

Elsinore Neighbourhood Structure Plan

Office Consolidation May 2012

Prepared by:

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

Bylaw 7961, as amended, was adopted by Council in September 1985. In May 2012, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 7961* Approved September 10, 1985 (to adopt the Elsinore Neighbourhood Structure Plan)
- Bylaw 9839* Approved July 16, 1991 (to relocate the lake park; redesignate a parcel from multi-family to single family; adjust the western boundary; expand stormwater management facility; redesignate central park to a dry pond)
- Bylaw 10084* Approved May 11, 1992 (to reconfigure the school/park site; relocated the north collector road; redesignate small lot residential and row housing sites in the northwest to single family residential)
- Bylaw 10774* Approved July 18, 1994 (to incorporate 6.55 ha of land that has been released from the Transportation and Utility Corridor)
- Bylaw 11552* Approved September 15, 1997 (to redesignate a parcel from row housing and low rise apartment to single family residential and commercial developments)
- Bylaw 12313* Approved May 24, 2000 (to redesignate a 1.52 ha parcel from a shopping centre to row housing)
- Bylaw 13072* Approved May 22, 2002 (to reconfigure residential development in the northwest portion of the plan area and to realign 179 Avenue)
- Bylaw 16008* Approved May 14, 2012 (to redesignate a commercial site to row housing and low rise apartment)

Editor's Note:

This is an office consolidation edition of the Elsinore Neighbourhood Structure Plan, Bylaw, as approved by City Council on September 10, 1985. This Plan is an amendment to the Castle Downs Extension Area Structure Plan, Bylaw 7361 as approved by City Council on November 15, 1983. This edition contains all amendments and additions to Bylaw 7961.

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

ELSINORE

**NEIGHBOURHOOD STRUCTURE
PLAN**

TABLE OF CONTENTS

(Amended by Editor)

SECTION I	1
1.1 Introduction	2
1.2 Location	2
1.3 Scope	4
SECTION II	5
2.1 General	6
2.2 Existing Land Use	6
2.3 Land Ownership	6
2.4 Special Features	6
2.5 Soils	6
2.6 Vegetation	7
2.7 Topography and Drainage	7
SECTION III	8
3.1 General	9
3.2 Storm Drainage	9
3.3 Sanitary Sewerage	11
3.4 Water Distribution	11
3.5 Gas, Power & Telephones	11
SECTION IV	14
4.0 General	15
4.1 Development Objectives	15
4.2 Land Uses – General	15
4.3 Educational	17
4.4 Commercial	17
4.5 Residential Mix	18
4.6 Residential Development Statistics	19
4.7 Transportation	20
4.8 Open Space	21
4.9 Development Staging	21
 APPENDIX I	
Land Ownership	23

Section 1

INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

The proposed new Neighbourhood Structure Plans for the Elsinore and Chambery neighbourhoods in the Castledowns Extension Area has been prepared on behalf of *a private corporation*.

Amended by Editor

The purpose of the proposed neighbourhood plans is to present a new design concept which essentially modifies the internal roadway network creating two loop systems off a collector which bisects the area in an east west direction. In addition extensive analysis and subsequent modification was undertaken with respect to the open space system throughout the neighbourhood. In undertaking this review with the *Community Services* and the *Planning and Development* Departments it was agreed that the open space system could be distributed over a greater area that is normally the circumstance within a particular neighbourhood to achieve a neighbourhood design which will provide more accessible park space amenities to the residents. The result is a central school park site and neighbourhood park with four smaller parklets distributed in each quadrant of the plan with two being associated with the storm water lake system to the south.

