

Riverbend Area Structure Plan

Office Consolidation December 2006

Prepared by:

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

Bylaw 5710 was adopted by Council in September 1979. In December 2006, this document was consolidated by virtue of the incorporation of the following bylaws:

Bylaw 5710 Approved September 12, 1979 (to adopt the Riverbend Area Structure Plan)
Bylaw 8946 Approved September 27, 1988 (to change and confirm the location and scale of the community shopping centre site in Riverbend)
Bylaw 14442 Approved December 12, 2006 (to accommodate row house development for first time homebuyers on a vacant surplus school building envelope located on a school/park site)

Editor's Note:

This is an office consolidation edition of the Riverbend Area Structure Plan, Bylaw 5710, as approved by City Council on September 12, 1979. This edition contains all amendments and additions to Bylaw 5710.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

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

City of Edmonton
Planning and Development Department

May 1979

The Honourable Mayor Cec Purves:

On behalf of the City of Edmonton Planning Department, Municipal Planning Commission and other Civic Departments, the Riverbend Area Structure Plan is submitted in compliance with the Alberta Planning Act of 1977.

A preliminary version of the plan was presented at a public meeting in November 1977. At the time, the Riverbend area was being considered part of the Riverbend - Terwillegar Heights District Outline Plan.

In view of the annexation proposal, unresolved at the present, this plan covers only the portion of Riverbend entirely within the city limits with provisions for potential integration with Terwillegar, should such be required in the future.

Extensive consultation with the owners and developers in the area was carried out in conjunction with plan preparation.

Very truly yours,



A.H. Savage
Commissioner of Public Affairs

Municipal Planning Commission supported the Riverbend Area Structure Plan on February 15, 1979 and revised Plan on May 10, 1979

RECOMMENDATION

THAT THE RIVERBEND AREA STRUCTURE PLAN BE APPROVED AND ADOPTED AS THE RIVERBEND AREA STRUCTURE PLAN BYLAW 5710 TO GUIDE THE FUTURE DEVELOPMENT OF THE UNDEVELOPED PORTION OF RIVERBEND UP TO EXISTING CITY LIMITS.

PART I
Plan Recommendations

RIVERBEND
Area Structure Plan

May 1979

(Bylaw 5710)

(Amended by Editor)

Table of Contents (Amended by Editor)

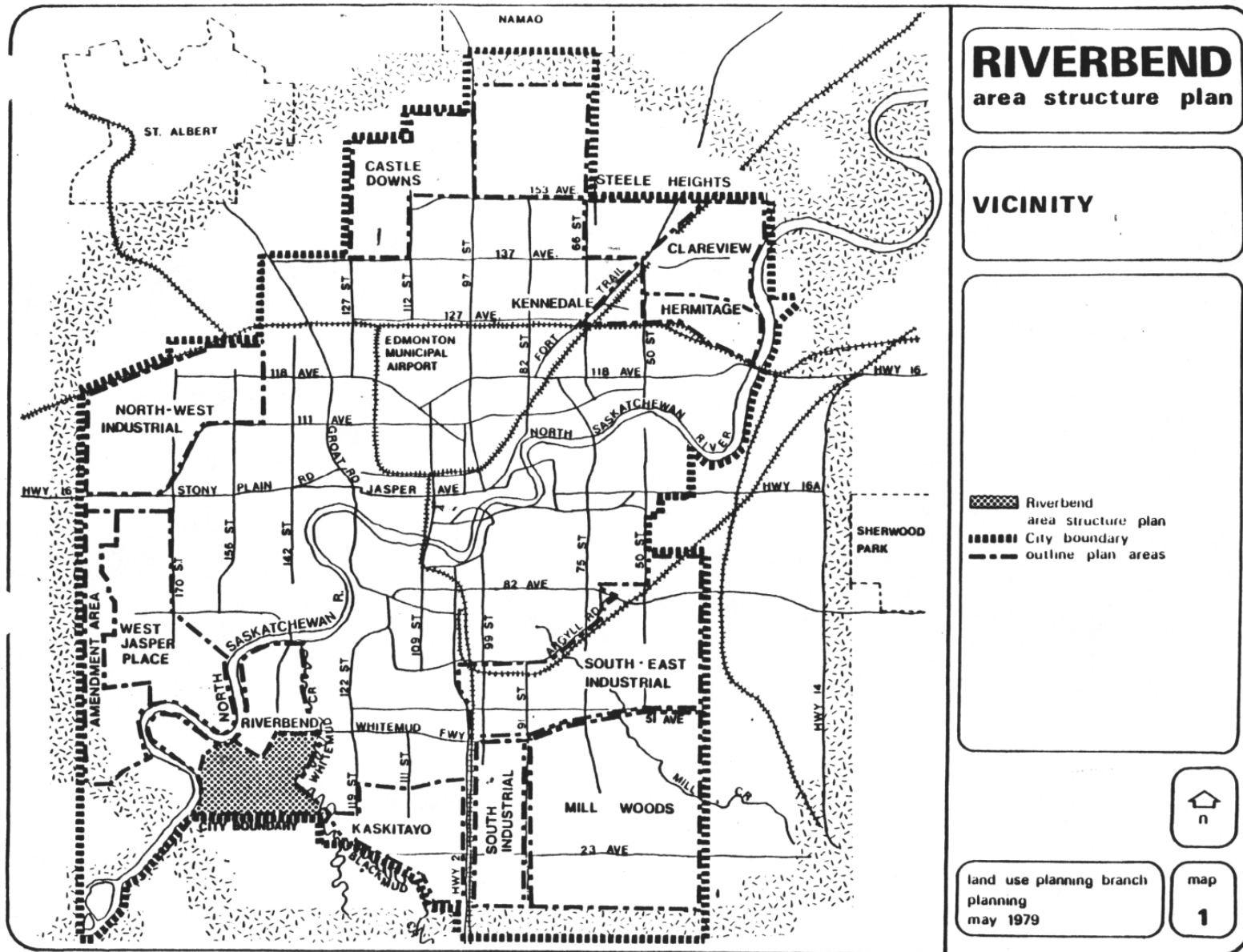
(Amended by Bylaw 8946)

1.0	DESCRIPTION OF RIVERBEND AREA (Map 1)	1
2.0	RELATIONSHIP OF RIVERBEND AREA STRUCTURE PLAN TO EDMONTON GENERAL MUNICIPAL PLAN AND ALBERTA PLANNING ACT	1
3.0	SUMMARY OF RIVERBEND AREA STRUCTURE PLAN	2
4.0	DEVELOPMENT OBJECTIVES	3
5.0	LAND USE POLICIES (Land Use Map – Map 2)	6
5.1	Residential	6
5.1.1	Residential Densities (Table 1)	6
5.1.2	Residential Neighbourhoods (Map 3)	8
5.2	Commercial	10
5.3	Community Centre	11
5.4	Social Services	11
5.5	Parks and Open Space Systems (Map 4)	12
6.0	CIRCULATION (Map 5)	14
7.0	UTILITIES (Map 6)	16
8.0	ENVIRONMENTAL CONSIDERATIONS	16
9.0	SEQUENCE OF DEVELOPMENT	18

APPENDICES

APPENDIX A LOCATION OF COMMUNITY SHOPPING CENTRE SITE

Map 1 – Vicinity
(Bylaw 5710, June 27, 1979)



Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site as illustrated on the approved land use Plan map and as specified under the Community Services Zone. The Community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.

Bylaw 14442
December 12, 2006

1.0 DESCRIPTION OF RIVERBEND AREA

General Location of Riverbend

Riverbend, the area to which the Riverbend Area Structure Plan applies, is located in the South-West Edmonton and consists of approximately 545 hectares (1357 acres) of land.

The boundaries are as follows:

to the East - Whitemud Ravine

to the South – *a private utility corporation's* R.O.W. - City limits

Amended by Editor

to the West - North Saskatchewan River Ravine and Riverbend Park

to the North - approximately 40 Avenue, Terwillegar Freeway and Whitemud Freeway (south of existing neighbourhoods: - Ramsey Heights, Brookside and Brander Gardens)

Legal Description of Riverbend

Portions of Sections 11-52-25-4, 12-52-25-4, 10-52-25-4, 3-52-25-4, 2-52-25-4, and 1-52-25-4, in Plan 5414 N.Y., located south and east of the North Saskatchewan River, West of the Whitemud Ravine and north of the existing City limits.

2.0 RELATIONSHIP OF RIVERBEND AREA STRUCTURE PLAN TO EDMONTON GENERAL MUNICIPAL PLAN AND ALBERTA PLANNING ACT

The Edmonton General Municipal Plan

The 1971 General Plan suggested residential development for the Riverbend Area.

Three neighbourhoods in this area are already fully developed or planned for completion: Brander Gardens, Ramsey Heights and Brookside.

The Edmonton General Municipal Plan presently under review assumes residential development in the Riverbend Area Structure Plan.

Mandate and Purpose of Riverbend Area Structure Plan

The Riverbend Area Structure Plan has been prepared under the Alberta Planning Act (1977) which provides for the formulation of Area Structure Plans and their adoption by a Municipality as a Bylaw (Sec. 62(1) of the Act).

The Area Structure Plan provides the intermediate link between the Edmonton General Municipal Plan and Neighbourhood Plans.

The Riverbend Area Structure Plan has been prepared in accordance with the terms of reference for Area Structure Plan which were sanctioned as acceptable guide-lines by the Municipal Planning Commission at its meeting of April 12, 1979.

3.0 SUMMARY OF RIVERBEND AREA STRUCTURE PLAN

Residential land uses shall comprise the majority of uses in the District.

The density range for the Riverbend Area Structure Plan shall be 40 - 55 persons per gross hectare (16 - 22 persons per gross acre)

A total of six neighbourhoods are proposed for the Riverbend Area Structure Plan; ranging from 55 hectares (138 acres) to 145 hectares (361 acres), they will accommodate a total population ranging from 21,500 to 30,000.

Elementary schools are proposed for each neighbourhood or one per school catchment area. There is provision for 2 junior high schools to be located in *Bulyea Heights and Ratigan Ridge*.

