

La Perle Neighbourhood Structure Plan

Office Consolidation November 2007

Prepared by:

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

Bylaw 5776 was adopted by Council in August 1979. In November 2007, this document was consolidated by virtue of the incorporation of the following bylaws:

Bylaw 5776 Approved August 15, 1979 (to adopt the La Perle Neighbourhood Structure Plan)
Bylaw 14671 Approved November 15, 2007 (to replace a surplus school building site in the eastern portion of the neighbourhood with single detached housing units)

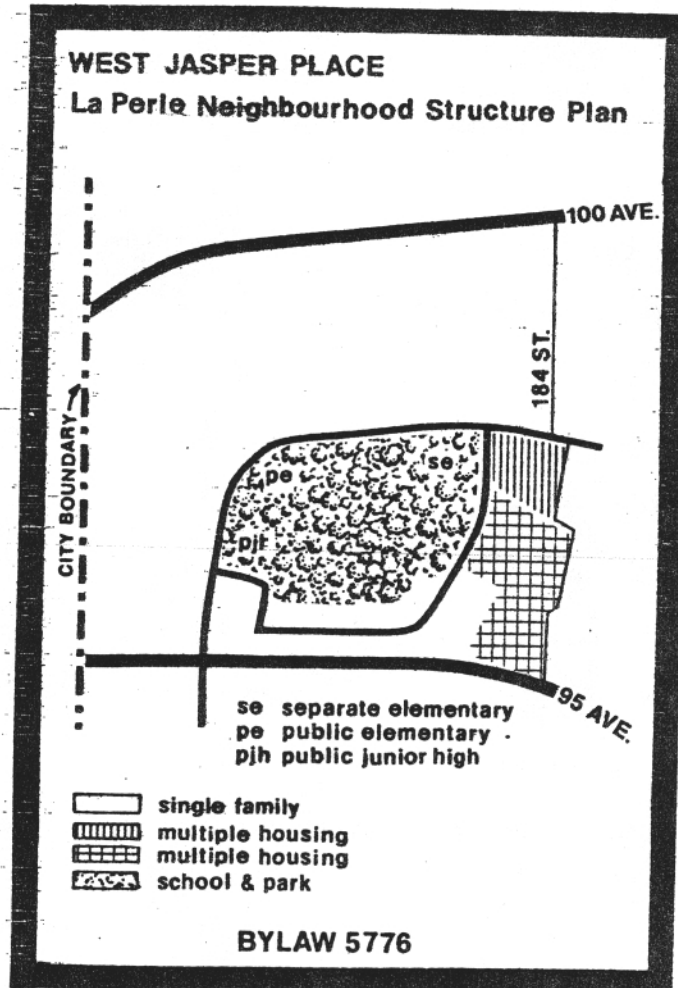
Editor's Note:

This is an office consolidation edition of the La Perle Neighbourhood Structure Plan, Bylaw 5776, as approved by City Council on August 15, 1979.

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



Certified a true copy of the sketch
 plan as referred to in Bylaw No. 5776

[Signature]
 City Clerk



Neighborhood Structure Plan

**West Jasper Place North
Amendment Area for the
Neighborhood of
LaPerle**

West Jasper Place North Owners Group

WEST JASPER PLACE

NORTH AMENDMENT AREA

COMPILED NEIGHBOUHOOD

STRUCTURE PLAN

FOR

LA PERLE



**Greif
Manzie
Dant**
Consultants Limited

Letter of Transmittal

July 10, 1979 Our
File #2035-2

City of Edmonton Planning Department
Land Use Planning Branch
1 Sir Winston Churchill Square
EDMONTON, Alberta
T5J 2R7

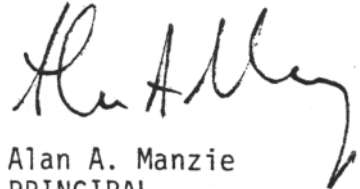
Attention: Mr. Clive Rodgers, General Manager

Dear Mr. Rodgers:

It is our pleasure to submit to the City of Edmonton Planning Department, the revised Neighbourhood Structure Plan for La Perle. The Plan had previously been submitted in conjunction with the Neighbourhood Structure Plan for West Belmead and West Aldergrove but, due to last minute changes in the requirements of the two Schools Boards, it has become evident that West Belmead and West Aldergrove may require minor modifications.

