

# ***Terra Losa Neighbourhood Structure Plan***

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Office Consolidation May 2006

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*Prepared by:*

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

**Bylaw 6616 was adopted by Council in May 1982. In May 2006, this document was consolidated by virtue of the incorporation of the following bylaws:**

<i>Bylaw 6616</i>	Approved May 11, 1982 (to adopt the Terra Losa NSP)
<i>Bylaw 7173</i>	Approved March 22, 1983 (to change the land uses in the Office Business Industrial Park from CO and IB Districts to DC1 and IB Districts, resulting in the deletion of one of the two commercial sites)
<i>Bylaw 7265</i>	Approved July 13, 1983 (to amend the text in the NSP pertaining to the DC Districts)
<i>Bylaw 7526</i>	Approved September 4, 1984 (to allow for a range of highway corridor/general commercial uses along the west side of 170 Street between 95 and 99 Avenues)
<i>Bylaw 10949</i>	Approved April 7, 1995 (to amend the land use concept map designation from Industrial Business and Direct Development Controls to Site Specific Control to accommodate General Commercial/Highway Corridor uses under site specific zoning)
<i>Bylaw 11532</i>	Approved July 28, 1997 (to delete a 1.3 ha site for a future park; replace 99 Avenue as a dedicated road right-of-way from 175 Street to 178 Street with an easement; designate 8.76 ha of land south of 99 Avenue for vehicle-oriented commercial and general commercial uses)
<i>Bylaw 12200</i>	Approved May 24, 2000 (to allow Medium Density Residential uses, regulated under Site Specific Control, for a site located on the southwest portion of the 99 Avenue and 172 Street)
<i>Bylaw 12828</i>	Approved July 4, 2001 (to change the land use at the southwest portion of the neighbourhood to allow for a 4.4 ha public park and medium density residential uses)

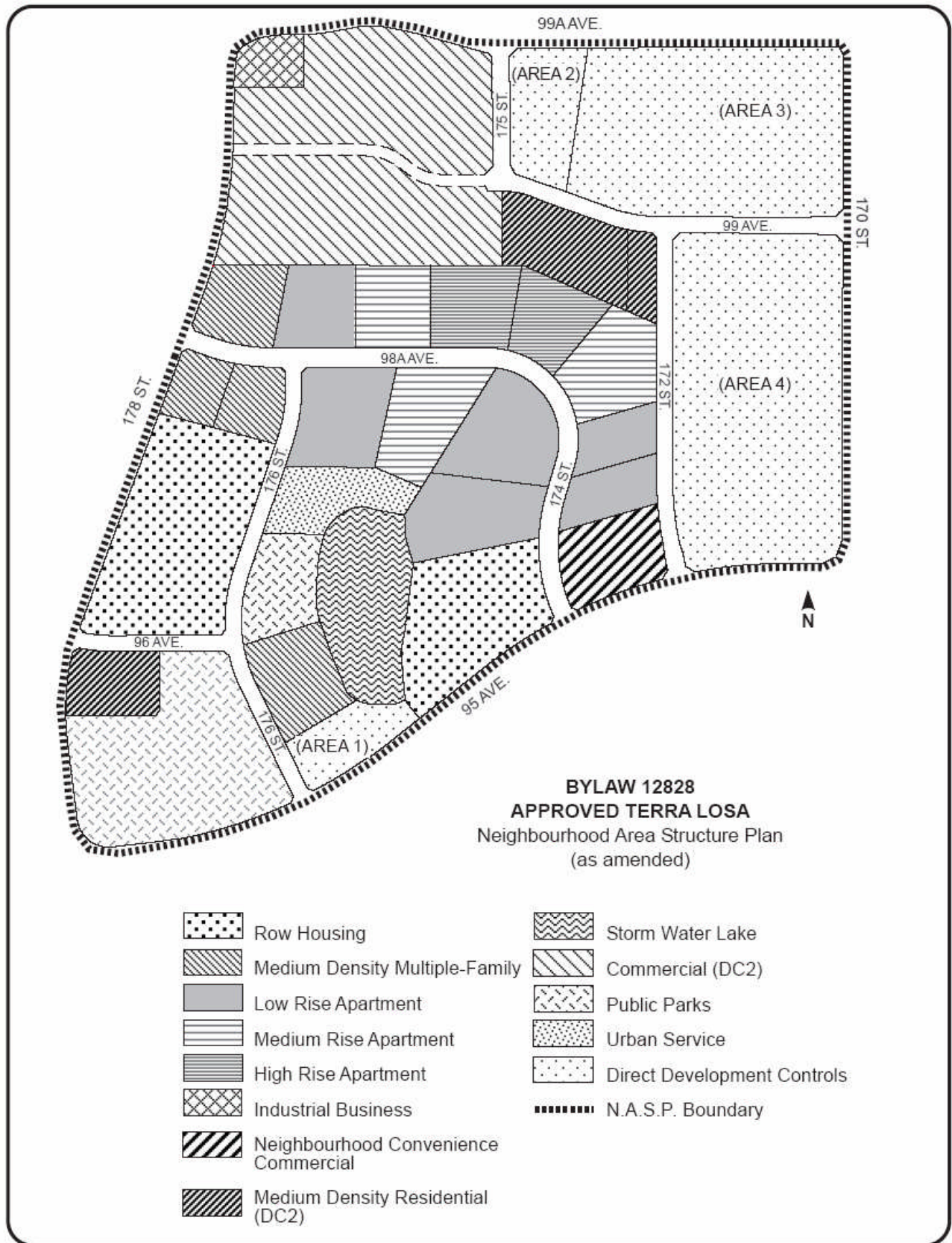
**Editor's Note:**

This is an office consolidation edition of the Terra Losa Neighbourhood Structure Plan, Bylaw 6616, as approved by City Council on May 11, 1982. This edition contains all amendments and additions to Bylaw 6616.

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



# **TERRA LOSA**

## **NEIGHBOURHOOD STRUCTURE PLAN**

**Bruyer Consulting Group Ltd.**

**Feb., 1981**

August 26, 1981

### IMPORTANT NOTE

This is the original report that was submitted to Planning in February, 1981. The report and statistics were revised. The plan submitted to the Municipal Planning Commission is after Page 17 and the revised statistics are at the end of the report.

Reference should not be made to the statistics in the report.

*Editor's Note: The revisions being referred to in the above statement and revised land use and population statistics (as amended by Bylaw 12828) have been incorporated into the consolidated version of Bylaw 6616.*

**TERRA LOST**

**NEIGHBOURHOOD 2, STRUCTURE PLAN**

**WEST JASPER PLACE**

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**(Amended by Bylaw 12828, July 4, 2001)**

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## 1.1 **INTRODUCTION**

The Neighbourhood Structure Plan for Terra Losa has been prepared on behalf of *two private corporations*, acting in conjunction with the other owners of land within the neighbourhood boundary. The Plan has been developed in compliance with the "Neighbourhood Structure Plan - Terms of Reference" and is intended to provide a basis upon which subsequent subdivision and *rezoning* can take place. Since the plan contained herein suggests alternative land uses, not identified within the West Jasper Place Outline Plan it is requested that this document also be circulated as an amendment to the Outline Plan. A request to amend the General *Municipal* Plan is being made under separate cover.