Amended by Editor

A community commercial facility to serve Riverbend District shall be located in the Community Center in *Falconer Heights*.

Amended by Editor

There is provision for the location of churches for various denominations in Riverbend.

Potential Historic Preservation Areas are located in *Bulyea Heights and Ratigan Ridge* in accordance with the Alberta Historic Resources Act (1978).

Amended by Editor

The development of neighbourhoods should be staged in relation to availability of utilities and provision of adequate transportation facilities.

There are provisions made in the Riverbend Area Structure Plan for the future connection with the Terwillegar area should annexation occur.

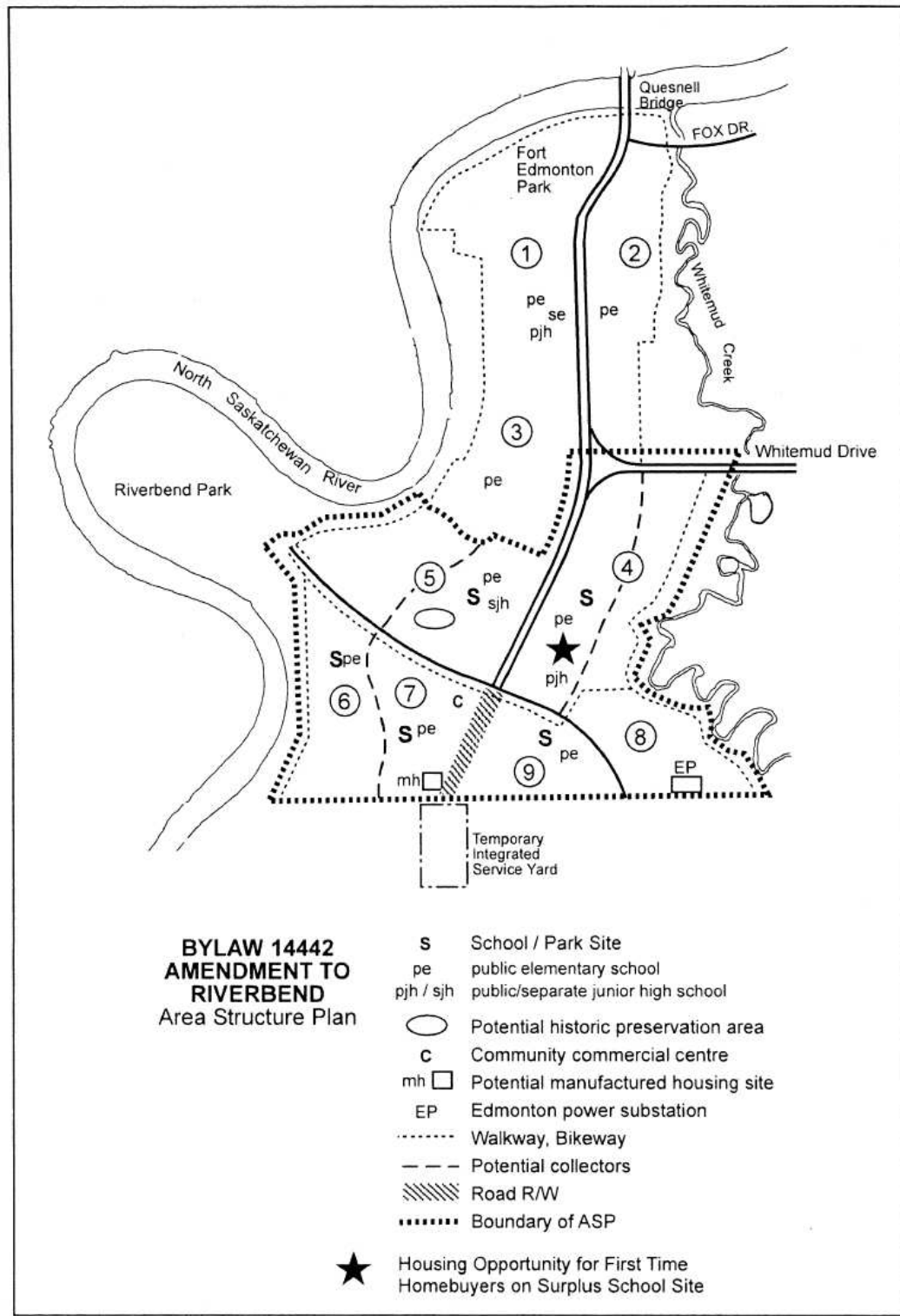
4.0 DEVELOPMENT OBJECTIVES

The following are the objectives for the development of the Riverhead Area:

1. Due to the relative isolation of the plan area, the primary objective is to develop a community that is reasonably self-sufficient in terms of utilities, services and amenities that would define its sense of community.
2. To conserve and optimize the use of the natural environment through sensitive integration of the development with natural features.'
3. To preserve all significant view points and vistas of the City centre skyline and other significant views provided from the area.
4. To provide soft and hard services to the standards of the city.
5. To provide planning flexibility and stimulate innovation in planning and design of residential areas.
6. To provide for a variety of urban and suburban lifestyles by actively promoting a range of densities and diversity of dwelling types.
7. To provide for the possible integration with the Terwillegar Heights Area should this area be annexed to the City.

The preceding objectives formed the basis for the development concept of the Riverbend Area as "a self-sustaining environmentally oriented residential community".

Map 2 – Area Structure Plan – Land use map
(Bylaw 14442, December 12, 2006)



5.0 LAND USE POLICIES

5.1 Residential

Residential land uses shall comprise the majority of the uses in the District.¹

The density range for the overall district shall be a minimum of 40 persons per gross hectare to a maximum of 55 persons per gross hectare (16 - 22 p/ga) or a minimum of 12.5 dwelling units per gross hectare to 25 units per gross hectare (5 - 10 u/g/acre).

Different housing types shall be provided to suit varied lifestyles and socio-economic mix of the population. Housing mix should provide an adequate proportion of family and adult-oriented housing types according to demographic data for the City at the time of development.

All detailed plans shall conform to the "Guidelines for the Distribution and Design of Neighbourhood Density".

Innovative, experimental housing shall be encouraged; it should explore innovations in site planning, housing design, construction methods, tenure and management schemes that would provide new solutions to various housing needs.

A potential manufactured housing site is located in Falconer Heights, subject to detailed market study at the neighbourhood plan stage.

Community (Public) Housing shall be provided in accordance with the current City policy at the time of Neighbourhood Plan approval.

5.1.1 Residential Densities

The density range for the overall district shall be a minimum of 40 persons per gross hectare to a maximum of 55 persons per gross hectare (16-22 p/g acre) or a

¹ Density base used - average 2.9 persons per unit (1978 Civic Census data adopted by the, Municipal Planning Commission).

minimum of 12.5 dwelling units per gross hectare to 25 units per gross hectare (5-10 u/g/acre). The allocation of density to the specific neighbourhoods shall be guided by the following principles:

- (a) Neighbourhoods with limited environmental carrying capacities such as fragile ravine lands, poor soil-bearing and drainage capacity, severe slopes, among others as identified in the neighbourhood environmental impact statement, shall contain the lower densities from the A.S.P. density range.
- (b) Neighbourhoods which are located in close proximity to, or contain regional and/or district-wide community facilities such as regional park, district park, special community parks, junior high school sites, community commercial facilities, major employment generators, church sites, and public transit facilities, shall contain the higher densities from the A.S.P. density range.
- (c) Neighbourhoods which do not possess outstanding development limitations, or outstanding potential for high density development shall contain the medium densities from the A.S.P. density range.

TABLE 1*				
NEIGHBOURHOOD POPULATION DISTRIBUTION FOR RIVERBEND AREA STRUCTURE PLAN				
NEIGHBOURHOOD	GROSS AREA *1		POPULATION RANGE *2	AVERAGE *3 POPULATION
	HECTARE S	ACRES		
<i>Bulyea Heights</i>	146	361	5776 – 8030	6935
<i>Ratigan Ridge</i>	128	317	5072 – 7040	6080
<i>Henderson Heights</i>	88	217	3474 – 4840	4180
<i>Falconer Heights</i>	65	160	2560 - 3575	3088
<i>Ogilvie Ridge</i>	62	154	2464 – 3410	2945
<i>Carter Crest</i>	56	138	2208 - 3080	2660
TOTAL	545	1,347	21,552 – 29, 975	25,888
*1 Gross areas are approximate and shall be defined more precisely at the Neighbourhood Plan Stage.				
*2 Assuming average of 2.9 persons per unit and density range of 40 – 55 persons per gross hectare or 16 – 22 persons per gross acre.				
*3 Assuming average density of 47.5 persons per gross hectare (19 persons per gross acre).				

* Amended by Editor

5.1.2 Residential Neighbourhoods

A total of six neighbourhoods are proposed for the Riverbend Area Structure Plan ranging from 55 hectares to 145 hectares (138 - 367-acres), with an overall average of 90 hectares (225 acres) per neighbourhood.

