

Falconer Heights Neighbourhood Area Structure Plan

Office Consolidation March 2006

Prepared by:

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

Bylaw 9159 was adopted by Council in June 1989. In March 2006, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 9159* Approved June 27, 1989 (to adopt the Falconer Heights Neighbourhood Structure Plan)
Bylaw 9551 Approved August 14, 1990 (to amend the land uses in the southeastern portion of the neighbourhood to allow for row housing)
Bylaw 10113 Approved July 28, 1992 (to allow for two low rise apartment sites and a row housing site adjacent to Rabbit Hill Road)
Bylaw 11765 Approved July 13, 1998 (to redesignate a portion of the neighbourhood's community shopping centre to medium density, low-rise apartment housing)
Bylaw 12856 Approved August 21, 2001 (to amend the Medium Density Residential site (DC2) in the northeast portion of the neighbourhood from three to four storeys)

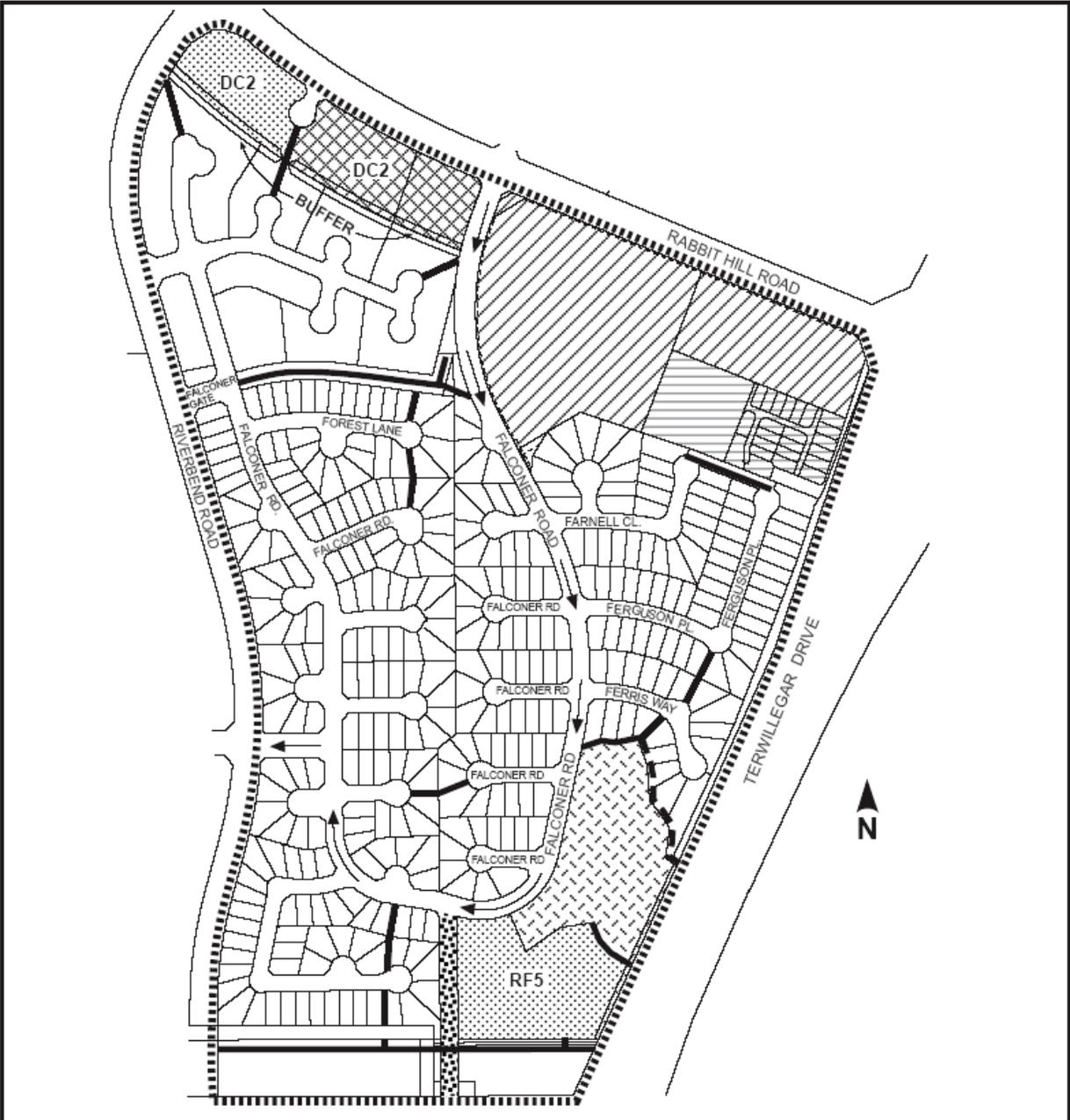
Editor's Note:

This is an office consolidation edition of the Falconer Heights Neighbourhood Area Structure Plan, Bylaw 9159, as approved by City Council on June 27, 1989. This edition contains all amendments and additions to Bylaw 9159.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department



**BYLAW 12856
APPROVED FALCONER HEIGHTS
Neighbourhood Structure Plan
(as amended)**

- | | |
|---|---|
|  Single Family Residential |  Park |
|  RF5, Row Housing |  Walkway/PUL |
|  DC2, Row Housing |  Transit Route |
|  DC2, Low Rise Apartments |  Screen Fence |
|  DC2, Community Commercial |  Future Road Closure |
|  DC2, Medium Density Residential |  N.S.P. Boundary |

**FALCONER HEIGHTS
NEIGHBOURHOOD STRUCTURE
PLAN**

JUNE 1989

Prepared by

IMC Consulting Group Inc.
and
IBI Group

on behalf of

*Two Private Corporations**

(*Amended by Editor)

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(Amended by Bylaw 12856, August 21, 2001)

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(Amended by Bylaw 12856, August 21, 2001)

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SECTION 1.0

INTRODUCTION AND BACKGROUND

1.0 INTRODUCTION AND BACKGROUND

1.1 DEVELOPMENT RATIONALE

The owners are desirous of developing the property within the Falconer Heights plan area because the lands are ideally suited for development, are immediately serviceable, and represent a logical extension of development within Riverbend. The development will provide an additional "choice" for the housing consumer in southwest Edmonton. Current growth trends coupled with the potential of immediate servicing of the area indicates a 1989 development commencement date.

Access is to be provided from the Rabbit Hill Road arterial roadway, via Terwillegar Drive which has been constructed to the south boundary of the neighbourhood. The development of the area represents a logical phase of a new self contained area defined on the west, south, north and east by Riverbend Road, *Private Utility Corporation* Right-of-Way; Rabbit Hill Road and Terwillegar Drive respectively.

Amended by Editor

1.2 POLICY CONTEXT

This document, and accompanying plans, have been prepared in accordance with Section 64 of the Planning Act. This Neighbourhood Structure Plan describes the proposed land use, density of development, the location of major and local roads and utilities, and the anticipated sequence of development. The City of Edmonton Council have adopted "Terms of Reference for Residential Neighbourhood Structure Plans." This Neighbourhood Structure Plan conforms with these requirements.

In addition, this Neighbourhood Structure Plan has been prepared in conformance with the City's General Municipal Plan, the Riverbend Area Structure Plan and other relevant municipal policies.

1.3 SCOPE OF PLAN

The Falconer Heights Neighbourhood Structure Plan as proposed, provides for the orderly development of the neighbourhood, specifying land uses, residential density patterns, park requirements and locations, roadway structure and transportation requirements, as well as the servicing and utility requirements.

The design for the area is intended to establish a framework within which development will take place and incorporates municipal requirements for the area, in order that consistent and co-ordinated development may take place responsive to the needs and requirements of the future residents.

The Neighbourhood Structure Plan will provide a sound framework within which municipal planning and review agencies may properly and fully evaluate subsequent detailed redistricting and subdivision applications.

It should be noted that the plan represents an optimum housing mix according to present trends. As such, it must be realized that within the time span for implementation of the plan, flexibility is required in order that changing demands can be accommodated.

