

Summerside Neighbourhood Structure Plan

Office Consolidation July 2012

Prepared by:

Current Planning Branch

Sustainable Development

City of Edmonton

Bylaw 12112 (as amended) was adopted by Council on September 20, 1999. In July 2012, this document was consolidated by virtue of the incorporation of the following bylaws, which were amendments to the original Bylaw 12112. This Plan is an amendment to the Ellerslie Area Structure Plan, Bylaw 11870, as approved by Council on January 5, 1999.

<i>Bylaw 12112</i>	Approved September 20, 1999 (to adopt the Summerside NSP as an amendment to the Ellerslie Area Structure Plan)
<i>Bylaw 13025</i>	Approved April 16, 2002 (to reconfigure neighbourhood commercial and medium density residential sites, and eliminate a graphic error adopted through Bylaw 12112)
<i>Bylaw 13666</i>	Approved August 25, 2004 (to reconfigure a medium density residential site, a park site, a private lake and two stormwater management facilities, and to remove another stormwater facility)
<i>Bylaw 14013</i>	Approved June 27, 2005 (to reconfigure and redistribute school/park and park sites, pedestrian linkages, and medium density residential sites; to realign a collector roadway; and to make various mapping corrections)
<i>Bylaw 14267</i>	Approved May 3, 2006 (to facilitate minor revisions to low and medium density residential land uses, park sites, pedestrian linkages and collector roadways, delete transit centre and supplementary updates)
<i>Bylaw 14509</i>	Approved March 12, 2007 (to redesignate a section of private open space to low density residential in the east-central portion of the plan)
<i>Bylaw 14519</i>	Approved March 12, 2007 (to reconfigure a stormwater facility, a park site, and medium density residential with a reduction in low density residential, the deletion of a private open space linkage and addition of a collector road between, both between 21 and 25 Avenues in the south-west portion of the plan)
<i>Bylaw 14694</i>	Approved November 26, 2007 (to redesignate 2.11 ha of land from low density residential to neighbourhood commercial and to redesignate 0.64 ha of land from neighbourhood commercial to low density residential)
<i>Bylaw 14811</i>	Approved December 12, 2007 (to identify the use of a direct control provision)
<i>Bylaw 16149</i>	Approved July 4, 2012 (to redesignate two sites from medium density residential to low density residential; update the land use and population statistics; address the implementation of a transitions area between business industrial land and low density residential land; and to re-label the public school site as K-9 from K-8)

Editor's Note:

This is an office consolidation edition for the Summerside Neighbourhood Structure Plan, as approved by City Council on September 20, 1999. This Plan is an amendment to the Ellerslie Area Structure Plan, which was adopted by Edmonton City Council on January 5, 1999. This edition contains all amendments and additions to Bylaw 16149. 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.

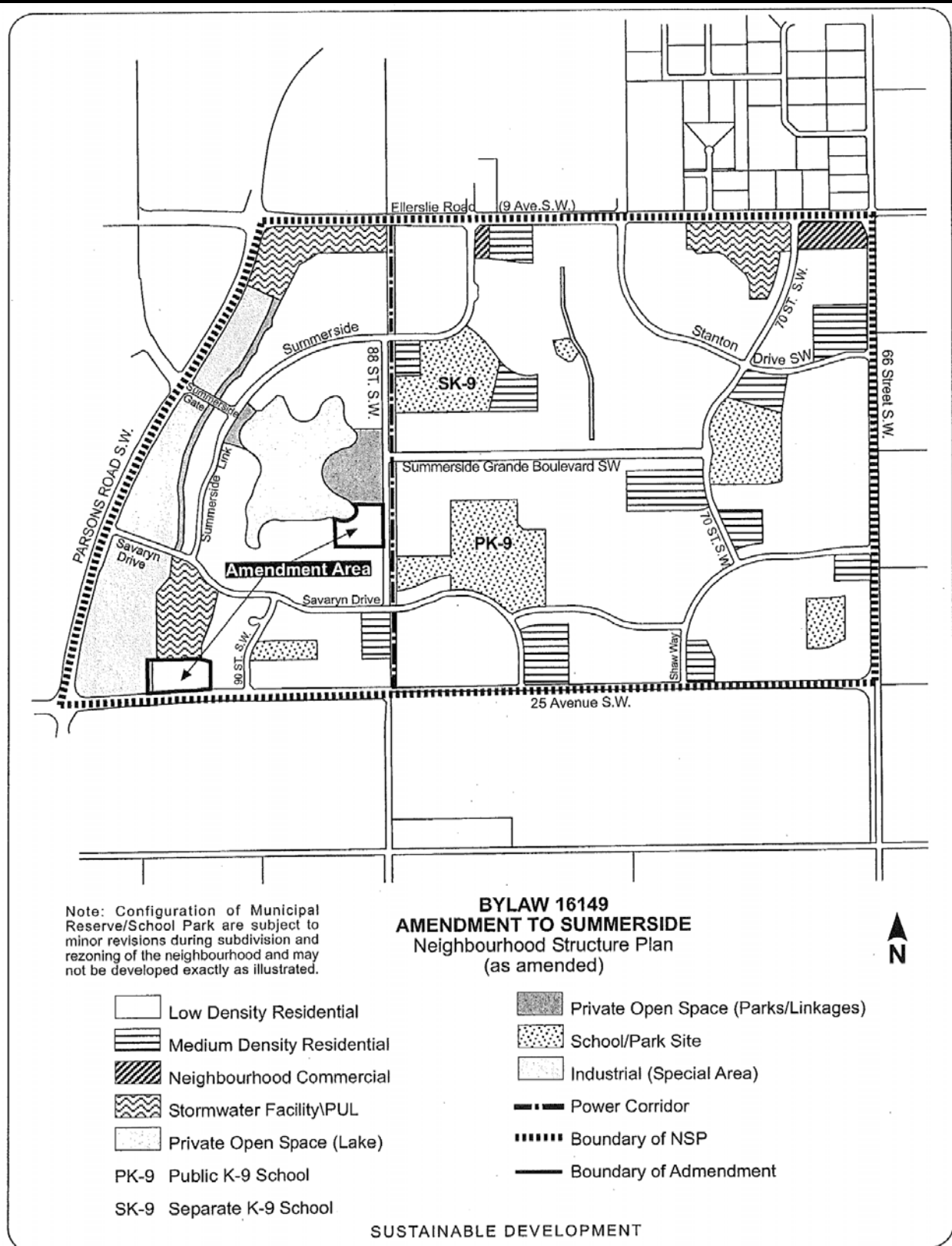
City of Edmonton
Sustainable Development

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Summerside Neighbourhood Structure Plan — Bylaw 14694, November 26, 2007



*As amended by Bylaw #16149, July 4, 2012)

SUMMERSIDE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 16149
Amended July 4, 2012

	Area (ha)	% of GDA
Gross Area	391.25	
Arterial Roadways and Widenings	19.75	
Utility/Pipeline Rights of Way	3.88	
Gross Developable Area	367.62	100.0%
Parks and Schools	29.67	8%
Stormwater Management Facilities and Public Utility Lots		
Stormwater Management Facilities	12.81	3.5%
Public Utility Lots	3.75	1.0%
Circulation		
Industrial Circulation	3.10	0.8%
Residential Circulation	66.31	18.0%
Other Non-Residential Land Uses		
Industrial	22.90	6.2%
Neighbourhood Commercial	3.19	0.8%
Private Open Space (FW Lake, Beach Club and Open Space)	22.32	6.1%
TOTAL Non- Residential Area	164.05	44.6%
Net Residential Area	203.57	55.4%

	Area	units/ ha	Units	% of Total Units	People /Unit	Population
Low Density Residential						
Single Semi-Detached Residential	183.37	25	4,584	74.3%	2.8	12,835
Medium Density Residential						
Row housing	5.20	45	234	3.8%	2.8	655
Low Rise/Medium Density Residential	15.00	90	1,350	21.9%	1.8	2,430
Total Residential	203.57		6,168	100.00		15,920
Units per Net Residential Hectare (upnrha):	30.3					
LDR/MDR Ratio:	74.3% / 25.7%					

1.0 Introduction

1.1 BACKGROUND

On 5 January 1999, City Council approved Bylaw 11870 which brought into effect a new Area Structure Plan for the Ellerslie Area. *A private developer's* commitment to Council through the ASP is to develop an integrated community of employment, recreational, and residential opportunity. To achieve this, *the developer* intends to integrate the community through the use of *pedestrian* linkages and the development of high quality residential and employment opportunities unique to Edmonton.

Amended by
Editor

Bylaw 14013
June 27, 2005

Approval of this first Neighbourhood Structure Plan (NSP) will set the stage for proceeding with *the private developer's* and City Council's vision for the area. The NSP provides the opportunity to develop components of the overall vision in the first stages of development through the inclusion of major recreational amenities and *pedestrian* linkages, a variety of housing forms and lifestyles and a portion of the overall employment area.

Amended by
Editor

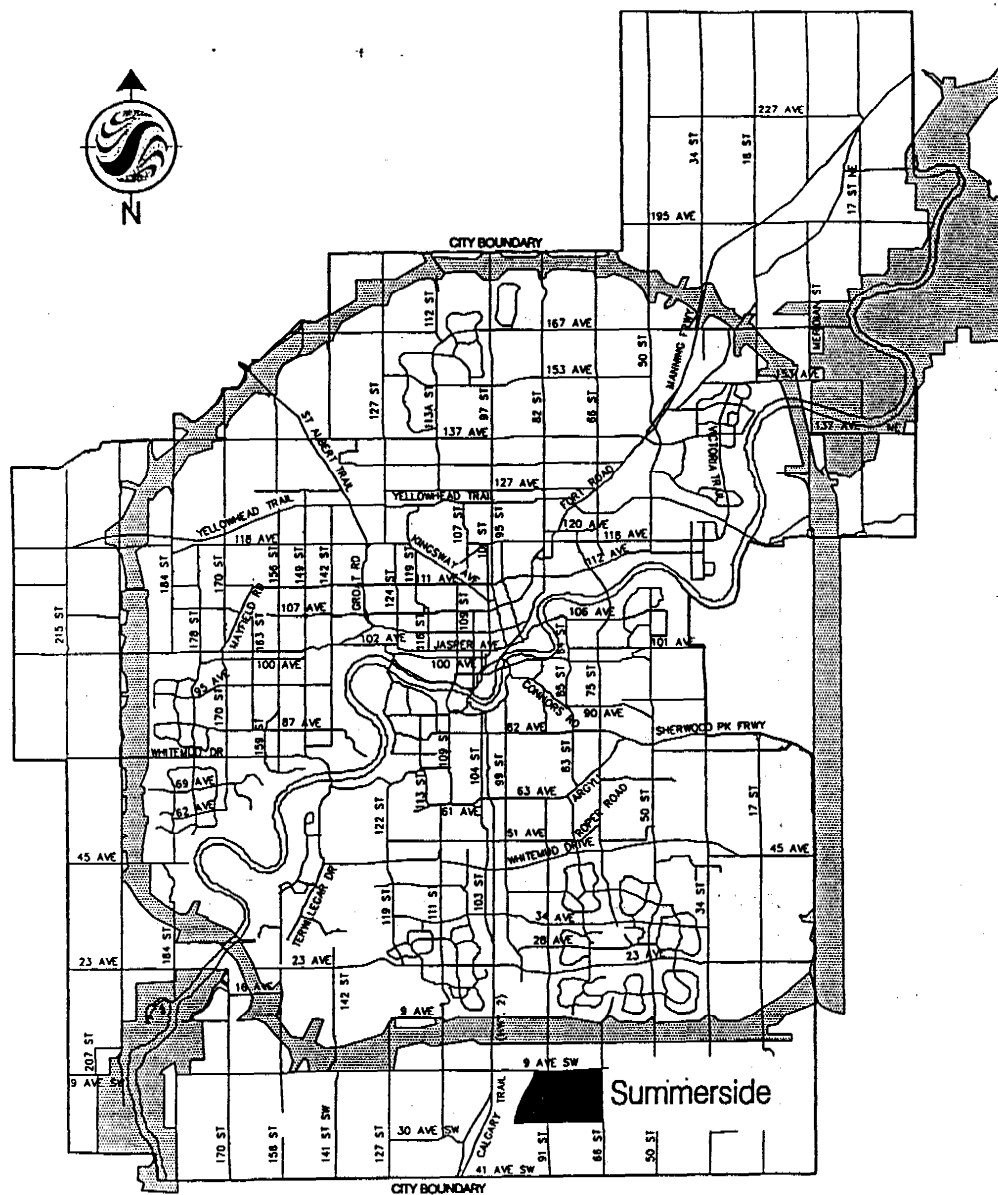
Bylaw 14013
June 27, 2005

The main purpose of this document is to describe the land use pattern and development objectives for the Summerside Neighbourhood, consisting of 391 hectares of land and one of four neighbourhoods within the Ellerslie Area Structure Plan (see Figure 1.0 - Location Plan). Ellerslie is a 1,412 hectare area of land immediately south of the Transportation and Utilities Corridor (TUC) and east of Calgary Trail within south Edmonton.

The NSP will implement the land use framework and development objectives set out in the Ellerslie ASP by identifying the type, size and location of various land uses, density of development, location of arterial and collector roadways, conceptual servicing designs and sequence of development.

The design of the first neighbourhood refines the concept shown in the Area Structure Plan Bylaw by improving pedestrian and vehicular connections to destinations within the overall Ellerslie community and to the arterial roadway network.

Figure 1.0: Location Plan



Stantec

16151100

NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
1.0

Title
Location Plan

August, 1999
16151100

*Bylaw 12112 September 20, 1999

The Summerside NSP has been prepared on behalf of *a private developer*, owners of approximately 256 hectares of land within the neighbourhood.

Amended by
Editor

1.2 DEFINITION OF PLAN AREA

The Summerside NSP includes all of Section 22-51-24-W4M, all of SE ¼, most of the NE ¼ and a portion of the SW ¼ of Section 21-51-24-W4M.

As shown on Figure 2.0 - Context Plan, the Summerside NSP is defined by the following general boundaries:

- **Northern Boundary** - Ellerslie Road (9 Avenue S.W.)
- **Western Boundary** - Realigned 91 Street / Parsons Road
- **Eastern Boundary** - 66 Street
- **Southern Boundary** - 25 Avenue S.W.