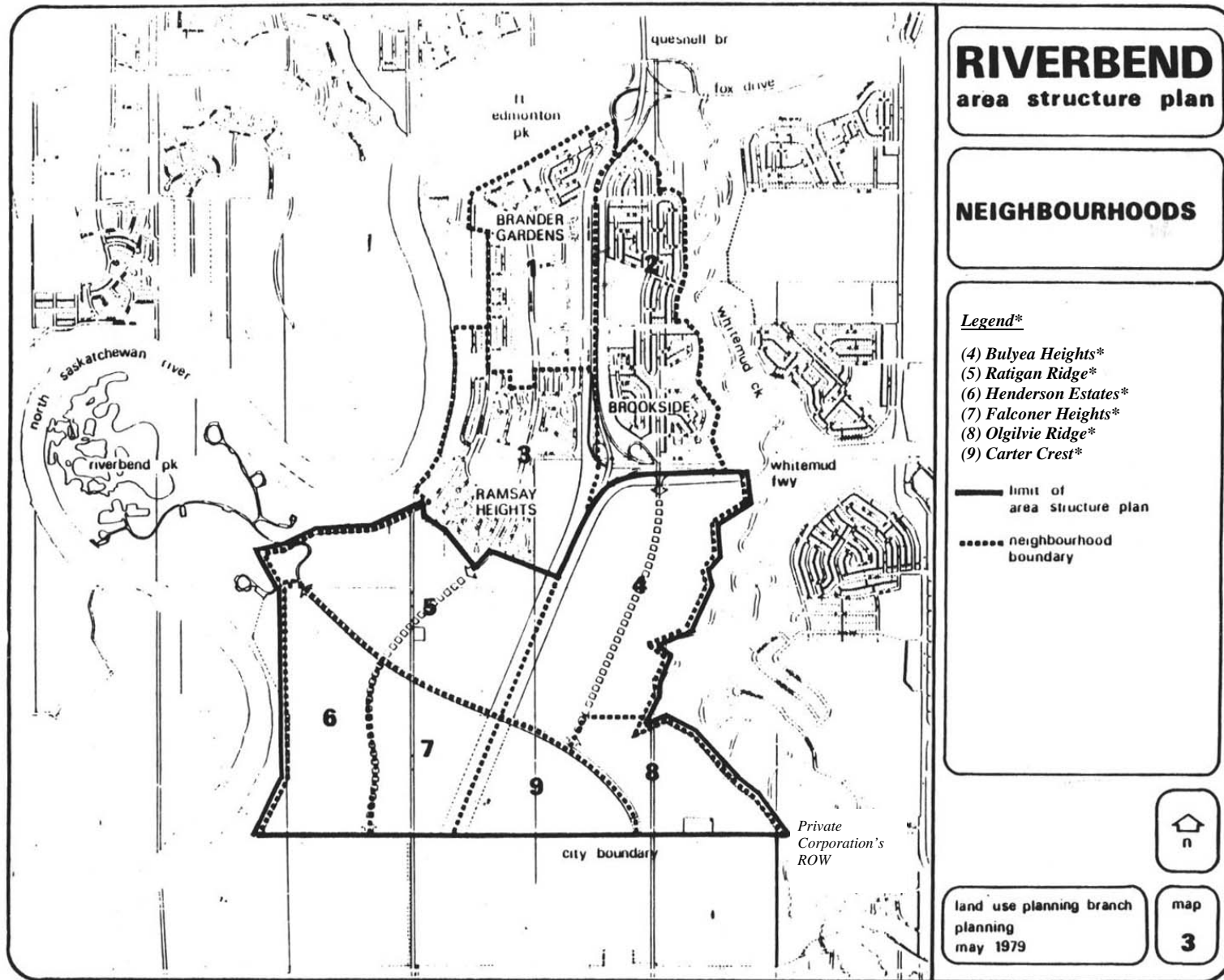
Boundaries of neighbourhoods are established in general terms, they are to be refined at the Neighbourhood Planning Stage in more precise manner taking into consideration:

- top of the bank line
- actual roads alignments
- another factor, if appropriate

Bulyea Heights, Ratigan Ridge and Henderson Estates are designated for low - medium density development; areas oriented towards the Southwest Bypass are being considered for higher ranges of residential density.

Amended by Editor

Map 3 – Neighbourhoods*
(Bylaw 5710, June 27, 1979)



*Amended by Editor

Falconer Heights shall focus on a community-commercial centre providing opportunities for higher density development.

Amended by Editor

Olgilvie Ridge shall consist of a low profile development with predominantly low density housing due to the topography, a winding valley crest, fragile ravine lands and low-lying terrain adjacent to the higher site of *Olgilvie Ridge* from which views of the city center should be preserved.

Amended by Editor

Carter Crest:

Carter Crest shall be planned in conjunction with the potential District Centre south of city limits should Terwillegar be annexed to the City. In view of this potential higher residential density for this area is recommended. Some guidelines for development of *Carter Crest* are identified here to ensure integration with *Olgilvie Ridge* and compatability with the potential District Centre.

Amended by Editor

- (a) *Carter Crest* shall contain the school/park site serving both *Olgilvie Ridge* and *Carter Crest*.
- (b) *Carter Crest* shall contain sufficient residential development to support the elementary school in addition to the school enrollment generated in *Olgilvie Ridge*.
- (c) *Carter Crest* may contain any other uses as determined in the detailed neighbourhood plan and market study for the potential District Centre located south of City limits.

Amended by Editor

Amended by Editor

Amended by Editor

Essentially, then, residential development is proposed for *Carter Crest* to accommodate the joint neighbourhood school requirement with *Olgilvie Ridge*; however, the density distribution and design within *Carter Crest* will be determined in conjunction with the required study of the proposed District Centre component.

Amended by Editor

5.2 Commercial

Commercial uses shall be provided in the following manner:

A neighbourhood commercial site shall be provided for every two neighbourhoods at the least, located central to and with good access from these two neighbourhoods and provide for convenience type sales of goods and services. Actual location and size to be determined at the Neighbourhood Plan Stage.

A community shopping centre site not to exceed 20 acres (8 hectares) in size located on the South West corner of the intersection of Rabbit Hill Road and Terwillegar Drive to be oriented along Rabbit Hill Road for its primary access, which site shall be a DC 2 Provision.

Bylaw 8946
September 27, 1988
Amended by Editor

The site shall be situate 10 acres (4 hectares) within the boundaries of the N.W. 1/4-2-52-25-W.4 (a private developer's Lands) and further 10 acres (4 hectares) within the boundaries of the S.W. 1/4-11-52-25-W.4 (another private developer's Lands) as indicated in Appendix A.

5.3 Community Centre

A community centre shall be located in *Falconer Heights* and be designed to become a major focal point for the Riverbend Area.

Amended by Editor

The centre should consist of the commercial, social, cultural and entertainment facilities and any other community oriented facilities as may be required at the time of development.

The Community Centre should be connected with an open space system.

It is expected that the Community Centre will provide limited employment opportunities preferably in the form of small professional offices in addition to employment generated by commercial and community services.

5.4 Social Services

Institutional land uses and Social Services shall be provided in the following manner:

Provision of a school/park site with one elementary school for each neighbourhood, or one per catchment area.

Provision of junior high schools in the school/park site in *Bulyea Heights* (public junior high) and in *Ratigan Ridge* (separate junior high).

Amended by Editor

Actual size and specific location in the neighbourhood of these school/park sites will be determined at the Neighbourhood Plan Stage.

Adequate area for churches shall be provided in the Riverbend Area, sites and location to be designated at the Neighbourhood Plan Stage.

A temporary medical outreach clinic may be provided for the District and be located in the Community Center.

Community league sites shall be provided in the joint school park sites and vicinity of the Community Center, as required.

Fire protection shall be provided from a proposed fire station located within the vicinity of the Community Center.

Police protection shall be extended from the existing police stations in the neighbouring districts.

5.5 Parks and Open Space Systems

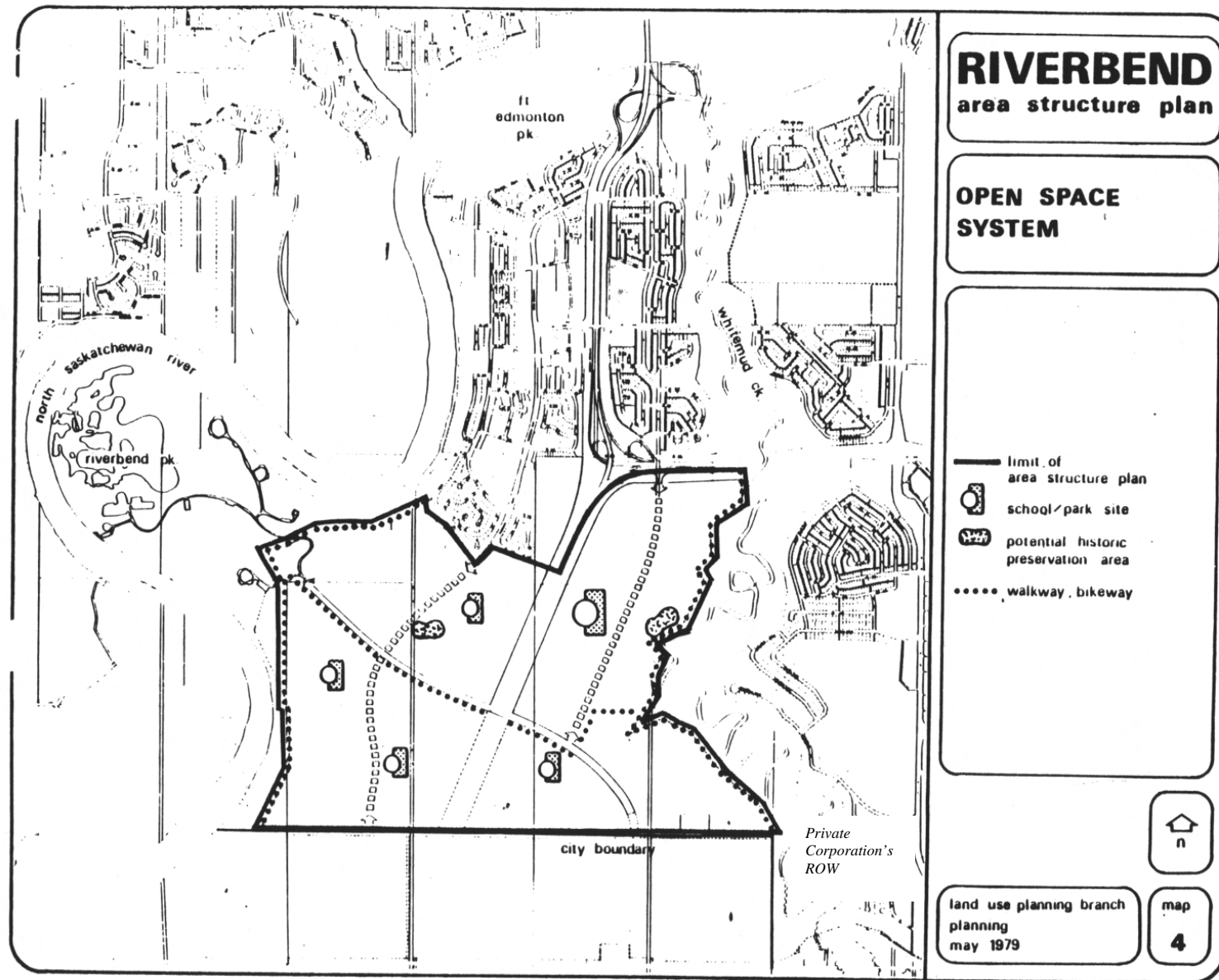
Parks and open spaces shall be provided for the Riverbend Area in the following manner:

A neighbourhood park shall be located within the joint/school park site or one per neighbourhood.