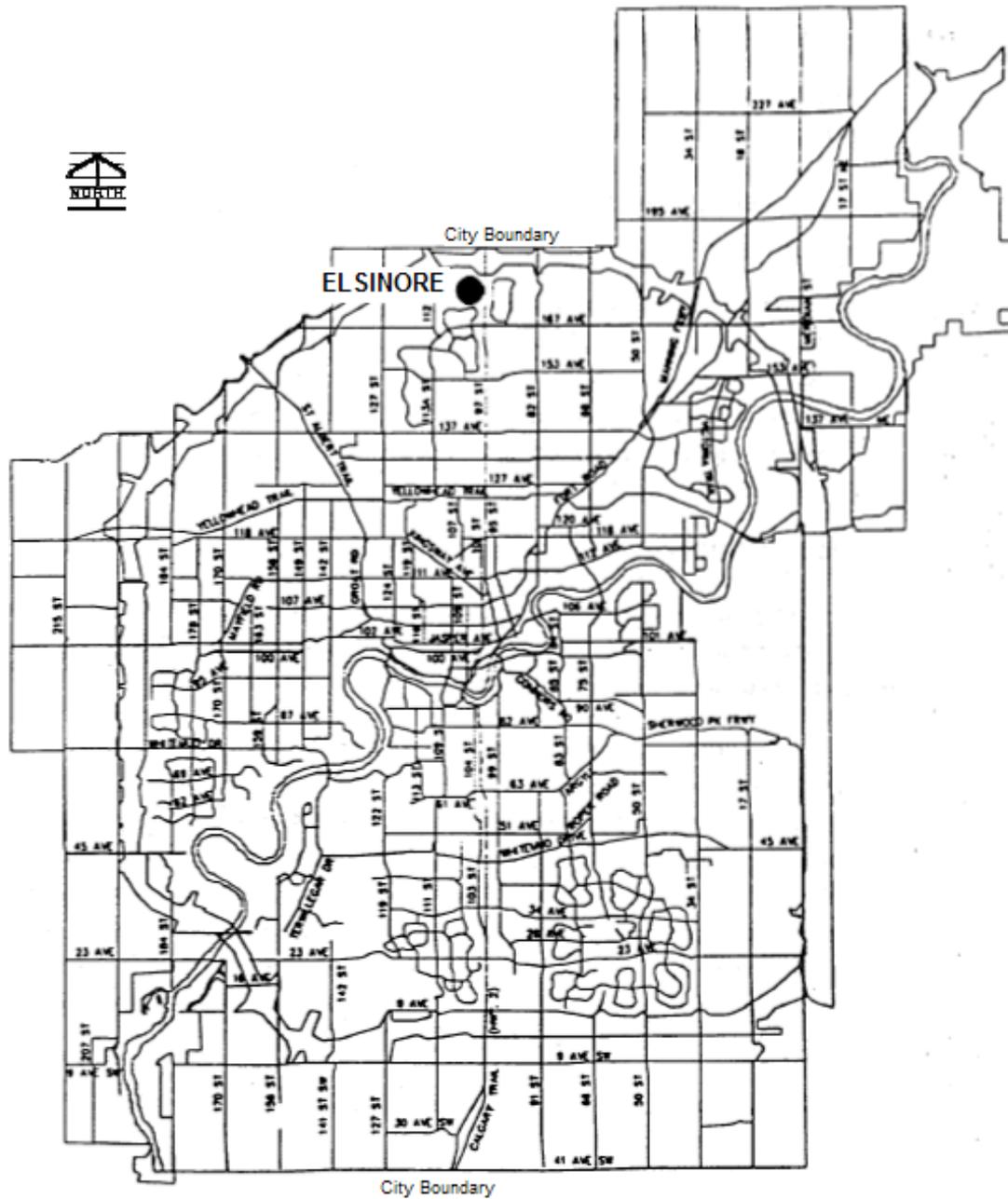
Amended by Editor

The major land use components including residential, commercial and the school/park site are essentially the same as originally approved under Bylaws #7370 and #7369. An additional commercial (CNC) Site has been introduced in the Chambery Neighbourhood to serve the local commercial needs of the residents. Due to the extent of the modifications and in order to eliminate any confusion, it is proposed that Bylaws #7370 and #7369 be rescinded and be replaced by the new submission.

1.2 LOCATION

The Elsinore and Chambery neighbourhoods are the most easterly neighbourhoods in the Castledowns Extension Area development area. They are bounded on the north by the future outer ring road, on the east by the 97th Street, on the south by Baturyn Neighbourhood and on the west by 112th Street. The majority of the land in question is located in the N 1/2 5-54-24-W4th and the S 1/2 8-54-24-W4th. Figure One illustrates the location of the Elsinore and Chambery neighbourhoods relative to the City of Edmonton.

Figure 1: Location Plan (Bylaw 11552, September 15, 1997)



IMC
Consulting
Group

ELSINORE
NEIGHBOURHOOD STRUCTURE PLAN AMENDMENT

LOCATION PLAN
Figure 1

1.3 SCOPE

The Neighbourhood Structure Plan, as proposed, provides for the orderly and complimentary development of the area, specifying land uses, residential density patterns, park and school locations, roadway structure and the servicing and utility requirements.

The design for the Neighbourhoods are intended to establish a framework within which the constraints of development today can be translated into a residential environment that is responsive to the needs and desires of future residents.

It should be noted that this Neighbourhood Structure Plan represents a housing mix according to present trends. As such, it must be realized that within the time span for implementation of the development, alteration may be required in order that changing demands can be accommodated. These demands may be in the form of marketing alternatives, new housing forms and building types.

It is, however, important to point out that the plan is flexible enough to accommodate changes in various land use and housing requirements from one phase of development to the next without injuriously affecting committed developments. This may be achieved by introducing site specific controls on certain multi-family uses which may need to be introduced should adjacent land uses be implemented on development that does not comply with the Cities density distribution guidelines.

Section 2

EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN

2.1 GENERAL

In the preparation of the Neighbourhood Structure Plan it was necessary to examine the existing site conditions and inventory existing influences on the type of development. As a result the following information is provided.

2.2 EXISTING LAND USE

The land use within the area is rural in nature with the greatest portion of the property presently under cultivation. Existing land use poses no major constraint to the development of the neighbourhood.

2.3 LAND OWNERSHIP

Land ownership within the Neighbourhood is contained herein as Appendix I. With respect to the first phases of development the only lands which Groveridge Imperial does not control at this time is the original homestead site. The neighbourhood plan has been designed to accommodate future development within this area and it is expected that once neighbourhood development begins to occur within the neighbourhood that the homestead site will ultimately be developed.

2.4 SPECIAL FEATURES

A pipeline corridor imposes man made constraints on the design of Neighbourhood One. In order to minimize the influence of the pipeline corridors, such corridors will be incorporated into park like settings and pedestrian walkways. The pipeline will cause minimal constraint to development although, appropriate construction techniques must be followed near the pipeline. The location of the existing easements and rights-of-ways within the Neighbourhood are illustrated on Figure Two.

2.5 SOILS

A reconnaissance of the property has been made and available surficial and geological data was reviewed. Preliminary investigation of the development area indicates that the soils will pose no apparent constraints to development and are indeed suitable for the type of development contemplated.

This will be confirmed by a comprehensive soil sampling and testing program which will be prepared and submitted to the City of Edmonton for its review in the normal manner.

2.6 VEGETATION

Most of the areas now under cultivation and therefore vegetation in the form of woodlots remains only in isolated pockets. Every effort will be made to retain valuable existing woodlots in the development of the future neighbourhood. It is intended to determine if any of the existing tree cover can be retained during development and perhaps be included within housing sites.

2.7 TOPOGRAPHY AND DRAINAGE

The Neighbourhood Structure Plan area can be described as a gently undulating plain largely the result of deposits that once formed the bed of glacial Lake Edmonton. The land slopes generally to the northwest and west with the overall gradual fall of approximately three meters from the northwest sector of the area to the southeast edge of the area. The topographical variations of the site will present few restrictions in the development of the area and provide the opportunity for economical gravity servicing of the area.

Section 3

ENGINEERING SERVICES AND UTILITIES

3.0 ENGINEERING AND UTILITIES

3.1 GENERAL

This section of the report outlines the design concepts proposed to service the Neighbourhood Structure Plan with storm drainage, sanitary sewerage, water distribution and utilities.

All services and utilities will be provided in accordance with the requirements of City of Edmonton standards.