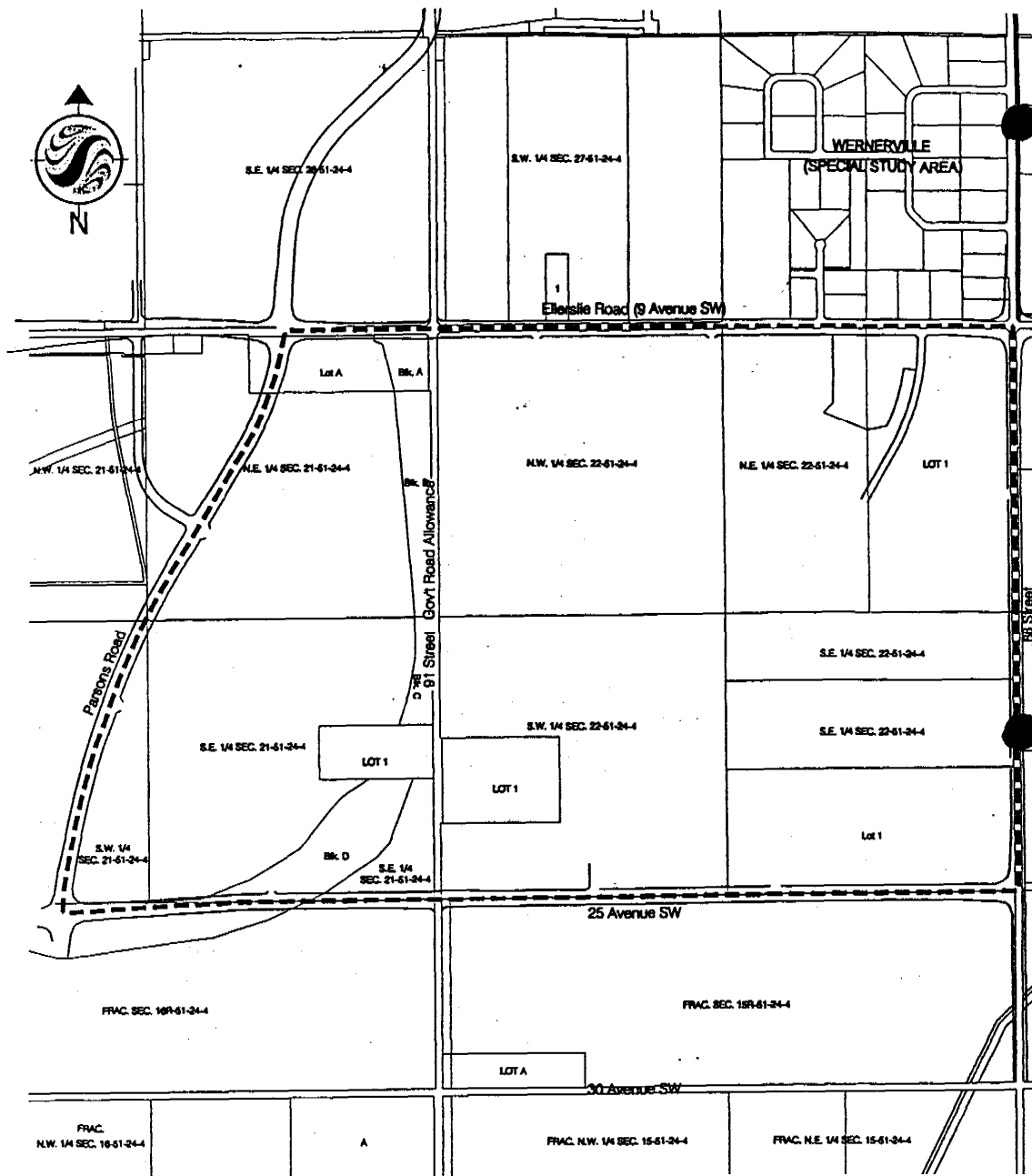
The Summerside NSP constitutes a logical planning unit with respect to identifiable plan boundaries (the arterial roadway network) and servicing considerations.

1.3 LAND OWNERSHIP

Approximately 65% (256 hectares) of land within the Summerside NSP is owned by *a private developer*. The remaining land is held by a number of minority land owners. Current land ownership is shown on Figure 3.0 - Land Ownership. A detailed listing is provided on Table 1 - Land Ownership.

Amended by
Editor

Figure 2.0: Context Plan



Stantec

16151100

Legend --- NSP Boundary

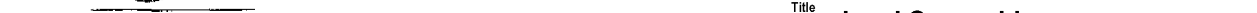
NEIGHBOURHOOD STRUCTURE PLAN

Figure No. 2.0

Title Context Plan

August, 1999
16151100

*Bylaw 12112 September 20, 1999



NSP Regulatory

Fgwe N° 3.0

Stantec Title Land Ownership

must. 1999
16151100

Table 1: Land Ownership *(As Amended by Editor)*

Summerside Neighbourhood Structure Plan			
	Titled Owner	Legal Description	Area (ha)
1	<i>Private Developer</i>	Lot A Plan 2581 NY	portion
2	Her Majesty the Queen in Right of Alberta	Block A Plan 872 1140	1.91
3	<i>Private Developer</i>	Part of NE ¼ Sec. 21-51-24-W4M	48.79
4	Her Majesty the Queen in Right of Alberta	Block B Plan 872 1140	4.9
5	<i>Private Developer</i>	NW ¼ Sec. 22-51-24-W4M	64.7
6	<i>Private Developer</i>	Part of NE ¼ Sec. 22-51-24-W4M	32.3
7	<i>Private Landowner</i>	Lot1 Plan 782 0613	32.336
8	<i>Private Developer</i>	SW ¼ Sec. 21-51-24-W4M	portion
9(a)	<i>Private Developer</i>	Part of SE ¼ Sec. 21-51-24-W4M	49.71
9(b)	<i>Private Developer</i>	Part of SE ¼ Sec. 21-51-24-W4M	10.52
10	Her Majesty the Queen in Right of Alberta	Block C Plan 872 1140	1.92
11	<i>Private Landowner</i>	Lot 1 Plan 802 1807	4.86
12	Her Majesty the Queen in Right of Alberta	Block D Plan 872 1140	8.21
13	<i>Private Landowner(s)</i>	Lot 1 Plan 792 0978	7.97
14	<i>Private Developer</i>	Part of SW ¼ Sec 22-51-24-W4M	56.61
15	<i>Private Landowner(s)</i>	Part of SE ¼ Sec 22-51-24-W4M	15.82
16	<i>Private Landowner</i>	Part of SE ¼ Sec 22-51-24-W4M	20.08
17	<i>Private Landowner(s)</i>	Lot 1 Block 1 Plan 772 2779	28.8

2.0 Statutory Plan & Policy Context

2.1 EDMONTON MUNICIPAL DEVELOPMENT PLAN

Numerous strategies are cited in the MDP regarding Planned Growth and other areas of responsibility. The following sections highlight those of particular relevance to the Summerside NSP.

2.1.1 Planned Growth - Land Development Philosophy

"Develop and utilize a land development philosophy that meets the City's long-term development needs and achieves the optimal balance between residential, industrial, commercial, institutional and recreational land use."

Strategy 1.1.1 - *Provide for choices regarding the types of developments in which people want to live and do business.*

The Summerside NSP provides for a range of low and medium density residential and business development opportunities in close proximity to additional employment generating industrial and commercial land uses within the larger Ellerslie ASP.

Strategy 1.1.12 - *Place a high priority on the effective and efficient use of land.*

The Summerside NSP plans for a mix of residential, commercial, institutional and recreational land uses in an efficient land use pattern which can be economically serviced and developed on a staged basis in step with market demands.

Strategy 1.1.14 - *Maintain the integrity of pipelines and utility corridors while planning for growth and development.*

The Summerside NSP contains significant north-south utility corridors (*a private utility ROW and the future SESS sewer line*) which have been integrated into the plan and, where appropriate, will be employed in the open space and walkway system.

Amended by
Editor

2.1.2 Planned Growth - Utilization of Existing Infrastructure

"Encourage maximum development around City infrastructure."

Strategy 1.3.3 - *Support contiguous development that is adjacent to existing development in order to accommodate growth in an orderly and economical fashion.*

Development within Summerside will proceed in an orderly and economical fashion on a staged basis with the logical extension of services.

2.1.3 Planned Growth - Managing Suburban Growth

"Manage suburban growth in a manner that ensures adequate infrastructure and services and maintains a balance of residential, commercial, industrial and recreational land uses."

Strategy 1.7.1 - *Accommodate growth in an orderly, serviced and cost effective manner.*

Growth within Summerside will be accommodated in an orderly, serviced and cost effective manner.

Strategy 1.7.2 - *Provide for a range of housing types and densities in each residential neighbourhood.*

The Summerside NSP allows for a range of low and medium density residential development to take place. The ratio of low to medium density residential development is consistent with current City Council guidelines.

Strategy 1.7.4 - *Ensure availability and access to recreational opportunities and open spaces.*

Through the use of municipal reserves and the allocation of private open space, the Summerside NSP contains open space/recreational areas including walkway corridors, a fresh water lake & beach club, school/park sites, *a small treed area* and small passive parks.

Bylaw 14013
June 27, 2005

2.2 ELLERSLIE AREA STRUCTURE PLAN

The Ellerslie Area Structure Plan provides general guidelines to facilitate the orderly development of the plan area in terms of proposed land uses, density of development, location of major roads and facilities and sequence of development. The Summerside NSP is a more detailed extension of the land use framework described in the ASP and is consistent with development objectives described in that document, namely:

- to provide a framework to deliver a high quality, comprehensively planned industrial, business, commercial and residential area by defining the basic roadway network, general pattern and composition of land uses, location of school/park sites and servicing concepts.

The Summerside NSP provides a more detailed description of the proposed land uses and how they tie into the collector and arterial roadway system as well as describing the servicing methods to be employed.

- to ensure implementation of the plan on an orderly, staged basis.

A detailed, orderly staging plan for development within Summerside is provided in Section 7.0 - Implementation.

2.3 AIRPORT PROTECTION OVERLAY

The majority of land within the Summerside NSP is within the Edmonton International Airport Vicinity Protection Area and partially covered by the 25 Noise Exposure Forecast (NEF) Contour.

The City of Edmonton's Land Use Bylaw provides an Airport Protection Overlay to ensure the safe and efficient operation of airports near the municipal boundary of the City of Edmonton through the regulation of building heights and land uses in addition to the requirements of the underlying land use districts in their vicinity. However, land within the 25 NEF contour is not impacted by the Overlay.

2.4 SUBURBAN NEIGHBOURHOOD DESIGN

PRINCIPLES

The City of Edmonton's Suburban Neighbourhood Design Principles report describes a variety of design principles intended to encourage flexibility and innovation in the design and servicing of new neighbourhoods. Not every principle will be applicable to every new suburban development.

A brief description of some the design principles as they relate to the development concept proposed for Summerside is provided below. Where the proposed development does not reflect various design principles, a short rationale is also provided.

Design Principle 1 - *Design neighbourhoods with the intent of sharing common infrastructure and neighbourhood facilities among neighbourhoods.*

Compared to many other neighbourhoods in Edmonton, Summerside is particularly large and therefore tends to be relatively self-sufficient with respect to the provision of infrastructure and facilities. For example, given the size of the neighbourhood, facilities such as the SWM facilities and school/park sites are designed to service land within the neighbourhood boundaries.

Design Principle 2 - *Design and locate school and community facilities to provide inter-neighbourhood focal points.*

Through the design of the street, walk and open space system, the freshwater lake will serve as a primary focal point for much of the neighbourhood. Given the size of Summerside, there is sufficient population to support *one public and one separate school*. Schools and community facilities have been located centrally within logical phases of the Neighbourhood to provide opportunities for other focal points.

Bylaw 14013
June 27, 2005

Design Principle 3 - *Design the arterial and collector roads along a grid pattern, peripheral to the neighbourhoods.*

The City's grid system of arterial roadways is generally respected in the Ellerslie ASP and subsequently within the Summerside NSP. Four arterial roadways frame the neighbourhood and a system of collector roadways branches out from a central

east-west spine to connect residents throughout the neighbourhood and onto the arterial roadway grid.

Design Principle 4 - *Design neighbourhood streets with standards that cater to the main intended use of the road.*

Roadways within the neighbourhood are intended to be developed as a mixture of collector and local roadways. Adjacent land uses will assist in the determination of appropriate road right-of-way widths and cross sections.

Design Principle 5 - *Provide convenient pedestrian and bicycle access throughout the neighbourhood and especially between destination points within and outside the neighbourhood.*

Bicycle and pedestrian movement throughout Summerside and the larger Ellerslie area is intended to follow the local, collector and arterial roadway network in addition to walkways and other open space corridors.

Design Principle 6 - *Provide Transit services to the edges of new neighbourhoods using the arterial and collector roadways in conjunction with appropriately designed, strategically located and conveniently accessed transit waiting zones.*

Given the size of Summerside, providing transit only along the arterial roadways bordering the plan area would result in excessive walking distances for many residents. However, the collector system is intended to accommodate transit service so that most residents are within a reasonable walking distance to a transit zone. The location and design of transit zones will be determined at the subsequent stages of development.

The highest transit oriented uses/generators are generally school/park sites and medium density residential parcels. They are generally located along the collector road system providing ease of transit accessibility.

Design Principle 7 - *At the area and neighbourhood planning stage, plan the location of the school/park facilities relative to neighbourhood staging such that they can be consolidated, serviced and available early in the development of a neighbourhood or catchment area.*

School/park sites within the Summerside NSP have been planned in consultation with the School Boards and the Community Services Department with staging and ease of consolidation as important factors in determining their location.

Design Principle 8 - *Design parks and institutional sites and buildings within the neighbourhood and community focal points to be adaptable to other uses or levels of education over time.*

The school/park sites that have been identified within the Summerside NSP have been located along the collector road system and surrounded by residential development. The development of school buildings and community league facilities is the responsibility of the School Boards, community leagues and the City and it is anticipated that they will respect this design principle.

Other uses such as the freshwater lake and beach club will be a focal point for participating residents. Should the desires of the residents change over time, alternative uses could be developed on or as part of this land.

