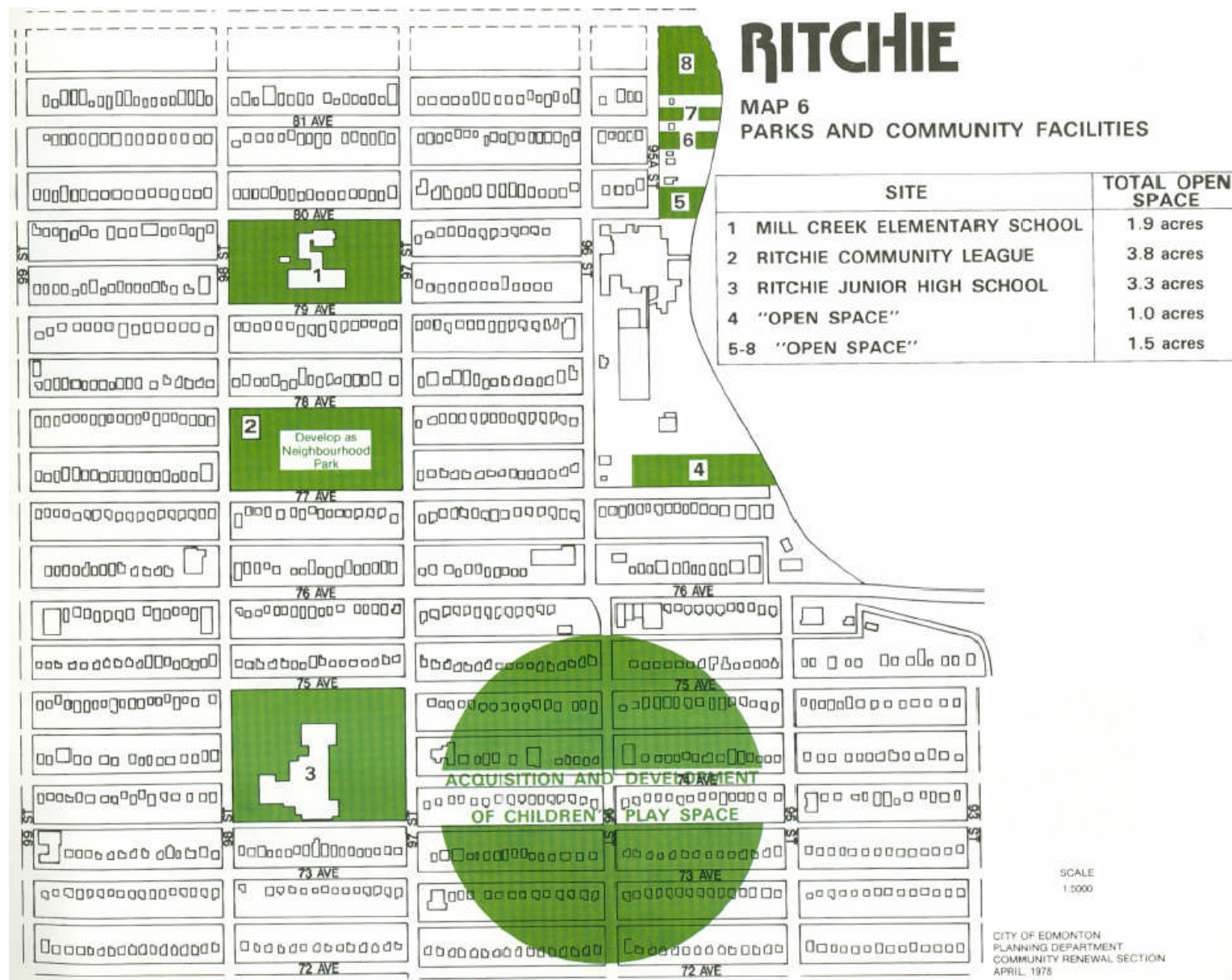
PARK SPACE AND COMMUNITY FACILITIES

DESCRIPTION

Ritchie is adequately supplied with neighbourhood park land and open space and has immediate access to the North Saskatchewan River Valley via the Mill Creek Ravine. The main neighbourhood park, the Ritchie Community League site, is located between 98 Street and 97 Street and 78 Avenue and 77 Avenue (refer to Map 6, "Park Space and Community Facilities"). This City-owned site is the location of the Ritchie Community League Hall and the neighbourhood's main active recreational facilities: children's play equipment and hockey rink. Additional space is available in the neighbourhood on the grounds of the Mill Creek Elementary School and Ritchie Junior High School, and on the eastern boundary of the neighbourhood in the Mill Creek Ravine.



In regards to parks and community facilities, the objective of the planning process was to identify neighbourhood recreational needs and to determine which needs could be met through the Neighbourhood Improvement Program. The main areas of concern identified for investigation were: (1) the quantity and distribution of park land and open space, (2) the development of park land, (3) existing community facilities, and (4) potential development of the Mill Creek Ravine.



1. Park Space and Distribution

There is a total of 6.3 acres (2.5 *hectares*) of City-owned park land and open space in Ritchie and an additional 5.3 acres (2.1 *hectares*) of open space on the grounds of the school sites. During the planning process, residents were requested to evaluate the adequacy of existing park land and open space in terms of quantity and distribution. At the planning workshops and through a questionnaire, it was indicated that the quantity of park space was sufficient. However, the distribution of park space was identified as a concern.

Amended by Editor

Residents were concerned that no play area is available for pre-school and elementary school aged children in the southern portion of the neighbourhood where approximately 51% of the pre-school and elementary school aged children live. Due to the high traffic volume on 76 Avenue and associated pedestrian crossing difficulty, younger children do not have safe access to children's play facilities on the Ritchie Community League site. Although the Ritchie Junior High School site provides an open space area south of 76 Avenue, development of young children's play facilities on this site is not desirable because of the age difference between the junior high school students and children for whom the play facilities would be intended. Therefore, it is proposed that the acquisition of small passive and active recreational spaces south of 76 Avenue be pursued as a long term objective. As a part of the Neighbourhood Improvement Program, it is proposed that a site be acquired to develop a young children's play area.

