

# ***Belle Rive Neighbourhood Structure Plan Neighbourhood 8 of the Edmonton North Area Structure Plan***

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Office Consolidation December 2006

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*Prepared by:*

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Planning and Development Department  
City of Edmonton*

**Bylaw 6311 (as amended) was adopted by Council in February 1982. In December 2006, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 6311.**

Bylaw 6311	Approved February 23, 1982
Bylaw 7364	Approved September 28, 1983
Bylaw 10789	Approved July 18, 1994
Bylaw 11150	Approved February 12, 1996
Bylaw 11542	Approved February 17, 1998
Bylaw 14442	Approved December 12, 2006

**Editor's Note:**

This is an office consolidation edition of the Neighbourhood 8 Structure Plan (Belle Rive Neighbourhood Structure Plan), Bylaw 6311, as approved by City Council on February 23, 1982. This Plan is an amendment to the Edmonton North Area Structure Plan, Bylaw 5739, as approved by City Council on August 15, 1979.

This edition contains all amendments and additions to Bylaw 6311. For the sake of clarity, new maps and a standardised format were utilised in this Plan. All names of City departments have been standardised to reflect their present titles. Private owner's 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 italicised 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

# TABLE OF CONTENTS

<b>SECTION 1</b>	<b>INTRODUCTION &amp; BACKGROUND</b>
1.1	Introduction
1.2	Location
1.3	Historical Background Information
<b>SECTION 2</b>	<b>EXISTING FEATURES &amp; FACTORS INFLUENCING THE PLAN</b>
2.1	General
2.2	Site
2.3	Soils
2.4	Vegetation
2.5	Special Features
2.6	Present Zoning
<b>SECTION 3</b>	<b>ENGINEERING SERVICES &amp; UTILITIES</b>
3.1	General
3.2	Water
3.3	Sanitary Sewers
3.4	Storm Drainage
3.5	Telephone, Power & Gas Service
<b>SECTION 4</b>	<b>NEIGHBOURHOOD STRUCTURE PLAN</b>
4.1	Development Objectives
4.2	Land Uses – General
4.3	Land Uses – Specific
4.4	Schools and Parks
4.5	Residential Mix
4.6	Residential Development Statistics
4.7	Circulation Systems
4.8	Neighbourhood Commercial
<b>LIST OF FIGURES</b>	
Figure 1	General Location Plan
Figure 2	Neighbourhood Location Plan
Figure 3	Special Features
Figure 4	Site Features
Figure 5	Services and Utilities

**LIST OF MAPS**

Map 1 Belle Rive Neighbourhood Structure Plan

**LIST OF TABLES**

Table 1 Land Use and Population Statistics

# *Section 1*

## **INTRODUCTION AND BACKGROUND**

*Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site as illustrated on the approved land use Plan map and as specified under the Community Services Zone. The community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.*

### **1.1 Introduction**

This Neighbourhood Structure Plan has been prepared on behalf of *two private developers*. It is being submitted in compliance with the "Neighbourhood Structure Plan – Terms of Reference" adopted by City Council, to provide a basis upon which orderly subdivision of land can occur.

Amended by  
Editor

### **1.2 Location**

The neighbourhood boundaries were obtained from the Area Structure Plan Bylaw and include lands generally bounded by 153 Avenue on the south, 82 Street on the east, 167 Avenue on the north and approximately 91 Street on the west. The majority of the land is located in the East 1/2 of section 33-53-24-W4.

### **1.3 Historical Background Information**

At its meeting of August 15, 1979 the Council of the City of Edmonton adopted Bylaw 5739 - "A Bylaw to Establish an Area Structure Plan for *Edmonton North* (Lake District)". The Area Structure Plan Bylaw identified several planning considerations, which were to be complied with during the preparation of the neighbourhood plan. The following objectives included in the *Edmonton North* Area Structure Plan were taken into account during the preparation of the neighbourhood plan:

Amended by  
Editor

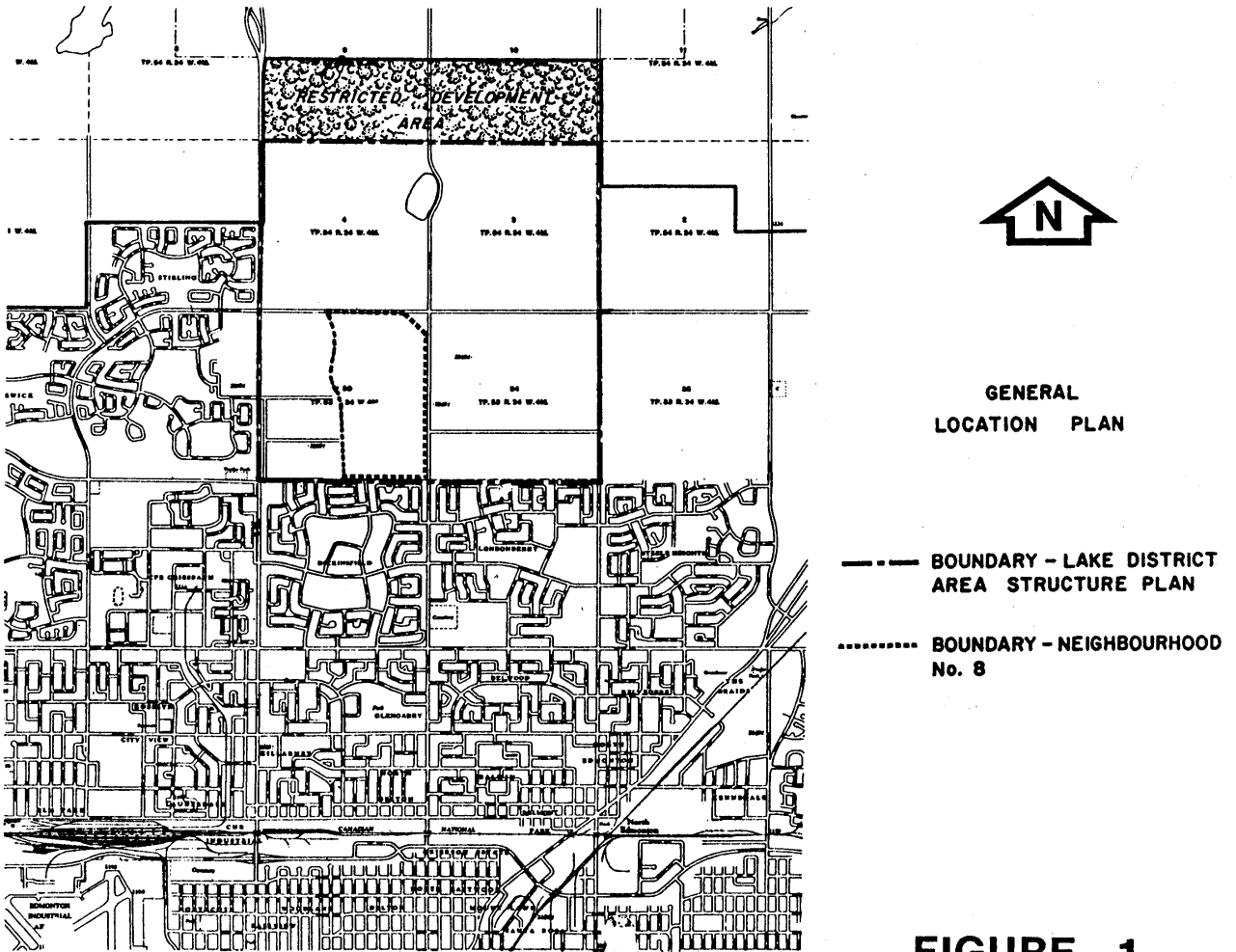
- i) The neighbourhood was to be approximately 272 acres (*110.1 hectares*) in size.

- ii) The density was to be approximately 22 persons per gross acre (*54.19 persons per gross developable hectare*).
- iii) Three storm water lakes were to be included in the neighbourhood.
- iv) The inclusion of a church site was to be determined at the neighbourhood stage.
- v) Sites for a separate elementary, a public elementary and a junior high school were to be included in the plan.

*The Belle Rive Neighbourhood was initially designed to include four sub-neighbourhood units. These were to be areas defined by collector roadways for the purpose of maintaining architectural control to create socially acceptable enclaves of compatible building types as a way to blend higher and lower density housing types. However, these sub-neighbourhood units were ultimately not developed in the construction of the Belle Rive Neighbourhood. The text referring to the sub-neighbourhood units has been deleted.*

Amended by  
Editor (added  
text)