Design Principle 9 - *Explore opportunities to provide smaller, dispersed open space and parks in a neighbourhood to provide for localized needs while meeting the recreational needs of residents of the catchment area.*

Three dispersed park sites have been identified within the NSP. Each of the park sites will be dedicated as municipal reserve and will provide additional open space access and amenity at the local level.

Bylaw 14267
May 3, 2006

Design Principle 10 - *Optimize the use of land and capital requirements for facilities such as churches, schools, community leagues and stormwater management.*

School/park sites within Summerside have been located centrally within residential areas and are of a size sufficient to accommodate school buildings, playing fields, community league facilities and possibly urban service uses. The opportunity for dual use of school/park sites for stormwater management is welcome and may be pursued at the detailed design and subdivision stage.

Design Principle 11 - *Create a linked open space system through open spaces created by SWM facilities, some utility rights-of-way, preservation of appropriate natural areas and drainage courses, and school and park open spaces.*

A comprehensive system of linkages throughout Summerside is planned *integrating the area*, walkways, the power corridor, stormwater management facilities and the school/park sites.

Amended by
Editor

Design Principle 12 - *Locate multi-family uses toward the edge of new neighbourhoods and close to the community and neighbourhood focal points.*

Medium density residential parcels of varying sizes have been designated throughout the plan area alongside collector roads, SWM facilities, private and public open space/parks and commercial facilities. Some parcels are located at the periphery of the neighbourhood while others are more internalized but still easily accessed by pedestrian, bicycle, transit and vehicle traffic.

Design Principle 13 - *Use stormwater management techniques which provide an alternative (s) to the man made lakes and dry ponds typical to Edmonton.*

Alternative SWM techniques have not been identified in the Summerside plan with the exception of dual use which may be developed where and if possible. Other techniques as discussed in Table 1 of the Suburban Neighbourhood Design Principles Report may, where appropriate, be pursued at the subdivision and building stage if the Drainage Services Branch determines them to be suitable alternatives.

Amended by
Editor

Design Principle 14 - *Minimize the use of public utility lots and maximize the use of easements for underground services not located in road rights-of-way.*

This principle is recommended for use in the Summerside NSP and can be best implemented at the subdivision and engineering design stage.

Design Principle 15 - *Provide opportunity through the residential districts of the Land Use Bylaw for the intensification of housing forms and for alternative site design and building siting.*

The intent of this principle was for the Planning & Development Department to review the Land Use Bylaw with an eye to providing greater opportunity to achieve this Principle on a global basis. However, it is intended that a range of low and medium density residential housing forms will be developed within the Summerside NSP.

Opportunities for innovative site design and building siting can be pursued generally at the neighbourhood plan level and through the redistricting and subdivision processes.

Design Principle 16 - Use current *population and student generation formulas* when *planning facilities for a neighbourhood*. Take into account the life cycle of the neighbourhood.

The population and student generation ratios provided in the Suburban Neighbourhood Design Principles report were used to develop demographic projections in the NSP. Given the size of Summerside, the Community Services Department and School Boards are encouraged to consider the life cycle of the neighbourhood in determining their needs.

3.0 Site Context & Development Considerations

3.1 TOPOGRAPHY & VEGETATION

The topography of the lands within the Summerside NSP is generally flat with elevations varying from approximately 690 m in the west to approximately 709 m in the southeast portion of the neighbourhood.

Land in the entire Ellerslie ASP lies within one large drainage basin that extends further to the east with an outfall to Blackmud Creek. There are a number of natural low areas within the plan area which will be integrated into the stormwater management system where possible.

Vegetation is scattered throughout the neighbourhood plan area in a few tree stands of various sizes. The composition of these treed areas is mainly aspen/balsam poplar, some with associated sloughs. Two natural areas have been identified by the City of Edmonton and are described in more detail in Section 3.4.

Overall, the majority of lands within the plan area have been cleared of natural vegetation for agricultural purposes.

3.2 SOILS

The Alberta Soil Survey of Edmonton Sheet (83-H) identifies soils within the plan area as primarily Malmo Silty Clay Loam, an eluviated black chernozemic soil developed on lacustrine material. The Survey also rates the land's agricultural capability as having "good to very-good arable" qualities. The Canada Land Inventory's Soil Capability for Agriculture rates the land as Class 1, meaning there are no significant limitations to agricultural use of these lands.

The City of Edmonton's Municipal Development Plan recognizes that these lands are intended for urban development. It should be noted, however, that these agricultural lands will typically remain in production right up until they are required for development. The consistent, uniform nature of these soils does not pose any constraints to urban development.

3.3 EXISTING & SURROUNDING LAND USES

As noted earlier, the majority of land within the Summerside NSP is currently used for agricultural purposes with a few associated farmsteads (see Figure 4.0 - Site Features).

These existing uses can be selectively removed at the time of adjacent development and the land integrated into the pattern of subdivision.

Abutting the Summerside NSP to the northeast in the SE 1/4 Section 27-51-24-4 is the existing 43 lot country residential development, Wernerville. Future redevelopment options will be considered at the time of preparation of a Neighbourhood Structure Plan for the lands immediately west of Wernerville. The NSP for Summerside is not anticipated to have any significant impact on this area.

3.4 ENVIRONMENTAL RESOURCES

The City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas (1993) identifies two Natural Areas within the Summerside Neighbourhood Structure Plan.

3.4.1 Natural Areas

The Inventory describes two Natural Areas located in the southeast portion of the Neighbourhood. The Inventory describes Natural Areas as being defined by the presence of vegetation, water or natural features. The Natural Areas are not described in detail in the Inventory and the extent of the information currently available is limited to the following:

TABLE 2 SUMMERSIDE NSP NATURAL AREAS			
NATURAL AREA	LOCATION	AREA	DESCRIPTION
SE 69	1.0 km south of Ellerslie Rd. west of 66 St. SE 1/4 Sec. 22-51-24-4	0.60 ha	95% aspen/balsam poplar forest 5% slough complex
SE 70	1.6 km south of Ellerslie Rd. west of 66 St. SE 1/4 Sec. 22-51-24-4	1.00 ha	100% slough complex

3.5 ENVIRONMENTAL SITE ASSESSMENTS

Phase I Environmental Site Assessments (ESA) were carried out on *the properties of a private developer* in Summerside by A.D. Williams Engineering Ltd. and Hoggan Engineering & Testing (1980) Ltd. in late 1997 and early 1998. The Phase I ESAs identified no concerns that would warrant a Phase II ESA being undertaken on any of *the private developer's* property, with one exception.

Amended by
Editor

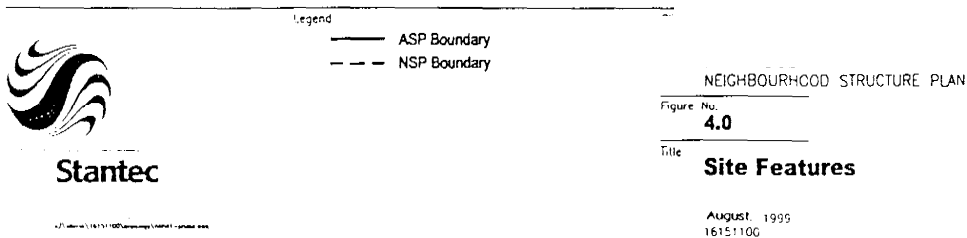
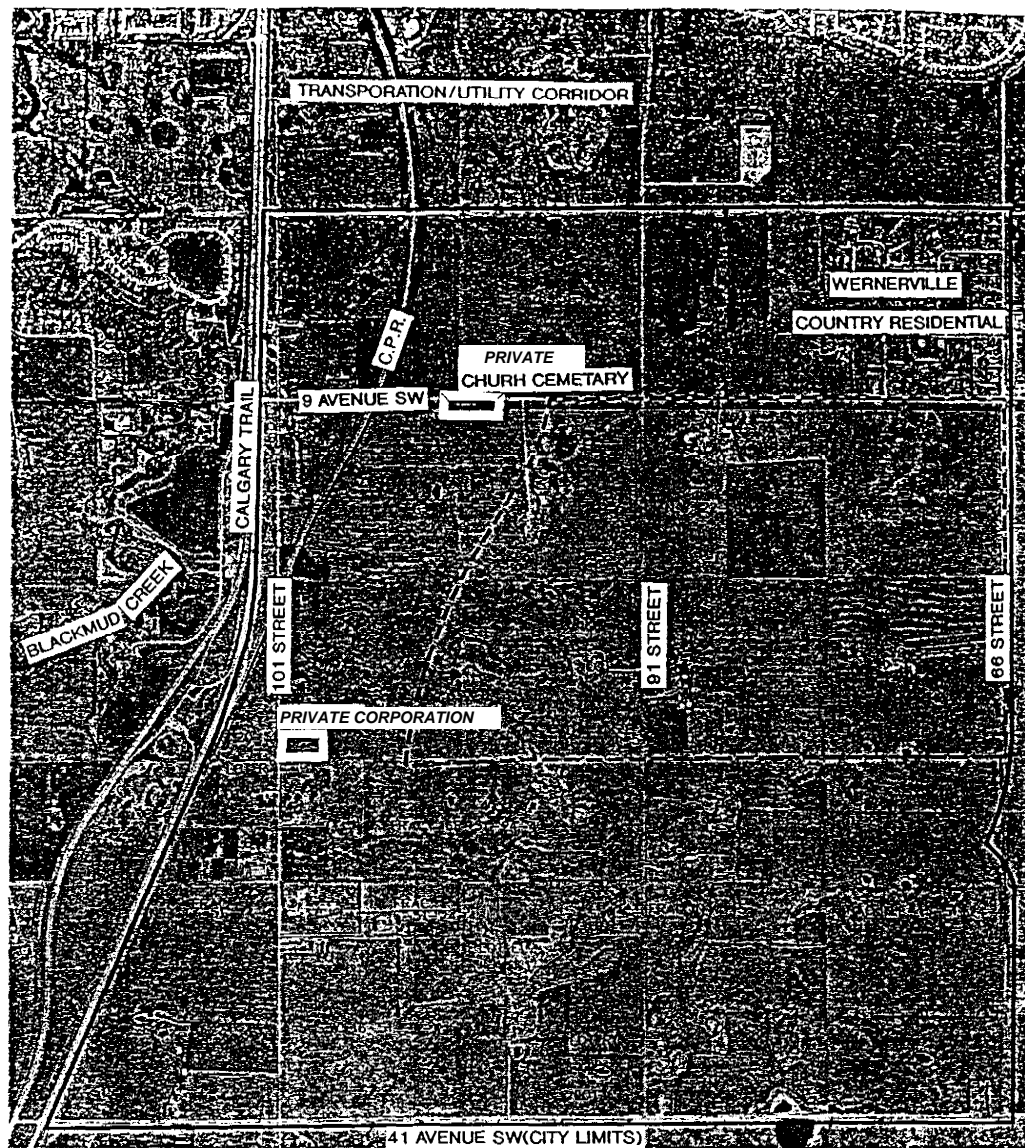
3.5.1 Phase II ESA - NW 22-51-24 W4M

Phase I and Phase II ESAs were undertaken by Hoggan Engineering & Testing Ltd. on the NW 1/4 Section 22-51-24 W4M in the spring of 1998 as part of the due diligence process to purchase the property.

The Phase I ESA identified a former well site and an existing above ground fuel storage tank within an active farm located at the southeast corner of the 91 Street Government Road Allowance and Ellerslie Road. These two locations were identified as possible environmental risk areas and additional investigation was necessary to assess the potential risk each site posed. The former well had been used for disposal of garbage for a considerable time and the above ground storage tank location was a potential source of soil and groundwater hydrocarbon contamination.

The Phase II ESA determined that there were no significant environmental contamination concerns at the former well location and that no further environmental action is required. At the existing above ground storage tank location, some residual hydrocarbon contamination was noted and the study recommends a limited soil excavation program in the immediate vicinity to remove residual soil. Excavation monitoring and sampling would be required prior to redistricting to confirm the removal of hydrocarbon contaminated soils above certain levels.

Figure 4.0: Site Features



***Bylaw 12112 September 20, 1999, as amended by Editor**

3.5.2 Non-Participating Land Owners

To the best of our knowledge, no other Phase I Environmental Site Assessments have been undertaken on the remaining lands within the Summerside NSP area.

In light of this, the Environmental Planning Group of the Planning & Development Department has recommended that ESAs or disclosure statements be provided by the minority land owners at the redistricting stage.

3.6 HISTORICAL RESOURCES

A Historical Resources Overview (HRO) for lands within the Ellerslie ASP (with a focus on *a private developer's* properties) was undertaken by archaeologists within Stantec Consulting Ltd. in July 1998 and submitted to Alberta Community Development, Cultural Facilities and Historical Resources Division for review.

Amended by
Editor

The HRO reviewed currently known historic resources within or immediately adjacent to the ASP as well as current and historical air photos, soil, topographical and hydrogeological information and a variety of other sources which help to determine the historical significance of the area. Overall, no significant sites were recorded in the Ellerslie ASP.

In general, most of the proposed development areas have been almost completely disturbed by cultivation or other previous developments. The potential for intact site discovery in these disturbed or cultivated areas is significantly reduced and their location outside the previous recorded site significance zones reduces their historical resource potential.

For *the private developer's* land holdings within Summerside, the HRO demonstrated historic resource potential for undiscovered archaeological sites in portions the treed areas in NW 1/4 22-51-24-W4M which may indicate undisturbed ground and potential for intact historical resources.

Amended by
Editor

3.6.1 Historic Resources Inventory and Assessment Study

Based on combined historical review data presented above, an Historical Resource Inventory and Assessment Study (HRIA) was undertaken by archaeologists within Stanley Consulting Group in the above noted portions of NW 22-51-24-W4M in August of 1998.

A pedestrian transect survey and subsurface tests in two potential historic resource locations indicated no historic or precontact artifacts. No further historic resource investigations are recommended for this area under Permit No. 98-126.

3.7 ENERGY & NATURAL RESOURCES

3.7.1 Oil & Gas Well Sites

A review of information provided by the Alberta Energy & Utilities Board (AEUB) has indicated that there are no active or suspended oil or gas wells within the boundaries of the Ellerslie ASP.

