

Belmead Neighbourhood Structure Plan

Office Consolidation November 2005

Prepared by:

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

Bylaw 6619 was adopted by Council in September 1981. In November 2005, this document was consolidated by virtue of the incorporation of the following bylaws:

Bylaw 6619 Approved September 22, 1981 (to adopt the Belmead Neighbourhood Structure Plan)
Bylaw 10144 Approved August 25, 1992 (to recognize changes that have occurred in the plan area's development pattern since 1981 and to introduce additional changes for the lands located between 87 and 90 Avenues and west of 189 Street in response to current market demand)

Editor's Note:

This is an office consolidation edition of the Aldergrove Neighbourhood Structure Plan, Bylaw, as approved by City Council on September 22, 1981. This Plan is an amendment to West Jasper Place North Area Structure Plan, Bylaw 5708 as approved by City Council on January 24, 1980. This edition contains all amendments and additions to Bylaw 6619.

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

WEST JASPER PLACE: NORTH AMENDMENT AREA
Addendum to the Belmead Neighbourhood Structure Plan

The following points are presented as additional information regarding the Belmead Neighbourhood Structure Plan and Sub-division. These points will bring the report in line with the requirements of the Neighbourhood Structure Plan Terms of Reference. In addition, the plan has been adjusted accordingly.

- la) The eastern boundary of the dry pond area will be shifted to coincide with the easterly boundary of the neighbourhood and the north boundary shifted to the south right-of-way of 95 Avenue. In addition the pond will be designated a PU under the Land Use Bylaw.
- lb) Lots 10 and 15, Block 1 will be lengthened so that the rear property line is common with the south boundary of the storm pond.
- lc) Lots 2 through 9, Block 1 will not be lengthened because of the engineering design required for the pond and also no lane can be provided because of the following reasons:
 - the elevation difference from the rear property lines of Lots 2-9, Block 1 to the top of the 7:1 slope is some 2 - 2.5 metres.
 - the requirements for a lane would mean the construction of a retaining wall (approximately 2 metres) along the back property lines therefore rendering the lane non-functional for rear yard vehicular access.
 - alternatively a retaining wall (approximately 1.5 - 2.0 metres) would have to be built on the easterly property line of the lane, adjacent to the 7:1 slope. This could create a dangerous situation for vehicular use - particularly during the winter seasons.
 - given the dead-ending of the lane adjacent to 95 Avenue, it would be necessary to have a 20m x 20m turn-round, which would force a redesign of the pond to insure proper invert elevation (ie. 76.6 as noted on the enclosing drawing).

It is therefore requested that the lane adjoining Lots 2-9, Block 1 not be a condition of approval.

- 2) Since no reserve is to be located adjacent to the dry pond, pursuant to City of Edmonton's policy, the total 10% (approximately 7.86 acres) will be located in the central park - currently Lot 41 M.R., Block 1. This will require some minor re-design of the lots adjacent to the park area.

3) It is recognized that the existing Belmead Neighbourhood was subdivided under the old Zoning Bylaw and as such the lots are larger than those currently being designed in new neighbourhoods. This point is noted and those lots backing onto the old neighbourhood will be enlarged to "match-up" with existing lot lines where possible.

4) The proposed change for the watermain utility lot will be subject to confirmation by Water and Sanitation.

5) The request for a walkway between Lots 36 and 37, Block 6 appears to be redundant based on discussions with Alberta Environment and pursuant to the circulation returns of the first subdivision proposal. Alberta Environment are not prepared to make a commitment as to any future land use in the R.D.A. lands and in fact are not positive as to any potential land release.