3.2 STORM DRAINAGE

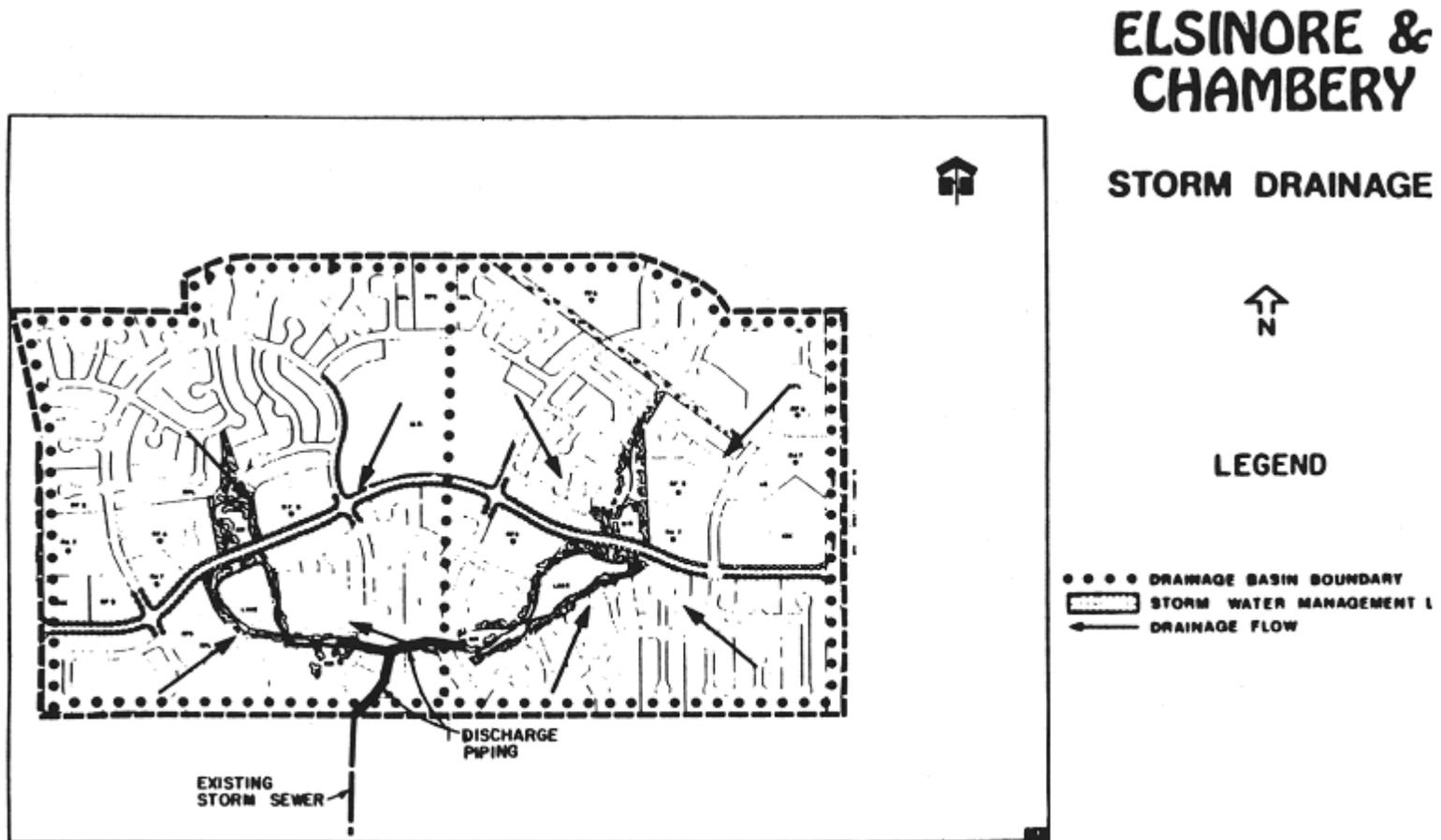
It is proposed to service the Neighbourhood with storm drainage using stormwater management techniques.

A system of two interconnected stormwater management lakes are proposed, one for each neighbourhood, with connections from these facilities to existing storm sewers in Castle Downs and Lago Lindo, Lake District. The storm drainage servicing plan will conform in principle to the Watershed Drainage Plan for the Northwest Annexation Area prepared by Marshall Macklin Monaghan Western Ltd. A master stormwater management program report for the neighbourhoods will be submitted for Water & Sanitation's approval.

Prior to the approval of any subdivision in the neighbourhoods, the developer should be required to execute an agreement in connection with the cost sharing of storm and sanitary management systems among the landowners of Neighbourhoods 1 and 2.

The proposed storm water management lakes will create an extremely valuable amenity for future neighbourhood residents. A separate report has been prepared with respect to the justification for the two storm water lake system and the fact that technically it is a feasible undertaking. It is anticipated that this feature will be of much greater benefit to future residents under a two lake format. Some concern has been expressed about a possible increase in maintenance costs, however, we expect this to be marginal and if necessary we feel that this matter can be resolved through future development agreements.

Figure 3: Storm Drainage (Bylaw 7961, September 10, 1985)



The storm water servicing for the Elsinore Neighbourhood is provided by means of a stormwater management lake that was constructed with the initial stages of development in the Neighbourhood. This existing facility will be augmented with the addition of a dry pond. This will ensure the facility provides adequate protection for the Neighbourhood.

The location of the dry pond will be situated north of 176 Avenue and in between 99 Street and 104 Street. The dry pond will be developed in a park-like setting that will conform to city standards.

3.3 SANITARY SEWERAGE

The sanitary sewer servicing for the Neighbourhood is provided by the existing permanent sanitary lift station located on 112 Street and 170 Avenue in the adjacent Chambery Neighbourhood.