Amended by Editor

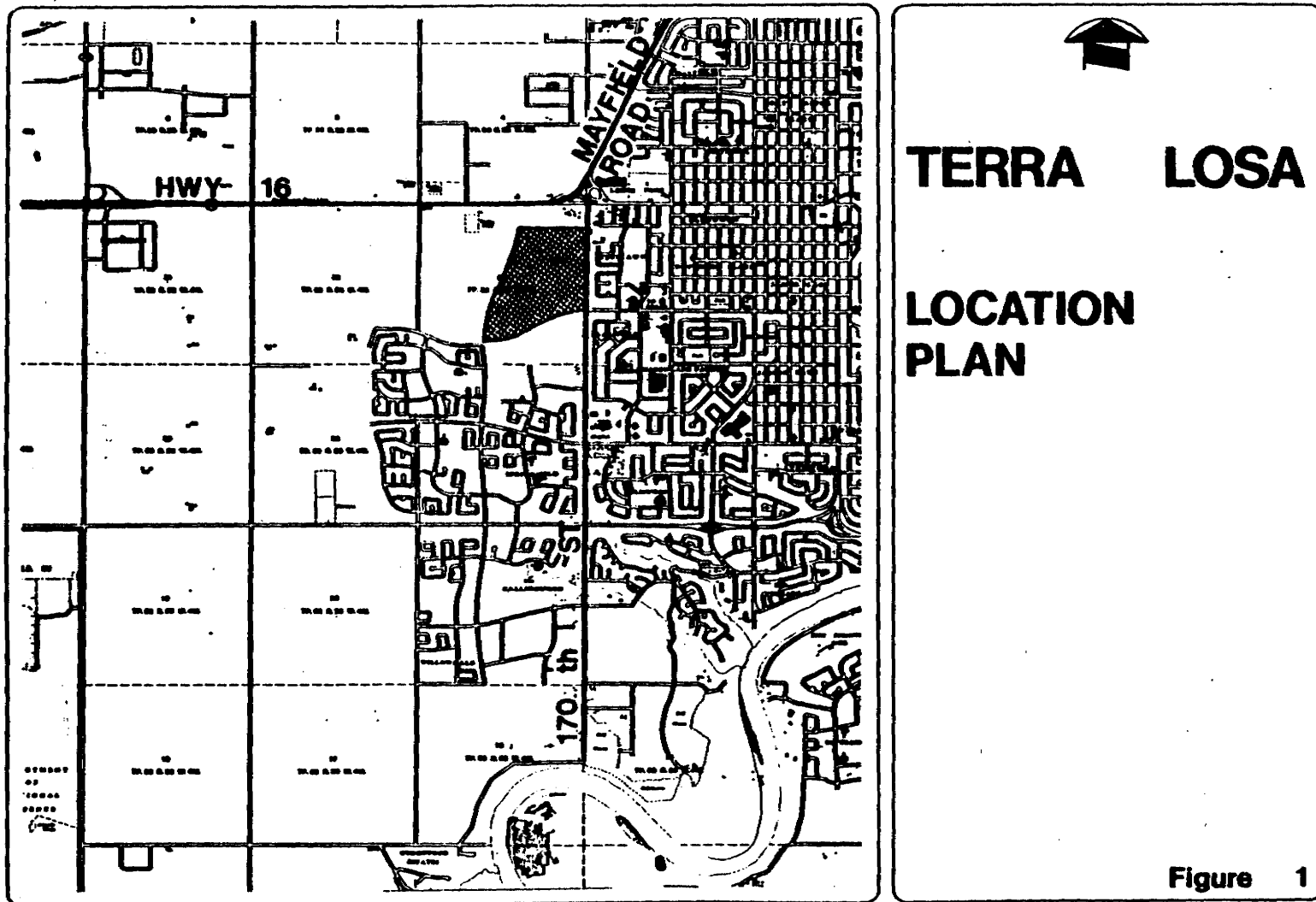
## 1.2 **LOCATION**

Terra Losa is the most north-easterly neighbourhood in West Jasper Place. It is bounded on the north by 99th avenue, on the east by 170 street, on the south by 95th avenue and on the west by 178 street. The majority of, the land in question is located in the east 1/2 of section 33-52-25-W4, with portions of the abutting sections to the west and north included in the neighbourhood boundary. Section 2.3 of this report outlines in detail the lands and relevant ownership of the parcels affected by this proposal.

## 1.3 **HISTORICAL BACKGROUND INFORMATION**

The West Jasper Place Outline Plan was approved in principle by City Council in 1969 and subsequently amended in 1972, it should be noted that it was not established as a bylaw. Only those plans adopted by City Council after the revisions to the Planning Act of Alberta in 1977 were dealt with as Area Structure Plan bylaws. However, as the plan was approved by City Council "in principle" as a guide for subsequent planning a formal request to amend the Outline Plan is being made.

**Figure 1 – Location Plan**  
(Bylaw 6616, May 11, 1982)





The West Jasper Place Outline Plan indicated that the Terra Losa Neighbourhood was to consist of approximately 190 acres and was to be planned for a population of approximately 5,000 people. The outline plan further recognized that extremely poor soil conditions on site would dictate that the development take the form of primarily high density apartment development to minimize the amount of onsite soil disturbance that would be required.

Since the time that the outline plan was approved, extensive soil analysis has been undertaken by several geotechnical consultants. Most recently in November, 1980, *a private corporation* commissioned BBT Geotechnical Consultants to undertake a comprehensive analysis of all material to date, as well as additional test hole drilling for portions of the plan area. The complete analysis is being submitted in conjunction with this report and a synopsis of the findings are included in Section 2.4 of this report. It should be noted that the extensive poor soil conditions were one major factor in determining the appropriate land uses identified in this proposed neighbourhood structure plan.

Amended by Editor

## **2.1 GENERAL**

During the preparation of this plan a complete site analysis was undertaken in order to identify those issues which could affect development. As a result the following information is provided.

## **2.2 SITE**

The site in its current state is not utilized for agricultural purposes. The topography indicates that the land slopes in an uneven manner from east to west. However, as can be seen on figure 2, there are several existing low lying "wet areas" as well as unnatural high areas which are the result of uncontrolled dumping over several years. The existing topography does not reflect the natural conditions of the site and as indicated previously the existing state of this site has dictated to a large degree the proposed development scheme.