RECOMMENDATIONS

1. That the provision of small park areas to the south of 76 Avenue be pursued as a long term objective.
2. That a site be acquired in the area south of 76 Avenue for the purpose of developing a play space for pre-school and elementary school aged children.

2. Park Space Development

At present, the park land and open space site in Ritchie are not extensively developed with recreational facilities. During the planning process several types of facility improvements were identified. In general, development of the Ritchie Community League park is the highest priority.

Presently the site has some smaller children's play facilities, baseball and soccer standards developed on it, and space for an ice rink. For the most part, the park is just open space. To



encourage increased use of the neighbourhood park, residents identified several improvements which should take place:

redevelopment of the children's play area, and development of a dual purpose tennis and hockey area, jogging trail, games area for senior citizens, and a seating area.

The only other facility development required will be on the site of the young children's play space to be acquired under the Neighbourhood Improvement Program. Types of facilities suggested for the young children's play space would be classified as "adventure" or "creative" play equipment.

RECOMMENDATIONS

1. That the Ritchie Community League park be improved by developing facilities to accommodate hockey, skating, tennis, senior citizens games, jogging, children's play, and off-street parking facility.
2. That a young children's play space in the southern portion of the community be developed with adventure or creative play equipment.

3. Community Facilities

The major community facilities in Ritchie are the Community League Hall, elementary and junior high schools, and local churches. The Community League Hall is utilized by several groups from within and outside of the neighbourhood for activities such as bingo, banquets and club meetings. To a lesser extent, similar activities are accommodated by the churches in the area.

Existing facilities appear to meet the neighbourhood's community facility requirements. However, a need was identified for financial assistance to complete a program of hall upgrading being undertaken by the Ritchie Community League. Projects for which assistance is recommended are roofing and window repairs.

Although these improvements would normally be undertaken by the Ritchie Community League from its own revenue, the



League's recent construction of an extension to the Hall has exhausted their finances. Given the extensive use of the Community League Hall, these improvements have been identified as a priority for assistance through the Neighbourhood Improvement Program.

RECOMMENDATION

1. That financial assistance be provided to the Ritchie Community League to undertake roofing and window repairs to the Community Hall.

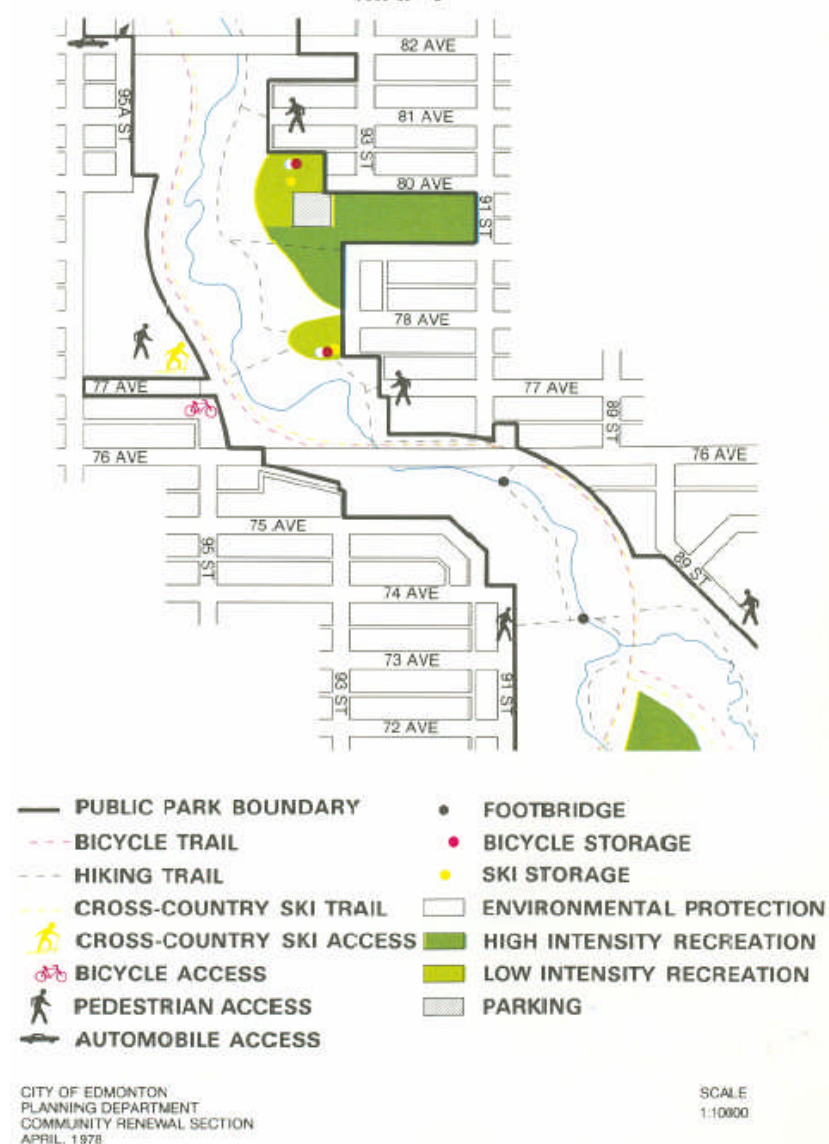
4. Mill Creek Ravine

In addition to neighbourhood park land and open space, residents of Ritchie have immediate access to the open space of the Mill Creek Ravine. Since 1972 the ravine has been recognized as a potential area for passive and active recreational use.

Recreation the past five years the Parks and Recreation Department and the Planning Department have been involved in the preparation of development proposals for Mill Creek. Residents of communities adjacent to the ravine have also been involved through such groups as Mill Creek Build a-Park and the Mill Creek Advisory Committee. An example of the types of proposals being considered for the Mill Creek Ravine is illustrated in Map 7, "Mill Creek Ravine": A Development Concept".