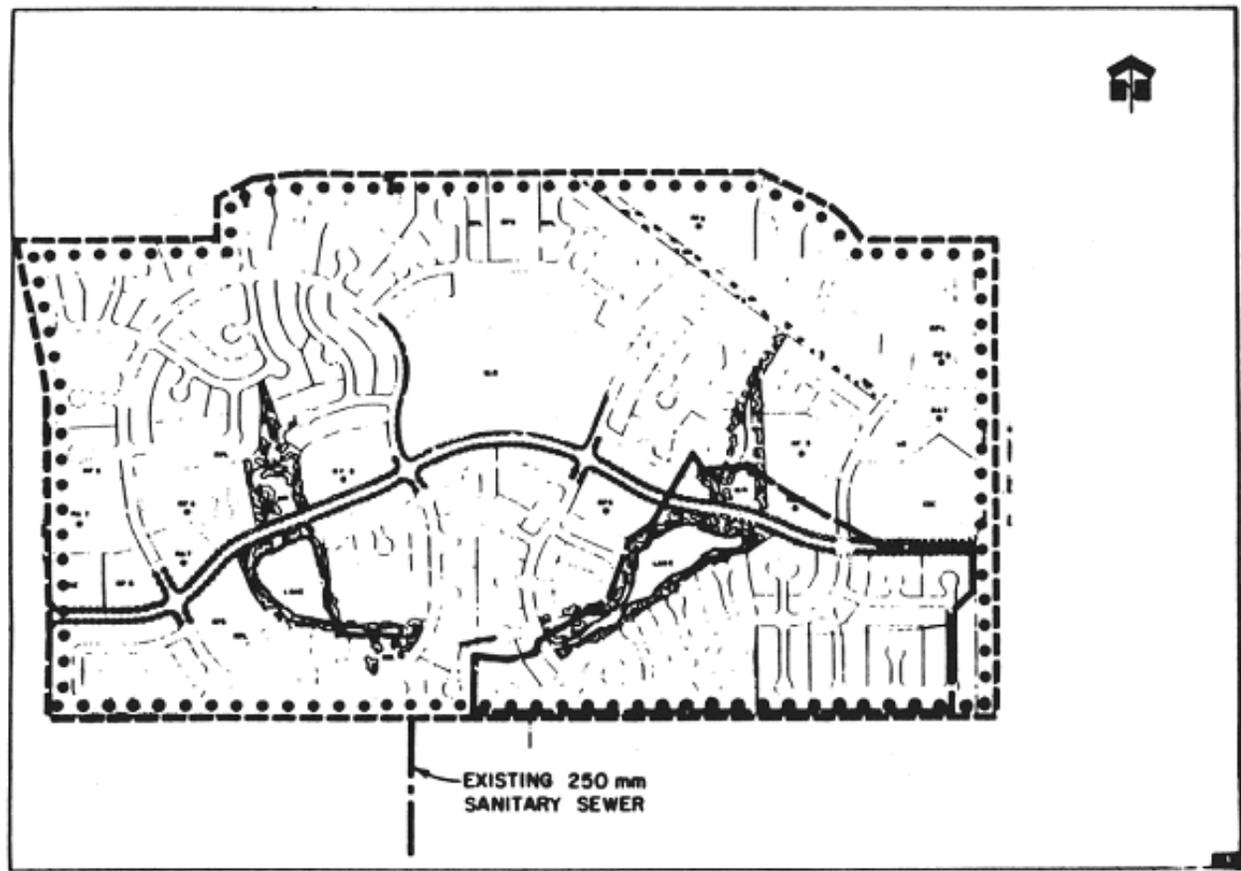
3.4 WATER DISTRIBUTION

It is proposed to service the plan area by extending the existing 450mm watermain at Castledowns Road and 97th Street north. Ultimately, a second tie-in would be constructed on 112 Street.

3.5 GAS, POWER AND TELEPHONES

Since the neighbourhood is adjacent to built-up areas, it is proposed that utility services will be extended to the neighbourhood to provide gas, power and telephone service.

Figure 4: Sanitary Sewerage (Bylaw 7961, September 10, 1985)



ELSINORE & CHAMBERY

SANITARY SEWERAGE



LEGEND

- • • DRAINAGE BASIN
- PHASE I

Figure 5: Water Distribution (Bylaw 7961, September 10, 1985)

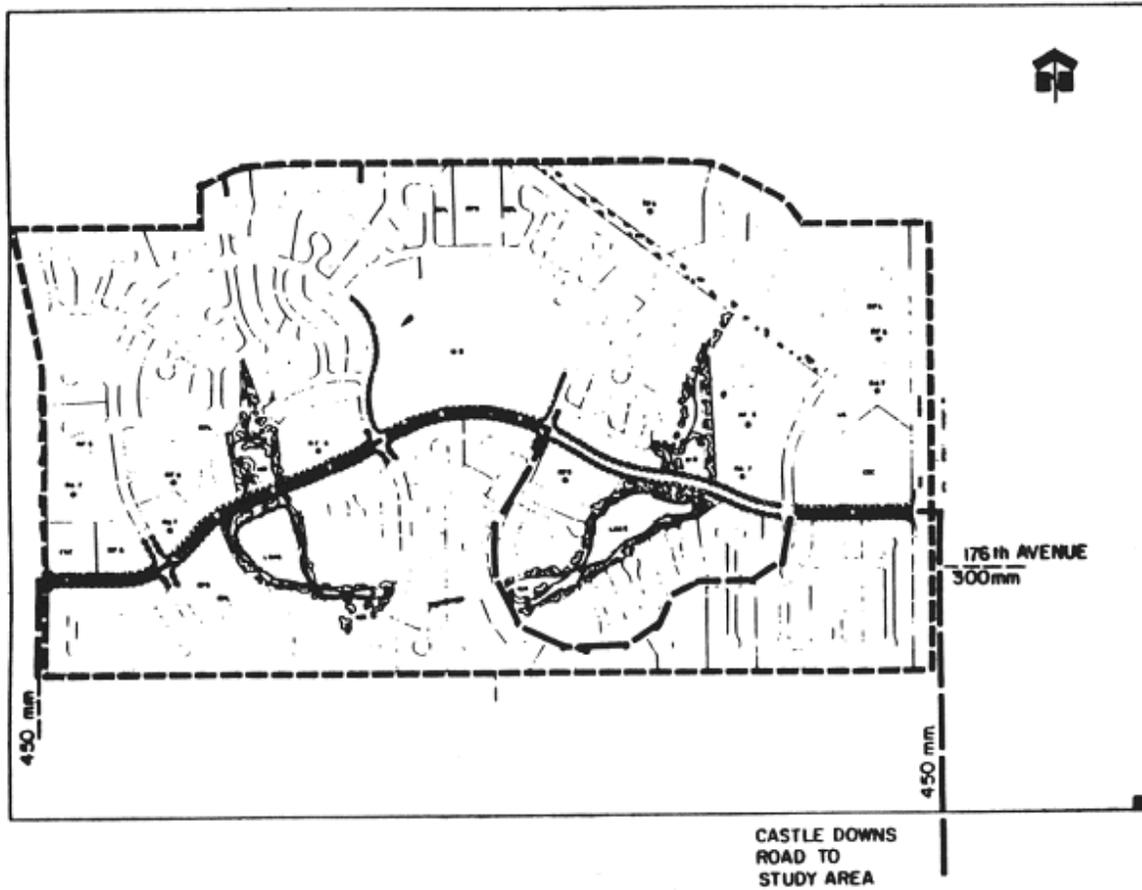
ELSINORE & CHAMBERY

WATER DISTRIBUTION



LEGEND

- PROPOSED WATERMAIN
- - - EXISTING WATERMAIN



Section 4

NEIGHBOURHOOD STRUCTURE PLAN

4.0 GENERAL

This section of the report has been prepared to identify the land use proposal for the Elsinore and Chambery neighbourhoods. Development objectives are provided followed by a detailed discussion of the land use designations.