Other open spaces (pocket parks, tot lots, playgrounds, ornamental parks, viewpoint parks) shall be designated at the Neighbourhood Plan Stage in relation to the housing densities, the mix of the population and environmental features worthy of preservation, all in accordance with the Parks and Recreation Master Plan, 1978.

A linkage system comprising walkway/bikeway, nature trails, jogging lanes will

Map 4 – Open Space System*
(Bylaw 5710, June 27, 1979)



*Amended by Editor

connect various parks also open spaces with the major community facilities of the District.

Environmental reserves shall be provided for ravine areas in accordance with The Planning Act and City Bylaw 4054. Land isolated between the top-of-the-bank and roadways may be developed for minor parks, to be designated at the Neighbourhood Plan Stage.

Potential Historic Preservation Areas are indicated in *Bulyea Heights* and *Ratigan Ridge* (the sites contain archeological artifacts) and are subject to further study to be conducted in accordance with the Alberta Historic Resources Act (1978) at the time of detailed neighbourhood planning.

Amended by Editor

6.0 CIRCULATION

Vehicular Circulation

Vehicular circulation is based on a hierarchical system of roads starting from the major arterial South West Bypass with a total right-of-way width of 150 metres (500 feet) that may in the future, connect to the proposed Outer Ring Road. In the interim a road is proposed to be built at grade to provide the access.

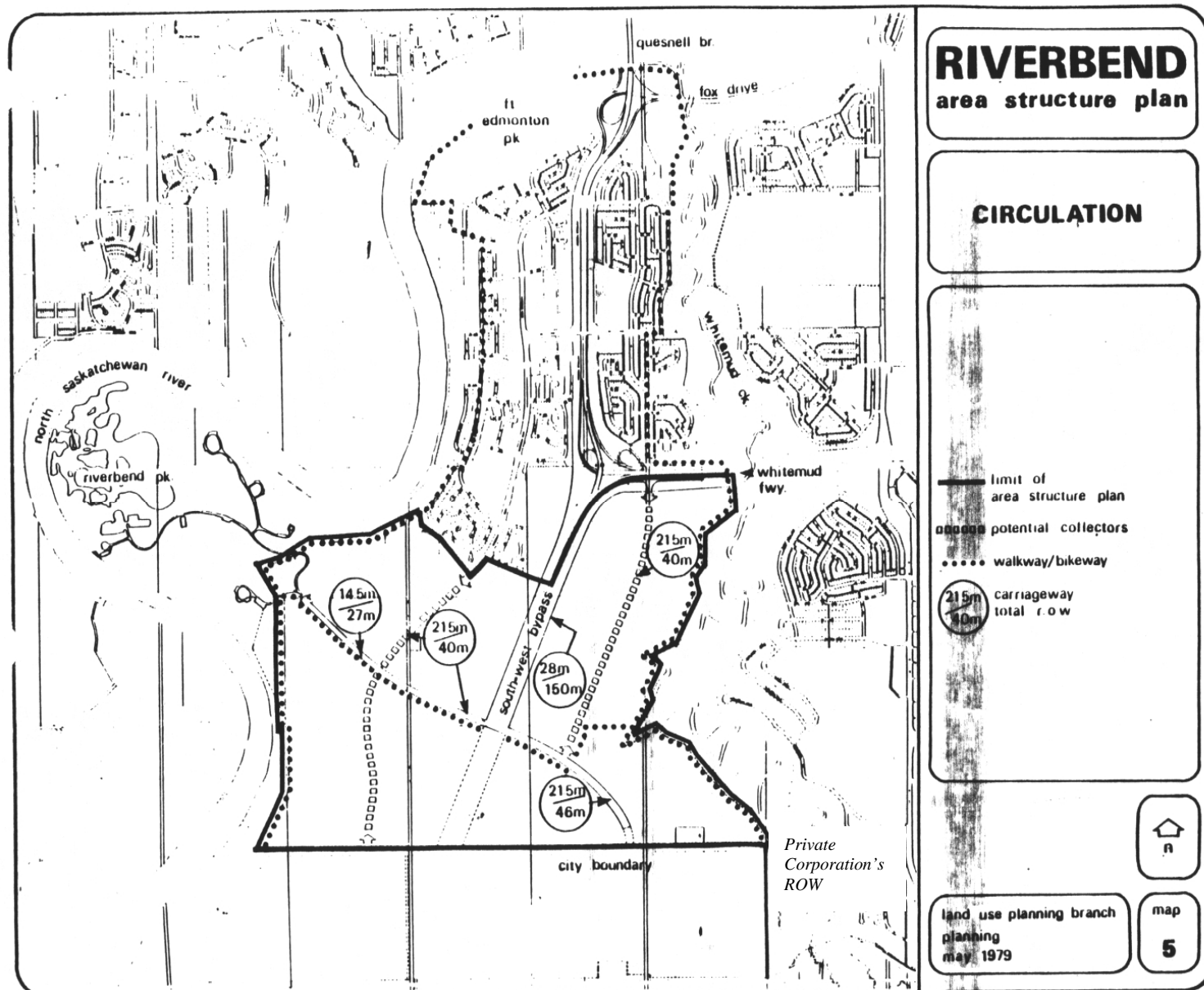
The next major roadway is the East-West arterial with a total right-of-way width varying between 27-46 metres (88-150 feet) providing the east-west connection to the plan area. Two looped systems of major collectors will provide the vehicular circulation for the east and west sections of the plan area, exact alignments to be determined at Neighbourhood Plan Stage.

The right-of-ways shown on Map 5 are approximate only, precise dimensions to be established at Neighbourhood Planning Stage.

Pedestrian Circulation

This consists of a system of walkways/bikeways, nature trails, jogging lanes utilizing road rights of way as much as possible and connecting top of the bank areas with other open spaces, school/park sites, Community Center and major transportation facilities.

Map 5 – Circulation*
(Bylaw 5710, June 27, 1979)



*Amended by Editor

Public Transportation

Bus routes will be available in Riverbend with each bus route servicing the neighbourhood as well as providing a neighbourhood identity. Bus routes shall be defined at the Neighbourhood Plan Stage.

7.0 UTILITIES

Power shall be provided from the newly constructed Power Substation in *Olgilvie Ridge*.

Amended by Editor

Water Storm and Sanitary services shown on Map 6 are approximate only; precise alignments and dimensions are to be established at Neighbourhood Plan Stage.

Telephone requirements shall be met from the existing Lendrum station in West Jasper. Should annexation of Terwillegar occur, the combined Riverbend-Terwillegar telephone requirements shall be accommodated from a proposed exchange center to be located south of city limits adjacent to existing 142 Street.

A 50-acre temporary integrated service yard facility to store various utility-related equipment is designated immediately outside of the plan area to the South.

8.0 ENVIRONMENTAL CONSIDERATIONS

A geo-technical soil stability study for neighbourhoods abutting the ravines shall be required at the Neighbourhood Plan Stage as part of the neighbourhood environmental impact statement.

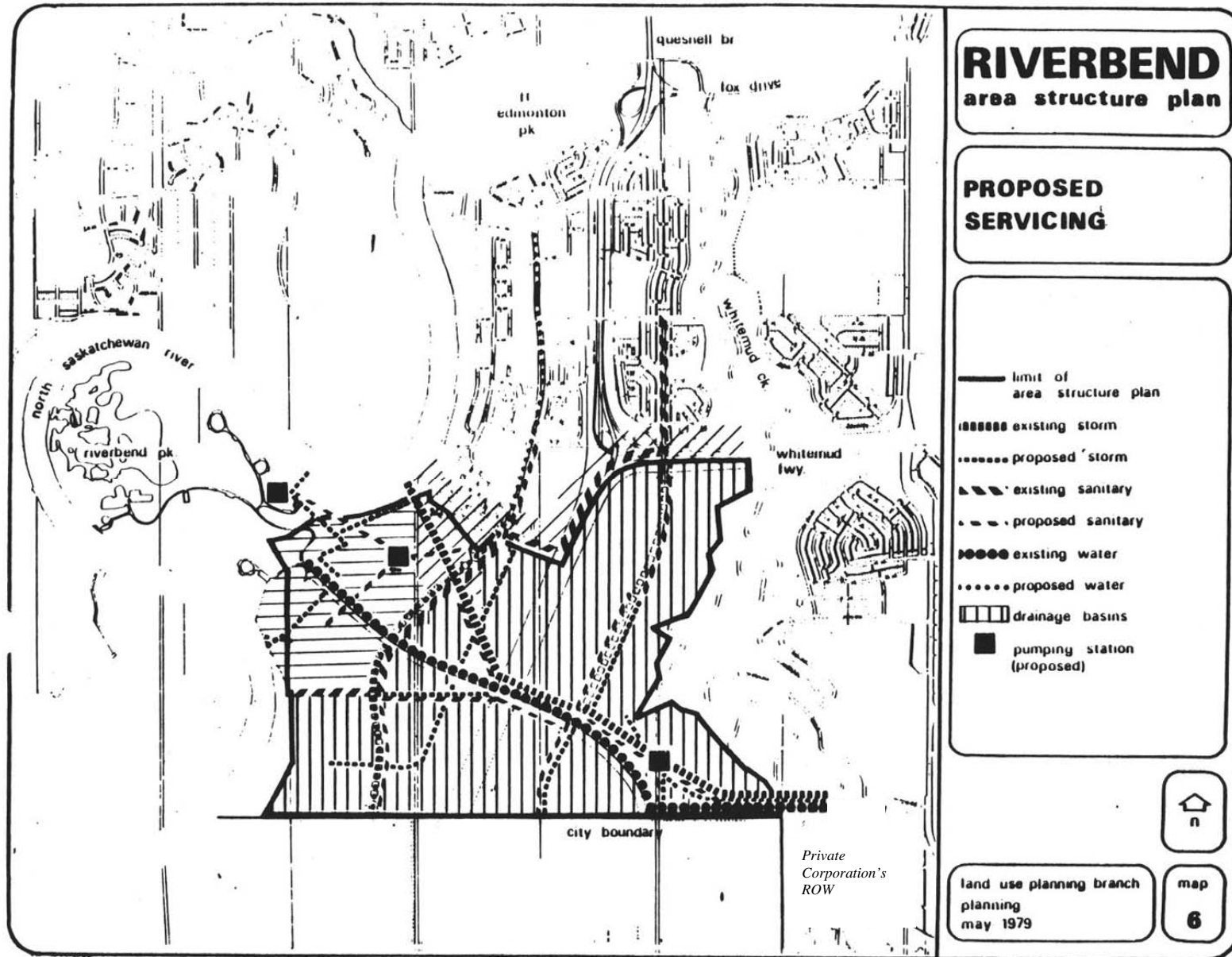
Significant vegetation shall be preserved wherever possible.

