Albany Neighbourhood Structure Plan

Office Consolidation November 2009

Prepared by:

Current Planning Branch
Planning and Development Department
City of Edmonton

Bylaw 15291 was adopted by Council in October 2009. In November 2009, this document was consolidated by virtue of the incorporation of the following bylaw:

Bylaw 15291 Approved October 28, 2009 (to adopt the Albany Neighbourhood Structure Plan)

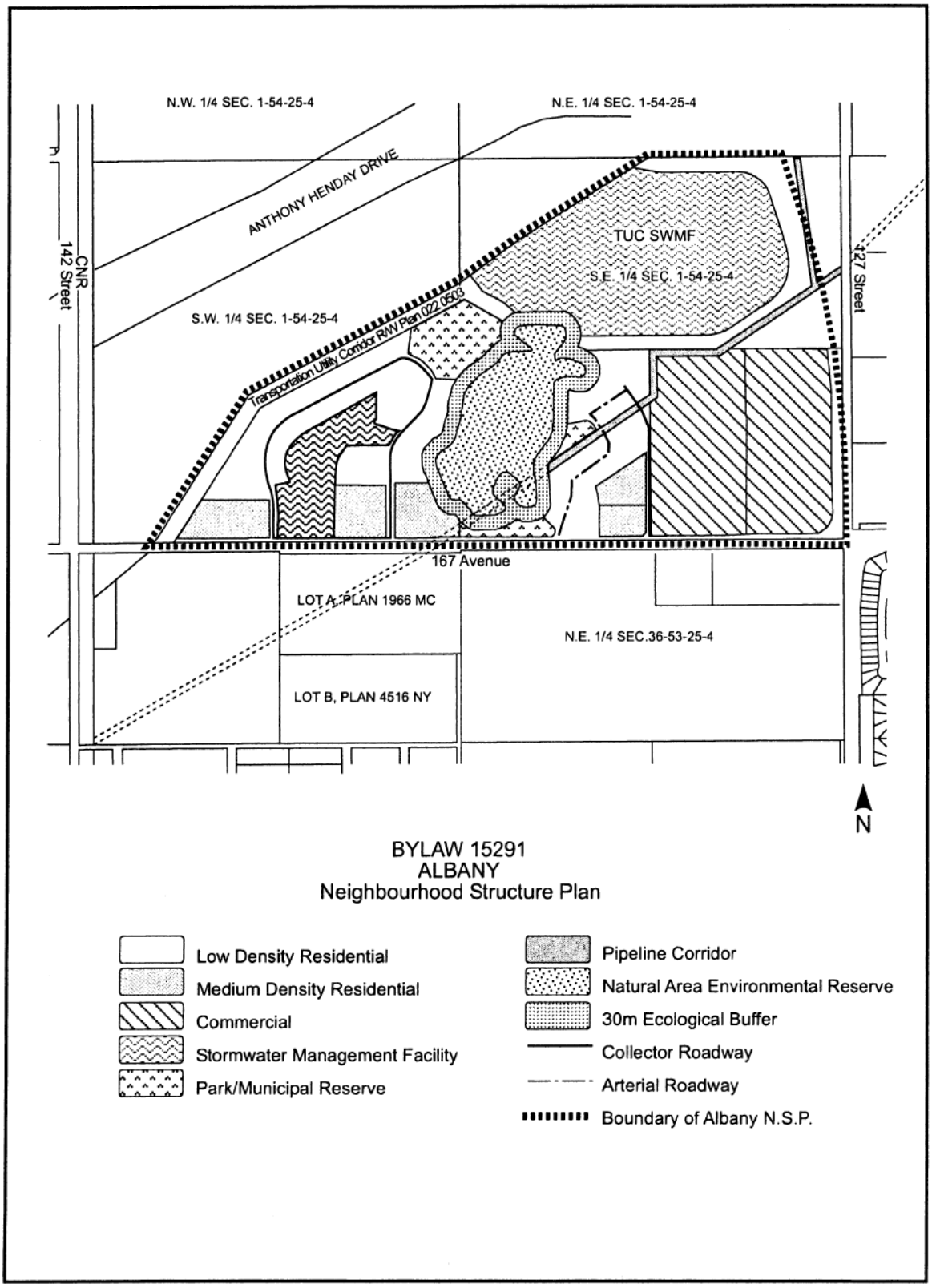
Editor's Note:
This is an office consolidation edition of the Albany Neighbourhood Structure Plan, Bylaw 15291, as approved by City Council on October 28, 2009. This edition contains all amendments and additions to Bylaw 15291.

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 15291 (October 28, 2009)



ALBANY NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 15291

	Area (ha)	% GA	% GDA
Gross Area	**81.17**	**100.0**	
Natural Area (Environmental Reserve)	10.87	13.4	
Pipeline and Utility Right of Way	2.46	3.0	
Transportation and Utility Corridor	27.93	34.4	
Arterial Road Widening	2.10	2.6	
Gross Developable Area	**37.81**		**100.0**
Parkland, Recreation (Municipal Reserve) – Park*	3.01		8.0
Transportation – Circulation	2.56		6.8
Infrastructure/Servicing – Stormwater Management Facility	3.35		8.9
Commercial (CSC)	14.39		38.1
Total Non-Residential Area	**23.31**		**61.7**
Net Residential Area (NRA)	**14.50**		**38.3**

Residential Land Use, Dwelling Unit Count and Population	**Area (ha)**	**Units/ha**	**Units**	**% of Total**	**People/ Unit**	**Population**	**% of NRA**
Ground Oriented – Low Density Residential	9.35	20	187	31.2	3.45	645	64.5
Non-Ground Oriented ** - Medium Density Residential	5.15	80	412	68.8	2.87	1,182	35.5
Total Residential	**14.50**		**599**	**100.0**		**1,828**	**100.0**

Sustainability Measures	
Population Density (ppnra)	**126.0**
Unit Density (upnra)	41.3
Ground Oriented / Non-Ground Oriented Units	31.2 / 68.8
Population (%) within 500 m of Parkland	95
Population (%) within 400 m of Transit Service	100
Population (%) within 600 m of Commercial Service	86
Presence / Loss of Natural Area Features	Wetland
Protected as Environmental Reserve (ha)	10.9

Student Generation	
Public School Board	**152**
Elementary	76
Junior / Senior High	76
Catholic School Board	**60**
Elementary	30
Junior High	15
Senior High	15
Total Student Population	**212**

* Remainder of MR owing to be dedicated as cash-in-lieu at time of subdivision

** The MDR designation allows the development of ground-oriented units such as row houses, townhouses, and stacked row house

Albany

Neighbourhood Structure Plan

Prepared for:

Three Private Landowners
(Amended by Editor)

Prepared by:

August 2009

Stantec

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this Neighbourhood Structure Plan ("NSP") is to describe the land use framework and development objectives for the Albany Neighbourhood Structure Plan. The Albany NSP encompasses approximately 81 hectares and is one of five neighbourhoods identified in the Palisades Area Structure Plan (ASP). The Albany NSP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the policies and objectives identified in the Palisades ASP (see ***Figure 1.0 - Location Plan***).

The Palisades ASP consists of approximately 590 ha of land located immediately south of the Transportation and Utility Corridor (TUC), east of 142 Street, north of 137 Avenue, and west of 127 Street within northwest Edmonton.

The Neighbourhood Structure Plan provides an analysis of the existing conditions, proposed development objectives, transportation network, environmental impact, development and design guidelines for the various land uses within the plan area.

This NSP is supported by various studies including: a Traffic Impact Assessment (TIA), Phase I Environmental Site Assessment, Stage 1 and Stage 2 Natural Site Assessment, Wetland Area Management Plan (WAMP), Neighbourhood Design Report (NDR) and a Water Network Analysis (WNA).

The Albany NSP has been prepared on behalf of *three private landowners* and/or beneficial owners of approximately 47.5 hectares of land within the NSP.

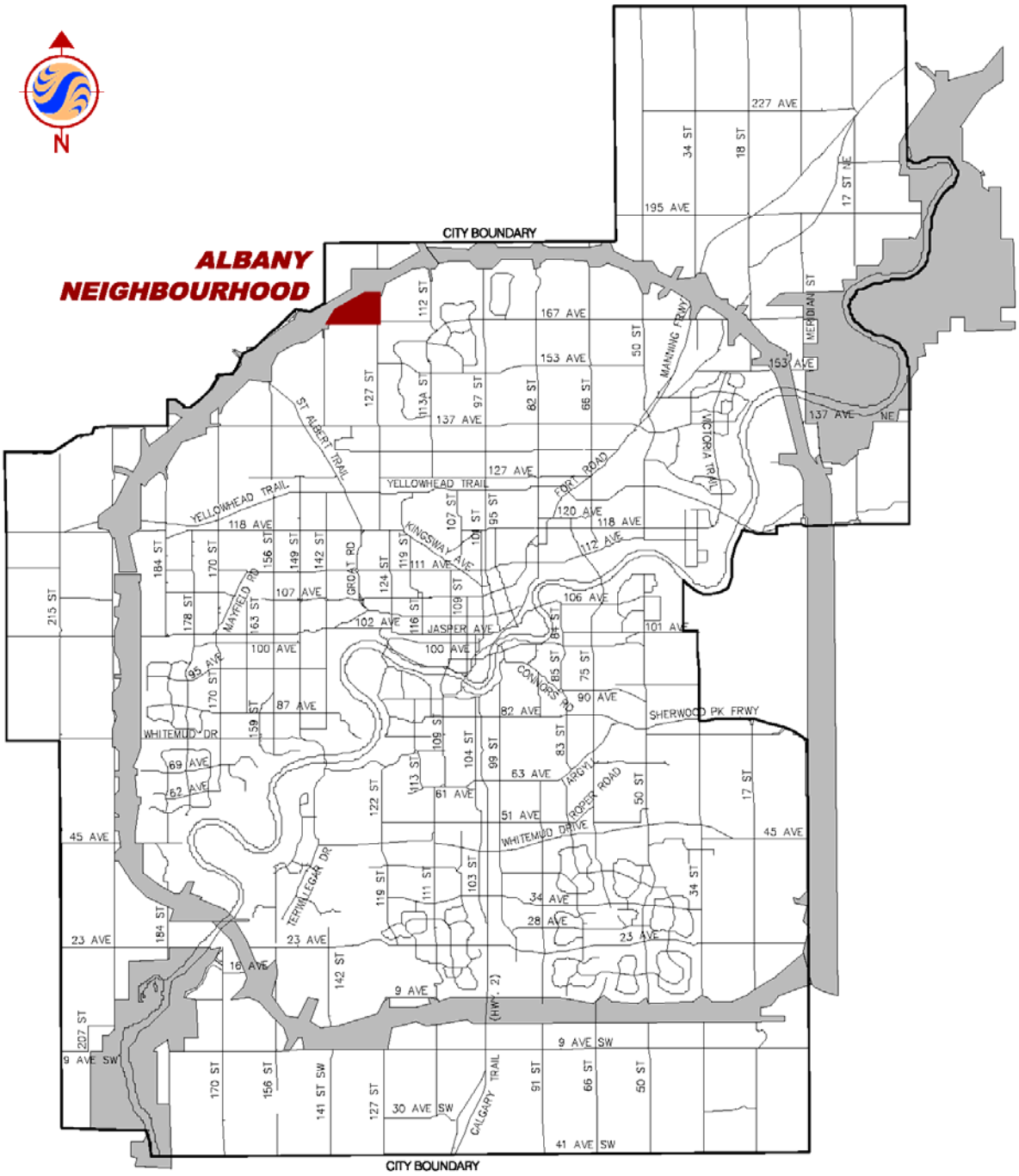
Amended by Editor

1.2 Definition of Plan Area

The Albany NSP is situated within a portion of the SW and SE Sections of 1-54-25-W4M. The NSP is defined by the following boundaries (see ***Figure 2.0 - Context Plan***):

- **Northern Boundary** - Transportation & Utility Corridor
- **Western Boundary** - Transportation & Utility Corridor
- **Eastern Boundary** - 127 Street
- **Southern Boundary** - 167 Avenue

The Albany NSP represents a logical extension of urban development with regards to identifiable plan boundaries and future infrastructure and servicing considerations.