4.1 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 northern area 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 that will offer a sense of identity to its residents.
- To provide a range of services and amenities that will satisfy the general requirements of its residents.
- To develop a clear and efficient hierarchial transportation network which will discourage unnecessary through movement.
- To offer the opportunity to develop a wide but compatible range of dwelling types necessary to satisfy the demands of the public.
- To create identifiable neighbourhood sub-units, in which compatible building forms will establish a distinguishable character.
- To ensure sensitive integration with existing and proposed adjacent developments.

4.2 LAND USES - GENERAL

The design concept for the neighbourhood was established to create a balanced residential environment. The residential mix proposed, in conjunction with the curvilinear street pattern, provides extensive opportunity to provide an extremely attractive living environment for future residents.

The neighbourhood has been designed with identifiable residential units, each being defined by the neighbourhood collector roadway system.

Development objectives for the design of the Neighbourhood were established to compliment the requirements defined in the Castledowns Extension Area Structure Plan Bylaw. The location of this particular plan area in the overall district dictated that low-medium residential development (i.e. single family detached, semi-detached, townhouses and apartments) occur in order to ensure compatibility with existing and proposed developments south of 173 A Avenue. In addition, the major underlying objective of the owners is to create a residential neighbourhood environment, mainly single family oriented, with a high standard of architectural merit. The developers are responsive to the need for providing and maintaining this high quality residential environment. This may be accomplished through careful architectural design and control of the housing environment, with particular emphasis on housing types in the RF4 and RF5 areas. (i.e. duplex and triplexes designed so that they appear as large homes thereby reducing the perceived density).

The multi-family residential component has been allocated to the northern most portion of the neighbourhood, north of 176 Avenue. These areas are suited for the multi-use due to the proximity to the commercial site and because they are located adjacent to 97 Street and the pipeline corridor which bisects the neighbourhood.

Bylaw 9839
July 16, 1991

The single family component will be primarily allocated to the southern portion of the neighbourhood south of 176 Avenue and adjacent to the stormwater management facility.

This distribution is directed by market demands for higher quality built forms adjacent to the water feature and higher density adjacent to the commercial area and arterial roadways.

As identified in the Castledowns Extension Area Structure Plan, the required school/park sites and lakes for stormwater management have been included in the plan. Approximately 1/3 of the lake frontage has been preserved for general public access, with single family development proposed for the remainder.

A public housing site has not been identified in Neighbourhoods 1 or 2. It is considered that these sites will be purchased by the City of Edmonton should it be prudent to do so in this development.

A possible church site has been identified in Neighbourhood One on the enclosed plan, however, the owner has expressed the intent to use the property for residential purposes should the site not be required. *This particular site (located east of 99 Street, adjacent to the Shopping Centre) has been re-allocated for Row Housing residential use.*

Bylaw 10084
May 11, 1992

As discussed in previous sections of this report a key element to the entire design is the integrated open space system throughout the entire neighbourhood. Through the series of paths and walkways individuals will be able to enjoy the amenities of distributed parklets, the main central school campus park site, as well as the proposed storm water management facilities.

4.3 EDUCATIONAL

In developing the neighbourhood plan, a Neighbourhood Structure Plan has been developed, which provides educational facilities located in accordance with the distribution of housing types and density levels as related to current school generation ratios. With anticipated future trends and standards, there is some room for flexibility without altering the number and type of educational centres.

The Castledowns Extension Area Structure Plan calls for a school/park complex to be located at the approximate geographic centre of the neighbourhood and it is intended to provide a focal point for the neighbourhood and provides schools, neighbourhood park and community facilities and play areas. A separate elementary school is provided on the same site.

The school requirements for Neighbourhood One and Two include one public elementary school and one separate elementary school. The sites are allocated and designed to comply with the requirements stipulated by the *Community Services Department* of the City of Edmonton as well as the School Boards. In addition, the location creates a focal point for the neighbourhood in which other community activities can occur. The location of the school sites are illustrated on the Neighbourhood Structure Plan. The Neighbourhood Structure Plan approved by the Municipal Planning Commission at its meeting of 1983 08 18 is contained herein as Figure 6 & 7.

Amended by Editor

4.4 COMMERCIAL

A community commercial (CSC) site, approximately *0.88 hectares* in size, is located in the Elsinore Neighbourhood. The site is strongly oriented to the major arterial roadway (97th Street) and a major neighbourhood collector roadway so that operations can be adequately accommodated regarding traffic without impairing the amenities of this neighbourhood residential areas. The shopping centre will provide retail necessities to neighbourhood residents and to the travelling public on 97 Street, to a lesser extent.

Bylaw 16008
May 14, 2012

The gross leaseable areas created on the community commercial (CSC) site is limited by the City of Edmonton bylaw requirements. The specific sizes of commercial site and corresponding gross leaseable area of the building will be decided at the subdivision stage of the development.

[deleted]

Bylaw 16008
May 14, 2012

The pipeline to the north of the CSC site will be landscaped and/or paved for parking. The details of the utilization of the pipeline will be finalized prior to the development permit being issued.

Bylaw 16008
May 14, 2012

A neighbourhood convenience commercial site has been located on the north boundary of the most southerly entrance point to the neighbourhood off 112 Street. It is intended that this neighbourhood commercial would serve the daily requirements of people living in the Chambery neighbourhood as well as residents west of 112 Street. It is felt that the inclusion of this neighbourhood commercial facility is consistent with the General Municipal Plans intent to have at least one neighbourhood commercial per neighbourhood.

4.5 RESIDENTIAL MIX

As indicated previously, the proposed development consists of low to medium residential uses. It is anticipated that the majority of the single family lots may be developed under the *RF1 (Single Detached Residential Zone)* in the *Zoning Bylaw*. The sub-neighbourhoods identified previously in the report will provide an excellent opportunity to create architecturally controlled and acceptable pockets of compatible building types at the sub-neighbourhood level. It is expected that small lot subdivisions will be located within the neighbourhood in addition to the standard residential development. The medium density residential development proposed has been located in compliance with the "Guidelines for the Distribution and Design of Neighbourhood Density" approved by the Municipal Planning Commission on July 13, 1978. Medium density residences are to be located in relatively small parcels, generally distributed along the collectors within the neighbourhood. In addition, medium density residential developments are to be located to provide residents with easy access to neighbourhoods, schools/parksites.