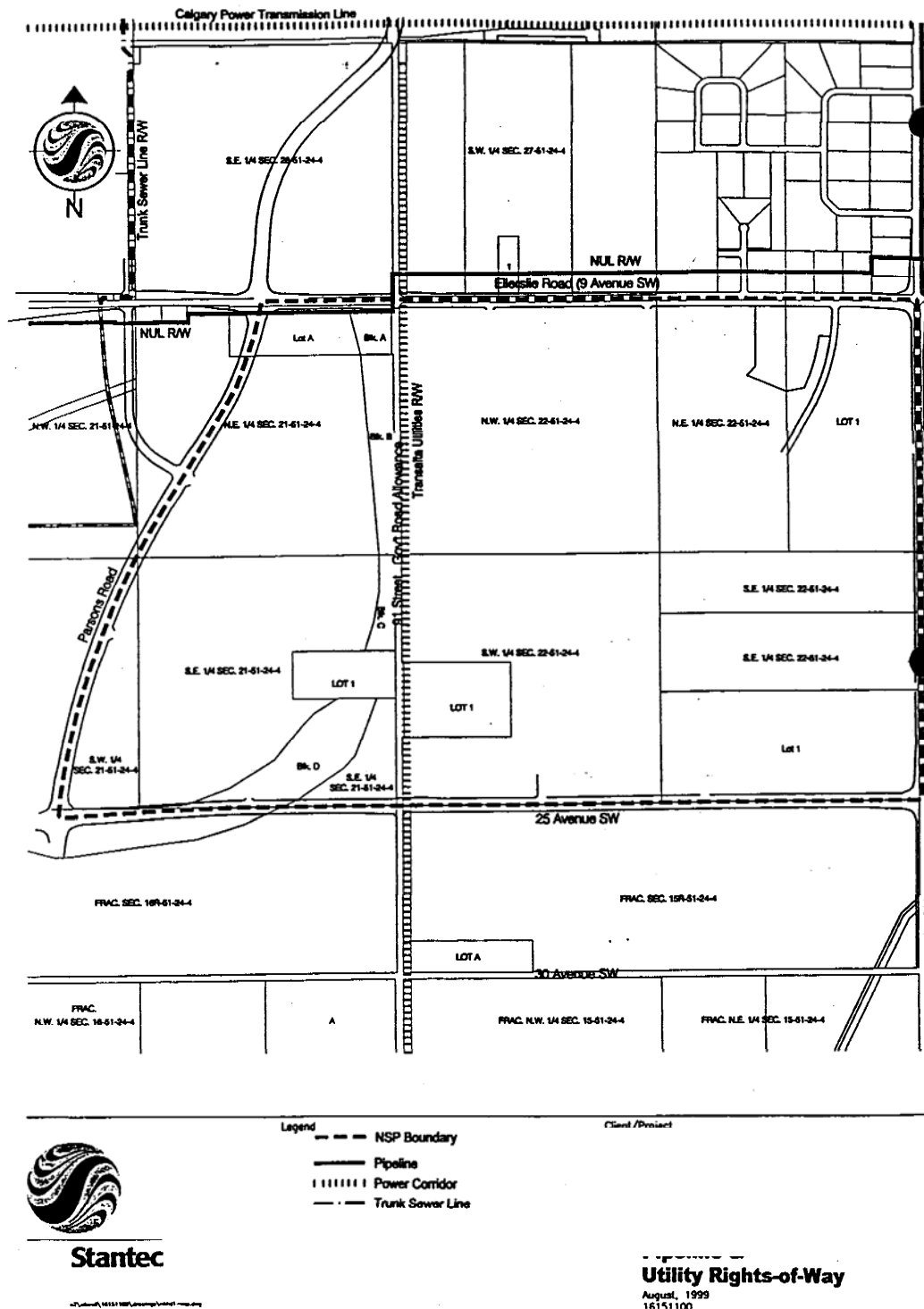
3.7.2 Pipeline Rights-of-Way and Facilities

As shown on Figure 5.0 - Pipeline & Utility Rights-of-Way and Facilities, there is only one pipeline license within the Summerside NSP running parallel with Ellerslie Road. A summary of the Alberta Energy and Utilities Board Pipeline License Register for the Neighbourhood is shown on Table 3 - Existing Pipeline Transmission Facilities.

The City of Edmonton's *Policy Guidelines for the Integration of Transmission Pipelines and Urban Development (1985)* and any other relevant Provincial legislation will be employed when considering redistricting and subdivision applications near or adjacent to the above noted pipeline.

TABLE 3 SUMMERSIDE NSP EXISTING PIPELINE TRANSMISSION FACILITIES <i>(As amended by Editor)</i>				
Company	Substance	H ₂ S Content (mol/kmol) ¹	Max. Operating Pressure (kPa) ²	Max. Outside Diameter (Mm) ³
<i>Private</i>	Natural Gas	0.00	6,200	168.3
¹ Sour natural gas occurs when the H ₂ S content is greater than 10.0 mol/kmol				
² A high pressure line has a maximum operating pressure greater than or equal to 3,475 kPa				
³ a large diameter line has an outside diameter greater than or equal to 323.9 mm				

Figure 5.0: Pipeline & Utility Rights-of-Way



*Bylaw 12112 September 20, 1999

3.7.3 Utility Rights-of-Way and Facilities

The Summerside NSP is bisected by a major transmission line *owned by a private utility corporation* which runs north-south adjacent to the 91 Street Government Road Allowance. This corridor presents opportunities for the development of an open space linkage spanning the entire Neighbourhood and connecting to Neighbourhoods to the north and south.

Amended by
Editor

The future South Edmonton Sanitary Sewer (SESS) is also proposed to be located within the 91 Street Government Road Allowance (GRA). While portions of the 91 Street GRA will be incorporated into the collector roadway network, other portions of the road allowance will be closed and are envisioned to be created as public utility lots.

4.0 Development Objectives & Principles

4.1 DEVELOPMENT OBJECTIVES

The Summerside Neighbourhood Structure Plan is unique in the City of Edmonton in that it provides for an integrated mix of employment based and residential development and shared amenities within its boundaries. The NSP has been comprehensively planned to take advantage of the plan area's natural features, proximity to major transportation facilities and other locational attributes. Reflected in the plan are a number of development objectives and principles outlined below.

The main objectives of the Summerside NSP are:

- to develop a plan consistent with the general intent and purpose of the Ellerslie Area Structure Plan.
- to provide a framework to deliver a high quality, integrated, comprehensively planned employment and residential area by defining the collector and arterial roadway network, the type, size and location of land uses, servicing designs and development staging.
- to integrate natural features of the area into the plan where feasible and economically viable.
- to ensure implementation of the plan on an orderly, staged basis.

A long term commitment to the composition of land uses and integrated nature of the Ellerslie ASP is reflected in the NSP to ensure that the overall development concept and above noted objectives are met. The following development principles have been established to assist in achieving those objectives.

4.2 DEVELOPMENT PRINCIPLES

4.2.1 Business Employment

Provide development opportunities for industrial / business uses within the western portion of the plan area in response to regional market trends and the long term economic development needs of the City.

- Orient vehicular access and egress towards the arterial road network while orienting site development to use and respect the adjacent integrating lands.
- Ensure that industrial / business uses planned for the NSP are compatible with neighbouring residential development.

4.2.2 Commercial

- Provide for neighbourhood convenience commercial development opportunities within the Summerside NSP to serve area residents.
- Ensure that the impact of commercial development on adjacent land uses is minimized through the use of transitional land uses, physical separation, orientation of land uses, setbacks and buffering.
- Locate commercial sites along arterial roadways to ensure high visibility and to provide ease of access / egress.

4.2.3 Residential

- Provide for a variety of low and medium density residential opportunities in the Summerside NSP consistent with consumer preferences and in conformance with municipal standards and policies.
- Employ applicable design principles from the Suburban Neighbourhood Design Principles report within the residential areas.
- Establish sufficient overall residential densities within the Summerside NSP to support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit within the neighbourhood and as part of the Ellerslie ASP.

- Establish the single family to multi-family dwelling unit ratio to conform with City Council's housing mix guidelines.
- Locate residential development so as to take advantage of natural and man-made features such as stormwater management facilities, private open space, walkways and park space.
- Orient larger parcels of medium density residential development toward the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads and commercial uses.
- Integrate smaller parcels of medium density residential development within the neighbourhoods adjacent to low density residential development to provide alternative housing options within the community.

4.2.4 Circulation

- Provide a logical, safe and efficient hierarchy of transportation systems within the plan area to address the pedestrian, bicycle, public transit and automobile transportation needs of residents and businesses moving to, from and within the Summerside NSP.
- Integrate utility, pipeline and pipeline corridors into the residential and industrial nodes to make full use of their walkway and linkage potential having regard for the safe, ongoing operation of these transmission facilities.
- Employ applicable design principles from the Suburban Neighbourhood Design Principles report to the design of the transportation and circulation network.

4.2.5 Educational Facilities

- Provide sites for educational and community league facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Public and Separate School Boards, Edmonton Federation of Community Leagues and the City.

4.2.6 Parks & Open Space

- Provide sites for open space and parks for active and passive recreation through the dedication of municipal reserves.
- Allow for the introduction of a number of smaller, "pocket parks" within the plan to provide residents with an alternative open space to the larger neighbourhood park sites. The availability of municipal reserves to create the pocket parks will be assessed within the overall municipal reserve needs for the area.
- Introduce private open space facilities such as a fresh water lake and beach area into the plan area to provide amenities for residents and businesses.
- Locate parks and open space to provide both easy access for residents and to facilitate timely assembly and development of sites. Pursue owners agreements where possible and practical to pre-assemble school/park sites.

4.2.7 Resource/Utility Operations

Accommodate the safe and nuisance-free operation of existing utility rights-of-way and powerline corridors into the development concept as walkways and open space linkages.

4.3 TRANSITIONAL LAND USE PLANNING PRINCIPLES

The integration of residential development with an employment area requires that special attention be paid to the method of interface and the application of transitional land use planning principles.

The development concept for the Summerside NSP integrates industrial land uses along the western boundary of the plan area with the residential area to the east. The topography and environmental features of the land within the Ellerslie ASP in general provide a linear north-south corridor of natural low areas for the development of stormwater management facilities.

Extended throughout, this type of corridor provides an ideal interface and transitional zone between the more intensive industrial land uses in the western portion of the plan and the less intensive single and multi-family residential development to the east.

The evolution of industrial / business development has lead to relatively nuisance-free operations. This sort of development can serve as a good neighbour to both low and medium density residential development.

The actual separation distance provided by the transition zone will vary through the plan area depending on the adjacent land uses and natural topography with a minimum width of 20 m, roughly equivalent to the width of a collector road right-of-way. At locations where the zone intersects with roadways or major features, opportunities are provided for widening of the area to create activity nodes with benches, signage and other features.

In addition to the horizontal separation, there will also be a vertical component to the transition zone with the land uses on either side varying in their respective elevations and brought together by the integrating nature of the zone. The transition zone will represent the high ground between the uses.

Additional tools to aid in the integration of land uses include landscaping, fencing, site design and building orientation. The landscaping will serve to provide a visual and physical amenity to the transition zone in concert with the walkway/bikeway path(s) running along the top of the integrating strip. Fencing will be required where appropriate to ensure the physical security of private property.

Details regarding the fencing and landscaping will be more fully determined through the preparation of the Special Area for the industrial lands within Summerside as well as at the subdivision and development permit stages in consultation with the appropriate City departments.

This required transition area, identified as a “Private Open Space (Parks/Linkages)” in the Summerside NSP Development Concept Map is deleted between 21 and 25 Avenues for the following reasons:

- *The Stormwater Management Facility provides a sufficient buffer and amenity space between industrial and residential land uses. A multi-use trail will be developed along the western and southern edges of the SWMF and will connect to pedestrian walkways east of the SWMF and eventually to a collector roadway and south to 25 Avenue. South of 25 Avenue in Neighborhood 3, this pedestrian link will be reconnected to the previously approved transition zone identified as a “Private Open Space (Parks/Linkages)” on the Development Concept Map.*

Bylaw 14519
March 12, 2007

- *The Transportation Department does not want the Private Open Space linkage to continue south of the SWMF to 25 Avenue for reasons concerning pedestrian safety (does not want to create a pedestrian mid-block crossing on an arterial roadway) and it could impair access to a commercial site located south of 25 Avenue. Alternatively, the intent of the transition zone as implemented through the Private Open Space linkage, will instead be addressed by:*

Bylaw 14811
December 12, 2007

- *The transition between the Low Density Residential and Industrial area in the south west portion of the NSP will be addressed through the implementation of the appropriate development regulations within the EIB zone and by maintaining a minimum lot depth of 40m within the low density residential lot. Additional landscaping within the Low Density Residential areas will also be incorporated.*

Bylaw 16149
July 4, 2012

5.0 Development Concept

5.1 NEIGHBOURHOOD UNIT

The development concept for the Summerside NSP has been prepared in response to current and anticipated residential market trends in the Edmonton region.

The following sections outline the development concept for the Summerside NSP in response to the development objectives and principles outlined in the previous section and contained in the Ellerslie ASP.

The Summerside NSP is comprised of 391.25 hectares and is bound on all sides by arterial roadways (Ellerslie Road, 66 Street, 25 Avenue SW and Parsons Road/91 Street) to create a planning unit as shown on Figure 6.0 - Development Concept. The Neighbourhood is of sufficient size to support *one Public K-8 School* and one Separate K-9 School.

Bylaw 14013
June 27, 2005

5.2 RESIDENTIAL

The majority of land within Summerside is intended for residential development as shown on Figure 6.0. *(deleted)*. Residential densities of 20 units per net residential hectare for low density residential and 50 units per hectare for medium density residential result in approximately *44* people per net developable hectare.

