

Wedgewood Heights Neighbourhood Structure Plan

Repealed June 8, 2021

Office Consolidation November 2019

Prepared by:
Urban Planning and Economy
City of Edmonton

Bylaw 8240 was adopted by Council in June 1986. In November 2019, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 8240* Approved June 25, 1986 (to adopt the Wedgewood Heights Neighbourhood Structure Plan)
- Bylaw 9151* Approved May 23, 1989 (to reconfigure the internal roadway system, Medium Density Residential uses, the school/park site, and walkway system; and, to revise the entire text of the plan.)
- Bylaw 9510* Approved June 26, 1990 (to reconfigure Low Density Residential uses and the collector roadway)
- Bylaw 16019* Approved October 17, 2012 (to accommodate Medium Density Residential uses for seniors housing on surplus school building envelope located on a school/park site)
- Bylaw 19069* *Approved November 25, 2019 (To align the Wedgewood Heights NSP with the North Saskatchewan River Valley Area Redevelopment Plan)*

Editor's Note:

This is an office consolidation edition of the Wedgewood Heights Neighbourhood Structure Plan, Bylaw 8240, as approved by City Council on June 25, 1986. This Plan is an amendment to the West Jasper Place South Area Structure Plan, Bylaw 5768 as approved by City Council on September 24, 1979. This edition contains all amendments and additions to Bylaw 8240.

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



BYLAW 19069
APPROVED
WEDGEWOOD HEIGHTS
 Neighbourhood Structure Plan
 (as amended)

- | | | | |
|---|---------------------------------|---|---------------------------------------|
|  | Single Family Residential |  | Walkway |
|  | Multiple Family Residential |  | PUL Dry Pond |
|  | Park |  | Neighbourhood Structure Plan Boundary |
|  | Environmental Reserve |  | Emergency Access Walkway |
|  | Housing Opportunity for Seniors | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Approved November 25, 2019

**WEDGEWOOD HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN AMENDMENT**

Prepared for Wedgewood Heights Ltd.

Bylaw 9151 May 23, 1989

Editor's Note: Bylaw 9151 replaced the entire text of the original Bylaw 8240; this document contains the changes that were made to Bylaw 9151 by Bylaw 9510

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(Amended by Editor)

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WEDGEWOOD HEIGHTS

NEIGHBOURHOOD STRUCTURE PLAN

The school/park site is amended to include the opportunity for medium density housing for seniors on the surplus school building envelope. The precise location of this housing within the entire School/Park site will be determined by the City. The dwelling units and population generated by this development are not included in the land use and population statistics.

Bylaw 16019
Oct 17, 2012

1.0 - INTRODUCTION

1.1 BACKGROUND

This document describes the proposed development concept which will serve as a guide to the subsequent subdivision and ultimate development of the Wedgewood Heights Neighbourhood, an area in the southwest of Edmonton which comprises 56.4 hectares of land.

The Wedgewood Heights Neighbourhood Structure Plan was initially approved by Bylaw 8240 (as amended) on June 25, 1986. In the spring of 1988, the ownership of the land changed and as a consequence, a number of modifications have been proposed to the overall design of the neighbourhood and the major servicing networks. While these modifications do not change the overall character of Wedgewood Heights as a suburban residential neighbourhood with a centrally located park/ school site, the changes to the internal circulation network, refinements to the storm water, sanitary and water systems are substantial enough that it is appropriate to prepare a revised Neighbourhood Structure Plan document which fully and comprehensively outlines the major elements of this neighbourhood. Accordingly, this Neighbourhood Structure Plan Amendment has been developed to outline the urban design concept for the area so as to provide the framework for the development of this comprehensively planned residential neighbourhood.

1.2 PLAN AREA

The area encompassed by the neighbourhood is legally described as portions of NE1/4 and NW1/4 SEC.8-52-25-4. The neighbourhood is bounded on the east by 184 Street and the tributary of the Wedgewood Ravine, on west and south by the *Transportation and Utility Corridor (TUC)* and on the north by the proposed alignment of Lessard Road.

Amended by Editor

This delineation of the plan area creates a logical planning unit in terms of such considerations as land ownership, easily identifiable boundaries, and development servicing considerations.

1.3 POLICY CONTEXT

This Neighbourhood Structure Plan has been prepared in conformity to the West Jasper Place (South) ASP as approved by Bylaw 5768 which was approved on September 24, 1979. The undeveloped portions of the neighbourhood are designated primarily as AG - Agricultural *Zone*, with the exception of a strip of RR - Rural Residential and A - Metropolitan Recreation located in the southern portion of the area.

