

# *Ormsby Place Neighbourhood Structure Plan*

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Office Consolidation May 2006

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*Prepared by:*

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

**Bylaw 8177 adopted by Council in May 1986. In May 2006, this document was consolidated by virtue of the incorporation of the following bylaws:**

*Bylaw 8177*      Approved May 27, 1986 (to adopt the Ormsby Place Neighbourhood Structure Plan)  
*Bylaw 9835*      Approved July 16, 1991 (to include 5.07 ha of additional land on the western side of the neighbourhood; increase the storage volume of the storm pond; redesignate a single site from single detached residential to religious assembly; adjust the configuration of the lots adjacent to the expanded dry pond; adjust the road network)

**Editor's Note:**

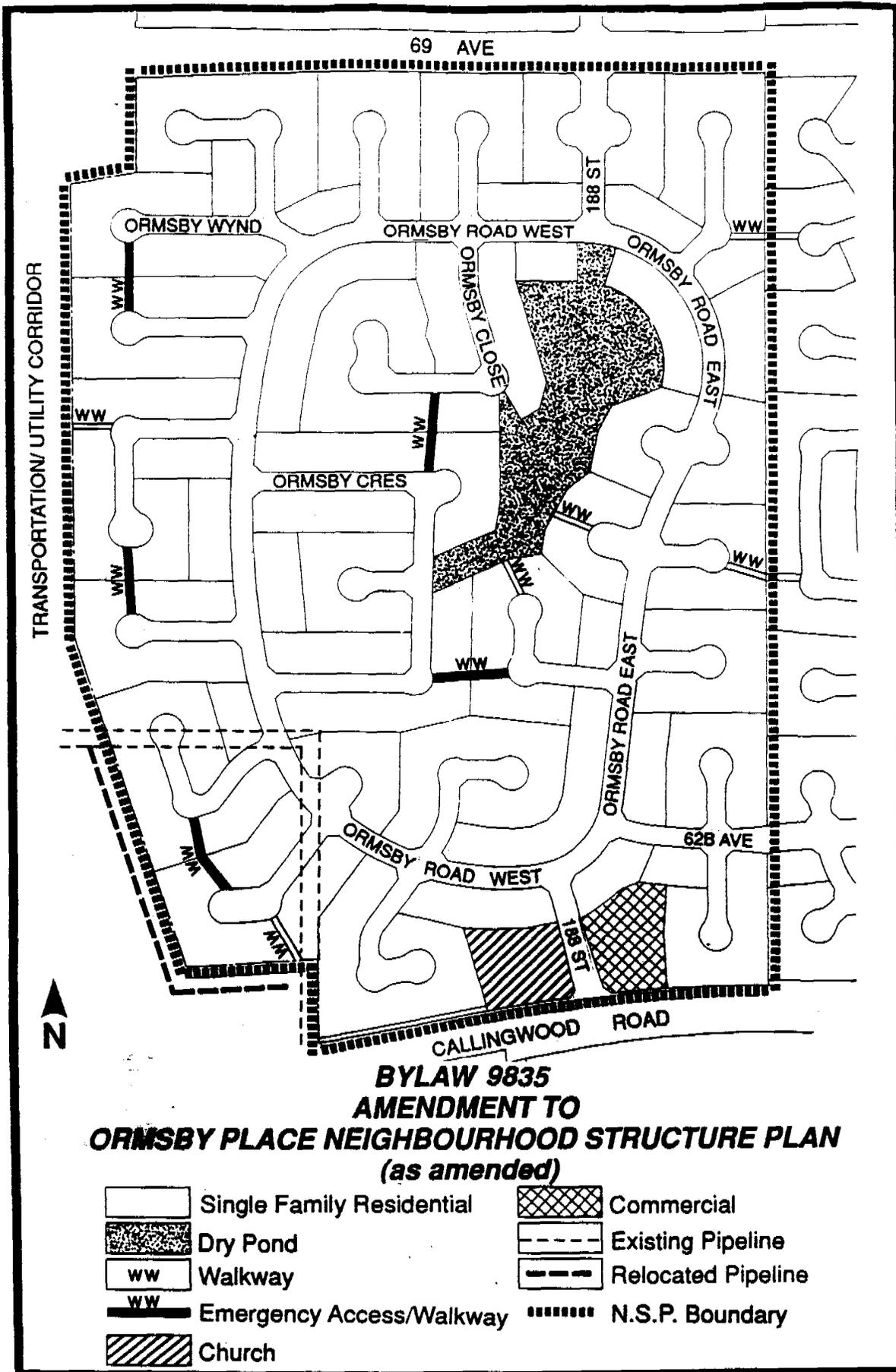
This is an office consolidation edition of the Ormsby Place Neighbourhood Structure Plan, Bylaw 8177, as approved by City Council on May 27, 1986. This edition contains all amendments and additions to Bylaw 8177.

