

Richford Neighbourhood Area Structure Plan

Office Consolidation November 2008

Prepared by:

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

Bylaw 12118 was adopted by Council in September 1999. In November 2008, this document was consolidated by virtue of the incorporation of the following bylaw:

Bylaw 12118 Approved September 24, 1999

Bylaw 14595 Approved June 27, 2007 (to amend the eastern portion of the neighbourhood from medium density residential to low density residential)

Bylaw 14854 Approved February 25, 2008 (to amend the southwest corner of the neighbourhood from neighbourhood commercial to high and medium density residential)

Editor's Note:

This is an office consolidation edition of the Richford Neighbourhood Area Structure Plan, Bylaw 12118, as approved by City Council on September 24, 1999.

This edition contains all amendments and additions to Bylaw 12118. 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.

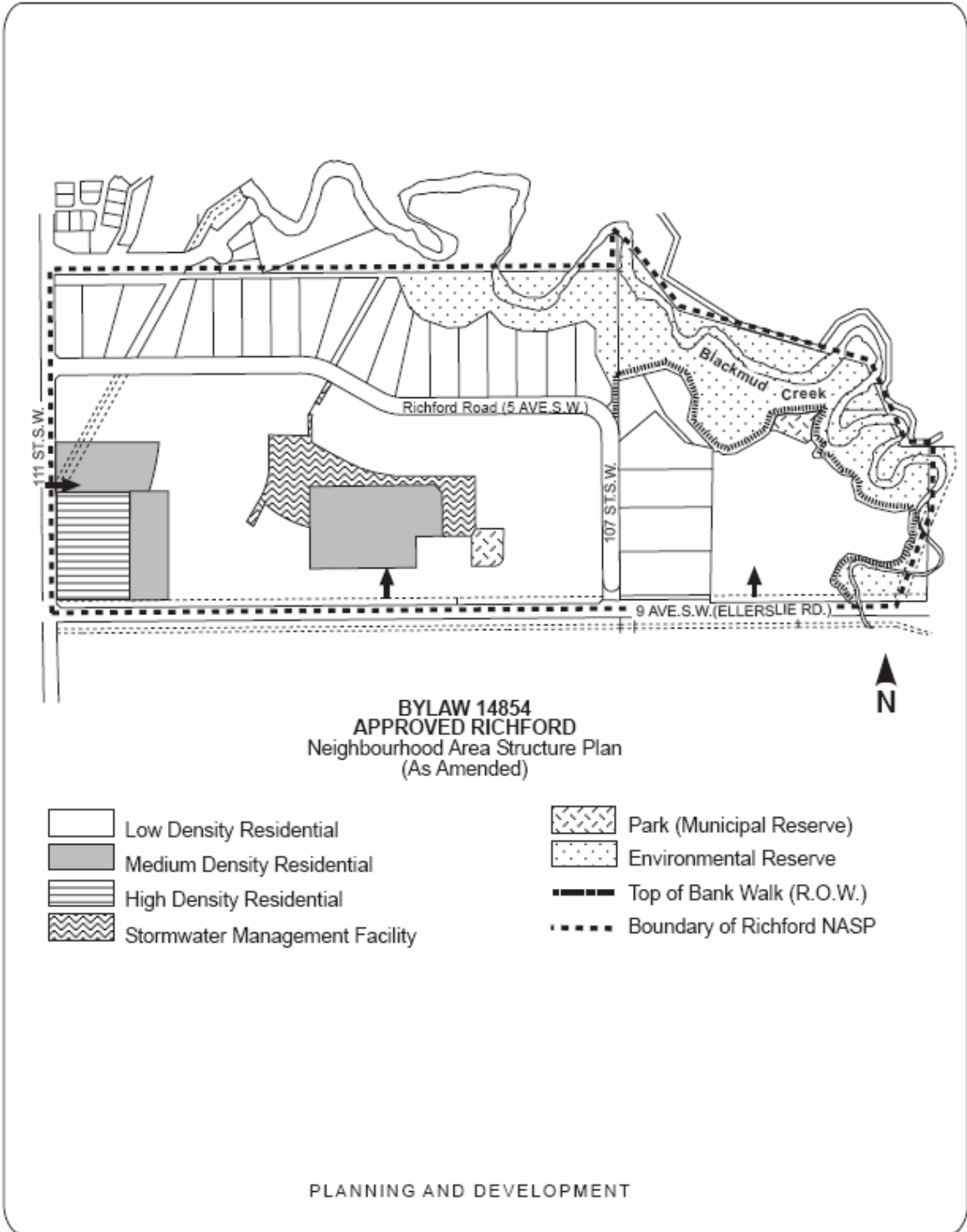
City of Edmonton
Planning and Development Department

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Bylaw 14854, February 25, 2008

**RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW NO. 14854**

	Area (ha)			% of GDA		
Gross Area	54.67					
Environmental Reserve	10.29					
Pipeline ROW						
Pipeline Rights-of-Way	1.35					
Transportation ROW	0.22					
Gross Developable Area	42.81			100.0		
Stormwater Management Facilities & Public Utility Lots						
Stormwater Management Facilities / PUL's	1.67			3.8		
Non-Residential Land Uses						
Dispersed Park Site	0.27			0.6		
Circulation						
Richford Road (5 Avenue SW and 107 Street)	2.56			5.9		
Local & Collector Roadways	4.18			9.7		
Net Residential Area	34.13			79.7		
Low Density Residential (Existing CR)	12.39			28.9		
Low Density Residential	16.37			38.2		
Medium Density Residential	3.88			9.1		
High Density Residential	1.49			3.5		
	Area (ha)	Units/ ha	Units	% of Total	Persons / Unit	Population
Low Density Residential (Existing CR)	12.39	n/a	25	3.6%	3.46	87
Low Density Residential	16.37	20	327	47.0%	3.46	1131
Medium Density Residential	3.88	25	97	14.0%	2.98	289
High Density Residential	1.49	165	246	35.4%	1.60	394
Total Residential	34.13		695	100.0%		1,901

Density: 34.8 persons per gross hectare; 55.7 persons per net residential hectare.
Housing Mix Ratio: 50.6% LDR/ 14.0% MDR/ 35.4% HDR

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Neighbourhood Area Structure Plan is to describe the land use framework and development objectives for the Richford Neighbourhood, a 54.67 hectare parcel of land in south Edmonton located immediately north of Ellerslie Road and the Blackmud Creek Neighbourhood and east of 111 Street (see Figure 1.0 - Location Plan).

The Neighbourhood Area Structure Plan (NASP) will provide general guidelines to facilitate the orderly and efficient development of the plan area in terms of proposed land uses, density and pattern of development, conceptual servicing schemes and sequence of development.

The Richford Neighbourhood Area Structure Plan has been prepared on behalf of *a private developer*, owner of approximately 11.68 hectares of the total land area within the NASP.

Amended by
Editor

1.2 BACKGROUND

Authorization to prepare a Neighbourhood Area Structure Plan was received by City Council on 27 September 1994. A Servicing Concept Design Brief (SCDB) is being prepared concurrently for lands south of the Transportation/Utility Corridor between Calgary Trail and Whitemud Creek including the Richford NASP.

1.3 DEFINITION OF PLAN AREA

The Richford Neighbourhood Area Structure Plan is comprised of several lots within Blocks 1 & 2, Plan 2146TR and a few other adjacent parcels. The total area for the NASP is 54.67 hectares. As shown on Figure 2.0 - Context Plan, the NASP is defined by the following boundaries:

- **Northern Boundary** - Blackburne NASP
- **Western Boundary** - 111 Street S.W.
- **Eastern Boundary** - Blackmud Creek Ravine/Blackburne NASP
- **Southern Boundary** - Ellerslie Road (9 Avenue S.W.)