Bylaw 10084
May 11, 1992

The highest residential density forms (RF6, RA7) are located adjacent to major roadways and neighbourhood amenities such as shopping and parks.

The overall density in the neighbourhoods shall be a minimum of forty (40) persons per gross hectare to a maximum of fifty nine (59) persons per gross hectare (16-24 persons per gross acre).

4.6 RESIDENTIAL DEVELOPMENT STATISTICS

The development statistics provided below have been projected for Elsinore & Chambery Neighbourhoods

ELSINORE NEIGHBOUROOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 16008

LAND USE	Area (ha)	% of GDA
Gross Area	82.86	
Pipeline Right-of-Way	1.43	
Gross Developable Area	81.43	100.0%
Commercial – Shopping Centre	0.88	1.1
Parkland, Recreation, and Schools (Municipal Reserve)	4.90	6.0
Circulation	18.18	22.3
Stormwater Management Facilities	5.27	6.5
Total Non-Residential	29.23	35.9
Net Residential Area	52.20	65.18

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Pop'n	% of NRA
Single/Semi-Detached	43.31	25	1083	2.8	3032	83.0
Row Housing	7.35	45	331	2.8	927	14.0
Low-rise/Medium Density Housing	1.54	90	139	1.8	250	3.0
Medium to High Rise Units	-	225	-	1.5	-	-
Total Residential	52.20		1,553		4,209	100.0

SUSTAINABILITY MEASURES

Gross Population Density (persons per gross developable hectare)	51.7
Net Population Density (persons per net residential hectare)	80.6
Unit Density (units per net residential hectare)	29.8
[Low Density Residential*]/[Medium Density Residential**] Unit Ratio	2.2

*Single/Semi-Detached

**Row Housing, Low-rise/Medium Density Housing, Medium to High-Rise Unit

(Bylaw 16008, May 14, 2012)

Chambery Neighbourhood
(Bylaw 7961, September 10, 1985)

GROSS AREA	69.77 ha.
GROSS DEVELOPABLE AREA	69.77 ha.
DEDICATION	
Lake & P.U.L.	2.67 ha.
Internal Roads	<u>14.11 ha.</u>
	16.78 ha.
MUNICIPAL RESERVE	8.01 ha.
NET DEVELOPABLE AREA	44.89 ha.

LAND USES	AREA		UNITS	POPULATION
RF1	34.00	ha.	673	2328
RPL	0.82	ha.	27	80
RF4	0.38	ha.	11	37
RF5	3.74	ha.	191	569
RF6	2.16	ha.	173	429
RA7	2.54	ha.	317	647
CNC	1.63	ha.		
	44.89		1169 units	3370 people

GROSS RESIDENTIAL DENSITY 48.30 PPGHA (19.54 PPGA)

It is contemplated that select areas (ie. adjacent to lakes, parks) will be developed into larger lots. This will be determined at the subdivision stage.

4.7 TRANSPORTATION

The vehicular transportation network has been designed to take advantage of three entrance points to the neighbourhoods. The design provides a functional hierarchical roadway network to distribute traffic within the neighbourhood while discouraging through traffic from non-residents of external neighbourhood.

Projected travel patterns would suggest that vehicular movements from this and adjacent neighbourhoods would be focused primarily towards 97th Street. Consistent with the requirements of the Area Structure Plan for Castledowns Extension Area a collector road has been designed to connect 97th Street west to 113th Street. Interconnecting the primary collector are two minor collector loops which will distribute traffic within the Elsinore and Chambery neighbourhoods. The minor collector roads offer an excellent opportunity to define sub-neighbourhoods within the overall design concept. In addition, they will discourage non-resident traffic from intruding into the neighbourhoods unless for a specific purpose. In

addition, the neighbourhood design allows for a series of cul-de-sacs radiating on the minor collector system which offer an excellent method of creating defensible sub-space systems.

The noise attenuation requirements will be refined at the subdivision plan stage and are subject to the detail design criteria established through the execution of an accoustical study to meet the City of Edmonton standards on noise attenuation adjacent to truck routes.

Finally, the revised roadway network offers an excellent opportunity to maximize transit service to a greater number of future residents.

4.8 OPEN SPACE

While the revised neighbourhood plan complies with the school/park land requirements, configuration and general location as identified in the Area Structure Plan, we have proposed a modification to the remaining open space which is to be dedicated to the City of Edmonton. The proposed design concept is based on two open space systems located central to the Elsinore and Chambery neighbourhoods. The linear open space system north of the east/west collector had been designed in order to maximize benefit to the greatest number of residents within the community. The cul-de-sac design adjacent to this open space system will remain open at the bulb in order to offer residents direct link to the proposed park system.