Project
ALBANY NEIGHBOURHOOD STRUCTURE PLAN

1.0

Title
Location Plan

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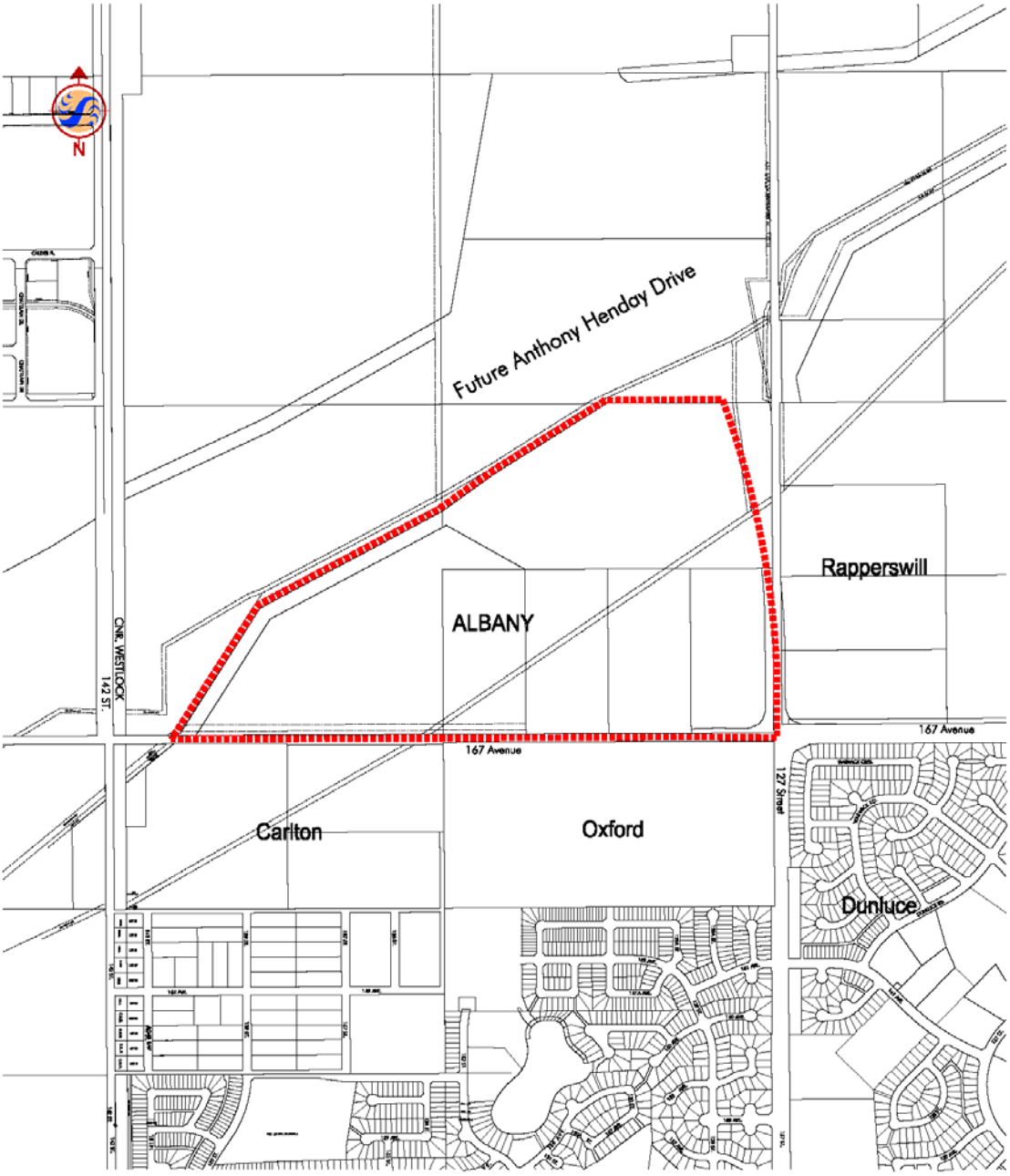

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NSP Boundary

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ALBANY
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
2.0

Title

Context Plan

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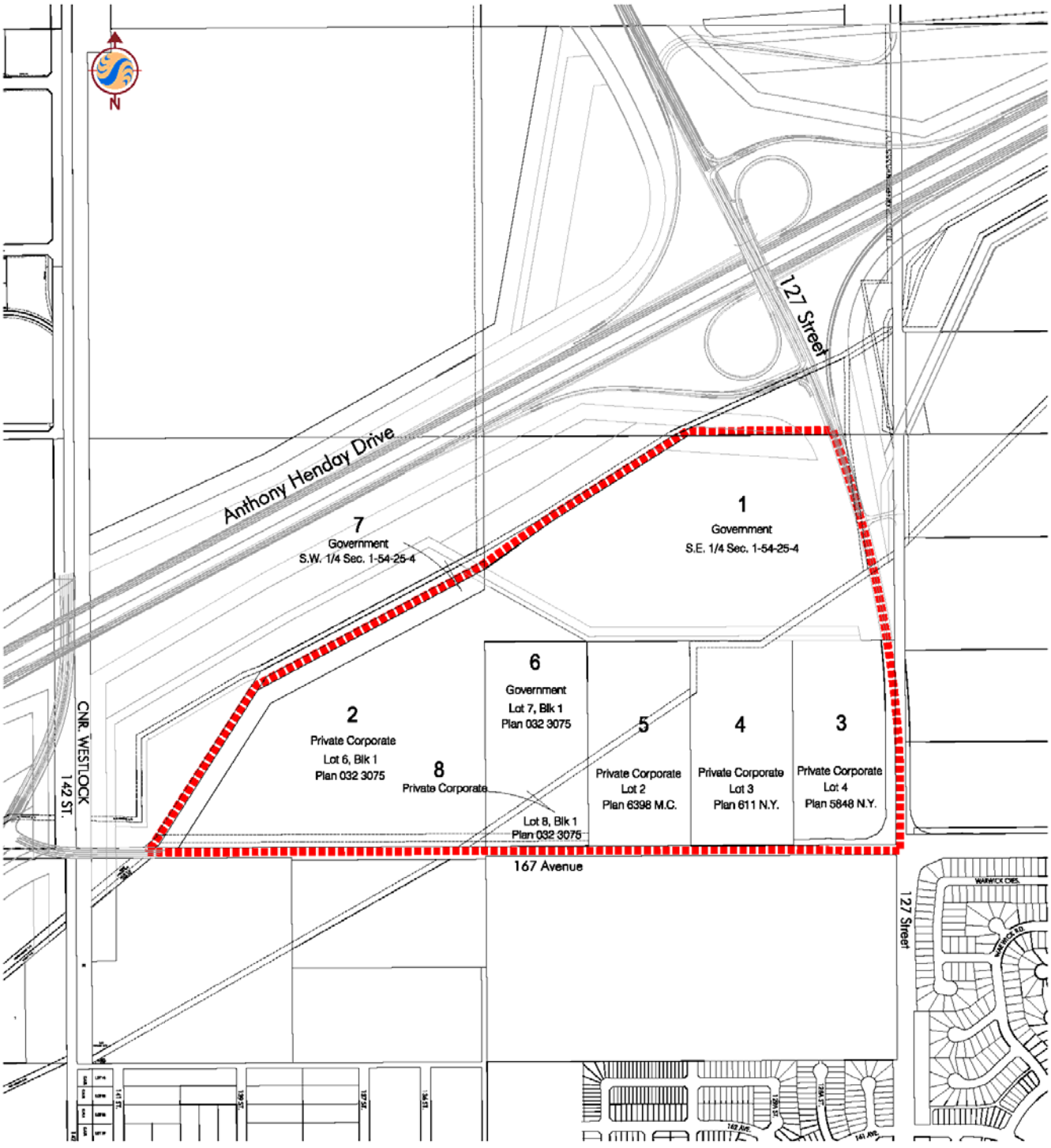
Land Ownership

Approximately 47.5 hectares of the land within the Albany NSP is owned, managed or under an agreement for sale by Private Corporate owners. The Government owns the remainder of the lands. Current land ownership is shown on ***Figure 3.0 - Land Ownership***.

TABLE 1 - LAND OWNERSHIP (as amended by Editor)
ALBANY NEIGHBOURHOOD STRUCTURE PLAN

	Titled Owner	Legal Description	Area (ha)
1.	Government	Portion of SE ¼ 1-54-25-W4	*24.38
2.	Private Corporate	Plan 032 3075, Blk.1, Lot 6	20.33
3.	Private Corporate	Plan 5848 NY, Lot 4	9.24
4.	Private Corporate	Plan 611 NY, Lot 3	8.09
5.	Private Corporate	Plan 6398 MC, Lot 2	8.09
6.	Government	Plan 032 3075, Blk.1, Lot 7	6.30
7.	Government	Portion of SW ¼ 1-54-25-W4	2.95
8.	Private Corporate	Plan 032 3075, Blk.1, Lot 8	1.79
		TOTAL AREA	***81.17***

*Note: The areas provided above do not reflect the total area of land as illustrated on certificate of title.



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NSP Boundary

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ALBANY NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
3.0

Title
Land Ownership

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2.0 Policy and Design Principles

2.1 Policy Context

The Albany Neighbourhood Structure Plan supports a number of policies and principles identified in *Plan Edmonton*, *The Palisades Area Structure Plan*, *Suburban Neighbourhood Design Principles* and other relevant planning documents. A brief description of these documents are provided below.

Plan Edmonton – Plan Edmonton is a document that provides the policies and strategies to help guide growth and development in Edmonton over a 10-year horizon. Land within the Albany NSP is designated in the City of Edmonton's Municipal Development Plan (MDP) Bylaw No. 11777 as a Suburban Area, intended for suburban residential development.

The Palisades Area Structure Plan – The Palisades ASP provides general guidelines to facilitate the orderly development of the plan area in terms of proposed land uses, density of development, location of major roads and facilities and sequence of development. The Palisades ASP has been designed on the basis of a community structure composed of a number of neighbourhoods to form a community cluster that provides community and neighbourhood services to more than one or two neighbourhoods. The Albany NSP is a more detailed extension of the general land use framework described in the ASP.

Suburban Neighbourhood Design Principles - The City of Edmonton's Suburban Neighbourhood Design Principles report describes a variety of design principles intended to encourage flexibility and innovation in the design and servicing of new neighbourhoods.

Smart Choices & City of Edmonton Strategic Plan - The overall goals of the Smart Choices Program are to develop a more compact, walkable, and transit-oriented City with improved building and site design, and vibrant and engaged communities. The City's Strategic Plan (2009-2018), which re-affirms the above goals, calls for transforming Edmonton's urban form, improving liveability, shifting transportation mode, and preserving and sustaining the environment.

The following table summarizes the key objectives from the above noted policy documents that are applicable to the Albany Neighbourhood Structure Plan.