SECTION 2.0

EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN

2.0 EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN

2.1 GENERAL

In the preparation of the Neighbourhood Structure Plan, it was necessary to examine existing site conditions and inventory existing influences, both natural and man made.

2.2 LOCATION AND URBAN CONTEXT

The Neighbourhood Structure Plan comprises portions of the SE 10-52-25-4, SW 11-52-254, NW 2-52-25-4 and NE 3-52-25-4 and is comprised of approximately 141 acres (57.0 hectares). The area is located immediately to the east of the Henderson Estates Neighbourhood. The proposed Neighbourhood Structure Plan is bounded on the east by Terwillegar Drive, on the west by the extension of Riverbend Road; on the south by the *Private Utility Corporation* Power right-of-way, and on the north by Rabbit Hill Road.

Amended by Editor

The location of the area is indicated on Figure 1.

2.3 LAND OWNERSHIP

Land ownership within the plan area is listed in Appendix I and referenced on Figure 2 herein. It represents no major constraint to development. In March 1989, *two private corporations* agreed to sell their lands to *another private corporation* (3; refer to Figure 2 – Land Ownership).

Amended by Editor

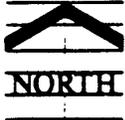
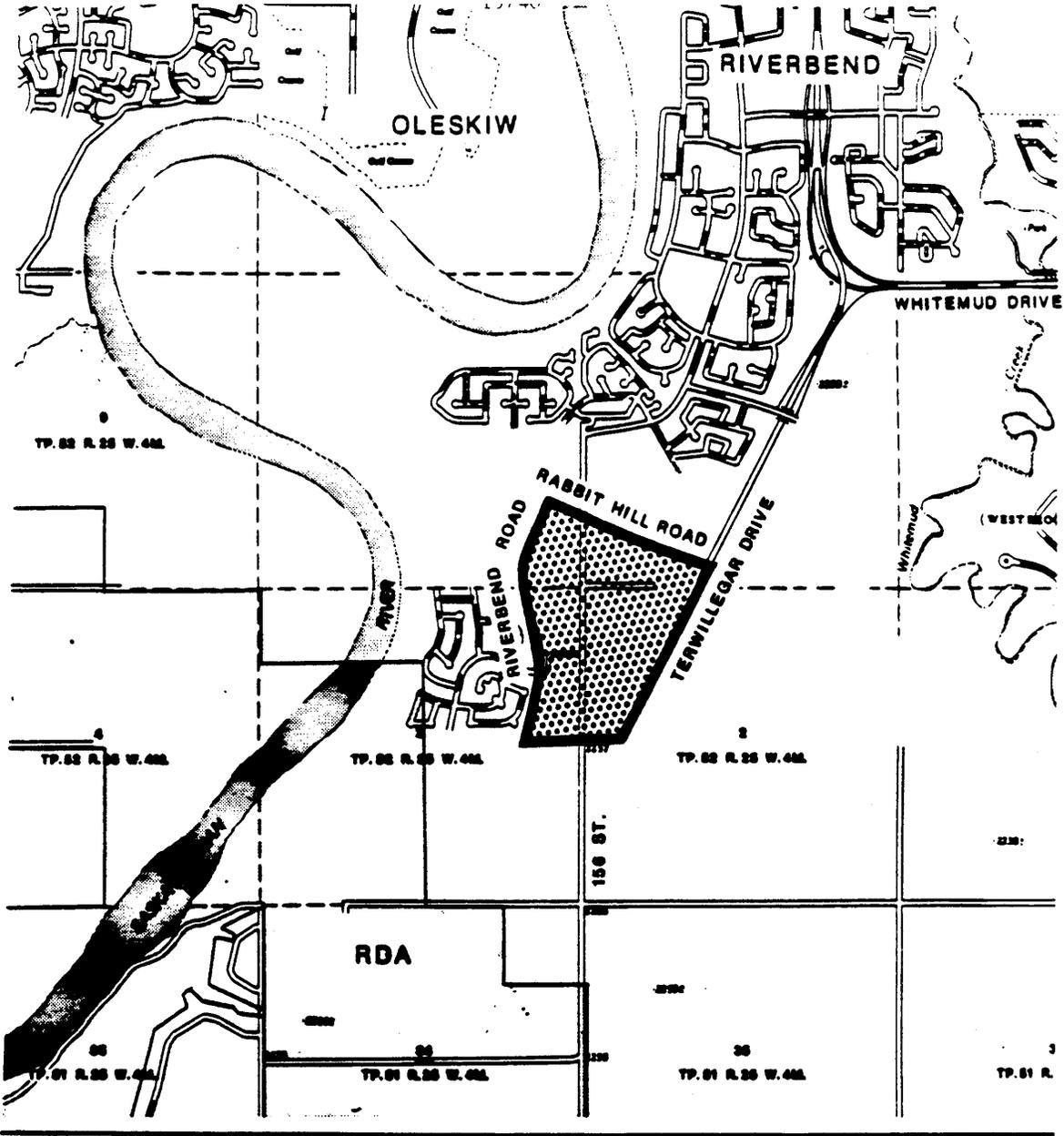
Accordingly, *two private corporations* (2, 3), as majority owners, have assumed the responsibility for plan preparation.

Amended by Editor

2.4 EXISTING PIPELINES AND UTILITY RIGHTS OF WAYS

The location of the existing easements and rights-of-way within or adjoining the area are illustrated on Figure 3.

Figure 1 – Location Plan
 (Bylaw 9158, June 27, 1989)



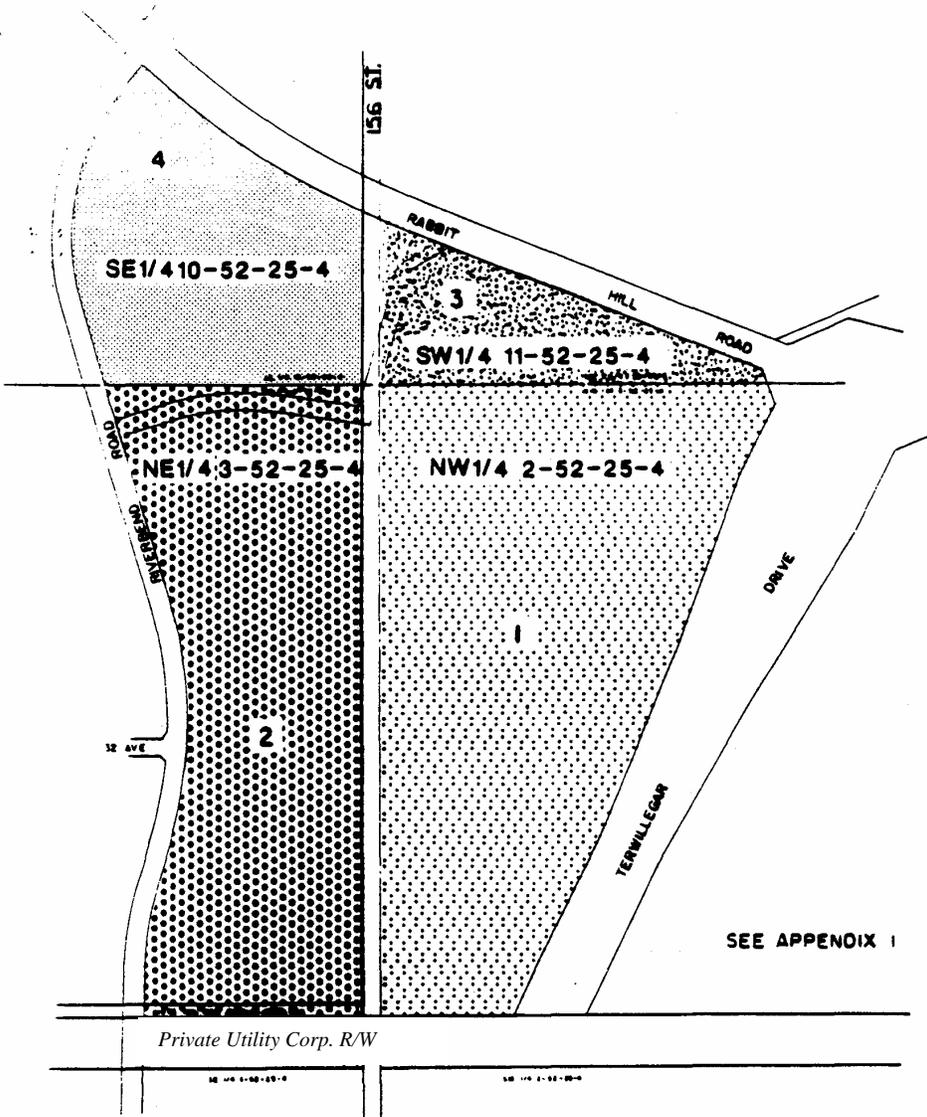
FALCONER HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN