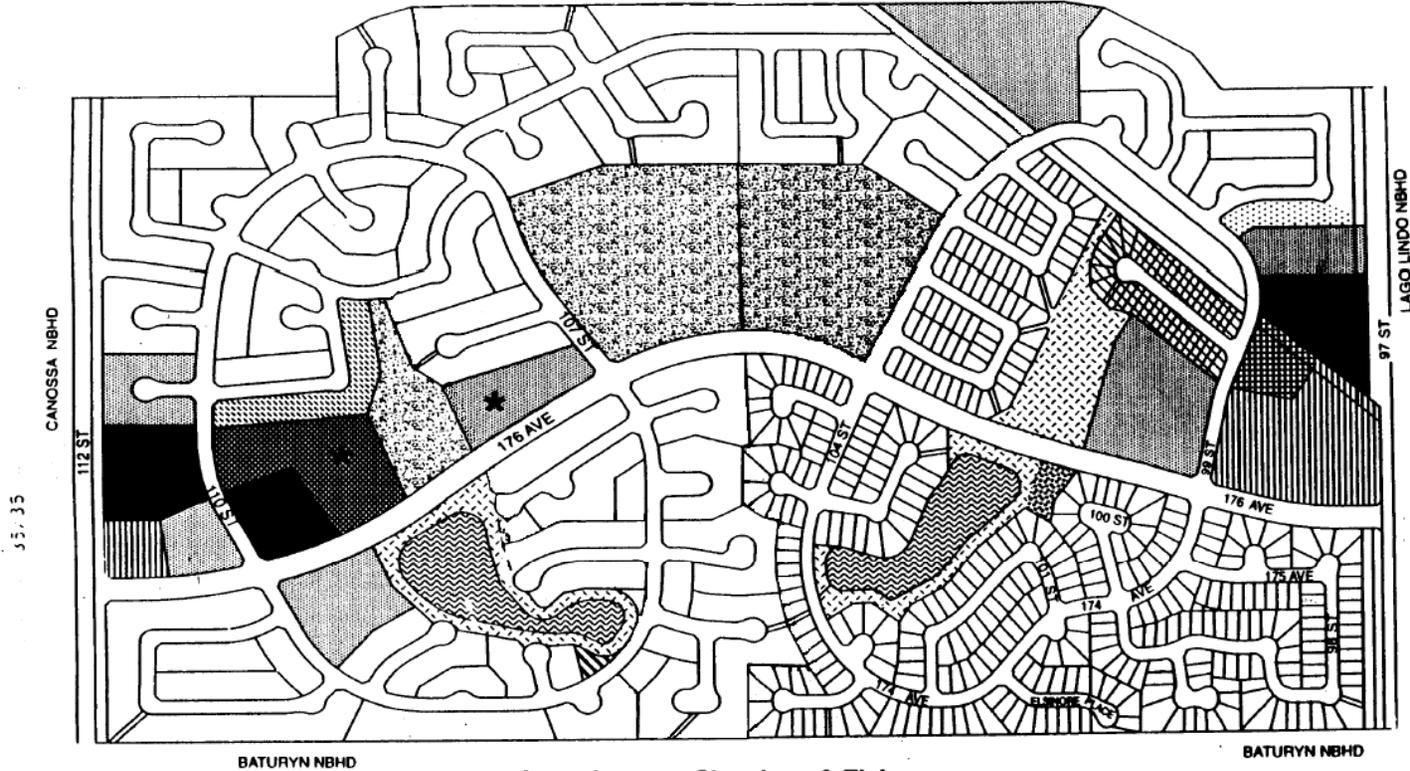
4.9 DEVELOPMENT STAGING

The development staging requires the coordinated construction of engineering services and ready availability of services and community facilities. The immediate development in Castledowns Extension Area will occur in Elsinore neighbourhood adjacent to 97 Street. The first subdivision phase will consist of approximately 170 lots south of the east/west collector and east of the lake located in Elsinore. Subsequent development will take place to the north and west as demand dictates.

ELSINORE & CHAMBERY NEIGHBOURHOOD STRUCTURE PLAN

BYLAW 10084, MAY 11, 1992

TRANSPORTATION & UTILITY CORRIDOR



Amendment to Chambery & Elsinore Neighbourhood Structure Plans

Chambery N.S.P. Legend

- | | | | |
|--|--------------------------------------|--|---------------------------|
| | Single Detached Residential | | Viewpoint Park |
| | Planned Lot Residential | | School/Park/Open Space |
| | Row Housing | | Stormwater Retention Pond |
| | Medium Density Multiple Family | | Public Utility District |
| | Low Rise Apartment | | Amendment Boundary |
| | Neighbourhood Convenience Commercial | | |

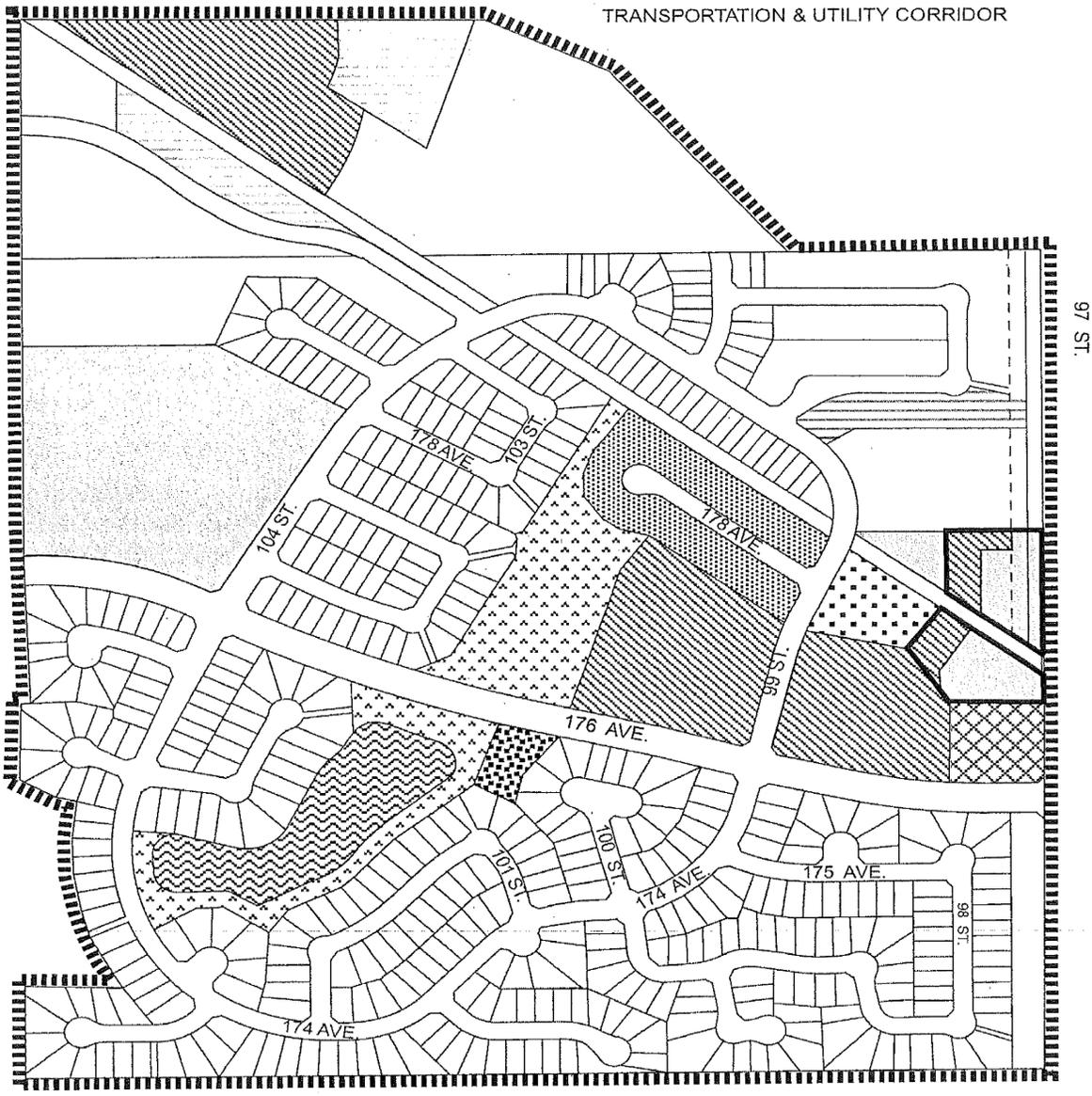
★ Indicates Multi-Family Sites which may Require Site Specific Development Control to Achieve Compatibility with Adjacent Development.