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.

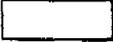
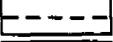
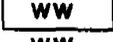
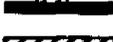
This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the Office of the City Clerk.

City of Edmonton

Planning and Development Department



**BYLAW 9835  
AMENDMENT TO  
ORMSBY PLACE NEIGHBOURHOOD STRUCTURE PLAN  
(as amended)**

- |   |   |
|---|---|
|  Single Family Residential |  Commercial         |
|  Dry Pond                  |  Existing Pipeline  |
|  Walkway                   |  Relocated Pipeline |
|  Emergency Access/Walkway  |  N.S.P. Boundary    |
|  Church                    |   |

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# **Ormsby Place**

## **Neighbourhood Structure Plan**

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(Amended by Bylaw 9835, July 16, 1991)

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## 1.1 **INTRODUCTION**

The proposed Ormsby Place Neighbourhood Structure Plan in the Ormsby Neighbourhood Area has been prepared on behalf of the shareholders of *a private corporation*; the City of Edmonton *Asset Management and Public Works* Department and *a second private corporation* have land within the area and have indicated their willingness to cooperate in the Neighbourhood Structure Plan.

Amended by Editor

The purpose of the proposed neighbourhood plan is to amend the West Jasper Place South Amendment Area Structure Plan and to provide an internal roadway network creating a loop system collector which provides convenient access to all parts of the neighbourhood. In addition extensive analysis and subsequent modification was undertaken with respect to the storm water management system and open space system throughout the neighbourhood.

The major land use components include single family residential and a dry pond.

## 1.2 **LOCATION**

The Ormsby Place Neighbourhood is located in the most westerly area of the Ormsby Neighbourhood. The land is bounded on the west by the *Transportation Utility Corridor (TUC)*, on the south by *Callingwood Road* and on the north by 69 Avenue.