FIGURE 1.0 Location Plan

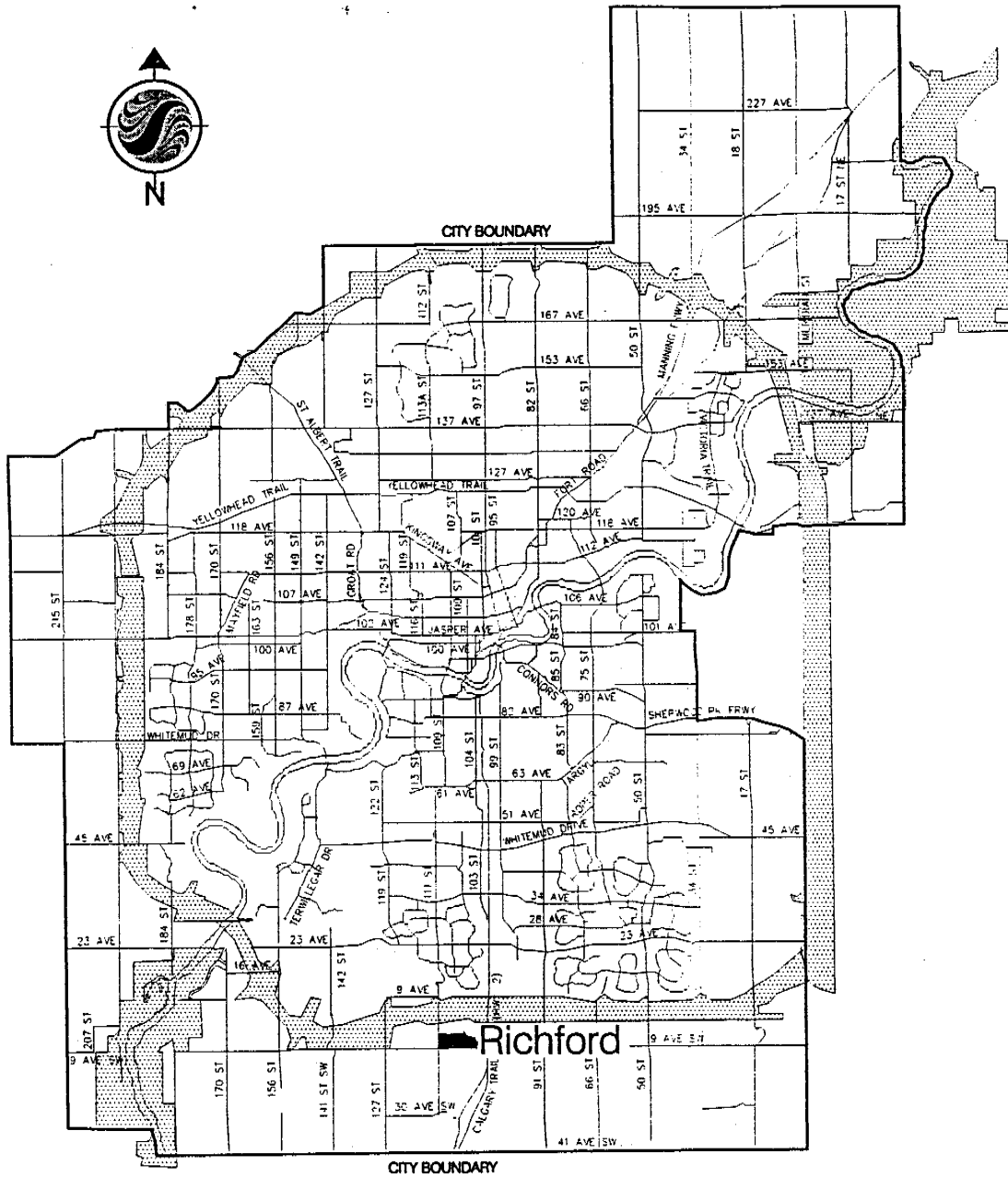
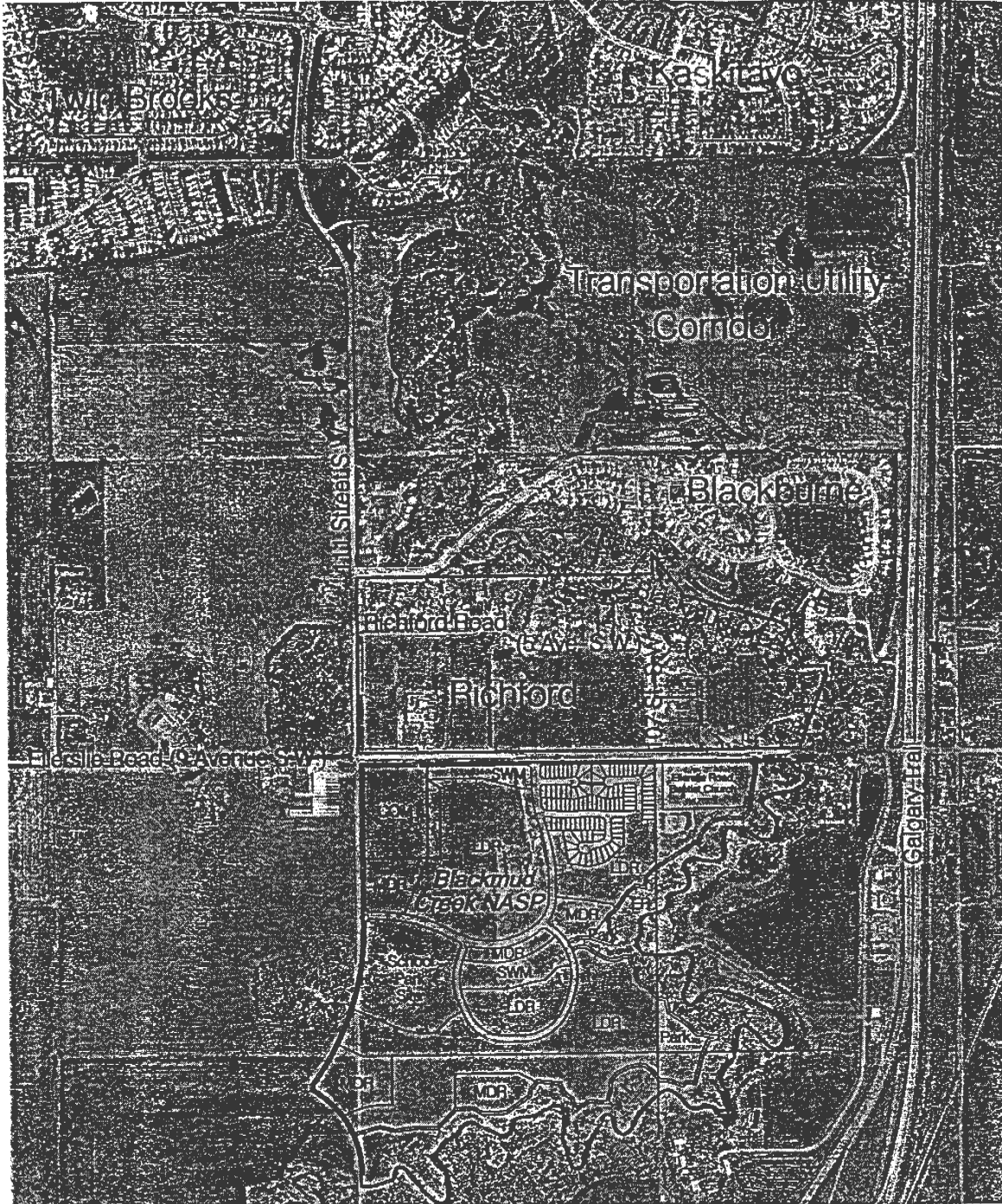


FIGURE 2.0
Context Plan



The Richford NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area approved by City Council for preparation of the NASP.

1.4 LAND OWNERSHIP

Approximately one quarter (11.68 hectares) of the land within the Richford NASP is owned by a *private developer*. The remaining land is held by *private corporations* and individual country residential estate landowners. Current land ownership is shown on Figure 3.0 - Land Ownership. A listing of the legal parcels is provided on Table 1 - Land Ownership.