Objectives	Neighbourhood Planning Principles
Variety of choice of housing types: *MDP Strategy 1.1.1 and 1.7.2* *Palisades ASP Development Objectives 1.(b) and 2.(b)*	▪ The Albany NSP provides opportunities for low and medium density residential housing of various types and densities. ▪ The NSP will provide flexibility and opportunities to develop innovative housing types.
Provide opportunity for increased residential densities and for innovative housing : *MDP Strategy 1.7.1* *Suburban Neighbourhood Design Principle 12 – Locate multi-family uses toward the edge of new neighbourhoods and close to the community and neighbourhood focal points.* *Suburban Neighbourhood Design Principle 15 – Provide opportunity through the residential districts of the Land Use Bylaw for the intensification of housing forms and for alternative site design and building siting.* *Edmonton Strategic Plan – Transform Edmonton Urban Form – Calls for an increase in the average density of the housing stock.*	▪ Medium density residential sites have been located throughout the plan area adjacent to the collector roadways to support the commercial uses. ▪ The majority of the NSP is reserved for medium density residential uses. ▪ The NASP shall provide opportunity for innovative housing, including, but not limited to, single detached housing with reduced lot dimensions, setbacks, or higher site coverage. ▪ Opportunities for innovative site design and building siting shall be pursued at the zoning and subdivision stages. ▪ A higher proportion of medium density residential uses is planned, to be within appropriate distances of transit service, commercial services, and open spaces.

Environmental protection and conservation: *MDP Strategy 1.1.13* *Palisades ASP Development Objective 9.(a)*	▪ Stage 1 and 2 Natural Site Assessments and Wetland Area Management Plan have been completed and provide recommendations for the preservation and integration of the wetland with urban development. ▪ Public access to the wetland shall be restricted in order to reduce potential impacts and disturbances to the natural environment.
Provide transportation alternatives: *MDP Strategy 1.3.4, 4.3.1, and 4.3.3* *Palisades ASP Development Objectives 5.(a) and 5.(b)* *Suburban Neighbourhood Design Principle 5 – Provide convenient pedestrian and bicycle access throughout the neighbourhood and especially between destination points within and outside the neighbourhood.* *Smart Choices Section D Walkability*	▪ Medium density housing shall be planned adjacent to collector and arterial roadways to encourage transit use. ▪ Walking and cycling to destination areas, including into adjoining neighbourhoods, shall be provided through the provision of pedestrian and cycling paths. ▪ Connections shall be designed to provide safe movement, minimize walking distances in residential areas, and to provide access for all residents to future transit stops. ▪ Each site shall be easily accessible via pedestrian, bicycle, transit and vehicular traffic. ▪ A mix of land uses, higher residential densities, and an extensive network of roads, sidewalk, trails and walkways helps to create a more walkable city.

Accommodate growth in an orderly and cost-effective manner: *Palisades ASP Development Principles 8.(a) and 8.(c)*	▪ Development of the Albany NSP represents a continuation of urban development in northwest Edmonton. Given the proximity to adjacent developing neighbourhoods and its location relative to 167 Avenue and 127 Street, infrastructure services can be extended in a cost-effective manner. ▪ Albany NSP is situated immediately north of the developing Oxford and Carlton neighbourhoods and northwest of the developed Dunluce Neighbourhood. ▪ The NSP proposes the logical extension of services from the Oxford NSP and from major existing and planned service connections along 127 Street and 167 Avenue.

2.2 EDMONTON GARRISON HELIPORT ZONING REGULATIONS

The Edmonton Garrison Heliport Zoning Regulation (EGHZR) introduced limitations on development within the Approach Zones and Bird Hazard Zones. Land uses, particularly with respect to heights, size and type of stormwater management facilities and retention of wetlands, may be limited under these regulations and is subject to review by the Department of National Defence (DND).

The Albany NSP is located within the EGHZR and certain land uses (i.e. stormwater management facilities) may be controlled or limited under these regulations. The DND will review and provide recommendations to the City of Edmonton for the implementation of the appropriate bird hazard mitigation measures (as stipulated under 'Bird Hazards' Sections 6 & 7 of the EGHZR) for the stormwater management facility, retained wetland and adjacent land uses. The DND will review this further at the detailed engineering stage.

2.3 STORMWATER MANAGEMENT GUIDELINES

The location, design and construction of stormwater management facilities shall conform to the City of Edmonton's Stormwater Management Facilities Guidelines.

3.0 Site Context and Development Considerations

3.1 TOPOGRAPHY AND VEGETATION

The topography of the lands within the Albany NSP is mainly flat with slight undulations (see ***Figure 4.0 – Site Contours***). The plan area is composed of a relatively large wetland complex that includes a fresh water marsh, wet meadow and upland forest area.

Soils within the wetland area are characterized as organic. Upland soils within the wetland complex are a blend of eluviated black chernozems, black solodized solonetz and gleysolic developed on lacustrine material. The soil conditions do not present any impediment to urban development.

3.2 EXISTING LAND USES

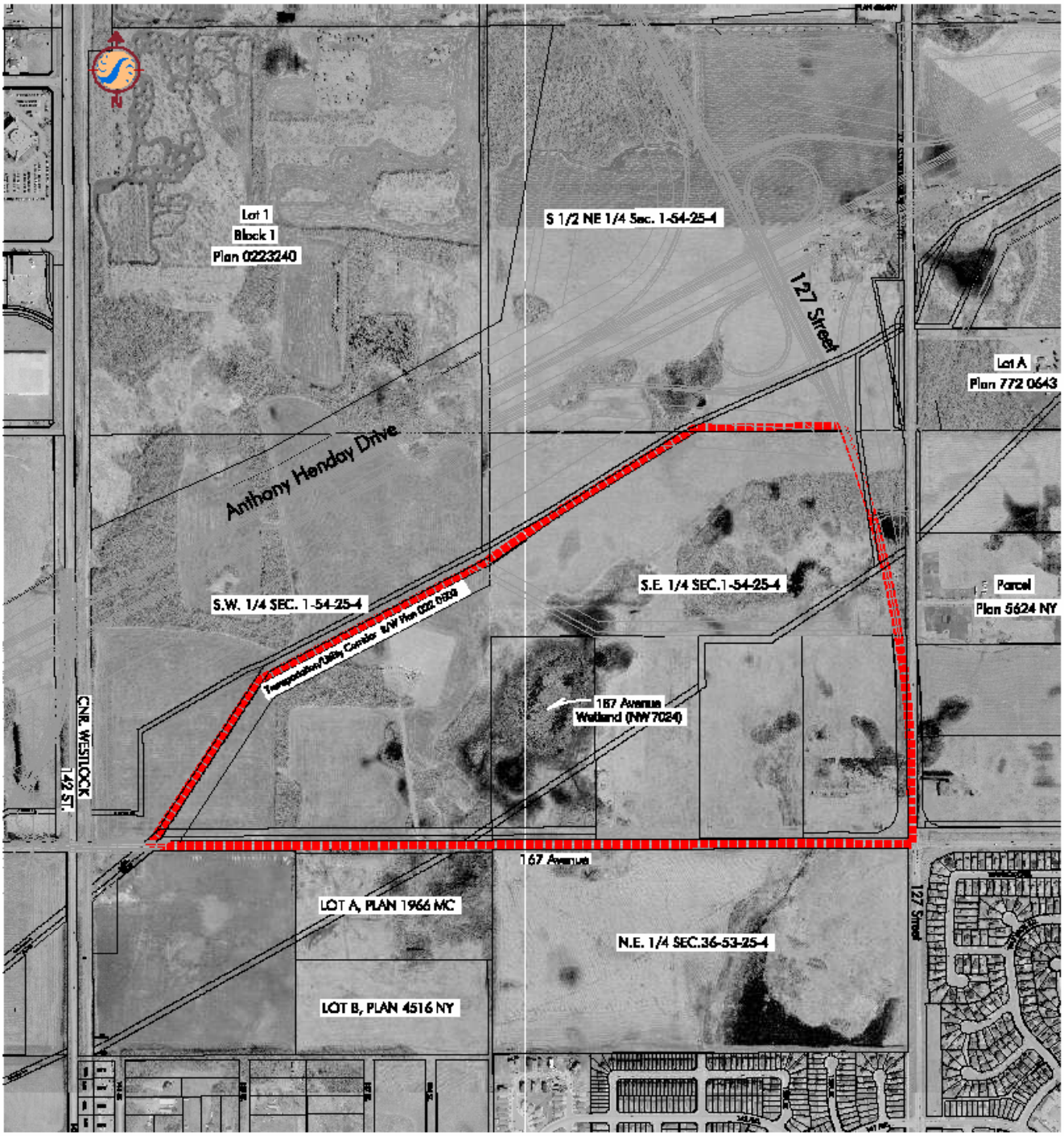
The NSP area is currently zoned as (AG) Agricultural Zone. As shown on ***Figure 5.0 – Site Features and Constraints***, there are three existing farmhouse/residential properties located along the east side of the plan area adjacent to 127 Street. A larger residence and general building, including some smaller outbuildings are located in the southeast corner of the plan. To the west of the wetland, an access road, parking lot and building have been developed with access off of 167 Avenue. The remainder of the lands are cleared and under cultivation. None of these uses pose any particular constraints to future development.

3.3 SURROUNDING LAND USES

The plan area is bound on the north and west by the Transportation and Utility Corridor and on the south and east by 167 Avenue and 127 Street respectively. Four neighbourhoods are adjacent to the Albany NSP: Carlton and Oxford to the south, Rapperswill to the east, and Dunluce to the southeast. Both Oxford and Carlton are under development, Rapperswill is in the planning stages and Dunluce has been fully developed for the past few decades.

3.4 ENVIRONMENTAL RESOURCES

The City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas (1993) identifies one Significant Natural Area within the Albany NSP: the NW 7024, which is a wetland located in the centre of the neighbourhood. The remaining lands contain some dispersed mature trees stands and small wetland features (which are not being retained) with some portions used for agricultural purposes.



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NSP Boundary

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ALBANY NEIGHBOURHOOD STRUCTURE PLAN

Figure No. 5.0

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Site Features and Constraints

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Site Contours

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3.4.1 NW 7024 – Significant Natural Area

The NW 7024 natural area is approximately 10.87 hectares in size and is located at 167th Avenue within the south-central area of the NSP (see Figure 5.0). This area is composed of a relatively large wetland complex including a fresh water marsh, wet meadow and upland forest area.

In order to further document the characteristics of the NW 7024 Wetland, a Stage One Natural Site Assessment (NSA) was completed by Stantec Consulting Ltd. (Environmental Management) in July 2002 and has been submitted under separate cover.

3.4.2 Stage 1 Natural Site Assessment (NSA)

The basic objective of a Stage One Preliminary NSA is to assess the natural areas within the property and identify important environmental issues and site's natural sustainability in its own right. This study will also seek to determine whether any major changes have occurred since the 1993 Inventory, which would alter the site's significance.

The only significant change within the property as compared with the description provided by 1993 Geowest and 2000 Spencer Environmental studies was the complete lack of open water. This has resulted in decreased waterfowl usage. No other significant changes were identified on the property in terms of man-made developments or successional changes, except for the dominance of weedy pioneer plant species situated in the previous open water areas.

3.4.3 Stage 2 Natural Site Assessment

A Stage 2 Natural Site Assessment was completed in order to incorporate development information and design parameters for the neighbourhood. The Stage 2 identified that the proposed development will result in the loss of a portion of the upland area for the construction of a utility corridor, residential development and the alteration of the drainage basin. The associated loss of habitat, biodiversity and ecological sustainability can be mitigated by retaining as much natural vegetation as possible (within appropriate buffers), limiting construction disturbance and ensuring adequate hydrological re-charge of the area. The loss of the upland vegetation may result in the reduction of a sustainable natural area, but given its current condition (size, weeds, overall health & disturbance), it is anticipated that wildlife would gain very little benefit from the aspen forest stand.

The incorporation of the wetland area into the new development as a naturalized stormwater influenced wetland would provide opportunities for habitat preservation and increased biodiversity. Retaining the wetland as part of an environmental reserve provides an opportunity to create a natural amenity for the neighbourhood. Overall, much of the historical form and function of the wetland can be maintained within the

urban environment while providing a variety of positive impacts to the development and the future residents.

3.5 WETLAND AREA MANAGEMENT PLAN

A Wetland Area Management Plan has been prepared in support of the Albany NSP. The purpose of the management plan is to provide the appropriate information for sustainable management of the natural stormwater influenced wetland within urban development. The Albany wetland is to be integrated into the neighbourhood and managed to function in conjunction with traditional stormwater ponds to provide flood control, preserve avian and mammalian diversity, waterbird productivity, self-sustaining natural communities and serve as an attractive natural amenity.