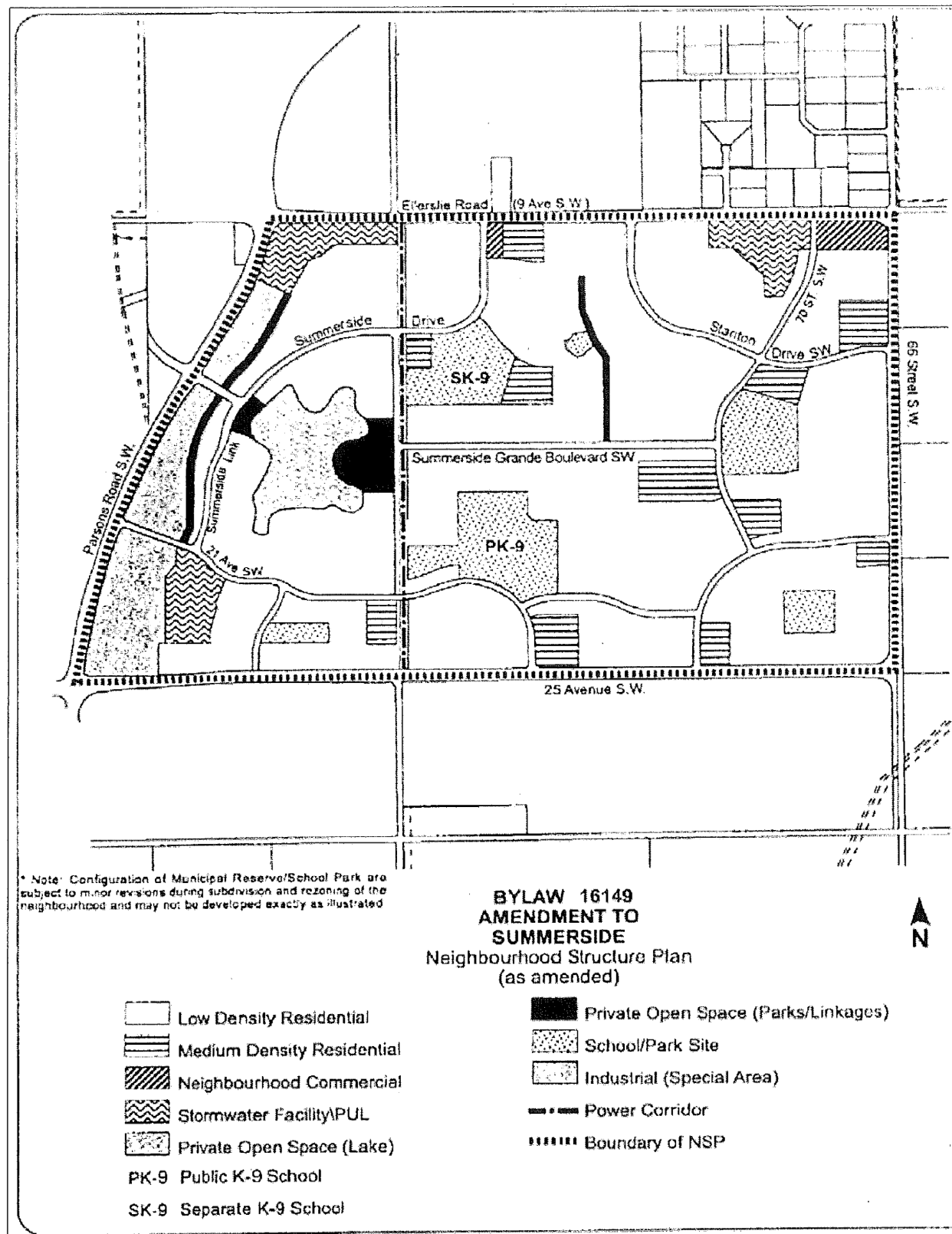
Bylaw 16149
July 4, 2012

5.2.1 Low Density Residential

As shown on Figure 6.0, low density residential development has been located to take advantage of the amenity offered by the stormwater management facilities, walkways, private open space and the neighbourhood school/park sites. Within the low density residential area identified in the plan, housing forms will be predominantly single and semi-detached housing catering to a variety of lot and house sizes.

Bylaw 14013
June 27, 2005

Figure 6.0: Development Concept



*(As Amended by Bylaw 16149, July 4, 2012)

Low Density residential development will be planned in clusters/cells to provide a greater sense of identity to the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to low density residential development is shown in the Appendix.

The transition area between the Residential Low Density and the Industrial Lands, located south of the SWMF and north of 25 Avenue will be dealt with through the provision of a 1.8 m uniform screen fence and a 7.5 m wide landscaped setback located at the rear of the low density residential lots. The fence and landscaped area will be provided as a condition of subdivision approval and require a Construction Completion Certificate. A Final Acceptance Certificate shall not be required. Landscaping within this setback area shall be provided as one tree for each 35 m². The proportion of planting (deciduous to coniferous trees) shall be approximately 50:50 and the mix of tree sizes shall be:

- i) 50% of required deciduous trees shall be a minimum of 50 mm Caliper and 50% shall be a minimum 75 mm Caliper; and*
- ii) 75% of required coniferous trees shall be a minimum of 2.5 m in height and 25% shall be a minimum of 3.5 m in height.*

5.2.2 Medium Density Residential

Parcels of Medium Density Residential are planned to be developed as both apartment housing and ground oriented multiple housing, to provide housing choices in Summerside. These parcels include (this list is not exhaustive):

- a 3.65 ha site located along a collector roadway, west from the easterly park site*
- a 2.85 ha site along the southern boundary of the plan area (25 Avenue SW) adjacent to the central collector roadway*
- a 1.48 ha site located along the power right of way and adjacent to a collector roadway in the southwestern portion of the plan*

Future market demands will determine the type of medium density residential pursued in each particular circumstance.

As shown on Figure 6.0, many of the medium density residential sites have been identified based on their proximity to the collector and arterial roadways and in most cases will not result in substantial through traffic in low density residential enclaves. Locations adjacent to the private and public open spaces help ensure exposure of these features to many residents. Medium density development also serves as a transitional

Bylaw 16149
July 4, 2012

Bylaw 14013
June 27, 2005

land use in select portions of the plan between low density residential development and commercial parcels and arterial roadways.

While many of the medium density parcels are likely to be developed on a self contained basis, opportunities exist to develop street-oriented townhousing designs. These developments will be integrated along side low density residential housing through sensitive streetscape design and attention to transitioning.

(deleted) – addition under Bylaw 14811

Bylaw 16149
July 4, 2012

The area, number of dwelling units and population attributed to medium density residential development is shown in the Appendix.

5.3 COMMERCIAL

5.3.1 Neighbourhood Commercial

Two neighbourhood commercial sites are proposed within Summerside to augment the services provided by the commercial areas west of the plan area with convenience related services such as dry cleaning, convenience stores, retail, etc.

These sites have been located at intersections of the-arterial and collector road network to provide quick access and visibility. The first is located along the northern boundary of the neighbourhood at the intersection of Ellerslie Road and a collector road link. The second is located along the eastern boundary of the neighbourhood at the intersection of 66 Street and *Ellerslie Road*.

Bylaw 14694
Nov 26, 2007

The area attributed to the neighbourhood commercial sites is shown in the Appendix.

5.4 BUSINESS EMPLOYMENT

As shown on Figure 6.0, the western edge of the Neighbourhood west of the transition zone is designated as *an Industrial (Special Area)*. It has been located on an arterial or major collector roadway to facilitate site access and egress.

Bylaw 14267
May 3, 2006

The designation is anticipated to accommodate a range of light industrial/business uses. These uses may form around a business-park environment or develop as larger, stand-alone entities as dictated by market demands.

These lands backing on to the transitional zone were located not only for their access to Parsons Road but also to provide opportunities to place this land use in proximity to amenity features.

These parcels provide opportunities for high-end industrial users to position their business in a location with unique on-site amenities and natural environmental features to the benefit of their staff and corporate image.

Overall, the configuration of lands within the industrial designation allows for the creation of individual parcels of varying size to accommodate market demands. The area of land designated for *Industrial (Special Area)* is shown in the Appendix.

Bylaw 14267
May 3, 2006r

5.4.1 Special Area

Upon adoption of the Ellerslie ASP, City Council introduced an amendment to the ASP which stated:

"Large scale retail, commercial uses will not be permitted within those areas of the plan area designated for industrial development. The mechanism for achieving this will be determined prior to the first industrial redistricting."

In order to address this direction of City Council and address the objectives of the Planning & Development Department, a Special Area (as contemplated under Section 900 of the Edmonton *Zoning Bylaw*) is being created. Section 900 provides an opportunity to create Special Areas to regulate the use, design and extent of development within specific geographic areas of the City in order to achieve the planning objectives of an Area Structure Plan for those areas with special or unique attributes which cannot be satisfactorily addressed through conventional land use districting or statutory plan overlays.

Amended by
Editor

The Zoning Bylaw requires that the Special Area be created through an Area Structure Plan or Area Redevelopment Plan but that the uses and regulations be incorporated through districts in the *Zoning Bylaw*.

Amended by
Editor

The Special Area proposed for the industrial lands in Ellerslie will serve as the mechanism to achieve City Council's objective of restricting larger scale retail, commercial uses on these lands and the Planning & Development Department's desire for addressing the industrial / residential interface.

A Special Area will create a unique land use District(s) for the industrial lands in Ellerslie to prevent the development of large scale retail commercial uses and to retain the focus on industrial development.

Within Summerside, specifically where the industrial interfaces with the residential development, the District(s) will also address land use and/or development regulations to ensure that the interface is appropriate and to achieve the following general planning objectives:

- set restrictions on the type, size and location of industrial land uses and their relationship to residential development as well as restrictions on those industrial uses not appropriate within the industrial area (e.g. noxious and/or noisy uses);
- develop limitations on site design including the size and orientation of loading facilities, outdoor storage, trash collection and parking areas;
- establish regulations concerning the extent of yards, landscaping, lighting, signage and fencing particularly where there is direct interface with the transition zone; and
- create other regulations as required to achieve the objectives of the Planning & Development Department and *a private developer* regarding industrial/ residential interface.

Amended by
Editor

Once adopted, the *Zones(s)* may be applied in the Summerside NSP like any other standard land use *zones*.

Amended by
Editor

5.5 EDUCATIONAL FACILITIES

Two sites for public and separate school facilities have been identified in the Summerside NSP using accepted locational methods employed by the two School Boards and the City of Edmonton.

Bylaw 14013
June 27, 2005

As shown on Figure 6.0, a 10.00 hectare **Public K-9** site has been identified in the central area of Summerside, with associated playing fields both for school and community use.

Bylaw 14013
June 27, 2005

Bylaw 16149
July 4, 2012

Edmonton Catholic Schools generally accommodates elementary/junior high school facilities on each of its sites. *One Catholic K-9 site has been located in a school/park site in the north central area of Summerside.*

Bylaw 14013
June 27, 2005

The school/neighbourhood park sites have been sized to accommodate the space requirements of the School Boards and City within the available allocation of the 10% municipal reserves available from the residential portion of the ASP. Based on the provision of the freshwater lake and beach club area within the neighbourhood, and in consultation with the Edmonton Federation of Community Leagues, it is anticipated that there will be no desire by future residents to develop three full community league building sites.

In light of this, the northwesterly *and central school/park sites have* been reduced by the area of the community league building envelope, leaving the neighbourhood park component. The easterly park *site is* sized to accommodate both a community league building envelope and neighbourhood park site. All sites have been located within the Neighbourhood based on sound land use planning principles (collector road frontage, central to catchment areas, etc.) and with the current land ownership in mind.

Bylaw 14013
June 27, 2005

The major landowner has a representative amount of municipal reserve identified on their property within Summerside.

Amended by Editor
(private owner's
name removed)

A private corporation and the Community Services Department have agreed that the Developer will develop the school/park sites (or portions thereof) located on *private* properties within Summerside and the remainder of the ASP to a base level standard. At the time of plan adoption (*Bylaw 12112, to adopt the Summerside Neighbourhood Structure Plan*), this *included* the following sites in Summerside:

Amended by
Editor

- all of the northwesterly Public **K-9** School/Park site (*redesignated as a Catholic K-9 School/Park Site by Bylaw 14013*)
- all of the central Public **K-9** / Separate K-9 School/Park site (*redesignated as a Public K-8 School/Park site by Bylaw 14013*)
- approximately the northwest quarter of the easterly Public **K-9** School/Park site (*redesignated as a park site by Bylaw 14013*)

Amended by
Editor

Amended by
Editor

Amended by
Editor

At the time of plan adoption, this also *included* the following sites:

Amended by
Editor

- approximately half of the westerly Public **K-9** School/Park site in Neighbourhood Three
- approximately half of the easterly Public **K-9** / Separate K-9 School/Park site in Neighbourhood Three
- all of the Public **K-9** School/Park site in Neighbourhood Four

Amended by
Editor

Amended by
Editor

Amended by
Editor

For the purpose of this document, the base level standard is defined as grading and leveling to achieve positive site drainage and provision of mechanical drainage if required, placement of topsoil, seeding, planting of trees, and erection of a park sign and associated shrub beds. All of these improvements will be developed to City standards.

Details regarding such matters as timing and implementation will be addressed by *a private developer* and the Community Services Department at the time of subdivision. *The developer* may wish to pursue opportunities to develop school/park sites and/or facilities beyond the base level standard. Any such opportunities would be pursued by *the developer* in close consultation with the Community Services Department and the community.

Amended by
Editor

Where practical, owners agreements may be pursued to facilitate the timely preassembly and earlier development of the other school/park sites. Should instances arise where there are difficulties in assembling sites due to resistance from minority landowners, there exists the possibility of shifting the sites slightly at the subdivision stage to overcome this situation.

In order to provide suitable building sites for school buildings, there may be a requirement for slight adjustments to the location of the school/park sites and associated collector road frontage to accommodate variations in soil conditions. All of the proposed sites are accessible from collector roads and access to the sites is intended to be safe and convenient by pedestrian, bicycle, automobile and public transit. No overland drainage flows will be permitted across the school/park sites. The areas of the school/neighbourhood park facilities are shown in the Appendix.

5.6 PARKS & OPEN SPACE

5.6.1 Public Parks & Open Space

In addition to the school/neighbourhood park facilities, *three* dispersed park *sites have* been designated in the NSP to provide open space immediately within residential *areas defined by arterial or collector roadways:*

Bylaw 14013
June 27, 2005

- a 0.42 ha site in the north central area of the neighbourhood
- approximately 1.50 ha site in the southwest area of the neighbourhood
- approximately a 2.50 ha site in the southeast area of the neighbourhood

Bylaw 14267
May 3, 2006

The location and configuration of the 0.42 ha dispersed park site was established with SUB/04-0063.