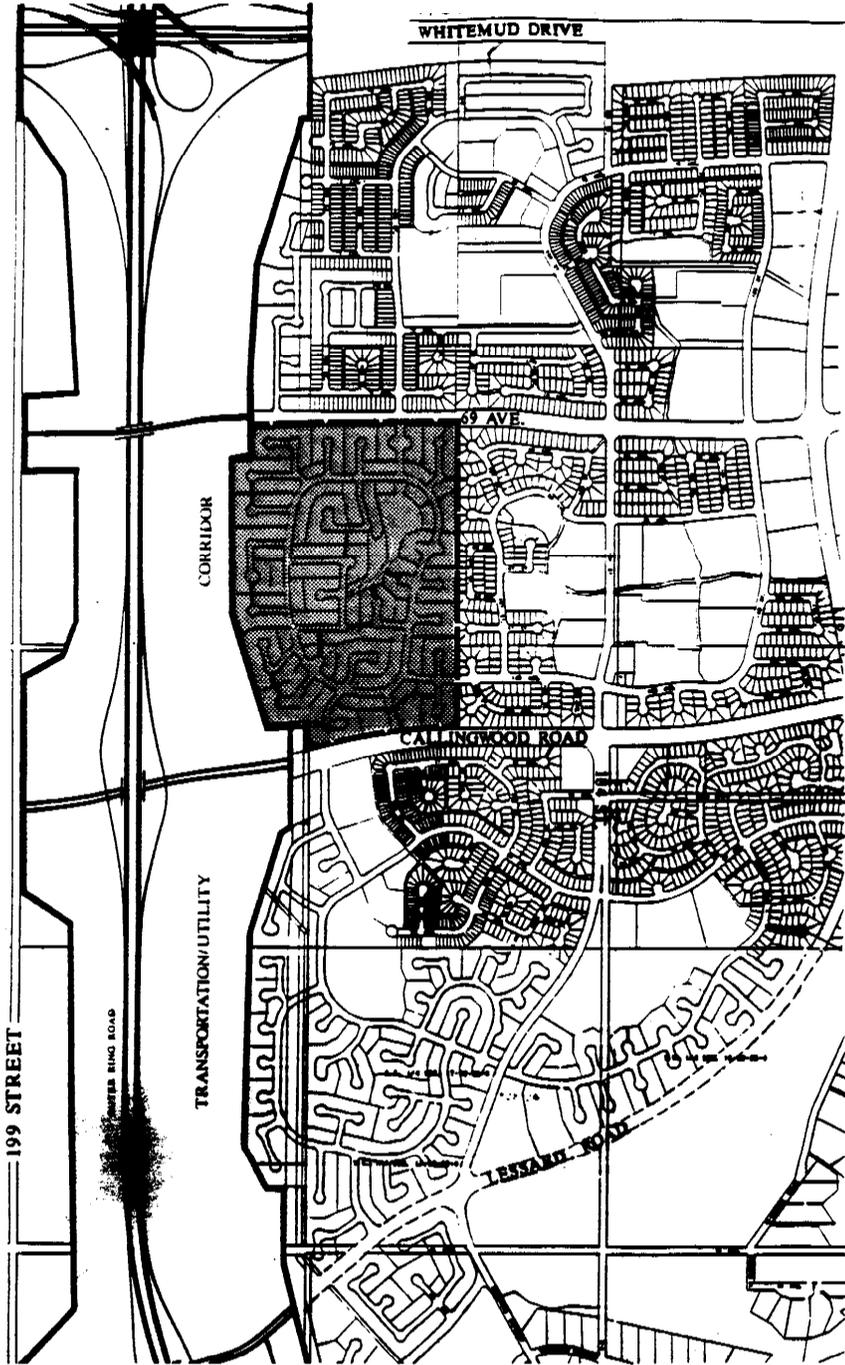
Amended by Editor

## 1.3 **SCOPE**

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

Amended by Editor

**Figure 1 – Location Plan\***  
 (Bylaw 9835, July 16, 1991)



**ORMSBY PLACE**  
 Neighbourhood Structure  
 Plan Amendment  
**LOCATION PLAN**

*Fig. 1*

JANUARY 6, 1991



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\*Amended by Editor

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

It should be noted that this Neighbourhood Structure Plan represents a single detached housing community as dictated by current market conditions. As such, it must be realized that within the time span for implementation of the development, alteration may be required in order that changing demands can be accommodated. These demands may be in the form of marketing alternatives, new housing forms and building types.

## 2.1 GENERAL

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

## 2.2 EXISTING LAND USE

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

Amended by Editor

## 2.3 LAND OWNERSHIP

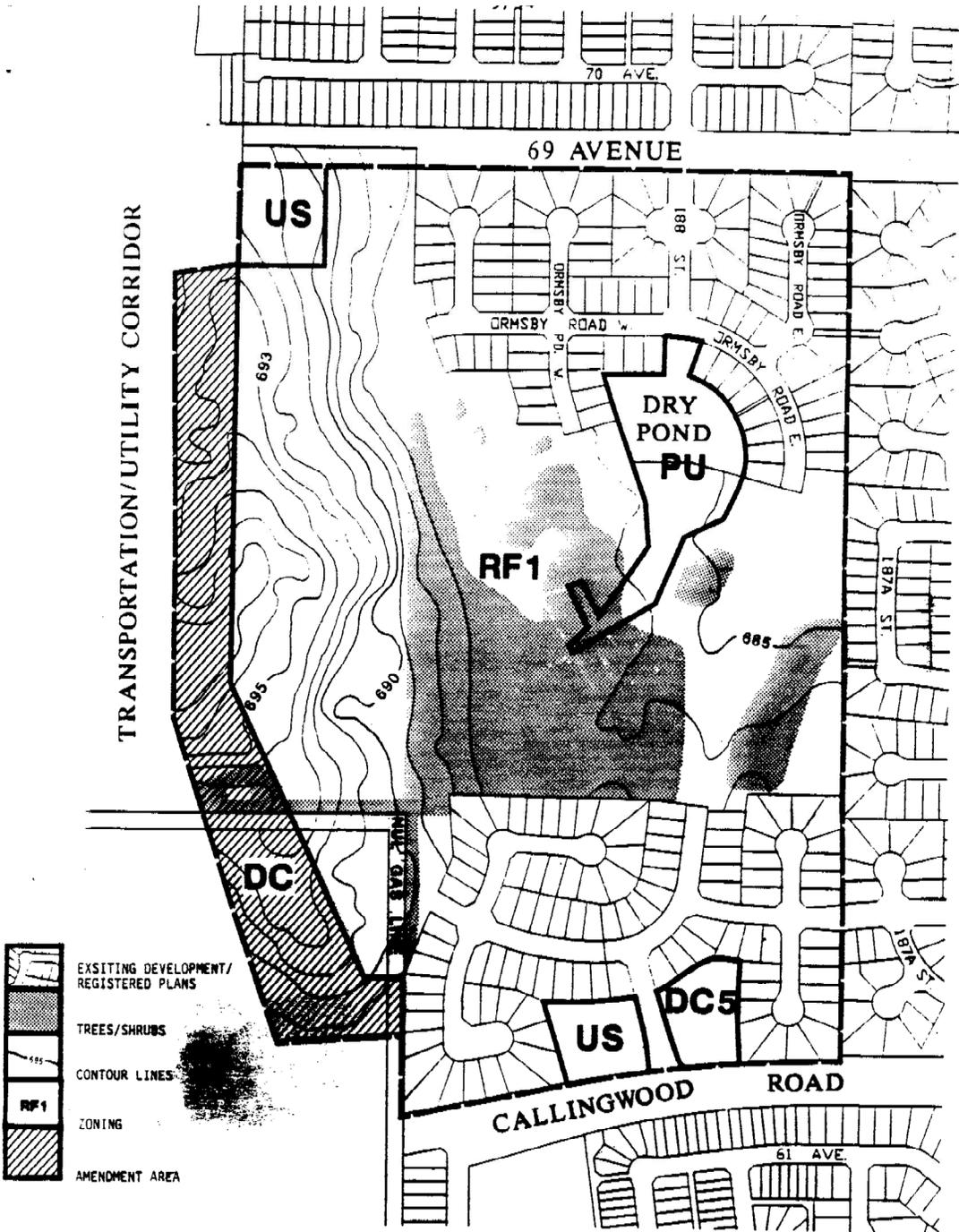
Land ownership within the Neighbourhood is contained herein as Appendix 1.