The formal development of the Mill Creek Ravine for recreational use will enhance the recreational opportunities of residents in Ritchie and other communities adjacent to the ravine. If recreational development of the ravine is implemented, it is likely that 77 Avenue in Ritchie will be an access or entry point to the park. As part of the ravine development proposal, off-street parking areas would be provided to minimize any on-street parking conflicts.

**MILL CREEK RAVINE — A DEVELOPMENT CONCEPT
MAP 7**



TRANSPORTATION

DESCRIPTION

The Ritchie area is subdivided in a grid roadway pattern where the majority of roads intersect at right angles and have direct access to major arterial and collector roads. Ritchie is bounded by major arterial roadways on the north and west, 82 Avenue and 99 Street respectively, and has two "class one" collector roads through the area: 76 Avenue and 96 Street.

Traffic volumes in Ritchie, as illustrated in Map 9, "Transportation", indicate a predominant north-south movement of traffic in and through the neighbourhood. The main exception to this is 76 Avenue. North-south "local" roads in Ritchie average 980 vehicles per day, compared with a city-wide average of 600 vehicles per day, indicating shortcutting between 82 Avenue and 63 Avenue as a result of east-west traffic movement problems in south-central Edmonton.

The main traffic regulating devices are stop signs controlling access onto major arterial and collector roads, with most of the remaining intersections being courtesy intersections. In addition, a four-way stop regulates traffic circulation at the intersection of 76 Avenue and 96 Street.

Transit service to and from the Ritchie area is provided by five bus routes, two of which provide direct service to the community along 96 Street and 76 Avenue. At present there are relatively few waiting facilities provided at bus stops, with one shelter at 99 Street and 76 Avenue and a few benches on 76 Avenue.

AREAS OF CONCERN

Transportation, particularly traffic circulation, has been a long-standing concern of residents in Ritchie. At the outset of the planning process, potential areas of concern were identified for investigation such as transit routes and facilities, through traffic, speeding, accidents and pedestrian crossings. A transportation planning workshop was held in Ritchie in April, 1977, followed by a questionnaire in June, 1977, to give residents an opportunity to pinpoint locations where specific problems were being experienced. As a result of this problem identification process, the following areas of concern were deemed to require further consideration:

- 1) transit facilities
- 2) accidents related to through traffic circulation
- 3) on-street parking
- 4) potential extension of 76 Avenue.

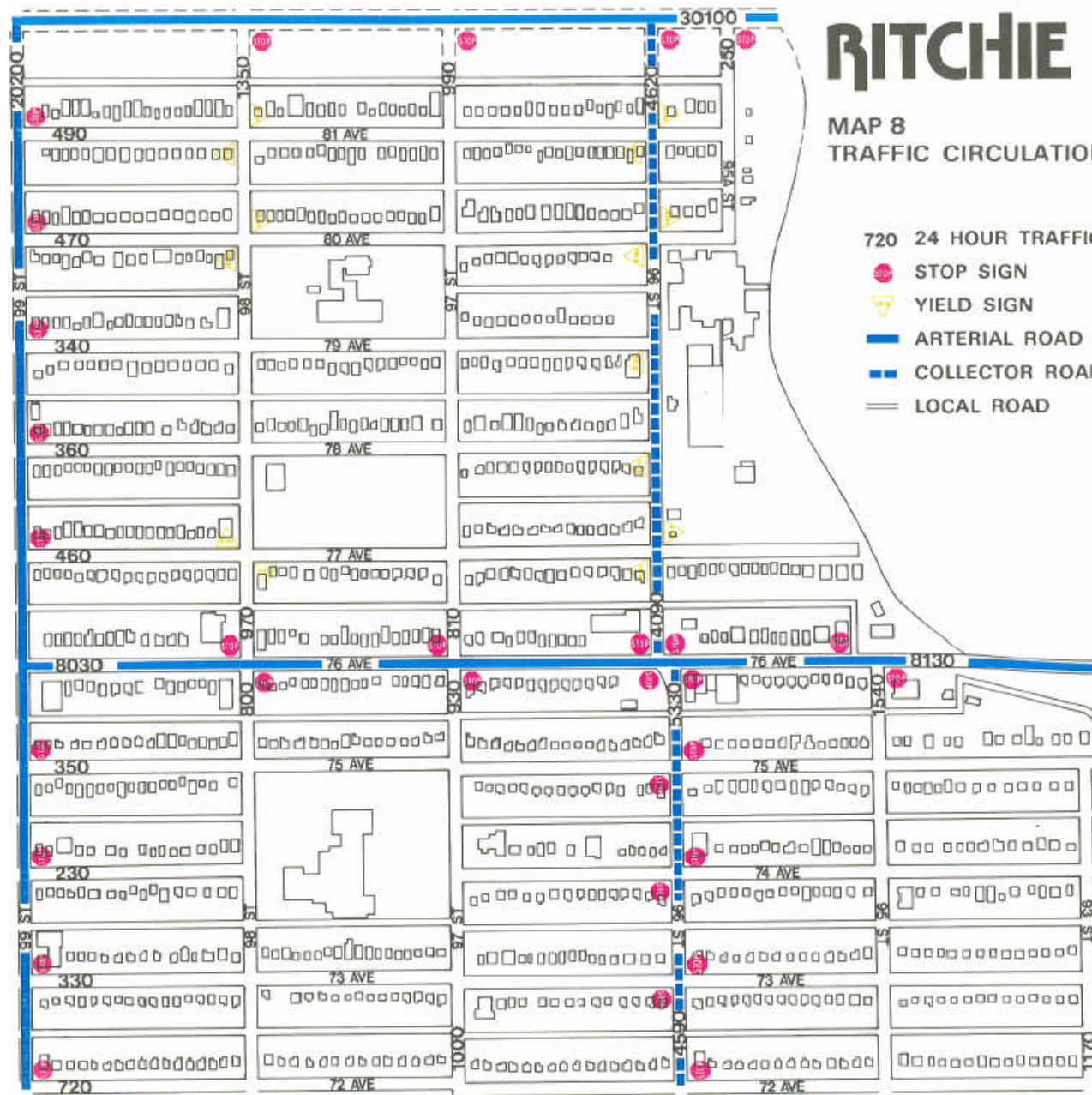
1. Transit Services

Although well-served by the existing public transit system, residents have expressed a desire to have better waiting facilities along northbound bus routes. Presently there is only one bus shelter at the corner of 99 Street and 76 Avenue.