FIGURE 1

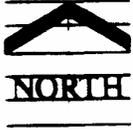
IMC

LOCATION PLAN

Figure 2 – Neighbourhood Structure Plan – Land Ownership*
 (Bylaw 9158, June 27, 1989)



- 1 - Private Corporation
- 2 - Private Corporation
- 3 - Private Corporation
- 4 - Three Private Corporations



**FALCONER HEIGHTS
 NEIGHBOURHOOD STRUCTURE PLAN**

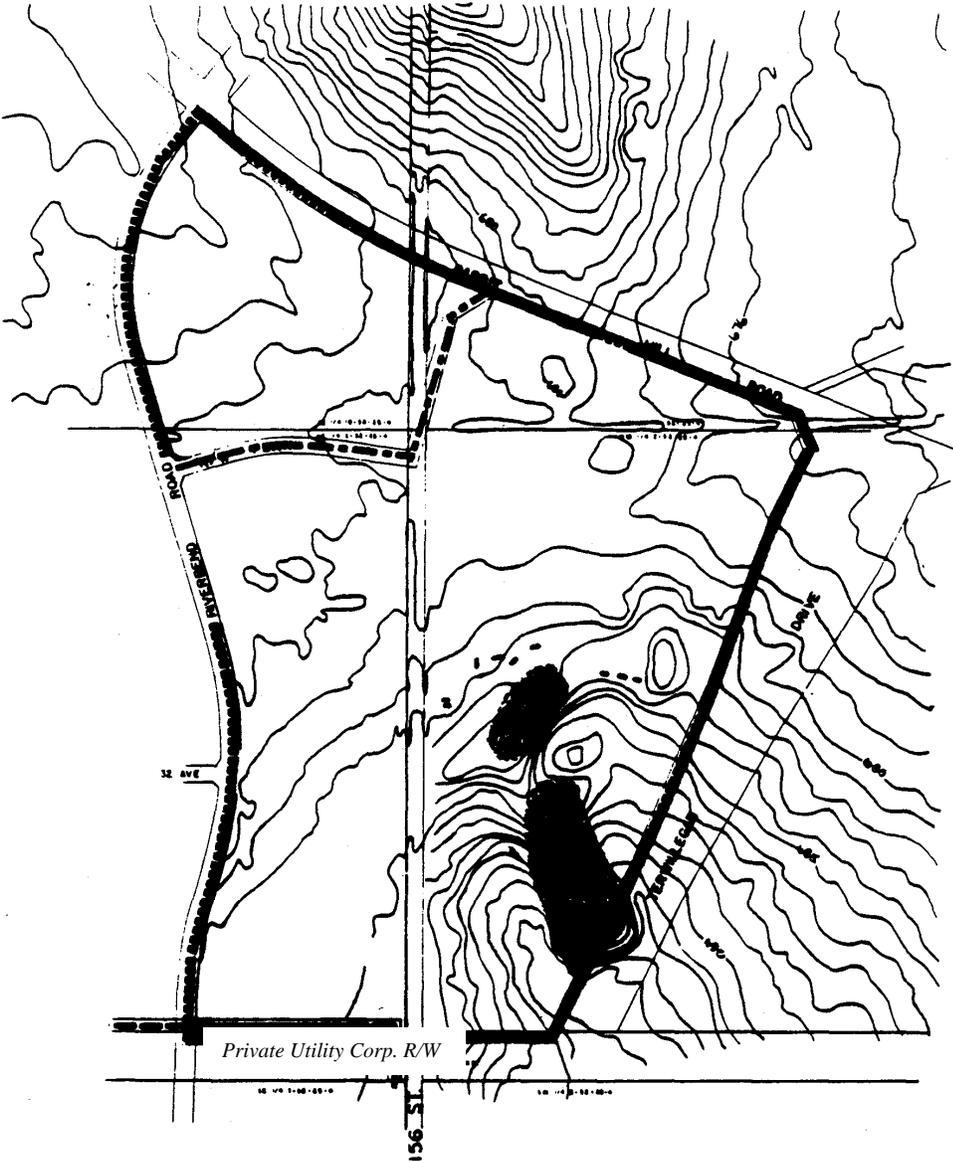
FIGURE 2

T M C

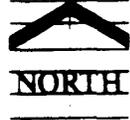
LAND OWNERSHIP

*Amended by Editor

Figure 3 – Neighbourhood Structure Plan – Site Features*
 (Bylaw 9158, June 27, 1989)



-  **EXISTING BUILDINGS**
-  **PRIVATE UTILITY CORPORATION R/W**
-  **DEEP SEWER**
-  **GLACIAL DEPRESSION**



**FALCONER HEIGHTS
 NEIGHBOURHOOD STRUCTURE PLAN**

FIGURE 3

T M C

SITE FEATURES

*Amended by Editor

The existing power corridor and N.U.L. pipeline, which forms the southern boundary of the Neighbourhood, poses little hindrance to development. In order to minimize any adverse physical influence, these facilities will receive appropriate attention when construction proceeds in their proximity. Development setbacks and special precautions will be established giving consideration to the City of Edmonton "Interim Guidelines for Pipeline Corridors". These will be given special attention at the subdivision approval stage.

The existing 156 Street road right-of-way which becomes redundant under the proposed development concept will be closed and consolidated with adjacent land at the detailed subdivision stage.

The right-of-way created for the sanitary sewer servicing the Henderson Estates Neighbourhood is proposed to be partially incorporated into roadways while the balance will be contained as a landscaped pedestrian corridor.

2.5 ENVIRONMENTAL ASSESSMENT

(a) GENERAL

A number of man made factors and the area's natural features pose potential constraints and/or opportunities which have been explored in the planning of the area. These factors include current land uses within the area, adjacent development (existing and proposed), soils, vegetation, topography, transportation facilities and policy constraints.

(b) EXISTING LAND USES

The land use within the area is rural in nature with the greatest portion of the property presently under cultivation. Existing land use poses virtually no constraint to the development of the area, and except for the natural treed area and the major topographical feature in the southeast portion of the plan area. As such, the proposed land uses will not create problems in implementation, non-conformities or incompatibility with the existing development pattern within the Riverbend Area.

(c) SOILS

A reconnaissance of the property has been made and available surficial and geological data reviewed. Preliminary investigation of the development indicates that the soils will pose no apparent constraints to development and are indeed suitable for the type of development contemplated in the plan. The CLI soil classification for the area is Type 2 and Type 3. The CLI is based on the Alberta Soil Survey but adds capability classes which indicate potential productivity.

A comprehensive soil sampling and testing program will be prepared and submitted to the City of Edmonton for its review at the subdivision stage.

(d) VEGETATION AND NATURAL FEATURES

The majority of the area is now under cultivation and therefore vegetation in the form of woodlots remains in the east-central portion of the neighbourhood.

A series of depressions or "kettles" are located in the southeast portion of the neighbourhood extending in a northwesterly direction from Terwillegar Drive. These depressions are 5-6 metres deep with side slopes in the range of 15-20%. They are located in an area of approximately 50-75 metres wide and 150 metres long within the neighbourhood. A portion of the most easterly area was filled with the development of Terwillegar Drive. It is proposed that the majority of this natural area be retained as open space and form part of the local park system.