This report is submitted on behalf of a majority of landowners in the North Amendment Area of West Jasper Place. During its preparation, the terms of reference for the submission of the Neighbourhood Structure Plans were closely adhered to. It is sincerely hoped that the report can be quickly processed in order that the development of the neighbourhood can proceed.

Respectfully submitted,



Alan A. Manzie
PRINCIPAL

AAM/dc

Suite 200 11821-123 Street, Edmonton Alberta T5L 0G7 (403)452-7285

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INTRODUCTION

This submission to the City of Edmonton Planning Department has been prepared on behalf of a majority of landowners in the amendment area of the neighbourhood of La Perle. With the recommendation for approval of the North Amendment to the West Jasper Place District Outline Plan (Minutes of the City of Edmonton Municipal Planning Commission, February 1st, 1979), it is now appropriate to submit the Neighbourhood Structure Plans for the extensions of the three neighbourhoods. This report deals with the submission for the northernmost neighbourhood of the Amendment Area, La Perle.

CONSULTING TEAM

Greif Manzie Dant Consultants Limited - Planning Concepts: F. A. Greif
A. A. Manzie
A.F.D. Engineering Limited - Engineering/Servicing Concepts:
A. F. Druett

BACKGROUND

Land development in the City's far west end has proceeded in an orderly manner in accordance with the West Jasper Place Outline Plan as prepared in 1969, and revised in 1972. This Outline Plan marked, until recently, the limits of urban development in West Edmonton. Early in 1974, the Province announced the creation of the Restricted Development Area (R.D.A.) immediately adjacent to the western city limits. The R.D.A. was created to serve as a utility and transportation corridor, within which, among other facilities, the Outer Ring Road was to be constructed.

In June, 1976, the City of Edmonton Planning Department advised the planning consultants that the land requirement for the Edmonton Parkway Ring Road had been determined and that a comprehensive plan for the balance of the West Jasper Place Outline Plan area could be prepared. The finalization of the alignment of the Ring Road has made available a strip of land varying in width from 1,000 to 1,500 feet immediately inside the City's present western boundary.

Two conceptual plans proposing amendments to the original Outline Plan have been prepared, one for the North Amendment Area including lands north of Whitemud Drive (79th Avenue), and one for the south amendment area for those areas south of Whitemud Drive (79th Avenue), south to the North Saskatchewan River.

Amended by
Editor

The West Jasper Place North Area Structure Plan received approval from the Municipal Planning Commission in February, 1979, and this planning report deals with one neighbourhood contained within the North Structure Plan Area.

LOCATION

The West Jasper Place North Amendment Area lies north of Whitemud Drive (79th Avenue) and west of 184th Street. La Perle is the northernmost neighbourhood bounded by 184th Street in the east, by the City Limits in the west, by 95th Avenue in the south, and by the 100th Avenue right-of-way in the North. A total of 354.98 acres (143.66 ha) is contained within the North Amendment Area planning unit. These are based upon the following calculations:

Amended by
Editor

Neighbourhood 1 (La Perle)	150.99 acres (61.1 ha)
Belmead extension	80.57 acres (32.61 ha)
Aldergrove extension	<u>101.76 acres (41.18 ha)</u>
Total	333.32 acres (134.89 ha)

SITE ANALYSIS

Topography

The site is predominantly flat, contours are spaced relatively evenly and topography places no significant constraint upon development. Elevations vary from 2298 feet (*700 metres*) above sea level (a.s.l.) in west Belmead to 2280 feet (*695 metres*) a.s.l. in the extreme east of the Aldergrove extension, creating a gentle slope from west to east across the whole North Amendment Area.

Amended by
Editor

Drainage

A drainage course is located in the La Perle neighbourhood flowing intermittently towards the east. Due to the topography, the remainder of the North Amendment Area drains by sheet surface run-off from west to east.

Soils

Soils throughout the site are predominantly Prestville Silty Clay Loam with subclasses of Malmo Silty Clay Loam (Alberta Research Council - Soils Map of the Edmonton Area, 1975). These soils are Gleysolics or peaty meadow soils developed on lacustrine (lake deposited) material. In more general terms the soils on the site are of a clay and silt combination, tending towards a heavy, moist state. The heaviness of the soils is derived from their origin as silts and clays deposited on the base of Lake Edmonton.

