

Britannia / Youngstown Neighbourhood Planning Study

Office Consolidation, July 2012

Prepared by:

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

The Britannia / Youngstown Neighbourhood Planning Study was approved by resolution on November 10, 1983. In July 2012, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Britannia/Youngstown Neighbourhood Planning Study.

| | |
|--------------------|---|
| November 10, 1983 | Approved by Resolution (to adopt the Britannia / Youngstown Neighbourhood Planning Study) |
| April 15, 1996 | Approved by Resolution (to allow for the expansion of the Westlawn Cemetery) |
| April 20, 2004 (a) | Approved by Resolution (to extend the apartment sub-area north of 102 Avenue to accommodate senior citizen housing at an increased density and height) |
| April 20, 2004 (b) | Approved by Resolution (to allow for commercial uses instead of apartment uses on the northwest corner of 102 Avenue and 156 Street) |
| July 3, 2012 | Approved by Resolution (to amend the text of the Britannia / Youngstown Neighbourhood Planning Study to align with the Residential Infill Guidelines for Mature neighbourhoods) |

Editor's Note:

This is an office consolidation edition of the Britannia / Youngstown Neighbourhood Planning Study was by City Council on November 10, 1983. 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 document. In case of uncertainty, the reader is advised to consult the original document, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department

FINAL REPORT

BRITANNIA/YOUNGSTOWN NEIGHBOURHOOD PLANNING STUDY

Prepared by

AREA PLANNING BRANCH PLANNING AND DEVELOPMENT DEPARTMENT

November 10, 1983

Britannia/Youngstown Neighbourhood Planning Study

SUMMARY OF STUDY

History, Authorization and Approval

Britannia/Youngstown is bounded by 156 Street on the east, Mayfield Road to the west, Stony Plain Road to the south and 107 Avenue to the north. The neighbourhood, which is defined as an inner city neighbourhood by the Edmonton General Municipal Plan, was formerly part of the Town of Jasper Place. The Britannia and Youngstown subdivisions were opened in 1951 and 1958 respectively.

Redevelopment pressures emerged during the late 1970's as the neighbourhood matured and the City grew outward. Residents submitted a petition to City Council in April 1981 requesting a moratorium on zoning changes and a community plan. City Council, at the recommendation of the *Planning and Development Department*, authorized a neighbourhood planning study for Britannia/Youngstown, at its meeting of 1982 10 12.

Amended by Editor

The study and recommendations contained therein were approved by City Council 1983 07 12. The associated amendments to the Land Use Bylaw were given third reading 1983 08 16. Recommendation 4.5 on the North Westlawn site was revised and approved by City Council 1983 11 01. *Recommendation 4.5 regarding the North Westlawn site was revised and approved by City Council on April 15, 1996.*

Resolution
April 15, 1996

Study Process

The *Planning and Development Department* worked closely with the local Community League Executive and representatives of various civic departments throughout the study. Input from the community-at-large was obtained through a questionnaire survey delivered to all households and property owners, and two public meetings which were attended by approximately 90 residents in total.

Amended by Editor

Summary of Recommendations

The study addresses the important planning issues in the neighbourhood and establishes the desired future direction of land use and development in Britannia/Youngstown through a statement of objectives and recommendations.

There are three major issues: redevelopment of single detached housing to semi-detached housing and low rise apartments; development of the vacant 3.6 ha (8.9 ac.) site north of Westlawn Cemetery; and, the future of the neighbourhood park site on 160 Street between 102 and 103 Avenues.

The study recommends that:

- a) future apartment development be limited to those areas presently zoned RA7, south of 102 Avenue and the west side of 156 Street;
- b) the Youngstown subdivision and the Britannia subdivision north of 104 Avenue be maintained as areas for single detached housing, zoned RF1;
- c) the southern part of the Britannia subdivision between 102 and 104 Avenues be rezoned from RF1 (Single Detached Residential) to RF4 (Semi-Detached Residential);

Amended by Editor

- d) *the vacant North Westlawn site should accommodate the expansion of the neighbouring Westlawn Cemetery; and*
- e) the 160 Street park site be retained, and developed by the Britannia/Youngstown Community League.

The study also includes recommendations on traffic and transportation-related matters, long term parks acquisition, and future community housing in the neighbourhood.

Discussion

The study recommendations are based on planning issues which have been identified, the aspirations of the community as interpreted by the *Planning and Development Department*, and the policy framework established for inner city neighbourhoods by the Edmonton General Municipal Plan.

Amended by Editor

The proposed recommendations accommodate increases in densities approved earlier, recognize existing trends and provide for renewal in south Britannia where it is most needed. At the same time, the recommendations stabilize land uses in the neighbourhood, protect the remaining family residential areas and the viability of the schools.

The land use and site design guidelines which the study sets out for the North Westlawn site will help to minimize the scale and traffic impacts of the development on the surrounding area.

The recommendation on the 160 Street park site is based on the *Parkland Services Branch of the Asset Management and Public Works Department* new adopt-a-park policy/program and reflects that department's current budget and priorities for parks development.

Amended by Editor

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BRITANNIA/YOUNGSTOWN NEIGHBOURHOOD PLANNING STUDY

INTRODUCTION

Mandate

- Britannia/Youngstown is bounded by 156 Street on the east, Mayfield Road to the west, Stony Plain Road to the south and 107 Avenue to the north (Map 1). It is defined as an inner city neighbourhood in the Edmonton General Municipal Plan.
- Redevelopment activity in the neighbourhood prompted residents to submit a petition to City Council in April 1981, requesting a moratorium on zoning changes and a community plan. The *Planning and Development Department* subsequently recommended in its District Planning Neighbourhood Needs Assessment Report that a planning study be undertaken for Britannia/Youngstown. City Council reviewed this report and concurred in the recommendation at its meeting of 1982 10 12.

Amended by Editor

Earlier Studies

- Part of Britannia/Youngstown was included in the Stony Plain Strip Study (1976-78). The Study made the following recommendations:
 - a) permit no new or expanded commercial development north of the existing commercial area along Stony Plain Road;
 - b) allow selective infill low-density redevelopment (i.e. duplexes) of older single-family residences (south of 102 Avenue) between 156 and 163 Streets;
 - c) allow medium density multi-family redevelopment near 156 Street; and
 - d) allow development of the vacant land parcel north of Westlawn Cemetery to low-density residential land uses and open space.

Purpose of Report

The purpose of this report is:

- To provide background information on the Neighbourhood, such as development history, population trends, land use and zoning, transportation and municipal services (Chapter 1)
- To describe planning issues in the Neighbourhood (Chapter 2).
- To establish the future direction for land use and development in the Neighbourhood, through a statement of objectives and recommendations (Chapters 3 and 4).

The Study Process

This study report was prepared with input and assistance from various civic departments, the Britannia/Youngstown Community League Executive, concerned individuals, and the community at large.

The Study process began with in-house research, a field survey and data collection. Terms of reference were developed for the study in consultation with the Community League Executive and representatives from *Transportation, Asset Management and Public Works and Community Services*. The terms of reference established the focus of the Study and defined the Study process and time frame.

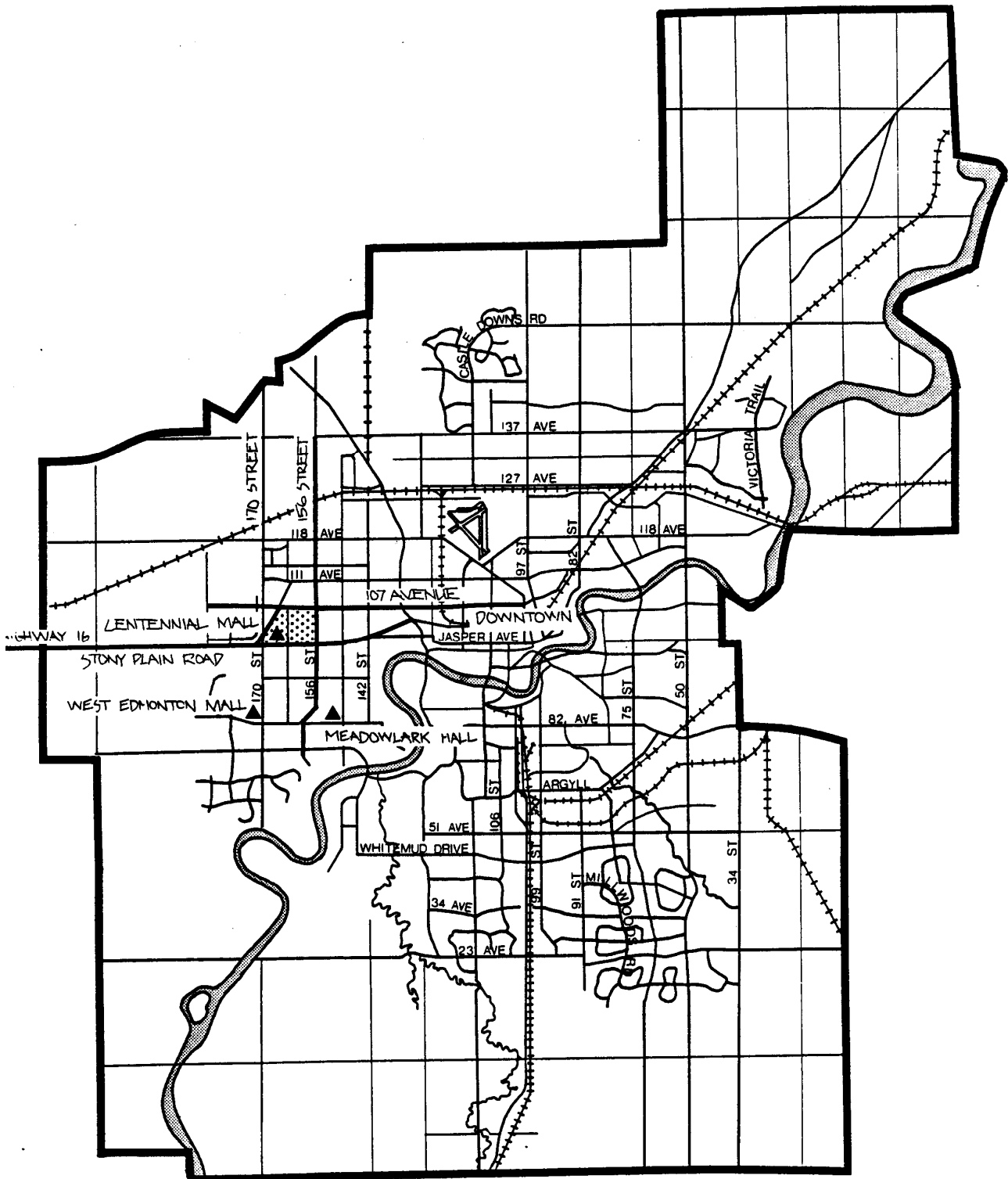
Amended by Editor

Planning issues were identified and reviewed in a series of meetings with the Community League Executive and civic department representatives. The *Planning and Development Department* then developed possible solutions in collaboration with the appropriate civic departments and reviewed the proposed solutions (recommendations) with the Community League Executive.

Amended by Editor

Input from the community at large was sought next through a questionnaire survey and two public meetings. The questionnaire, along with a tabloid summarizing the study's findings and draft recommendations, were delivered to households in the neighbourhood as well as to absentee landowners. The public meetings, held March 16 and 17, 1983 at the local Community League hall, were attended by approximately 90 residents in total.

The report was revised in light of public comments and the survey results and then circulated formally within the civic administration for review before being sent to City Council for approval.



CHAPTER ONE

THE NEIGHBOURHOOD

1.1 Development History

- Britannia/Youngstown was formerly part of the Town of Jasper Place. Isolated development began in the 1940's, principally along Stony Plain Road.
- The Britannia Subdivision was opened in 1951, with development generally proceeding northward over time. The cemetery, Westlawn Memorial Park, was also established at this time.
- The Youngstown subdivision was developed between 1958 and 1959.
- In 1964, the Town of Jasper Place was annexed by the City of Edmonton.
- 3 major development projects occurred following annexation :
 - Centennial Village Shopping Centre (1967)
 - Youngstown Community Housing Project (1972)
 - Mayfield Village (1973/74)
- Pressure for redevelopment emerged during the late 1970's as the neighbourhood matured and the City grew outward.
- Between 1977 and 1980, there were 22 spot *rezonings* for semi-detached housing (RF4) in Britannia South (102 to 104 Avenues). Amended by Editor
- On 1981 03 10, City Council *zoned* a large area south of 102 Avenue for low-rise apartment development (RA7 *Zone*).
- On 1981 06 23, City Council approved a *rezoning* application (DC2 *Zone*), for the last remaining undeveloped parcel of land in Britannia/Youngstown, a 3.6 hectare (8.9 acres) site north of Westlawn cemetery. The development proposal, which included row housing, 2 walk-up apartments and a park, did not materialize and the development agreement has expired. A recent proposal to have the parcel subdivided and *rezoned* for similar development was not supported by the Municipal Planning Commission on 1983 03 24. Amended by Editor

On April 15, 1996, City Council approved an amendment to the Britannia Youngstown Neighbourhood Planning Study and the rezoning of the North Westlawn site to US (Urban Service) Zone to accommodate the expansion of the Westlawn Cemetery. This application, and amendment, was supported by the Planning and Development Department on the basis that it would not have any deleterious effects upon the neighbouring properties and it would also resolve a long standing development issue within the community.