Amended by
Editor

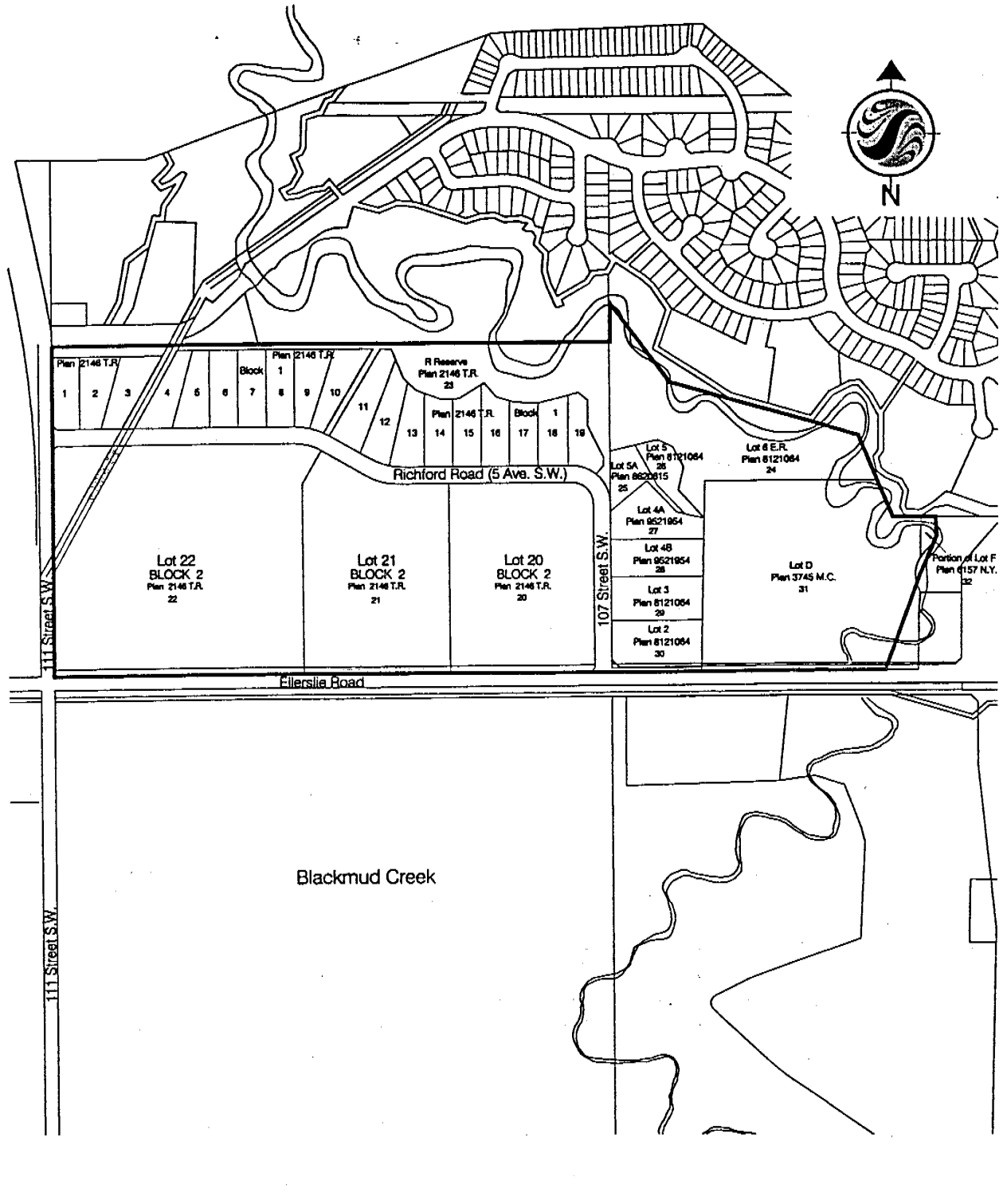
The owner of Lot 22, Block 2, Plan 2146TR has indicated that they do not have any intention of developing the remainder of their lands in the short term. Similar comments have been received from the owners of the country residential estate lots in that they do not intend to develop their holdings at this time.

Bylaw 14854,
February 25, 2008

TABLE 1 – LAND OWNERSHIP (As Amended by Editor)			
RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN			
#	Titled Owner	Legal Description	Area (ha)
1	<i>Private Owner</i>	Lot 1, Block 1, Plan 2146TR	0.413
2	<i>Private Owner</i>	Lot 2, Block 1, Plan 2146TR	0.47
3	<i>Private Owner</i>	Lot 3, Block 1, Plan 2146TR	0.465
4	<i>Private Owner</i>	Lot 4, Block 1, Plan 2146TR	0.433
5	<i>Private Owner</i>	Lot 5, Block 1, Plan 2146TR	0.437
6	<i>Private Owner</i>	Lot 6, Block 1, Plan 2146TR	0.462
7	<i>Private Owner</i>	Lot 7, Block 1, Plan 2146TR	0.462
8	<i>Private Owner</i>	Lot 8, Block 1, Plan 2146TR	0.462
9	<i>Private Owner</i>	Lot 9, Block 1, Plan 2146TR	0.462
10	<i>Private Owner</i>	Lot 10, Block 1, Plan 2146TR	0.457
11	<i>Private Owner</i>	Lot 11, Block 1, Plan 2146TR	0.563
12	<i>Private Owner</i>	Lot 12, Block 1, Plan 2146TR	0.474
13	<i>Private Owner</i>	Lot 13, Block 1, Plan 2146TR	0.433
14	<i>Private Owner</i>	Lot 14, Block 1, Plan 2146TR	0.421
15	<i>Private Owner</i>	Lot 15, Block 1, Plan 2146TR	0.445
16	<i>Private Owner</i>	Lot 16, Block 1, Plan 2146TR	0.445
17	<i>Private Owner</i>	Lot 17, Block 1, Plan 2146TR	0.405
18	<i>Private Owner</i>	Lot 18, Block 1, Plan 2146TR	0.413
19	<i>Private Owner</i>	Lot 19, Block 1, Plan 2146TR	0.405
20	<i>Private Developer</i>	Lot 20, Block 2, Plan 2146TR	5.67
21	<i>Private Developer</i>	Lot 21, Block 2, Plan 2146TR	6.01
22	<i>Private</i>	Lot 22, Block 2, Plan 2146TR	12.1

TABLE 1 – LAND OWNERSHIP (As Amended by Editor)			
RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN			
#	Titled Owner	Legal Description	Area (ha)
	<i>Corporation</i>		
23	<i>City of Edmonton</i>	Lot R, Block 1, Plan 2146TR	3.41
24	<i>City of Edmonton</i>	Lot 6ER, Plan 812 1064	4.22
25	<i>Private Owner</i>	Lot 5A, Plan 862 0615	0.404
26	<i>Private Owner</i>	Lot 5, Plan 812 1064	0.405
27	<i>Private Owner</i>	Lot 4A, Plan 952 1954	0.72
28	<i>Private Owner</i>	Lot 4B, Plan 952 1954	0.723
29	<i>Private Owner</i>	Lot 3, Plan 812 1064	0.828
30	<i>Private Owner</i>	Lot 2, Plan 812 1064	0.818
31	<i>Private Corporation</i>	Portion of Lot D, Plan 3745MC	7.79
32	<i>Private Owner</i>	Portion of Lot F, Plan 6157NY	0.11
	5 Ave SW / 107 St. ROW		2.095
		TOTAL AREA	54.67

FIGURE 3.0
Land Ownership



2.0 Statutory Plan & Policy Context

2.1 EDMONTON MUNICIPAL DEVELOPMENT PLAN

The land within the Richford NASP is designated in the City of Edmonton's Municipal Development Plan (MDP) as a Suburban Area, meaning that it is intended for suburban residential development. As noted earlier, a Servicing Concept Design Brief is being prepared concurrently for lands south of the TUC between Calgary Trail and Whitemud Creek including the Richford Neighbourhood.

Numerous strategies are cited in the MDP regarding Planned Growth and other areas of responsibility. The following sections highlight those of particular relevance to the Richford NASP.

2.1.1 Planned Growth - Land Development Philosophy

"Develop and utilize a land development philosophy that meets the City's long-term development needs and achieves the optimal balance between residential, industrial, commercial, institutional and recreational land use."

Strategy 1.1.1 - *Provide for choices regarding the types of developments in which people want to live and do business.*

The Richford NASP provides for low, medium and high density residential development opportunities within a growing sector of the City of Edmonton.