In discussions with the Ritchie Improvement Committee, four locations were identified for the installation of bus shelters: (1) east side of 99 Street at 79 Avenue, (2) east side of 99 Street at 73 Avenue, (3) east side of 96 Street at 75 Avenue, and (4) east side of 96 Street at 73 Avenue. An evaluation of the proposed locations by Edmonton Transit indicated that bus shelters were justified in terms of the number of passengers served and weather exposure.

RECOMMENDATION

1. That bus shelters be installed through the assistance of the Neighbourhood Improvement Program at the following locations:
 - a) east side of 99 Street at 79 Avenue
 - b) east side of 99 Street at 73 Avenue
 - c) east side of 96 Street at 73 Avenue
 - d) east side of 96 Street at 75 Avenue.



RITCHIE

MAP 8 TRAFFIC CIRCULATION AND CONTROLS

720 24 HOUR TRAFFIC VOLUMES (1976)

- STOP SIGN
- ▲ YIELD SIGN
- ARTERIAL ROAD
- - COLLECTOR ROAD
- LOCAL ROAD

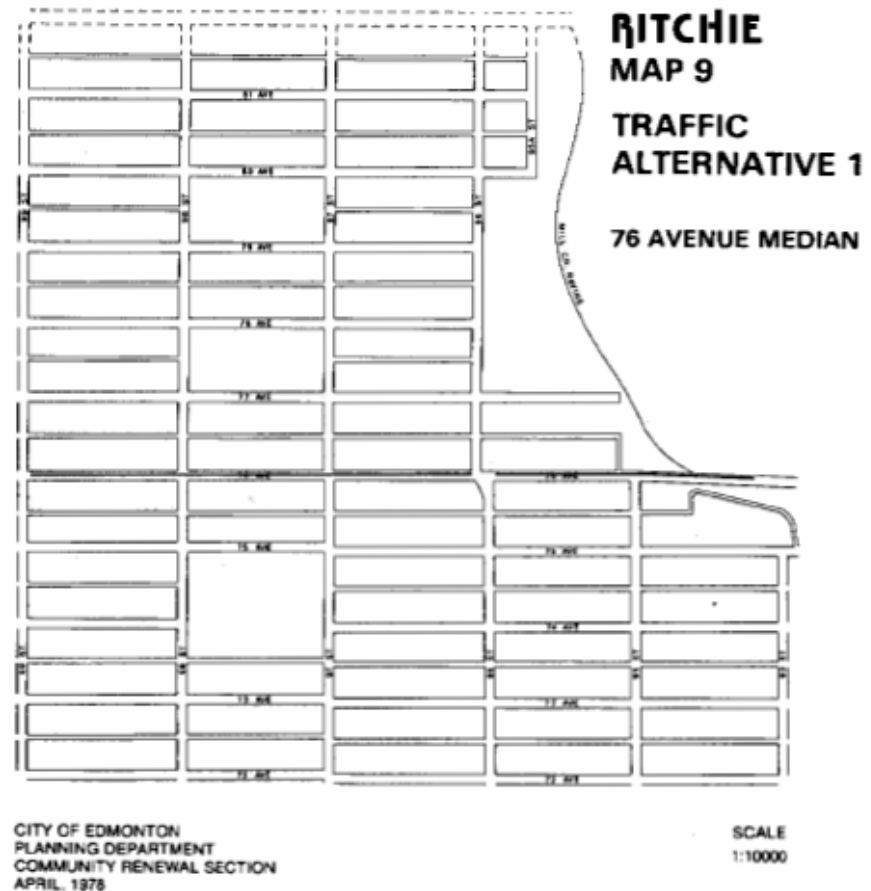
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COMMUNITY RENEWAL SECTION
APRIL, 1978

2. Traffic Circulation and Safety

Traffic circulation has been a major concern of local residents inasmuch as it is related to accidents and speeding. This type of concern pertains to both specific points in the neighbourhood and the neighbourhood roadway system as a whole.