## 2.4 SPECIAL FEATURES

The southwest portion of the plan contains a *gas transmission* pipeline (*private utility corporation* right-of-way) which will be relocated *by the developer* to allow development according to the plan (*proposed* relocation indicated on *the amended* Neighbourhood Structure Plan contained herein). With the exception of this pipeline, no further constraint will be posed by man made structures for the development.

Bylaw 9835  
July 16, 1991  
Amended by Editor

**Figure 2 – Site Features\***  
 (Bylaw 9835, July 16, 1991)



**ORMSBY PLACE**  
 Neighbourhood Structure  
 Plan Amendment

**SITE FEATURES**

*Fig. 2*

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## 2.5 **SOILS**

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

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

*Geotechnical investigations of the neighbourhood indicated that the site is overlain with topsoil varying in depth from 0.15 metres to 0.20 metres. Clay was encountered below the topsoil layer to a depth of 4.0 to 5.0 metres, and the clay material is describes as stiff and moist. The clay continues to the bottom of the boreholes, however, some silt is present below the 5.0 metre level. Some water seepage was identified at depths of 5.5 metres below the surface.*

Bylaw 9835  
July 16, 1991

## 2.6 **VEGETATION**

Approximately 35 per cent of the area is now under cultivation and the balance contains vegetation in the form of woodlots. Every effort will be made to retain valuable existing woodlots in the development of the future neighbourhood. It is intended to determine if any of the existing tree cover can be retained during development.

## 2.7 **TOPOGRAPHY AND DRAINAGE**

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

### **3.0 ENGINEERING AND UTILITIES**

#### **3.1 GENERAL**

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

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

#### **3.2 STORM DRAINAGE**

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

As noted on the enclosed plan, a dry pond is proposed for collection of stormwater runoff. Discharge from the pond will be directed to an existing storm sewer on 69 Avenue and controlled to a rate of 0.5 C.F.S. The major drainage system will flow to the pond.

*A Public Utility lot will be required to accommodate the storm drainage system. The approximate location of this lot is shown on Figure 3.*