Soil conditions are not considered to be a constraint upon development as drainage is adequate and soil structure is suitable for urban land uses.

Vegetation

The site is mainly cleared, having been used for various agricultural pursuits, though scattered groups of native tree species remain in relatively wetter areas. It is expected that surface drainage systems associated with development will eliminate the moist areas. Therefore, the remaining patches of alder and balsam poplar will eventually be replaced by species more suited to drier conditions.

ENGINEERING SYSTEMS

Sewers

The North Amendment area will be split into two minor drainage basins, both of which will discharge into the Quesnell Trunk Outfall. The area north of 87 Avenue will drain to existing storm and sanitary sewers on 95th avenue. The area south of 87th avenue will drain to new storm and sanitary outfall lines which are proposed along *Whitemud Drive* (79th Avenue). In general, storm and sanitary sewers will be installed in a common trench.

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Editor

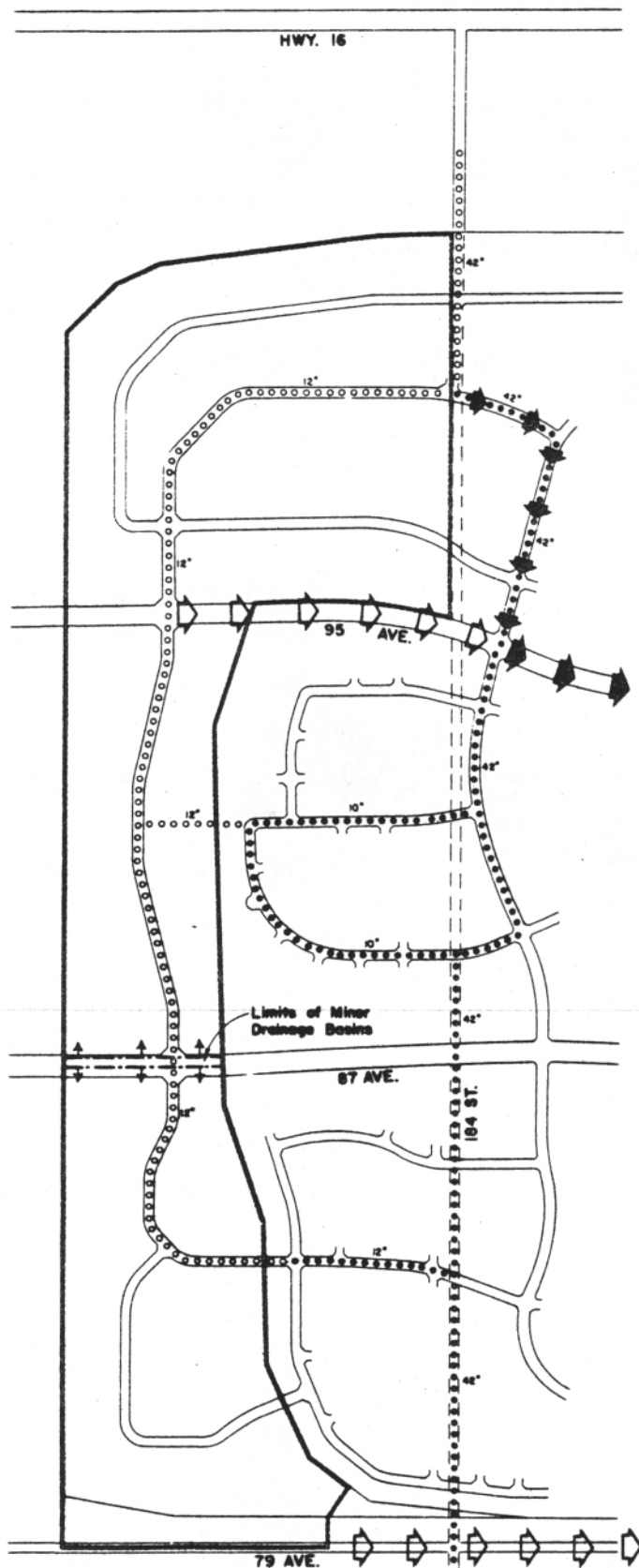
Sufficient capacity has been designed into the existing mains and outfalls in order to accommodate the North Amendment Area.