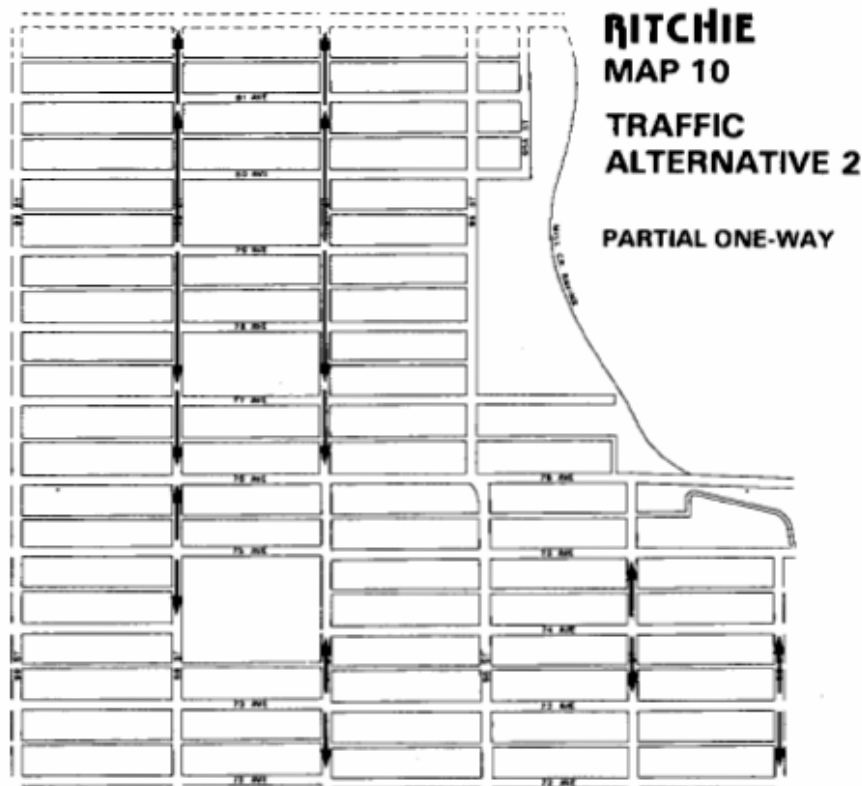
Specific points where traffic circulation has been of concern are the intersection of 76 Avenue and 96 Street and the intersections adjacent to the Mill Creek Elementary School and Ritchie Community League Park on 98 Street. The intersection of 76 Avenue and 96 Street is a critical intersection in Ritchie which has had a history of a high number of reported vehicular accidents (e.g. 12 in 1975) and vehicle-pedestrian accidents. After the "problem identification" phase of the planning process, the Engineering Department was studying the feasibility of installing a four-way stop to decrease vehicle speed and provide safer pedestrian crossing. However, a serious accident at this intersection in July, 1977, necessitated the installation of the four-way stop. The four-way stop is considered to be effective and has met with community support. Similarly, as a result of the planning process, yield signs were installed on 98 Street at 77 Avenue and 80 Avenue to decrease vehicle speed past the school and park.



In addition to concerns at these specific locations, altering the overall roadway system was considered as a means of diminishing through traffic circulation and safety concerns. At a public meeting in October, 1977, three roadway system alterations were presented to residents for discussion (refer to Maps 10, 11, and 12):

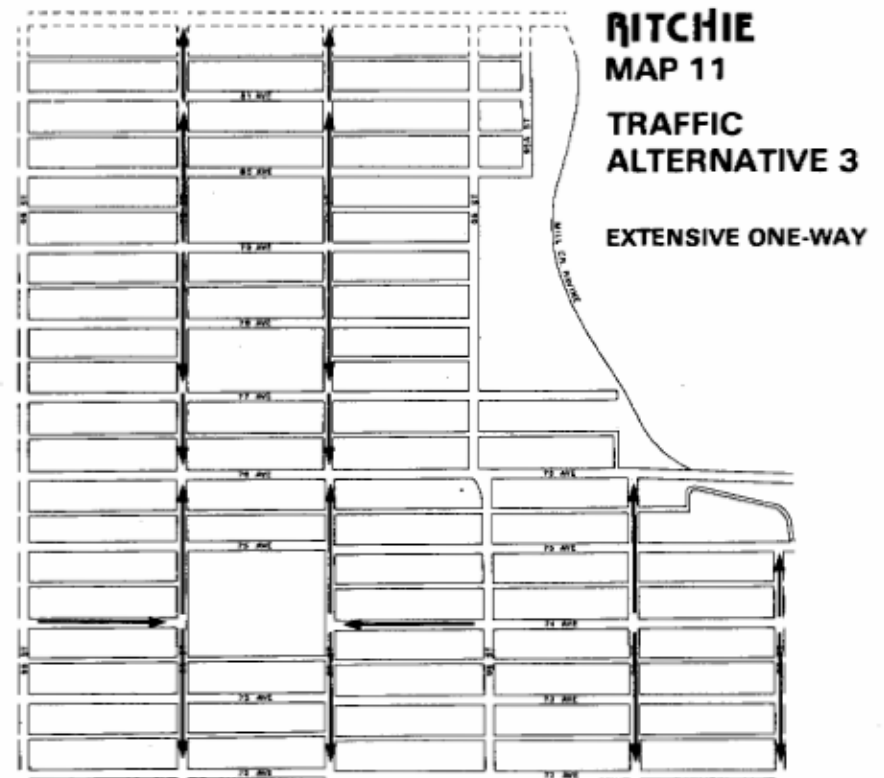
- 1) install a median on 76 Avenue
- 2) partial one-way system
- 3) more extensive one-way system.

The objective of the alterations would be to discourage non-local traffic from shortcutting through the neighbourhood to east-west arterial roadways. However, local traffic would also be affected to some extent. A consensus of opinions of residents at the October, 1977, public meeting was that potential access problems for local traffic and violations of one-way road designations would be less desirable than the problems presently posed by through traffic. Therefore, residents present at the meeting were not in favour of undertaking any extensive alteration to the existing roadway system.



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COMMUNITY RENEWAL SECTION
APRIL, 1978

SCALE
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CITY OF EDMONTON
PLANNING DEPARTMENT
COMMUNITY RENEWAL SECTION
APRIL, 1978

SCALE
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Notwithstanding the safety of the existing roadway network, future changes in land use could alter this situation. It is therefore imperative that proposals to change land use or the intensity of existing uses be demonstrated to not adversely affect the safety of the roadway network or the amenity of adjacent residential areas.