Bylaw 9835  
July 16, 1991

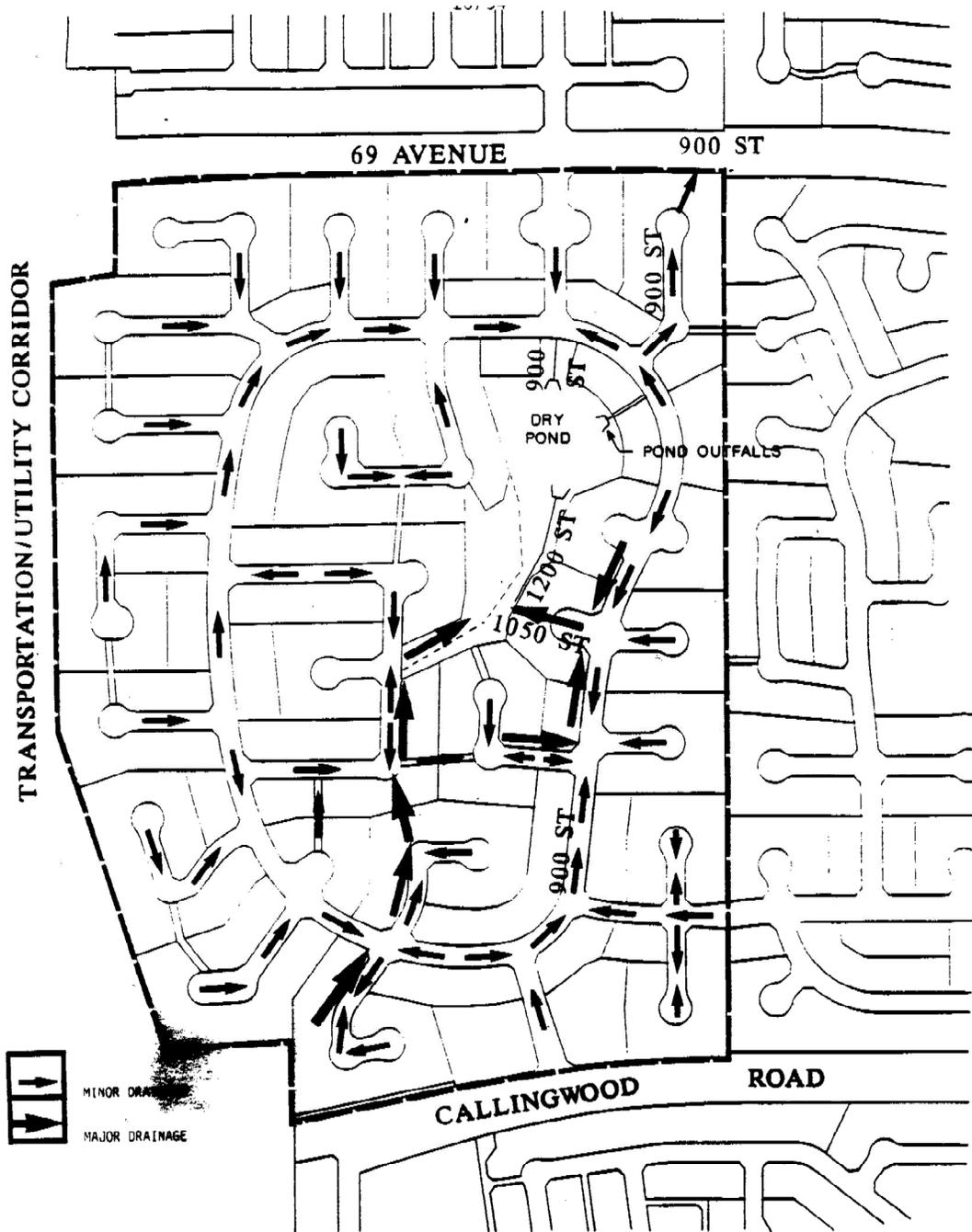
The stormwater management system will be designed in accordance with City of Edmonton requirements.

#### **3.3 SANITARY SEWERAGE**

*As shown on Figure 4, it is proposed to discharge sanitary sewerage with a gravity trunk sewer to an existing sanitary sewer on approximately 57 Avenue. This is in accordance with the servicing concept for the area.*