(e) TOPOGRAPHY

The 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. With the exception of the "kettle" depressions, the land slopes generally to the west and northwest, with an overall gradual fall of approximately 15 meters from the southwest sector of the area to the northwest edge of the area.

The topographical variations of the area will present few restrictions in

the development of the area. Contours are shown on Figure 4 entitled "Site Features".

(f) **TRANSPORTATION FACILITIES**

Arterial Roadway Facilities - the plan area, bounded by major roadways, will have excellent access to the regional transportation network. Boundary arterial roadways (Rabbit Hill Road and Riverbend Road) will have excellent ultimate access to Terwillegar Drive and Whitemud Drive.

Transit - Transit service will be extended into the Neighbourhood according to City of Edmonton guidelines. Internal roadways will be designed to facilitate routings and maximize access to public transit.

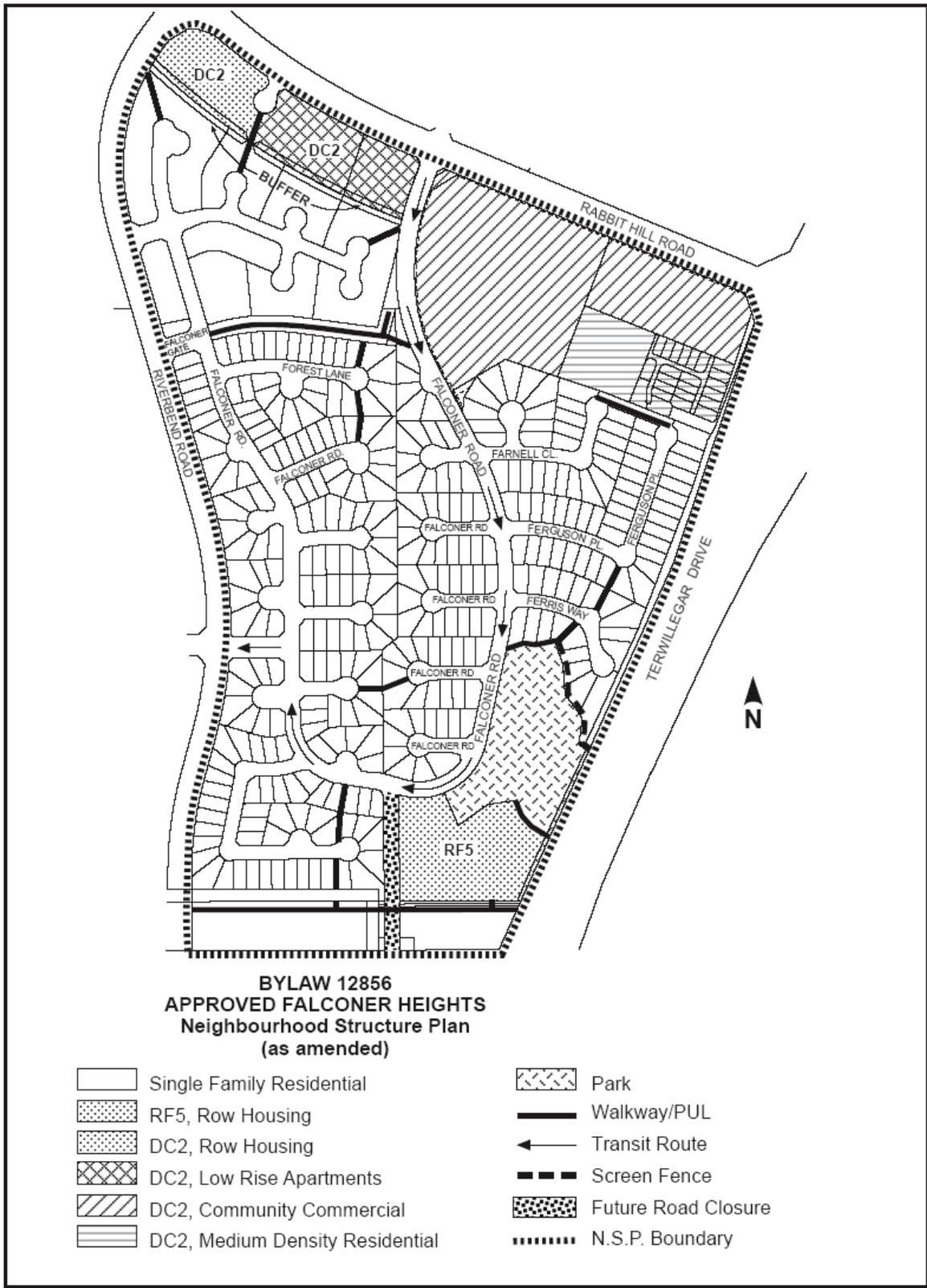
2.6 CONCLUSION

The Plan proposed for the Falconer Heights Neighbourhood Area must recognize various environmental factors in the design of this residential area. The natural and man made components of the neighbourhood will provide a number of opportunities to be incorporated to form the future park environment which will benefit the neighbourhood. The manner in which these factors are utilized and the opportunities manifested are the subject of future sections of this document and are fostered by development objectives formulated for the Plan.

SECTION 3.0

POLICY FACTORS INFLUENCING THE PLAN

Figure 5 – Neighbourhood Structure Plan – Development Concept
 (Bylaw 12865, August 21, 2001)



3.0 POLICY FACTORS INFLUENCING THE PLAN

3.1 DEVELOPMENT OBJECTIVES

GENERAL

The Neighbourhood Structure Plan, which is the intermediate link between the Area Structure Plan and future Subdivision Plans provides the overall policy framework for the development of the area. The recognition of the potential role of the development area as an important segment of the urban fabric of Edmonton leads to the formulation of a number of objectives which should guide the development of the area. The area is primarily residential, with community commercial development, a neighbourhood commercial centre and some semi-detached housing sites. The area will be developed in accordance with the following development objectives:

(a) OVERALL OBJECTIVES

- To conserve portions of the natural environment through sensitive integration of the development with natural features.
- To develop a neighbourhood that is consistent and compatible with same, while being reasonably self-sufficient in terms of amenities that enhance its sense of community.
- To preserve, where possible, all significant viewpoints and vistas and other significant views provided from the area.
- To provide services to the standards of the City.
- To provide planning flexibility and stimulate innovation in planning and design of residential areas.
- To encourage energy efficiency in planning whenever possible.
- To allow for economical phased development at the earliest practical date consistent with City policies.

(b) RESIDENTIAL OBJECTIVES

- To provide needed residential building sites as an additional "southside" housing alternative to the housing areas in the southwest.
- To create an attractive residential neighbourhood to accommodate the projected population.
- To conform to neighbourhood planning requirements utilizing quality urban design principles.
- To promote the establishment of heterogeneous residential precincts and establish a hierarchy of neighbourhood and sub-neighbourhood units containing compatible housing types.
- To create sub-neighbourhood sectors which are flexible to change at subsequent planning stages dependent upon area analysis and market conditions at that time.

(c) COMMERCIAL OBJECTIVES

- To provide a community commercial facility site in compliance with the Area Structure Plan Amendment approved by City Council on September 27, 1988, being Bylaw No. 8946.

(d) SCHOOL OBJECTIVES

- To determine the requirements of the Public and Separate School Boards with respect to accommodating students from this neighbourhood.

(e) OPEN SPACE OBJECTIVES

- To recognize the use of the existing sanitary sewer pipeline rights-of-way, a *private corporation* Right-of-Way and *private corporation* Corridor lands for potential recreational use.
- To meet the needs of future residents for passive and active park space.

Amended by Editor

- To fulfill the statutory requirements of the Planning Act by providing 10% of the area for Schools and Parks or as money in place of municipal reserve.

(f) TRANSPORTATION OBJECTIVES

- To provide for safe and convenient access for vehicles and pedestrians.
- To provide an efficient circulation system for automobiles, pedestrians, bicycles and public transit within the neighbourhood to connect with major adjacent roadways.

(g) UTILITIES OBJECTIVES

- To integrate existing sewerage rights-of-ways, NUL gas rights-of-ways and power transmission corridors into the plan concept.
- To provide an economical servicing system and phasing sequence based on extending City services and utilities.