RECOMMENDATION

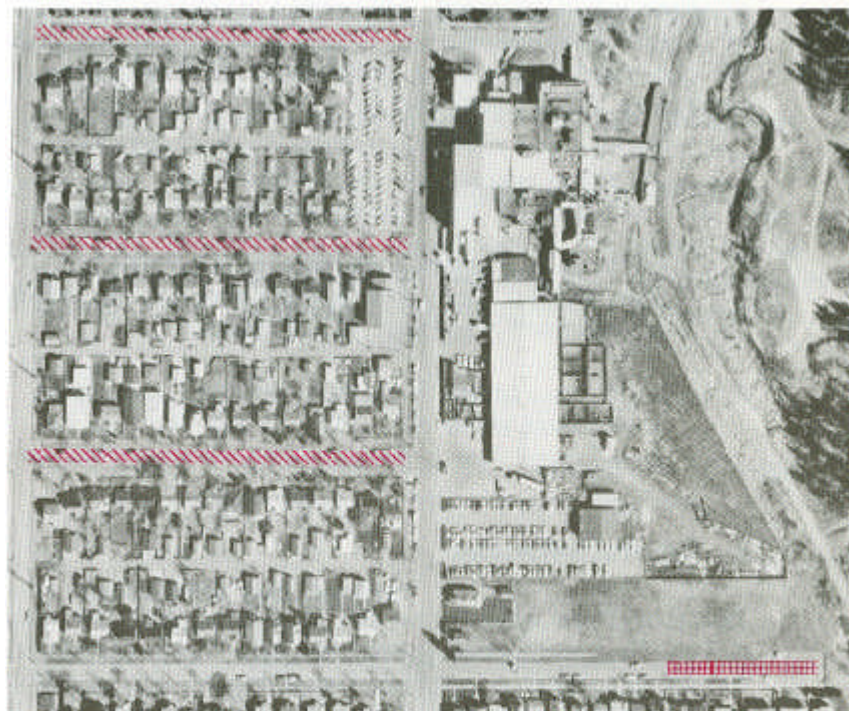
1. That proposed changes in land use be evaluated to ensure that they will not adversely affect the safety of local traffic circulation and pedestrian crossing or the residential environment.

3. On-Street Parking

The only existing on-street parking concern is in the residential area immediately west of the *private corporation's* plant. In addition, an on-street parking concern may materialize on 77 Avenue if the Mill Creek Ravine is formally developed for recreational activity.

On-street parking problems associated with the *private corporation's* plant occur on 80, 79, and 78 Avenues between 97 Street and 96 Street (refer to Map 12, "On-Street Parking Concerns"). The types of problems created by on-street parking in these locations are poor visibility at intersections along 96 Street and lack of on-street parking for guests of residents. These problems occur during the daytime when parking on the avenues is to capacity. *The private corporation* currently provides 250 off-street parking spaces for its maximum daytime staff of 500. Since off-street parking facilities are not used to capacity, the on-street parking problem is partially the result of an unwillingness of employees to use off-street parking. Therefore, before considering the use of restrictive on-street parking measures such as a daytime parking limit, it is recommended that the City encourage *the private corporation* to instruct its employees to utilize off-street parking facilities.

ON-STREET PARKING CONCERNS MAP 12



////// GAINERS' EMPLOYEE PARKING
■■■■■ MILL CREEK RAVINE DEVELOPMENT

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Amended by Editor

Another on-street parking concern which may materialize is on 77 Avenue at the Mill Creek Ravine. If the Mill Creek Ravine is formally developed for active recreational use, 77 Avenue in Ritchie will likely be an access point. While some on-street parking can be easily accommodated without affecting parking for adjacent residences, parking should be monitored if the ravine park is developed to determine if problems are occurring.

RECOMMENDATIONS

1. That City Council encourage the private corporation to have its employees use existing off-street parking facilities.
2. That on-street parking on 77 Avenue be monitored when the Mill Creek Ravine is developed for active recreational use.



4. External Influences

The possible extension of 76 Avenue across the *private railway corporation's* Strathcona yards is the only significant transportation planning issue which could affect the Ritchie area. While the extension of 76 Avenue is not presently a part of the City of Edmonton Transportation Plan, it is being considered within the transportation planning component of the "Rail Relocation Study".

Amended by Editor

Proposed redevelopment of the Strathcona yards to higher intensity urban uses may create a need for an additional east-west arterial roadway in south-central Edmonton to provide adequate access to and from the Strathcona Yards area and relieve traffic congestion on 82 Avenue. Any extension of 76 Avenue will have a significant and divisive impact on Ritchie creating problems for pedestrian crossing and local traffic movement across 76 Avenue. However, given the need to meet city-wide transportation objectives, the extension of 76 Avenue may be necessary.

Therefore, if the extension of 76 Avenue is necessitated by the relocation and redevelopment of *private railway corporation's* Strathcona yards, traffic control measures in Ritchie should be reviewed and, if necessary, altered to ensure safety and ease of local traffic movement.

Amended by Editor

RECOMMENDATION

1. That any proposal to upgrade or extend 76 Avenue include an evaluation of its impacts on the objectives of the Ritchie area and actions to minimize these impacts.

MUNICIPAL SERVICES AND LOCAL IMPROVEMENTS

AREAS OF CONCERN

Through the Neighbourhood Improvement Program funds are provided for the upgrading of municipal infrastructure such as the sewer system, water distribution system, roads, sidewalks, and street lighting. In addition, funds can be used to assist residents in financing local improvements such as lane paving and lighting. Preliminary investigations by the Edmonton Power and Edmonton Water and Sanitation Departments indicated that existing street lighting and the water distribution system in Ritchie were up to satisfactory standards.

1. Sewer System

Most of the Ritchie Neighbourhood Improvement Program area received sewer system relief in the early 1970's when relief lines were installed between 72 Avenue and 79 Avenue. The only area in which problems were anticipated was between 82 Avenue and 79 Avenue. During the planning process, residents were encouraged to indicate at workshops and through questionnaires if sewer back-up or basement flooding problems were occurring. Only two incidents of flooding problems were identified in the area between 82 Avenue and 79 Avenue from the responses to the questionnaire. Given the limited number of flooding cases, there does not appear to be any significant problem with the existing municipal sewer system.

2. Road and Sidewalk Repairs

Based on a survey undertaken in mid-1977, the Engineering Department identified several road and sidewalk surface repairs which need to be undertaken. The major road surface repair needs are base repairs, spot resurfacing, and curb and gutter replacement. Sidewalk repair needs are mainly maintenance items such as leveling and crack filling.