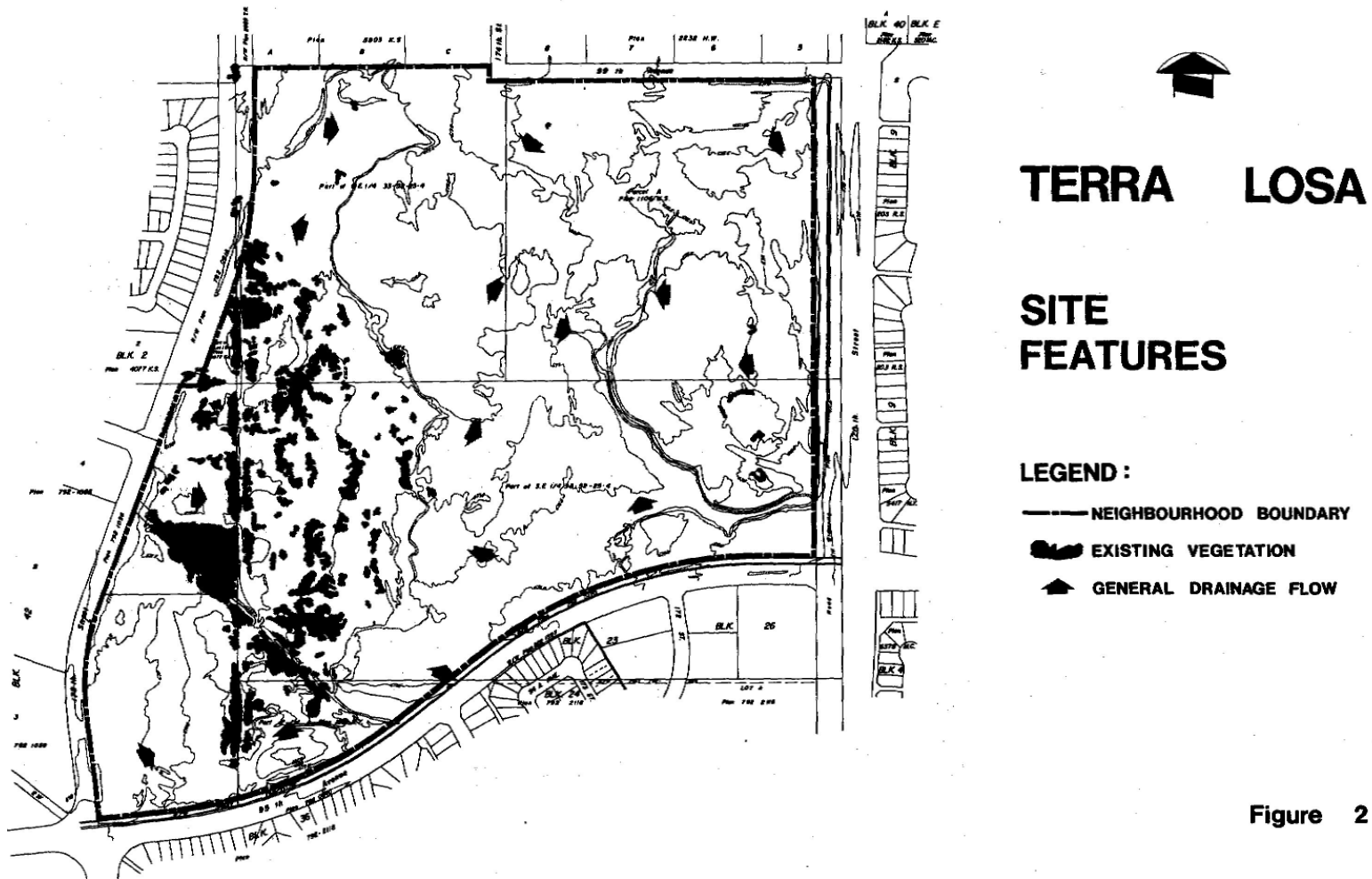
## **2.3 SPECIAL FEATURES AND OWNERSHIP**

Figure 3, illustrates the general ownership of lands within the plan boundary. The owners of the plan were advised that Bruyer Consulting Group Ltd. was commissioned to prepare the Neighbourhood Structure Plan and all have been made aware of its contents during preparation.

There are no power easements or pipeline rights-of-way that will pose a constraint to development. The adjacent roadway network widening requirements have been identified and portions have already been acquired by the City. The land requirements for the proposed 100th avenue widening will be identified with the *Transportation* Department during the processing of the plan.