The configuration of the dispersed park sites in the southern portion of the Summerside Neighbourhood will be determined at the zoning stage. The Developers will provide a detailed street plan with their zoning application which conforms to the frontage requirements as provided by Asset Management & Public Works, Parks Planning Department at that time. Frontage length will be based on the principals of providing visibility into the park as well as providing adequate on street parking to accommodate any current or future programming opportunities.

Bylaw 14267
May 3, 2006

The streets and walkway system would link *these dispersed park nodes* with adjacent residential areas and other amenities in each of the neighbourhoods such as the school / neighbourhood park facilities, commercial sites and stormwater management facilities.

Bylaw 14013
June 27, 2005

The provision of *these parks* is intended to enhance the esthetic quality of the residential subdivision by bringing additional, more accessible green space into the neighbourhood. Similar to other neighbourhoods in the City, *these dispersed park sites* can be provided within the 10% municipal reserve dedication once school/park sites and other priority uses have been allocated.

In addition to the dispersed park sites, a 1.65 ha treed area located west of the central school/park site will be preserved, to provide for additional learning opportunities, visual and natural amenity. Drainage into the treed natural area will remain at pre-development levels.

Bylaw 14013
June 27, 2005

The powerline corridor presents an opportunity for the development of a walkway corridor throughout the Neighbourhood. The power transmission line *owned by a private utility corporation* provides a relatively uninterrupted north-south link through the plan area into which other walkways can join. The central east-west collector roadway, *the Grand Boulevard*, will be developed with treed boulevards and medians to provide a strong east-west pedestrian link. Other pedestrian linkages are available along the local and collector roadways, through the integrating zone and through future walkways to connect residents with all areas of the neighbourhood.

Amended by
Editor

Bylaw 14013
June 27, 2005

Implementation principles for school/park sites to be applied to rezoning and subdivision applications are listed in Section 7.2.1.

Bylaw 14013
June 27, 2005

5.6.2 Private Parks & Open Space

A private, fresh water lake and beach/club area is proposed as an amenity for the residential area and the employment area. This amenity would allow for swimming, fishing, boating, ice skating and other recreational activities and will provide a focal point to both surrounding residential and business development. The lake and private park space will be developed and maintained under the administration of a residents association.

The provision of the fresh water lake and beach club also serves to reduce the stress on publicly provided facilities within the neighbourhood such as community league facilities and playgrounds. In light of this, there is an opportunity for the City to reduce their municipal reserve allocation (and future costs) in the neighbourhood in recognition of the services provided to a majority of residents through private facilities.

It is proposed that the municipal reserves attributable to the lands containing the fresh water lake and beach club be deferred into one of the abutting quarter sections to the east owned by a *private corporation* (NW ¼ Section 22-51-24-W4M) which contains a school/park site.

Amended by
Editor

Upon subdivision of this quarter section, the amount of the deferred reserve caveat dedicated from the fresh water lake and beach club will be provided as cash-in-lieu to the City of Edmonton which will then be used through a cost sharing agreement with the Developer to develop the school/park site to a base level standard.

Other private open space may include linkages between school/park sites.

5.7 TRANSPORTATION NETWORK

The transportation system envisaged for the Summerside Neighbourhood Structure Plan will comprise of a full range of transportation facilities to efficiently and effectively accommodate the movement of automobiles, trucks, pedestrians, and bicycles and public transit.

The circulation and access system proposed for the Neighbourhood is illustrated on Figure 7.0 - Circulation. The basic transportation network has been designed to meet both the internal and external traffic flow requirements generated by the neighbourhood, in accordance with City of Edmonton guidelines and standards.

A hierarchy of roadways will provide the necessary inter-connections appropriate to efficiently accommodate traffic at the local, collector and arterial levels. Given the Neighbourhood's strategic location, the transportation network has also been developed to accommodate external/external traffic flow demands in both a north-south and east-west direction.

The northerly and southerly portions of the 91 Street Government Road Allowance between Ellerslie Road and 25 Avenue S.W. are designated to be closed as part of the NSP. The central portion of the road allowance within the Neighbourhood will be upgraded to an urban standard and become part of the collector roadway network.

5.7.1 Regional Network Accessibility

Development within the Summerside NSP will enjoy a high level of accessibility to the metropolitan Edmonton area, the City and County of Leduc and to Nisku by virtue of its close proximity to a number of major existing and proposed, north-south and east-west, freeway and arterial roadways including:

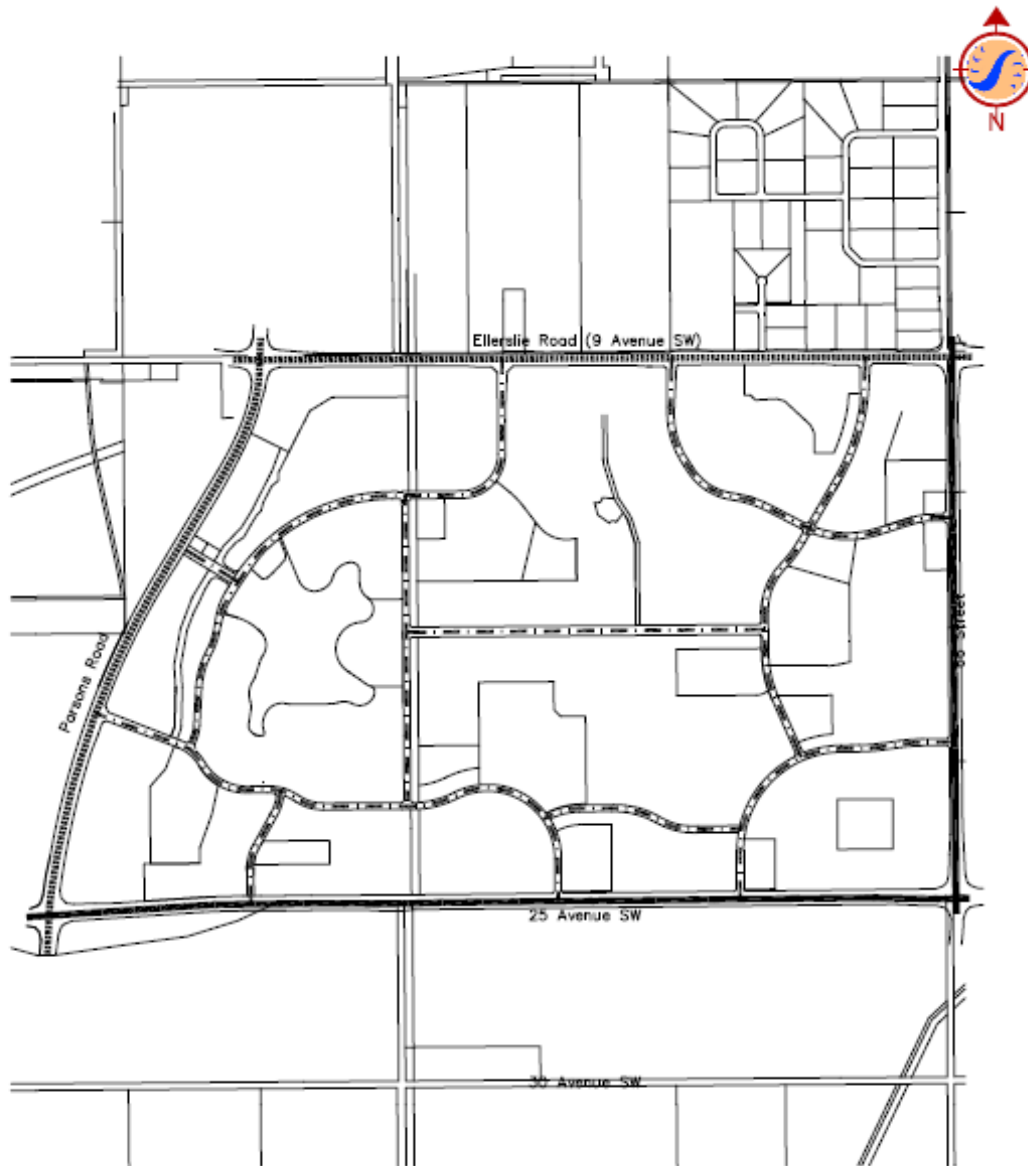
- Calgary Trail - Highway 2
- Anthony Henday Drive
- Ellerslie Road (9 Avenue S.W.)
- 25 Avenue S.W.
- Parsons Road / 91 Street
- 66 Street

Located to the west of the Neighbourhood and easily accessible via Ellerslie Road and in the future, 25 Avenue S.W., the Highway 2 corridor represents a major transportation facility that will provide convenient north-south traffic movements for Neighbourhood residents. Over time, the Highway 2 corridor will be upgraded to freeway status to ensure the effective development of a major north-south corridor to accommodate longer distance regional and provincial trips, in addition to providing transportation benefits to the development area.

The upgrading program for the corridor will include a system of interchanges at Ellerslie Road, 25 Avenue S.W. and 41 Avenue S.W. A major system-to-system interchange is also planned for the intersection of Highway 2 and Anthony Henday Drive. At present, the only programmed interchange along the corridor is the Ellerslie Road / Calgary Trail interchange which is scheduled for completion in 2001.

The completion of the Ellerslie Road interchange will significantly enhance traffic accommodation demands generated by the plan area. In addition to the above, key east west arterial roadways such as Ellerslie Road and north-south arterial roadways such as Parsons Road and 66 Street will provide excellent access opportunities from the plan area to major external destinations.

Figure 7.0: Circulation System



Legend

Arterial - 6 Lane Divided
 Arterial - 4 Lane Divided
 Collector

Client

SUMMERSIDE NEIGHBOURHOOD
 STRUCTURE PLAN AMENDMENT

Figure No.
7.0

Title
Circulation System

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MAY 2012
 1161 100060 RS

*(As Amended by Bylaw #16149, July 4, 2012)

5.7.2 Internal Roadway System

Arterial roadways generally located on the periphery of the neighbourhood and spaced at approximately one mile intervals will accommodate the neighbourhood's major internal/external traffic flows. These include the extension of the 66 Street arterial on the east, the extension of Parsons Road/91 Street on the west, Ellerslie Road to the north and the future 25 Avenue S.W. corridor to the south. This basic roadway framework continues to maintain the one mile grid spacing of arterial roadways in the City of Edmonton.

The basic arterial roadway infrastructure proposed for the neighbourhood remains consistent with the arterial roadway network advanced in the Ellerslie Area Structure Plan. The arterial roadway system generally represents extensions of arterial roadway facilities which have been identified as major elements of the overall transportation system in southeast Edmonton.

Access to the arterial grid system will be provided by a series of collector roadway facilities traversing through the neighbourhood. Collector roadways which provide internal/external access are spaced at approximately 400 metre intervals to facilitate traffic progression if traffic signals are required and to ensure that sufficient distance is available to allow for right and left turn-bay development. A total of ten collector roadway access facilities have been developed to the adjacent arterial roadway network.

It should be noted that the Neighbourhood Structure Plan includes the development of two collector roadway access points to Parsons Road south of Ellerslie Road. These connections were not initially identified in the Ellerslie Area Structure Plan. The two collector roadway accesses conveniently link the residential and industrial land uses in the plan area and promote the integration of the residential and employment sectors of the neighbourhood.

The northerly collector access into Summerside off of Parsons Road is shown on the Figure 7.0 as a T-intersection with the collector roadway continuing to the north and *east* into the residential area. A detailed design for this intersection will be required upon submission of a subdivision covering this area. *Similarly, the southerly collector access off of Parsons Road continues east into the residential area within the southern portion of the NSP. A new collector roadway was added in the south portion of the plan to provide transit routing and improve connectivity within this area.*

Bylaw 14267
May 3, 2006

In addition to the development of these internal / external collector roadway facilities, the NSP also incorporates a number of internal collector roadways including an east-west spine link, *the Grand Boulevard*, which provide excellent internal access capabilities to major neighbourhood destinations such as the Fresh Water Lake / Beach Club, *Catholic and Public school sites, and the park site in the east*. The collector roadway network is also well positioned to accommodate traffic generated by adjacent school/park sites.

Bylaw 14013
June 27, 2005

It should be noted that, notwithstanding the collector status of the central east-west Grand Boulevard, it will not be designated a bus route. The Grand Boulevard will be designed as a pedestrian oriented, generously landscaped corridor with traffic calming elements. The ample pedestrian connections provided through the school sites to the north or south to the collectors at each end of Grand Boulevard ensures that residents along this boulevard have convenient access to bus stops.

Bylaw 14267
May 3, 2006

In order to control the speed of vehicular traffic and facilitate safer pedestrian and bicycle movements along and across this and other straight collector roadways, various non-standard design features will be required to encourage appropriate travel speeds. Any such design features will be developed in consultation with and to the satisfaction of the Transportation & Streets Department.

Once development reaches the existing 91 Street Government Road Allowance (GRA), the Developer will endeavor to close the roadway to through traffic and provide alternative access routes both within and outside the Neighbourhood. The strategy for the staging and timing of the closure of the designated portions of the 91 Street GRA will be established in consultation with the Transportation & Streets Department.

The proposed lane requirements and rights-of-way for these roadway facilities as well as the arterial roadway network are more fully addressed in the complementary Summerside NSP - Traffic Impact Assessment (TIA). The TIA also discusses the location and extent of the collector roadway network as it relates to the internal school park sites.

5.7.3 Transit Service

Public transit services will be extended into the Neighbourhood in accordance with City of Edmonton Transit System Guidelines and demands. *Figure 7a: Transit Routes depicts the ultimate transit routing in the Summerside Neighbourhood that strives to provide appropriate service to all areas of the Summerside plan area.*

Bylaw 14267
May 3, 2006

The design of the arterial/collector roadway system will provide excellent roadway infrastructure to provide effective transit service within the neighbourhood, to neighbourhood employment destinations and to major external destinations. The majority of the residential area will be within 400 metres walking distance of possible transit routes.

Signalization of the collector/arterial roadway intersections within Summerside may be required to facilitate left-out turn movements of transit vehicles. An intersection analysis will be required at the time that peak hour transit service is warranted (i.e. a population level of approximately 900 people). This report will analyze all collector/arterial intersections where the proposed bus routing requires buses to make a left-out maneuver, and will recommend appropriate traffic controls.