3.6 ENVIRONMENTAL SITE ASSESSMENTS (ESA)

A Phase I ESA was completed for the majority of the NSP area. The Phase I identified a number of environmental concerns throughout the property that require further investigations.

Any additional environmental reports (Phase II and III) shall be required as per City of Edmonton Policies at the rezoning stages.

3.6.1 Non-Participating Owners

Non-participating land owners will require the appropriate environmental clearances prior to commencing with development. These clearances are required at the rezoning stage.

3.7 ENERGY AND NATURAL RESOURCES

3.7.1 Oil & Gas Well Sites

A review of information provided by the Alberta Energy & Utilities Board (AEUB) has indicated that there are no active or suspended oil or gas wells within the boundaries of the Albany NSP.

3.7.2 Pipeline Rights-of-Way and Facilities

The Alberta Energy and Utilities Board Pipeline License Register identifies two pipeline transmission facilities within the Albany NSP (see ***Table 2 - Existing Pipeline Transmission Facilities***.). One pipeline right-of-way is located in the northeast portion of the plan area east of the stormwater management facility. The other pipeline corridor cuts diagonally through the central portion of the neighbourhood in a southwest-northeast direction.

TABLE 2
ALBANY NEIGHBOURHOOD STRUCTURE PLAN
EXISTING PIPELINE TRANSMISSION FACILITIES

Company	Substance	H_2S Content (mol/kmol)[1]	Max. Operating Pressure (kPa)[2]	Max. Outside Diameter (mm)[3]
ATCO Utilities	Natural Gas	0.00	8,480	323.9
ATCO Utilities	Natural Gas	0.00	8,480	323.9

[1] sour natural gas occurs when the H_2S content is greater than 10.0 mol/kmol
[2] a high pressure line has a maximum operating pressure greater than or equal to 3,475 kPa
[3] a high pressure line has an outside diameter greater than or equal to 323.9 mm

The City of Edmonton's *Policy Guidelines for the Integration of Transmission Pipelines and Urban Development (1985)* and *Planning for the Interface of Pipeline Rights-of-Way and the Subdivision of Land (2003)* and any other relevant Provincial legislation will be respected.

3.8 ALBANY COMMERCIAL MARKET STUDY

A Commercial Market Study was completed by Urbanics Consulting Limited to assess the demand for commercial / retail services. The study concluded that the commercial site is ideally suited to take advantage of its location in a growing / high income trade area by differentiating itself from the other adjacent retail areas.

The Albany commercial center is anticipated to generate a total of 1,270 person years of employment from construction, create an estimated range of 1,200 to 1,500 full-time jobs from the operation of the commercial centre and generate approximately $320,000 to $685,000 in taxes during the first phase of development.

4.0 Development Plan

4.1 DEVELOPMENT OBJECTIVES

The Albany NSP has been prepared as a comprehensively planned residential neighbourhood taking advantage of sites natural topography, existing and planned transportation facilities and surrounding attributes of the area. The primary development objectives of the Albany NSP are:

- to develop a plan consistent with the general intent and purpose of the City of Edmonton MDP and the Palisades ASP.
- to provide a framework to deliver a high quality, comprehensively-planned residential area by defining the general pattern and composition of land uses, transportation and pedestrian linkages, servicing designs and development staging.
- to address and accommodate existing uses (i.e. other property and existing residential development) within the plan.
- to provide a vegetated buffer zone to mitigate against the loss of upland area, protection of wetland functioning, and pollution reduction.
- to provide for waterfowl and song bird habitat within the Natural Reserve.
- to ensure implementation of the plan on an orderly, staged basis.

4.2 DEVELOPMENT PRINCIPLES

Development within the Albany NSP shall be guided by the following general principles:

4.2.1 Residential

- Provide for a range of residential uses, types and densities (predominantly medium density uses) consistent with market demands and municipal standards and policies.
- Establish sufficient overall residential densities to support the efficient provision of municipal services, infrastructure, educational and recreational facilities.
- Employ applicable design principles from the Suburban Neighbourhood Design Principles report within the plan area.
- Locate residential development to take advantage of natural and man-made features such as wetlands, stormwater management facilities, parks / open spaces and utility / pipeline corridors.

- Orient larger parcels of medium density residential development towards the collector and / or arterial roadway to facilitate easy access and, where appropriate, to provide a transitional land use between low density residential areas and major transportation facilities and commercial uses.
- Integrate smaller medium density residential parcels within the neighbourhood to provide alternative housing options within the community.

4.2.2 Commercial

- Provide commercial and retail opportunities to serve the needs of area residents within Albany, northwest Edmonton and beyond.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility, appropriate frontage and convenient access opportunities.
- Ensure that the impact of commercial development on adjacent land uses is minimized through the orientation of land uses and the application of setbacks/buffering available through the Zoning Bylaw.
- Provide convenient pedestrian linkages to and within commercial areas.
- Provide transit access to commercial areas.

4.2.3 Circulation

- Provide a logical, safe and efficient transportation facilities to address the pedestrian, bicycle and vehicular demands moving to, from and within the Albany NSP.
- Integrate transportation, utility and pipeline corridors into the neighbourhood making use of their walkway and linkage potential having regard for the safe, ongoing operation of these transmission facilities.
- Minimize walking distances by creating an interconnected street network and providing walkways.

4.2.4 Environmental Stewardship

- Preserve natural areas by integrating them into the built form, utilizing appropriate buffers and linking them to other open spaces.
- Incorporate natural areas into compatible land uses such as naturalized storm ponds, park sites or housing adjacent to them where possible.
- Encourage naturalized landscaping on public and private lands to minimize environmental and economic costs associated with their maintenance.
- Provide a 30m buffer surrounding the wetland to aid water quality, increase habitat diversity and maintain wildlife use.

- Complete the required studies (Stage 1 and 2 Natural Site Assessment and Wetland Area Management Plan) to ensure environmental resources are preserved and properly integrated with urban development.
- Develop land in an efficient and harmonious manner and encourage compact and intensive development forms.

4.2.5 Stormwater Management Facilities

- Encourage the development of stormwater management facilities that are designed to enhance the quality of runoff and reduce potential environmental impacts.
- Maintain the natural wetland (NW 7024) with the appropriate surface water flow, in order to ensure long-term sustainability of the natural area.
- Ensure storm drainage from adjacent stormwater management facilities do not adversely affect the natural wetland (NW 7024).
- The location, design and construction of stormwater management facilities will conform to the City of Edmonton's Stormwater Management Facilities Guidelines.

4.2.6 Resource Operations

- Accommodate the safe and nuisance-free operation of existing utility rights-of-way and integrate pipeline corridors into the development concept as walkways and open space linkages where feasible.

5.0 Development Concept

5.1 NEIGHBOURHOOD UNIT

The development concept for the Albany NSP has been prepared in response to the current and anticipated demand for residential housing in northwest Edmonton. An analysis of these trends and an assessment of their implications have helped shape the plan with respect to the type, size and location of various land uses.

The Albany NSP is comprised of approximately 81-hectares and is bound by 167 Avenue to the south, 127 Street to the east and the Transportation and Utility Corridor to the north and west. These boundaries establish a logical planning unit as shown on ***Figure 6.0 – Development Concept***.

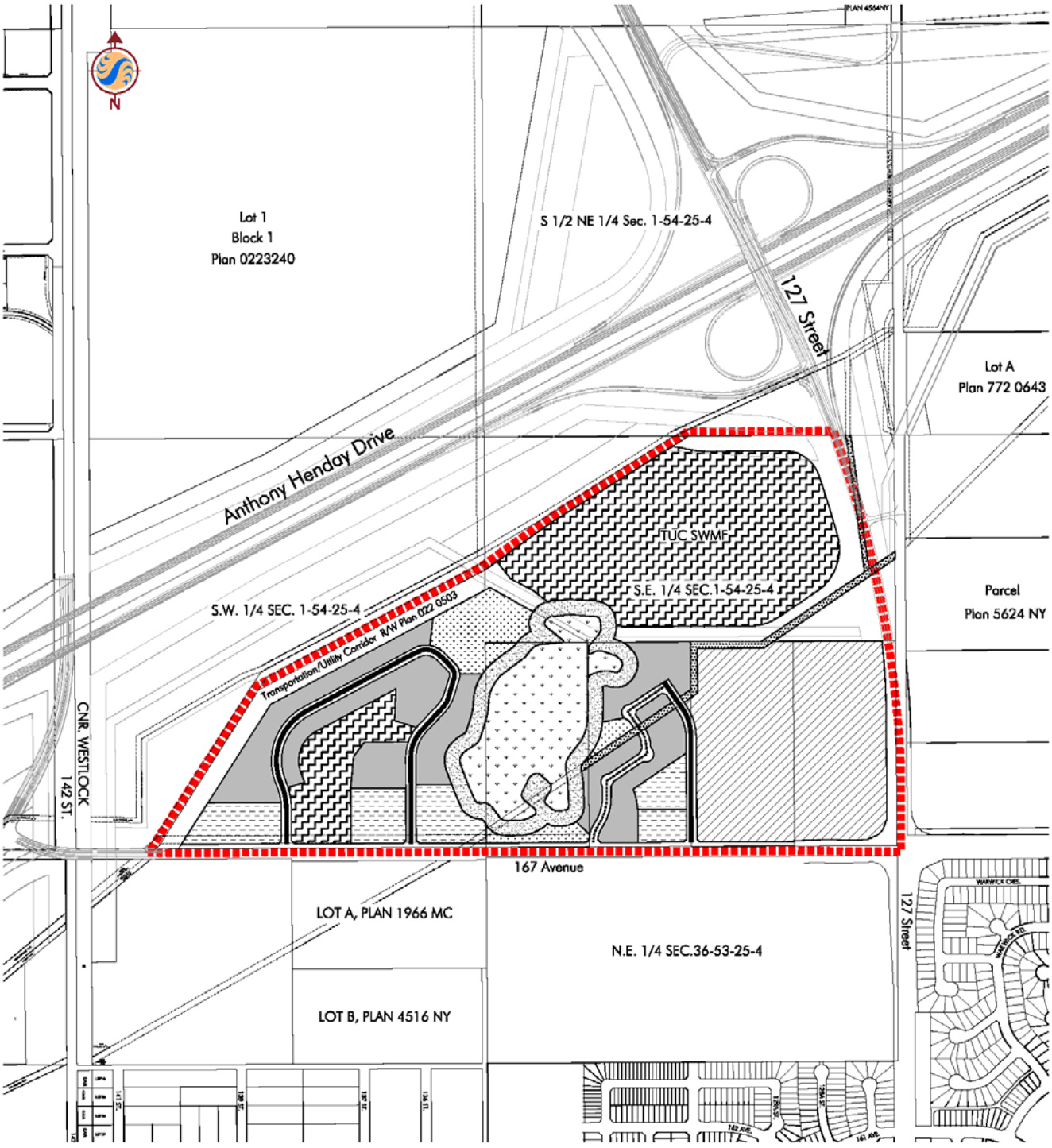
The area, number of dwelling units and population attributed to the various land uses is illustrated in the ***Land Use Statistics and Population Statistics*** in the Appendix.

5.2 RESIDENTIAL

The Albany NSP provides the opportunity to develop a variety of housing that caters to a diverse consumer market. Residential development will be in response to market conditions and demands.

Residential densities of approximately 20 units per net residential hectare for Low Density Residential ("LDR") and 80 units per hectare for Medium Density Residential ("MDR") results in a net population density of approximately 126 people per net residential hectare. The use of higher densities aim to establish a more compact, efficient and transit-supportive community.