Elsinore N.S.P. Legend

- | | | | |
|--|-----------------------------|--|---------------------------|
| | Single Detached Residential | | School/Park |
| | Semi-Detached Site Specific | | Public Parks District |
| | Semi-Detached Residential | | Public Utility District |
| | Row Housing | | Stormwater Retention Pond |
| | Low Rise Apartment | | Amendment Boundary |
| | Row Housing Site Specific | | |
| | Shopping Centre District | | |

APPENDIX I
LAND OWNERSHIP

OWNER(S)	C. OF T. ND.	LEGAL DESCRIPTION	ENCUMBRANCES	AREA
<i>Three Private Non-Corporate Owners</i>	7-Q-242	N 1/2 5-54-24-4	E: <i>Private Corporate Owner</i> MTGE: <i>Private Corporate Owner</i>	305.07 ac. (123.46 ha.)
<i>Three Private Non-Corporate Owners</i>	782108000	Lot 1, BLK 1, Plan 782 1490	C: <i>Private Corporate Owner</i> C: <i>Private Corporate Owner</i> DRC: <i>Private Corporate Owner</i>	11.36 ac. (4.60 ha.)
Her Majesty The Queen	812024410	S.E. 1/4 8-54-24-4	E: <i>Private Corporate Owner</i> ZC: Dept. of Transport E: <i>Private Corporate Owner</i> MTGE: <i>Private Corporate Owner</i> C: Minister of Environment	152.50 ac. (61.72 ha.)
<i>Private Non-Corporate Owner</i>	221-W-149	S.W. 1/4 8-54-24-4	E: <i>Private Corporate Owner</i> E: <i>Private Corporate Owner</i> MTGE: <i>Private Corporate Owner</i> ZC: Dept. of Transport C: Minister of Environment C: <i>Private Corporate Owner</i>	156.98 ac.



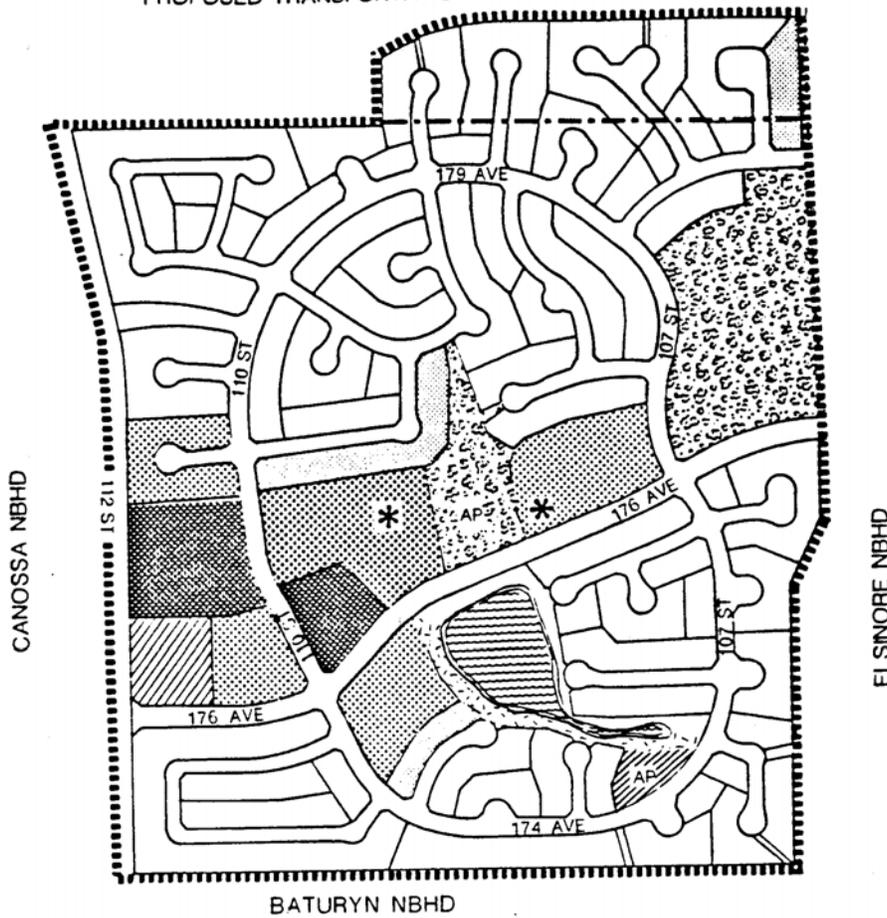
BYLAW 16008
AMENDMENT TO ELSINORE
 Neighbourhood Structure Plan
 (as amended)



- | | |
|---|---|
|  Single Detached Residential |  School/Park |
|  Semi-Detached Site Specific |  Public Parks District |
|  Semi-Detached Residential |  Public Utility District |
|  Row Housing |  Stormwater Retention Pond |
|  Low Rise Apartment |  N.S.P. Boundary |
|  Row Housing Site Specific |  Boundary of Amendment |
|  Shopping Centre District | |

(Bylaw 16008, May 14, 2012)

PROPOSED TRANSPORTATION & UTILITY CORRIDOR



BATURYN NBHD

CHAMBERY

NEIGHBOURHOOD STRUCTURE PLAN
BYLAW 7962

- | | |
|--------------------------------------|---|
| Single Detached Residential | Viewpoint Park |
| Planned Lot Residential | School/Neighbourhood Park Site/Open Space |
| Row Housing District | Storm Water Retention Lake |
| Medium Density Multiple-Family | Church |
| Low-Rise Apartment | N.A.S.P. Boundary |
| Neighbourhood Convenience Commercial | RDA Boundary |
| | Public Access Area |

* Indicates Multi-Family Sites Which May Require Site Specific Development Control To Achieve Compatibility With Adjacent Development

Note:
Location of roads and lotlines are subject to minor revision during the subdivision of the neighbourhood and may not be developed exactly as illustrated.