During the planning process, residents indicated a desire to have sidewalk repairs undertaken through the Neighbourhood Improvement Program. However, given the budgetary constraints of the Ritchie Neighbourhood Improvement Program, it is recommended that roadway repairs not be undertaken through the Neighbourhood Improvement Program.

RECOMMENDATION

1. That sidewalk repairs be undertaken through the Neighbourhood Improvement Program.

3. Lane Paving and Lighting

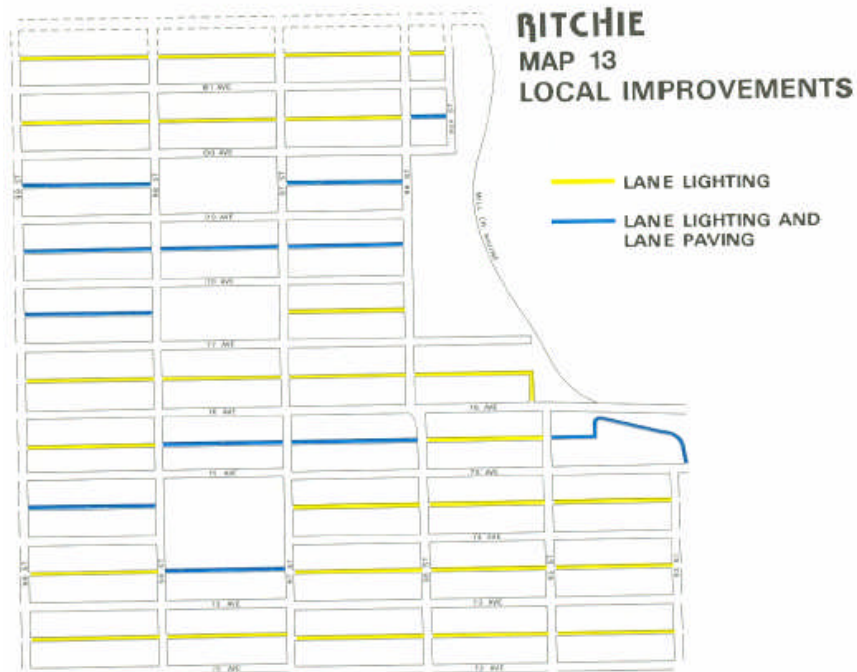
Most of the lanes in Ritchie are paved but there is no lane lighting at present. During the planning process residents indicated support for the completion of lane paving and the installation of lane lighting. Map 13, "Local Improvements", indicates the lanes to be affected by the lane paving and lighting program.

RECOMMENDATIONS

1. That the installation of lane lighting be undertaken through the Neighbourhood Improvement Program.
2. That the completion of lane paving be undertaken through the Neighbourhood Improvement Program.

RECOMMENDATIONS

1. *That the installation of lane lighting be undertaken through the Neighbourhood Improvement Program.*
2. *That the completion of lane paving be undertaken through the Neighbourhood Improvement Program.*



IMPLEMENTATION

1. Budget and Implementation Schedule

The direct implementation of improvement projects in Ritchie will be undertaken by the *Planning and Development Department* with the assistance of Federal and Provincial funds allocated to the City under the 1976 Annual Neighbourhood Improvement Program Agreement. When designated by City Council in October, 1976, *as* the second Neighbourhood Improvement Program area for 1976, \$320,000 in Federal funds and \$160,000 in Provincial funds was allocated for Ritchie from the City's total 1976 allocation.

Amended by Editor

A summary of proposed expenditures for the Ritchie Neighbourhood Improvement Program is provided in Table 7, "Budget Summary". The proposed budget illustrates the allocation of senior government funds in accord with the cost-sharing guidelines for the Neighbourhood Improvement Program detailed in Chapter 2 of this plan. The budget also provides detailed estimates of the City's share of total program costs, local improvement assessments to be charged to Ritchie property owners, and the general timing of expenditures. A more detailed budget and preliminary implementation schedules are presented in Appendix A, "Budget and Implementation Schedule". The time frames illustrated in the Budget and Implementation Schedule are only approximate. These time frames will be further refined by the Planning Department Implementation Team in concert with other Civic Departments during the Implementation Stage. While some flexibility in scheduling may be exercised, it is imperative that the implementation of improvement projects be completed within the three year time frame specified by the Federal Government.

RECOMMENDATION

1. That the implementation of all recommendations on capital improvements as set out in this plan be undertaken under the direction of the Planning Department, beginning in 1978, according to the Budget and Implementation Schedule attached as Appendix A.

2. Area Redevelopment Plan and Redevelopment Levy

The Planning Act, 1977 provides for the establishment of Area Redevelopment Plans for the purpose of promoting land use objectives for an area and imposing a Redevelopment Levy. Section 63 of The Planning Act, 1977 enables a council to pass a bylaw to designate and adopt an Area Redevelopment Plan for the purpose of preserving or improving land and buildings in an area. According to Section 64, the bylaw adopting an Area Redevelopment Plan may provide for the imposition of a Redevelopment Levy in accordance with the provisions of Section 74. The Redevelopment Levy can be used to assist in acquiring park land, recreational facilities or schools. In Ritchie, it is proposed that the Redevelopment Levy be used to assist in paying costs for park land acquisition commitments under the Neighbourhood Improvement Plan and then to implement park space provision objectives of the Plan. Both the Area Redevelopment Plan and the Redevelopment Levy will be beneficial in implementing the improvement objectives for Ritchie.