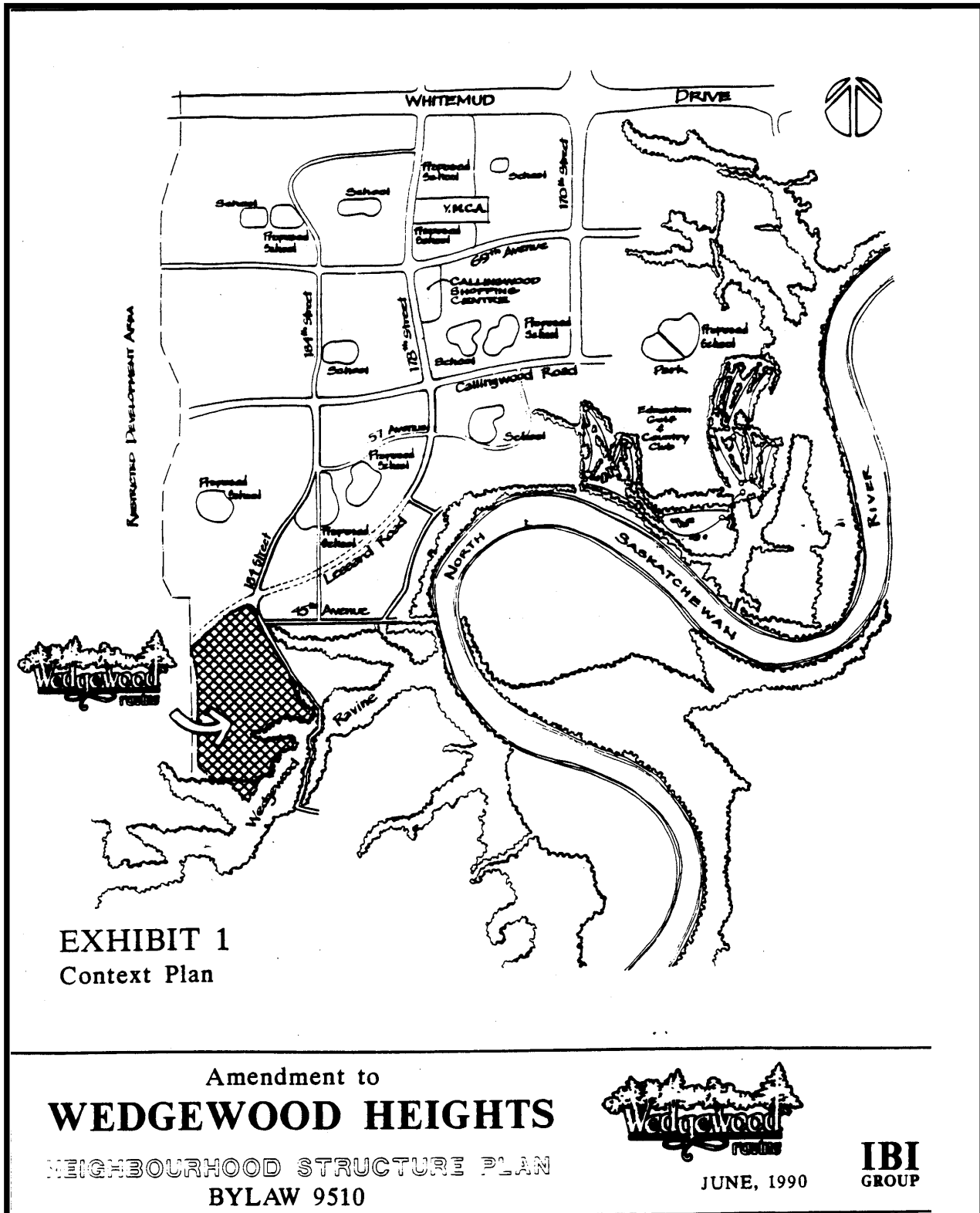
Amended by Editor

1.4 SITE CONTEXT

As shown in Exhibit 1, the Wedgewood Neighbourhood is located in the southwest of Edmonton bounded by the *Transportation and Utility Corridor* and the Wedgewood Ravine. *As such, it represents the last development stage in the area. It is currently accessible via 184 Street and Lessard Road which forms its northern boundary.*

Amended by Editor
Bylaw 9510
June 26, 1990

Exhibit 1: Context Plan (Bylaw 9510, June 26, 1990)



2.0 - DEVELOPMENT CONSIDERATIONS

2.1 SOILS

Soils within Wedgewood Heights are classified as Mico Silt Loam (60%), Malmo Silt Loam (30%) and Prestville Silt Loam (10%). While the Mico and Malmo Silt soils generally do not encumber the utilization of the lands for urban development, the Prestville Silt Loam as well as other unclassified soils near the Wedgewood Ravine, require the application of special engineering techniques to support development. A number of geotechnical analyses have been carried out and are available should additional geotechnical input be required. The reports prepared by Hardy & Associates Ltd. are:

- Report B4879, March 28, 1980;
- Report EG-5080, June 2, 1981;
- Report EG-06599, June 15, 1988;
- Report EG-06717, January 25, 1989.

The geotechnical investigations determined that, in the vicinity of the top-of-bank, the soil profile generally comprises clay to a depth of 5-6.5 metres, below which lies silty, clayey, fine sand with low compressive strength. Free water was generally not encountered above 7 metres in depth. Where municipal services will lie below 5-6 metres in depth and would penetrate the sandy silts, and where the adjacent ravine slopes were greater than 6 metres deep, the geotechnical consultants recommended increasing the setback (from the minimum of 7.5 metres) to 35 metres, a condition which was applied in the eastern side of the neighbourhood for Phase 1.

Bylaw 9510
June 26, 1990

The geotechnical report does not make a specific recommendation for this area and the concerns expressed in Phase 1 are not applicable here. In this phase, the pipes are not as deep (i.e., 4.5-5.5 metre) and will generally be in clay material. Adjacent to the east ravine, the slopes are much shallower, and therefore we propose the normal 7.5 metre top-of-bank setback. On the far south of the neighbourhood, the pipes are typically minimum depth (3-4 metres deep), and are founded in clay and it is therefore proposed that the roadway and pipes be located adjacent to the top-of-bank with the standard setback of 7.5 metres.