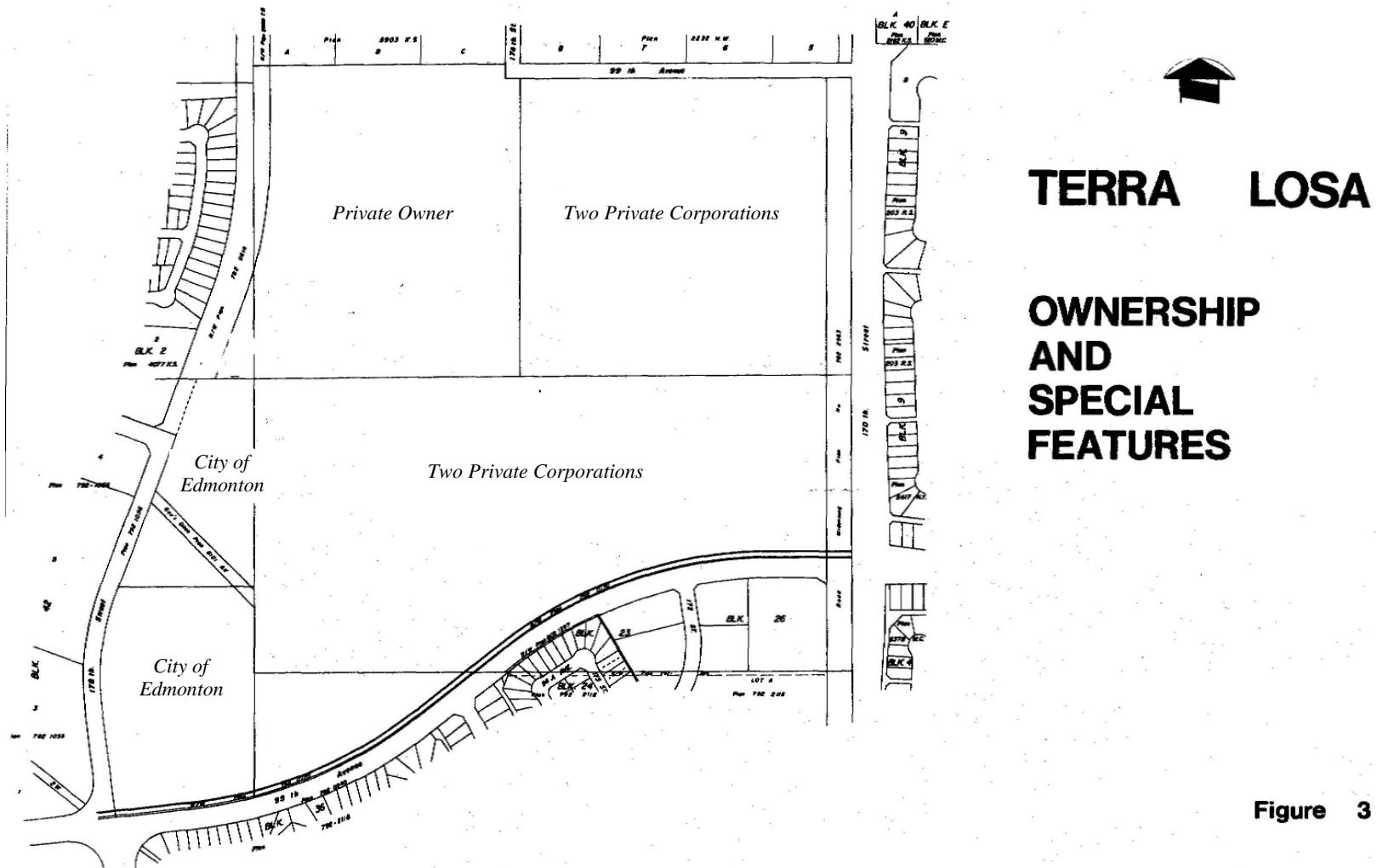
Amended by Editor

**Figure 2 – Site Features**  
(Bylaw 6616, May 11, 1982)



**Figure 2**

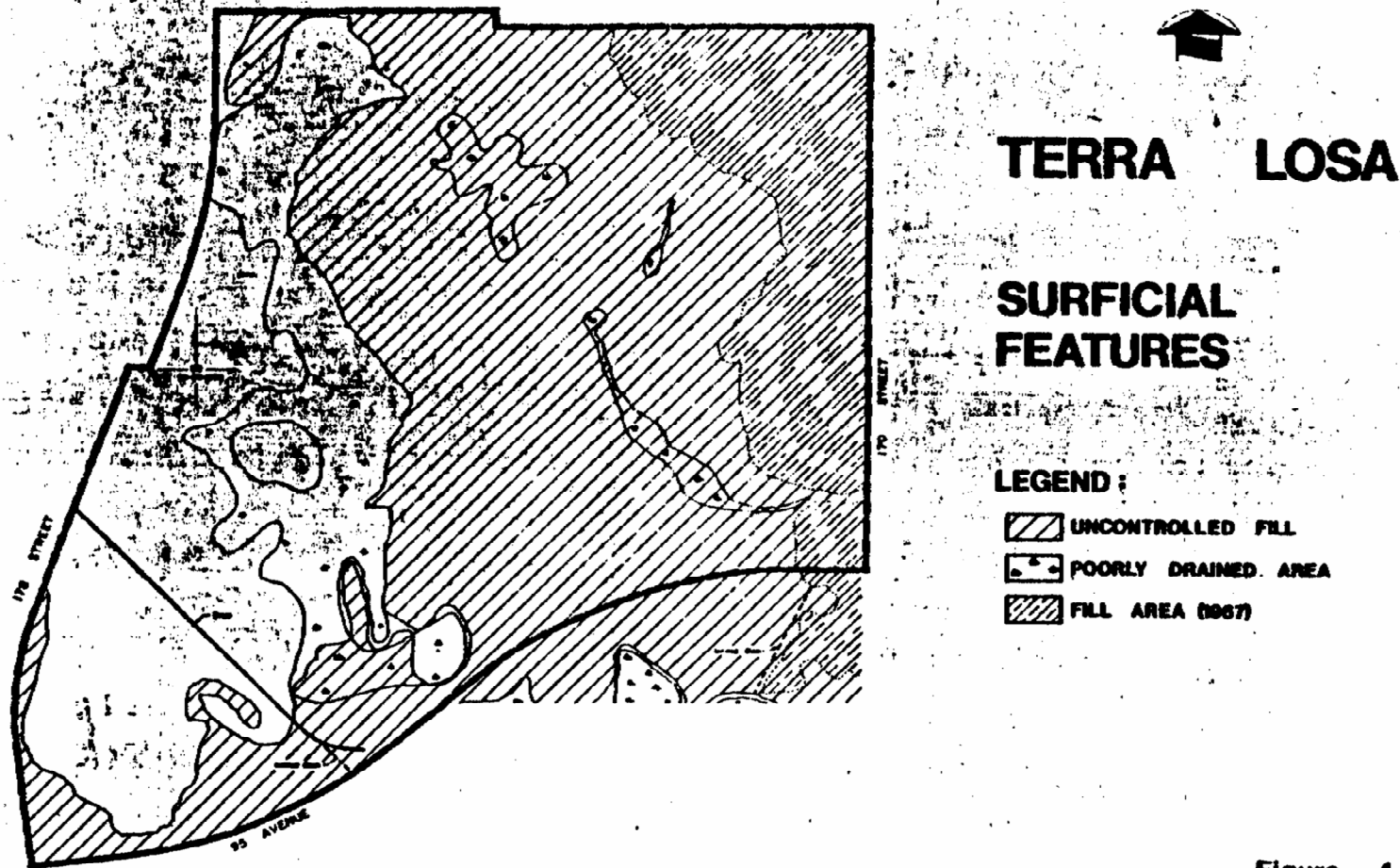
**Figure 3 – Ownership and Special Features\***  
(Bylaw 6616, May 11, 1982)



**Figure 3**

\*Amended by Editor

**Figure 4 – Surficial Features**  
(Bylaw 6616, May 11, 1982)



**Figure 4**

## 2.4 **SOILS**

Extensive geotechnical analysis has been undertaken on the site over the last decade. In chronological order comencing from the most recent, the following drilling programs have been undertaken.

UNDERTAKEN BY	DATES	NO. OF TESTHOLES	RELATIVE DEPTHS
BBT GEOTECHNICAL	Oct.1980	8	8.82 - 11.9 m.
THURBER CONSULTING LIMITED	Oct.1975	4	8.14 - 13 m.
CITY OF EDMONTON	May.1968	15	3.5 - 4.6 m.
		41 bore holes	.9 - 2.7m.
EBA ENGINEERING CONSULTANTS LTD.	Oct.1975	10	10 m.
		3	3.7 m.
CITY OF EDMONTON, ENGINEERING DEPT.	May.1968	41 probholes	.9 – 2.7 m.

The results of this extensive testing indicates that the eastern two thirds of the site consists of poorly drained peat land with extensive fill covering. Additional fill dumping is also apparent along the southwest boundary of the neighbourhood. Along the southern boundary surficial peat deposits are evident and the western one third of the plan area is covered to a lesser extent with some fill material but is moderately well drained.

The fill material and/or organic soils (peat) covers a silty clay and clay till subsurface. The extensive peat covering under the fill material can be expected to range to a maximum thickness of two meters. While the underlying peat cover is extensive on 'site, it should be noted that some of the peat was removed several years ago.