Resolution
April 15, 1996
Amended by Editor

1.2 Population

- Unlike many inner city neighbourhoods, Britannia/Youngstown has experienced an increase in population over the last 10 years. According to the 1982

Civic Census, Britannia/Youngstown has a population of 4464 persons, as compared with 3868 persons in 1961 and 3165 in 1971. This increase, can be attributed to community housing and apartment development in the neighbourhood.

- Table 1 shows the percentage distribution of population by age-group in 1971 and 1982. The age structure in Britannia/Youngstown is very similar to that of the City as a whole.
- The statistics also indicate a decline in school age population (from 46.5% to 25.8% of the total population) - a trend shared by the majority of inner city neighbourhoods.
- During the same period, the percentage of residents over 65 years of age showed a modest increase from 2.9% to 5.9% of the total population.

TABLE 1

**BRITANNIA/YOUNGSTOWN
POPULATION STRUCTURE (1971-82)**

| Age Group | Britannia/Youngstown | | City of Edmonton |
|-----------|----------------------|---------------|------------------|
| | 1971 (%) | Year 1982 (%) | 1981 (%) |
| 0-19 | 46.5 | 25.8 | 27.0 |
| 20-34 | 21.1 | 38.4 | 36.5 |
| 35-49 | 19.9 | 15.5 | 16.7 |
| 50-64 | 9.6 | 14.4 | 12.1 |
| 65 + | 2.9 | 5.9 | 7.7 |

Source: Civic Census
1982 figures for City not available

- There are 1727 households in Britannia/Youngstown: 1014 households reside in single detached dwelling units; 68 households in semi-detached dwelling units (duplexes); 17 households in four-plexes; and 628 households in multi-family housing or medium-density apartments.
- Average household sizes vary between 1.9 persons in walk-up apartments and 2.89 persons in single-family housing units. The neighbourhood's average household size is 2.69 persons.
- Table 2 provides a comparison of the household type and size in the principally single detached housing areas of Britannia/Youngstown and other typical older, mature and new neighbourhoods in the City. The statistics suggest that the single detached housing areas of Britannia /Youngstown share characteristics of both the mature and older neighbourhoods in Edmonton.

TABLE 2

**COMPARISON OF HOUSEHOLD TYPE AND SIZE
FOR DIFFERENT NEIGHBOURHOODS***

| Household Characteristics | Britannia/ Youngstown* Neighbourhoods | Typical Edmonton Neighbourhoods | | |
|---------------------------|---|---------------------------------|--------------------------|-----------------------|
| | | Older Neighbourhoods | Mature Neighbourhoods | New Neighbourhoods |
| % of family households | 33 | 37 | 44 | 66 |
| Average household size | 2.86 | 2.61 | 3.21 | 3.46 |

Source: Draft Report "Residential Population Density Study", by *Planning and Development Department* 1982.

*Figures relate to family residential areas.

1.3 Existing Development and Land Use Zones

Amended by Editor

Britannia/Youngstown can be divided into 11 sub-areas on the basis of land use characteristics (Map 2 - Generalized Land Use). Existing *zoning* for the neighbourhood is illustrated by Map 3. The overall density of Britannia/Youngstown is currently 26.0 dwelling units per hectare {10.5 dwelling units per acre).

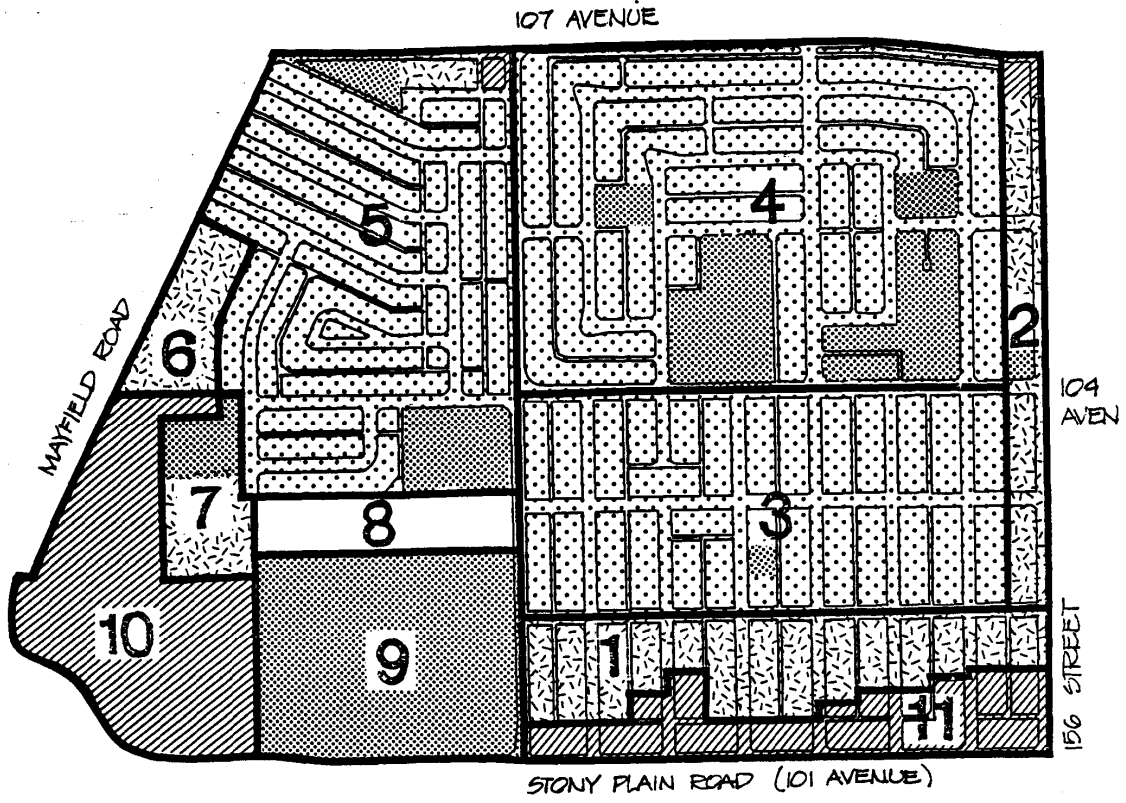
A. Apartment Areas

Sub Area 1:

New Apartment Zone

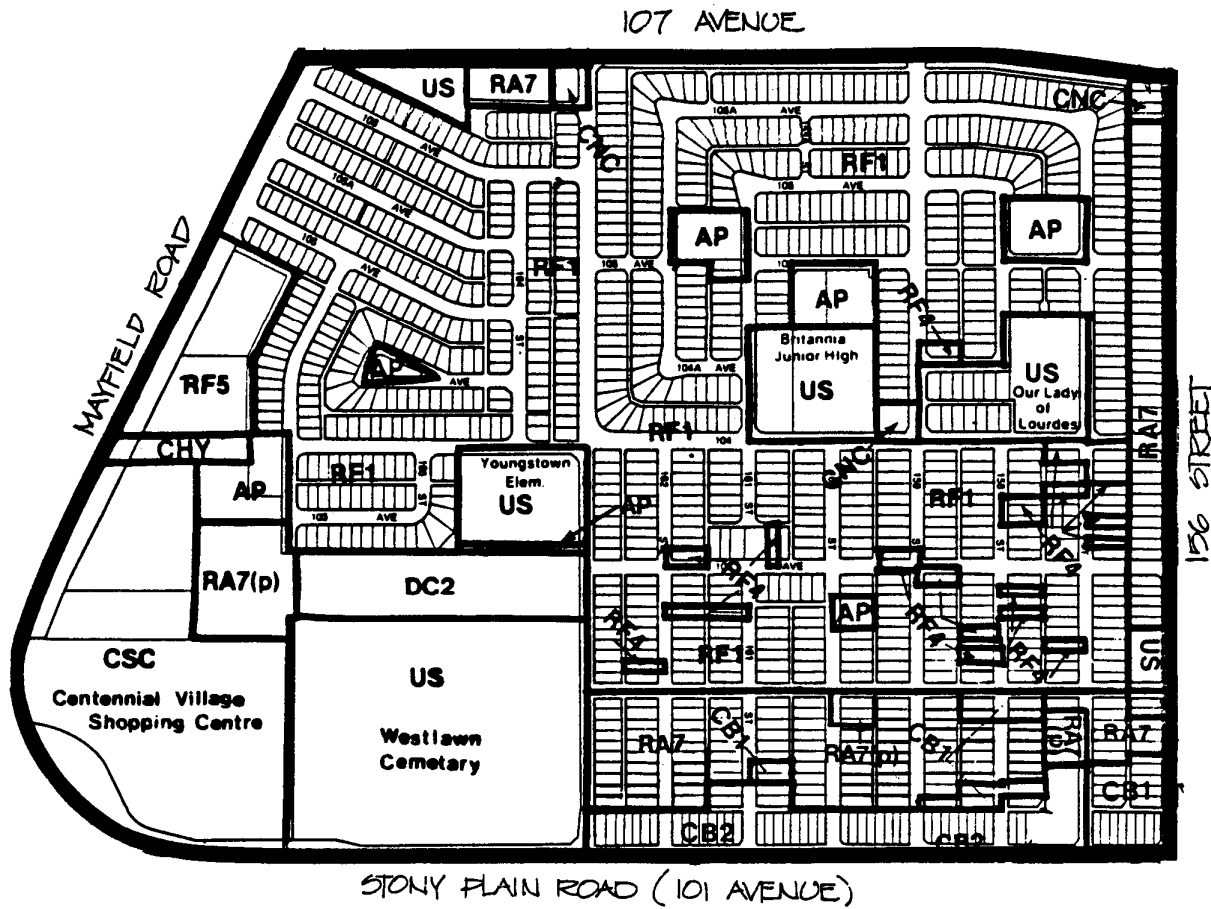
Amended by Editor

- Between 102 Avenue and Stony Plain Commercial Area and 156 and 163 Streets.
- Current Land Use Zone: RA7 (Low Rise Apartment)
- Attractive new apartments (3-4 storeys), most constructed during last 2 years, generally well-landscaped.
- 8 of new developments were financed by Alberta Home Mortgage Corporation under the CHIP (Core Housing Incentive) Program.
- Area also includes several new semi-detached and single detached houses, as well as some older housing.
- Some apartments have commercial uses on ground floor.
- Overall vacancy rate for apartments is 16.6% (1982 Civic Census).



LEGEND

| LAND USE | SUB-AREAS |
|------------------------------------|---|
| SINGLE-DETACHED AND SEMI-DETACHED | AREA 1 NEW/APARTMENT DISTRICT |
| ROWHOUSING AND LOW RISE APARTMENTS | " 2 156 STREET |
| COMMERCIAL | " 3 BRITANNIA - SOUTH |
| OPEN SPACE AND PUBLIC FACILITIES | " 4 BRITANNIA - NORTH |
| | " 5 YOUNGSTOWN |
| | " 6 MAYFIELD VILLAGE |
| | " 7 YOUNGSTOWN COMMUNITY HOUSING |
| | " 8 NORTH WESTLAWN SITE (VACANT) |
| | " 9 WESTLAWN CEMETERY |
| | " 10 CENTENNIAL VILLAGE SHOPPING CENTRE |
| | " 11 STONY PLAIN COMMERCIAL STRIP |



LEGEND

- RF 1 - SINGLE DETACHED RESIDENTIAL DISTRICT
- RF 4 - SEMI-DETACHED RESIDENTIAL DISTRICT
- RF 5 - ROW-HOUSING DISTRICT
- RA 7 - LOW RISE APARTMENT DISTRICT
- RA 7(p) - LOW RISE APARTMENT DISTRICT FOR COMMUNITY HOUSING
- DC 2 COMPREHENSIVELY PLANNED DEVELOPMENT DISTRICT

- CB 1 - LOW INTENSITY BUSINESS DISTRICT
- CB 2 - GENERAL BUSINESS DISTRICT
- LSC - SHOPPING CENTRE DISTRICT
- CHY - HIGHWAY CORRIDOR DISTRICT
- CNC - NEIGHBORHOOD COMMERCIAL DISTRICT
- AP - PUBLIC PARKS DISTRICT
- US - URBAN SERVICES DISTRICT

Sub Area 2: 156 Street

- Between 102 Avenue and 107 Avenue, along west side of 156 Street.
- Current Land Use *Zone* RA7 (Low Rise Apartment), US (Urban Services) and CNC (Neighbourhood Commercial)
- Area includes a mixture of residential and commercial land uses and public facilities: 3-4 storey apartment buildings, row houses, semi-detached houses, four-plexes, older single detached houses, a church and day care centre, and a neighbourhood shopping centre.