Neighbourhood 8 shall be designated as a low profile development zone to preserve views of the city center from *Carter Crest*.

Amended by Editor

Setback requirements (in accordance with City Bylaw 4054) from the top-of-the-

Map 6 – Proposed Servicing*
(Bylaw 5710, June 27, 1979)



*Amended by Editor

bank shall be adhered to for all ravine areas.

The overriding urban design principle to be applied in the Riverbend Area shall be the enhancement of the natural features through appropriate development thereby creating a living environment within a natural setting.

9.0 SEQUENCE OF DEVELOPMENT

Generally, neighbourhoods shall be developed as utilities and adequate transportation facilities for both internal circulation and access to the City Center are made available.

Rights-of-way for future connections to the Terwillegar area for north-south roads shall be preserved in order to provide the appropriate connections should annexation occur.

Appendix A
Riverbend ASP
LOCATION OF COMMUNITY SHOPPING CENTRE SITE

**Appendix A: Location of Community Shopping Centre Site
(Bylaw 8946)**

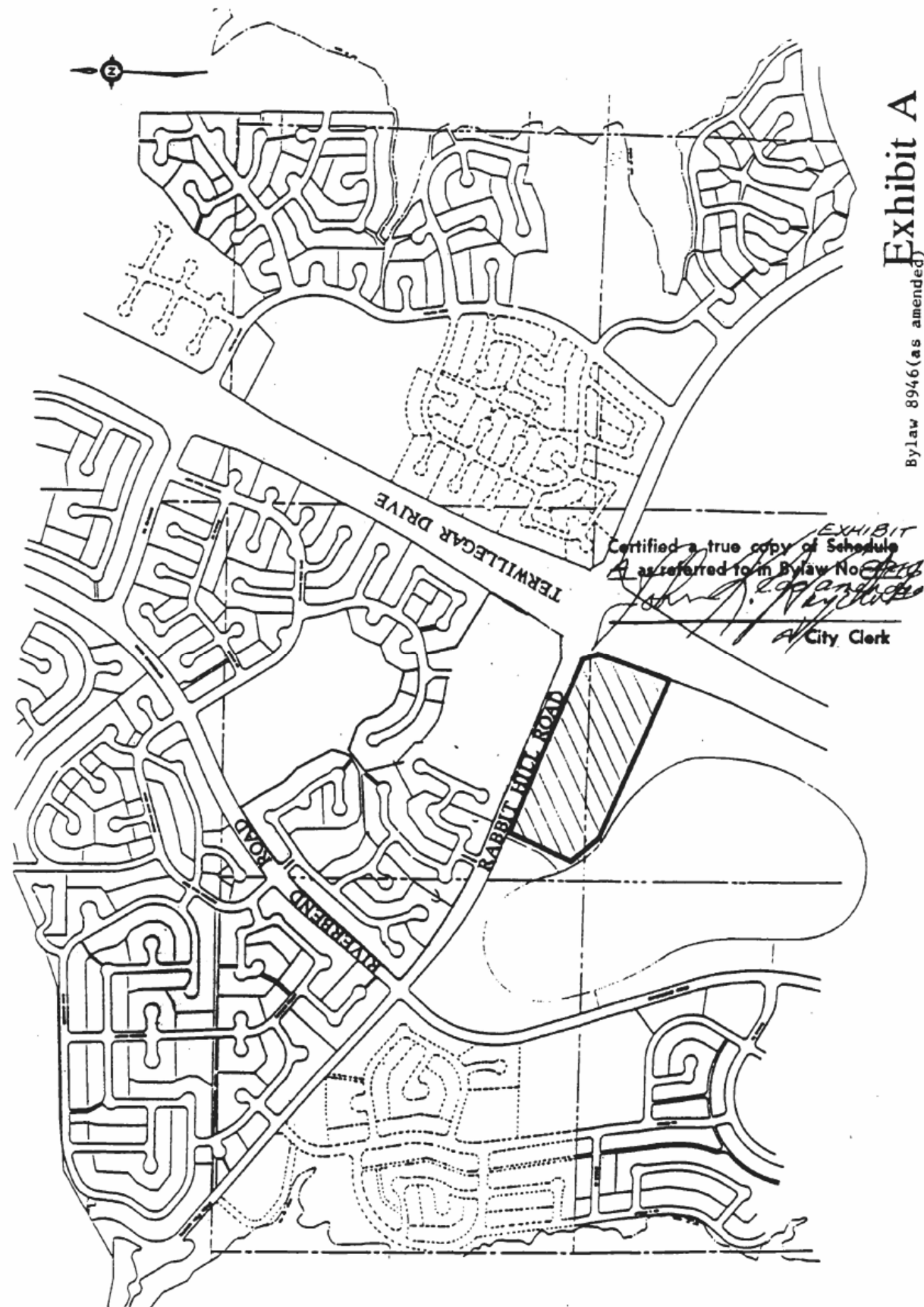


Exhibit A

Bylaw 8946 (as amended)

PART II
Support Information

RIVERBEND ASP

May 1979

(Bylaw 5710)

(Amended by Editor)

Table of Contents (Amended by Editor)

1.0	PLANNING HISTORY.....	22
2.0	RELATIONSHIP OF RIVERBEND AREA STRUCTURE PLAN TO ESTABLISHING CITY POLICIES	23
2.1	Edmonton General Plan.....	23
2.2	Guidelines for the Distribution and Design of Neighbourhood Density	24
2.3	Mobile Homes	25
2.4	Top of the Bank	25
3.0	EXISTING NATURAL FEATURES (Map 7 and 8)	27
4.0	POTENTIAL HISTORIC PRESERVATION AREAS	27
5.0	EXISTING LAND USES AND LAND USE CLASSIFICATION (Map 9)	27
6.0	PROPERTY OWNERSHIP (Map 10)	29
7.0	EXTERNAL TRANSPORTATION LINKAGES.....	29
8.0	EXISTING MAJOR UTILITIES AND ROAD ALLOWANCES (Map 11)	29
9.0	DETAILS OF LAND USE POLICIES	32
9.1	Innovative Housing.....	32
9.2	Schools	34
9.3	Parks	35
9.4	Provision of Social and Cultural Facilities	36
10.0	SEQUENCE OF DEVELOPMENT.....	36
10.1	Transportation	36
10.2	Potential Annexation of Terwillegar	37

1.0 PLANNING HISTORY

- July 1972 - City Council approved the Riverbend-Terwillegar Heights District Outline Plan and the Riverbend Implementation Plan subject to conditions that further planning be dependent on final alignment of the Outer Ring Road (*Anthony Henday Drive*), Southwest Bypass and annexation, among others.
- 1976 - Planning Department revised the Riverbend-Terwillegar Heights Outline Plan taking into consideration refined major roadway alignments and other factors which necessitated plan revisions.
- July 1977 - Municipal Planning Commission received Draft of Revised Riverbend-Terwillegar Heights Outline Plan as information and recommended a public meeting.
- August 1977 - City Council authorized holding a public meeting for the Revised Riverbend-Terwillegar Heights Outline Plan.
- November 1977 - Public Meeting was held.
- 1977 - The Alberta Planning Act provided for the formulation of Area Structure Plans to be approved by the City Council as Bylaws.
- November 1978 - Revised Riverbend-Terwillegar Heights Outline Plan incorporating public input was presented to the Municipal Planning Commission as an Area Structure Plan. The Municipal Planning Commission directed that the plan area be revised to include only lands within the existing city limits (Riverbend).
- February 1979 - Municipal Planning Commission supported in principle, the Riverbend Area Structure Plan.

Amended by Editor

April 1979 - Municipal Planning Commission adopted new residential unit generation figures for the city based on the 1978 Census.

May 1979 - Municipal Planning Commission supported the revised Riverbend Area Structure Plan incorporating new density standards and adhering to proposed Terms of Reference for Area Structure Plans.

2.0 RELATIONSHIP OF RIVERBEND AREA STRUCTURE PLAN TO ESTABLISHING CITY POLICIES

This section identifies the basis of the plan in relation to established City policies and shows the manner in which they were incorporated in the Riverbend Area Structure Plan.