A larger portion of the residential lands are dedicated to Medium Density Residential uses, which exceeds the 65% LDR / 35% MDR guidelines as endorsed by City Council. The primary purpose for exceeding this guideline was the result of developing a more compact and higher density community to support the extension of infrastructure services, community facilities and commercial areas. A number of existing site features and planned facilities, such as the wetland and the Transportation and Utility Corridor, reduce the total area of developable land. The City of Edmonton Strategic Plan, informed as it is by the Smart Choices Program, identifies a goal of increasing overall residential density. An increase in residential density, coupled with adequate access to open space, commercial areas, transportation facilities, transit and other services, can be a means to decrease per capita infrastructure costs, improve housing affordability, and help preserve Edmonton's natural areas.



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- Low Density Residential
- Medium Density Residential
- Commercial
- Stormwater Management Facility
- Natural Reserve (Environmental Reserve)
- 30m Ecological Buffer
- Municipal Reserve / Park
- Pipeline Corridor
- Transportation Utility Corridor/Road Widening
- Collector Roadway
- Local Roadway
- NSP Boundary

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ALBANY NEIGHBOURHOOD STRUCTURE PLAN

Figure No. 6.0

Title

Development Concept

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5.2.1 Low Density Residential (LDR)

Low Density Residential development has been planned to offer a variety of housing choices and to take advantage of local neighbourhood amenities (stormwater management facilities, parks, and wetland). Housing types within LDR areas may include single detached and semi–detached.

The area, number of dwelling units and population attributed to LDR development is shown in the *Appendix – Land Use and Demographic Profile*.

5.2.2 Medium Density Residential (MDR)

The Albany NSP provides a number of sites designated for Medium Density Residential uses. These sites may accommodate a variety of housing types such as rowhouses, stacked row houses and low-rise apartments. Contemporary market demands will determine the specific housing type pursued for each site.

Concentrations of MDR sites have been located at the edge of the neighbourhood or adjacent to collector and arterial roadways. Development within MDR sites shall be integrated with adjacent land uses through sensitive design, transitioning and landscaping as required under the Zoning Bylaw.

OBJECTIVE	POLICY	IMPLEMENTATION
Provide a variety of housing forms and types	The NSP will provide a range of housing types to allow for consumer choice, price ranges, and a diverse population.	Figure 6.0 – Development Concept illustrates the various land use designations. Specific uses will be determined at the rezoning and / or development permit stages.
Increase overall residential density.	The Albany NSP will provide increased residential density to improve servicing efficiency, to support transit and local commercial services, and to respond to site constraints and opportunities.	Figure 6.0 – Development Concept illustrates the various land use designations. The area, number of dwelling units and population are shown in the *Appendix – Land Use and Demographic Profile*.
Provide opportunities for the development of innovative housing forms	Opportunities to develop innovate housing forms will be encouraged.	Variations from the specific regulations typically applied to apartment housing under the RA7 Zone may be permitted through the use of Direct Control zoning.

5.3 COMMERCIAL

5.3.1 Commercial

A 14.4 hectare commercial site is proposed in the south-eastern portion of the Albany neighbourhood adjacent to 167 Avenue and 127 Street. This site is favourable for commercial uses due to its exposure and access opportunities from 127 Street, 167 Avenue and Anthony Henday Drive. The site is of sufficient size to support a variety of retail such as grocery

stores, home improvement retailers, restaurants, medical and professional office uses, etc.

OBJECTIVE	POLICY	IMPLEMENTATION
Provide the opportunity for commercial needs to be met within the neighbourhood.	Commercial development opportunities shall be provided to serve the needs of residents of the Albany NSP and surrounding neighbourhoods.	Figure 6.0 – Development Concept illustrates the location of commercial areas.
Ensure compatibility between commercial and residential land uses.	Site planning of commercial areas shall pay specific attention to land use transitioning, interface and setbacks with adjacent residential uses shall be further examined at the rezoning and subdivision stages.	Developments within this site shall comply with the provisions set out in the CSC (Shopping Centre) Zone of the Edmonton Zoning Bylaw.
Ensure that the commercial development site design is sustainable, efficient and attractive	Site planning for the commercial site shall incorporate the following development guidelines: • provide a vibrant and desirable community destination that promotes attractive, and walkable streets; • provide focal points/areas of interest at locations of high visibility and/or that are easily accessed; • construct Private roads through the commercial area to provide opportunities for orientation to the street level; • provide pedestrian routes (either dedicated	Implementation of these development guidelines will be provided at the subdivision and development permit stages.

	or along private / public boulevards) through the site providing linkages to the adjacent neighbourhoods and amenities; • provide for interesting streetscapes avoiding exposed "dead" frontages along major circulation corridors through Site layout and building façade treatment. In instances where buildings abut a major corridor appropriate architectural articulation will be incorporated; • share a consistent architectural theme having regard for building design, façade treatments, setbacks, signage, lighting, and landscaping; • pay attention, both from the perspective of site layout and building design, to the perimeter of the site ensuring appropriate setbacks, landscaping and façade treatment as it relates to perimeter roadways and other abutting and adjacent uses; • provide sidewalks and generous landscaping throughout the site; and • provide opportunities for mixed use (commercial, office, retail).	

5.4 STORMWATER MANAGMENT FACILITIES

Albany NSP is divided into two drainage basins, east and west. The eastern basin will drain into a 5.9-hectare stormwater management facility located in the Oxford Neighbourhood. The western basin will drain into a 3.3-hectare stormwater facility within the Albany Neighbourhood.

A 16-hectare stormwater management facility is situated in the northern portion of the neighbourhood and exclusively reserved to accommodate drainage demands within the TUC. Drainage from the Albany and other adjacent neighbourhoods are not permitted.

The wetland (NW 7024) will only accommodate stormwater flows at predevelopment rates.

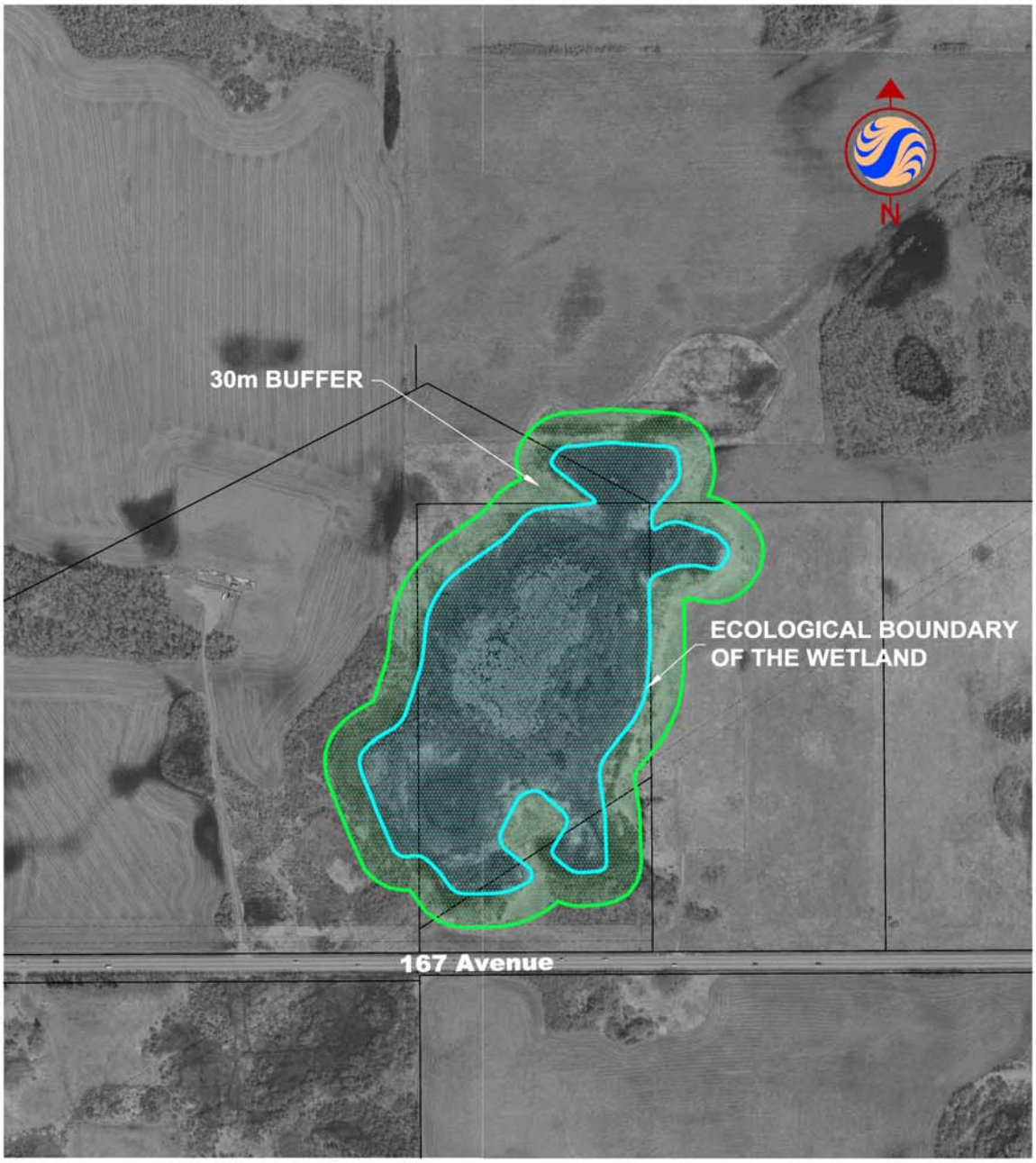
5.5 NATURAL AREA (NW 7024)

5.5.1 167 Avenue Wetland (NW 7024)

Significant portions of the NW 7024 natural area will be retained through the dedication of Environmental Reserves (see ***Figure 7.0 – Ecological Boundaries***). Natural Site Assessments and a Wetland Area Management Plan have been prepared to ensure the wetland remains viable and sustainable within the context of urban development. The following policies ensure that development of the Albany NSP preserves and integrates NW 7024 through environmental dedication and setbacks:

OBJECTIVE	POLICY	IMPLEMENTATION
Protect the Wetland from disturbance.	Incorporate measures to avoid degradation of habitat and protection of species in the upland forest and wetland area during the construction stage. Ensure that pedestrian access in and around the wetland are limited and controlled to protect the integrity and sustainability of the area.	The Wetland Area Management Plan (WAMP), submitted under separate cover, provides direction and recommendations on managing the wetland. Access will be permitted only as recommended in the Wetland Area Management Plan, and as agreed upon by the Province and relevant City departments.
Maintain drainage and ensure sustainability of the wetland.	Develop a plan for surface water management (stormwater management) that will be incorporated into the development plan in order to maintain drainage. The drainage scheme for the neighbourhood has been designed in order to ensure that the wetland area maintains existing predevelopment flows.	The WAMP and Neighbourhood Design Report, submitted under separate cover, provide further information on this subject.

Protect the Wetland from development.	Under no uncertain terms development will not be permitted within 30 m of the Crown ownership boundary of the bed and shore of the wetland and any future application to amend this boundary will be considered a major plan amendment.	The surveyed location of the wetland, as well as the 30m buffer, has been incorporated into the NSP figures.



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Legend

Proposed Natural Area Boundary Including Buffer (10.87ha)

Wetland Ecological Boundary (6.55ha)

Stantec

Client/Project

CAMERON DEVELOPMENT CORP,
TRUWEST PROPERTIES INC. &
167TH PALISADES PROPERTY INC.
ALBANY NSP

Figure No.

7.0

Title

ECOLOGICAL BOUNDARIES

FEBRUARY 2009
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5.6 PARKS, OPEN SPACE AND PEDESTRIAN LINKAGES

Neighbourhood open space and pedestrian linkages as shown on ***Figure 8.0 – Pedestrian Linkages***, walkways form an integral part of the pedestrian network and provide access between residential areas, stormwater facilities, natural areas, commercial sites and adjacent neighbourhoods.