Amended by Editor

B. Single Detached Family Residential Areas (Map 4)

Sub Area 3: Britannia South

- Between 102 and 104 Avenues and 156 and 163 Streets.
- Current Land Use *Zone*: RF1 (Single Detached Residential), and isolated RF4 sites (Semi-Detached Residential).
- Area consists principally of modest single family homes, most constructed between 1950-1954.
- Area has begun renewing itself through renovation, new construction and 22 semi-detached houses.

Amended by Editor

Sub Area 4: Britannia North

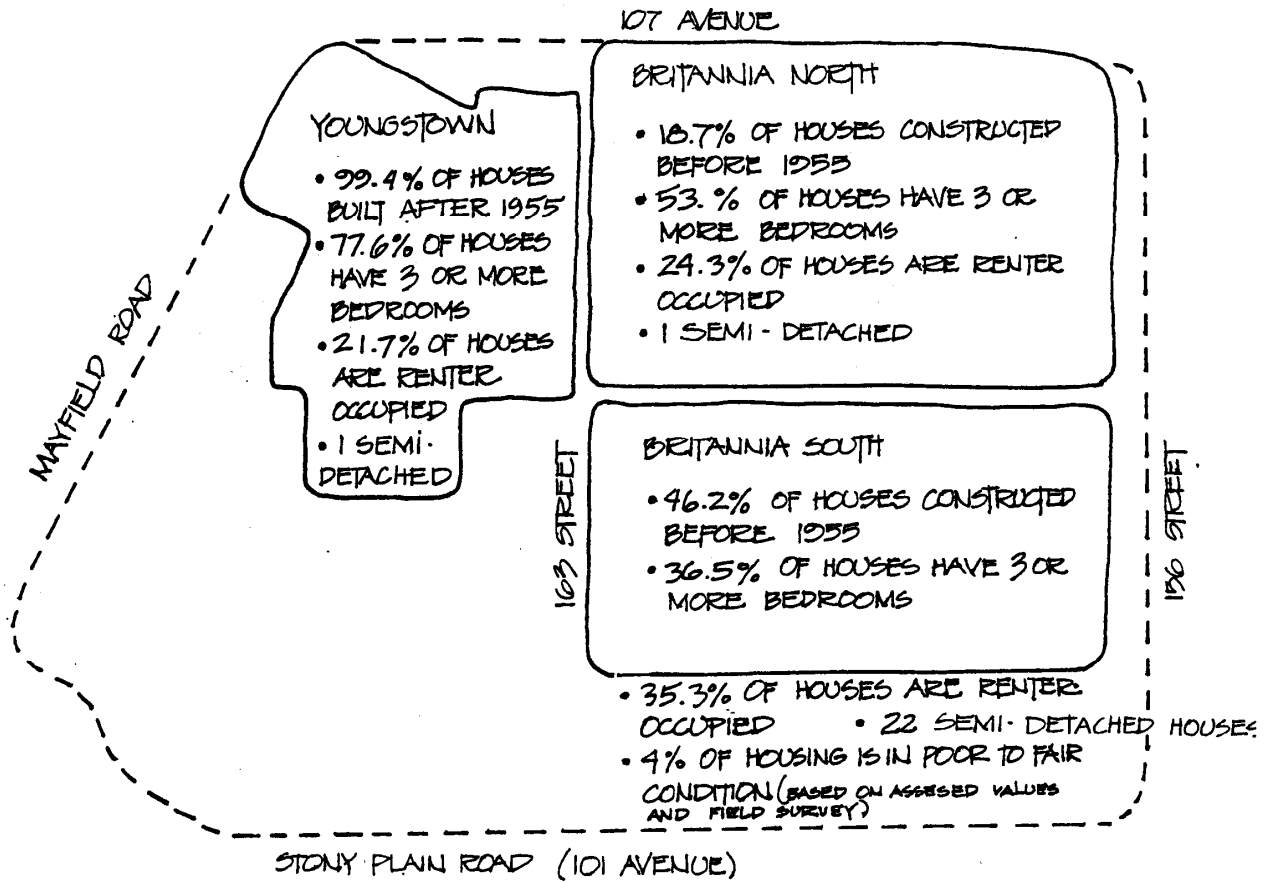
- Between 104 and 107 Avenues, and 156 and 163 Streets.
- Current Land Use *Zone* principally RF1 (Single Detached Residential).
- Area consists of modest single-family homes, developed between 1953 and 1959, with majority of houses constructed between 1957 and 1959.

Amended by Editor

Sub Area 5: Youngstown

- Between 107 Avenue and vacant site north of Westlawn Cemetery, and 163 Street and Mayfield Road but excluding Mayfield Village and the Youngstown Community Housing Project.
- Current Land Use *Zone* RF1 (Single Detached Residential).
- Area consists of single family houses, most constructed between 1958 and 1959. Houses are generally larger than those in the Britannia subdivision.
- Area has tree-lined boulevards throughout.

Amended by Editor



C. Multiple-Family Residential Areas

Sub Area 6: Mayfield Village

- Located on Mayfield service road between 104 and 105 Avenues.
- Current Land Use *Zone* RF5 (Row Housing). Amended by Editor
- Project constructed in 1973/74 as limited-dividend housing, financed by CMHC; now operates on an open market rental basis.
- Project consists of 110 3-bedroom units.

Sub Area 7: Youngstown Community Housing

- On 166 Street, adjacent to Centennial Village Shopping Centre.
- Current Land Use *Zone* RA7(p) (Low Rise Apartment - Public Housing). Amended by Editor
- Community Housing Project built in 1972 and managed by Edmonton Housing Authority.
- A well-maintained project consisting of 20 1-bedroom senior citizen apartments, 88 2-bedroom maisonettes and 25 3-bedroom town housing units.

Sub Area 8: North Westlawn Site

- Vacant land, approximately 3.6 hectares (8.7 acres).
- Current Land Use *Zone* DC2 (Comprehensively Planned Development). Amended by Editor
- Previous development proposal included townhouses, 2 walk-up apartments and a park.

D. Non-Residential Areas

Sub Area 9: Westlawn Memorial Park

- bounded by Stony Plain Road, 163 Street, Centennial Village Shopping Centre and Sub-Area 8.
- A privately-owned and operated cemetery; opened in 1951.
- Site size approximately 12.3 hectares (30.5 acres).

Sub Area 10: Centennial Village

- Located on Mayfield Road, and north of Stony Plain Road.
- Current Land Use *Zones* CSC (Shopping Centre) and CHY (Highway Corridor).
- Area includes Centennial Village Shopping Centre, Canadian Tire Store, and a motel.
- Shopping Centre opened in 1967 and has 85 stores.

Amended by Editor

Sub Area 11: Stony Plain Road Commercial Strip

- Along Stony Plain Road between 156 and 163 Streets.
- Current Land Use *Zones* CB1 (Low Intensity Business) and CB2 (General Business).
- Area includes a variety of commercial enterprises in relatively new 1-2 storey buildings, with off-street parking provided.

1.4 Parks and Recreation Facilities (Map 5)

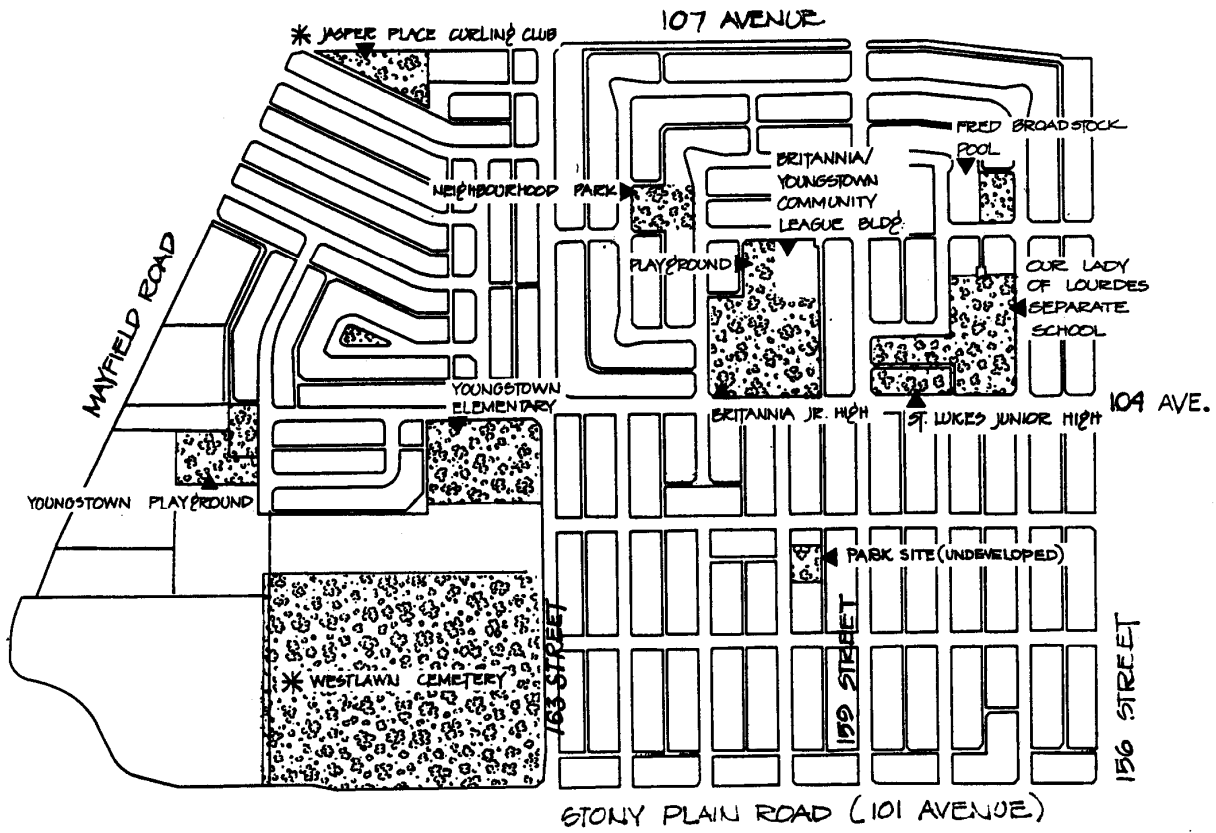
- Britannia/Youngstown is served by the following parks and recreation facilities:
 - Fred Broadstock Swimming Pool
 - Community League Hall, ice rink, tennis courts and playground.
 - Youngstown playground.
 - Jasper Place Curling Club (private).
 - 2 neighbourhood parks.

Under the Joint Use Agreement, the following school facilities are also available for community recreation:

- Youngstown Elementary School (1 gymnasium, 3 soccer fields, 3 baseball diamonds).
- Our Lady of Lourdes Elementary School (1 gymnasium, 1 soccer field, and 4 baseball diamonds).
- Britannia Junior High School (2 gymnasiums, 2 soccer fields, 2 baseball diamonds).

1.5 Schools

- As noted above, the neighbourhood has 3 schools. Youngstown Elementary (1959) and Britannia Junior High (1956) are operated by Edmonton Public School Board. They draw students primarily from within the neighbourhood.
- Catholic students in Britannia/Youngstown are served by Our Lady of Peace (Elementary) and Holy Cross (Elementary and Junior High) schools, located outside the neighbourhood.
- Our Lady of Lourdes, operated by the Separate School Board, offers a special bi-lingual program which serves the West District. The program will be expanded in the coming year, using the facilities of
- the adjacent, former St. Lukes Junior High School. These facilities are currently occupied by the Evelyn Unger School which offers a program for those with learning disabilities.
- According to the Edmonton Public School Board, Youngstown Elementary with 369 students, is operating at 59% capacity and Britannia Junior High with 324 students is operating at 50% capacity.
- Table 3 shows the declining enrollments for the two public schools between 1976 and 1982.