Exhibit 2: Environmental Features* (Bylaw 9510, June 26, 1990)

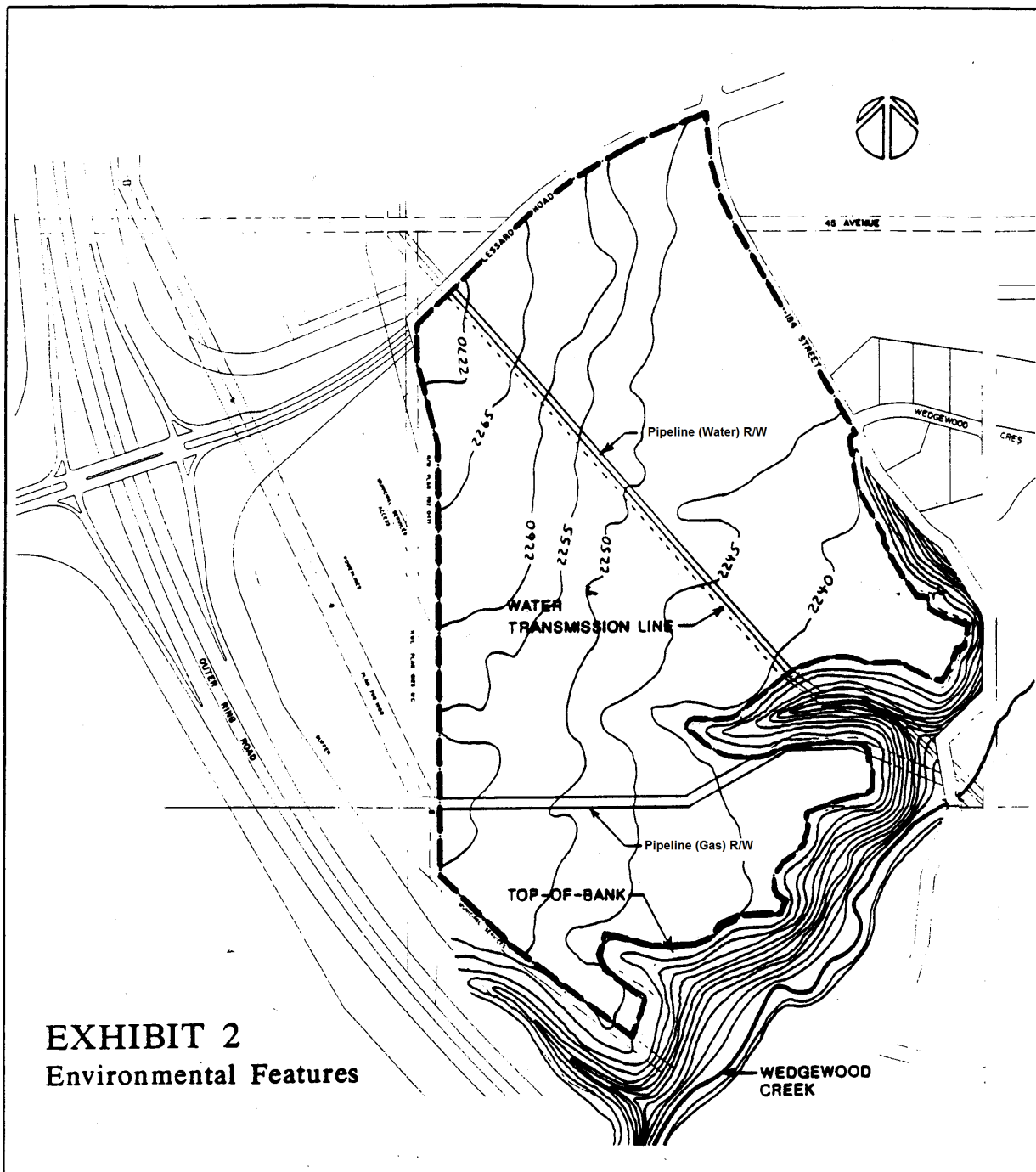


EXHIBIT 2
Environmental Features

Amendment to
WEDGEWOOD HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN
BYLAW 9510



JUNE, 1990

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*Amended by Editor

In addition to the above, the geotechnical analysis has recommended setbacks over and above the usual municipal top-of-bank requirement at the end of the two east facing promontories, as well as the western end of the Wedgewood Ravine which extends into the neighbourhood. Two areas have been designated as Environmental Reserve Through previous subdivision and a third is proposed by this plan. In all other areas, a 7.5 metre setback has been retained along the ravine edge adjacent to residential areas. The ownership boundary of the neighbourhood was defined so as to exclude the lands within the top-of-bank setback, and as a consequence this vegetation strip is already in public ownership.

2.2 VEGETATION

Most of the mature tree cover within the upland portion of Wedgewood Heights has been removed by past agricultural practices. The Wedgewood Ravine, on the other hand, is covered with a continuous growth of aspen poplar.

2.3 TOPOGRAPHY

The lands slope generally on gentle rise in the northwest portion of the neighbourhood towards the edge of the Wedgewood Ravine, involving a change of elevation of approximately 10 metres.

The southern boundary of the neighbourhood is formed by the Wedgewood Ravine, which represents an outstanding natural amenity. Boundaries of the neighbourhood have been created to allow a 7.5 metre or greater setback from the top-of-bank of the ravine. Studies addressing slope stability in and adjacent to the top-of-bank have been completed and are referred to earlier in this report.

Bylaw 9510
June 26, 1990

2.4 PIPELINE (WATER) RIGHT-OF-WAY

Amended by Editor

A private corporations pipeline (water) right-of-way, (R/W Plan 882-2014) which is 8 metres in width, contains a 200mm waterline and is aligned in a northwest/southeast direction through the central areas of the neighbourhood. This pipeline right-of-way extends from the North Saskatchewan River through the southwest portion of the City of Edmonton, carrying river water for injection into resource extraction facilities located in the adjacent County.

Bylaw 9510
June 26, 1990
Amended by Editor

It is intended that this right-of-way will be incorporated into the neighbourhood's open space system, as discussed in Section 3.2, thereby allowing clear access to the owner of the pipeline and as well providing pedestrian circulation and access to the natural amenities adjacent to this neighbourhood.

2.5 PROPOSED CITY WATER LINE

Immediately adjacent to the western edge of the pipeline (water) right-of-way, the City has constructed a segment of the Outer Ring Watermain, which extends from the E.L. Smith water Treatment Plant through the neighbourhood and northerly to the Transportation and Utility Corridor to serve the existing and future development in the City's west end.