Watermains

The North Amendment Area will be serviced by a new 12" loop main. This main connects to the existing lines at 97A avenue, 91st avenue and 84th avenue. Additional minor connections will be provided to existing watermains at 99th avenue, 96th avenue and 81st avenue. There is an existing 42" transmission line running roughly on the alignment of 184th street. The proximity of this major line will ensure that there is sufficient water pressure to service this area.

Natural Gas

A 20" high pressure gas line is being installed on 178th street. Once connected to the north of Highway 16, this will ensure an ample supply of natural gas to the Amendment Areas. A medium pressure line will be installed along 95th avenue to a regulating station in the North Amendment Area. Possibly an additional feeder line will be needed along 87th avenue depending on population densities.



W.J.P. NORTH AMENDMENT
ENGINEERING SYSTEMS

LEGEND

- Limits of Amendment Area
- ◊ Proposed Trunk Sewer
- Existing Trunk Sewer
- Proposed Watermains
- Existing Watermains

Power and Telephones

Power and telephone connections will be provided by extending existing systems to La Perle. There should be sufficient capacity in the existing systems to service the whole of the North Amendment Area.

PUBLIC INVOLVEMENT

Public meetings on the North Amendment Area were first covered in September, 1978. Two meetings were held, one pertaining to the areas north of *Whitemud Drive* (79th Avenue), and one concerned with the South Amendment Area. A tentative Area Structure Plan was prepared and presented at these meetings. Citizens living in adjacent neighbourhoods (particularly Belmead) were concerned with two issues: further multiple family development in the area and poor transportation facilities in the West Jasper Place area generally.

Amended by
Editor

A committee of residents was formed and the consultants worked with this committee for the resolution of major planning problems. Subsequently, an excellent relationship was established with the citizen's committee and the Area Structure Plan was revised to mutual satisfaction. All parties in the area of planning concern are now satisfied and in agreement with the land use proposals contained within this submission.

OWNERSHIP

Several companies, agencies and individuals are represented in the North Amendment Area. The majority of these companies and individuals are participating in the preparation of this submission and all involved support this report to the extent that it affects their landholdings.

Acreage statistics and percentages of ownership are detailed below. An ownership map is included in this report on the following page.

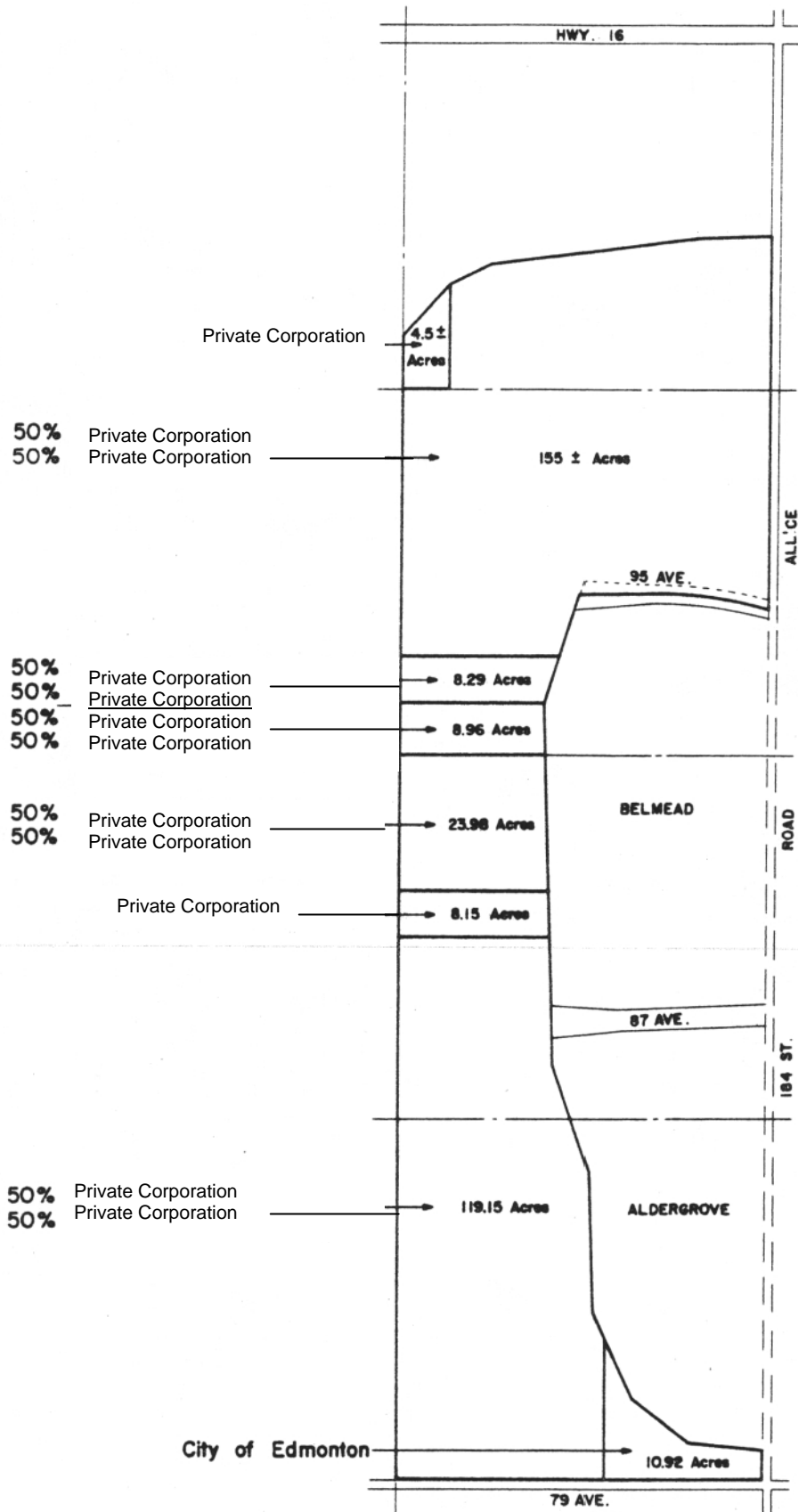
TABLE 1
LAND OWNERSHIP IN THE NORTH AMENDMENT AREA
OF WEST JASPER PLACE
(Amended by Editor)