2.1 Edmonton General Plan

“Edmonton General Plan (1971)”

Provides for:

- residential expansion
- low density development for Riverbend
- promotion of transportation communications network between cities and towns to promote regional integration

“Riverbend Area Structure Plan”

Provides for:

- Riverbend, an area adjacent to the River Valley is proposed as a residential community
- density of 40-55 persons per gross hectare (16-22p/g acre)
- SW Bypass potential connection to *Strathcona County* and southern towns

Amended by Editor

- | | |
|--|---|
| <ul style="list-style-type: none"> - integration of ravines and natural topography with development | <ul style="list-style-type: none"> - Plan concept to enhance the natural features of the area |
| <ul style="list-style-type: none"> - strong emphasis on pedestrian/transit ridership | <ul style="list-style-type: none"> - Extensive pedestrian walkway/bikeway system which links community facilities with special natural features and relates to provision of transit routes. |
| <ul style="list-style-type: none"> - overall residential, transportation, commercial and social service planning principles | <ul style="list-style-type: none"> - as stated in the plan and development guidelines |
| <ul style="list-style-type: none"> - financial plan to establish relationship between revenues and proposed expenditures | <ul style="list-style-type: none"> - inclusion of a Financial Impact Study estimating impact of proposed expenditures for municipal services on general city revenues |
| <ul style="list-style-type: none"> - Riverbend to have approximately 19,000 population by 1981. | <ul style="list-style-type: none"> - staging of development which would result in an approximate population of 14,800 by 1981, of 37,780 for the whole Riverbend Area including existing three neighbourhoods. |

2.2 Guidelines for the Distribution and Design of Neighbourhood Density

"Guidelines for the Distribution and Design of Neighbourhood Density"

Provides for:

- Creation of heterogeneous neighbourhoods and socially

"Riverbend Area Structure Plan"

Provides for:

- criteria to differentiate various densities for neighbourhoods

balanced and integrated communities through provision of a variety of housing alternatives

- density range to be established for each neighbourhood

based on environmental carrying capacities and potential for high density development

- criteria for distribution of overall density range to neighbourhoods

2.3 Mobile Homes

"Mobile Home Policy:

Provides for:

- designation of potential mobile home site for every district outline plan
- one potential manufactured (mobile home) site is designated in Riverbend subject to further detailed market study.

2.4 Top of the Bank

"Top of the Bank Policy" (Bylaw 4054)

Provides for:

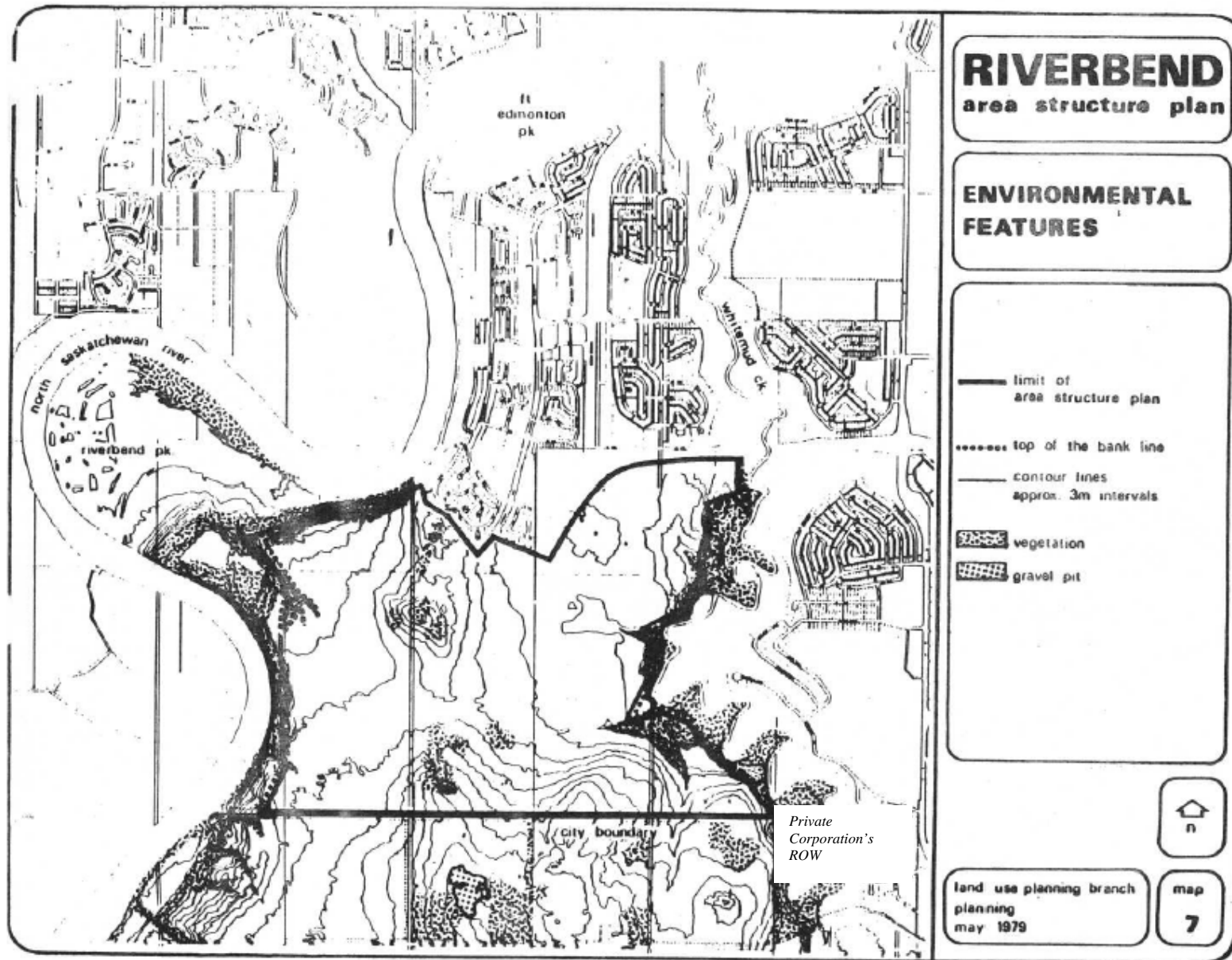
- Top of the Bank roads allowing public access to environmental reserves
- Top of the Bank Roads which should not provide continuous bypass routes through a neighbourhood

"Riverbend Area Structure Plan"

Provides for:

- Top of the bank roads and adherence to access and setback requirements
- Top of the Bank Roads to be designed only as local roads.

Map 7 – Environmental Features*
(Bylaw 5710, June 27, 1979)



*Amended by Editor

3.0 EXISTING NATURAL FEATURES

The 200 foot River and Creek escarpments that border the plan area are the most outstanding topographical features of the area (Map 7); a long high ridge with an elevation of 230 feet from the river valley running in a northwest-southeast direction through approximately the center of the plan area is the point from which gently rolling landscape decreases in elevation to the north and the south.

Much of the tree cover through the area has been removed and the remaining significant vegetation is located within the River Valley and Creek Ravine systems and on one centrally located woodlot. These wooded areas are essentially composed of Aspen, Balsam, Poplar, Manitoba Maple and some isolated Evergreen.

Subsoil classification is indicated in Map 8.

4.0 POTENTIAL HISTORIC PRESERVATION AREAS

Potential Historic Preservation Areas are located at approximately the center of proposed *Ratigan Ridge* and on the east side of *Bulyea Heights*.

Amended by Editor

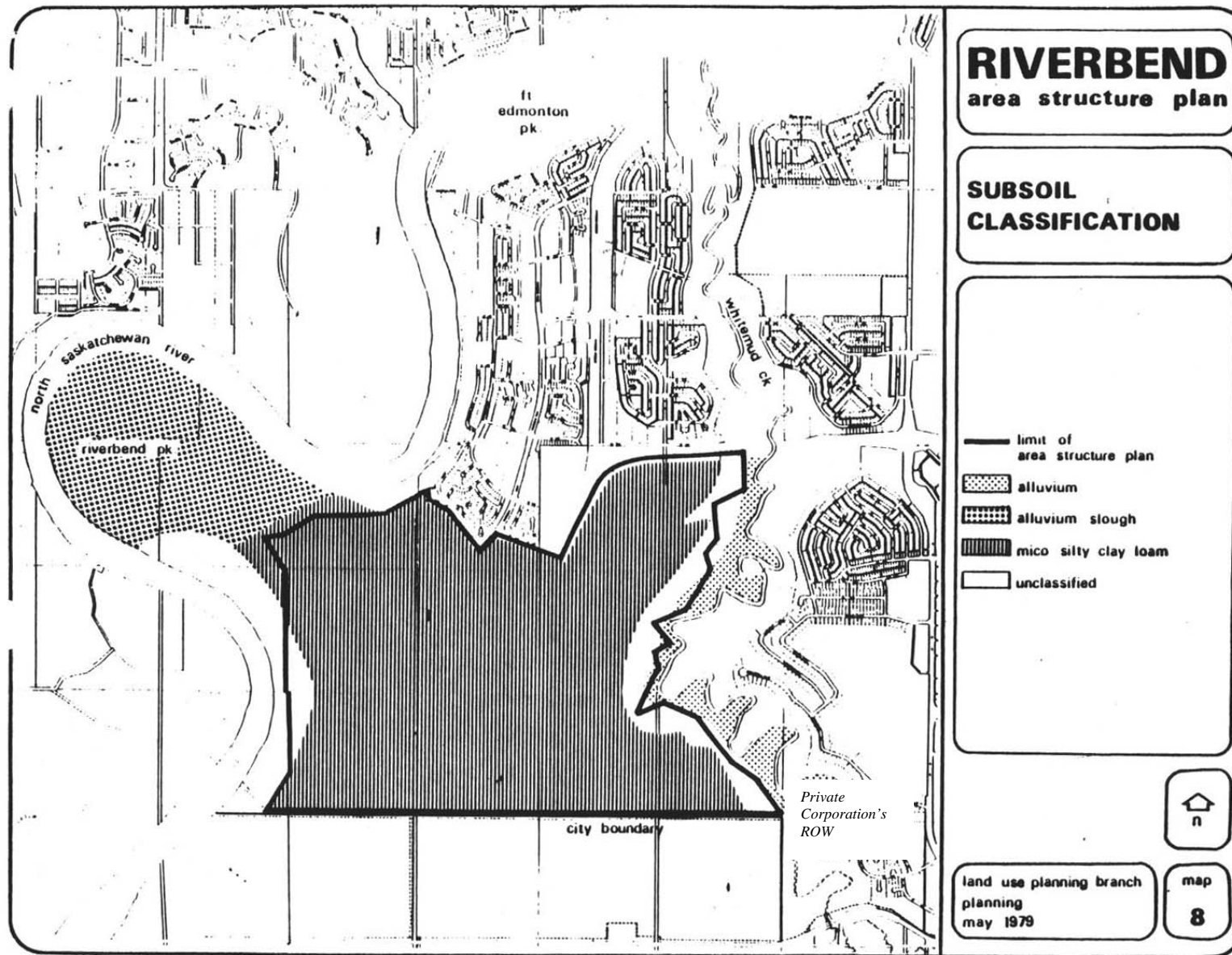
As an outcome of the preliminary study "Historical Inventory and Assessment for *Ratigan Ridge* and *Bulyea Heights*" carried out in 1978, 17 historical resources sites were discovered in those neighbourhoods. On four of the sites further archeological investigation will be necessary prior to any development. Two sites as indicated on - Land Use Map (Map 2) should be considered as "Potential Historical Resources Preservation Areas" under the Act, and shall be subject to detailed study. In addition, it is expected that for the remaining portions of the Riverbend Area Structure Plan similar historical inventory and assessment studies be conducted with the findings treated in accordance with the Alberta Historic Resources Act (1978).