Bylaw 10144
August 25, 1992

6a) The North West Jasper Place Area Structure Plan was adopted by City Council on 11 June 1979 and as such indicated that the Belmead Neighbourhood was to be single family in nature. There was no requirement for any other use (eg. commercial, institutional or higher density housing), excepting a park site in the central portion of the neighbourhood. Thus, the Neighbourhood Structure Plan and tentative plan of subdivision, as submitted, are in conformity with the Area Structure Plan. *Bylaw 10144 revised Bylaw 6619 through the addition of other land uses to the Neighbourhood for the lands located between 87 and 90 Avenue and west of 189 Street in response to current market demand. These land uses included a commercial site, religious assembly site, row housing site, and a site*

Bylaw 10144
August 25, 1992

6b) The transportation system has been designed upon the basis of the Area Structure and the existing subdivisions of La Perle and Aldergrove. To insure sound transportation design a major north-south collector route has been designated (188 street) which joins 95 Avenue and 87 Avenue. Internally, the system is comprised of a series of local streets to serve the residential lots.

6c) School age children from the Belmead Neighbourhood will be

accommodated in the Belmead Elementary School located in the existing Belmead Neighbourhood. High School students will go to Jasper Composite High School until such time as the West Jasper Campus Complex is completed and operational. In total the Belmead Extension area will generate some 201 Elementary, 93 junior high and 64 senior high.

Bylaw 10144
August 25, 1992

6d) The density range in the approved Area Structure Plan is 16 - 22 persons per gross acre (*39.5 – 54 persons per gross hectare*). Since the Belmead Neighbourhood is *predominantly* single family, the density is at the lower end of the range (*34.53 persons per gross hectare*).

Bylaw 10144
August 25, 1992
Amended by Editor

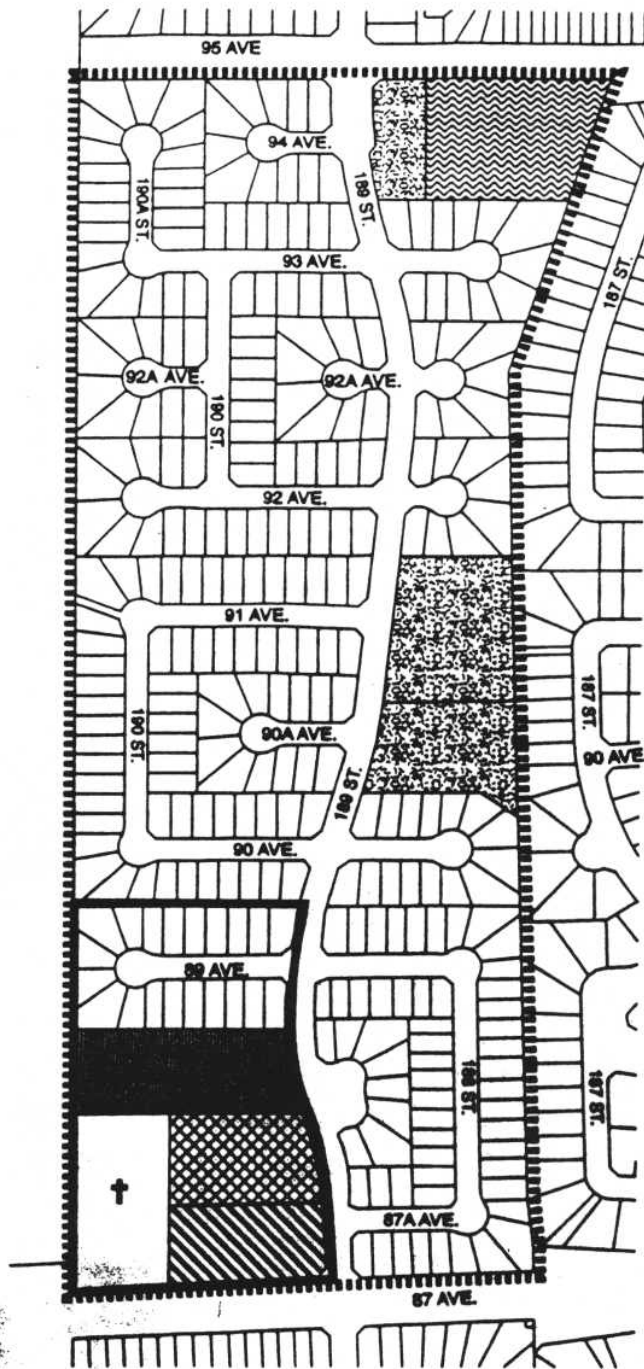
Pursuant to the Neighbourhood Structure Plan and the tentative plan of sub-division, it is requested that the area west of 188 Street be designated as R.P.L. (see enclosed sketch). It should be noted that the lots on the sub-division plan are to remain as shown, all being to RF1 standards. The reason for their request is because of feed-back from builders who wish to have greater siting flexibility, which the R.P.L. district provides. *Bylaw 10144 included changes to the residential land use designations in the Neighbourhood. The majority of the neighbourhood is designated RF1, with the exception of the semi-detached (RF4) and row housing (DC2) in the southwest corner of the plan area.*