Bylaw 9510
June 26, 1990
Amended by Editor

This pipeline right-of-way, together with the other water line, will form a single, open space corridor within the neighbourhood.

2.6 PIPELINE (GAS)

In the southern portion of the neighbourhood, a private corporation operates a gas transmission line within a 15 metre easement, which is aligned east/west and extends from the Wedgewood Ravine to the Transportation and Utility Corridor.

Bylaw 9510
June 26, 1990
Amended by Editor

This pipeline easement will be designated as a walkway right-of-way at the time of subdivision, and will also be utilized as a component of the open space/pedestrian circulation system, containing a 1.5 metre concrete walkway. The City's policies with respect to residential development adjacent to transmission pipelines requires that a 15 metre development setback will be provided between this gas line easement and all abutting residences. This setback will be incorporated into the design of all residential lot adjacent to this transmission pipeline.

3.0 - DEVELOPMENT CONCEPT

The development concept for Wedgewood Heights is characterized by two major elements:

- a centrally located park/school site which will provide the active open space needs for the neighbourhood as well as land for a public elementary school to serve this neighbourhood and the adjacent future Donsdale Neighbourhood;
- a centrally located collector roadway which serves as the development spine for the neighbourhood serving as the major neighbourhood roadway providing access to/from individual development cells.

The major elements and/or networks of the neighbourhood plan are as follows:

3.1 TRANSPORTATION

It is proposed that the loop-type road network which characterized the original NSP be replaced by a central spine road - Wedgewood Boulevard, a collector roadway which will provide access to individual development cells and as well serve as the in-transit route within the neighbourhood. *It is proposed that Weaver Drive be closed at 184 Street, with provision of emergency access only. The Transportation Department advised that while two points of access to a neighbourhood is desirable, the Department supports the proposal for one permanent access and one emergency access based upon the limited number of lots in the neighbourhood (528) and that the estimated traffic volumes of 4,500 to 5,000 vehicles per day can be safely accommodated on the main collector which has a 24m right-of-way (20% wider than a standard collector). In addition, the lots adjacent to the collector roadway will be of a backing-on or flanking nature that eliminates the need for individual lot access from the collector.*

Bylaw 9510
June 26, 1990
Amended by Editor

The restructuring of the internal roadway network from the loop road concept in the original NSP to the central spine road concept is based on the following rationale:

- it allows individual development cells to be developed off the spine road providing a variety of clusters for marketing purposes;
- it establishes the main point of external access for the neighbourhood at 184 Street allowing an efficient development phasing;

- it allows for an accessible, centrally located transit route through the centre of the plan area.

Bylaw 9510
June 26, 1990

The central collector roadway will have a 24 metre right-of-way while the local roadways and/or cul-de-sacs will have 17 metre rights-of-way, *with the exception of two locations in the neighbourhood where the standard road right-of-way width has been reduced to 15m to provide sufficient lot depth to develop the land adjacent to the top-of-bank. Geotechnical reports prepared by R.M. Hardy Associates recommended an 18m developable setback from the top-of-the-bank, thereby reducing the developable portions of these lots. The reduction in the road right-of-way will permit the development of these lots with standard front yard setbacks. The 15m cross-section was acceptable to the affected Departments.* Boulevard planting will be developed between the sidewalk and edge of curb of Wedgewood Boulevard by the developer.

In this amendment, it is proposed that no top-of-bank roadway be required for the small portion of Weaver Drive in the vicinity of *a private corporations* and City waterline corridors. This is due to the fact that the geotechnical consultants have recommended that the deep sanitary and storm sewers which feed to the lift station and dry pond respectively, are to be located at a minimum of 27 metres from the property line and if possible at a greater distance owing to the silt conditions in the soils in this area. As a consequence, in order to enable an efficient lotting pattern in this area, it is proposed that the storm and sanitary sewers be aligned within the road right-of-way and that this road right-of-way be set back to allow the minimum distance from edge of ravine to be respected for the sewers.