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Strategy 1.1.2 - *Address compatibility of land use in the development and review of land use plans and development proposals.*

The Richford NASP proposes the development of low and medium density housing adjacent to existing country residential development and recreational uses. Careful attention has been paid to addressing the interface and compatibility of land uses. In addition to being sensitive to these uses, the plan also provides a redevelopment concept for *Lot 22, Block 2, Plan 2146TR* to indicate a possible future land use pattern.

Amended by
Editor

Strategy 1.1.12 - *Place a high priority on the effective and efficient use of land.*

The Richford NASP will accommodate development on lands bound on the north by the Blackburne NASP and on the south by the approved Blackmud Creek NASP. To some extent, this NASP fills a gap within the

planning framework and the lands can be readily serviced through existing and planned infrastructure.

2.1.2 Planned Growth - Utilization of Existing Infrastructure

"Encourage maximum development around City infrastructure."

Strategy 1.3.3 - *Support contiguous development that is adjacent to existing development in order to accommodate growth in an orderly and economical fashion.*

As noted earlier, the Richford NASP is situated between two areas already under development. The proposed NASP effectively fills a gap in the contiguous pattern of approved planning areas. Furthermore, the lands within the NASP can be serviced from the same existing and planned infrastructure.

2.1.3 Planned Growth - Managing Suburban Growth

"Manage suburban growth in a manner that ensures adequate infrastructure and services and maintains a balance of residential, commercial, industrial and recreational land uses."

Strategy 1.7.1 - *Accommodate growth in an orderly, serviced and cost-effective manner.*

Given its contiguous nature with other developing and approved Neighbourhood plans, the Richford NASP represents a logical location in south Edmonton for the development of residential land uses. Services can be extended into this area in a cost effective manner.

Strategy 1.7.2 - *Provide for a range of housing types and densities in each residential neighbourhood.*

The land use concept allows for a range of low, medium and high density residential development to take place within the Neighbourhood.

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2.2 AIRPORT PROTECTION OVERLAY

The Edmonton International Airport Vicinity Protection Area Regulation regulates land use that may affect the use of the Edmonton International Airport, and establishes Noise Exposure Factor (NEF) contours within which residential development may be controlled or precluded. The Richford NASP lies entirely outside the designated area. Therefore, there is no restriction on residential development within the plan area arising from this regulation.

2.3 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. Given the relatively small area of the Richford NASP, a number of the principles do not apply. However, the proximity of the Richford NASP to other approved plan areas does allow it to share neighbouring facilities:

Design Principle 1 - *Design neighbourhoods with the intent of sharing common infrastructure facilities among neighbourhoods.*

Infrastructure to service the Richford NASP is part of a larger system to service lands in the vicinity such as the Blackmud Creek NASP. Existing roadways such as 111 Street and Ellerslie Road will be upgraded and widened with the overall pace of development.

Design Principle 2 - *Design and locate school and community facilities to provide inter-neighbourhood focal points.*

While the Richford NASP is not large enough to justify a community league and school/park site within its boundaries, neighbourhood residents will be able to access these uses in neighbouring communities and, in the case of schools, designated receiving institutions. A small park site is planned for the Neighbourhood.

Design Principle 4 - *Design neighbourhood streets (both neighbourhood design and cross section of roadway) with standards that cater to the main intended use of the road.*

Given the relatively small area of the NASP, virtually all of the roads within the plan area will be of a local roadway cross-section providing direct access to residences. To provide opportunities for future transit service and entry features, select portions of the roadway network may be expanded.

Design Principle 6 - *Provide Transit Services to the edges of new neighbourhoods using the arterial and collector roadways in conjunction with appropriately designed, strategically located and conveniently accessed transit waiting zones.*

Future transit access will be provided at least along Ellerslie Road and 111 Street, the western and southern boundaries of the neighbourhood. Access points along these roadways will connect into the neighbourhood. Future service may potentially access the area along 5 Avenue SW and within *Lots 20, 21 and 22, Block 2, Plan 2146TR.*

Amended by
Editor

Design Principle 11 - *Create a linked open space system through open spaces created by stormwater management facilities, some utility rights-of-way, preservation of appropriate natural areas and drainage courses, and school and park open spaces.*

The proposed stormwater management facility within *Lots 20 and 21, Block 2, Plan 2146TR* is linear in design so that the open space it provides can be enjoyed both by those whose houses back onto it and also those who can use the walkways that will traverse through it. A limited amount of park space is available within the 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.*

It is intended that a range of low, medium and high density residential housing forms will be developed within the Richford NASP.

Amended by
Editor

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3.0 Site Context & Development Considerations

3.1 TOPOGRAPHY & VEGETATION

The topography of the lands within the Richford NASP ranges from 681m in the middle of the plan area rising to 687m along the eastern edge and 683m along the western edge.

Vegetation is scattered throughout the western portion of the plan area with tree rows along the edge of *Lot 22, Block 2, Plan 2146TR* and heavily treed areas along the Blackmud Creek Ravine. The composition of these treed areas is mainly spruce and balsam poplar. Soils in the area are a blend of moderately to well drained Orthic Black and Gleyed Black Chernozems on glaciolacustrine material. The soil conditions do not present any impediment to urban development.

Amended by
Editor

3.2 EXISTING LAND USES

The *owner of Lot 22, Block 2, Plan 2146TR* has developed a clubhouse, outbuildings, a parking lot and rugby fields on their property. Country residential estates are developed along the north and east sides of Richford Road. A farmstead is located on the eastern lands within the neighbourhood. Lands within *Lots 20 and 21, Block 2, Plan 2146TR* are under cultivation.

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3.3 SURROUNDING LAND USES

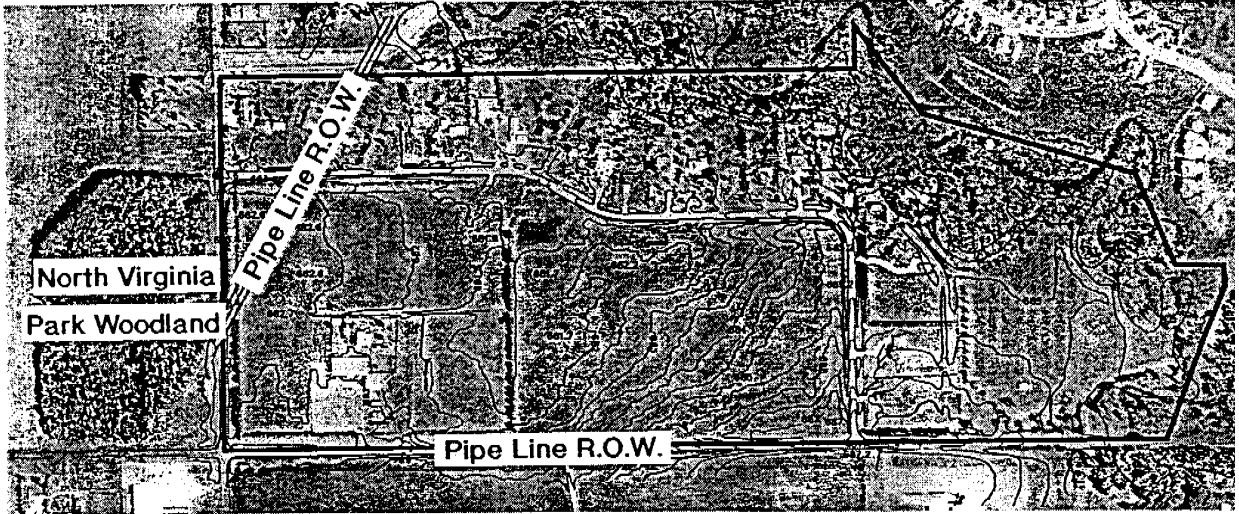
The plan area is bound on the north and east by the Blackburne NASP and the Blackmud Creek Ravine system. South of the plan area lies the approved Blackmud Creek Neighbourhood with servicing and development expected to begin in 1999. West of the NASP across 111 Street and south of Ellerslie Road is the Virginia Park Greenhouse.