Bylaw 10144
August 25, 1992

I trust that the above information covers the points raised in your letter and that the plan can be scheduled for the Municipal Planning Commission. Should questions arise please contact our office, I remain,










Respectfully yours,

Frank A. Greif
PRINCIPAL



**BYLAW 10144
AMENDMENT TO BELMEAD
NEIGHBOURHOOD STRUCTURE PLAN**



- | | | | |
|---|------------------------------|---|--------------------------------|
|  | Single Detached Residential |  | Stormwater Management Facility |
|  | Semi-Detached Residential |  | Religious Assembly |
|  | Row Housing (Direct Control) |  | N.S.P. Boundary |
|  | Neighbourhood Commercial |  | Boundary of Amendment |
|  | Park | | |

WEST JASPER PLACE: NORTH AMMENDMENT AREA

Belmead Neighbourhood Structure Plan

PREPARED FOR:

Four Private Corporations (Amended by Editor)

GREIF DANT & ASSOCIATES A.F.O. ENGINEERING LTD.

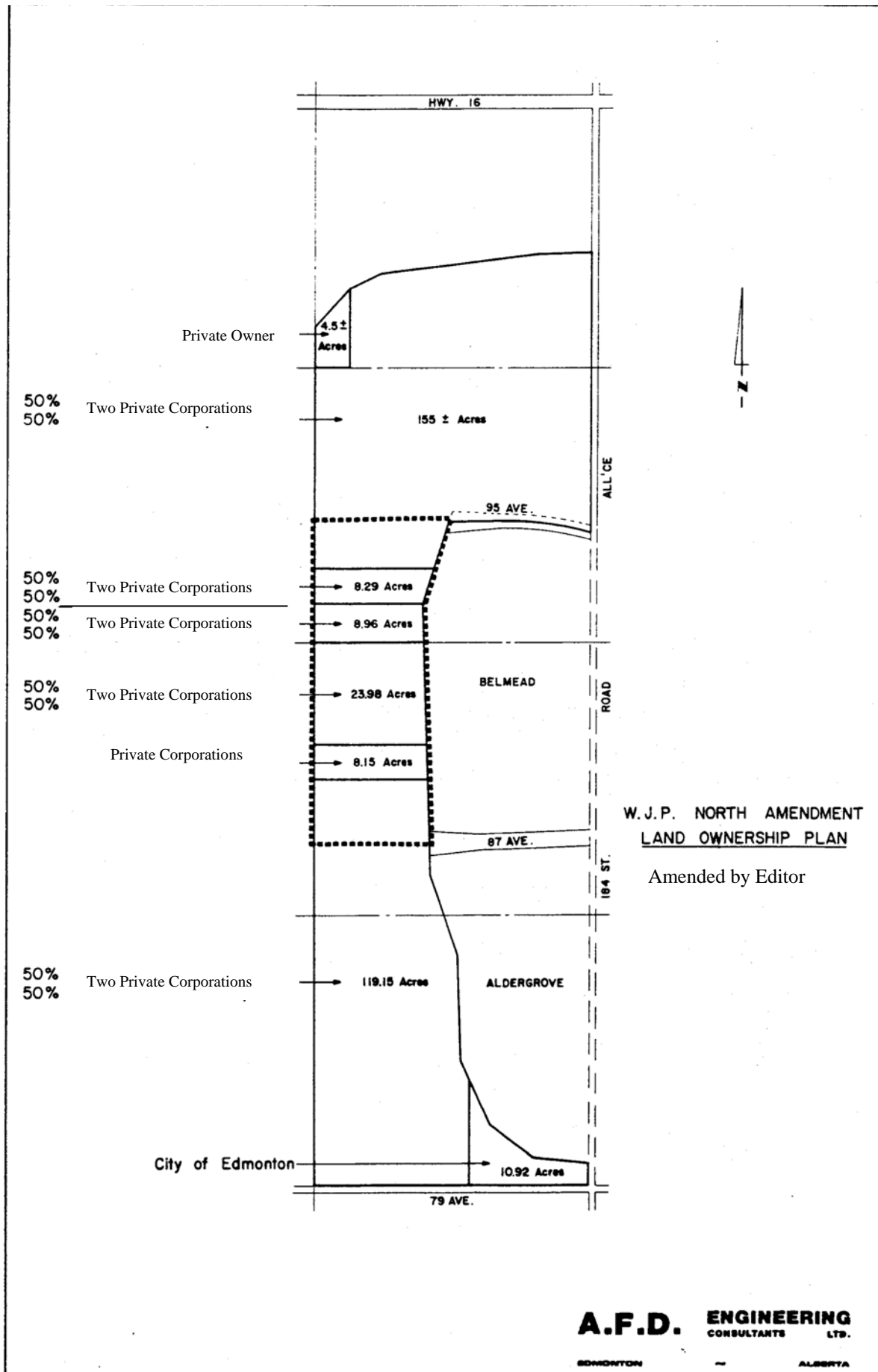
BACKGROUND INFORMATION

With the adoption of the Area Structure Plan Bylaw for the North Half of West Jasper Place, the Neighbourhood Structure Plans for La Perle and Aldergrove and various subdivisions for these neighbourhood a continuing supply of serviced land and has been available in West Jasper Place. In 1979 a Neighbourhood Structure Plan and concurrent subdivision application (79 - X - 87 - S) were submitted to the City of Edmonton. During the review procedures, Edmonton Water and Sanitation identified an area of possible concern regarding stormwater management. The affected area was the Belmead Neighbourhood and a portion of the La Perle subdivision.

INTRODUCTION

This submission to the City of Edmonton has been prepared on behalf of the landowners in the West Jasper Place North Ammendment Area of Belmead. In 1979, the City of Edmonton approved via bylaw (#5708) the North Ammendment plan (79 Avenue [*Whitemud Drive*] to 100 Avenue), for the neighbourhoods of La Perle, Belmead and Aldergrove. The implementation of development is brought about through the adoption of Neighbourhood Structure Plan and tentative plans of subdivision. This submission is intended to initiate this procedure for the Belmead Neighbourhood. As a result of this situation, the Neighbourhood Structure Plan and subdivision application were tabled by the Municipal Planning Commission until a solution was approved by Water and Sanitation. Accordingly, the Belmead owners, through A.F.D. Engineering, retained Northwest Hydraulic Consultants Ltd., to evaluate the situation and develop a method to handle stormwater management. The final proposal is one that will see the development of a small three acre stormwater detention pond. As a consequence of this new facility, the Neighbourhood Structure Plan has been ammended and these changes in the tentative plan of subdivision.