3.2 LAND USE REQUIREMENTS

(a) GENERAL

Basic to the concept of any Neighbourhood Structure Plan is the establishment of the Land Use Requirements for the area. The following provides a brief explanation of the rationale for land uses proposed within the Structure Plan.

(b) RESIDENTIAL

The majority of land within the Neighbourhood is designated for residential purposes. The Plan *originally provided* for the development of predominantly single family detached housing. Recognizing current consumer preference, as well as present market conditions and the fact that very little multiple family housing has been recently built in southwest Edmonton, this neighbourhood *has been amended to include medium density housing*.

Amended by Editor

Multi-family housing is needed to provide not only rental accommodation for this market, but starter ownership opportunities in multi-family condominium tenure. Because the market place has always considered Riverbend as a desirable residential environment and because traditional pressures have influenced development toward single family developments, there has been a lack of multi-family development in Riverbend in the past and particularly in the neighbourhoods of Rhatigan Ridge, Falconer Heights and Henderson Estates.

(c) **COMMERCIAL**

A community commercial facility is proposed at Rabbit Hill Road and Terwillegar Drive to provide for higher order goods and services required by vicinity residents. The site is located and oriented in compliance with the amended Riverbend Area Structure Plan being Bylaw No. 8946. The Riverbend Area Structure Plan Amendment required that the commercial site be 20 acres (8.10 ha) in size with its primary frontage being along Rabbit Hill Road.

(d) **RESERVE (SCHOOLS, PARKS) REQUIREMENTS**

Consistent with the Planning Act and City of Edmonton's policies, it is necessary to dedicate lands for public open space (and schools where required).

One park site, comprising the approximate 4.8 acre (1.94 ha) area of the three glacial kettles and associated treed side slopes, together with adjacent upland area of 1.2 acres (0.49 ha), is proposed to provide an open space amenity for the total area. This park is located in the southeast portion of the neighbourhood adjacent to Terwillegar Drive.

It has been determined by the School Boards that neither a separate or public elementary school is required in Falconer Heights Neighbourhood. As such, the separate or public elementary students will be accommodated within other schools in the Riverbend Area. As well, junior high schools are not required and will be provided in adjacent neighbourhoods consistent with the School Boards' policies.

Students will ultimately use the schools that are to be built in Bulyea Heights and Henderson Estates which include two public elementary, two junior high, and two separate elementary schools.

3.3 NEIGHBOURHOOD STRUCTURE PLAN

(a) GENERAL

The development concept for the Falconer Heights Neighbourhood is directed to the creation of a balanced and attractive urban environment. The area will offer a range of low density housing. The residential component of the Plan comprises approximately 26.72 hectares (90.74 acres) consisting of one neighbourhood as defined by the major arterial roadways.

Bylaw 12856
August 21, 2001
Amended by Editor

(b) RESIDENTIAL

The overall concept is based on the premise that the neighbourhood will be comprised of a variety of single family housing lot sizes, broadly representing those found presently in southwest Edmonton.

The proposed Land Use Statistics according to the plan have been provided in Appendix 2.

Single Detached Residential:

Single detached residential use, for the most part, comprises the majority of the neighbourhood. This has pedestrian access oriented along local streets and minor walkway systems leading towards the neighbourhood park site. The single family housing will represent the majority of the total housing within the Neighbourhood.

Medium Density Residential:

Medium density residential development, in the form of *row housing and low rise apartments*, is proposed at *five* locations within the neighbourhood.

Bylaw 9551
August 14, 1990
Bylaw 10113
July 13, 1992
Bylaw 11765
July 13, 1998

One row housing (1.2 ha) site and two low rise apartment sites (1.2 ha and 0.8 ha) are proposed west of the Community Commercial facility.

Bylaw 10113
July 13, 1992
Amended by Editor

These sites will be developed as Site Specific Development Control (DC2) Provisions. Development of medium density housing under the DC2 Provisions is limited to a maximum of 30.0 row housing units/ha and 72 low rise apartment units/ha. Under the DC2 Provisions, row housing will be limited to a maximum height of 3 storeys and 2½ storeys for building adjacent to single-detached housing. Low rise apartments under DC2 Provisions are limited to 4 storeys maximum and 2½ storeys for the façade closest to single-detached housing and shall utilize a stepped building design to reduce the apparent building height and massing. A significant 18.0 metre internal landscaped buffer is proposed between the medium density and single family residential, comprising a landscaped and fenced berm. A 7.5-10.7 metre landscaped yard will be required adjacent to the single detached residential next to the row housing site and a 15.0 metre landscape side yard will be provided next to the apartment site. The sites will not have any negative impacts on the proposed adjacent land uses and has excellent accessibility as a result of an all-directional access from Rabbit Hill Road approximately 150 metres east of Riverbend Road, as well as a connection to Falconer Road, at least 40 metres south of Rabbit Hill Road.

Bylaw 10113
July 13, 1992
Amended by Editor

Another medium density site, located adjacent to the proposed community commercial site in the northeast portion of the neighbourhood, is proposed to be developed as low rise apartment seniors housing and as Site Specific Development Control (DC2) Provisions. The apartment housing could be developed to a maximum of 194 units on the site, under the proposed maximum density of 104 units per hectare (44.5 units per acre) and up to a maximum height of four storeys.

Bylaw 11765
July 13, 1998
Amended by Editor

A medium density development is also proposed in the southeast portion of the neighbourhood. This site will be developed as row housing according to RF5 zoning regulations. The location of the site with respect to adjacent land uses and the topographical features in this portion of the neighbourhood will minimize any negative impacts. In the event that an emergency access is required to the row housing site from 156 Street, the developer will be responsible for the upgrading of 156

Bylaw 9551
August 14, 1990
Amended by Editor

Street, south of Falconer Road to the access point, to a 9.0 metre paved rural cross-section standard.

(c) COMMERCIAL

District Commercial

A community commercial site, comprising approximately 16.4 acres (6.62 ha), is proposed on the southwest corner of Terwillegar Drive and Rabbit Hill Road. This is in compliance with the approved Riverbend Area Structure Plan (Bylaw No. 8946) approved by City Council. It calls for a community commercial site to be located in Neighbourhood Seven (Falconer Neighbourhood). It is anticipated that this site will provide services to vicinity residents of *Rhatigan Ridge, Henderson Estates, Falconer Heights, Olgilvie Ridge and Carter Crest*. In addition, it is anticipated that it will provide opportunities to include some services catering to the social/institutional demands.

Bylaw 11765
July 13, 1998

Amended by Editor

The community commercial site will be developed under a direct control *provision (DC-2)*. The direct control district will require specific regulations respecting suitable landscaping to be included, and the proposed buffer area along the western and southern boundaries of the site. The *DC2 provision* will also address proposed building massing and heights of specific buildings in order to minimize any negative impacts on proposed residential uses to the west and south and comprehensive, architectural guidelines in order to ensure a quality development. Finally, the *DC2 provision* will also address the staging of development, in order to ensure the development can be phased to provide services as population growth warrants inclusion of new facilities.

Amended by Editor

The primary access for the site is Rabbit Hill road and future orientation of buildings must recognize this fact. Secondary access to the site will be provided off the neighbourhood collector and Terwillegar Drive at locations to be established with the City when specific development proposals are submitted.

(d) SCHOOLS

As mentioned previously, students from the Falconer Heights Neighbourhood Area will be transported to schools in adjacent neighbourhoods to the north or west. The student population generated from this area is estimated as follows:

PE (K-6)	PJ	PS
359	135	84
SE (K-6)	SJ	SS
150	135	34

Bylaw 11765
July 13, 1998

(e) PARK SITES

The provision of land dedicated to open space is a prime consideration in developing a balanced neighbourhood. In attempting to meet this objective, two factors must be considered: firstly, the preservation of existing natural features and secondly, the assurance that the open space standards reflect the needs of the community and conform with regulatory requirements.

While a school site is not required in the area, it is appropriate to provide an open space amenity area for the neighbourhood population.