3.4 ENVIRONMENTAL RESOURCES

The City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas (1993) does not identify any Environmentally Sensitive Areas, Significant Natural Areas or Natural Areas within the Richford NASP.

As shown on Figure 4.0 - Development Considerations, immediately west of the plan area on the west side of 111 Street lies the North Virginia Park Woodland, a 7.24 hectare Significant Natural Area.

FIGURE 4.0
Development Considerations



Legend
—— NASP Boundary

Future roadway widenings along 111 Street to service all development in south Edmonton may have some impact on the Woodland.

3.5 ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessments (ESA) was undertaken on *Lots 20 and 21, Block 2, Plan 2146TR* as part of the preparation of the NASP. There are no outstanding concerns. *A Phase I Environmental Site Assessment (ESA) has also been undertaken for a portion of the area legally described as Lot 22, Block 2, Plan 2146TR in the southwest of the Richford NASP. Additional testing and/or a Phase II ESA will be required for the remaining lands at the redistricting stage.*

Amended by
Editor

Bylaw 14854,
February 25, 2008

3.5.1 Non-Participating Land Owners

No other Phase I Environmental Site Assessments have been undertaken on the remaining lands within the Richford NASP. In light of this, the Environmental Planning Group of the Planning & Development Department typically recommended that ESAs or disclosure statements be provided by the minority land owners at the redistricting stage.

3.6 ENERGY & NATURAL RESOURCES

3.6.1 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 Richford NASP.

3.6.2 Pipeline Rights-of-Way and Facilities

As shown on Figure 4.0, there is one oil pipeline transmission facility and two natural gas transmission facilities within the Richford NASP. These facilities are located within two rights-of-way, one located along Ellerslie Road on the southern boundary of the plan area and the other cutting diagonally through the northwest corner of the neighbourhood.

The Alberta Energy and Utilities Board Pipeline License Register identifies these three pipeline transmission licenses within the Richford Neighbourhood Area Structure Plan (summarized on Table 2 - Existing Pipeline Transmission Facilities.)

TABLE 2				
Richford NASP - EXISTING PIPELINE TRANSMISSION FACILITIES				
(as amended by Editor)				
Company	Substance	H₂S Content (mol/kmol)¹	Max. Operating Pressure (kPa)²	Max. Outside Diameter (mm)³
<i>Private</i>	Crude Oil	0.00	5,170	219.1
<i>Private</i>	Natural Gas	0.02	6,070	323.9
<i>Private</i>	Natural Gas	0.00	6,200	609.6
¹ sour natural gas occurs when the H ₂ S 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 pipelines adjacent to Ellerslie Road have only a limited impact on the land use plan for Richford since they do not bisect the neighbourhood. The other utility right-of-way which bisects the northwest portion of *Lot 22, Block 2, Plan 2146TR* will have to be accommodated within any future development.

Amended by
Editor

The City of Edmonton's *Policy Guidelines for the Integration of Transmission Pipelines and Urban Development (1985)* and any other relevant Provincial legislation will be employed when considering redistricting and subdivision applications near or adjacent to the above noted pipelines.

4.0 Development Objectives & Principles

4.1 DEVELOPMENT OBJECTIVES

The Richford NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of both the natural topography and desirable locational attributes of the area. The main objectives of the Richford NASP are:

- to develop a plan consistent with the general intent and purpose of the City of Edmonton Municipal Development Plan.
- to provide a framework to deliver a high quality, comprehensively planned residential area by defining the general pattern and composition of land uses, linkages, servicing designs and development staging.
- to address and accommodate existing uses (i.e. *development on Lot 22, Block 2, Plan 2146TR* and existing country residential development) within the plan.
- to ensure implementation of the plan on an orderly, staged basis.

Amended by
Editor

4.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Richford NASP is defined through the following general principles:

4.2.1 Residential

- Provide for residential development within the Richford NASP to allow for a variety of housing forms and options consistent with consumer preferences and in conformance with municipal standards and policies.
- Establish sufficient overall residential densities within the Richford NASP to help support the efficient provision of neighbouring educational facilities, recreational facilities and municipal services such as public transit in a timely fashion.
- Employ applicable design principles from the Suburban Neighbourhood Design Principles report within the plan area.
- Locate residential development so as to take advantage of natural and man-made features such as SWM facilities, park/open space and walkways.

4.2.2 Municipal & Environmental Reserve

- Provide dispersed park space within the Neighbourhood to provide open space and opportunities for recreation for residents.
- Recognize and protect the environmental reserve areas within the NASP.

4.2.3 Existing Uses

- Accommodate the continuing use of *Lot 22, Block 2, Plan 2146TR* and the existing country residential development and allow for future development of these lands if and when the owners choose to pursue that opportunity.

Amended by
Editor

4.2.4 Circulation

- Provide a logical, safe and efficient transportation systems within the plan area to address the pedestrian, bicycle and vehicular transportation needs of residents moving to, from and within the Richford NASP.
- Integrate pipeline corridors into the neighbourhood make use of their walkway and linkage potential having regard for the safe, ongoing operation of these transmission facilities.

4.2.5 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 Richford NASP has been prepared in response to current and anticipated residential market trends in the Edmonton region. An analysis of these trends and an assessment of their implications help shape the plan with respect to the type, size and location of various land uses.

The Richford NASP is comprised of 54.67 hectares and is bound on all sides by natural features and existing arterial roadways to create a logical planning unit as shown on Figure 5.0 - Development Concept.

5.2 RESIDENTIAL

The majority of land within the Richford NASP is comprised of existing country residential development and *Lot 22, Block 2, Plan 2146TR*. Lands designated for residential development are shown on Figure 5.0. *Consistent with the Municipal Development Plan, opportunities exist for a range of low, medium and high density development within the residential area.*

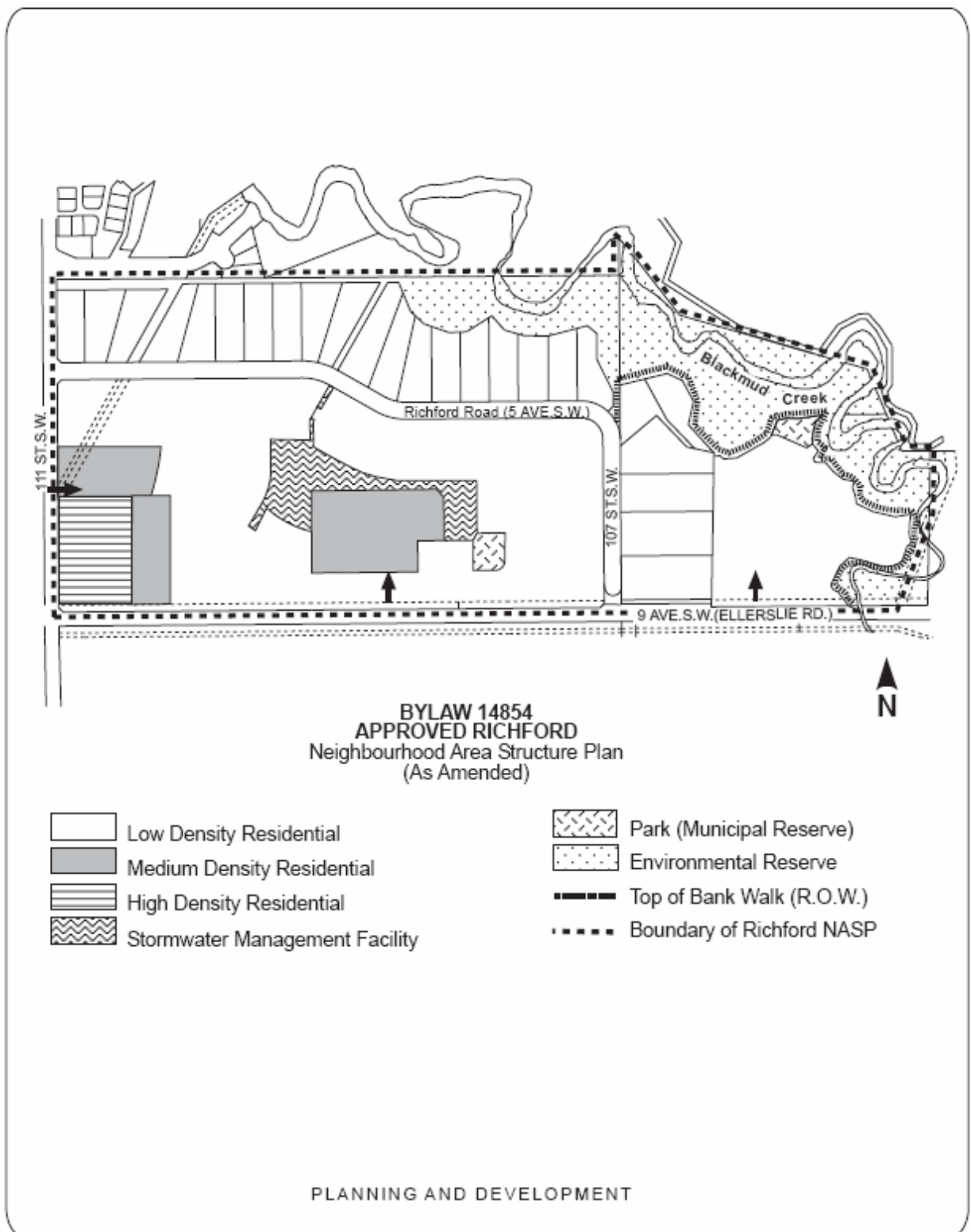
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5.2.1 Low Density Residential