It is anticipated that transit service within the neighbourhood could be coordinated to permit timed transfers between local and regional services. More specifically, consideration should be given to the development of regional transit service providing quality service from the development area to major Transit Terminals in Millwoods and Southwest Edmonton, and other major Edmonton destinations.

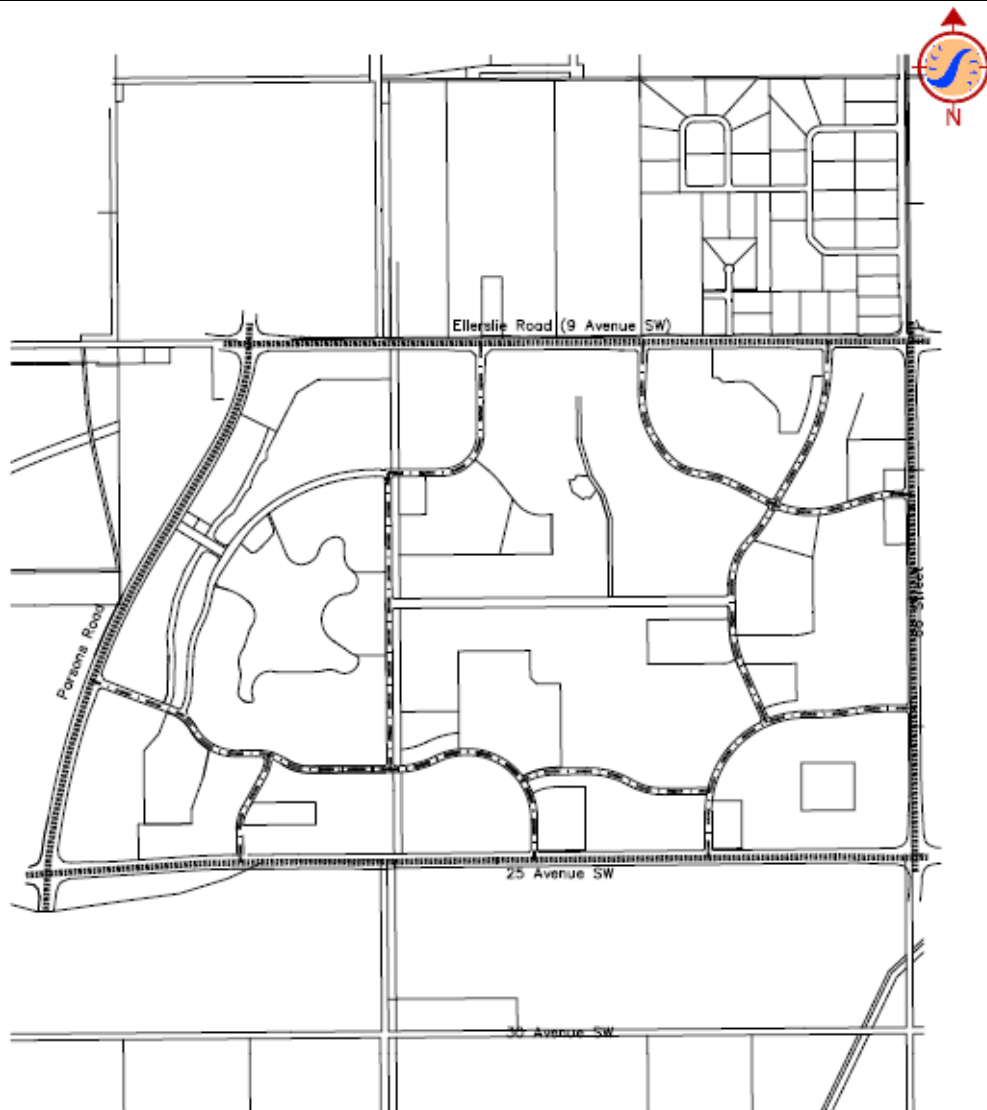
The transit centre originally proposed within the east-central portion of the plan area is no longer required, since a Transit Center is planned for the southeast corner of 66 Street and Ellerslie Road, as a part of the Southeast Neighbourhood 2 Neighbourhood Structure Plan area. In addition, a combined transit Park and Ride Facility and potential future High Speed Transit Stop is planned for the southeast corner of 50 Street and Ellerslie Road. These facilities will provide all residents in the area with excellent transportation options.

Bylaw 14267
May 3, 2006

The neighbourhood has been designed with the school/park sites adjacent to the major collector roadway system to ensure that all schools receive adequate transit service. It is not expected that school bus service will be required to serve the neighbourhood at its ultimate development due to the relatively convenient location of the school/park sites.

However, should it be necessary to have a school bus service at the early stages of development, the schools are easily accessible to the collector roadway system. The Summerside TIA also reviews the length of collector roadway frontage adjacent to the school/park sites from a school traffic accommodation perspective.

Figure 7.0a: Transit Routes



*(As Amended by Bylaw #16149, July 4, 2012)

5.7.4 Pedestrian Circulation / Multi-use Trails

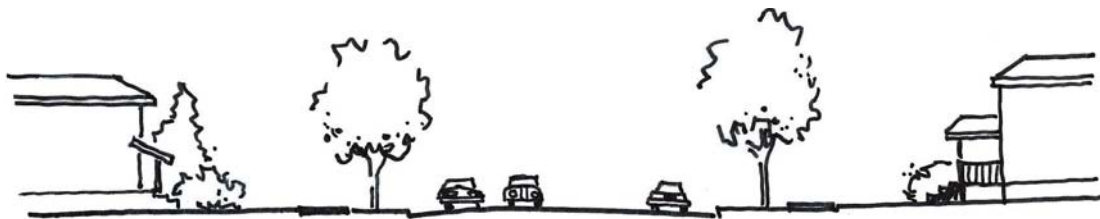
In addition to the road based system, a network of pedestrian and cyclist walkways and pathways will be developed. *Pedestrian Linkages are shown on Figure 7b.* The design approach taken in the Neighbourhood has been to use the ROW of a private utility corporation as an opportunity to provide a major north-south multi-use trail system.

Bylaw 14013
June 27, 2005
Amended by
Editor

The central east-west collector roadway, *the Grand Boulevard*, will be built with boulevards and medians to create a pedestrian friendly environment providing a strong internal link between private and public neighbourhood focal points. *Implementation principles for the boulevard to be applied to rezoning and subdivision applications are listed in Section 7.2.2.*

Bylaw 14013
June 27, 2005

Illustration of Summerside Grand Boulevard potential cross section (Bylaw 14013 June 27, 2005)



The NSP also identifies a series of other major north-south and east-west pedestrian / bicycle circulation corridors for recreation use as well as to provide access to the public transit system, school/park sites and adjacent employment areas. Opportunities exist to connect Summerside into regional bicycle trails in areas such as Blackmud Creek through the Ellerslie Road/Highway 2 Interchange.

Walkways will also be provided adjacent to stormwater management facilities and will connect into school/park sites and residential precincts. Sidewalks should be provided along all collector and arterial roadways in accordance with current policies and practices of the Transportation & Streets Department. *Implementation principles for pedestrian linkages to be applied to rezoning and subdivision applications are listed in Section 7.2.3.*

Bylaw 142673
May 3, 2006

Bylaw 14013
June 27, 2005



Note Pedestrian linkage from 66 Street to School Park was deleted under Bylaw 15409

6.0 SERVICING

6.1 SERVICING DESIGN CONCEPTS

The following sections describe the engineering service design concepts proposed for the Summerside Neighbourhood Structure Plan. A more detailed discussion can be found in the Ellerslie Area Master Plan submitted under separate cover.

A Neighbourhood Designs Report (NDR) is required for Summerside and will be completed to the satisfaction of the Drainage *Services* Branch prior to the approval of the first redistricting within Summerside.

Amended by
Editor

6.2 STORMWATER DRAINAGE

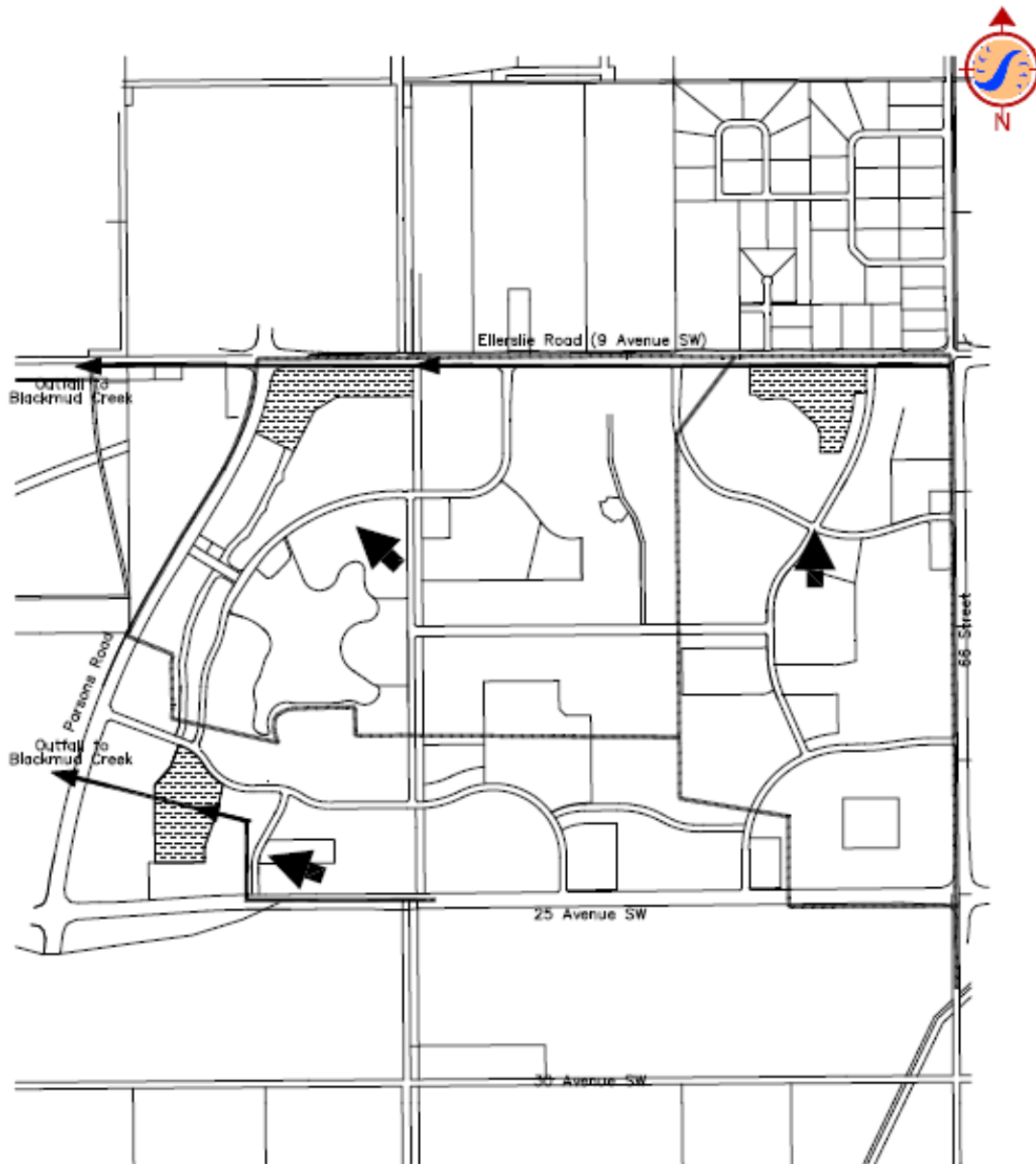
The stormwater drainage concept for the Summerside NSP is outlined in Figure 8.0 - Stormwater Drainage. The lands are divided by an east-west ridge which defines the drainage patterns for the Neighbourhood. Lands to the north of the ridge drain in a northwesterly direction. Lands south of the ridge drain to the west.

A series of inter-connecting stormwater management lakes are utilized to convey the major and minor flows to the Blackmud Creek Ravine System, which eventually discharges to the North Saskatchewan River. Summerside will have two outfalls to the Blackmud Creek, one at Ellerslie Road and the second approximately 1,000 m south of Ellerslie Road.

Stormwater discharge rates into the Blackmud Creek *have been established at 5 litres/second/ hectare by the City of Edmonton.*

Bylaw 14267
May 3, 2006

Figure 8.0: Storm Drainage



V:\1161\116100060\116100060.dwg - Summerside Inland Canal - May2011.dwg

- Legend**
- Basin Boundary
 - Direction of Flow
 - Storm Trunk Line
 - Storm Water Facility

Client/

7.0

8.0

Title

Storm Drainage

MAY 2012
1161 100060 RS

*(As Amended by Bylaw #16149, July 4, 2012)

6.3 SANITARY DRAINAGE

Similar to the Stormwater Drainage system, the pattern of Sanitary Drainage flows is defined by the east-west ridge which traverses the Neighbourhood. As shown on Figure 9.0 - Sanitary Drainage, the Neighbourhood will be serviced in the interim and long term by the southeast leg of the South Edmonton Sanitary Servicing (SESS) System.

The first stage of SESS will provide a tunnel under Ellerslie Road from approximately Parsons Road west across Calgary Trail to 107 St. This section of tunnel will provide interim storage for sanitary flows from both the Ellerslie ASP and Blackmud Creek NASP areas.

A lift station in the vicinity of Parsons Road and Ellerslie Road will lift and release the sanitary flows to the South Edmonton Regional Trunk (SERT) line during periods when capacity exists in that line. The first stage of SESS is being constructed by the City of Edmonton with public and private sector funding and is scheduled to be operational in the Fall of 2000. Future sections of SESS will ultimately connect the system with the Capital Regional Sewage Treatment Plant.

6.4 WATER DISTRIBUTION

Water servicing will be designed to provide peak hour flows and fire flows for residential and commercial/industrial uses. Water looping will be provided in accordance with the requirements of Aqualta.

The initial connection point for Summerside will be to the watermain constructed to service *a private property* on 101 Street at approximately 25 Avenue S.W.