Amended by Editor



PROPOSED NEIGHBOURHOOD STRUCTURE PLAN

The revised plan for Belmead is for the area bounded by the existing subdivision of the east, the City Limits on the west, 87 Avenue on the south and 95 Avenue on the North. In total the area contains 32.60 ha (80.57 ac). Under the proposed plan, the area is *predominantly* single family use. *Other land uses include a 3.1 ha (7.7 ac) park site which is located in the east central portion of the structure plan; a 1.09 ha semi-detached (RF4) housing site adjacent to 189 Street; a 0.74 ha row housing (DC2) site adjacent to 189 Street; a 0.94 religious assembly (US) site adjacent to 87 Avenue; and, a 0.68 ha neighbourhood convenience commercial site on the northwest corner of the intersection of 189 Street and 87 Avenue.*

Bylaw 10144
August 25, 1992

The only other use within the neighbourhood is a 1.2 ha (2.89 ac) stormwater detention pond located adjacent to 95 Avenue and 188 Street. In the design of the circulation system consideration has been given to the provision of the bus route through Belmead, connecting with the La Perle/Aldergrove communities.

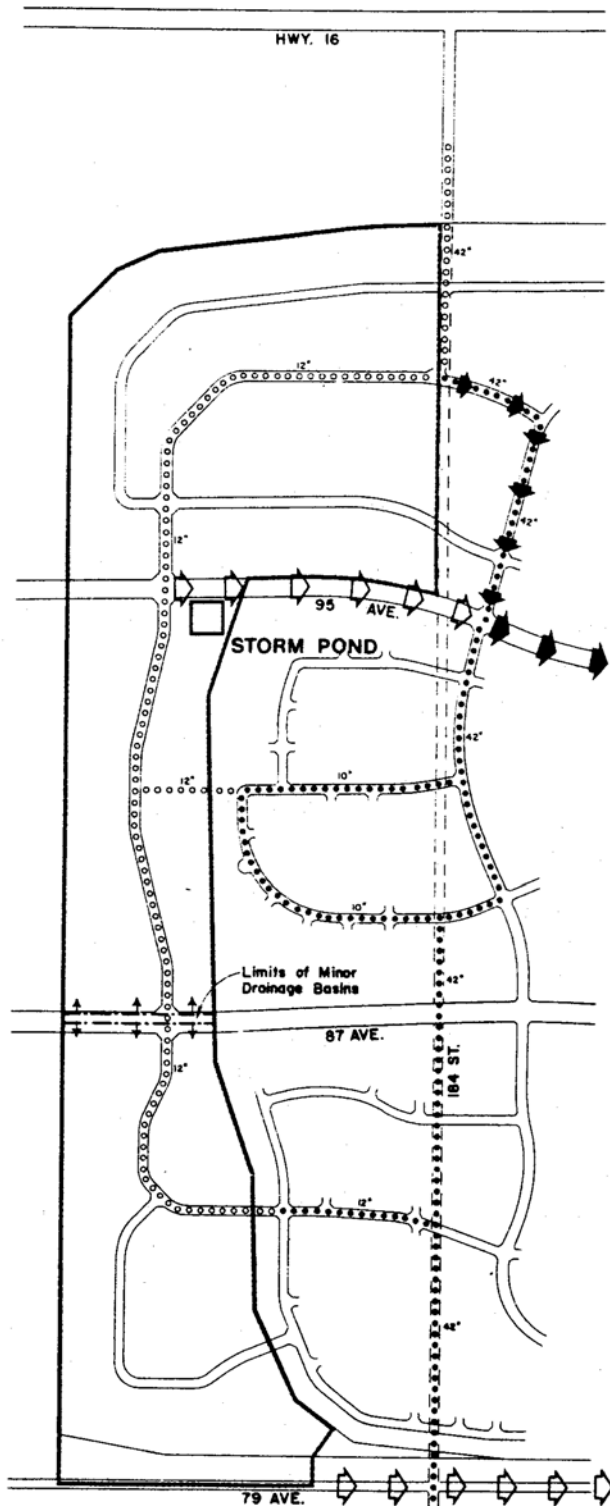
The land use summary for Belmead is shown in Table 1 and results in a gross density of *34.53 ppgha*. These are within the density guidelines established under the West Jasper Place North Amendment.