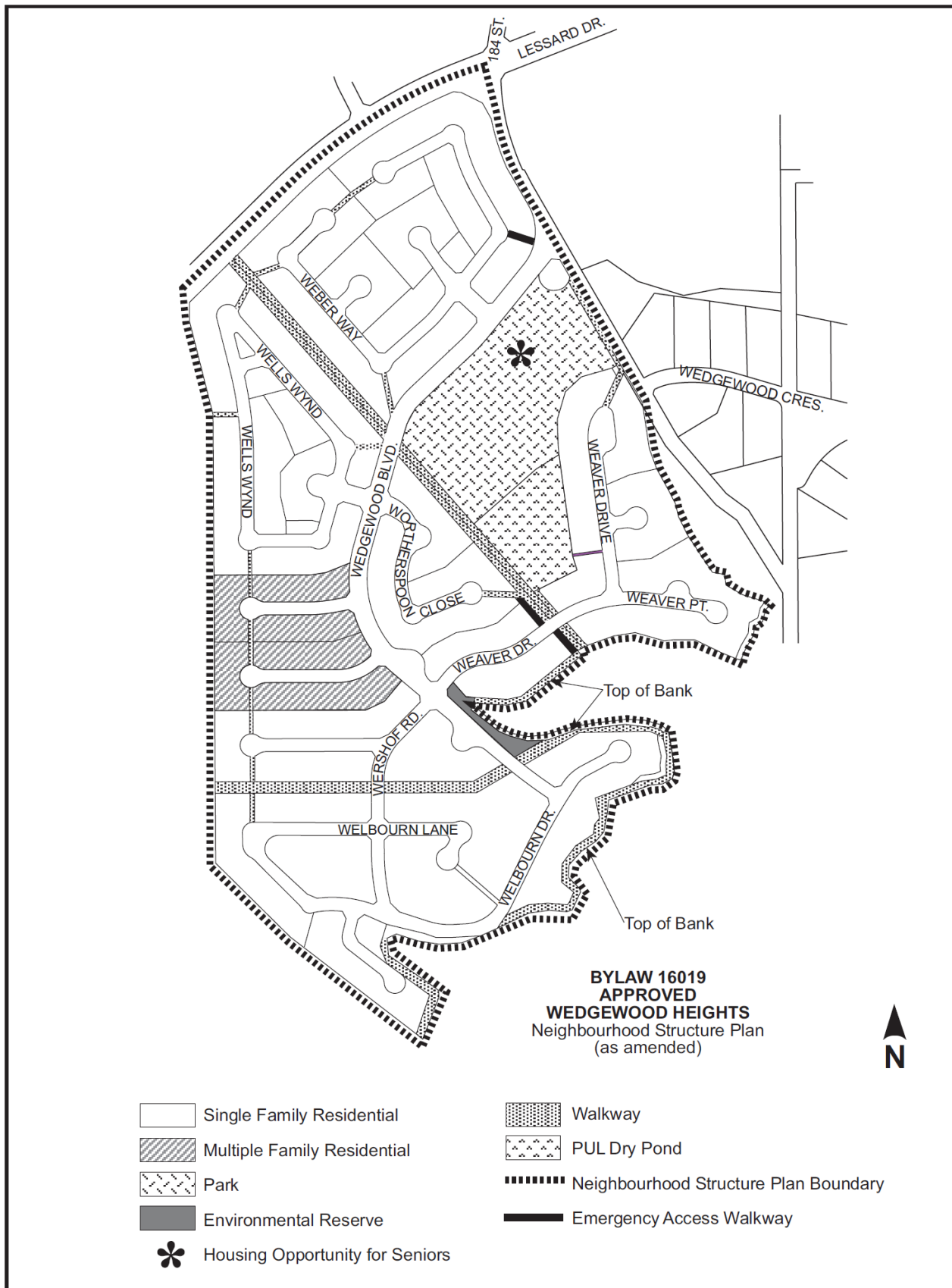
Amended by Editor

3.2 PEDESTRIAN CIRCULATION

In addition to opportunities for pedestrian circulation on sidewalks within proposed roadways, an extensive non-roadway oriented circulation system is proposed, involving the utilization of the *City/Private* waterline corridor as well as the *pipeline (gas)* corridor as pedestrian connections to the school/park site as well as to the *TUC* and ravine areas. In addition, a pedestrian pathway within the Wedgewood Ravine network is proposed along the *Private/City* waterline corridor extending from the top-of-bank easterly to 184 Street. As well, top-of-bank walkways will be provided within the existing setback adjacent to areas not served by a top-of-bank roadway.

Amended by Editor

Exhibit 3: Development Concept (Bylaw 16019, October 17, 2012)



This pedestrian circulation system will be implemented as follows:

- The City/*Private* waterline corridor within the neighbourhood boundaries will be landscaped by the developer to the specifications and satisfaction of the *Community Services Department*. In addition, the portion of the *gas pipeline* corridor within the neighbourhood will also be landscaped by the developer to *Community Services Department* specifications. Amended by Editor

- The portion of the City/*Private* waterline corridor within the Wedgewood Ravine (i.e., extending from 184 Street to the east boundary of the neighbourhood) will be landscaped by the City Waterline Project to the specifications and satisfaction of the *Community Services Department*. Amended by Editor

3.3 SCHOOLS

Through previous subdivisions in this neighbourhood, the park/school site, which has been sized to accommodate a public-elementary school, has been dedicated to the City. This school will provide for the anticipated needs of the Wedgewood Neighbourhood as well as the future Donsdale Neighbourhood which is immediately east of 184 Street, south of Lessard Road.

Bylaw 9510
June 26, 1990

3.4 OPEN SPACE

A 4.45 hectare (11-acre) park/school site has been provided adjacent to Wedgewood Boulevard to provide the more active open space needs of the community. Passive recreational pursuits will be obtained via the pedestrian circulation system into the adjacent Wedgewood Ravine and/or to the *TUC* to the west.

Amended by Editor

3.5 HOUSING TYPES

In recognition of the unique natural setting of the two promontories of land located in the southeast and southwest corners of the neighbourhood, it is proposed that the right-of-way width of the local roadway be reduced to recognize the unique soils conditions which exist in the vicinity of the ravine edge and to ensure compatible house siting. This reduced roadway will allow sufficient lot depth to develop these residential parcels with standard front yard setbacks.

Bylaw 9510
June 26, 1990

Single family housing is proposed for the majority of the lands within the Wedgewood Neighbourhood to be provided in a series of development cells and/or clusters. *A total of 32.35 hectares of land will be used for single-family development generating an estimated 453 unites or 1,563 people using Planning and Development Department statistics.*

Bylaw 9510
June 26, 1990

It is proposed to locate a single area for multi-family housing in the west central portion of the plan backing onto the TUC. *The total site area proposed involves 3.73 hectares of land for semi-detached housing which would generate an estimated 75 units, or 222 people.*

Bylaw 9510
June 26, 1990
Amended by Editor

In accordance with the existing Neighbourhood Structure Plan, the 1.2 hectare parcel of land declared surplus to the requirements of the TUC, located in the southwest corner of the plan area, will be developed for single-detached housing. A corridor of land on the west side will be retained within the TUC to accommodate future municipal servicing.

Bylaw 9510
June 26, 1990

3.6 RETAIL COMMERCIAL SERVICES

A local neighbourhood commercial facility proposed by the West Jasper Place (South) ASP for Wedgewood Heights has been deleted by this NSP. Existing retail commercial sites in Jamieson Place and Callingwood are sufficient to meet the needs of future neighbourhood residents.