Bylaw 9835  
July 16, 1991

**Figure 3 – Storm System\***  
 (Bylaw 9835, July 16, 1991)



**ORMSBY PLACE**  
 Neighbourhood Structure  
 Plan Amendment  
**STORM SYSTEM**

*Fig. 3*

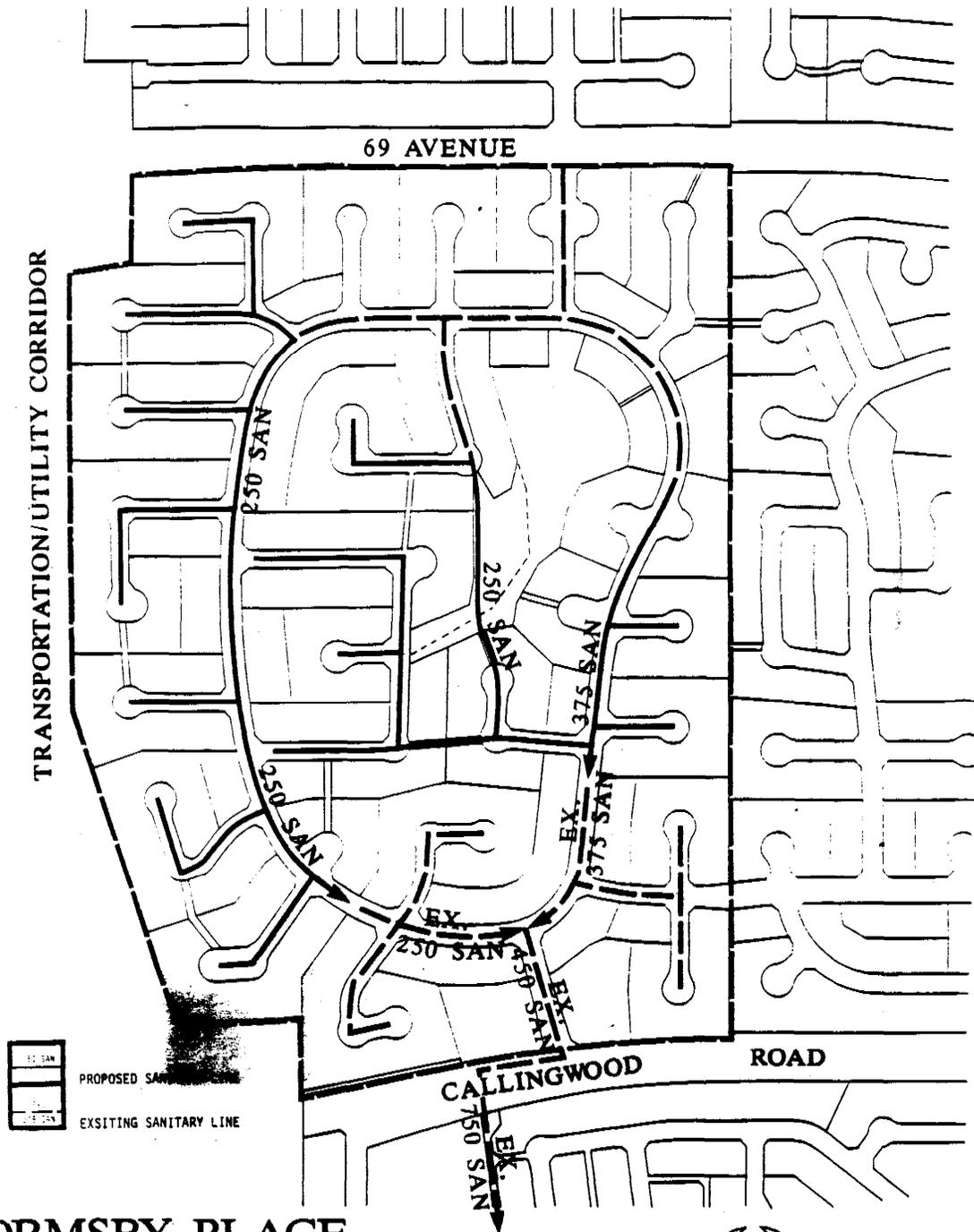


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\*Amended by Editor

**Figure 4 – Sanitary System\***  
 (Bylaw 9835, July 16, 1991)



**ORMSBY PLACE**  
 Neighbourhood Structure  
 Plan Amendment  
**SANITARY SYSTEM**

*Fig. 4*

JANUARY 6, 1991



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An easement will be required through *Asset Management and Public Works* lands. This will be accommodated in a future collector roadway according to a future plan that will be agreed upon with the owners. If a satisfactory alignment through the City lands cannot be established to the satisfaction of *the Asset Management and Public Works Department*, then an alternative route to the 57th Avenue sanitary sewer will have to be found.