* PRIVATELY - OWNED FACILITIES

TABLE 3

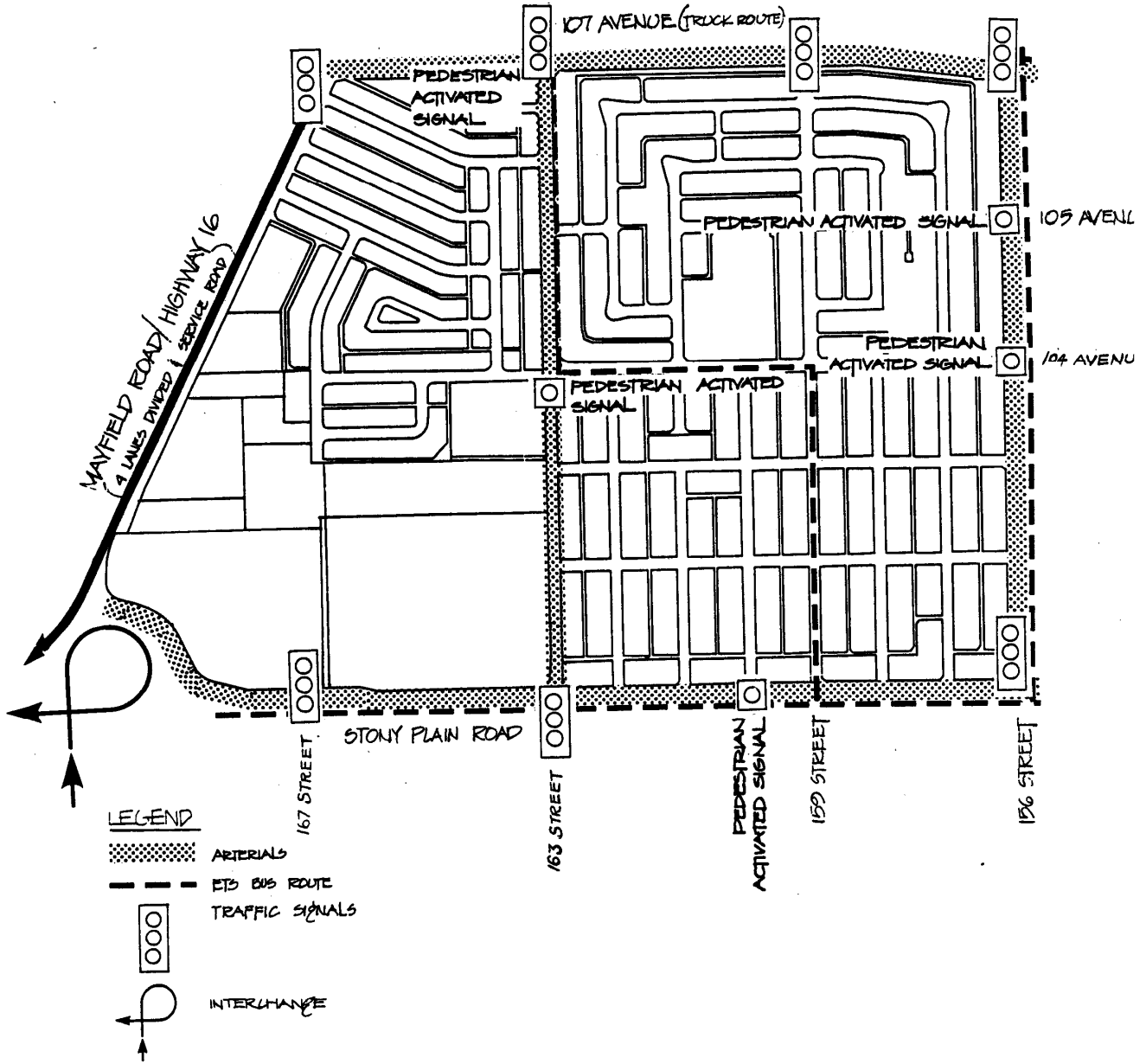
**BRITANNIA/YOUNGSTOWN
SCHOOL ENROLLMENTS 1976-1982**

| School (Capacity) | Enrollments | |
|--------------------------------|-------------|------|
| | 1976 | 1982 |
| Youngstown Elementary (625) | 455 | 369 |
| Britannia Junior High (640) | 562 | 324 |

Source: Data provided by Edmonton Public School Board and Edmonton Separate School

1.6 Transportation

- The roadway and transit system serving Britannia/Youngstown is illustrated in Map 6. The map also shows the location of traffic lights and pedestrian-activated, signalized crossings.
- Mayfield Road (Highway 16) and 107 Avenue are designated truck routes.
- 156 Street and Stony Plain Road (101 Avenue) are major arterials. 163 Street is also an arterial roadway.
- Buses connecting to the downtown and other parts of the city run along Stony Plain Road and 156 Street. Local bus service is provided by the No. 17 bus which travels up 159 Street from Stony Plain Road to 104 Avenue, along 104 Avenue to 163 Street, and up 163 Street to 107 Avenue.
- The Jasper Place Bus Terminal, a major transfer point in the City's transit system, is located just outside Britannia/Youngstown at Stony Plain Road and 157 Street.



1.7 Municipal Services

- Major water mains (10"-12") run along 156 Street, Stony Plain Road and Mayfield Road; the neighbourhood is served internally by a system of 6" pipes.
- The water supply system does not meet City standards in terms of pipe size and number of fire hydrants. Improvements currently required include the replacement of the water main along 156 Street from 106 Avenue to the lane north of Stony Plain Road and new hydrants in the apartment district south of 102 Avenue.
- Britannia/Youngstown is served by a separate sewer system, i.e. the sanitary and storm sewers are not combined. The sanitary sewer system has sufficient capacity to accommodate additional development in the area. The storm sewer system will, however, surcharge heavily during the 1 in 5 year storm, and any future development which increased the imperviousness (i.e. the run-off) of the study area could create flooding problems.

1.8 Social Services

- A wide range of social services are available to the Britannia/Youngstown neighbourhood through the Jasper Place Centre, located at 100 A Avenue and 156 Street and operated by Edmonton Social Services. These services include counselling, juvenile probation, family aide, home services to seniors, and consultation and assistance to local community groups in after-school care and day-care programs.
- A district office of Alberta Social Services and Community Health is located in Centennial Mall and administers child welfare and income security programs in the area.
- Day care services are offered in the Britannia/Youngstown neighbourhood by the Jasper Place Day Care Centre at 156 Street and 104 Avenue. An out-of-school care program is also available at Youngstown Elementary.
- A training centre for social services and community health personnel (Northern Resources Centre) is also located in the neighbourhood at 159 Street and 104 A Avenue.

CHAPTER TWO

ISSUES

This study has identified a number of planning and social issues in Britannia/ Youngstown. The issues are described below and illustrated by Map 7.

1. Future Redevelopment

- How much (if any) and what kind of redevelopment should be permitted in Britannia/Youngstown over the next 10 years?

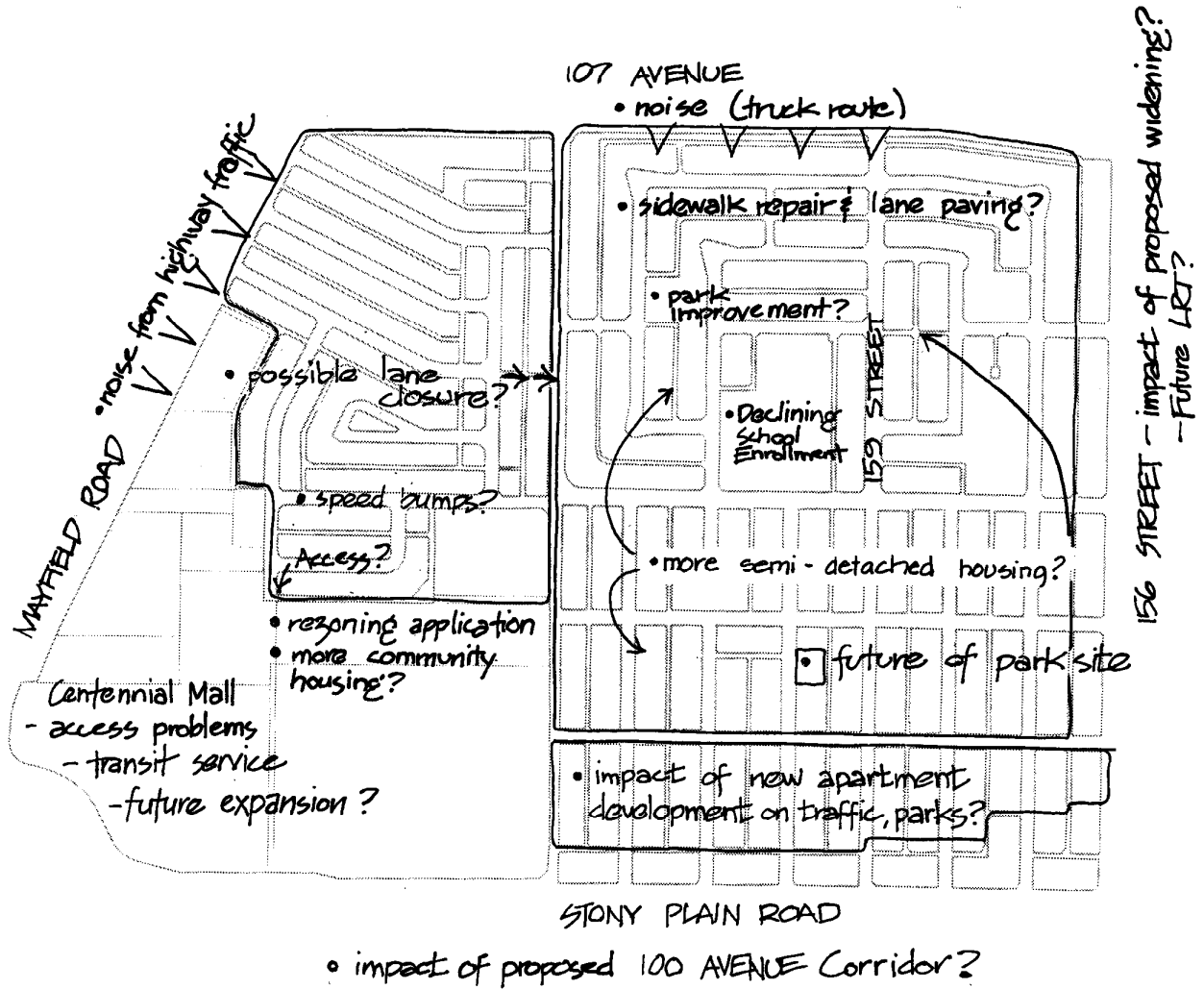
Issue was subject of petition to City Council in April 1981 requesting a freeze on *rezoning*.

Amended by Editor

- Extensive redevelopment to low rise apartments has occurred south of 102 Avenue since 1981.
- There were 22 *rezonings* for semi-detached houses between 1977 and 1980.
- Housing stock (constructed in 1950's) is aging: there will be a need for renewal through renovation and /or redevelopment.

2. Community (Public) Housing

- How much more publicly-sponsored community housing, if any, should be built in the neighbourhood? Where should it be located, and in what form?
- Britannia/Youngstown has a relatively large amount of subsidized or low-rental housing in comparison to surrounding neighbourhoods. There is the Youngstown Project with 133 units and Britannia Gardens for senior citizens with 65 units.
- Mayfield Village with 110 3-bedroom units accommodates many low-income households, though it no longer operates under the Limited Dividend Program.
- 8 apartment buildings have recently been constructed in the neighbourhood (south of 102 Avenue) under Alberta Home Corporation's Core Housing Incentive Program (CHIP). It is a condition of financing that 50% of the suites be available as low-rental units.
- Alberta Housing Corporation plans to build a 21-unit family-oriented project at 160 Street and 102 Avenue.
- Additional community and non-profit housing could potentially be built on vacant parcels north (and east) of Westlawn cemetery and in the apartment district.



3. North Westlawn Site

- What measures can be taken to minimize the impact which future development on this site may have on the surrounding area?
- City Council approved a DC2 (Comprehensively Planned Development District application for rowhousing and 2 four storey apartment buildings on 1981 06 23.
- Approval of the DC2 application required the developer to fulfill certain commitments, including:
 - no vehicular access to 166 Street (emergency vehicles only);
 - berm and screen fencing between the proposed development and the single family area to the north, and;
 - dedication of 1.1 acres and contribution of \$40,000 for parks development.
- The development agreement has expired. A new application to 'subdivide and rezone the site for similar development and a religious assembly use (RA7, RF5, and US Zones) was not supported by the Municipal Planning Commission at its meeting of 1983 03 24.
- The community is opposed to both the density and type of development which is proposed, and to vehicular access from the site to 166 Street. A great deal of concern was expressed at the public meetings and in the questionnaire survey about the impact which development of this site might have on traffic in Youngstown (104 Avenue) and in Britannia (163 Street, 103 Avenue).

Amended by Editor

4. Requirements for Parks and Recreation Facilities

- What are the long term requirements (amount, type and location) for parks and recreation facilities in the neighbourhood? More specifically, what should be done with the small undeveloped park site in Britannia - disposal? or expansion and development?
- Britannia/Youngstown is relatively well-served with parks and recreation facilities, compared to other older neighbourhoods. According to current standards established in the 1979-83 Parks and Recreation Master Plan, the neighbourhood actually has a surplus, albeit minor, of open space (.04 hectares/.09 acres). However, the distribution and type of parks and recreation facilities may not meet the needs of the changing population, and a deficiency will arise once the apartment zone south of 102 Avenue is fully developed.
- The undeveloped park site located mid-block on 160 Street between 102/103 Avenues was declared "surplus" by *Parkland Services Branch* prior to this study, and to be sold because of:
 - i) complaints from neighbouring property owners that site was being used for active recreation;

Amended by Editor

Amended by Editor

ii) small site size made it difficult to develop for parks and recreation uses in accordance with City standards;

iii) site has low priority in the budget for parks development in the West Zone.