LANDOWNER	AREA OF HOLDING	PERCENTAGE OWNERSHIP
<i>Private Corporation.</i>	71.30 acres (28.82 hectares)	47.18%
<i>Private Corporation</i>	71.30 acres (28.82 hectares)	47.18%
<i>Private Owner</i>	4.50 acres (1.82 hectares)	2.98%
City of Edmonton	4.02 acres (1.63 hectares)	2.66%
TOTAL	150.99 acres (61.10 hectares)	100.00%

Note: Acreage statistics as indicated are approximate and are subject to verification at the stage of submission of the precomputed subdivision plans.

EXISTING LAND USE

Most of the North Amendment Area including La Perle is vacant land having been cleared for agricultural uses in the past.



W.J.P. NORTH AMENDMENT
LAND OWNERSHIP PLAN
(Amended by Editor)

Zoning under the Metropolitan Part of the Preliminary Regional Plan is AG-UR or AG, designations which will require amendment with the support of the Edmonton Regional Planning Commission. A G - U R is an agricultural-general urban reserve zone the purpose of which is to reserve lands on the periphery of urban development for general urban uses.

Adjacent land uses to the east are urban while the Restricted Development Area lies immediately to the west. The Amendment Area therefore, marks the westerly limit of urban development given the location of the present City boundaries.

NEIGHBOURHOOD DESIGN CONCEPTS

Recent guidelines for the Distribution and Design of Neighbourhood Density have been approved by the Municipal Planning Commission on July 13th, 1978. Proposed terms of reference for Residential Area Structure Plans and Neighbourhood Structure Plans have also been prepared recently by the *Planning and Development Department*. The plan for La Perle conforms to these guidelines in that:

Amended by
Editor

The neighbourhood offers a variety of housing types for prospective residents of the area. In this sense it is a heterogeneous area and should be settled by people with a wide diversity of income levels.

Care has been taken to ensure that all residential developments are compatible with adjacent proposed land uses. Higher density areas are located adjacent to areas with full amenities such as open space, school sites and bus routes.

Areas proposed for tow housing, town housing, or duplex developments, have been based on a density of 12 units to the acre. These developments are located near central school/open space, institutional and. commercial sites and have street frontages on no more than two sides. All multiple parcels are smaller than five acres in size and will be designed as developments of no more than three acres, with areas of open space between them. This has been done to ensure the visual integration of the residential development of the area.