A single park site, approximately 6.0 acres (2.4 ha) in size, is proposed to be located adjacent to Terwillegar Drive extending westward to the neighbourhood collector road. This park site will comprise three of the glacial "kettles" and associated treed slopes within an area of approximately 4.8 acres (1.94 ha) and will be left in its current natural state, and as well, a 1.2 acre (0.49 ha) upland are will be developed into a neighbourhood park. The precise size and configuration of this park will be determined at the subdivision stage. The fourth kettle, west of the neighbourhood collector, will be filled.

The developer and the *Community Services* Department will enter into an agreement by which both parties will share the cost for grading and seeding, as well as for playground equipment for the development of the upland neighbourhood park, at the time of subdivision and development

Amended by Editor

of adjacent lands.

Upland walkways will be provided adjacent to the glacial depressions, as shown on the NSP Development Concept. The precise location and type of walkway surface will be subject to final approval by the Parks and Recreation Department at the subdivision stage, taking into account the retention of trees, topography and accessibility to the 4.8 acre natural area.

The developer will design and construct storm services within the proposed bus loop road of sufficient capacity and depth to accommodate the drainage requirements from the most westerly park "kettle" and will bear the cost of the extension of a lateral extension to pick up this drainage.

(f) CIRCULATION SYSTEM

The major arterial roadways skirt the exterior boundaries of the neighbourhood and accommodate the primary movements. The neighbourhood collector roadways focus internal neighbourhood traffic to the arterial roadways.

Collector loop roadways access with boundary arterials and provide primary access to the sub-areas of the neighbourhood. Street tree planting within the collector loop road will occur in the boulevard between the sidewalk and the property line of the right-of-way. A series of cul-de-sacs and local loop roadways have been extended from these collector loop roadways to minimize short cutting through the neighbourhood.

Access to the low rise apartment DC2 site in the northwest portion of the neighbourhood will be from Falconer Road only. There will be no access to the medium density (DC2) housing from the internal local roadways. Access to the proposed multi-family housing adjacent to the community commercial site will be by way of a proposed new public road right-of-way, running south from Rabbit Hill Road to the proposed development. This will provide direct connection to the arterial roadway system. An emergency access can be provided on the east side of the multi-family

Bylaw 10113
July 13, 1992
Bylaw 11765
July 13, 1998
Amended by Editor

site, directly to Terwillegar Drive.

The proposed transit route is identified on the proposed neighbourhood structure plan.

The requirement for noise attenuation facilities adjacent to Terwillegar Drive will be reviewed as subdivision plans are submitted.

The sewer right-of-way, the *private utility corporation* pipeline right-of-way and the *private utility corporation* right-of-way, will be utilized as part of the pedestrian circulation system in the Neighbourhood. The sewer right-of-way will have a 1.5 metre hard surface walk and will be landscaped to the standards and satisfaction of the *Community Services* Department. The *private utility corporation* right-of-way will have a 3.0 metre walk and will be landscaped to the standards and satisfaction of the *Community Services* Department.

Amended by Editor

(g) CONCLUSION

This document and enclosed plan for Falconer Heights Neighbourhood has been prepared with the primary justification for the proposal being to satisfy the constantly changing conditions associated with land development in order to satisfy market demands.

SECTION 4.0

ENGINEERING SERVICES AND UTILITIES

4.0 ENGINEERING SERVICES AND UTILITIES

4.1 GENERAL

This section of the report outlines the provision of municipal and utility services including storm drainage, sanitary sewerage, water distribution, power, natural gas and telephones.

4.2 STORM DRAINAGE

As shown on the enclosed Figure 6, the proposed storm drainage system for the majority of *Falconer Heights* will connect to existing storm trunk systems constructed within Riverbend Road. The existing trunk systems are oversized to accommodate drainage from this neighbourhood.

Amended by Editor

A small area in the northwest corner of the Neighbourhood will drain to systems in the Rhatigan Ridge Neighbourhood to the north.

The storm sewer trunks were constructed with sufficient capacity to accommodate *Falconer Heights* without any on-site stormwater management requirements.

Amended by Editor

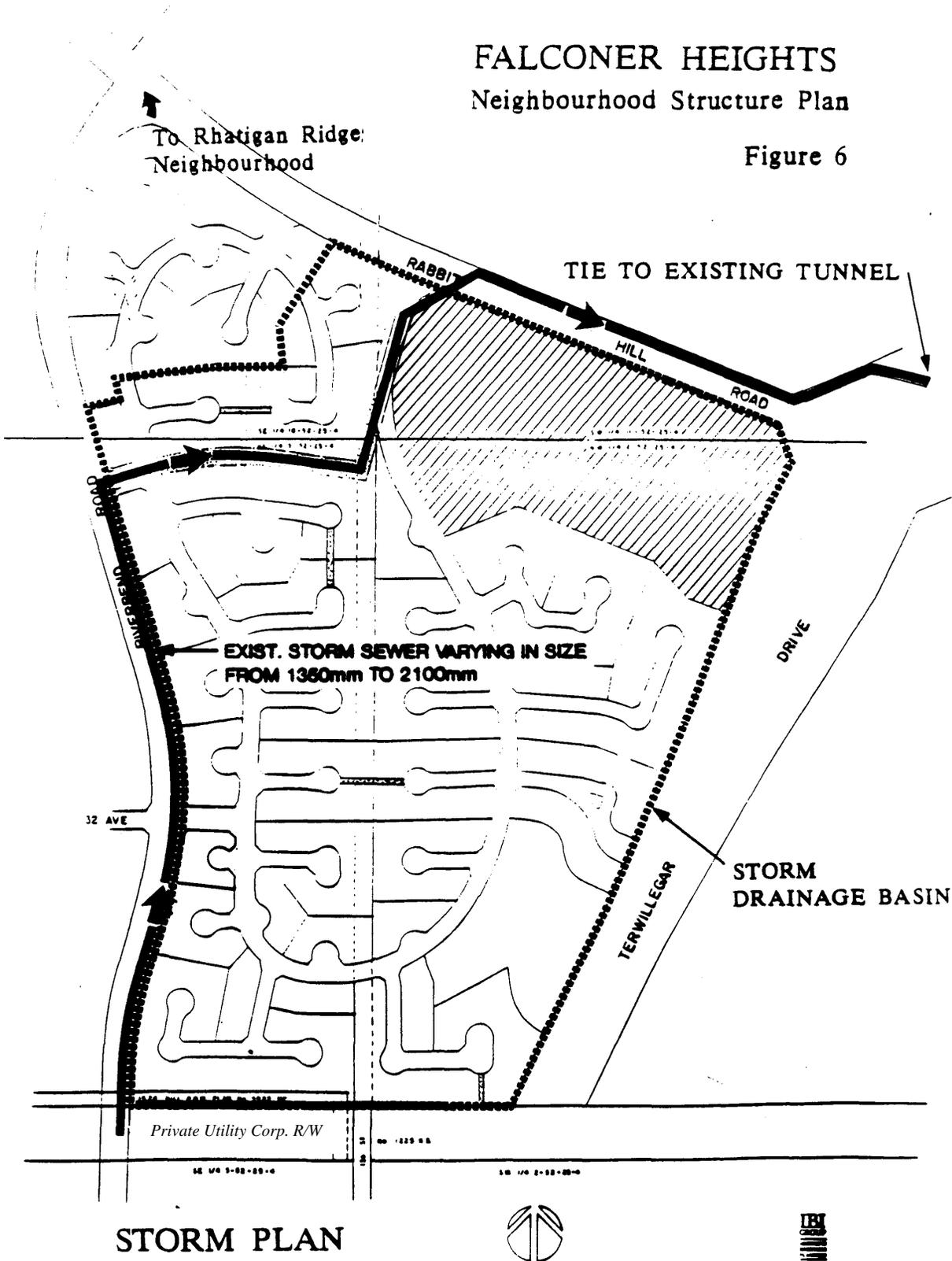
4.3 SANITARY SEWERAGE

As shown on the enclosed Figure 7, the proposed sanitary sewerage system for the majority of *Falconer Heights* will connect to existing sanitary trunk systems constructed within Riverbend Road and connected to the recently completed trunk sewer on Terwillegar Drive. This trunk sewer extends north across the Whitemud Freeway and serves the entire Riverbend area. There is sufficient capacity within the system to accommodate full development of *Falconer Heights*.