The several soils analyses completed to date suggests that fill conditions over the peat range from a low of .2 meters in the

western portion of the plan area to 2.7 meters towards the east with an average thickness of 1.8 meters. Taking into account the underlying peat the combined thickness of materials which are unsuitable for development average 2.5 meters in depth.

In summary, approximately 70% of the site (eastern two thirds) was originally poorly drained peat land and is now covered with a relatively thick deposit of fill material. Immediately west of this area, approximately 15% of the site is poorly drained and contains standing water. The most westerly 1.5% of the site is generally well drained.

The BBT Geotechnical Report provides a detailed synopsis of all site testing and a detailed set of recommendations concerning all development constraints. The seriousness of the effect of the soil conditions on future development is contained on page 22 of that report in the last paragraph.

"Based upon the geotechnical concern, and the traditional practice of the City of Edmonton, it is probable that all municipal streets and underground services will require the complete removal of all existing fill soils, organic soils, and excessively wet inorganic soils, prior to the preparation of the subgrade."

The financial costs to modify the soil conditions to permit conventional residential development would preclude any form of development from taking place on this site. Therefore in order to offset the extraordinarily high costs related to earthwork that would be required on site to render the site suitable for development, a scheme to minimize the roadway and utility requirements, as well as reducing onsite disturbance of proposed parcels, has been established.

In conclusion, while it is apparent that the proposed neighbourhood plan was prepared and dictated to a large extent by soil conditions, it is felt that the plan also reflects sound planning policies and principles desired by the City of Edmonton and identified in the General Plan. The various objectives in the General Plan which we feel will be achieved by approval of this neighbourhood structure plan bylaw are enunciated in a separate report requesting an amendment to the General Plan.

## **2.5    VEGETATION**

The majority of the site is covered with short grass, weeds, bullrushes and small bushes. Towards the western boundary of the area, small pockets of trees are apparent.

## **2.6    ZONING**

Terra Losa is currently districted AG and AGU according to the City's Land Use Bylaw. Under the Edmonton Regional Planning Commission, Preliminary Regional Plan Metro part, the site is classified General Urban.

Appropriate applications to redistrict the property will be made at a future date.



### **3.1    GENERAL**

This section of the report outlines the provision of municipal and utility services to the Terra Losa Neighbourhood Structure Plan including storm drainage, sanitary sewerage, water distribution, gas, power and telephone.

### **3.2    STORM DRAINAGE**

Terra Losa is contained in the Quesnell drainage basin. This is outlined in a report prepared by Northwest Hydraulic Consultants Ltd. in August, 1980, for the Belmead Amendment, a proposed neighbourhood of West Jasper Place.

The report's recommendation is for a stormwater lake with regulated outflow to an existing 21 inch storm sewer on about 176 street. This concept has been adopted for the Terra Losa area structure as shown on Figure 5 - Municipal Services.

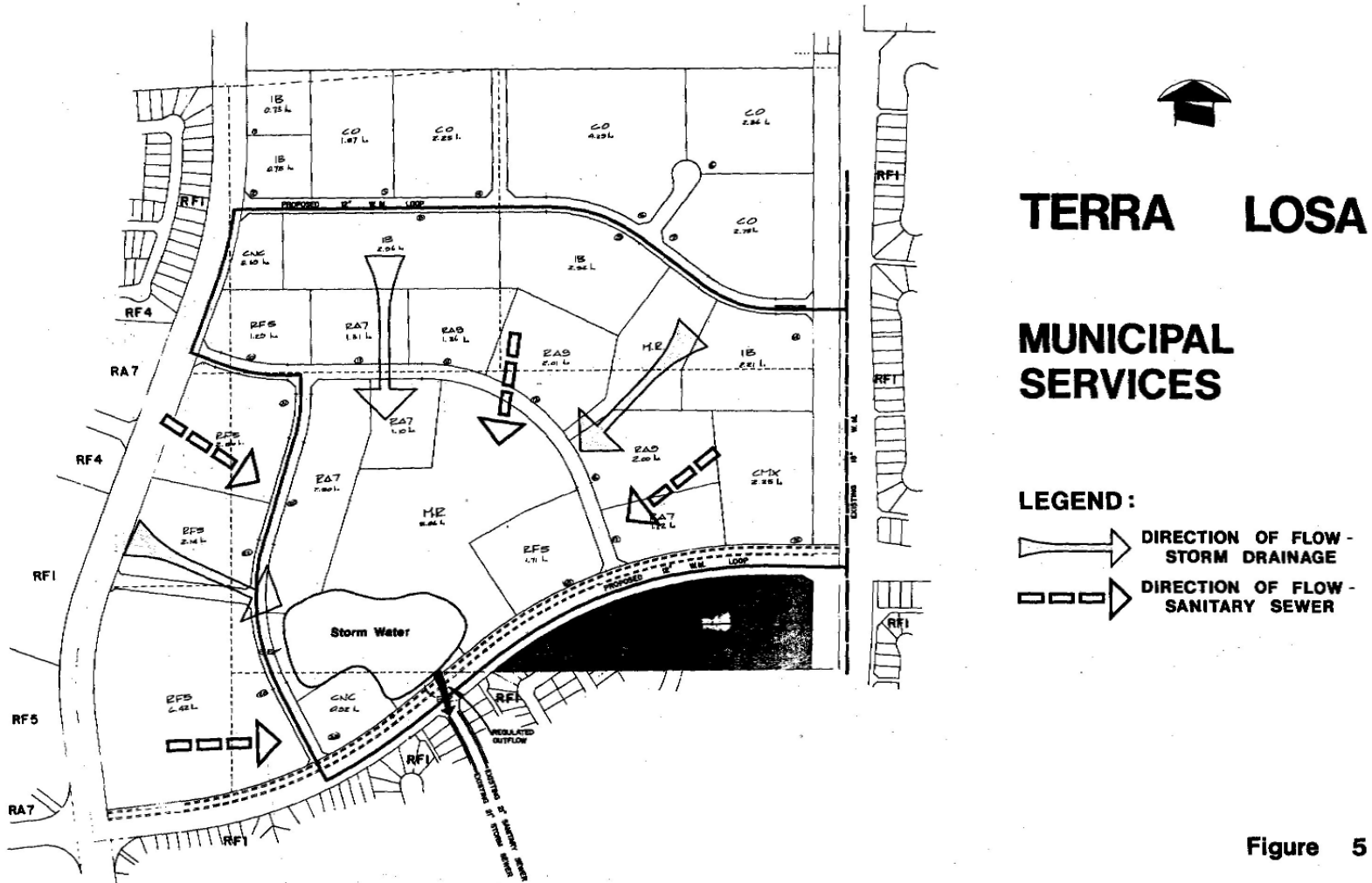
We recognize that not all of the details for the stormwater management system have been resolved, however, the concept of a stormwater lake and regulated outflow is feasible for the plan area.