Amended by
Editor

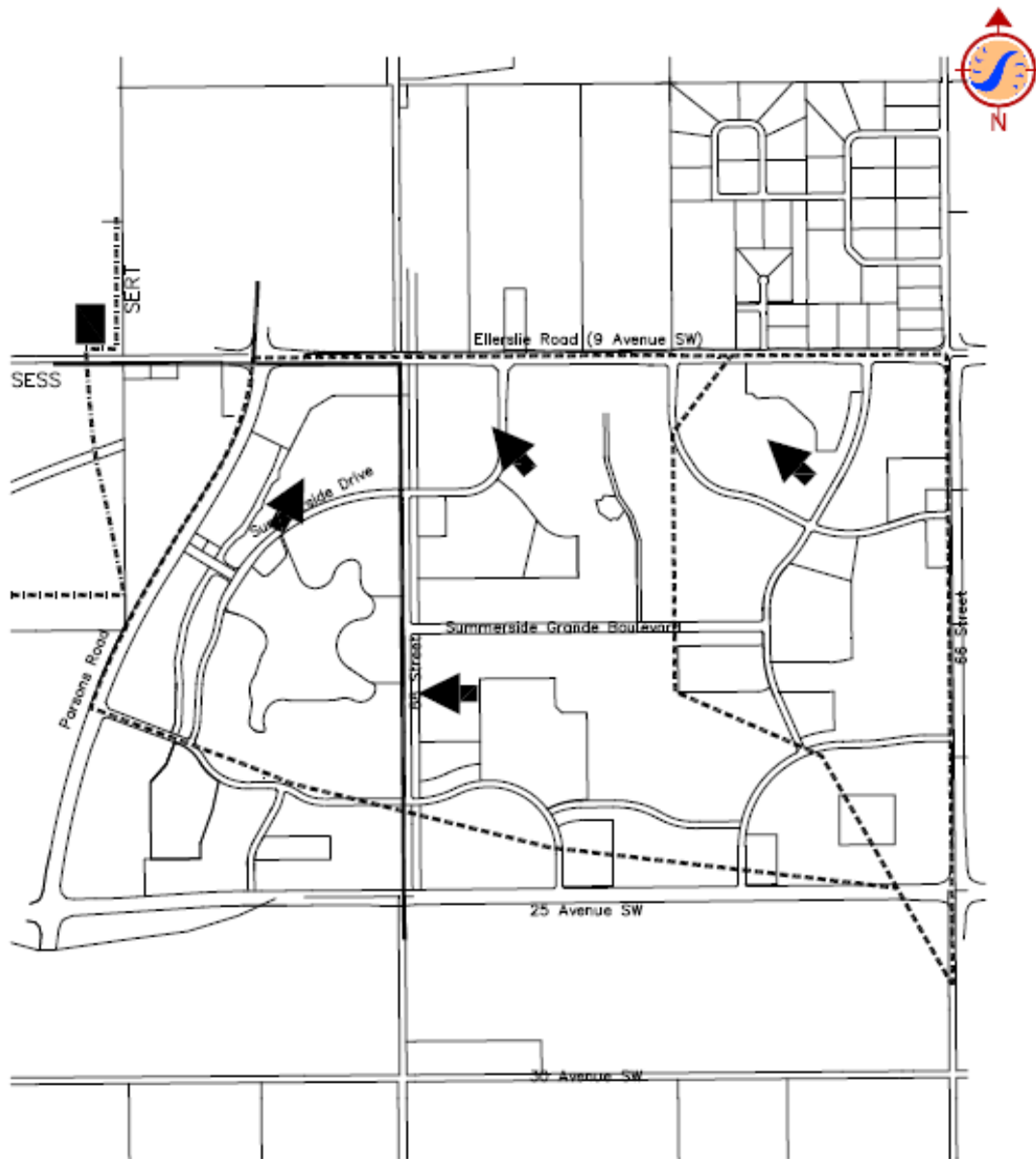
A detailed Water Network Analysis has been submitted under separate cover to Aqualta for review and approval.

6.5 SHALLOW UTILITIES

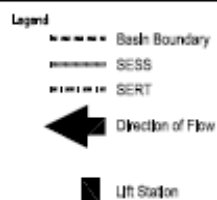
Natural gas service for Summerside will initially be provided from a high pressure line on Ellerslie Road. Ultimately, the source will be from *a private utility* Gate Station, constructed in 1998 at 101 Street and 25 Avenue S.W.

Amended by
Editor

Figure 9.0: Sanitary Drainage



V:\1161\1161\116100060\Drawings\Sanitary\Sanitary.dwg - Summerside Inland Sewer - 30x2011.dwg



Client / Drawn

FIGURE
9.0
Title
Sanitary Drainage

MAY 2012
1161 100060 RS

*(As Amended by Bylaw #16149, July 4, 2012)

Power service will be provided from existing lines at Ellerslie Road and 91 Street.

Telephone service for the Ellerslie exchange area is currently being redesigned by Telus for implementation in the Fall of 1999 and will accommodate development in this Neighbourhood.

Services will be provided by the respective utilities concurrently with development in this neighbourhood.

7.0 Implementation

7.1 DEVELOPMENT STAGING

As shown on Figure 10.0 - Development Staging, residential development in the Summerside NSP is anticipated to begin south of Ellerslie Road and west of Parsons Road and will include the creation of the fresh water lake and adjacent private open space.

Development will progress in a southerly and easterly direction based on the demands of the market and further extension of services and roadways.

7.2 REZONING AND SUBDIVISION

Amended by
Editor

All of the land within the Summerside NSP is currently districted as Agricultural (AG) District. *Rezoning* and subdivision of the land to conform with the land uses designated in the NSP will be undertaken when necessary. *The following principles will be applied to rezoning and plan of subdivision applications in Summerside.*

Bylaw 14013
June 27, 2005

7.2.1 School/ Park Sites:

- *Residential uses located across the street from school sites will be designed to avoid conflicts between pedestrians and vehicles.*
- *Adequate pedestrian connections will be provided to school/park sites for residents of Summerside. These connections will be provided in accordance with Figure 7b - Pedestrian Linkages.*
- *Where schools/ park sites are located on a collector roadway, attention will be paid to pedestrian safety and will be reviewed by the Transportation and Streets Department.*
- *The configuration and orientation of smaller pocket-parks will ensure that they are designed in such a fashion as to provide good public access and recreational use to neighbourhood residents.*

The configuration of the dispersed park sites in the southern portion of the Summerside Neighbourhood will be determined at the zoning stage. The Developers will provide a detailed street plan with their zoning application which conforms to the frontage requirements as provided by Asset Management & Public Works, Parks Planning Department at that time. Frontage length will be based on the principals of providing visibility into the park as well as providing adequate on street parking to accommodate any current or future programming opportunities.

Bylaw 14267
May 3, 2006

7.2.2 Grand Boulevard:

- *Subdivision design will orient buildings to front onto the Boulevard.*
- *The Grand Boulevard will be designed as a pedestrian friendly street providing a connection between the Summerside Beach Club and east park area.*
Grand Boulevard will not be designated a bus route.
- *Front drive access along the Grand Boulevard will be prohibited.*

7.2.3 Pedestrian Linkages:

- *Linkages will be provided on and off-street within the Summerside Neighbourhood as shown conceptually on Figure 7b - Pedestrian Linkages.*
- *CPTED and Smart Choices principles will be applied to the design and orientation of all pedestrian linkages in Summerside.*
- *Pedestrian connectivity will be achieved through a combination of street sidewalks, walkways and dedicated walking paths. Good pedestrian connectivity minimizes trip distances, creating an interconnected pedestrian network and provides direct routes to neighbourhood features such as schools, parks, SWMF and activity nodes.*
- *The reconfigured central school/park site will maintain a dedicated linkage to the north school site as illustrated in Figure 7b - Pedestrian Linkages.*
- *The safety of pedestrians and cyclists will be appropriately addressed, particularly at non-intersection (mid-block) roadway crossings. Pedestrian crossing safety, at non-intersection locations, will be accommodated through appropriate roadway design and traffic management devices as reviewed by the Transportation and Streets Department.*

7.2.4 Easterly Neighbourhood Commercial Site

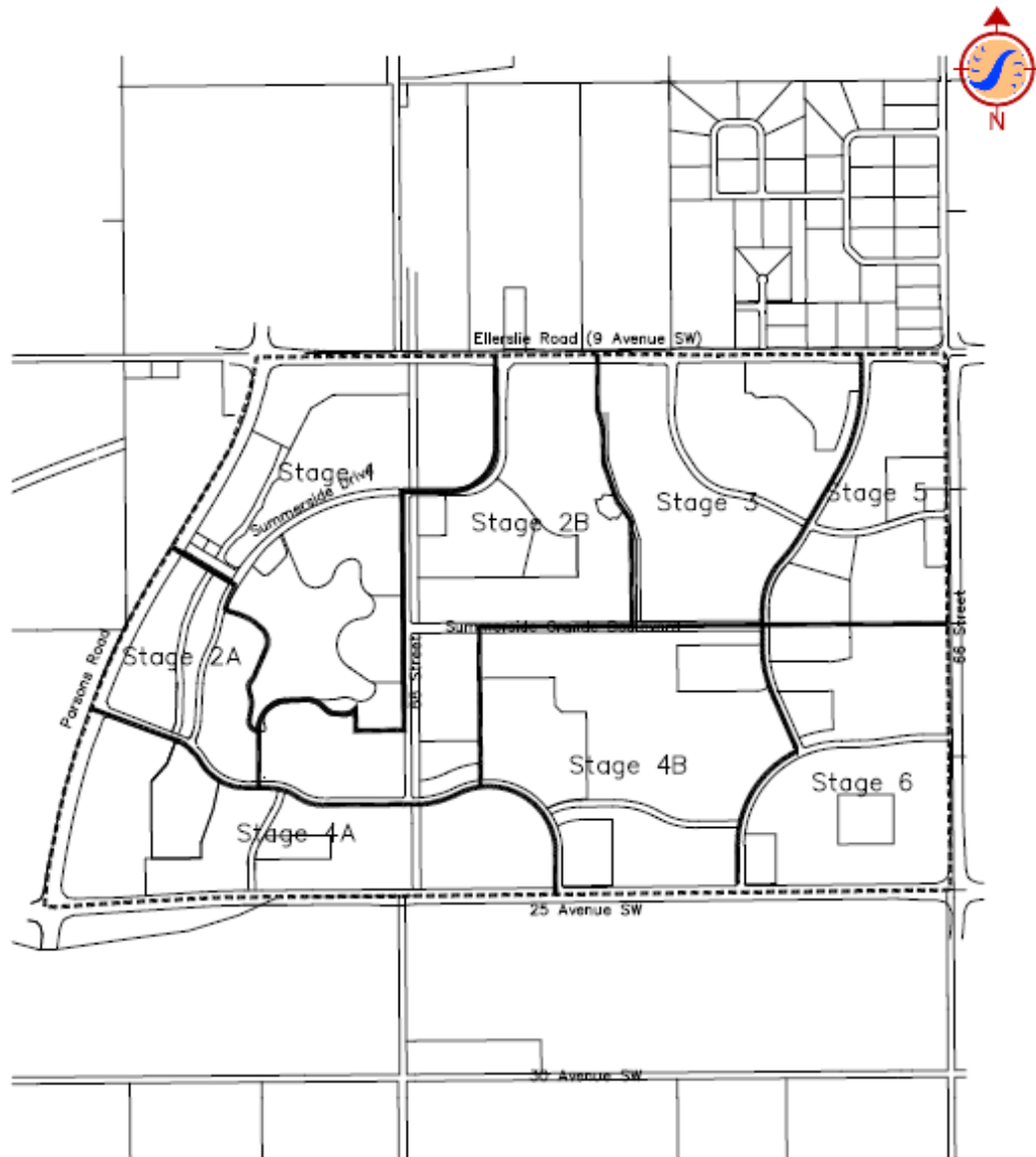
Prior to the development of the Neighbourhood Commercial site, the capacity of the water system will be upgraded to meet the standards required to provide fire protection to commercial land uses. Development of the proposed commercial site will occur through the use of a Direct Control Provision to reduce the impact on adjacent residential areas and ensure a quality development. Details concerning the location of buildings, landscaping, signage, parking areas, drive aisles, and site access for the Neighborhood Commercial site will be reviewed and determined at the rezoning stage. An all-directional access will be provided to 70 Street SW, and a right-in/right-out access will be provided to Ellerslie Road. The site plan for the proposed rezoning application to a DC2 Provision will deal with these types of details.

(deleted)

Bylaw 14694
Nov 26, 2007

Bylaw 16149
July 4, 2012

Figure 10.0: Staging Concept



Legend
 - - - - - NSP Boundary
 _____ Staging Boundary

Client/Project

STRUCTURE PLAN AMENDMENT

FIGURE

10.0

Title

Staging Concept

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MAY 2012
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*(As Amended by Bylaw #16149, July 4, 2012)

8.0 Appendix - Land Use and Demographic Profile

SUMMERSIDE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 16149

Amended July 4, 2012

	Area (ha)	% of GDA
Gross Area	391.25	
Arterial Roadways and Widenings	19.75	
Utility/Pipeline Rights of Way	3.88	
Gross Developable Area	367.62	100.0%
Parks and Schools	29.67	8%
Stormwater Management Facilities and Public Utility Lots		
Stormwater Management Facilities	12.81	3.5%
Public Utility Lots	3.75	1.0%
Circulation		
Industrial Circulation	3.10	0.8%
Residential Circulation	66.31	18.0%
Other Non-Residential Land Uses		
Industrial	22.90	6.2%
Neighbourhood Commercial	3.19	0.8%
Private Open Space (FW Lake, Beach Club and Open Space)	22.32	6.1%
TOTAL Non- Residential Area	164.05	44.6%
Net Residential Area	203.57	55.4%

	Area	units/ ha	Units	% of Total Units	People /Unit	Population
Low Density Residential						
Single Semi-Detached Residential	183.37	25	4,584	74.3%	2.8	12,835
Medium Density Residential						
Row housing	5.20	45	234	3.8%	2.8	655
Low Rise/Medium Density Residential	15.00	90	1,350	21.9%	1.8	2,430
Total Residential	203.57		6,168	100.00		15,920
Units per Net Residential Hectare (upnrha): 30.3						
LDR/MDR Ratio: 74.3% / 25.7%						