Bylaw 10144
August 25, 1992
Amended by Editor

TABLE 1
BELMEAD NEIGHBOURHOOD STRUCTURE PLAN
(BYLAW NO. 10144)
LAND USE AND POPULATION STATISTICS
(Amended by Editor)

	Area (ha)	% of Total Area			
Gross Area	32.60	100.00			
Stormwater Management Facility	1.17	3.6			
Parks	2.17	6.7			
Circulation					
Arterial and Collector Roads	1.14	3.5			
Local Roads	7.10	21.8			
Walkways	0.02	0.1			
Total	11.6	35.6			
Net Developable Area	21.00	64.4			
Commercial	0.68	2.1			
Religious Assembly	0.94	2.9			
Total Non-Residential	1.62	5.0			
			Units	% of Total Units	Population
Single Detached (RF1)	17.56	53.9	290	87.6	1,003
Semi-detached (RF4)	1.09	3.3	22	6.6	66
Row Housing (DC2)	0.74	2.3	19	5.7	57
Total Residential	19.9	59.5	331	100.0	1,126

Density: 34.53 persons per gross developable hectare



W. J. P. NORTH AMENDMENT
ENGINEERING SYSTEMS

LEGEND

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

A.F.D. ENGINEERING
CONSULTANTS LTD.

SOMERSET

ALBERTA

Residential

The total number of lots to be created by plan of subdivision will be 331, designated RF1, RF4, and DC2 under the *Zoning* Bylaw. This would result in a population of some 1,126 people.

Bylaw 10144
August 25, 1992
Amended by Editor

The plan area is predominantly single-detached residential except one semi-detached residential housing site and one row housing parcel, both of these sites are located in the southwest corner of the plan area.

Amended by Editor
Bylaw 10144
August 25, 1992

The proposed semi-detached residential housing site is intended to accommodate bungalow units and a private internal roadway, as a bareland condominium development.

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August 25, 1992

As stated in Bylaw 10144, the future row housing parcel would be subdivided, and zoned DC2 to ensure the sensitive transition between this site development and abutting sites. The proposed row housing development would include the application of appropriate landscape and buffering development regulations to ensure a compatible interface between this residential area and the commercial on its south boundary and the semi-detached residential housing area on its north boundary. The row housing buildings and private internal roadway will be developed under a bareland condominium. Landscaping and associated buffer treatments for this site will be detailed in an accompanying landscaping plan to be submitted for approval at the development permit stage. A combination of fencing and landscaping is recommended with special attention being directed to the aesthetics of the visual screening and its effectiveness for noise attenuation.

Amended by Editor
Bylaw 10144
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Commercial

The commercial site at the entrance of the Neighbourhood is proposed at the intersection of two major roads (87 Avenue and 189 Street) to ensure proper access without drawing additional (commercial) traffic into the residential areas, and to provide easy access to residents.

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Institutional

Bylaw 10144
August 25, 1992

Schools

Student Generation is estimated at 201 public elementary, public junior high at 93 students and public senior high at 64 students (Table 2).

Elementary school students would attend Public and Separate schools located in the Plan Area at Belmead Elementary and St. Benedict Elementary. Public Junior and Senior High School students would attend the Westlawn and Jasper Place schools situated east of the Plan Area. Separate Junior and Senior High students would attend St. Thomas Junior High and St. Francis Xavier Senior High located in established communities to the east.

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Table 2
School Students (Bylaw 10144)

	Elementary	Junior High	Senior High
Public	142	66	49
Separate	59	27	15
Totals	201	93	64

Religious Assembly

The religious assembly site is proposed in the location and at the size required by the private institution. The church group is the purchaser and beneficial owner of the religious assembly site. Once the appropriate development approvals are in place, the church group will proceed with the building design and development of this parcel of land.

Bylaw 10144
August 25, 1992
Amended by Editor

Transportation

Private roadways within the proposed semi-detached housing site and row housing site are proposed at a reduced width of 9.0m from the standard public roadway width of 17.0m. All necessary services can be accommodated within this reduced road width with shallow utilities (power and gas) accommodated by typical easement arrangements. The private roadways for access requirements and on the condominium plan will be treated as a separate lot

Bylaw 10144
August 25, 1992

owned in common. Maintenance of the private roadways would be a responsibility of the condominium association.