### **3.3    SANITARY SEWERAGE**

It is proposed to provide sanitary sewer services to the Terra Losa plan area via an existing 21 inch sewer on about 174 street and 95 avenue. The plan area is contained within the drainage basin for this line.

As to the onsite collection system, it is proposed to service the area with a gravity system which would discharge to the aforementioned 21" trunk sanitary sewer. The design concept is shown on Figure 5.

**Figure 5 – Municipal Services**  
(Bylaw 6616, May 11, 1982)



**Figure 5**

### **3.4    WATER DISTRIBUTION**

It is proposed to service the plan area with a 300 mm primary watermain as shown on Figure 5. The primary watermain would be serviced from an existing 450 mm waterline on 170 street.

### **3.5    UTILITIES**

Gas, power and telephone utility services are readily available for extension into the plan area.

## **4.1 GENERAL**

This section of the report has been prepared to identify the land use proposal for the Terra Losa Neighbourhood. Development objectives and concepts are provided followed by a detailed discussion of the land use designations.

## **4.2 DEVELOPMENT OBJECTIVES**

The development objectives for this Neighbourhood Structure Plan were developed taking into account the existing site conditions, the location of the neighbourhood in the overall West Jasper Place Outline Plan and the objectives and policies identified in the City of Edmonton General Municipal Plan Bylaw. The following is a synopsis of the development objectives:

- ... to create a comprehensive neighbourhood design, suitable for identifying detailed land uses and development requirements for future subdivision.
- ... to create a mixed landuse "urban environment" in an area which offers excellent accessibility.
- ... to provide an opportunity for office decentralization consistent with the policies and objectives of the General Plan.,
- ... to provide employment opportunities in an area which will result in contraflow traffic movements.
- ... to minimize the amount of earthwork that will have to be undertaken given the extremely poor soil conditions on the site.
- ... to develop primarily non-family housing in an urban form to take advantage of the proposed employment opportunities in the neighbourhood.
- ... to decrease the negative noise impacts generated from 100th avenue and 170th street, both truck routes, for future

residents by developing non-residential uses adjacent to these streets.

... to ensure adequate relationships in built form for both the residential and non-residential developments within the neighbourhood while respecting existing and proposed developments adjacent to the neighbourhood.

... to create an atmosphere of an urban community in a suburban area with a concentrated built form to ensure significantly greater amounts of open space on site than currently exist in conventional suburban areas.

### **4.3 THE DEVELOPMENT CONCEPT**

In order to develop a plan consistent with the objectives previously stated and giving consideration to the extremely poor soil conditions on site, several alternatives were examined.

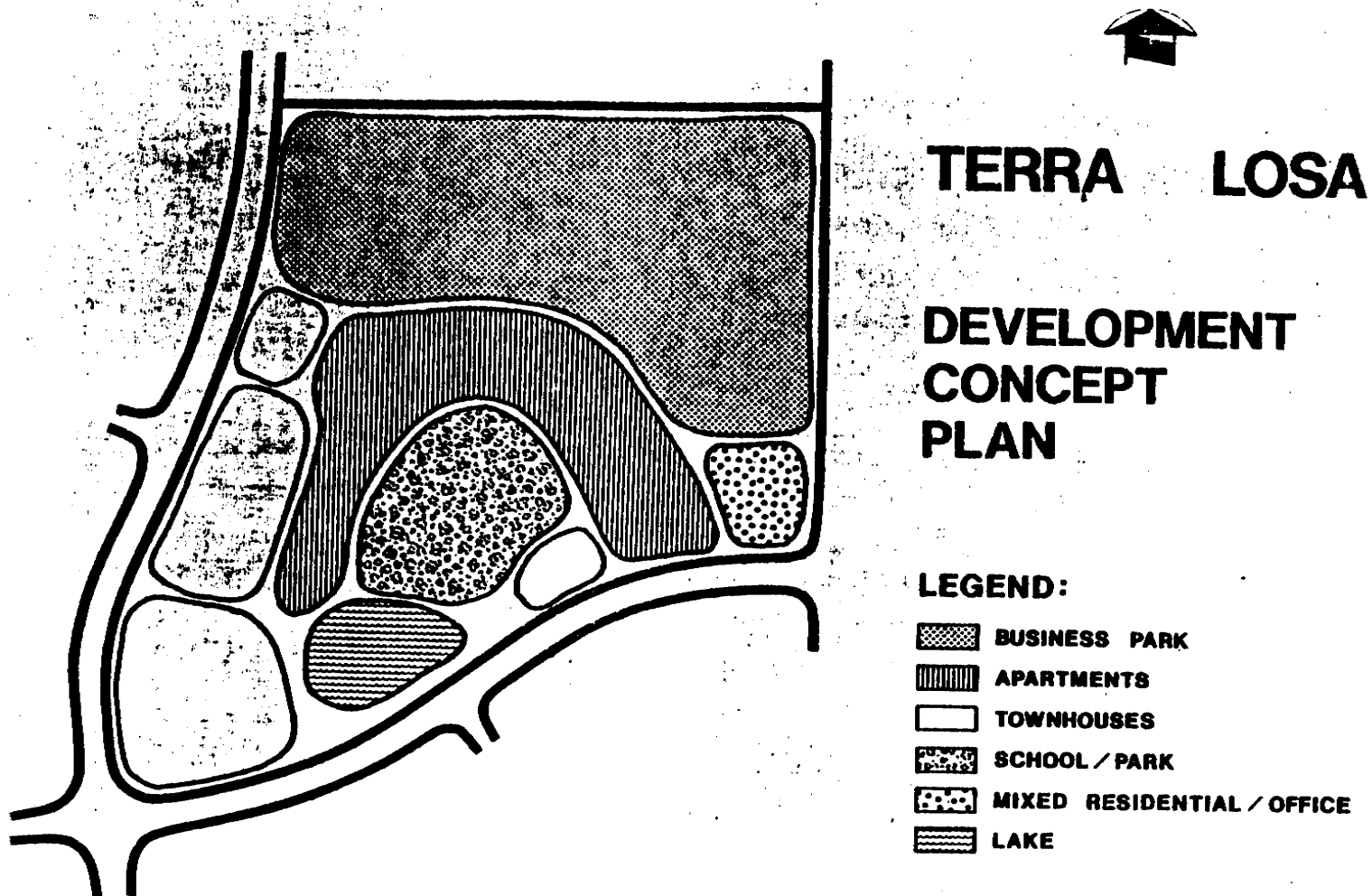
Taking into account the location of the poor soils and the excellent accessibility offered by 170th street and 100th avenue and Highway 16, it was determined that the most appropriate use for the north and east portion of the plan area would be for non-residential uses. The *original* proposal was to develop a high quality office/business park development. *At the time the NSP was prepared, it was determined* that a use of this nature at this location *was* consistent with the objectives and policies identified in the general municipal plan bylaw item 6.f which states in part that City Council should "encourage the development of medium to high intensity employment opportunities at appropriate locations outside the downtown". In addition, the business park development *and commercial uses*, will act as a noise buffer for the residential uses.