5.6.1 Parks and Open Space

A neighbourhood park is located in the north-western portion of the plan area. This park is intended to serve as a gathering place for residents and to provide opportunities for passive and active recreation.

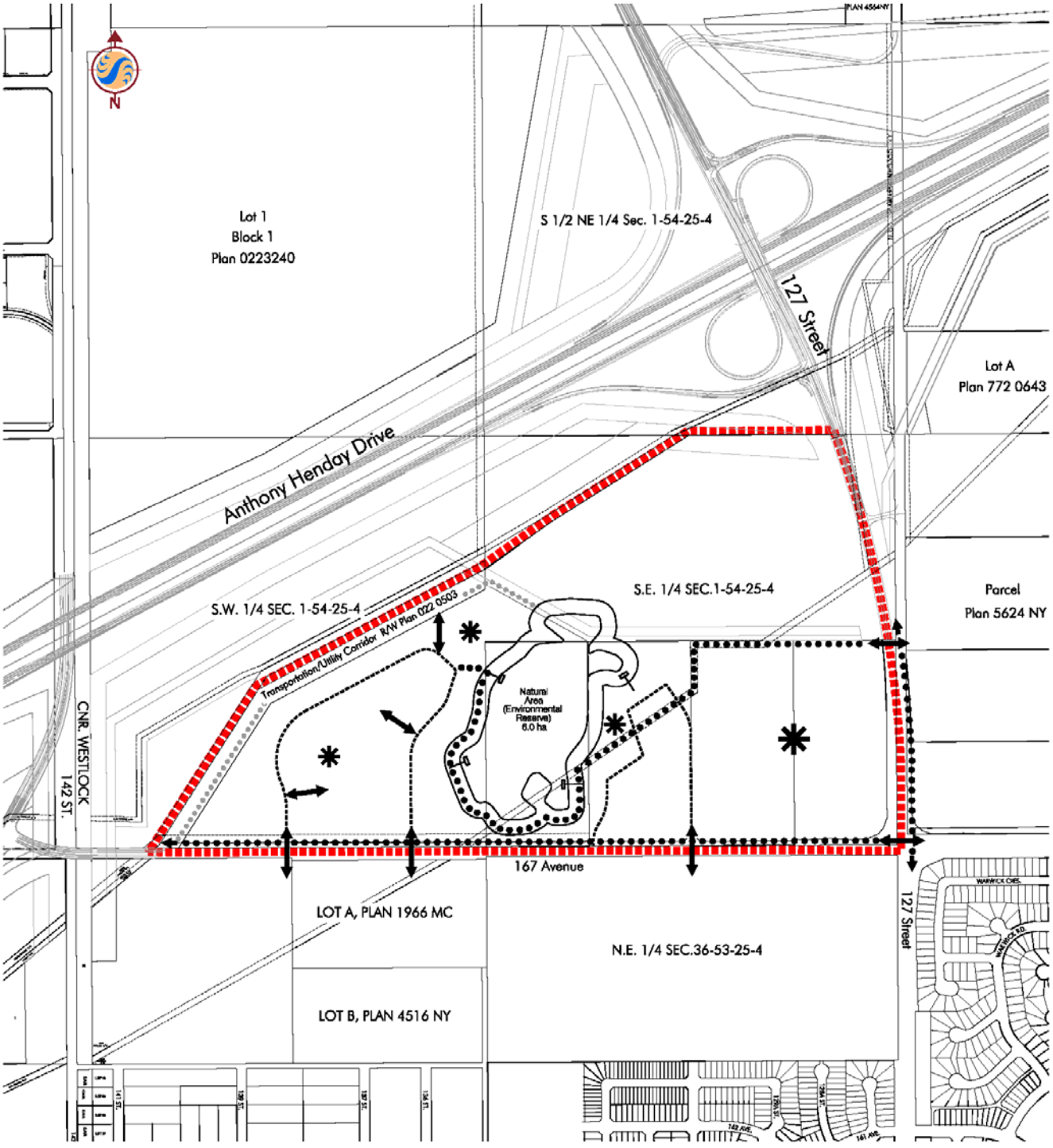
Two smaller parkettes are located to the south and east of the wetland. These small parkettes provide additional amenity space for the community.

The Albany NSP provides an array of open space opportunities as part of a larger pedestrian network. The NW 7024 natural area serves as a major distinctive feature and focal point for the Albany Neighbourhood. This area will be accessible to the residents via viewpoints placed around the wetland.

5.6.2 Pedestrian Linkages

Pedestrian linkages (multi-use trails, sidewalks, pipeline corridors, Transportation and Utility Corridor) will provide adequate connections within and throughout the plan area. These linkages will be developed to facilitate the safe and efficient movement of pedestrians, cyclists and other active modes of transportation.

A multi-use trail (MUT) will be located within a portion of the pipeline right-of-way, along the southern boundary of the wetland (within the outer edge of the 30m buffer) and on one side of 167 Avenue and 127 Street. Due to the size and location of the wetland, a direct east-west MUT connection was not possible. A granular trail is planned within portions of the TUC. The specific details and location shall be determined at the subdivision stages through discussions with the Province and Transportation.



Legend

- Potential Granular Trail Within TUC
- Proposed Pedestrian Linkage
- Destination Area/ Community Focal Point
- Multi-use Trail
- Sidewalk Connection
- Proposed Viewpoint
- NSP Boundary

Client/Project

ALBANY NEIGHBOURHOOD STRUCTURE PLAN

Figure No. 8.0

Title

Pedestrian Linkages

August 2009
1161 09717

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A number of viewpoints / platforms are contemplated at selected locations around the wetland. These viewpoints will provide residents with the opportunity to observe the wetland and naturalized habitat. Access to these will be facilitated through pedestrian walkways and / or MUT connections (where practical).

OBJECTIVE	POLICY	IMPLEMENTATION
Provide a coherent configuration of park spaces, multi-use trails, and walkway connections.	The NSP shall follow the guidelines described in the UPMP. All park spaces shall be connected to the trail system within the neighbourhood.	Parks, multi-use trails and walkways identified in Figures 6.0 – Development Concept and 8.0 – Pedestrian Linkages will be dedicated through the development process as Municipal Reserves, public utility lots, sidewalks, walkways or combination thereof.
Limit access to the wetland, and provide limited opportunities for viewing.	Access to the wetland shall be restricted in order to ensure the sensitive habitat is protected from the public.	Designated viewing areas will be established at various locations to allow residents and the general public the opportunity to view the natural wetland.

6.0 Engineering and Servicing

6.1 SERVICING DESIGN CONCEPTS

Two stormwater management facilities are proposed for the Albany NSP (see ***Figure 9.0 – Storm Drainage***).

A 16-hectare stormwater management facility is proposed in the northern portion of the neighbourhood. This facility will accommodate stormwater drainage only from the Transportation and Utility Corridor.

A second stormwater management facility is planned for the west-central portion of the NSP. This facility will accommodate both minor and major stormwater flows from the Albany neighbourhood.

Development adjacent to the wetland area (NW 7024) will be graded to ensure overland storm flows do not exceed predevelopment rates and the banks are protected from excessive erosion.

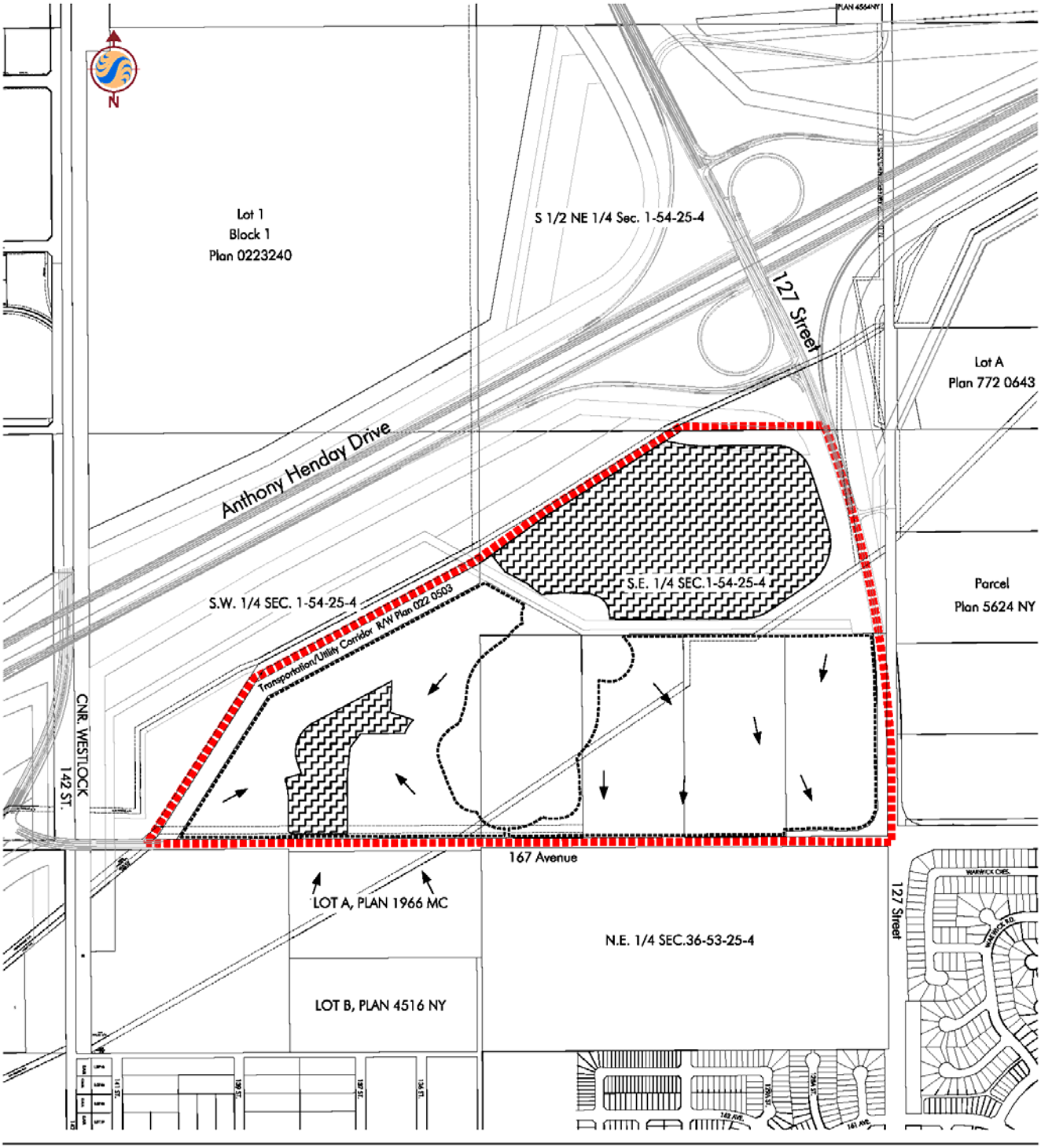
Further details regarding the stormwater drainage schemes for the Albany NSP are provided in the NDR report prepared by Scheffer Andrew Ltd. and within the Albany Wetland Area Management Plan submitted under separate cover.

6.2 SANITARY SERVICING

6.2.1 Off-site Sanitary System

The proposed off-site sanitary system collects flows from the study area as well as future flows from the north and east. The area will drain to 127 Street and be directed through a 900mm trunk line south of 167 Avenue and ultimately connect to the NEST system at 153 Avenue (see ***Figure 10.0 – Sanitary Drainage***). The off-sites have been sized to accommodate a capacity of 52 people/ha for residential areas.

The 900mm sanitary trunk that runs along 127 Street directs flow to the NEST along 153 Avenue. The NEST proceeds along 153 Avenue towards the Capital Region Sewage Treatment Plant. The study area will connect to the 900mm off-site trunk via an easement located within the north Oxford area.