Amended by Editor

No capital funds are slated either for parkland acquisition or upgrading/development of parks, playgrounds or facilities within Britannia/Youngstown for the next five years. The *Branch's* development priorities lie in the new areas where many communities are almost totally lacking in developed open space and facilities.

5. Declining School Enrollments

- What can be done to increase school enrollments in Britannia/Youngstown?
- Youngstown Elementary and Britannia Junior High are operating at 59% and 50% capacity respectively (Table 3).
- Declining school enrollments can be attributed to two factors: maturing of the neighbourhood population and the replacement of family housing with apartments.
- Survey results suggest that there has been a small influx of young homeowners recently. There is a possibility that the neighbourhood could repeat its life cycle.

6. Light Rail Transit (LRT) Along 107 Avenue and Down 156 Street

- What impact (location of stations, increased densities) would LRT along 156 Street have on Britannia/Youngstown?
- LRT to the west side of the City is only a long range possibility at this time. A specific route and alignment is not identified in the new Transportation Bylaw #6707.
- South LRT has priority over west line.
- The *Planning and Development Department* will address this issue through the *Zone Planning Program* once LRT proposals are brought forward.

Amended by Editor

7. 156 Street Widening

- What impact would widening 156 Street have on Britannia/Youngstown?
- A long term plan exists to widen 156 Street to improve safety and traffic flow. Three metres (10 ft.) are required on both sides of 156 Street to build a median and create turning lanes at 107 Avenue and Stony Plain Road.
- Some land has already been acquired; properties are purchased when they come up for sale or redevelopment.
- The *Planning and Development Department* and *Transportation Department*

Amended by Editor

have determined that the widening would have a minimal impact on the neighbourhood. Many of the existing buildings are sufficiently set back to accommodate the road widening.

8. 100 Avenue Corridor (Jasper Freeway)

- What impact would construction of the 100 Avenue corridor have on Britannia/Youngstown?
- A long standing proposal contained in the City's Transportation System Bylaw #6707 (Appendix A).
- 35-40% of properties needed have been acquired but specific alignment has not yet been determined.
- Corridor, if implemented, could link up with McKinnon Ravine or Stony Plain Road at 149 Street.
- The *Planning and Development Department* and *Transportation Department* have determined that the Corridor would not have a negative impact on the neighbourhood, and might alleviate traffic congestion on Stony Plain Road.

Amended by Editor

9. Shortcutting of Traffic (lane between 163 Street and 164 Street at 105 Avenue)

- What can be done to reduce the shortcutting of traffic through the lane at the above location?
- A survey of adjacent property owners (1983 02 28) revealed a number of problems due to shortcutting traffic: property damage, noise and safety.
- Possible solutions include installing speed bumps, instituting a "one-way", or lane closure.

10. Speed Bumps on 104 Avenue between 163 Street and 166 Street

- What can be done about speeding traffic along 104 Avenue?
- Letter to City Council from property owner in November 1982 requesting installation of speed bumps.
- Request was referred to Traffic Operations of *Transportation Department* who turned down the request based on:
 - i) a radar speed test;
 - ii) Guidelines for the Implementation of Speed Bumps as approved by City Council on 1982 12 14.
- Youngstown residents complained at the public meetings and in the questionnaire survey about the traffic which is generated along 104 Avenue specifically, and in their neighbourhood generally, by the Youngstown Housing project and Mayfield Village.

Amended by Editor

11. Traffic from the Apartment District

- What impact has apartment development south of 102 Avenue had on local traffic? What traffic management measures, if any, should be implemented?
- A concern was expressed at the public meetings that traffic from the apartment *zone* was filtering through the area of single family homes to the north (Britannia South) to get to and from 104 Avenue. A median along 102 Avenue, as constructed in the Canora neighbourhood, was suggested as a solution.

12. High Traffic Noise Levels (107 Avenue and Mayfield Road)

- What can/should be done to reduce the noise levels in residential areas adjacent to 107 Avenue and Mayfield Road?
- High noise levels were acknowledged in Urban Traffic Noise Policy Study - Stage I - prepared by the *Transportation Department* in June 1980.
- Stage II of Study will recommend areas and measures for noise attenuation.

Amended by Editor

13. Need for Sidewalk and Lane Improvements

- What action can/should be taken to repair sidewalks and pave lanes in Britannia/Youngstown?
- A survey conducted by the *Transportation Department* in the summer of 1982 rated approximately 2/3 of the sidewalks in the Britannia sub-division as being in "borderline" condition (category 3 on a scale of 5).
- All except 3 lanes (in Britannia) are paved.
- The current cost of monolithic sidewalk replacement is about \$140. per lineal metre. (Only \$90. of this cost is assessable against the adjacent property owner; the balance must come from limited general City revenues). This would mean an increase of \$196. in taxes each year over 20 years for a typical property (50' frontage x 150' depth) in Britannia.
- No recommendation will be made on this issue in the study. Residents did not identify the condition of sidewalks or unpaved lanes as a major concern at the public meetings or in the questionnaire survey. They were, however, alarmed at the tax bill for improvements. Future action can be taken by residents through procedures already established within the civic administration. The *Transportation Department* will initiate a local improvement bylaw on the basis of petition.

Amended by Editor

Amended by Editor

14. Centennial Mall - Expansion, Access and Transit Service

- What plans does Centennial Mall have for expansion? What would the impact be on Britannia/Youngstown? What can be done to improve access and transit service to the shopping centre?
- City's General Municipal Plan permits some intensification of the Mall.

- Addition of a small amount of retail space is being considered; construction is dependent upon improvement in the economy and would have limited impact. Office development is not contemplated by the Mall management. Expansion of the shopping centre and its possible impact on Britannia/Youngstown will be monitored through the *Zone Planning Program*.
- Access from Mayfield Road has been a long-standing problem; City Engineering acknowledges problem but has no immediate plan for upgrading. Some improvements to the Stony Plain Road interchange were completed in 1982.
- Mall management and community have identified inadequate transit services to the shopping centre. *The Transportation Department* is examining the possibility of using the Mall parking area as a transit terminal.

Amended by Editor

15. Social Problems

- What can be done about social problems in Britannia/Youngstown?
- Residents expressed a considerable amount of concern through the questionnaire survey about a variety of social problems in the neighbourhood, including vandalism, theft, disturbances of the peace, drug abuse and "bored youth." Existing public housing projects and apartments were frequently identified as the source of many of these problems.
- Social issues fall outside the terms of reference for this study and the expertise of the *Planning and Development Department*. The above concerns have been brought to the attention of the Jasper Place Social Services Centre.
- The formation of a Resident's Committee is required if action is to be taken on social problems in the neighbourhood. The Social Services Centre would assist in the organization of the committee and the implementation of appropriate programs (eg. "Neighbourhood Watch"). A letter to this effect, outlining the services of the Centre has been sent to the Britannia/Youngstown Community League.

Amended by Editor

CHAPTER THREE

OBJECTIVES

3.1 INTRODUCTION

- While recent redevelopment has renewed part of the neighbourhood, it has also created instability and uncertainty about the future of the neighbourhood.
- The downturn in the economy and the resultant decline in growth and redevelopment activity provides an opportunity to plan ahead and manage future land use changes and development in the neighbourhood.
- The objectives set out below provide a broad statement of the desired direction of future development in Britannia/Youngstown.
- The objectives are based on:
 - (i) the existing and potential problems (issues) which have been identified in the neighbourhood;
 - (ii) the aspirations of the community as interpreted by the *Planning and Development Department* with the help of the Community League Executive, public meetings, and the questionnaire survey; and,
 - (iii) the policy framework established for inner city neighbourhoods by the City's General Municipal Plan, especially Objective 5.B and Policies 5.B.1 to 5.B.11.
- Objective 5.B of the Edmonton General Municipal Plan states: It is the objective of Council:

Amended by Editor

5.B To increase the amount of future housing accommodated in the inner city, with a strong emphasis on family housing and requiring redevelopment to occur on a dispersed basis rather than concentrated in only a few areas.

3.2 OBJECTIVES

1. To accommodate and manage future growth and change in Britannia/Youngstown, in accordance with the growth strategy, objectives and policies of the Edmonton General Municipal Plan.
2. To maintain and rejuvenate the existing family-oriented residential areas in the neighbourhood.
3. To minimize conflicts between various types of land uses and to ensure that new development is compatible with existing development in the area.
4. To stabilize school enrollments in Youngstown Elementary and Britannia Junior High.
5. To limit the concentration of community housing in the neighbourhood.
6. To ensure that parks and recreation facilities are adequate to serve the future population.

CHAPTER FOUR

RECOMMENDATIONS

4.0 Introduction

The recommendations in this report address the most important and immediate planning issues in Britannia/Youngstown. Some of the recommendations require action by various civic departments; others call for community action. The recommendations, together, comprise a proposed development concept for the neighbourhood, which is illustrated by Map 8.

4.1 Apartment Districts

It is recommended that future apartment development in Britannia/Youngstown be confined to those areas south of 102 Avenue and along the west side of 156 Street which are currently zoned RA7, except for 3 lots on the northeast corner of 157 Street and 102 Avenue which will be used specifically for the purpose of providing a high density community housing project for seniors; and the site on the northwest corner of 156 Street and 102 Avenue will be used specifically for the purpose of low intensity commercial uses that are similar in scale and land use impacts with low rise medium density apartments and compatible in function with surrounding development.

Amended by Editor
Resolution
April 20, 2004 (a)
April 20, 2004 (b)

Discussion

- The General Municipal Plan growth strategy calls for an increase in the density of inner city neighbourhoods but also suggests that this increase should not be concentrated in only a few neighbourhoods. Britannia/Youngstown already has a substantial amount of multiple-unit housing. Full development of the vacant site north of Westlawn cemetery (to RF5) and those areas currently zoned RA7 could result in approximately a 43% increase in the population (4464 persons to 6375 persons) and a 50% increase in the overall density of the neighbourhood (26.0 d.u./ha to 39.0 d.u./ha).
- Further encroachment of apartment development into single family residential areas would jeopardize viability of neighbourhood and schools.
- Additional apartment development would require major capital improvements to the water and storm-sewer system in the neighbourhood.
- Existing apartment development provides a buffer along 156 Street and a transition between the Stony Plain commercial strip and inner residential areas.

Amended by Editor

4.2 Youngstown Subdivision

It is recommended that the Youngstown subdivision which is bounded by Mayfield Road and Mayfield Village to the west, 163 Street to the east, Youngstown Elementary School and the lane south of 103 Avenue, remain as an area of single-detached housing with RF1 zoning.

Discussion

- The Youngstown Subdivision is newer than the Britannia Subdivision. Most of

the housing was built between 1958 and 1959, and consists of larger, well-maintained three bedroom homes. The yards and boulevards are attractively landscaped.

- This area is uniform and stable. No spot zoning for semi-detached housing has occurred. 79% of the homes are owner-occupied.

Amended by Editor

4.3 Britannia Subdivision

It is recommended that Britannia North, which is the area bounded by 107 Avenue, 104 Avenue, 163 Street and the lane west of 156 Street, remain as an area of single detached housing with RF1 zoning except where a new proposed development complies with the intent of the Residential Infill Guidelines. In which case the proposal shall be considered on the basis of its individual merits and conformance with current City Council goals and objectives.

Amended by Editor

Resolution
July 12, 2012,

It is recommended that Britannia South, which is the area bounded by 104 Avenue, 102 Avenue, 163 Street, and the lane west of 156 Street, be rezoned from RF1 to RF4 (semi-detached) to permit semi-detached housing as of right.

Amended by Editor

Discussion

- The recommendations for the Britannia subdivision are based on differences in development between Britannia North and Britannia South (Map 7).
- Rezoning Britannia South for semi-detached housing recognizes the existing concentration of semi-detached houses in that area (i.e. accommodates market forces); it provides for renewal where it is needed most in the neighbourhood in accordance with Objective 2 (housing in Britannia South is generally older and smaller than in Britannia North); it would provide a transition between the apartment district and Britannia North which is largely an area of single family housing (Objective 3); and, it would potentially increase the number of families and contribute to school enrollments in the neighbourhood (Objective 4).
- Respondents to the survey questionnaire, identified this development option (RF1 for Britannia North; RF4 for Britannia South) as the second most desirable option (next to "no rezoning") for the Britannia subdivision. The 4 options and the results of the survey questionnaire are described in the Appendix.

4.4 Community Housing

It is recommended that future community housing be developed in Britannia/Youngstown in accordance with the location and site design guidelines set out in Policies 5.H.6 and 5.H.7 of the Edmonton General Municipal Plan.

Discussion

- As noted earlier in the discussion of this issue, Britannia/Youngstown already has a relatively large amount of subsidized housing in comparison to surrounding neighbourhoods. This recommendation, in combination with other land use recommendations in this report, would limit the amount of community housing which might be built in the neighbourhood in the future.