Amended by Editor

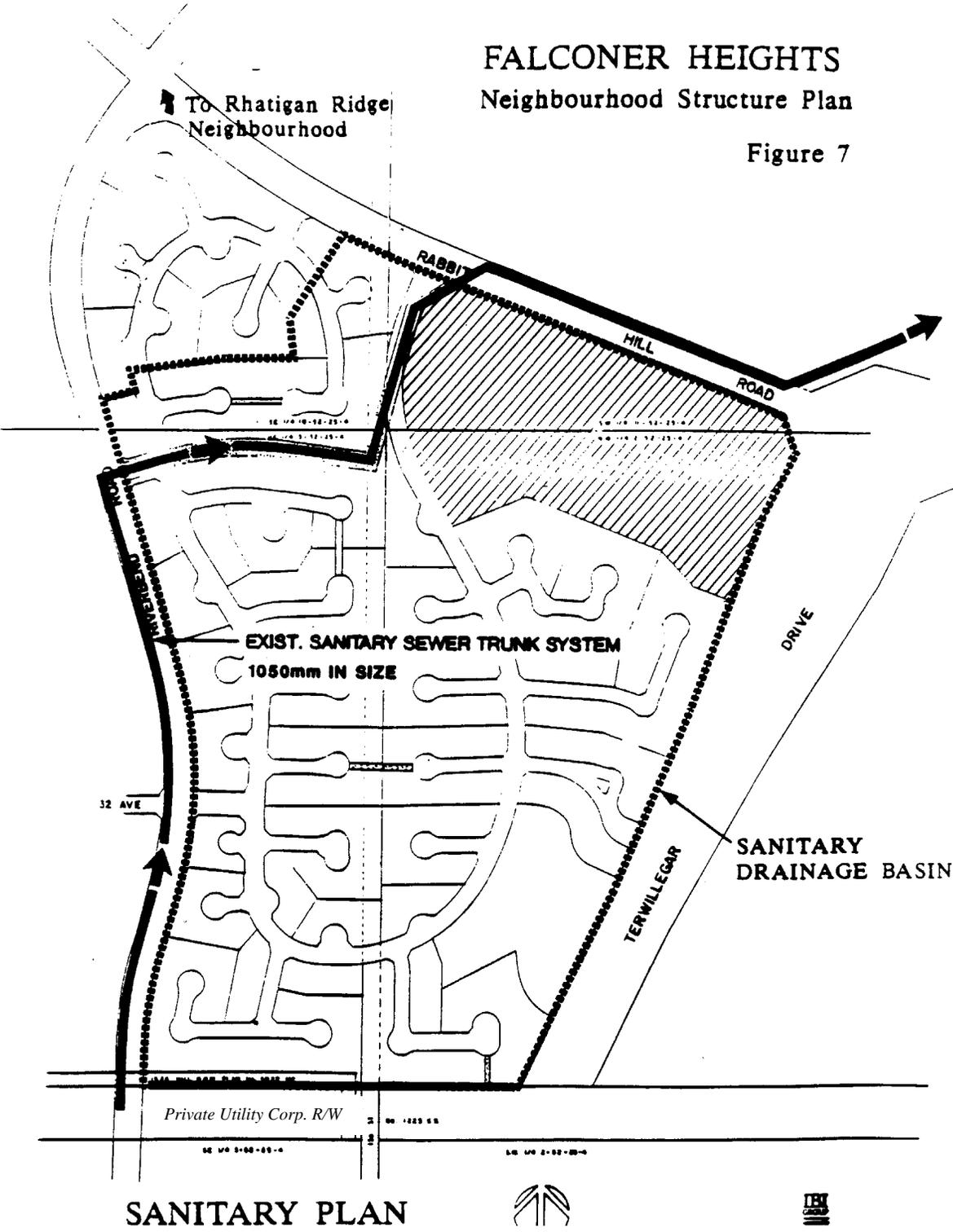
A small area in the northwest corner of the Neighbourhood will drain to systems within the Rhatigan Ridge Neighbourhood to the north.

Figure 6 – Neighbourhood Structure Plan – Storm Plan*
 (Bylaw 9158, June 27, 1989)



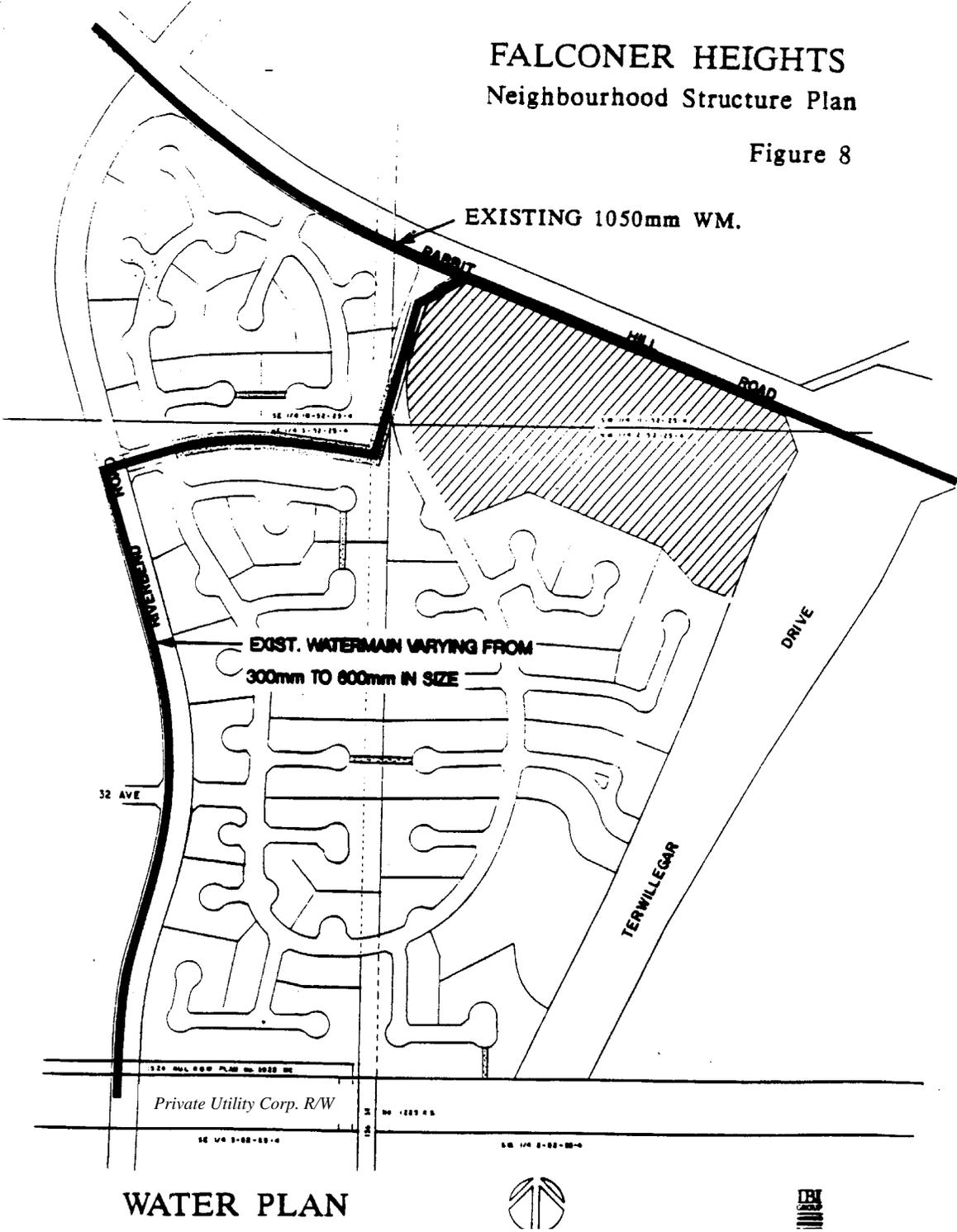
*Amended by Editor

Figure 7 – Neighbourhood Structure Plan – Sanitary Plan
 (Bylaw 9158, June 27, 1989)



*Amended by Editor

Figure 8 – Neighbourhood Structure Plan – Water Plan*
 (Bylaw 9158, June 27, 1989)



*Amended by Editor

Onsite sanitary sewers will be designed in accordance with City of Edmonton servicing standards.