In keeping with commonly accepted planning principles, La Perle has a centrally located school/park site which fronts onto a major collector roadway and bus route. The medium density housing sites are adjacent to the open space system. Lanes are provided in those locations where lots front on to bus routes in order to provide access from the rear.

NEIGHBOURHOOD DENSITIES

The overall density for the North Amendment Area is approximately 14 persons per gross acre (*34.58 persons per gross hectare*). This will result in an overall density of approximately 20 persons per gross acre (*49.4 persons per gross hectare*) for the entire area north of *Whitemud Drive* (79th Avenue) and west of 178th Street. This is nearly two persons per gross acre less than that established in the West Jasper Place District Outline Plan, as revised in 1972.

Amended by
Editor

The West Jasper Place North Area Structure Plan adds approximately 333 gross acres (*134.76 ha*) of land to the planning area of the District Outline Plan. When fully developed, an additional 4,461 persons will be housed in the Amendment Area. The Table attached below indicates population by sub-neighbourhood as closely as can be approximated at this stage of the planning process. Population projections are based on single family lot sizes of approximately 6,500 square feet (*603 square metres*) and on two medium density sites, one of townhousing units and one of duplex units, both these occurring in the La Perle neighbourhood.

Amended by
Editor

TABLE 2
WEST JASPER PLACE DISTRICT
OUTLINE PLAN NORTH AMENDMENT AREA
POPULATION STATISTICS LA PERLE
(Amended by Editor)

	Gross Acres (Hectares)	Population	Density P/GA (P/GHA)
APPROVED DISTRICT OUTLINE PLAN	217 (87.82)	4,887	22.50 (55.65)
AMENDMENT AREA	150.99 (61.10)	2,474	16.39 (40.49)
REVISED OUTLINE PLAN	314.28 (127.18)	6,961	22.14 (54.73)
DIFFERENCE A - C	+150.99 (+61.10)	+2,474	+.36 (+.92)

NEIGHBOURHOOD CIRCULATION

The West Jasper Place District Outline Plan of 1972 established the basic roadways network and the local roadway system has evolved to relate to this. In the design of the West Jasper Place North Area Structure Plan, the original network was extended to link the extension areas to existing developed areas to the east. A major 66 ft. (20.12 metres) collector road (192 Street) provides a north-south spine bisecting the three neighbourhoods and is the major access road for the residential areas. It also carries the transit route and loops around the park and school site in La Perle before connecting with these areas to the east.

Amended by
Editor

No major walkways or bicycle routes are proposed for the North Amendment Area. Pedestrian and bicycle movements will be accommodated within the proposed local road network and within minor walkways such as that connecting 91 Avenue with the district park site to the west. This is consistent with current City of Edmonton policy.

PROPOSED LAND USES AND POPULATION GENERATION

The following Tables outline population generation statistics for La Perle. Similarly, proposed land uses are detailed below.

TABLE 3
LAND USE STATISTICS
WEST JASPER PLACE
NORTH AMENDMENT AREA

(Amended by Editor)

LA PERLE EXTENSION

(west of 184 Street)

Gross Developable Area	150.99 acres (61.10 ha)
Park and School Requirement	26.60 acres (10.76 ha)
Circulation Requirement	33.11 acres (13.4 ha)
Net Developable Area	91.28 acres (36.94 ha)

Estimated Housing Population Statistics
(Amended by Editor)

	Acres (Hectares)	No. of Units	Population (Approx.)
R-1	78.99 (31.79)	476	1,804
R-2	8.64 (3.5)	88	352
R-2A	3.85 (1.56)	46	182
TOTAL	91.28 (36.94)	612	2,338

LAND DEDICATION SUMMARY

(Amended by Editor)

	Park/School (%)	Circulation (%)	Total (%)
La Perle	26.6 acres (10.76 ha)	33.11 acres (13.4 ha)	59.71 acres (24.16 ha)

SCHOOLS/PARKS

Close liaison with Edmonton Parks and Recreation has been maintained in order to determine land requirements and projected recreational facilities on the combined school/park site in the neighbourhood extension area. Allowance has been made in the designs for school sites larger than generation figures suggest are necessary.

In 2004 the Edmonton Public School Board declared the elementary school site in the eastern portion of the neighbourhood, located at 182 Street and north of 96 Avenue, surplus to their needs. As this land was also surplus to the City's needs it was determined, in discussion with the La Perle Community League, that the school building portion of the school site would be suitable for single detached homes and that they would be built on the southwest part of the school/park site.