Amended by Editor

5.0 EXISTING LAND USES AND LAND USE CLASSIFICATION

Riverbend Area Structure Plan consists of approximately 545 hectares (1347

Map 8 – Subsoil Classification*
(Bylaw 5710, June 27, 1979)



*Amended by Editor

acres) south of three existing Riverbend neighbourhoods: Brander Gardens, Brookside, Ramsey Heights. The subject area is presently utilized for agricultural purposes of low intensity.

The area has a regional zoning designation of Agricultural/General Urban Reserve and Low Density Agricultural.

6.0 PROPERTY OWNERSHIP

Ownership of 526 hectares (1,298 acres) is divided among four major landowners: two private developers, (land registered as owned by: *four private developers*), *another private developer* and the City of Edmonton. The remaining 19 hectares (49 acres) are owned by smaller holdings.

Amended by Editor

7.0 EXTERNAL TRANSPORTATION LINKAGES

Riverbend connects to neighbouring Kaskitayo to the east via 23 Avenue which is presently a two lane rural road expected to be improved by 1981. Riverbend relates to West Jasper Place to the north via the Quesnell Bridge. Linkage to the downtown and inner city areas are maintained through Fox Drive - and 119 Street - 87 Avenue - 109 Street or Fox Drive and 109 Street - 71 Avenue. In addition Whitemud Drive - South Calgary Trail system and the Quesnell Bridge - 149 Street - 87 Avenue - 142 Street - Stony Plain Road system provide access points. Another potential access is to the south through the existing government road allowance 142 Street and 23 Avenue.

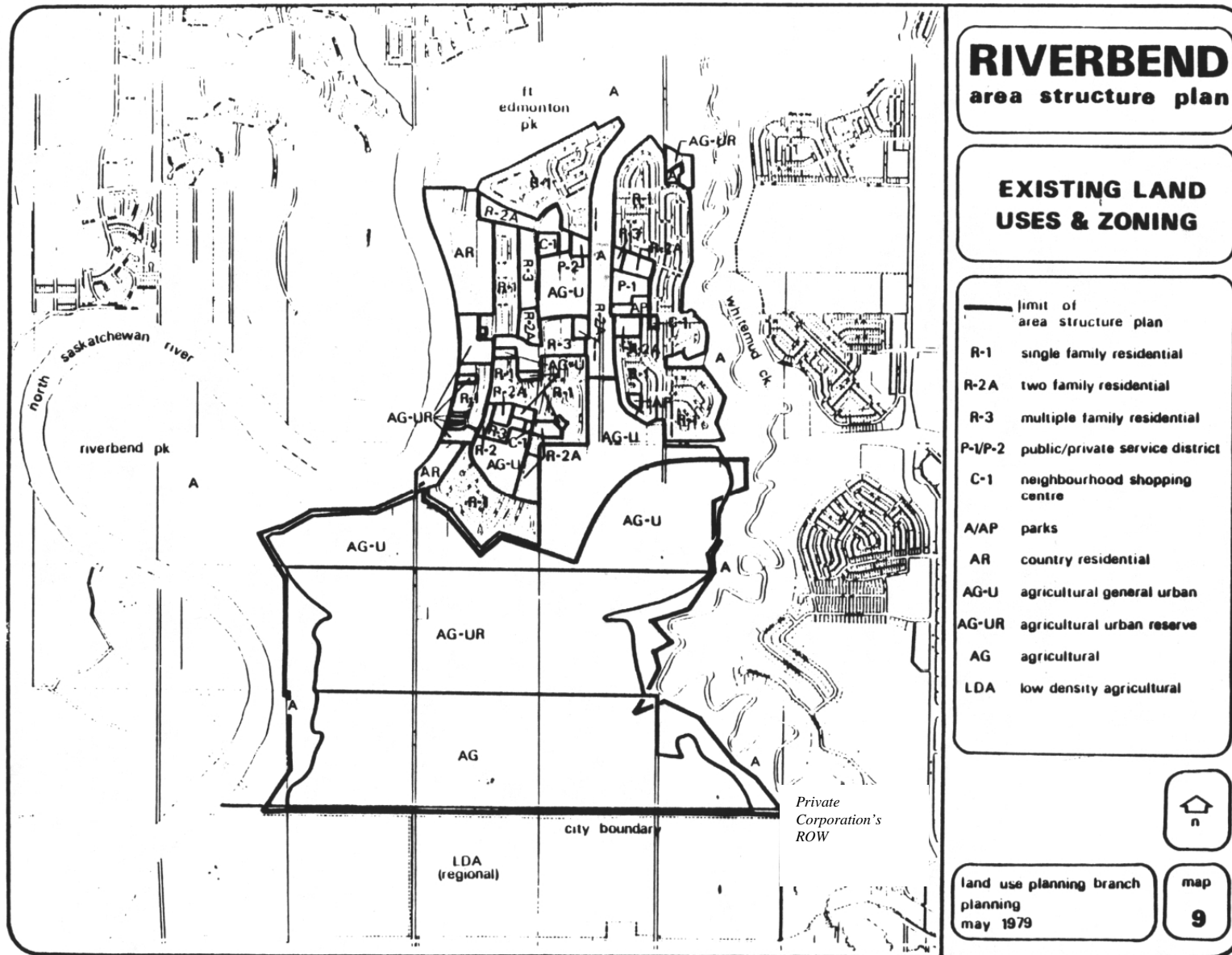
8.0 EXISTING MAJOR UTILITIES AND ROAD ALLOWANCES

Existing utility services present in the plan area:

- The 200 foot wide private power corporation's high voltage aerial transmission line coincides with the southerly boundary of the plan area. A *private corporation's* substation is located immediately north of the *private power corporation's* right-of-way in proposed *Olgilvie Ridge neighbourhood*.

Amended by Editor

Map 9 – Existing Land Uses and Zoning*
(Bylaw 5710, June 27, 1979)

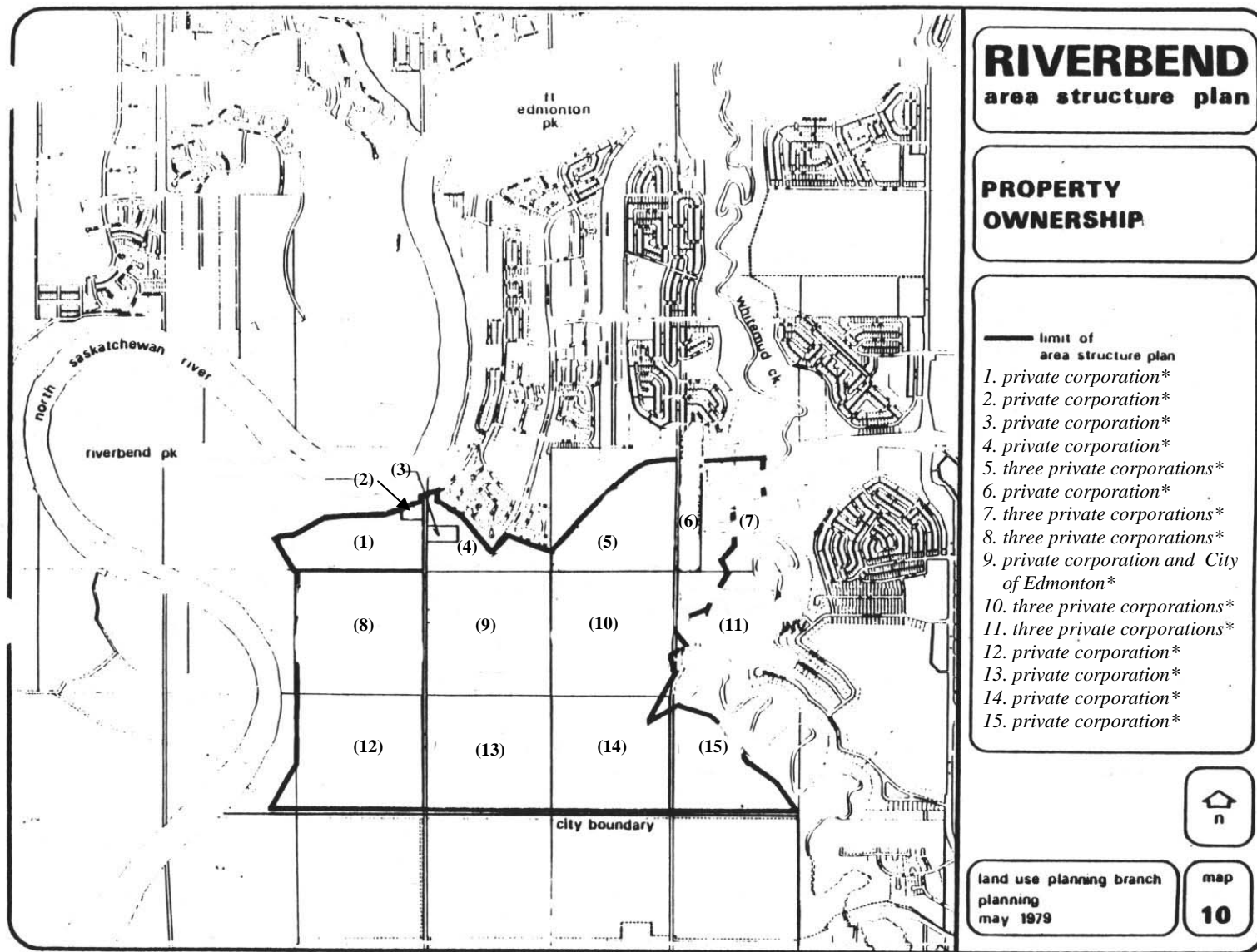


*Amended by Editor

Riverbend ASP Office Consolidation December 2006

Map 10 – Property Ownership*

(Bylaw 5710, June 27, 1979)



*Amended by Editor

- The 12 inch diameter high pressure private corporation's gas line enters the area from the west.
- City water and sewer mains bisect the plan area in a northwest to southeast direction.
- Two existing road allowances traverse the eastern and western sections of the plan area from a north to south direction; these are 156 Street and 142 Street, respectively.