N
Lot 1
Block 1
Plan 0223240
S 1/2 NE 1/4 Sec. 1-54-25-4
127 Street
Lot A
Plan 772 0643
Anthony Henday Drive
S.W. 1/4 SEC. 1-54-25-4
Transportation/Utility Corridor R/W Plan 022 0503
S.E. 1/4 SEC.1-54-25-4
Parcel
Plan 5624 NY
CNR. WESTLOCK
142 ST.
167 Avenue
LOT A, PLAN 1966 MC
N.E. 1/4 SEC.36-53-25-4
127 Street
LOT B, PLAN 4516 NY
Legend
Basin Boundary
Direction of Flow
Stormwater Management Facility
NSP Boundary
Client/Project
ALBANY NEIGHBOURHOOD STRUCTURE PLAN
Figure No.
9.0
Title
Storm Drainage
August 2009
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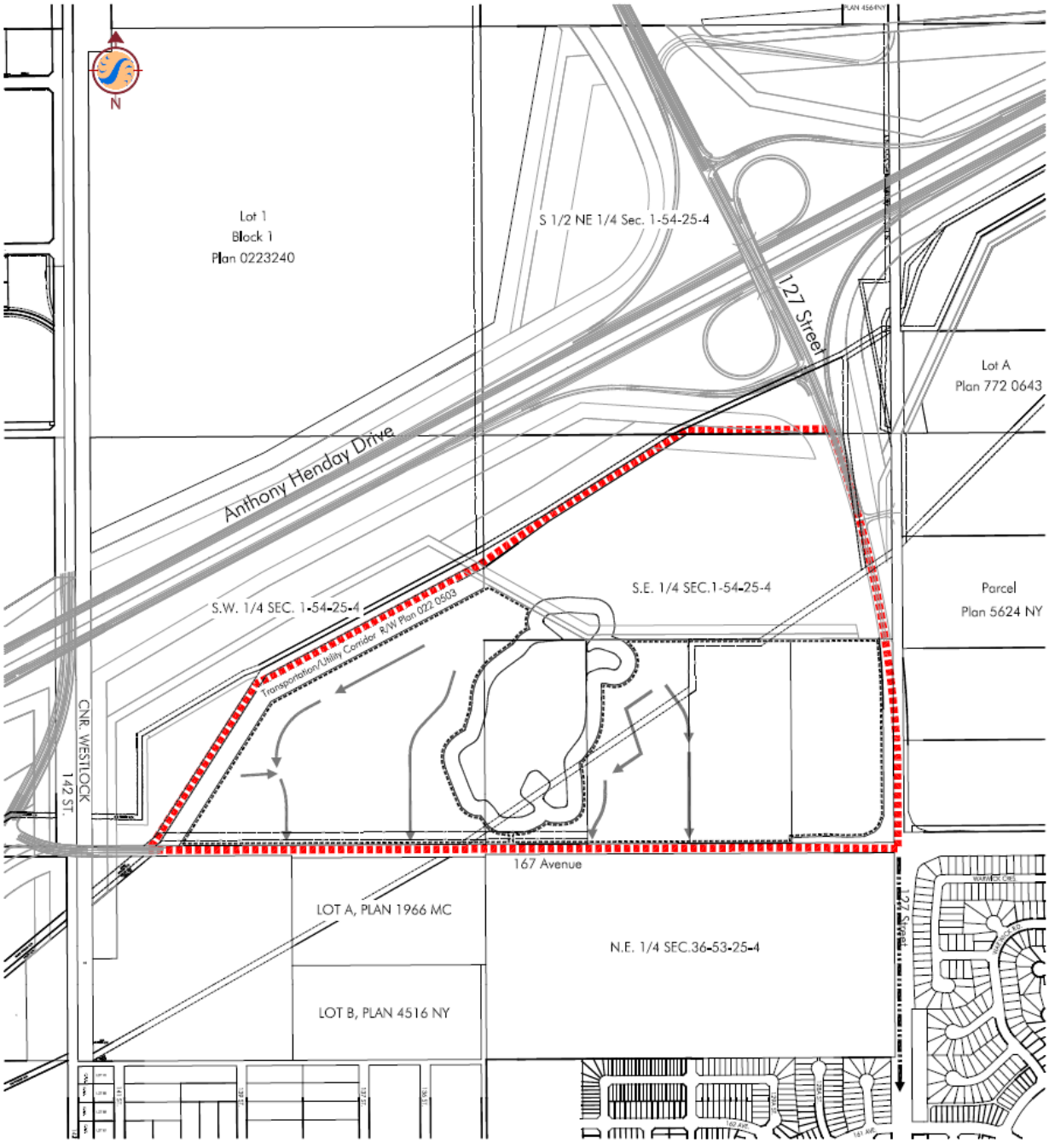

Legend

- Basin Boundary
- Proposed 900mm Offsite Trunk
- Sanitary Network
- NSP Boundary

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Client/Project

ALBANY NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
10.0

Title
Sanitary Drainage

August 2009
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6.2.2 On-site Sanitary System

The proposed on-site sanitary system will be serviced primarily by sanitary pipes 200mm and 250mm in diameter. The on-site trunk sewers, varying in diameter from 375mm, 450mm and 525mm, will direct flows from the study area through the northern portions of the Carlton and Oxford neighbourhoods. This connection will then ultimately link to the 900mm trunk located within 127 Street. This connection through the Oxford neighbourhood will be accommodated through an easement.

Further details regarding the sanitary drainage schemes for the Albany neighbourhood are provided in the associated NDR prepared by Scheffer Andrew Limited submitted under separate cover.

6.3 WATER SERVICING

Water service to the Albany neighbourhood will be provided via a 450 mm watermain adjacent to the area on 167 Avenue. This watermain is expected to be in place prior to initiation of new development in the Albany NSP. Water servicing within the neighbourhood will be designed to provide peak hour flows and fire flows for low density and medium density land uses. Water looping will be provided in accordance with the requirements of EPCOR. A Water Network Analysis completed by Scheffer Andrew Ltd. has been submitted under separate cover to EPCOR for review and approval.

6.4 SHALLOW UTILITIES

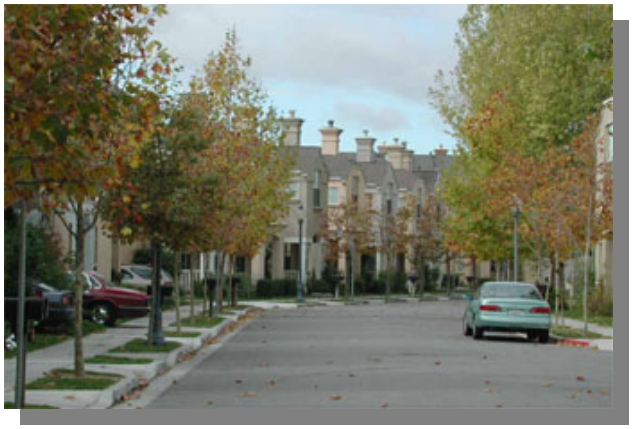
Power, gas and telecommunication services are all located within close proximity to the Albany NSP and shall be extended as required.

OBJECTIVE	POLICY	IMPLEMENTATION
Ensure that the Albany Neighbourhood is serviced to a full urban standard.	Sanitary and stormwater servicing will be provided in accordance with the approved Neighbourhood Design Report (NDR) for the	Approval of engineering drawings and servicing agreements will be required for installation of sanitary and stormwater servicing as well as for

	Albany NSP. Water servicing to the NASP area will be provided in accordance with the approved Water Network Analysis (WNA). Shallow utilities will be extended into the plan area as required.	water servicing. Installation of shallow utilities will be executed through servicing agreements.

7.0 Transportation

7.1 TRANSPORTATION



The Albany NSP consists of a network of arterial, collector and local roadways and walkways to accommodate the safe and efficient movement of automobiles, bicycles and pedestrians. This hierarchy of roads will provide the necessary interconnections appropriate to efficiently and effectively accommodate traffic flows.

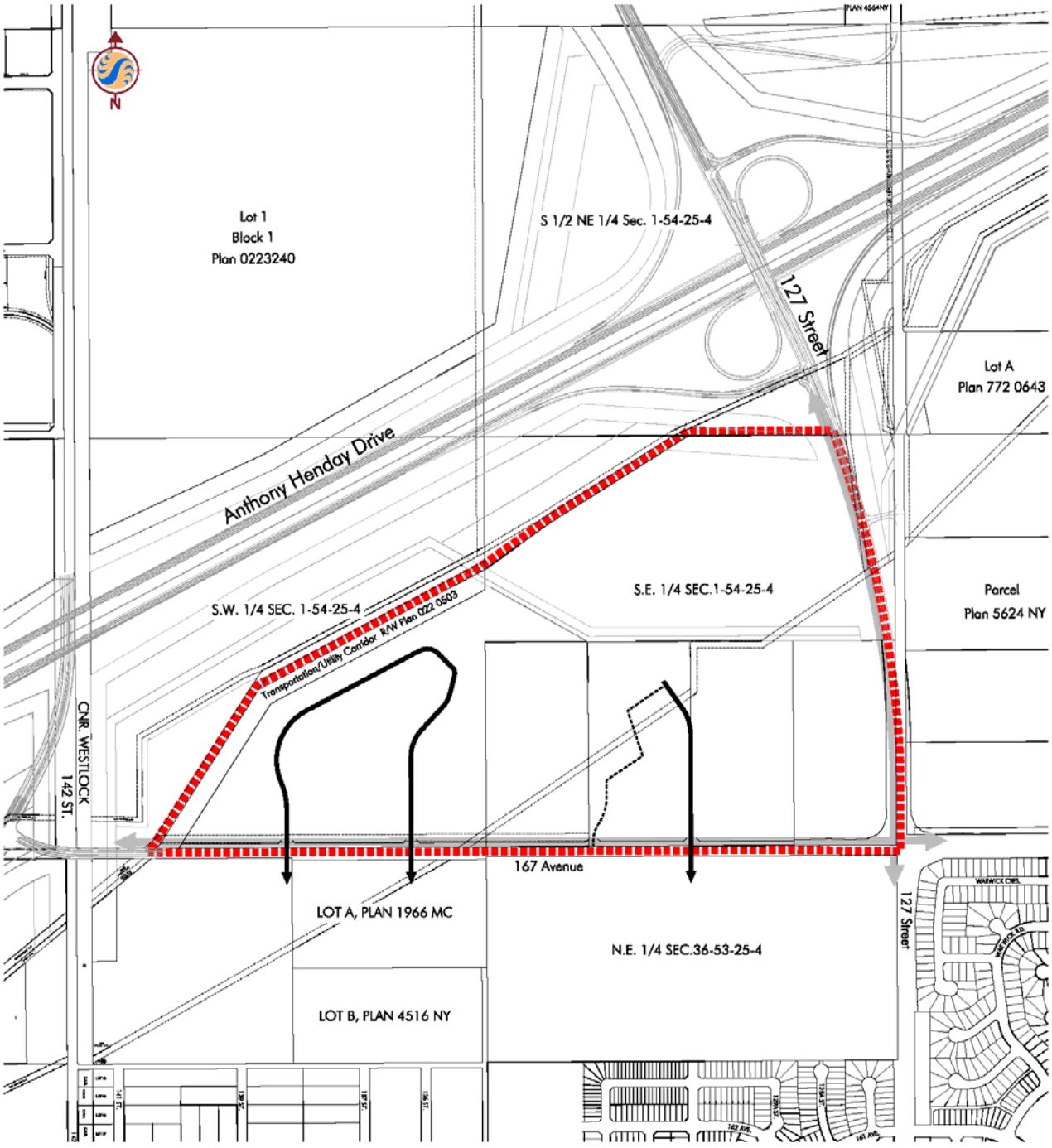
The Albany NSP is well served by a system of local, collector and arterial roadways. Two major arterials (167 Avenue and 127 Street) serve as major transportation routes to and from the plan area. These arterials, as well as Anthony Henday Drive, are identified as Truck Routes.