Amended by Editor

Bylaw 11532  
July 28, 1997

In summary, this section of the General Plan indicates that medium to high intensity employment nodes outside the downtown other than in plan town centres should consist primarily of office space with a secondary retail component and incorporate housing where a suitable environment is available. In addition, with respect to locational criteria the General Municipal Plan bylaw indicates that proximity to facilities and accessibility by automobile should be prerequisites to considering secondary employment opportunities. Finally, the General Municipal Plan indicates that employment centres of this nature will be subjected

**Figure 6 – Development Concept Plan**  
(Bylaw 6616, May 11, 1982)



**Figure 6**

to several design guidelines. Specifically mentioned are assurances that visual intrusion and over-shadowing of adjacent residential development will be minimized, that peripheral roadways serving the development must not be overtaxed, that adequate parking be provided and that no negative micro-climatic effects be created. In addition, it suggests that open space outdoor amenity areas should be provided for employees and that if housing is included in the project provision should be made for separate access to the residential project and for pedestrian walkway systems to connect to adjacent non-residential areas.

It is contended that the proposed business park component of the Terra Losa Neighbourhood Plan would be consistent with the policies and objectives as defined in the General Plan. In addition, it is felt that the non-residential uses around the periphery of the plan would create an effective noise attenuation facility offering future residents protection from excessive traffic noise levels.

It is proposed that the remaining portion of the neighbourhood area be developed in a residential *and commercial* manner. It is intended to concentrate the residential development in various forms that would create an urban environment which would primarily cater to non-family residents. The primarily non-ground oriented residential development would have the advantage of minimizing the amount of earthwork that would be required to develop individual sites in a relatively normal fashion, and in addition will ensure significant amounts of open space on particular development sites.

Bylaw 11532  
July 28, 1997

It is also expected that given the employment opportunities that are proposed for the area that a significantly greater number of individuals who could be expected to reside in this neighbourhood could also be expected to work in the neighbourhood.

The overall concept has been developed to ensure compatible relationship in building form on site for both the residential and non-residential components and relative to adjacent neighbourhoods. In addition, separate vehicular roadway networks have been created for each of the proposed uses to ensure minimal conflict in traffic movements. The request for a separate roadway network for each component of the plan area was incorporated at the request of the *Transportation* Department.

Amended by Editor

#### 4.4 **LAND USES**

The various locations established for both the residential and non-residential land uses in the neighbourhood were determined upon taking into account a development theme that respected both the mixed land use nature of the plan as well as the built form relationship of similar uses. As indicated previously the rationale for defining the limits of the business park component were to a great extent governed by onsite soil conditions and the excellent accessibility provided by 100th avenue and 170th street. Non-residential development adjacent to 100 avenue and 170th street is also compatible with City Council's policy of not having residential development within 200 feet of truck routes.

#### 4.4 **(a) Non-residential uses (Office Business Park)**

*The proposed business park is to consist primarily of high quality office uses. Additionally, some service commercial uses, consistent with the uses specified in the DC1 (Direct Development Control) Districts (Area 2, 3 and 4) and IB (Industrial Business) District will be developed. The business park as proposed complies with the policies and objectives of the General Plan.*

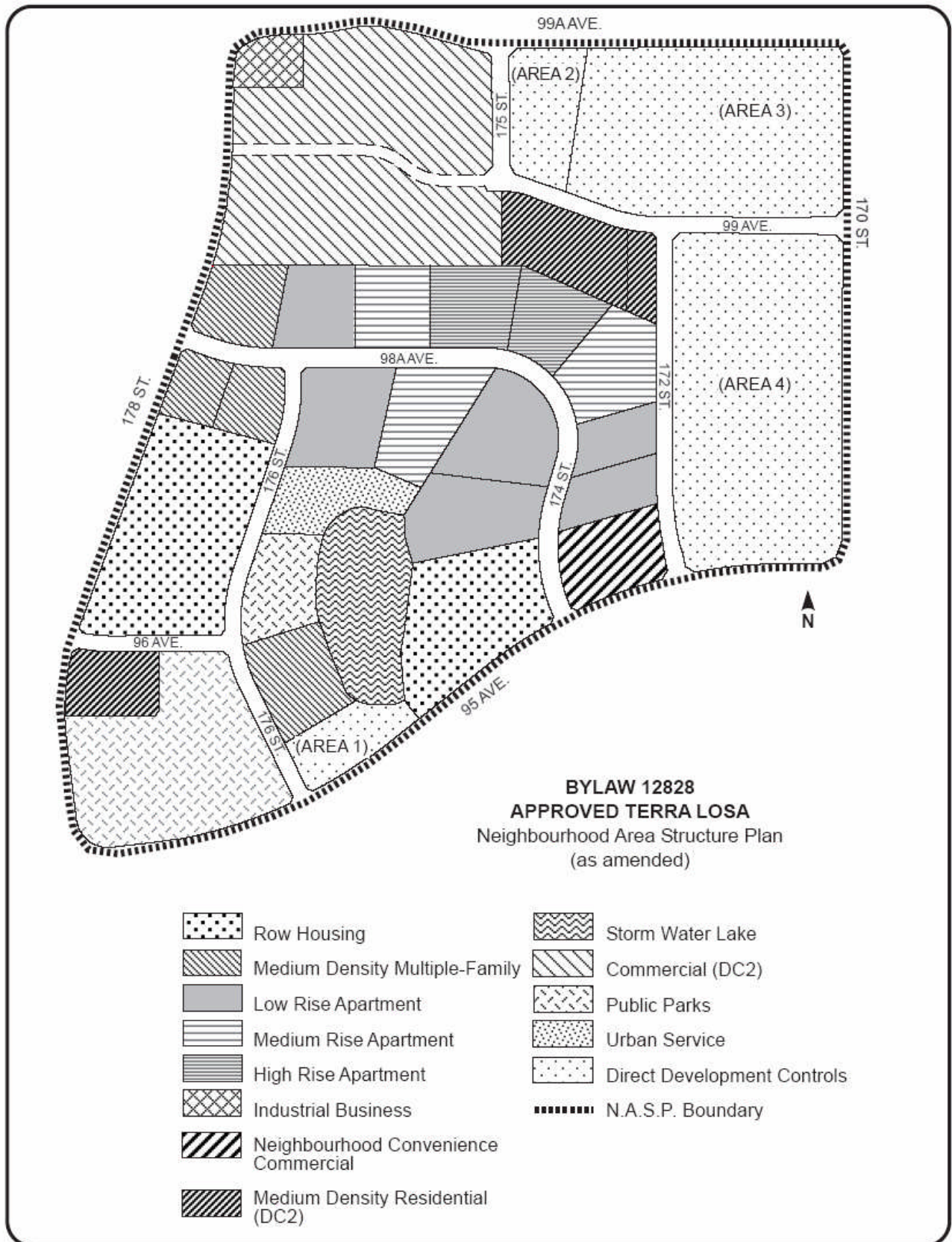
Bylaw 7526  
September 4, 1984

The proposed location and configuration of the business park will preclude traffic from passing through the residential component of the neighbourhood. At the same time, it will maximize the accessibility and visibility of the business park adjacent to 170 street and 100 avenue.