3.7 CHURCHES

Church sites within the West Jasper Place (South) area are planned for Jamieson Place, Gariepy, and Ormsby Place neighbourhoods, not all of which have been designated for a specific user group. As a consequence, a church site is not contemplated within Wedgewood Heights.

3.8 PROTECTIVE SERVICES

Police services for Wedgewood Heights will be provided from the detachment at the Jasper Place sub-station. Fire protection services are located at the 62 Avenue and 178 Street station.

3.9 HEALTH/LIBRARY SERVICES

The library to serve Wedgewood Heights and the surrounding West Jasper Place area is the Jasper Place Library at 156 Street and 90 Avenue.

3.10 WATER SUPPLY

Water will be supplied from a 150mm diameter main located in 184 Street. It will be extended within the neighbourhood via a series of 200mm and 300mm watermains looping within roadways and/or cul-de-sacs. The water distribution system is illustrated in *Exhibit 4*.

Amended by Editor

Water service to the remaining undeveloped portions of this neighbourhood will be extended from the existing local water distribution system. The water network proposed in the network analysis carried out in 1989 will be able to service the proposed amendment in terms of flow and pressure.

Bylaw 9510
June 26, 1990

3.11 SANITARY SEWER

The existing sanitary system involves a network of pipes draining the neighbourhood by gravity to the south to an existing lift station in the south part of the neighbourhood, from where the sewage is pumped by forcemain along 184 Street to an existing sanitary trunk in 57 Avenue. When the Lessard Road sanitary sewer is constructed, the north part of the neighbourhood, generally north of the school site, will drain by gravity to Lessard Road, while the rest of the neighbourhood will continue to drain to the lift station and the forcemain will then discharge to the “gravity” sewer in the north part of the neighbourhood and to Lessard Road.

Bylaw 9510
June 26, 1990

The existing sanitary sewer system and forcemain has been sized to accommodate the entire neighbourhood.

The proposed sanitary system will comprise the pipe sizes as shown in the attached Exhibit. This system proposed is preliminary and a more detailed analysis of sizes, grades and alignments, etc., will be submitted under a separate report to be prepared in support of the subdivision plan and the engineering drawings, including review of alignments to minimize PUL requirements.

3.12 STORM WATER DRAINAGE

The design for storm water drainage has been based on the recommendations of the Southwest Annexation Area Water Shed Plan, produced by I.D. Engineering in February, 1983. In this report, the Wedgewood Heights Neighbourhood was identified as a separate basin which drains into Wedgewood Creek.

Exhibit 4: Water System (Bylaw 9510, June 26, 1990)