9.0 DETAILS OF LAND USE POLICIES

9.1 Innovative Housing

Innovative Housing

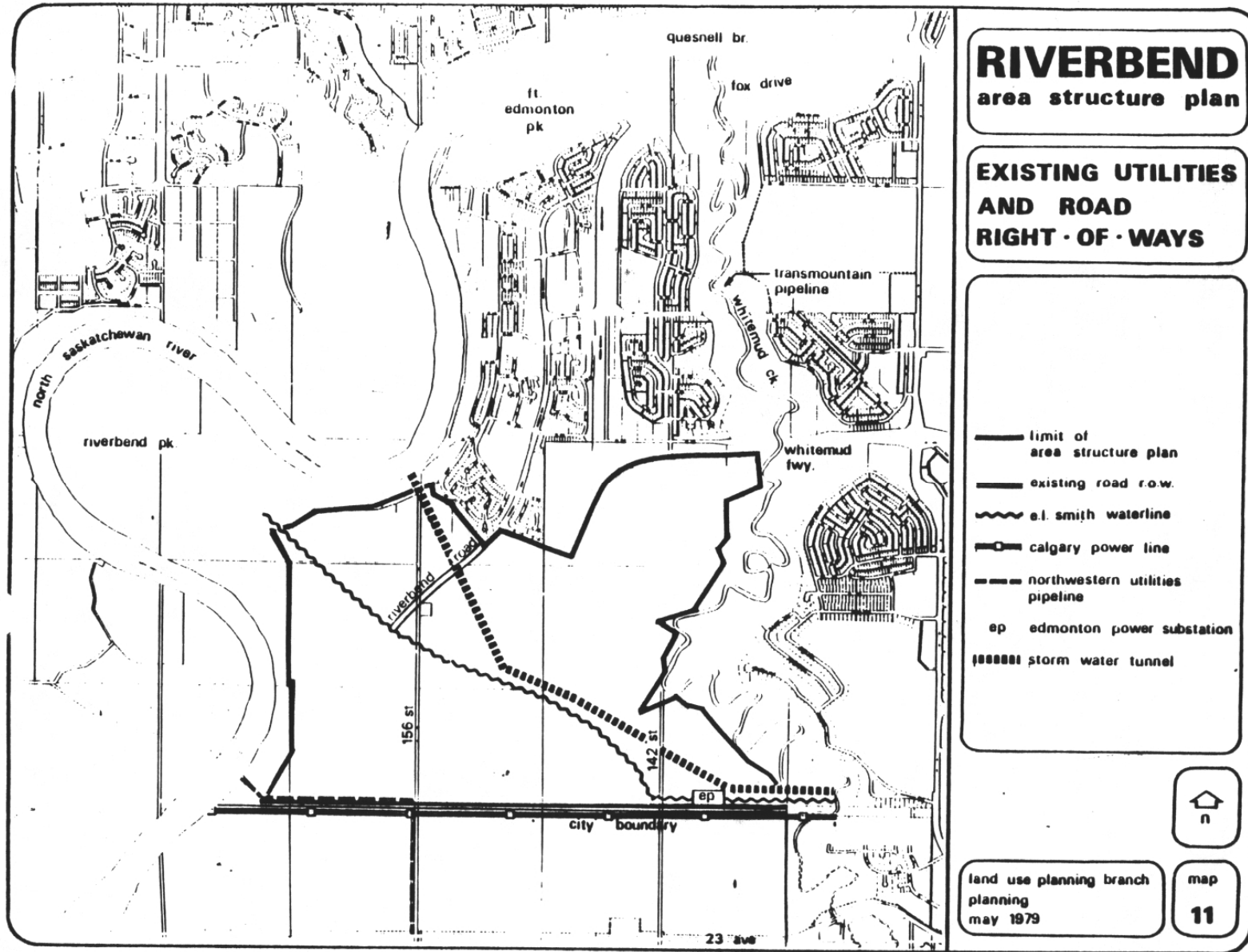
Innovative Residential Development shall be encouraged to implement innovations in the following areas:

- site planning
- housing design
- construction methods
- management schemes
- financing

Innovative residential development in Riverbend shall be encouraged where the following objectives are met:

- outstanding architectural and urban design merit
- provision of increased accessibility to high quality housing for households with otherwise limited affordability for traditional quality accommodation

Map 11 – Existing Utilities and Road Right-of-Ways
(Bylaw 5710, June 27, 1979)



- promotion of social and environmental well-being for multi-family dwellers achieved by innovative spatial relationship of units, overall structural concept, on-site amenities, site lay-out and building design for multi-family residential developments
- enhancement of the natural environment and conversely enhancement of the residential living environment with an innovative utilization of existing natural features.
- conservation of energy, materials, labour

These objectives will be considered in the review of subsequent neighbourhood plans in Riverbend.

9.2 Schools

Joint elementary school/park sites are proposed to serve one or two neighbourhoods. Two junior high school sites are provided to-serve the plan area. The School Boards have indicated that the senior high school requirements in Riverbend are to be satisfied by the neighbouring Kaskitayo campus. The population in Riverbend does not provide sufficient base to support a separate Riverbend campus. Should Terwillegar be annexed however, the combined Riverbend-Terwillegar population would warrant a campus site to be located centrally in Terwillegar, to serve the school population of the whole Riverbend and Terwillegar area.

Proposed Schools:

Bulyea Heights - Public elementary, Separate Elementary

Amended by Editor

- Public Junior High School

Ratigan Ridge - Public Elementary

- Separate Junior High School

Henderson Heights - Public Elementary

Falconer Heights - Public Elementary

9.3 Parks

Existing regional parks adjacent to the Riverbend Area Structure Plan are Fort Edmonton and the Nature Observation Center to the north and Riverbend Park to the west.

In addition to these facilities, the Riverbend area as a whole will have a district park located in existing neighbourhood 3 (Ramsey Heights). Local neighbourhood parks are provided in each joint/school site. In addition to these other parks and open spaces shall consist of:

- pocket parks in areas where the resident population requires additional open space in the form of tot lots, playgrounds, ornamental parks, etc.
- special viewpoint parks, pockets of land with outstanding view potential generally on hilltops and high terrain.
- special areas consisting of significant vegetation for preservation to provide opportunities for nature trails or jogging lanes or general passive recreation;
- special environmental protection areas which are deemed undevelopable along ravine and river valley known as environmental reserves. They can include pocket parks located between the top-of-the-bank roads and actual top-of-the-bank if areas will be determined by Parks and Recreation Department to be suitable for small-scale park developments.
- The potential historical preservation sites in Bulyea Heights and Ratigan Ridge are designated for further study, and are subject to Provincial legislation. It is expected that further investigations may limit or restrict development of these sites and that they may be considered for special park uses those causing minimal disturbance to the land.

Amended by Editor

This hierarchy of open spaces linked by an extensive walkway/bikeway system comprise the comprehensive open space system for Riverbend which

substantially defines the plan concept of "an environmentally oriented residential community".

9.4 Provision of Social and Cultural Facilities

Cultural Facilities

The population in the area is not sufficient to support the establishment of a branch library in Riverbend, but should annexation occur, the combined Riverbend-Terwillegar population may warrant a branch library. No separate cultural halls are proposed for the area except that schools and community league facilities are expected to accommodate such cultural activities as required by the community.

Churches:

Currently, only one church site exists in the Riverbend area located on 53 Avenue and the Whitemud Drive. Several churches have indicated a desire to locate in Riverbend for which sites should be made available at the Neighbourhood Plan Stage.

Amended by Editor

Community League Facilities

Community league facilities shall be provided for in the joint school/park sites and the community center as required.

10.0 SEQUENCE OF DEVELOPMENT

10.1 Transportation

Internal Transportation Staging

Southwest Bypass and the E-W arterial are not included at present in 5 year Arterial Roadway Program, however, should additional funds for road acquisition and construction become available this can change. Between 1982 - 1984 the construction of 142 Street and Whitemud Drive intersection is proposed. The twining of existing Whitemud crossing is scheduled for 1981.

Sequence of neighbourhood development should recognise the congestion

problem with the existing Riverbend Road. It should become a condition that the development of new neighbourhoods should provide access points other than the Riverbend Road.

External Transportation Staging

The development of neighbourhoods in the Riverbend Area Structure Plan should closely relate to the availability of road improvements to the external transportation network connecting Riverbend to the City Center. The ultimate approval of neighbourhood development will rest with City Council which shall then make a determination as to the feasibility of development in relation to available funding sources for the road improvements.

10.2 Potential Annexation of Terwillegar

In view of the possible annexation of Terwillegar into the City, the plan provides for mechanisms that would ensure integration of planned area of Riverbend with Terwillegar:

- Preservation of Road Rights-of-Way for the SW Bypass, E-W arterial and the N-S collectors. The total road rights-of-way for the Bypass up to the city boundary should be preserved, but until annexation is unresolved, the roadway will be built at grade only. Should annexation not occur, provision shall be made in the development agreements for the owners of adjacent properties to "buy-back" the unused portion of the road right-of-ways.
- *Carter Crest* is to be governed by a density guideline to ensure maximum integration of the site with the potential District Center south of city limits should annexation occur. The residential development as proposed for *Carter Crest* will accommodate the joint *Olgilvie Ridge* and *Carter Crest* school catchment area; however, the density distribution and design within *Carter Crest* will be determined in conjunction with the required study of the proposed District Centre component.

Amended by Editor