Amended by Editor

Amended by Editor

### **3.4 WATER DISTRIBUTION**

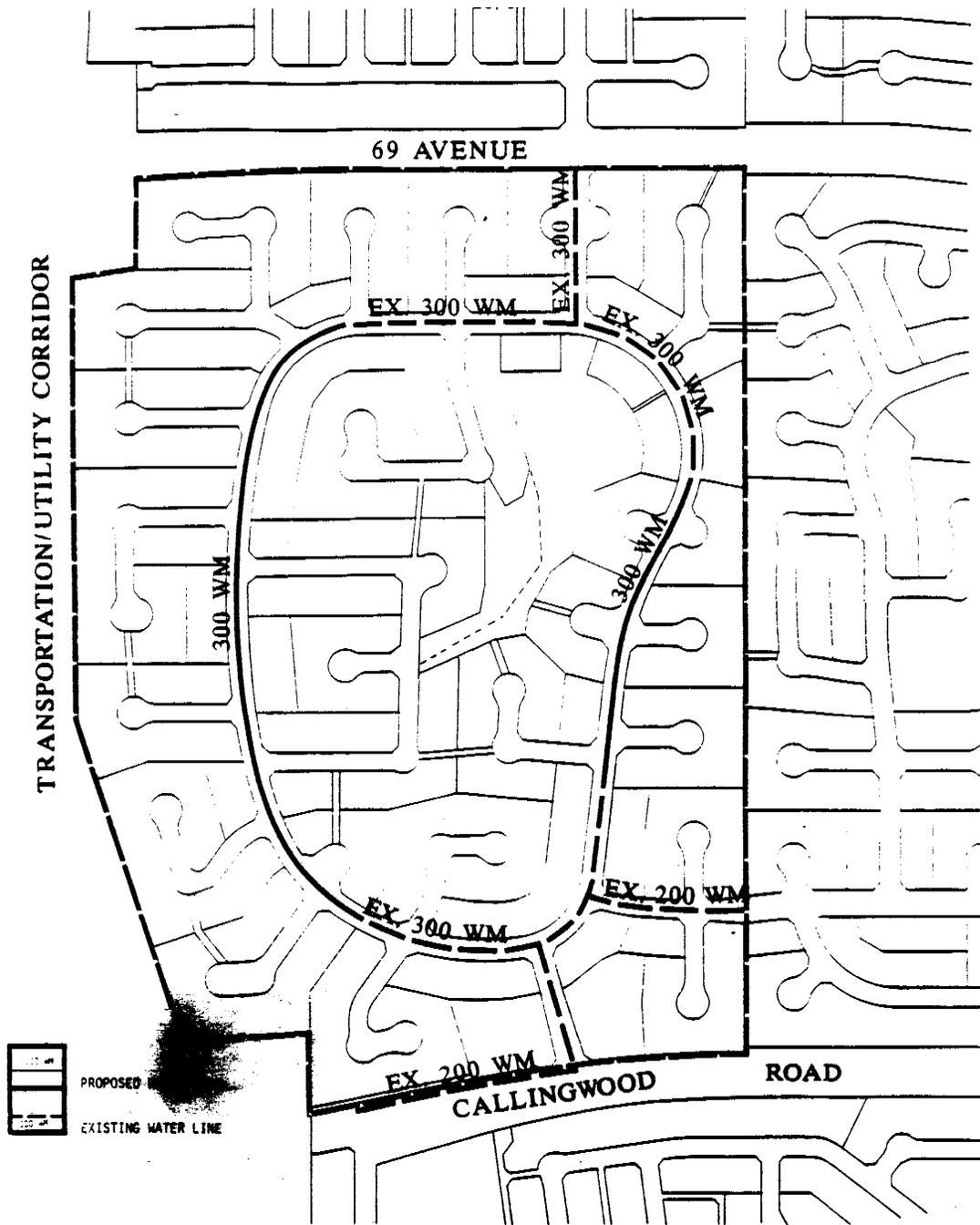
It is proposed to extend adjacent watermains into the Neighbourhood to provide water service, *as shown on Figure 5. A network analysis has been undertaken and is on record with the Asset Management and Public Works Department. The network analysis can be updated with subsequent stages of subdivision to ensure that the overall system is protected.*

Bylaw 9835  
July 16, 1991  
Amended by Editor

### **3.5 POWER, GAS AND TELEPHONES**

It is proposed to provide utility services through the extension of facilities from adjacent areas.

**Figure 5 – Water System\***  
 (Bylaw 9835, July 16, 1991)



**ORMSBY PLACE**  
 Neighbourhood Structure  
 Plan Amendment

**WATER SYSTEM**

*Fig. 5*

JANUARY 6, 1991



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## **4.0 GENERAL**

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

### **4.1 DEVELOPMENT OBJECTIVES**

The development objectives for this Neighbourhood Structure Plan (*as amended*) were developed taking into account the existing site conditions and the location of the neighbourhood in the overall western area.

Amended by Editor

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

## **4.2**

### **A. COMPLIANCE WITH WEST JASPER PLACE SOUTH AMENDMENT AREA STRUCTURE PLAN**

In planning the balance of the Ormsby Place Neighbourhood Structure Plan, it was noted that a substantial amount of multiple family housing existed in the easterly portion of the neighbourhood. The existing units are as follows: single family 30.4%; townhouses 46.1%; apartments 23.5%.

Given the foregoing, and in recognition that the present market only represents low density housing neighbourhoods, it was determined to develop a plan of totally single family housing with a supportive neighbourhood commercial (CNC) site at *Callingwood Road* at the south entrance. With the addition of the housing generated from this plan the Ormsby Place residential statistics for the Neighbourhood as a whole becomes single family 47.2%; townhouses 34.9% and apartments 17.8%. *Refer to section 4.4 Residential Development Statistics for the portion of the neighbourhood that is within the NSP area.*

Amended by Editor

The West Jasper Place Subdivision Amendment Area Structure Plan calls for a density ranging from 16 ppga to 19 ppga. As noted from the statistical breakdown under section 4.4 of this report, the residential density for the area encompassed by the plan is only *26 ppgha (10.6 ppga)*. However, as referenced earlier in this section, the existing density in the presently developed portion of this neighbourhood, is relatively high and combined with this plan, a decrease in density will be achieved.