As shown on Figure 5.0, low density residential development has been located to take advantage of such amenities as the stormwater management facilities. It has also been oriented to back onto the existing Richford Road (5 Avenue S.W.) in order to provide low density uses adjacent to the existing residents to the north. Development in the form of single family residential lots will back onto Richford Road and will have a minimum lot width of 15.24 metres (50 feet).

Fencing and landscaping within the road right-of-way and/or private lots will serve to buffer the existing country residential development from the new housing. This fencing will be constructed using wood with masonry features and wrought iron. Masonry fence posts are to be located at each lot line and constructed to the maximum height allowed under the Land Use Bylaw. Fencing will be maintained by the abutting homeowners. All permanent fencing will be constructed as early as practicable. Landscaping consisting of two spruce trees per lot with a minimum height of 1.8 metres (6 feet) will be provided along the south side of Richford Road right-of-way. An additional tree of at least 1.8 metres (6 feet) will also be provided within the rear yard of each lot backing onto Richford Road.

FIGURE 5.0
Development Concept



The majority of housing within the low density residential areas of *Lots 20 and 21, Block 2, Plan 2146TR* will be developed within the RF1 District with the exception of a small portion west of the entrance off Ellerslie Road and south of the MDR site which will be developed as RF4. Architectural guidelines will be employed within the residential area to ensure esthetically pleasing residential streetscapes.

Amended by
Editor

The land abutting the existing country residential development in the eastern portion of the plan has also been designated as low density residential. This designation is the most suitable land use adjacent to these existing estate lots. The access off of Ellerslie Road into this area will be aligned with the access on the south into the Ellerslie Road Baptist Church property.

As shown on Figure 5.0, the existing country residential development along the north and east side of Richford Road/107 Street has also been designated as low density residential. There is no intention to redevelop these properties at this time. However, should the landowners collectively decide to redevelop their holdings in whole or in part, the area is suitable for the continuation of residential development, likely at slightly higher density levels than existing.

The area, number of dwelling units and population attributed to low density residential development is shown in the Appendix.

5.2.2 Medium Density Residential

Opportunities exist within the Richford Neighbourhood for medium density housing in the form of townhouses developed under the Row Housing (RF5) District. *Stacked townhouses and/or low rise apartment buildings are not proposed to the areas of this NASP designated as Medium Density Residential.*

Bylaw 14854,
February 25, 2008

As shown on Figure 5.0, medium density residential sites in the Richford lands have been chosen for their proximity to the linear stormwater management facility and near the entrance off Ellerslie Road. *The medium density site in the western portion of the plan has been identified adjacent to 111 Street and north of the high density residential site for convenient access and to minimize the volume of through traffic in the neighbourhood. The medium density site directly east of the high density residential site will provide for transition to the adjacent low density residential.*

Bylaw 14854,
February 25, 2008

An area of medium density residential has also been designated in the most easterly portion of the NASP adjacent to Blackmud Creek. This

location was selected for its proximity to the natural area and to distribute the amount of medium density residential throughout the Neighbourhood.

The medium density residential will be developed to a density of approximately 25 units/hectare, substantially less than the maximum allowed under the standard land use district for townhouse development. Both the locational and density attributes will result in less through traffic past the low density residential areas.

Should the country residential estate land owners choose to redevelop their properties in the future to include medium density residential uses, an NASP Amendment will be required and should include the entire country residential area. The area being amended would receive its proportionate allocation of medium density development within the neighbourhood in conformance with City Council's housing mix guidelines:

The area, number of dwelling units and population attributed to medium density residential development is shown in the Appendix.

5.2.3 High Density Residential

The high density residential area will be developed to a density of approximately 165 units/hectare. Both the locational and density attributes will result in less through traffic past the medium and low density residential.

Bylaw 14854,
February 25, 2008

5.3 OPEN SPACE & PEDESTRIAN LINKAGES

A small dispersed park site has been designated within the central portion of the Neighbourhood to bring open space opportunities to area residents. No school/park sites are contemplated within the NASP given its small area. Additional open space will be provided around the stormwater management facilities as part of the public utility lot (PUL). The extent of public open space (and private land) around the facilities will conform with City policies at the time of development.

Opportunities exist for *the owners of Lots 20 and 21, Block 2, Plan 2146TR* to work with the Community Services Department to accelerate the timing and level of development of the park site.

Amended by
Editor

Existing and future environmental reserve is designated along the Blackmud Creek Ravine. Linkages through and within the environmental reserve will likely be developed as part of the Community Services Department's future trail network.

5.4 CIRCULATION

The Richford NASP is well served by arterial roadways as shown on Figure 5.0. There are five access points into the neighbourhood - three off Ellerslie Road and two off 111 Street. As shown, the existing 20 metre wide 107 Street / 5 Avenue SW will continue to serve as the access route for the country residential properties.

The intersections into the new development areas along Ellerslie Road have been designed to coincide with the access points on the south side of the road into the Blackmud Creek Neighbourhood and Ellerslie Road Baptist Church.

A small portion of collector road will be provided from the entrance into *Lots 20 and 21, Block 2, Plan 2146TR* off Ellerslie Road over to the edge of *Lot 22, Block 2, Plan 2146TR*, to accommodate possible future transit service within the Neighbourhood should the *owners of Lot 22, Block 2, Plan 2146TR* choose to develop *their* lands and if transit service is justified. Local roadways will provide direct access to all other properties. No road access to Richford Road (5 Avenue S.W.) will be available from *Lots 20, 21 and 22, Block 2, Plan 2146TR* in the central portion of the Neighbourhood.

Amended by
Editor

Walkways will be provided throughout the plan area to connect points within and outside the neighbourhood. Any physical improvements to the utility corridors will be done in consultation with the City of Edmonton and the respective utility companies.

6.0 Engineering Services

6.1 STORMWATER DRAINAGE

Major and minor stormwater flows from new development within *Lots 20, 21 and 22, Block 2, Plan 2146TR* south and west of 5 Avenue SW / 107 Street SW within the Neighbourhood will be contained within a dry pond to be developed in stages in the low area (central) portion of the NASP and discharged within a piped system at a controlled rate into Blackmud Creek through the existing reserve lot along the north side of Richford Road (5 Avenue S.W.).

Amended by
Editor

As shown on Figure 6.0 - Storm, Sanitary & Water Servicing, the necessary area for the stormwater management facilities have been sized to accommodate staged development on *Lots 20 and 21, Block 2, Plan 2146TR*.

Amended by
Editor

Further details regarding the stormwater drainage schemes for *Lots 20 and 21, Block 2, Plan 2146TR* are provided in the associated Neighbourhood Designs Report. Other reports such as an Environmental Impact Assessment on the proposed outfall have also been undertaken.

Amended by
Editor

Storm drainage designs and supporting reports for the other parcels of land within the NASP will be done in conjunction with their respective development.