- General Municipal Plan guidelines for community housing recommend that projects should generally be less than 1 hectare in size and that no more than one project be located in any particular sub- neighbourhood. These guidelines therefore suggest that there is already a sufficient concentration of community housing located west of 163 Street.
- Residents expressed strong opposition in the questionnaire survey to existing projects and the development of any more community housing in Britannia/Youngstown.

4.5 North Westlawn Site

It is recommended that the vacant site north of the Westlawn Cemetery be rezoned to US (Urban Service) Zone to accommodate an expansion of the adjacent Westlawn Cemetery.

Resolution
April 15, 1996

Discussion

- *The North Westlawn site was the subject of numerous housing development proposals during the 13 years which followed the approval of this Planning Study, and the 15 years since the approval of the DC2 Provision which presently applies to this land. The large size and awkward configuration of the parcel presents numerous design problems which impede the successful development of this site without causing significant impact upon the surrounding community. Historically, the community has resisted all attempts to develop the site for medium density housing.*
- *Of the various proposals forwarded during the past 15 years, none have been viable enough to warrant investment and development.*
- *Development of this property as cemetery lands would not adversely effect the surrounding properties and/or community and would resolve a long standing development issue within the community.*

4.6 160 Street Neighbourhood Park Site - Development

It is recommended that the park site located on 160 Street between 102 and 103 Avenues be retained, and developed by the Britannia/Youngstown Community League for a parks and recreation use which is suitable to adjacent property owners and the community-at-large.

Discussion

- This small, undeveloped park site was to be sold prior to this study due to strained City budgets and complaints from adjacent residents about its informal use for active recreation.
- The study is recommending that the site be retained, however, because it is the only open space in the southern portion of the neighbourhood, in close proximity to apartment dwellers and the senior citizens' Britannia Gardens residence. The population of the apartment district is projected to increase by 240% to 1846 persons.

- Recommendation 4.6 has the support of the community (refer to questionnaire survey results in the Appendix) and of the Britannia/Youngstown Community League Executive who have agreed to assume responsibility for the capital costs of development.
- A "Park Development Committee", chaired by the local District Recreation Coordinator and composed of representatives from the Community League and interested residents, will be established to determine and implement a use for the park which mitigates the concerns of adjacent property owners and meets the needs of the community.
- The *Parkland Services Branch* will provide the Committee with consultative services in the areas of programming, design and construction of park facilities.

Amended by Editor

4.7 Future Parks and Recreation Facilities

It is recommended that the *Parkland Services Branch of the Asset Management and Public Works Department* review the future park space requirements for Britannia/Youngstown in accordance with the proposed 1985-89 Parks and Recreation Management Plan.

Amended by Editor

Discussion

A future park space requirement of approximately 1.65 hectares (4.07 acres) is projected. Some of this deficiency will be offset by the provision of open space on the north Westlawn site.

- The projected deficiency is based on current open space standards established in the 1979-83 Parks and Recreation Master Plan. Future action on parks acquisition and development in the neighbourhood will be based on new guidelines established in the proposed Management Plan, as well as *Parkland Services* budgets and priorities.

Amended by Editor

4.8 Traffic Study

It is recommended that the *Transportation Department* conduct a study in 1984 of the following matters in the Britannia/Youngstown neighbourhood, and implement traffic management measures where required and feasible:

Amended by Editor

- i) **volume and speed of traffic on 104 Avenue between 166 Street and 163 Street;**
- ii) **shortcutting of traffic through the lane at 105 Avenue between 163 Street and 164 Street;**
- iii) **traffic volumes along 163 Street; and,**
- iv) **the impact of apartment development south of 102 Avenue on traffic in Britannia South.**

Discussion

- This recommendation responds to concerns expressed by residents, at the public

meetings and in the questionnaire survey, about traffic in the neighbourhood.

- Mayfield Village and the Youngstown Housing project generate a considerable amount of traffic through the Youngstown subdivision.
- 163 Street is a major collector serving both Youngstown and Britannia; it connects two arterials (Stony Plain Road and 107 Avenue) and provides a bypass to the busy Mayfield interchange. The concern about present volumes relates not only to the pedestrian safety of children attending the Youngstown Elementary School, but to its capacity for accommodating additional traffic which would be generated by development of the north Westlawn site.
- A recent mid-week a.m. and p.m. peak hour traffic count conducted by Traffic Operations indicated low traffic volumes on the lane. However, this traffic count and the speed check conducted earlier on 104 Avenue may not be representative. Youngstown residents have indicated that traffic volumes and speeding increase in the evenings and on weekend nights through the neighbourhood.
- A traffic impact analysis was not carried out at the time the area south of 102 Avenue was rezoned from RF3 to RA7.

4.9 Noise Attenuation Along Mayfield Road and 107 Avenue

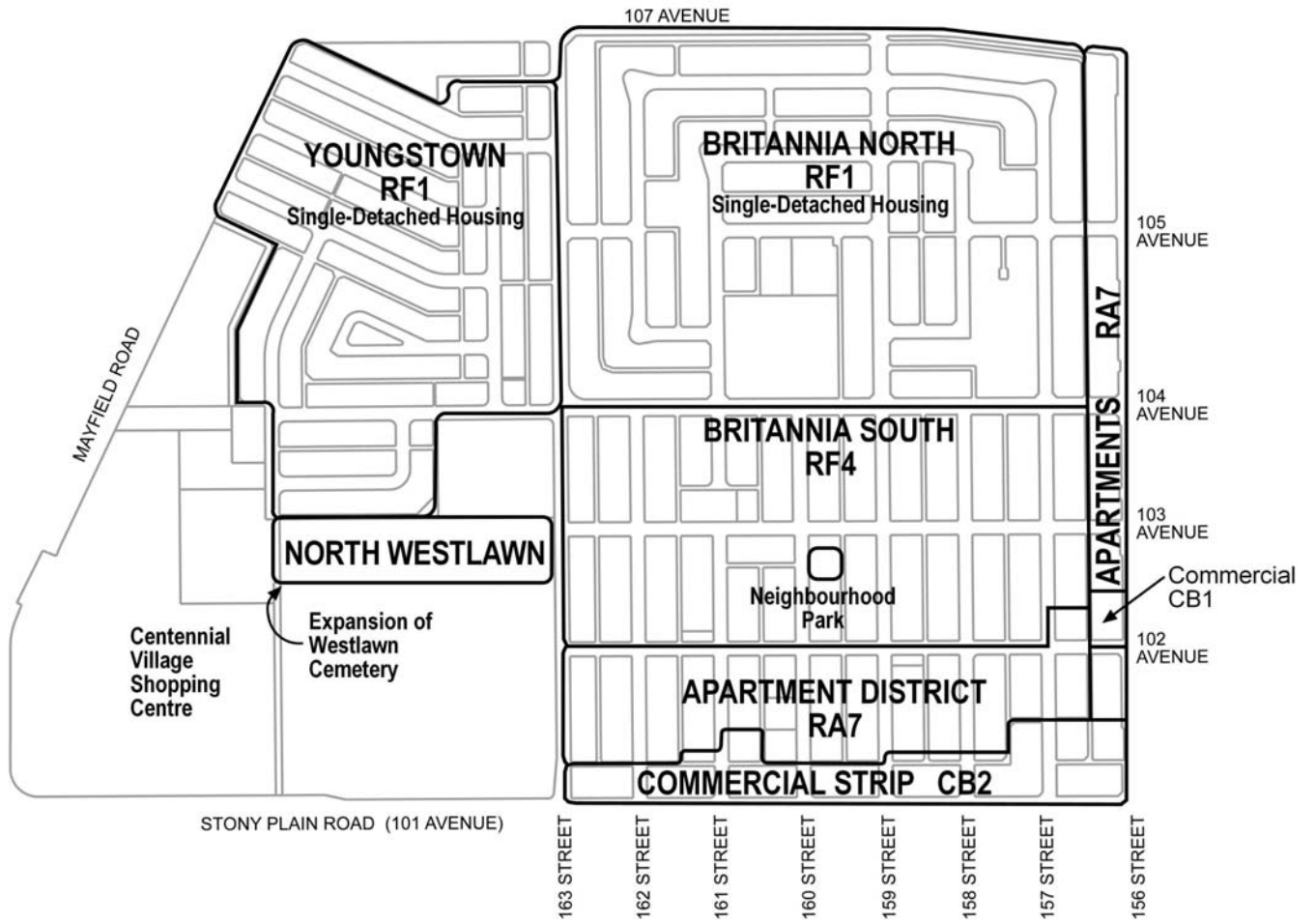
It is recommended that the Britannia/Youngstown Community League prepare a submission to the City's *Transportation Department* on noise attenuation along Mayfield Road and 107 Avenue, based on recommendations of the Urban Traffic Noise Policy Study (Stage II).

Amended by Editor

Discussion

- The Stage II report was approved by City Council 1983 09 13; it identifies areas and measures for noise attenuation in the City.
- The *Planning and Development Department*, through the District Planning Program, would assist the Community League and interested residents in the preparation of their submission.

Amended by Editor



APPENDIX A

EVALUATION OF DEVELOPMENT OPTIONS BRITANNIA/YOUNGSTOWN

Five different development options were considered for Britannia/Youngstown.

The first four options assume that Youngstown will remain *zoned* RF1 (single detached housing) and that there will be no additional areas *rezoned* for low rise apartment development (RA7).

Amended by Editor

Option #1: No Further Rezoning (Map 9)

Retain RF1 Land Use Zone in Britannia, e.g. West Jasper Place neighbourhood. Discussion

Amended by Editor

- This option does not recognize market forces.
- Would not contribute to school enrollments.
- Renewal depends upon renovation or new construction. New construction may not be economically feasible; existing or future homeowners may not have interest or finances to undertake renovations. Could result in general deterioration of housing stock in the long run.

Option #2: Semi-Detached Development - Discretionary (Map 10)

Rezoned entire Britannia subdivision from RF1 (single detached housing) to RF2 (low-density infill) to permit semi-detached housing on a discretionary basis. eg. Canora neighbourhood.

Amended by Editor

Discussion

- Development Officer reviews applications and approves at his discretion.
- Residents within 200' radius of proposed semi-detached house are notified of applications and may appeal to Development Appeal Board.
- Guidelines could be attached through the Study recommendations for semi-detached development, (eg. requirements for sloped roof, front rather than side entrances; restricted conversion possibilities; quota for neighbourhood or concentration on block face; retention of mature vegetation on site).
- This option accommodates market forces.
- Semi-detached housing is compatible in terms of appearance and scale with existing single detached housing.
- Would potentially increase number of families living in area and contribute to school enrollments.
- Would help to rejuvenate neighbourhood as illustrated in the case of Canora.

- Provides opportunity for residents to scrutinize applications.
- Guidelines could, however, be criticized as arbitrary and discriminatory and hence be difficult to enforce.

Option #3: Semi-Detached Development - Permitted (Map 11)

Rezone entire Britannia Subdivision from RF1 (single detached) to RF4 (semi-detached). Single detached and semi-detached housing would be permitted as of right.

Amended by Editor

Discussion

- Same as Option #2, except approval process: no guidelines or opportunity for residents to appeal.
- Less red-tape and expense to individual property owners who wish to build semi-detached houses.

Option #4: Semi-Detached Development - Britannia South Only (Map 12)

Retain RF1 Land Use Zone (single-detached) in Britannia North and rezone Britannia South from RF1 to RF4 to permit semi-detached housing as of right.

Amended by Editor

Discussion

- Accommodates market forces.
- Recognizes differences in development between Britannia North and Britannia South e.g. number of semi-detached houses, age of housing, size of houses (Map 4).
- Provides transition between low rise apartment *zone* and Britannia North which is largely an area of single detached housing.
- Would potentially increase number of families and contribute to school enrollments but to a lesser extent than Options #2 and #3 (Table 3).

Option #5: Ad-Hoc Rezoning (Map 13)

Let market decide; deal with new developments as proposed on the basis of individual merits.

Discussion

- Inconsistent with petition's request for a zoning freeze and community plan.
- Applications for spot-*rezoning* would continue.
- Uncertainty would likely result in neighbourhood instability.