Collector roadways provide access to the neighbourhood and connect the internal local roadway network. Two collector roadways are planned for serving the eastern and western portions of the neighbourhood. Future transit service shall be accommodated within the neighbourhood in accordance with overall demand and availability of service. Pedestrian walkways will be provided throughout the plan area and will connect points within and outside the neighbourhood.

A Transportation Impact Assessment completed by Bunt & Associates Ltd has been submitted under separate cover.

7.2 ROADWAY NETWORK

The Albany NSP maintains a high level of accessibility by virtue of its proximity to a number of transportation facilities. 167 Avenue and 127 Street are the major roadways that serve the NSP. These roadways will be constructed and / or upgraded in phases in accordance with the advancement of development and as demand warrants. Ultimately, these roadways will be developed to carry traffic to the major highways (Anthony Henday Drive) and adjacent communities.



Legend

- Local Roadway
- Collector Roadway
- Arterial Roadway
- NSP Boundary

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Client/Project

ALBANY NEIGHBOURHOOD STRUCTURE PLAN

Figure No. 11.0

Title

Circulation System

August 2009
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7.2.1 Arterial Roadways

The Albany NSP will enjoy a high level of accessibility by virtue of its close proximity to a future limited access highway and major arterial roadways. As shown on ***Figure 11.0 – Circulation System***, the Albany neighbourhood is accessible via 167 Avenue, 127 Street, 142 Street and the Transportation and Utility Corridor (Anthony Henday Drive).

7.2.2 Collector Roadways

Collector roadways serve to "collect" traffic from local roadways and disperse it to arterial roadways and provide access to adjacent properties. Collector roadways are designed to accommodate two-lane traffic and on-street parking. Appropriate turning lanes and channelization will be provided where required.

Two collector roadways will serve the plan area; one in the eastern portion and the other in the western portion of the neighbourhood (see ***Figure 11.0 – Circulation System***). Both collector roadways provide direct access to 167 Avenue.

7.2.3 Local Roadways

Local roadway requirements, sidewalks and other accesses will be determined at the rezoning and subdivision stages of development to the satisfaction of the Transportation Department.

7.3 ROADWAY STAGING

A roadway staging plan was prepared as part of the review and approval process for the neighbourhoods of Carlton, Oxford and Rapperswill to service lands in this area. Upgrades to 127 Street and 167 Avenue and other improvements will be undertaken as required as development proceeds in the Albany NSP. Staging of the internal roads will follow the proposed staging scheme for the area.

7.4 TRANSIT SERVICE

Public transit services will be extended into the Albany neighbourhood in accordance with City of Edmonton Transit System Guidelines and as demand warrants.

The design of the arterial / collector roadway system will provide the appropriate roadway infrastructure to accommodate transit service within the neighbourhood.

7.5 PEDESTRIAN AND BICYCLE CIRCULATION

Sidewalks shall be provided along all adjacent arterial, collector and local roadways in accordance with City policies and practices. Walkways and Multi-Use Trails (MUT) will

connect to sidewalks along the internal roadway network in addition to open spaces, stormwater management facilities and utility/pipeline corridors (see ***Figure 8.0 – Pedestrian Linkages***). A MUT located within the pipeline corridor provides a connection from the neighbourhood to the commercial site located at the corner of 127 Street and 167 Avenue. This MUT will continue along the southern boundary of the wetland (to be located within the outer edge of the 30m wetland buffer) and terminate at the neighbourhood park in the northwest corner of the neighbourhood. The specific alignment of the MUT around the wetland will be subject to review and approval by the appropriate departments at the detailed Engineering stage. An additional MUT will also be developed along one side of 167 Avenue.

7.6 PARKING

Parking will be accommodated both on and off-street along the internal roadway network and within private property.

7.7 TRUCK ROUTES

127 Street is currently designated as a truck route. The Transportation Department requires a minimum of a 1.0m berm and a 1.8m double board/no gap solid uniform screen fence for noise attenuation purposes for residential areas adjacent to truck routes.

7.8 NOISE ATTENUATION

A Noise Attenuation Needs Assessment for residential development adjacent to designated truck routes (i.e. 127 Street, 167 Avenue and Anthony Henday Drive) is required in accordance with the City of Edmonton's Urban Traffic Noise Policy. This policy requires that the developer prove that projected noise levels in the outdoor amenity area will not exceed 60 dBA or construct the appropriate noise attenuation measures necessary to achieve this threshold. If the evaluation confirms that the 60-dBA threshold will be exceeded, noise attenuation shall be provided by the developer. Noise level evaluations will be carried out by the developers during the subdivision stage. At a minimum, the Transportation Department will require that a 1.0 m berm and a 1.8m double board/no-gap solid uniform screen fence with a minimum density of 20 kg/m^3 be incorporated for all residential properties adjacent to Anthony Henday Drive, 127 Street and 167 Avenue.

OBJECTIVE	POLICY	IMPLEMENTATION
Implement the City of Edmonton road hierarchy system of an integrated arterial, collector and local roadway network.	A well-integrated system of arterial, collector, and local roadways shall be established for vehicular and pedestrian circulation within the NSP boundaries.	Road right-of-way and arterial road widening shall be dedicated to the City of Edmonton in accordance with the NSP at the subdivision stage.
Promote pedestrian accessibility to parks, open spaces, and future transit facilities	Walkways should be provided to promote walkability and access to parks, open space, corridors and transit facilities.	The Subdivision Officer should have regard for the dedication of walkways to promote walkability, connectivity and access.

8.0 Implementation

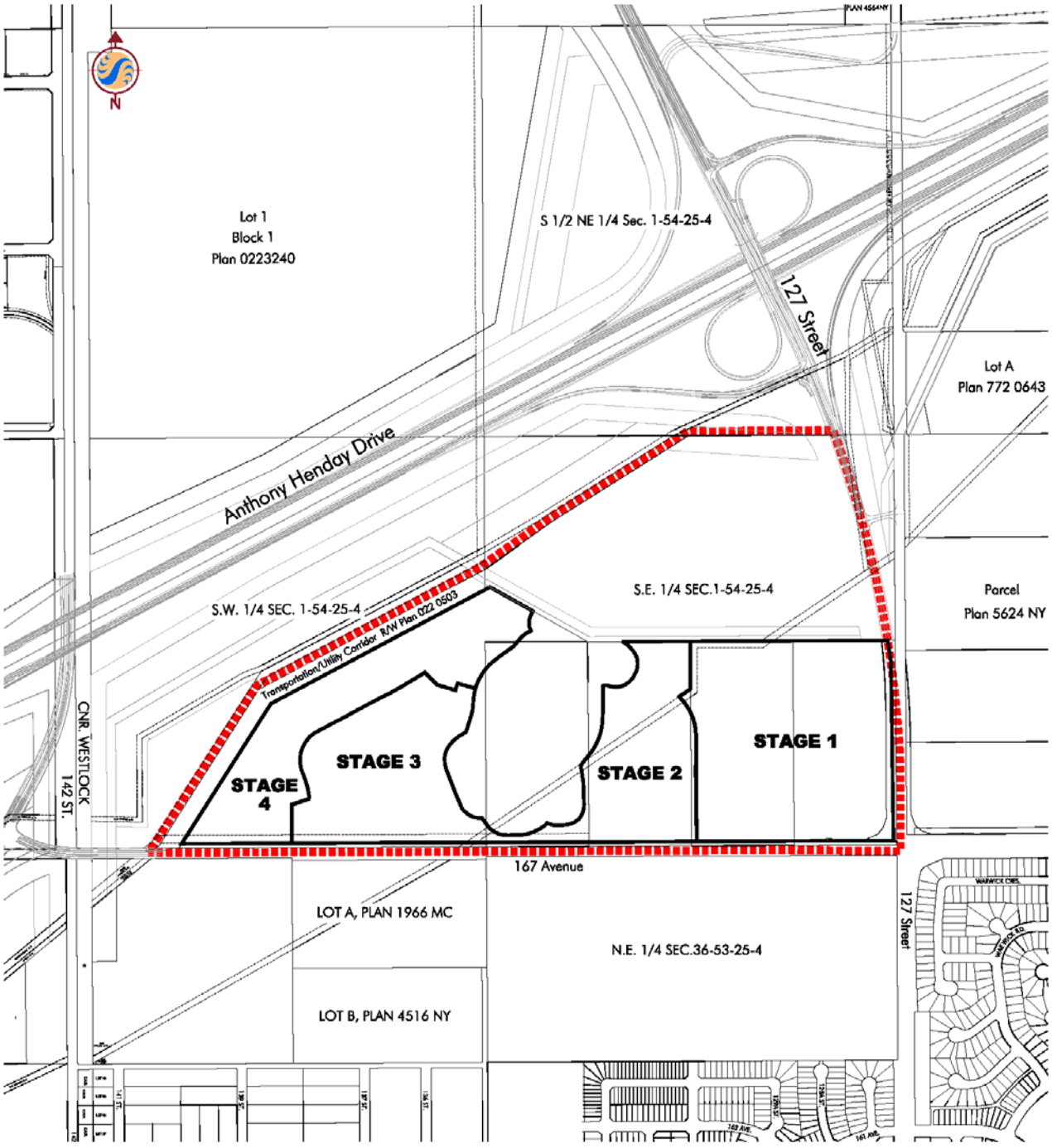
8.1 DEVELOPMENT STAGING

Infrastructure and engineering services for the initial stages of development within the Albany neighbourhood will be extended from 167 Avenue and 127 Street.

As shown on ***Figure 12.0 - Staging Concept***, the initial stages of development are anticipated to commence immediately west of 127 Street. Development will proceed towards the west depending on the consumer demand, aspirations of the respective landowners and availability of municipal infrastructure.

8.2 REZONING AND SUBDIVISION

Rezoning and subdivision applications shall be submitted at the discretion of the respective owners.



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9.0 Appendix – Land Use and Population Statistics

Albany Neighbourhood Structure Plan - Land Use and Population Statistics

	Area (ha)	% of GA	% of GDA
GROSS AREA	**81.17**	**100.0%**	
Natural Area (Environmental Reserve)	10.87	13.4%	
Pipeline & Utility R/W	2.46	3.0%	
Transportation Utility Corridor	27.93	34.4%	
Arterial Road Widening	2.10	2.6%	
GROSS DEVELOPABLE AREA	**37.81**		**100.0%**
Parkland, Recreation (Municipal Reserve)			
Park*	3.01		8.0%
Transportation			
Circulation	2.56		6.8%
Infrastructure / Servicing			
Stormwater Management Facility	3.35		8.9%
Commercial (CSC)	14.39		38.1%
TOTAL Non-Residential Area	**23.31**		**61.7%**
Net Residential Area (NRA)	**14.50**		**38.3%**

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Ground Oriented							
Low Density Residential	9.35	20	187	31.2%	3.45	645	64.5%
Non-Ground Oriented**							
Medium Density Residential	5.15	80	412	68.8%	2.87	1,182	35.5%
Total Residential	**14.50**		**599**	**100.0%**		**1,828**	**100.0%**

SUSTAINABILITY MEASURES

Population Density (ppnra)	126.0
Unit Density (upnra)	41.3
Ground Oriented / Non-Ground Oriented Units	31.2% / 68.8%
Population (%) within 500 m of Parkland	95%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	86%
Presence/Loss of Natural Area Features	Wetland
Protected as Environmental Reserve (ha)	10.9

STUDENT GENERATION

Public School Board		**152**
Elementary	76	
Junior / Senior High	76	
Catholic School Board		**60**
Elementary	30	
Junior High	15	
Senior High	15	
Total Student Population		**212**

* Remainder of MR owing to be dedicated as cash-in-lieu at time of subdivision

** The MDR designation allows the development of ground oriented units such as row houses, townhouses and stacked row houses.