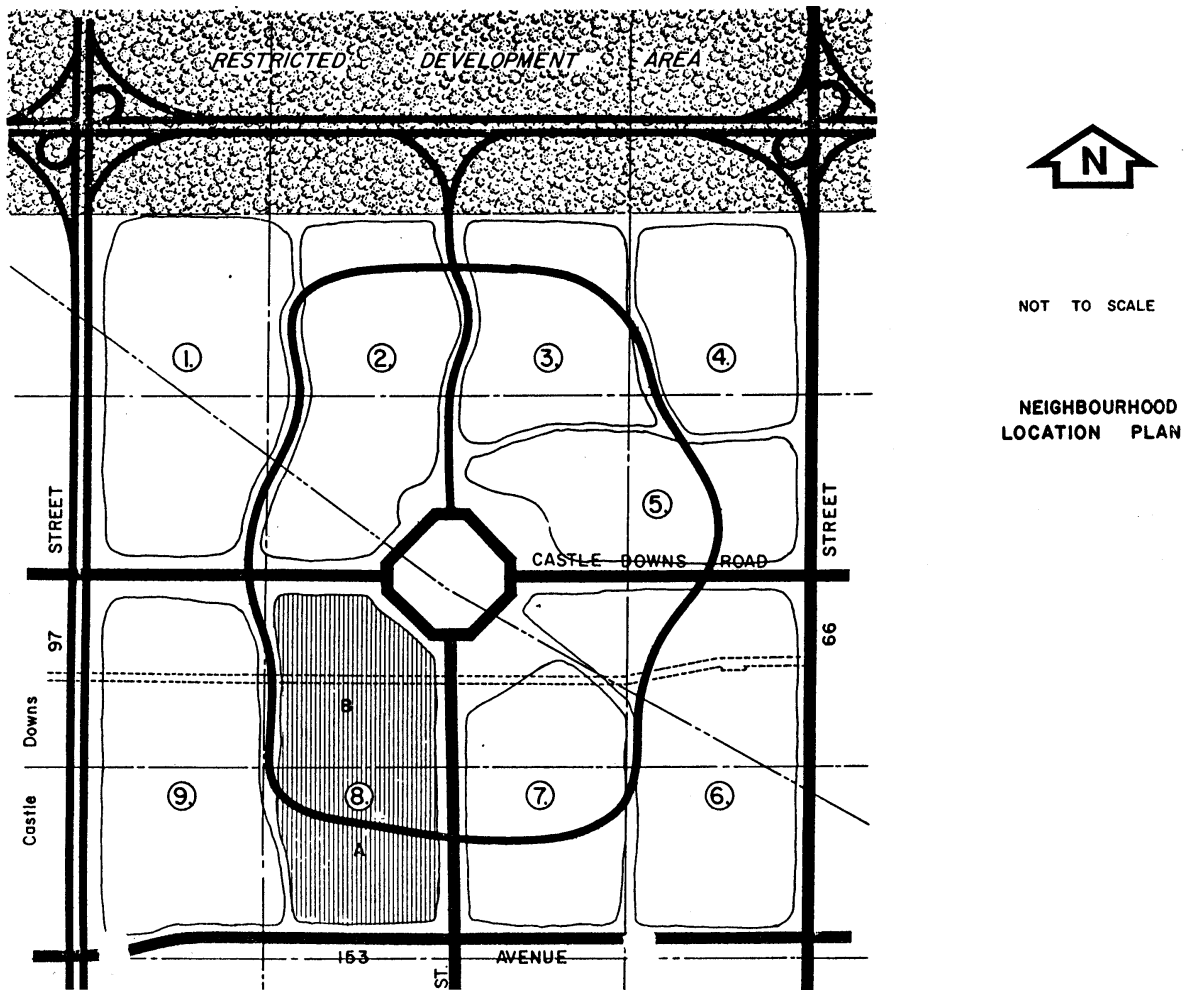
**FIGURE 1\* General Location Plan**



**FIGURE 1**

\* Bylaw 6311 February, 1982

**FIGURE 2\* Neighbourhood Location Plan**



\* Bylaw 7364, September 1983, as amended by Editor

## *Section 2*

# **EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN**

### **2.1 General**

During the preparation of the *original* Neighbourhood Structure Plan a site analysis was undertaken in order to identify any conditions, which could affect development. As a result the following information is provided.

Amended by  
Editor

### **2.2 Site**

The subject neighbourhood area is gently sloping and has only minor undulations in topography. A portion of a *wetland* and other minor low-lying areas exists in the west-central area of the neighbourhood. In the southwest corner of the neighbourhood, a remnant of *another wetland area* is apparent. In addition various other less significant low-lying areas can be identified.

Bylaw 10789  
July 18, 1994

*The two major landowners in the neighbourhood are the City of Edmonton and a private developer. The City owns the northeast quarter section comprising some 62 hectares of land, purchased in the early 1980s for the purpose of accommodating a district campus. The City also owns a 0.99 hectare MR parcel in the southeast quarter section. The private developer owns approximately 50 hectares in the southeast quarter section.*

Bylaw 10789  
July 18, 1994

*Approximately 8 hectares of land in the extreme southeast portion of the neighbourhood were developed in the early 1980s as small lot single detached dwellings by a private developer.*

Bylaw 7364  
September 28,  
1983

### **2.3 Soils**

A soils study for the southern quarter section was undertaken by BBT-Geotechnical Consultants Ltd. in September 1979 and a soils study was commissioned in June 1980 for the northern quarter section. The results indicate that the area is well-drained consisting of a layer of topsoil 6 - 14" thick with clay and clay till subsurface conditions. The geotechnical report indicated that "within the anticipated depth of excavation for conventional house basements (approximately 6 feet) little or no sloughing or seepage of the test holes was encountered". In summary, the



findings indicate the soil is suitable for development.