The drainage ditches along the south side of Richford Road will be graded to eliminate any permanent stormwater pending.

6.2 SANITARY DRAINAGE

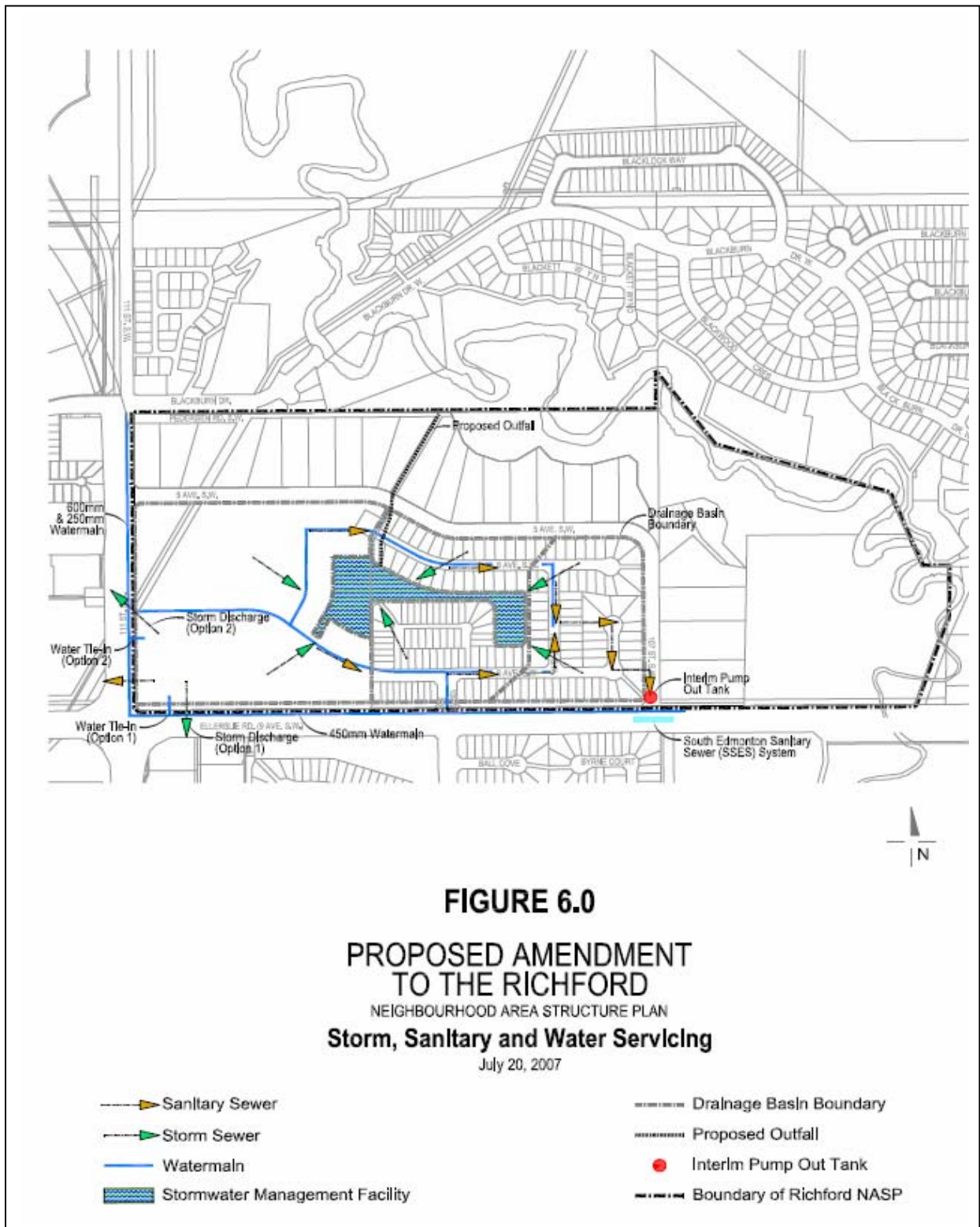
The Richford NASP lies within the drainage basin of the South Edmonton Sanitary Sewer (SESS) System. It is proposed that the internal collection system identified on Figure 6.0 - Storm, Sanitary & Water Servicing for new development will be connected to a future drop structure located at approximately 107 Street S.W. and Ellerslie Road.

Future sanitary sewer connections will be provided by sewer stubs located at Richford Road (107 Street SW) and Ellerslie Road, and Richford Road (5 Avenue SW) and 111 Street. Both connections will be engineered to an appropriate standard to facilitate the servicing of the existing Country Residential properties.

Given that the *owners of Lots 21 and 22, Block 2, Plan 2146TR* wish to commence development prior to the completion of the SESS System in the vicinity of the NASP, an interim sanitary drainage system is proposed.

Amended by
Editor

FIGURE 6.0
Storm, Sanitary and Water Servicing



Bylaw 14854, February 25, 2008

This system would consist of a pump-out tank that will provide storage over an above the storage volumes available within the collection system. Flows from development in the eastern portion of the plan would be relatively modest. The holding tank would be pumped out on a regular basis and would be owned and operated by *a private developer*.

Amended by
Editor

Sanitary drainage designs and supporting reports for the other parcels of land within the NASP will be done in conjunction with their respective development.

6.3 WATER DISTRIBUTION

A 450 mm watermain is proposed to be constructed along Ellerslie Road from Highway 2 to 111 Street to service future development in this general area. This watermain is expected to be in place prior to initiation of new development in the Richford NASP. As shown on Figure 6.0 - Storm, Sanitary & Water Servicing, connections to the neighbourhood will be provided along Ellerslie Road and 111 Street.

Water servicing within the neighbourhood will be designed to provide peak hour flows and fire flows for low density and medium density uses. Water looping will be provided in accordance with the requirements of Aqualta. Prior to detailed design, a Water Network Analysis will be submitted to Aqualta for review and approval.

Water network designs and supporting reports for the other parcels of land within the NASP will be done in conjunction with their respective development.

6.4 SHALLOW UTILITIES

Power, gas and telecommunication services are all located within close proximity to the Richford NASP and will be extended as required.

7.0 Transportation

7.1 TRANSPORTATION

The transportation network bordering and within the Richford NASP consists of a system of arterial, collector and local roadways and walkways to accommodate the movement of automobiles, pedestrians and bicycles.

This hierarchy of roads will provide the necessary interconnections appropriate to efficiently and effectively accommodate traffic flows at the arterial, collector and local roadway levels.

7.2 ROADWAY NETWORK

The proposed development will enjoy a high level of accessibility by virtue of its close proximity to the following major arterial roadways:

- Ellerslie Road (9 Avenue S.W.)
- 111 Street S.W.

Access into *Lots 21 and 22, Block 2, Plan 2146TR* is envisioned to come off of Ellerslie Road into the east-central portion of the plan. The access has been designed to line up with the collector road access on the south side of Ellerslie Road into the approved Blackmud Creek Neighbourhood.

Amended by
Editor

Given the relatively small plan area, all access within *Lots 20 and 21, Block 2, Plan 2146TR* is proposed to be taken primarily off of local roadways. Additional width at the entrance along Ellerslie Road may be necessary to accommodate access and egress and to allow for entrance features. A portion of collector width road right-of-way will be provided from the main entrance west to *Lot 22, Block 2, Plan 2146TR* to accommodate possible future transit service. As noted earlier, no roadway connections are proposed between the new development and Richford Road (5 Avenue S.W. / 107 Street S.W.) to the north.

Amended by
Editor

Amended by
Editor

An access point off 111 Street into *Lot 22, Block 2, Plan 2146TR* has been identified to service the future redevelopment plan. Access into *this* property is currently taken from Ellerslie Road and will be maintained in that location under the existing uses.

Amended by
Editor

Access to the commercial site and roadway requirements will be determined at the redistricting and subdivision stages to the satisfaction of the Transportation & Streets Department.

7.3 ROADWAY STAGING

A roadway staging plan was prepared as part of the review and approval process for the Blackmud Creek NASP. The Richford NASP shares some of the same requirements and coordination of improvements with the landowners to the south is required.