Amended by Editor

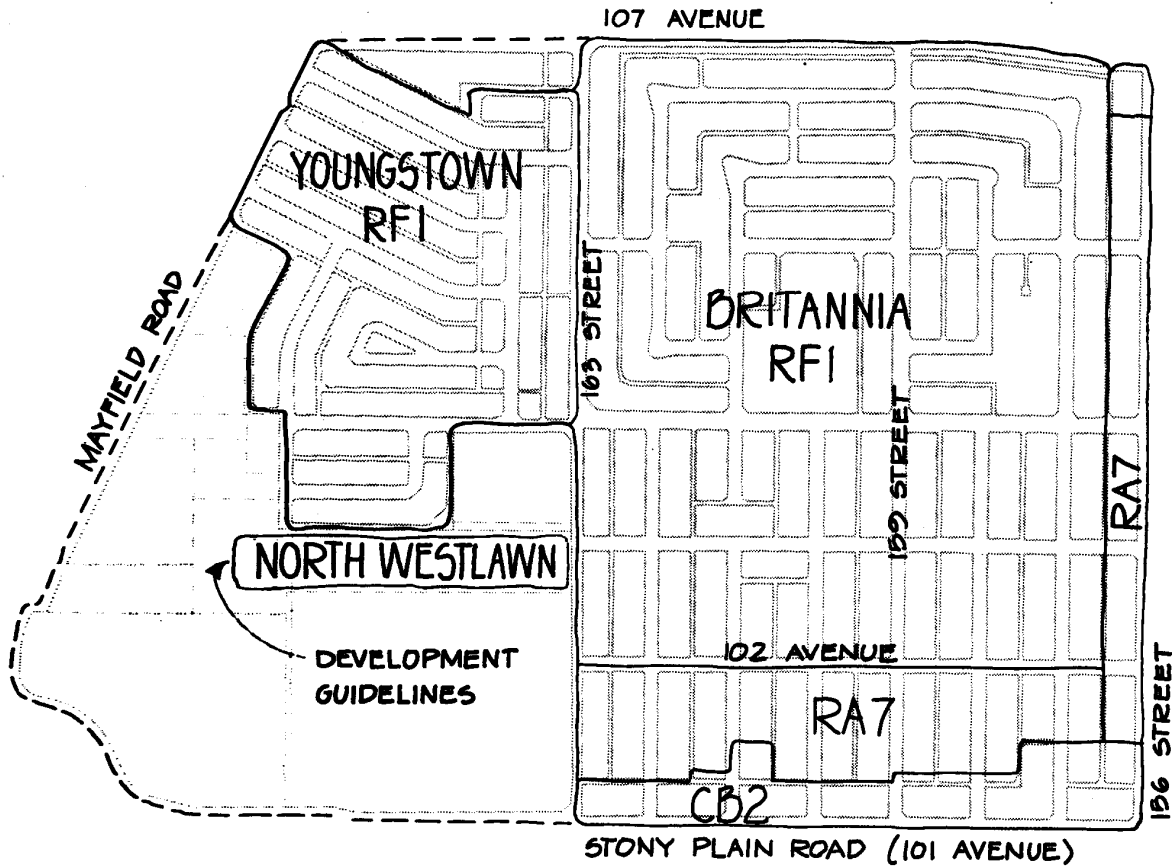
*Preferred Option

It is recommended that future development in Britannia/Youngstown proceed in accordance with Option #4.

Discussion

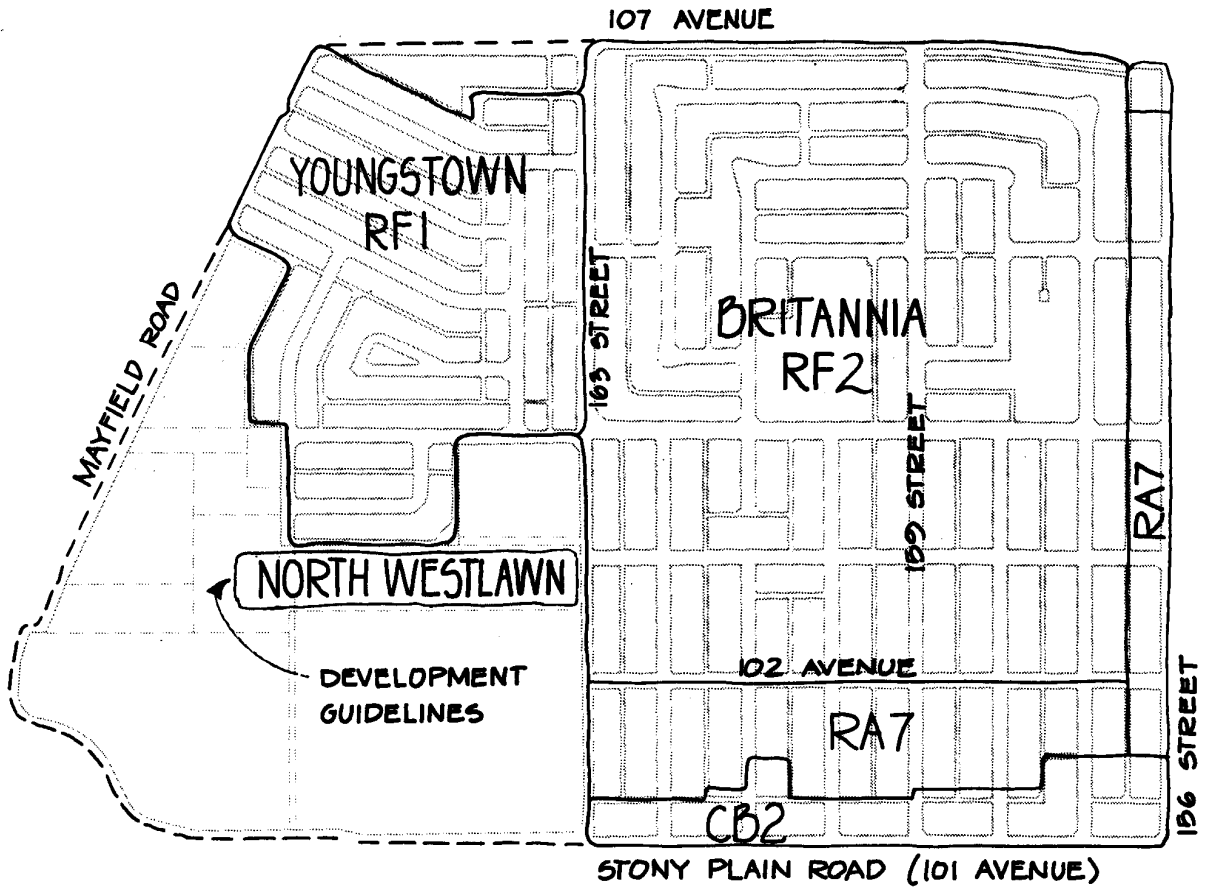
- A comparison of the density and population implications of each development scenario for Britannia/Youngstown is presented in Table 4 and 5.
- The tables illustrate that most of the expected changes in population and density are due to future development in areas already *rezoning*.
- The selection of a preferred option has been made on the basis of sound planning principles, the objectives established for the study area, and the potential impact on public services and facilities.
- The advantages of Development Option #4 have already been noted above.

Amended by Editor



LAND USE DISTRICTS

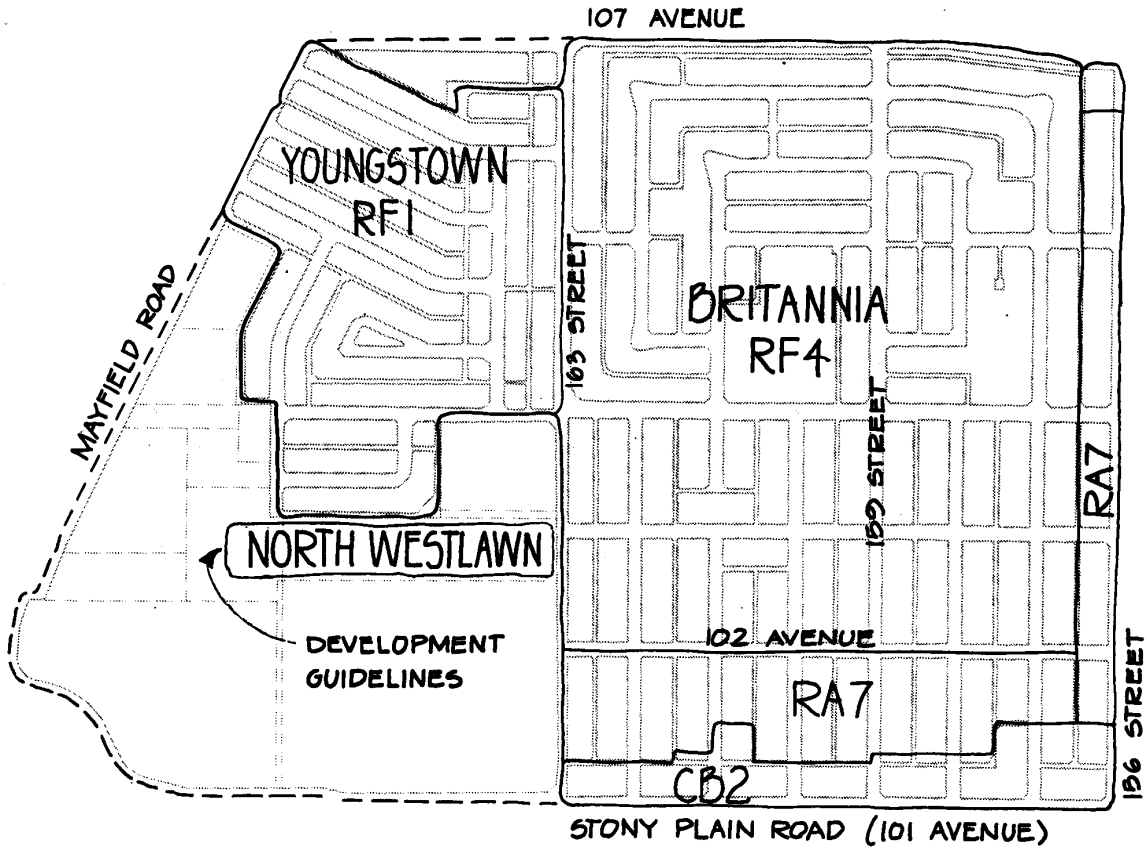
- RF1 SINGLE DETACHED RESIDENTIAL
- RA7 LOW RISE APARTMENTS
- CB2 GENERAL BUSINESS



LAND USE DISTRICTS

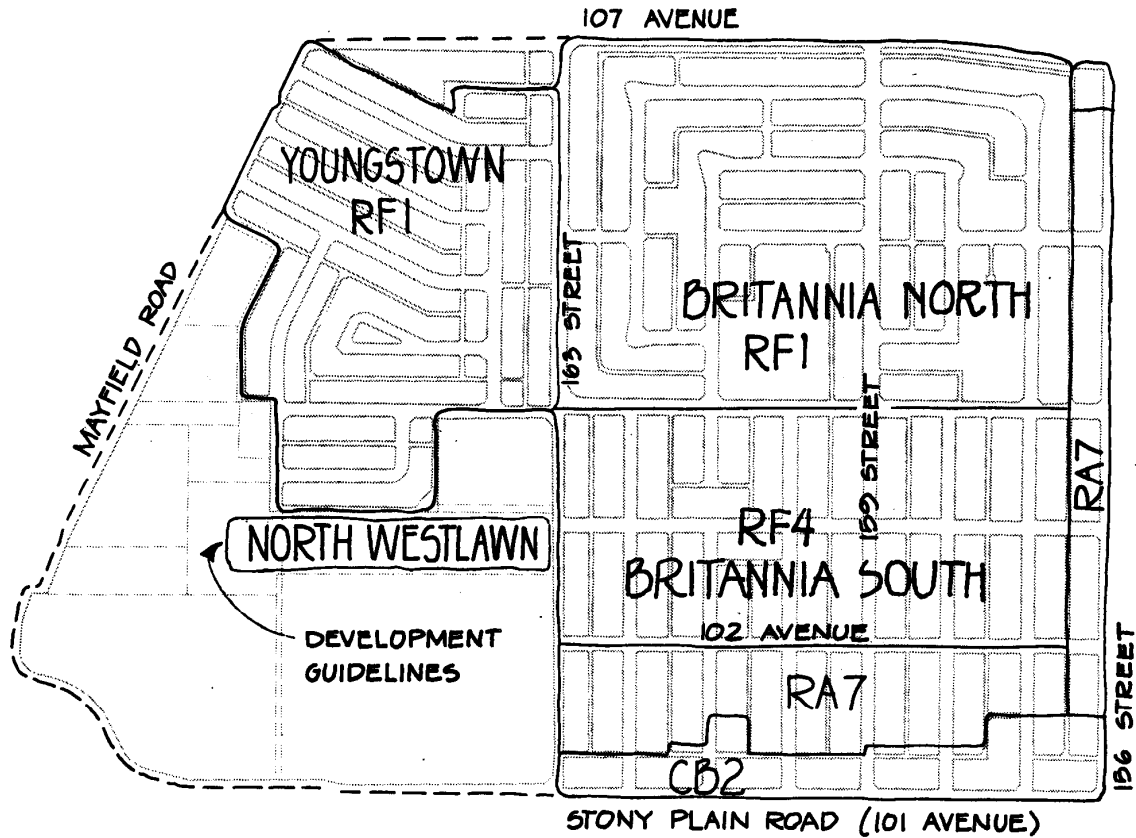
- RF1 SINGLE DETACHED RESIDENTIAL
- RF2 LOW DENSITY INFILL
- RA7 LOW RISE APARTMENTS
- CB2 GENERAL BUSINESS

MAP 11 DEVELOPMENT OPTION #3 SEMI-DETACHED DEVELOPMENT
-BRITANNIA (PERMITTED)