4.4 WATER DISTRIBUTION

As shown in Figure 8, it is proposed to service *Falconer Heights* from the existing watermains constructed within Riverbend Road and Rabbit Hill Road. The internal watermains will be designed in accordance with City of Edmonton servicing standards.

Amended by Editor

4.5 NATURAL GAS, POWER AND TELEPHONE

Natural gas, power and telephone utility systems will be provided from adjacent systems.

SECTION 5.0

IMPLEMENTATION OF THE DEVELOPMENT

5.0 IMPLEMENTATION OF THE DEVELOPMENT

5.1 GENERAL

The Falconer Heights Neighbourhood area can be readily serviced and easily phased. It is anticipated that the Falconer Heights Neighbourhood development area will take approximately 2-4 years to develop totally.

5.2 STAGING

Falconer Heights Neighbourhood will create two new possible development fronts with development initiated from the north and the west neighbourhood sectors. Development could commence in these sub-areas and progress inward along the collector roadway. Other stages of development in the neighbourhood will proceed according to market considerations.

Based on current marketing strategies, individual phases of development will be relatively small in terms of land area and number of residential lots.

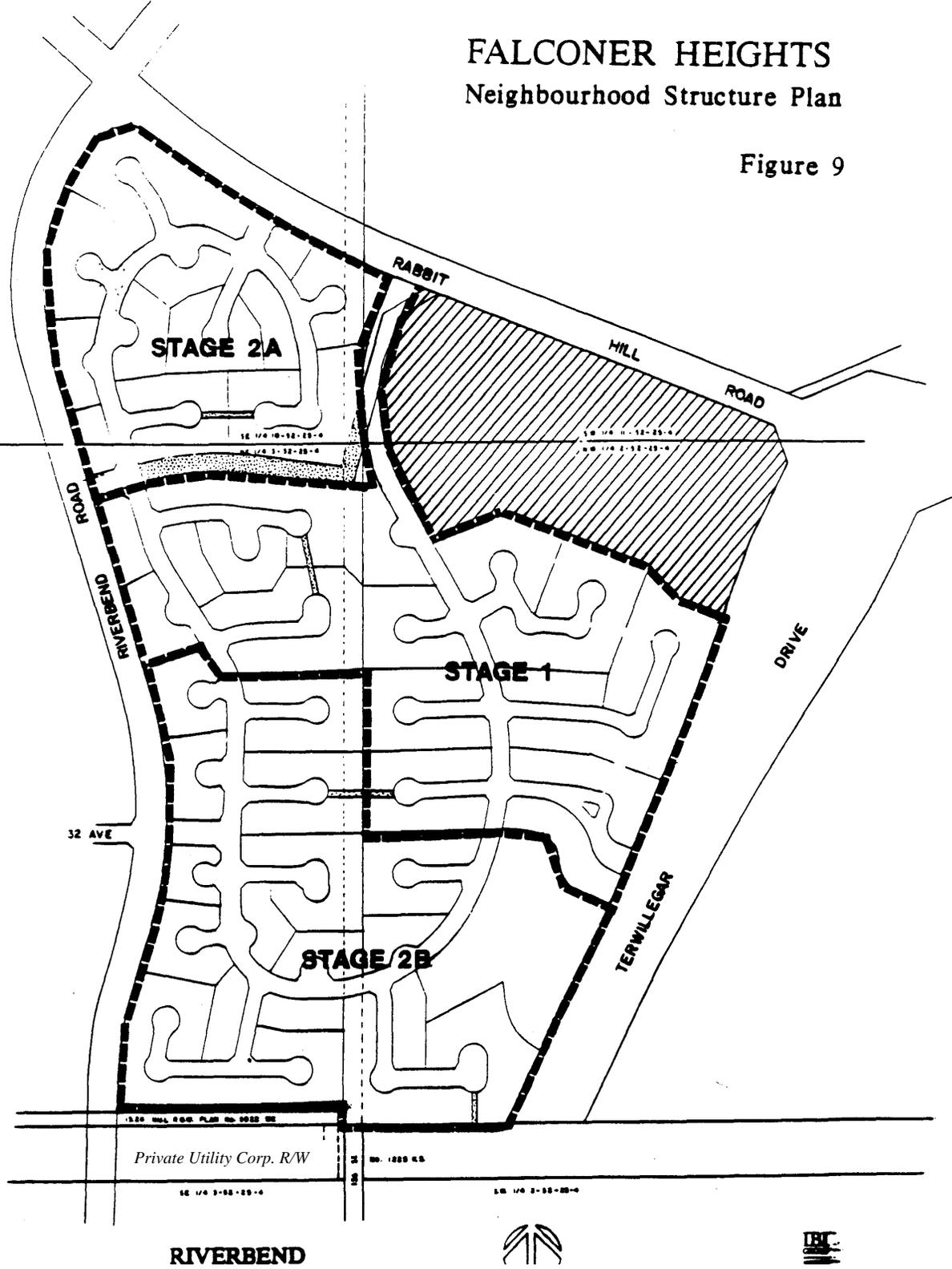
The detailed staging of development within the neighbourhood area will be precisely defined at the Subdivision Plan level. The proposed staging is shown in Figure 9.

5.3 SUBDIVISION AND REDISTRICTING

Subdivision and redistricting will occur subsequent to the adoption of the Neighbourhood Structure Plan bylaw in accordance with stages identified based on market conditions at that time.

Each phase of subdivision and redistricting will go through the steps of notice and public hearings as required by the Planning Act.

Figure 9 – Neighbourhood Structure Plan – Development Stages
 (Bylaw 9158, June 27, 1989)



*Amended by Editor

APPENDIX 1
LAND OWNERSHIP

APPENDIX 1 - LAND OWNERSHIP

(Bylaw 9158, June 27, 1989)

<u>NO.</u>	<u>LEGAL DESCRIPTION</u>	<u>OWNER(S)</u>	<u>CAVEATS</u>
1.	NW 1/4 Sec. 2-52-25-4	<i>Private Corporation</i>	
2.	NE 1/4 Sec. 3-52-25-4	<i>Private Corporation</i>	
3.	SW 1/4 Sec. 11-52-25-4	<i>Private Corporation</i>	
4.	SE 1/4 Sec. 10-52-25-4	<i>Private Corporation</i>	City of Edm.
		<i>Private Corporation</i>	
		<i>Private Corporation</i>	

APPENDIX 2

LAND USE STATISTICS

APPENDIX 2 - LAND USE STATISTICS

(Bylaw 12856, August 21, 2001)

		Area (ha)	% of GDA
Gross Plan Area		59.48	
Less: <i>Private Utilities Corporation</i> Right-of-Way		0.38	
Sewer Line Right-of-Way		0.27	
<i>Private Utilities Corporation</i> Right-of-Way		2.70	
Terwillegar Drive Widening		0.10	
Gross Developable Area		56.03	100
Circulation		10.06	18.0
Municipal Reserve		2.43	4.3
Community Commercial		6.62	11.8
Residential		36.72	65.5
		% of	
		Total	
	Units	Units	Population
Single Detached Residential	443	52	1,532
Row Housing — DC2	24	3	107
Row Housing - RF5	55	6	164
Low Rise Apartment — DC2	144	17	281
Medium Density - DC2	193	22	281
Total Residential	859	100	2,365

Density: 42.2 persons per gross hectare

Single Family/Multiple Family Ratio: 52/48

STUDENT GENERATION
 (Bylaw 11765, July 13, 1998)

Land Use	PE	SE	PJ	SJ	PS	SS
Single Family	190	79	88	39	53	22
Multi-Family	169	71	47	20	21	12
Totals	359	150	135	59	84	34
Student Total	821					