Bylaw 14671
November
15, 2007

Edmonton Public School Board

The Board has requested a public elementary school location in La Perle West. The Board also requested that the proposed public junior high school site be relocated from Neighbourhood 2 to the combined school campus and park site in La Perle West.

The School Board is naturally concerned about school children having to cross major collector roadways and wants to avoid bussing students to achieve balanced attendance rates. As a result, the Board has requested that there be signalized intersections at the West Loop Road and 95 Avenue for safe access of elementary children from West Belmead to the elementary school site in West La Perle.

The costs of the signalized intersection will be borne by the developers and the Board estimates the operating costs of the elementary schools would be similar to those elsewhere in the City.

Edmonton Separate School Board

This Board requires an elementary school site in West La Perle.
The site is to be taken from the City's requirement of 40% dedication.

As with the Public School Board, the question of Provincial Recognition of Need is critical to the placement of separate schools. Detailed capital costs are not yet available because of funding questions but some guidelines are available. The additional population added by the extension area will not have any major impact on the Separate School Board but should result in the need for a 6 x 6 core school. Land has been set aside for this anticipated need (4 acres/1.62ha).

Amended by
Editor

Estimates on the costs of these facilities have been supplied by the Board and are as follows:

Estimated construction costs on a 6 x 6 core at \$42.00/square foot are
 $42 \times 25,000 = \$1,050,000.00$.

Provincial support amounts to a maximum of \$36.50 per square foot or nearly 87% of the construction cost of new separate schools. A 6 x 6 core school can accommodate a maximum of 350 students while 150 are required as evidence of need.

Capital and operating costs would be consistent with those in other areas of the City, and no significant differential can be established. Relevant student generation statistics are appended to this report. At the present time, the following facilities are projected for the neighbourhood, though further study by *Community Services (Edmonton Parks and Recreation)* is necessary before finalization of these commitments:

Amended by
Editor

La Perle West

Site contains a Public Elementary, Public Junior High and a Park. Approximate land requirement is 26.6 acres (10.76 hectares). Proposed facilities include a playground with creative play equipment, a sliding hill and extensive landscaping within a neighbourhood park. Sports fields for baseball

and soccer are also planned. A community league may also be accommodated within the site.

Student Generation Figures

1. Assumed Generation Factors*

<u>Housing Type</u>	<u>P.E.</u>	<u>P.J.H.</u>	<u>P.S.H.</u>
R-1	.43	.20	.16
R-2	.43	.16	.09
R-2A	.43	.12	.09

*Note: School generation figures for the Separate School Board are at 80% of total generation or 42.9% of public school generation.

2. Neighbourhood School Generation*

<u>La Perle Extension</u>				
R-1	476	205(88)	95(41)	76(33)
R-2	88	38(16)	18(08)	14(06)
R-2A	46	20(09)	6(03)	4(02)
Total	610	263(13)	119(52)	94(41)

*Note: The statistics for the Separate School Board are enclosed in parentheses.

COMMUNITY SERVICES AND PUBLIC INSTITUTIONAL USES

Fire Protection

Fire protection in the North Amendment Area is dependent upon the construction of a new fire station located south of *Whitemud Drive* (79 Avenue) at the intersection of 178 Street and *Callingwood Road* (62 Avenue). Once built, this station will adequately service the La Perle neighbourhood.

Amended by
Editor

Police

Police protection will continue to be centered in the Jasper Place substation. The added population generated by development in the North Amendment Area will create the need for additional constables. City of Edmonton standards recommend one constable per each 550 people. The Amendment Area north of *Whitemud Drive* (including La Perle) will therefore require an additional 9 constables.

Amended by
Editor

Public Housing

At the February 1st meeting of the Municipal Planning Commission, it was determined that sites for public housing were not needed in the North Amendment Area as the existing inventory of sites in Aldergrove, Belmead and Neighbourhood 1 (La Perle) is sufficient to accommodate five percent of the population planned to reside in the area north of *Whitemud Drive* (79 Avenue) and west of 170 Street. Accordingly, no public housing sites have been allocated in this Neighbourhood Structure Plan area.