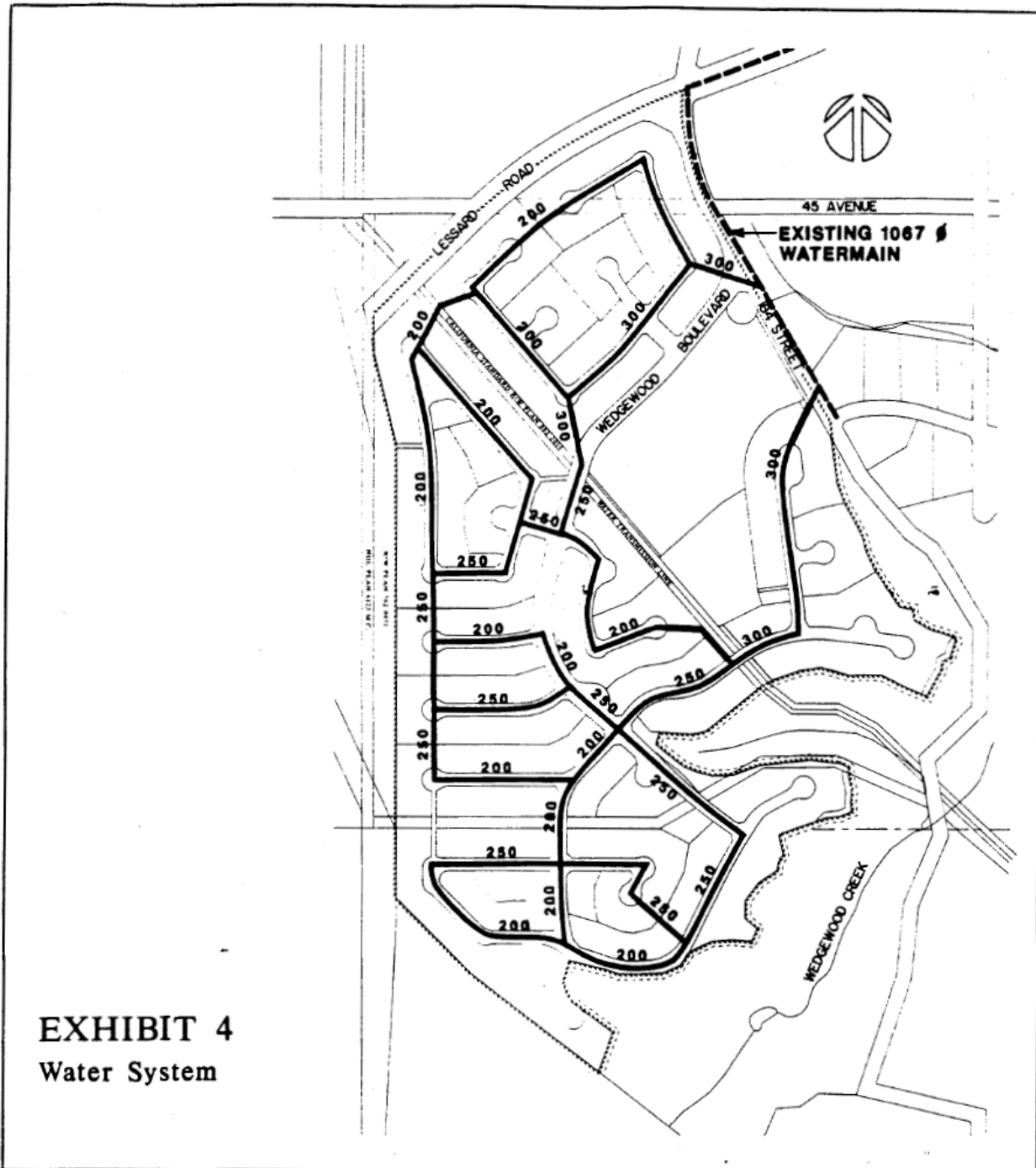


EXHIBIT 4
Water System

Amendment to
WEDGEWOOD HEIGHTS
 NEIGHBOURHOOD STRUCTURE PLAN
 BYLAW 9510



JUNE, 1990



Exhibit 5: Sanitary System (Bylaw 9510, June 26, 1990)

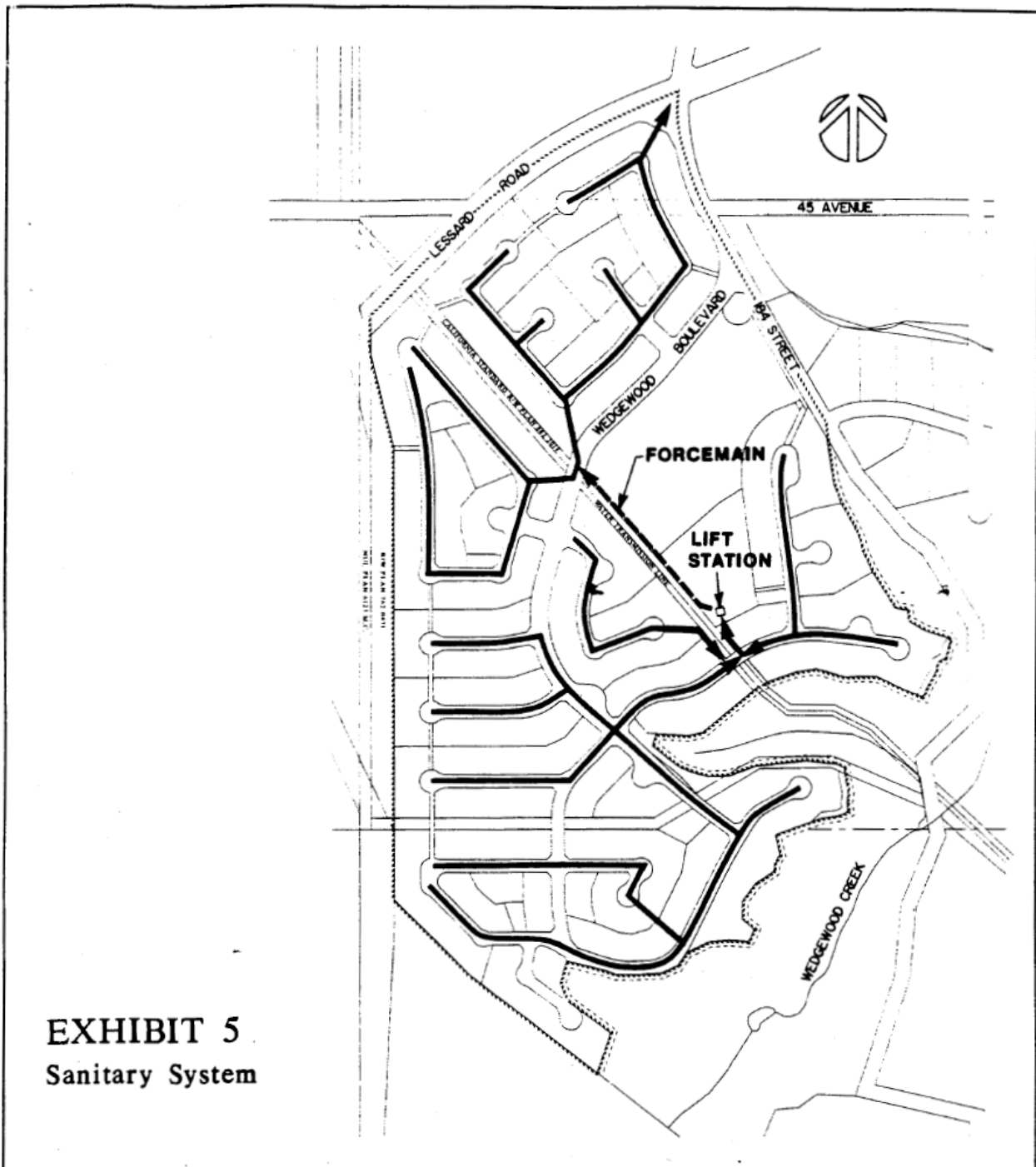


EXHIBIT 5
Sanitary System

Amendment to
WEDGEWOOD HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN
BYLAW 9510



JUNE, 1990

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Exhibit 6: Storm System (Bylaw 9510, June 26, 1990)