Bylaw 9835  
July 16, 1991  
Amended by Editor

Currently a church site is located within the neighbourhood at *the northwest intersection of 188 Street and Callingwood Road. (Subsequent sentence deleted).*

Bylaw 9835  
July 16, 1991

## **B. LAND USES – GENERAL**

The design concept for the neighbourhood was established to create a single family residential environment with a supportive neighbourhood commercial site. The residential lot sizes proposed, in conjunction with the curvilinear street pattern, provides extensive opportunity to provide an extremely attractive living environment for future residents.

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

Development objectives for the design of the Neighbourhood were established to compliment the requirements defined in the West Jasper Place South Amendment Area Structure Plan. The location of this particular plan area in the overall Ormsby Neighbourhood dictated that low-density residential development (i.e. single family detached) occur. In addition,

the major underlying objective of the owners is to create a single family neighbourhood environment, with a high standard of architectural merit. The developers are responsive to the need for providing and maintaining this high quality residential environment. This may be accomplished through careful architectural design and control of the housing environment, with particular emphasis on housing types.

No provision has been made for multiple family development in this proposed Neighbourhood Structure Plan due to the large amount of multiple family units to the east within the neighbourhood. It is contended that the multi-family units already provided are sufficient for the neighbourhood as a whole.

### **4.3 EDUCATIONAL**

The original school/park site identified in the West Jasper Place South Amendment Area Structure Plan indicated a school/park site in the south end of Ormsby Place, however, the Edmonton School Board and the *Asset Management and Public Works* Department have indicated that they no longer require a school/park site.

Amended by Editor

#### 4.4 RESIDENTIAL DEVELOPMENT STATISTICS

(Bylaw 9853, July 16, 1991)

	Area (ha)	% of Total Area	Units	Persons
<b>GROSS AREA</b>	<b>50.33</b>	<b>100.0%</b>		
P.U.L (DRY POND) CIRCULATION	1.96	3.9%		
Internal	10.70	21.3%		
External	1.89	3.8%		
<b>TOTAL</b>	<b>14.55</b>	<b>28.9%</b>		
<b>NET DEVELOPABLE</b>	<b>35.78</b>	<b>71.1%</b>		
RF1	34.64	68.8	382	1,320
COMMERCIAL	0.58	1.2	-	-
URBAN SERVICE	0.56	1.1	-	-
<b>TOTAL</b>	<b>35.78</b>	<b>71.1</b>	<b>382</b>	<b>1,320</b>
<b>GROSS DENSITY</b>	<b>26.22 persons per gross hectare</b>			

The schools for the area are provided to the east of this area and children will access same via a walkway system provided to the area.

#### **4.5 STORM WATER RETENTION DRY POND**

A 1.96 hectare (4.84 acre) dry pond has been located in the north central sector of the plan in order to intercept and detail stormwater from the development. The dry pond is situated such that the servicing infrastructure is efficient and cost effective. The reserve dedication for the area of this neighbourhood will be dedicated as money-in-place of reserve in accordance with the Planning Act.

Bylaw 9835  
July 16, 1991  
Amended by Editor

#### **4.6 TRANSPORTATION**

The vehicular transportation network has been designed to take advantage of two entrance points to the neighbourhood (69th Avenue and *Callingwood Road*). The design provides a functional hierarchical roadway network to distribute traffic within the neighbourhood while discouraging through traffic from non-residents.

Amended by Editor

Projected travel patterns would suggest that vehicular movements from this and adjacent neighbourhoods would be focused primarily towards 69th Avenue. Consistent with the requirements of the Area Structure Plan for Ormsby a collector road has been designed to connect with *Callingwood Road* as well as 63A Avenue and 69 Avenue.

Amended by Editor

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

#### **4.6 DEVELOPMENT STAGING**

The development staging required the coordinated construction of engineering services and ready availability of services.

Stage I will consist of approximately 4 hectares commencing in the north-east portion of the plan area. Stage II is anticipated to continue south of Stage I with subsequent stages to the west and south of Stage

**APPENDIX I\***

<u>Legal Description</u>	<u>Owner(s)</u>	<u>Hectares</u>
1. S.E. 1.4 Sec. 20, Twp. Twp. 52, Rge. 25, W4M	<i>Private corporation</i>	23.45 ha.
2. S.W. 1.4 Sec. 20, Twp. Twp. 52, Rge. 25, W4M (Lot A, Plan 802 2074) N.W. 1.4 Sec. 17, Twp. 52, Rge. 25, W4M	<i>Private corporation</i>	12.38 ha.
3. N.E. 1.4 Sec. 20, Twp. Twp. 52, Rge. 25, W4M	City of Edmonton	9.43 ha.
		<hr/>
	TOTAL:	45.26 ha.

\*Amended by Editor