Amended by
Editor

Health Services

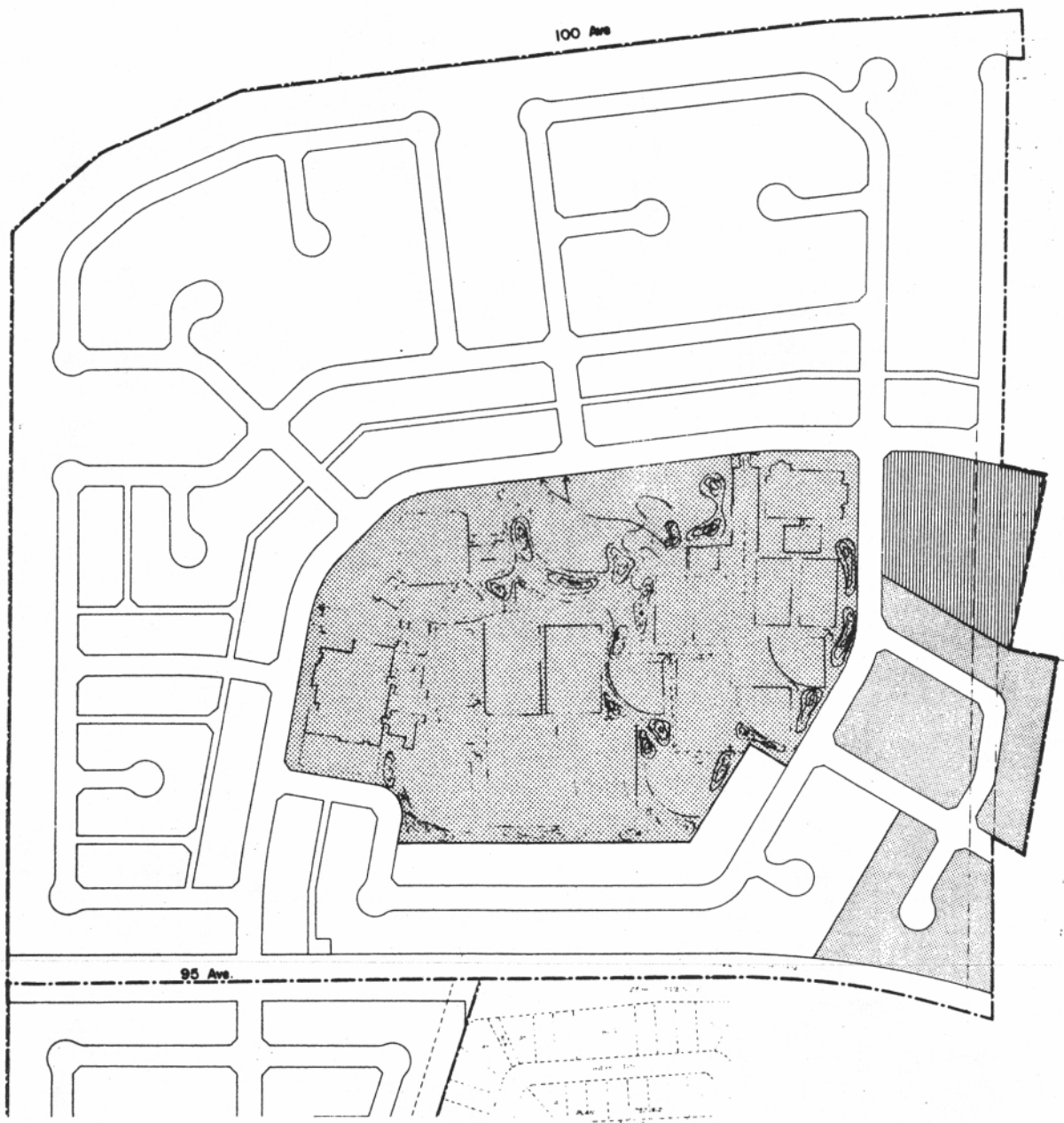
The Health Department has indicated that a clinic has been proposed for the Primrose area to serve the whole West Jasper Place Outline Plan area.

APPENDICES

Subdivision Computation Sheet


Certificates of Title:

Original Certificates of Title have been removed according to Alberta's
Freedom of Information and Protection of Privacy (FOIP) Act



Area Structure Plan For the Neighbourhoods of La Perle

LEGEND

 R-1

 R-2

 R-2A

 PARK & SCHOOL

 R-1 (CSP)

AREA STRUCTURE PLAN BOUNDARY 

N