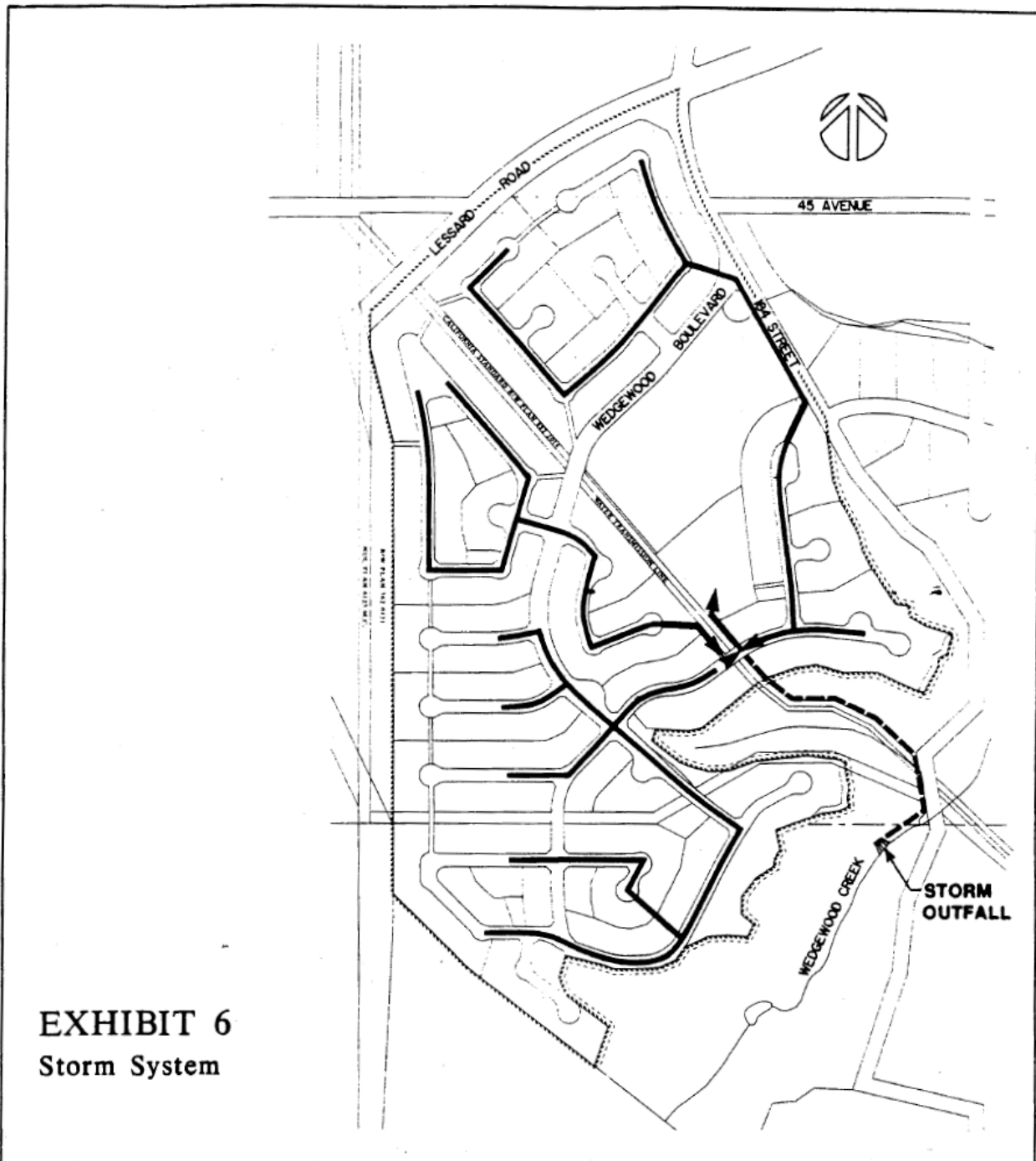


EXHIBIT 6
Storm System

Amendment to
WEDGEWOOD HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN
BYLAW 9510



JUNE, 1990

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Consistent with the previous NSP and the above-mentioned Water Shed Plan, this NSP proposes that the storm water run-off from the development be discharged into Wedgewood Creek at a controlled rate through the use of a dry detention pond so as to protect the creek. The dry pond is located adjacent to the school/park site in the southeasterly portion of the plan given the topography of the entire neighbourhood.

As constructed, the outfall from the dry pond to the Wedgewood Creek is via a storm pipe extending within the Wedgewood Creek corridor, parallel to the existing City/Private water line corridor. This storm system was constructed in accordance with Environmental Services, Water and Sanitation Branch standards and criteria established by an Environmental Impact Assessment.

Bylaw 9510
June 26, 1990

The proposed storm servicing system for the amendment area will comprise the pipes as shown in the attached Exhibit. For the top-of-bank lots, storm service connections will be provided, rather than draining over the top-of-bank. The storm flows and, consequently, the exiting storm system will be able to accommodate the proposed development.

In accordance with the geotechnical recommendations, the lot grading and design of roadways, and utilities will minimize overland flow to the ravine. The surface drainage for storms that exceed the 1:5 year storm will drain via the roadways to the dry pond. The dry pond has been designed to accommodate the major and minor drainage from the storm of record (i.e., the 1937 storm) without overflowing into the ravine.

The pipe sizes and locations within the proposed development shown in the attached Exhibit are preliminary. More detailed storm sewer design calculations will be submitted in support of the subdivision application and the detailed engineering design.

3.13 IMPLEMENTATION

Development of a significant portion of lands within the neighbourhood has resulted in approximately 240 single-family lots located within four development cells. Future phases will extend to the southwest and southeast.

Bylaw 9510
June 26, 1990

3.14. STATISTICAL SUMMARY

Table 1 summarizes the various development statistics for the neighbourhood.

WEDGEWOOD HEIGHTS NSP AMENDMENT NEIGHBOURHOOD STATISTICS

Bylaw 9510, June 26, 1990

Land Use	Area (ha)	%	Units	%	Population
Single Family	32.35	89.7%	453	86%	1563
Multiple Family	3.73	10.3%	75	14%	222
Total	36.08	100.0%	528	100%	1785
School/Park	4.45	8.2%			
Detention Pond	1.36	2.5%			
Total	5.81	10.7%			
Roads/walkways/PUL's	12.36	22.8%			
Gross Developable Area	54.25	100.0%			
Utility Transmission Lines	1.81				
Environmental Reserve	0.35				
Gross Area	56.41 hectares				
Density	32.89 people per gross developable hectare				