Initial stages of development in the Richford and Blackmud Creek Neighbourhoods will require that 111 Street from Blackburne Drive to Ellerslie Road be developed to a two lane rural cross section with a ten year design life, similar to the upgrading of 111 Street north of Blackburne Drive.

This road would remain on its current alignment because property has not yet been dedicated or acquired for construction of a permanent alignment. This section of road is to be built with the first stage of development.

Also concurrent with the initial stages of development in Richford and Blackmud Creek, the first two lanes of Ellerslie Road between 111 Street S.W. and 107 Street S.W. shall be constructed. This will likely be the south two lanes, as right-of-way for same has been identified as part of the Blackmud Creek NASP.

7.4 TRANSIT SERVICE

Existing and future transit routes will follow Ellerslie Road and 111 Street and have been / will be established on the basis of the proportion of trips which are expected to be generated from within the neighbourhood and adjacent areas. The majority of land within the Richford NASP is within 400 m of either Ellerslie Road and 111 Street and could readily access transit zones along these arterial roadways.

However, future transit service may be accommodated within the Neighbourhood if *Lot 22, Block 2, Plan 2146TR* develops. For that reason, a collector width road right-of-way will be required from the main entrance into *Lots 20 and 21, Block 2, Plan 2146TR* west to *Lot 22, Block 2, Plan 2146TR*.

Amended by
Editor

As well, should demand warrant, transit service could potentially be routed along Richford Road.

7.5 PEDESTRIAN & BICYCLE CIRCULATION

Sidewalks will be provided along all adjacent arterial roadways, collector and internal local roadways in accordance with City policies and practices. Walkways will be provided to connect sidewalks along the internal roadway network with the stormwater management areas.

The bicycle circulation system for Richford and adjacent neighbourhoods will be developed with wide curb lanes on Ellerslie Road and 111 Street and wide sidewalks on one side within the residential area.

7.6 PARKING

Parking for vehicles will generally be provided off-street in conjunction with residential development.

8.0 Implementation

8.1 DEVELOPMENT STAGING

As noted earlier, the *owner of Lot 22, Block 2*, has no intention at this time of redeveloping their lands and the existing country residential development is also anticipated to remain. Infrastructure to service the initial stages of the Blackmud Creek Neighbourhood and the east-central and eastern portion of the Richford NASP will be extended along Ellerslie Road and 111 Street.

Amended by
Editor

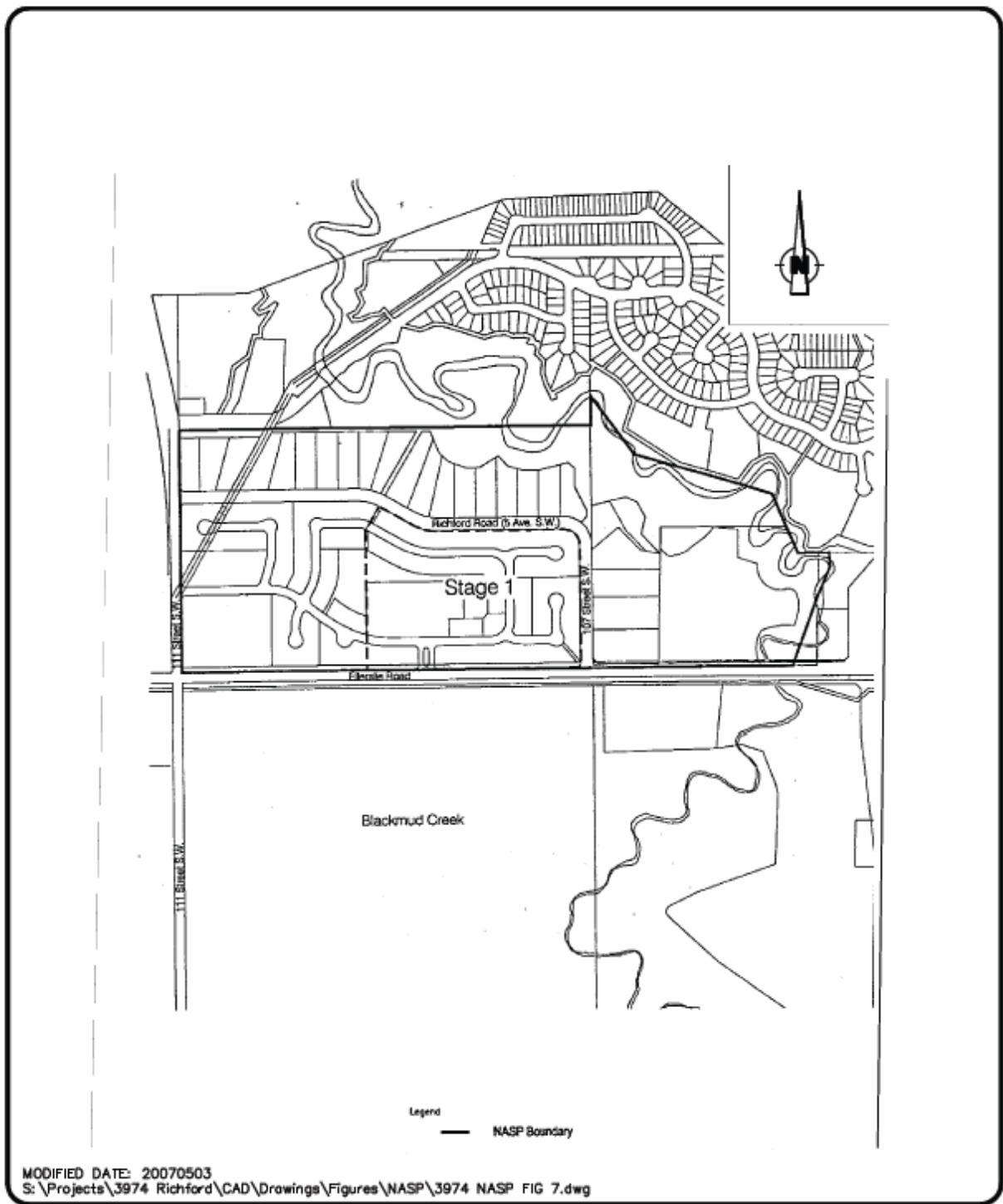
As shown on Figure 7.0 - Staging Concept, the initial stages of residential development is intended to begin within *Lots 20 and 21, Block 2, Plan 2146TR* in the east-central portion of the NASP.

Amended by
Editor

8.2 REDISTRICITING & SUBDIVISION

Redistricting and subdivision of the land to conform with the land uses designated in the NASP will be undertaken when necessary.

FIGURE 7.0
Staging Concept



Bylaw 14595, June 27, 2007

9.0 Appendix

9.1 RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW NO. 14854

	Area (ha)			% of GDA		
Gross Area	54.67					
Environmental Reserve	10.29					
Pipeline ROW						
Pipeline Rights-of-Way	1.35					
Transportation ROW	0.22					
Gross Developable Area	42.81			100.0		
Stormwater Management Facilities & Public Utility Lots						
Stormwater Management Facilities / PUL's	1.67			3.8		
Non-Residential Land Uses						
Dispersed Park Site	0.27			0.6		
Circulation						
Richford Road (5 Avenue SW and 107 Street)	2.56			5.9		
Local & Collector Roadways	4.18			9.7		
Net Residential Area	34.13			79.7		
Low Density Residential (Existing CR)	12.39			28.9		
Low Density Residential	16.37			38.2		
Medium Density Residential	3.88			9.1		
High Density Residential	1.49			3.5		
		Units/	% of	Persons /		
	Area (ha)	ha	Units	Total	Unit	Population
Low Density Residential (Existing CR)	12.39	n/a	25	3.6%	3.46	87
Low Density Residential	16.37	20	327	47.0%	3.46	1131
Medium Density Residential	3.88	25	97	14.0%	2.98	289
High Density Residential	1.49	165	246	35.4%	1.60	394
Total Residential	34.13		695	100.0%		1,901

Density: 34.8 persons per gross hectare; 55.7 persons per net residential hectare.
Housing Mix Ratio: 50.6% LDR/ 14.0% MDR/ 35.4% HDR