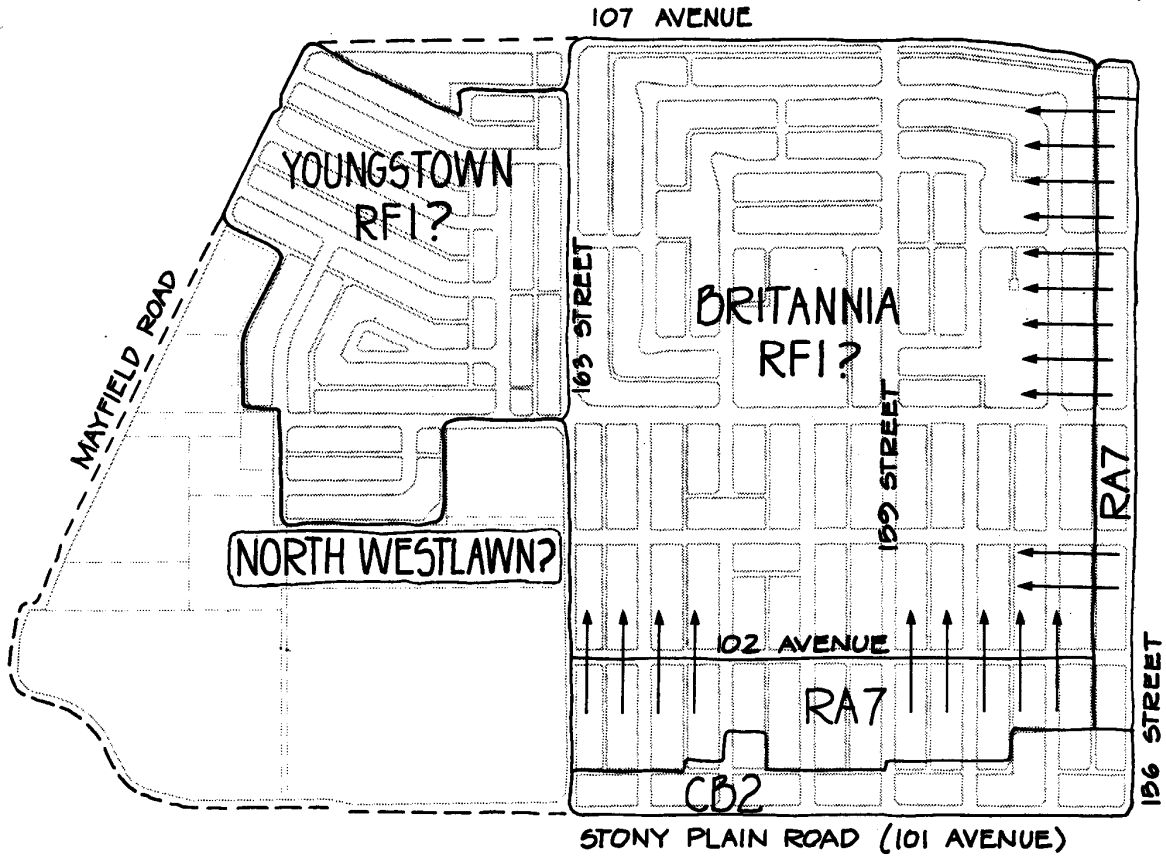
LAND USE DISTRICTS

- RF1 SINGLE DETACHED RESIDENTIAL
- RF4 SEMI DETACHED RESIDENTIAL
- RA7 LOW RISE APARTMENT
- CB2 GENERAL BUSINESS



LAND USE DISTRICTS

- RF1 SINGLE DETACHED RESIDENTIAL
- RF4 SEMI DETACHED RESIDENTIAL
- RA7 LOW RISE APARTMENT
- CB2 GENERAL BUSINESS



LAND USE DISTRICTS

- RFI SINGLE DETACHED RESIDENTIAL
- RA7 LOW RISE APARTMENT
- CB2 GENERAL BUSINESS

TABLE 4

BRITANNIA/YOUNGSTOWN:

POPULATION PROJECTIONS BY DEVELOPMENT OPTION (1)

(Amended by Editor)

| SUB-AREA | (1982) | PROJECTED POPULATION BY DEVELOPMENT OPTION | | | |
|-------------------------|------------------------|--|--|--|---|
| | EXISTING POPULATION | (1) No further <i>Rezoning</i> | (2) Semi-Detached Dev't (Discretionary) | (3) Semi-Detached Dev't (Permitted) | (4) Semi-Detached Dev't in Brit. South Only |
| 156 Street | 443 | 670 | 670 | 670 | 670 |
| Britannia Apartments | 542 | 1846 | 1846 | 1846 | 1846 |
| Britannia South | 747 | 747 | 1077(2) | 1077 | 1077 |
| Britannia North | 933 | 933 | 1364(2) | 1364 | 933 |
| Youngstown Subdivision | 980 | 980 | 980 | 980 | 980 |
| Mayfield Village | 440 | 440 | 440 | 440 | 440 |
| Youngstown Housing | 293 | 293 | 293 | 293 | 293 |
| North Westlawn Site (3) | 0 | 380 | 380 | 380 | 380 |
| Others (4) | 86 | 86 | 86 | 86 | 86 |
| TOTAL | 4464 | 6375 | 7136 | 7136 | 6705 |
| | | (+42.8%) | (+59.9%) | (59.9%) | (50.2%) |

Explanatory Notes

(1) The development options affect only Britannia North and Britannia South. Increases in other sub-areas are independent of the options.

- (2) The population figures are based on the assumption that 50% of the existing single detached homes will be redeveloped to semi-detached houses at an average density of 2.87 persons per unit.
- (3) Figures for the north Westlawn site (Development Options #1 - #4) are based on development of the site at an RF5 density.
- (4) Others refer to population in the Stony Plain Road commercial strip.

TABLE 5

BRITANNIA/YOUNGSTOWN: RESIDENTIAL DENSITIES BY DEVELOPMENT OPTION

| DENSITY (No. of Dwelling Units (d.u.) per hectare) BY DEVELOPMENT OPTION | | | | | | | | | | | |
|--|-------------------|---------------------------------|--------|---------------------------------|--------|--|--------|---|--------|---|--------|
| SUB-AREA | SIZE (Hectare) | (Existing) density (d.u.) | | (1) No. further <i>Rezoning</i> | | (2)Semi-Detached Dev't (discretionary) | | (3) Semi-Detached Dev't (permitted) | | (4) Semi-Detached Dev't Brit. South Only | |
| 156 Street(2) | 3.0 | 78.7 | (236) | (1) 125.0 | (375) | 125.0 | (375) | 125.0 | (375) | 125.0 | (375) |
| Britannia Apartments(2) | 8.2 | 45.6 | (374) | 125.0 | (1025) | 125.0 | (1025) | 125.0 | (1025) | 125.0 | (1025) |
| Britannia South(3) | 16.9 | 17.3 | (293) | 17.3 | 293 | 24.1 | (408) | 24.1 | (408) | 24.1 | (408) |
| Britannia North (3) | 19.6 | 16.6 | (325) | 16.6 | 325 | 24.2 | (475) | 24.2 | (475) | 16.6 | (325) |
| Youngstown Subdivision-(3) | 14.7 | 24.0 | (353) | 24.0 | 353 | 24.0 | (353) | 24.0 | (353) | 24.0 | (353) |
| Mayfield Village | 2.6 | 42.3 | (110) | 42.3 | (110) | 42.3 | (110) | 42.3 | (110) | 42.3 | (110) |
| Youngstown Housing | 2.2 | 60.5 | (133) | 60.5 | (133) | 60.5 | (133) | 60.5 | (133) | 60.5 | (133) |
| North Westlawn Site (4) | 3.0 | 0 | (0) | 41.7 | (123) | 41.7 | (123) | 41.7 | (123) | 41.7 | (123) |
| Average Density | 70.2 | 26.0 | (1824) | 39.0 | (2737) | 42.8 | (3002) | 42.8 | (3002) | 40.6 | (2852) |
| | (Total) | | | | | | | | | | |

Explanatory Notes

- (1) Size of sub-areas represents net developable residential land (i.e. excludes roadways and park/school sites)
- (2) A density factor of 125 dwelling units per hectare was used for calculating number of dwelling units in areas zoned RA7, under different development options.

- (3) Figures for Britannia South and Britannia North are based on the assumption that 50% of existing single detached houses will be redeveloped to semi-detached houses under options #2 and #3.
- (4) Figures for North Westlawn site Options #1 - #4 are based on development of the site to an RF5 density (42 units per hectare) and park dedication in accordance with City standards (0.73 hectares per 1000 population).

APPENDIX B

BRITANNIA/YOUNGSTOWN QUESTIONNAIRE SURVEY

Distribution of Questionnaire

- Questionnaires were delivered March 8, 1983 to all houses and apartment buildings in Britannia/Youngstown by the local scout troupe and two members of the Planning Department.
- 189 questionnaires were also mailed to absentee and commercial property owners.
- Total number of questionnaires distributed = 1975 (approx.).
- Total number of questionnaires completed and returned = 180.

Tabulation of Results

1) Where Respondents Lived

| | |
|------------------------|----|
| Youngstown Subdivision | 37 |
| Britannia North | 33 |
| Britannia South | 29 |
| Apartment District | 5 |

2) Length of Residence

| | |
|------------------|----|
| less than 1 year | 9 |
| 1-3 years | 26 |
| 3-5 years | 15 |
| 5-10 years | 26 |
| 10+ years | 91 |

3) Tenure

| | |
|-------|-----|
| rent | 18 |
| own | 158 |
| other | 3 |

4) Dwelling Type

| | |
|------------------------|-----|
| single family dwelling | 167 |
| semi-detached (duplex) | 4 |
| walk-up apartment | 9 |

| 5) | Issues | Strongly Concerned | Concerned | Not Concerned | Undecided |
|------|------------------------------|--------------------|-----------|---------------|-----------|
| i) | redevelopment | 97 | 63 | 11 | 9 |
| ii) | declining school enrollments | 28 | 94 | 47 | 5 |
| iii) | community housing | 100 | 52 | 13 | 10 |
| iv) | Westlawn | 77 | 51 | 28 | 17 |
| v) | parks | 52 | 92 | 24 | 6 |
| vi) | 160 Street park site | 34 | 78 | 47 | 12 |

| 6) | Recommendations | Strongly Support | Support | Undecided | Oppose | Strongly Oppose |
|-------|--------------------------|------------------|------------|------------|------------|-----------------|
| i) | contain apt. development | 70 | 49 | 23 | 21 | 13 |
| ii) | Youngstown remain RF1 | 109 | 37 | 14 | 11 | 8 |
| iii) | limit community housing | 38 | 23 | 30 | 40 | 42 |
| iv) | Westlawn guidelines | 32 | 47 | 27 | 27 | 42 |
| v) | acquire parks-long term | 57 | 65 | 31 | 19 | 5 |
| vi) | garden plots | 22 | 40 | 39 | 48 | 15 |
| vii) | sale for residential | 20 | 34 | 18 | 25 | 16 |
| | | | 1st Choice | 2nd Choice | 3rd Choice | 4th Choice |
| viii) | Brit. - no rezoning | 82 | 18 | 9 | 49 | |
| ix) | RF1 to RF2 | 22 | 49 | 47 | 16 | |
| x) | RF1 to RF4 | 23 | 24 | 41 | 43 | |
| xi) | RF1(B.N.) and RF4(B.S.) | 47 | 38 | 31 | 22 | |

Summary and Analyses

- Questions 1-4 provide information about the characteristics of respondents. The majority of the respondents (88%) were homeowners and lived in either Youngstown, Britannia North or Britannia South. Renters, the apartment zone, Mayfield Village and the Youngstown Housing project were not well represented in the returns. 70% of the respondents had lived in the neighbourhood 5 years or longer.
- The survey results (Question 5) verify the issues which have been identified and addressed in the study. The issues of greatest concern to the respondents are redevelopment, community housing, and development of the north Westlawn site.
- Respondents supported the recommendations dealing with apartment development, the Youngstown subdivision, and long-term parks acquisition.
- Respondents appeared to misunderstand the study recommendation on community housing. The frequency distribution for 6(iii) suggests that many residents do not want a limit placed on community housing development in the neighbourhood. This is not borne out by the responses to 5(iii) or the body of written remarks. (Question 12).
- The frequency distribution for 6(iv) reflects community apprehension and opposition to development on the north Westlawn site. There is, however, some support for the

Planning Department's recommendation.

- A detailed analysis of responses to 6(vi) and (vii) indicates that the community wants the 160 Street park site retained and developed. The proposal for garden plots has mixed support, however. Of those who opposed the garden plot scheme, 41% (24/59) felt that the site should be developed for other park uses (e.g. tot lot, ornamental park, expanded for active recreation), or was acceptable in its current undeveloped state.
- Option #1 (no rezoning) was the first choice of respondents for the Britannia subdivision. At least 22 of the 82 persons who opposed rezoning in Britannia were, however, residents of Youngstown. Option #4, which is recommended in the study, was the second choice of respondents.