PLANNING DEPARTMENT NEIGHBOURHOOD IMPROVEMENT PROGRAM BUDGET

TABLE 7

BUDGET SUMMARY							
PROGRAM ELEMENT	PROGRAM PERIOD			TOTAL COST	COST SHARING		
	1978	1979	1980		FEDERAL	PROVINCIAL	MUNICIPAL RITCHIE RESIDENTS
Municipal Services	•	•		191,000	47,750	42,550	10,200 90,500
Parks and Community Facilities	•	•	•	507,500	182,250	72,450	252,800 - -
Consultant Services	•	•		30,000	15,000	7,500	7,500 - -
Administration	•	•	•	64,000	32,000	16,000	16,000 - -
Citizen Participation	•	•	•	22,000	11,000	5,500	5,500 - -
Contingency	•	•	•	76,000	- -	- -	76,000 - -
TOTAL				890,000	288,000	144,000	368,000 90,500

Before an Area Redevelopment Plan and bylaw can be prepared for the Ritchie area, an amendment to the City of Edmonton General Plan designating areas for an Area Redevelopment Plan is required by Section 61 of The Planning Act, 1977. An amendment to the General Plan is being proceeded with.

RECOMMENDATIONS

1. That the City of Edmonton General Plan be amended, designating Ritchie for an Area Redevelopment Plan in accordance with Section 61 of The Planning Act, 1977.
2. That as soon as appropriate, a bylaw be prepared designating and adopting an Area Redevelopment Plan for Ritchie and that such bylaw make provisions for imposing a Redevelopment Levy.
3. That Redevelopment Levy funds collected from the Ritchie area be used to acquire park space according to the park space provision objectives for Ritchie.

3. Citizen Participation

Throughout the planning process, the *Planning and Development Department* has worked in conjunction with residents of the Ritchie community in identifying and evaluating areas of concern and recommending appropriate courses of action. It is envisaged that the involvement of residents in the Implementation Stage will be instrumental in ensuring that detailed plans are prepared and implemented in a manner consistent with community aspirations. It is also recommended that development proposals be reviewed with residents to permit residents' view to be indicated at an early stage in the development approval process.

Amended by Editor

The Ritchie Improvement Committee has been the primary contact between area residents and the *Planning and Development Department*, and has undertaken surveys and the sponsorship of public meetings in conjunction with the *Planning and Development Department*. Since its inception in July, 1977, the Ritchie Improvement Committee has established subcommittees to organize its efforts in dealing with community issues. A part-time citizen co-ordinator has been hired to maintain public awareness and effective resident involvement during the Implementation Stage.

The Planning and Development Department will be responsible for the preparation of amendments of this Area Redevelopment Plan for Council approval, after a general meeting in the community, prior to Council's consideration of:

Bylaw 12925
January 9, 2002

- 1. any development that substantially changes any objections or policy of the Plan;*
- 2. any major new civic projects undertaken for arterial roadways or parks and recreation facilities which have not been described already in this Plan; and*
- 3. where directed by Council.*

The Plan amendment will be comprised of the following components:

- 1. full map and text amendments along with a discussion outlining the new planning rationale for the land use rezoning or other planning decision; and*
- 2. circulation of the proposed Plan amendment and notification to the affected property owners and the Community League.*

RECOMMENDATIONS

1. That resident involvement in the Implementation Stage, as co-ordinated through the Ritchie Improvement Committee, be recognized and supported.
2. That the Ritchie Improvement Committee be involved in the preparation of detailed implementation plans.
3. That land use development and rezoning applications, with the exception of single family dwelling developments, be reviewed by the Planning and Development Department in conjunction with the Ritchie Improvement Committee during the Implementation Stage.

APPENDIX A

BUDGET AND IMPLEMENTATION SCHEDULE

PLANNING DEPARTMENT NEIGHBOURHOOD IMPROVEMENT PROGRAM BUDGET

TABLE 1A

MUNICIPAL SERVICES PROGRAM							
PROGRAM ELEMENT	PROGRAM PERIOD			TOTAL COST	COST SHARING		
	1978	1979	1980		FEDERAL	PROVINCIAL	MUNICIPAL RITCHIE RESIDENTS
Lane Paving	•			134,000	33,500	33,500	- - 67,000
Lane Lighting	•			20,800	5,200	- -	5,200 10,200
Bus Shelter Installation	•			10,000	2,500	2,500	5,000 - -
Sidewalk Repairs		•		26,200	16,550	16,550	- - 13,100
TOTAL				191,000	47,750	42,550	10,200 90,500

PLANNING DEPARTMENT NEIGHBOURHOOD IMPROVEMENT PROGRAM BUDGET

TABLE 2A

PARKS AND COMMUNITY FACILITIES PROGRAM							
PROGRAM ELEMENT	PROGRAM PERIOD			TOTAL COST	COST SHARING		
	1978	1979	1980		FEDERAL	PROVINCIAL	MUNICIPAL RITCHIE RESIDENTS
Development of Community Park Site		•	•	220,000	110 000	35,525	74,475
Repairs to Community League Building	•			7,500	3,750	1,875	1, 87
Land Acquisition Southern Totlot		•		240,000	48,500	25,050	166,450
Development of Southern Totlot		•	•	40,000	20,000	10,000	10,000
TOTAL				507,500	182,250	72,450	252,800

PLANNING DEPARTMENT NEIGHBOURHOOD IMPROVEMENT PROGRAM BUDGET

TABLE 3A

CONSULTANT SERVICES							
PROGRAM ELEMEN	PROGRAM PERIOD			TOTAL COST	COST SHARING		
	1978	1979	1980		FEDERAL	PROVINCIAL	MUNICIPAL RITCHIE RESIDENTS
Detailed Park Development Schemes	•	•		30,000	15,000	7,500	7,500 -
TOTAL				30,000	15,000	7,500	7,500 -

PLANNING DEPARTMENT NEIGHBOURHOOD IMPROVEMENT PROGRAM BUDGET

TABLE 4A

ADMINISTRATION/MISCELLANEOUS								
PROGRAM ELEMENT	PROGRAM PERIOD			TOTAL COST	COST SHARING			
	1978	1979	1980		FEDERAL	PROVINCIAL	MUNICIPAL	RITCHIE RESIDENTS
Administration	•	•	•	64,000	32,000	16,000	16,000	-
Citizen Participation	•	•	•	22,000	11,000	5,500	5,500	-
Contingency	•	•	•	76,000			76,000	-
TOTAL				162,000	43,000	21,500	97,500	-