A modified local roadway system facilities development of the southwest portion of the plan area and defines access as follows:

Bylaw 10144
August 25, 1992

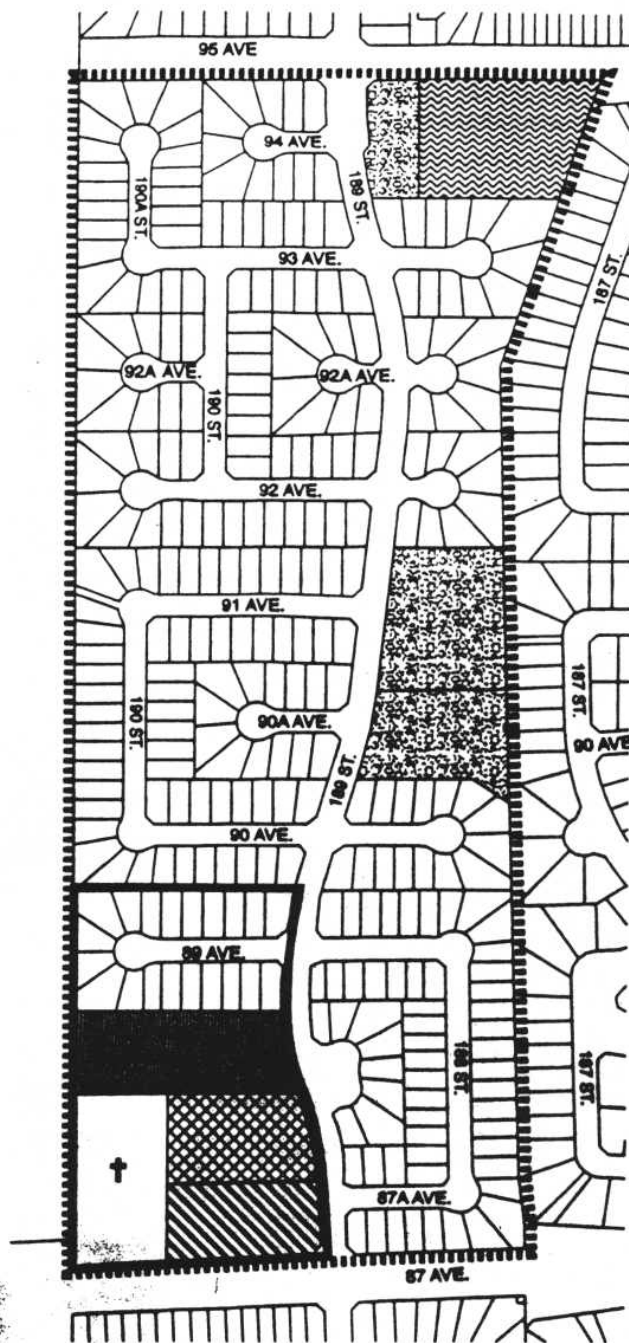
- *All directional access to the semi-detached site from the future alignment for 189 Street only.*
- *All directional access to the row housing site from the future alignment for 189 Street only.*
- *Single detached residential uses will be served by a public local roadway involving a cul-de-sac connecting to 189 Street.*
- *Two all-directional access points will be provided to the neighbourhood commercial site from 189 Street.*
- *Two right-in/right-out accesses to the neighbourhood commercial site from 87 Avenue will be provided.*
- *The religious assembly site will also gain access from an existing road access located slightly to the west on 87 Avenue which serves a natural resource development operation.*

Recommendations

Amended by Editor










In summary it is respectfully requested that the Municipal Planning Commission:

- 1) Approve the Belmead Neighbourhood Structure Plan.
- 2) Authorize the preparation of the adopting Bylaw for Council's consideration along with the necessary advertising.
- 3) Approve the subdivision plan as submitted for the affected area.
- 4) Support the requested land use designated and instruct the applicant to make the necessary application for reclassification.



**BYLAW 10144
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- | | | | |
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