Through discussions with the Planning Department it was agreed that the majority of the business park should be designated *as a Direct Control District and IB (Business Industrial)*. The IB district restricts the height of the buildings to approximately three storeys while permitting a FAR of 1.2. For these reasons, *the Direct Development Control and IB Districts were* purposely located adjacent to the proposed residential development west of 178 street, along the interface adjacent to the residential component in the Terra Losa neighbourhood and to some degree on the east boundary of the plan along 170 street. The permitted height in the IB district will minimize any negative impacts with the existing and proposed residential areas while offering an

Bylaw 7173  
March 22, 1983  
Amended by Editor





acceptable transition in terms of height, use and density with the proposed residential development within the neighbourhood.

*The Direct Control Districts (Area 2 and 3) will permit a maximum height of 10 storeys and 5 storeys respectively and a maximum floor area ratio of 0.6 and a maximum height of 2 storeys except for specified office uses within Area 4, where a maximum height of 5 storeys will be permitted. The DC1 Districts are proposed for those areas of the business park which are most accessible by automobile and public transit.*

Bylaw 7526  
September 4, 1984  
Bylaw 7173  
March 22, 1983

*The statistical breakdown for the business park component is as follows:*

IB	0.600 ha
DC1 (Area II)	2.023 ha
DC1 (Area III)	6.750 ha
DC1 (Area IV)	8.570 ha
DC2	8.760 ha
Circulation (Internal)	<u>1.321</u>
<b>Total</b>	<b>28.024</b>

Bylaw 12828  
July 4, 2001

#### **4.4    (b) Residential Uses**

As indicated previously the residential component of this neighbourhood is to cater primarily to the needs of non-family residents. The scheme as envisaged will create a medium density "urban environment" in a suburban setting.

The residential mixture of land uses has been located within the neighbourhood to create a comprehensive relationship of densities and builtform while respecting the existing and proposed developments for adjacent neighbourhoods. The proposed residential scheme will offer an excellent opportunity for future residents to take advantage of the employment opportunities within the neighbourhood. In addition, the proximity to the major retail/office development at 87th avenue and 170th street reinforces the rationale for developing this neighbourhood in the manner proposed.

Finally, the site will offer excellent vehicular access for future residents given its proximity to 170 street and the proposed 100th avenue alignment. Excellent public transit opportunities will be available given the proximity of this neighbourhood to the transit terminal proposed to be included with the major shopping centre in Summerlea.

The arrangement of the residential uses will optimize the on site open space opportunities for the neighbourhood, which will result in a concentrated well landscaped, high quality urban development. The residential development statistics proposed for the neighbourhood are as follows:

**TERRA LOSA NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 12828\***

<b>Residential</b>	<b>Area (ha)</b>	<b>Population</b>
DC 1 (Area I)	0.996	93
RF5	6.536	899
RF6	3.529	922
RA7	6.563	1,772
Medium Density Residential (Site Specific DC2)	2.546	620
RA8	3.752	1,580
RA9	1.967	1,205
CNC	1.214	
US (Community Centres)	1.190	
AP (AGU)	5597	
Storm Water Lake	2.432	
Circulation (Internal)	3.342	
<b>Total</b>	<b>39.664</b>	<b>7,091</b>
<b>Business/Commercial</b>		
IB	0.600	
DC 1 (Area II)	2.023	
DC 1 (Area III)	6.750	
DC 1 (Area IV)	8.570	
DC5	8.760	
Circulation (Internal)	<b>1.321</b>	
<b>Total</b>	<b>28.024</b>	
Circulation (External)	1.902	
<b>Total Land Area</b>	<b>69.590</b>	

\*Amended by Editor

As indicated previously, the neighbourhood contains approximately 77 hectares. The proposed density is therefore 101.9 person per gross hectare, as opposed to the 65 persons per gross hectare recommended in the West Jasper Place Outline plan.

Bylaw 12828  
July 4, 2001

#### **4.4 (c) Parks/Schools**

*At the time the NSP was prepared, the Asset Management and Public Works Department requested that a central school park site be illustrated and intended it for development as a separate elementary school. It is our understanding that at this time the public school have no firm intention to establish a school site in this neighbourhood. That decision, however, is subject to final review of this report.*

Bylaw 12828  
July 4, 2001  
Amended by Editor

*(Paragraph deleted).*

Bylaw 11532  
July 28, 1997

*In 1984, 1.0 hectares (2.47 acres) of the site was declared surplus by the Catholic School Board and by Asset Management and Public Works in 1997. The surplus land, located in the southwest portion of the plan area, was subsequently transferred to the Asset Management and Public Works Department for disposal in accordance with City Council's directive of September 23, 1997 "that development of the site proceed in consultation with the Terra Losa Community Association."*

Bylaw 12828  
July 4, 2001  
Amended by Editor

*On April 3, 2000 the Municipal Reserve designation was removed from a 1.0 hectare (2.47 acre) area by resolution of City Council. City Council directed the Administration to consider residential options for the site in consultation with the Terra Losa Neighbourhood.*

*As a result, in 2001, the lands southeast of 178 Street and 98 Avenue were designated Medium Density Residential (DC2) development and Public Parks uses.*

## 4.5 COMMERCIAL

*One neighbourhood commercial site is included in the neighbourhood plan. It is intended that it will cater to the demands of the residential component and the needs of the employees in the business park. In addition, it is also anticipated that, consistent with uses identified in the IB and DC1 Districts, that additional commercial uses, office support services and personal service shops will be developed in the context of individual development in the business park.*

Bylaw 7526  
September 4, 1984  
Bylaw 7176  
March 8, 1983  
Amended by Editor

*The influence of 170 Street and 100 Avenue has attracted intense commercial activities in the eastern and northern portions of the plan area. With the exception of a small area of higher density housing in the Summerlea Neighbourhood, the lands west of 170 Street from 87 Avenue north to Highway 16 have now been developed with a high intensity of general retail and big box retail uses. The development concept for this portion of the plan area is to develop a commercial power centre. A range of vehicle oriented and general commercial uses are proposed for the site.*

Bylaw 11532  
July 28, 1997  
Amended by Editor

*In the northwest portion of the plan area, development will be regulated by a DC2 District, which incorporates the principles of the Major Commercial Corridors Overlay and Terra Rosa Site Design, Landscape and Architectural Guidelines. The Terra Rosa Guidelines form part of a Restrictive Covenant registered against the title of all properties in the Neighbourhood.*