## 2.4 Vegetation

*Portions of the Belle Rive Neighbourhood have been categorised as a local environmentally sensitive area in the Inventory of Environmentally Sensitive and Significant Natural Areas prepared by Geowest Environmental Consultants for the City of Edmonton in 1993.*

Bylaw 10789  
July 18, 1994

*A wetland area was identified within the western section of the Belle Rive Neighbourhood (Geowest, 1994). However, this wetland was judged to be of low quality and would require significant restoration to be developed and retained as a wetland. It would also be necessary to route the Belle Rive Sanitary Trunk around the wetland if it were to be restored. It was therefore deemed unfeasible to maintain within a suburban development.*

*There is also a row of coniferous trees in the east central portion of the plan area that appears to be of good quality. These trees should be retained as part of the developed landscape where feasible. Should any of these trees be removed from City-owned lands they will be replaced with trees of equal value in accordance with the City Corporate Tree Management Policy.*

## 2.5 Special Features

*A power transmission line right-of-way traverses the north portion of the neighbourhood. The proposed roadway network for this area of the neighbourhood has been designed to minimise the number of crossings. No other utility or road rights-of-way or easements are located within the neighbourhood boundaries.*

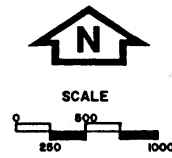
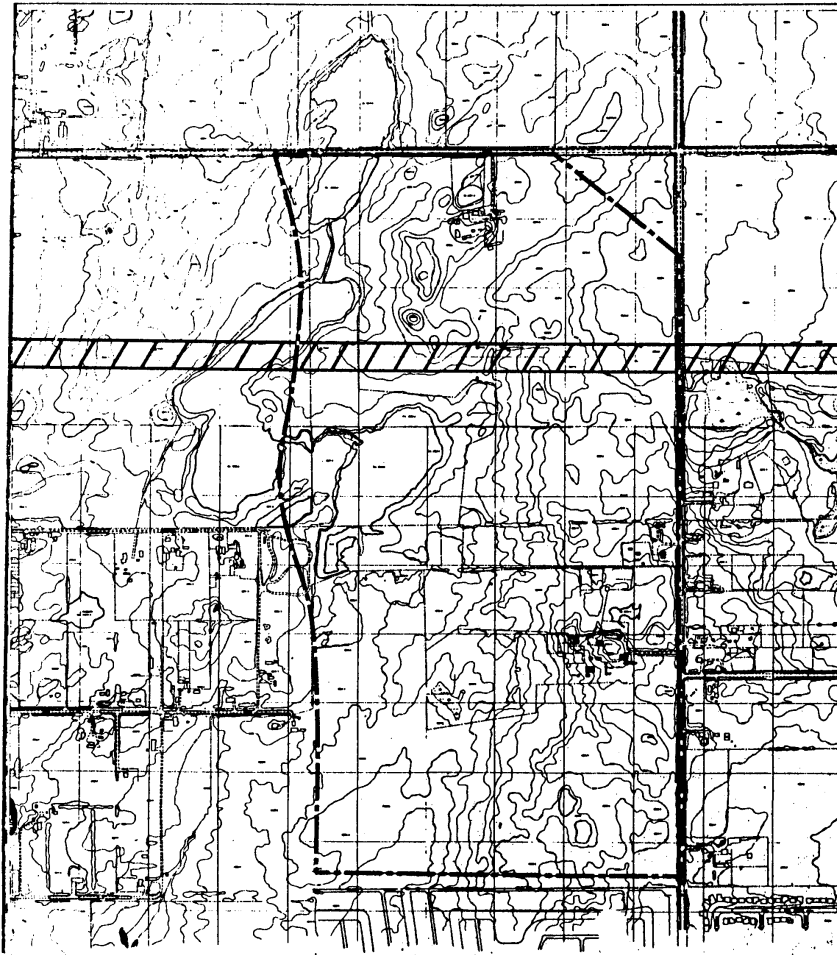
Amended by  
Editor

## 2.6 Present Zoning




*The City of Edmonton's zoning bylaw indicates that the land is currently zoned – AG (Agricultural), AGU (Urban Reserve), AP (Public Parks), DC2 (Site Specific Development Control Provision), PU (Public Utility), RF1 (Single Detached Residential), RF4 (Semi-Detached Residential), RF5 (Row Housing), RPL (Residential Planned Lot), and RSL (Residential Small Lot).*

Amended by  
Editor to reflect  
existing zoning  
June 2003

**FIGURE 3\* Special Features**



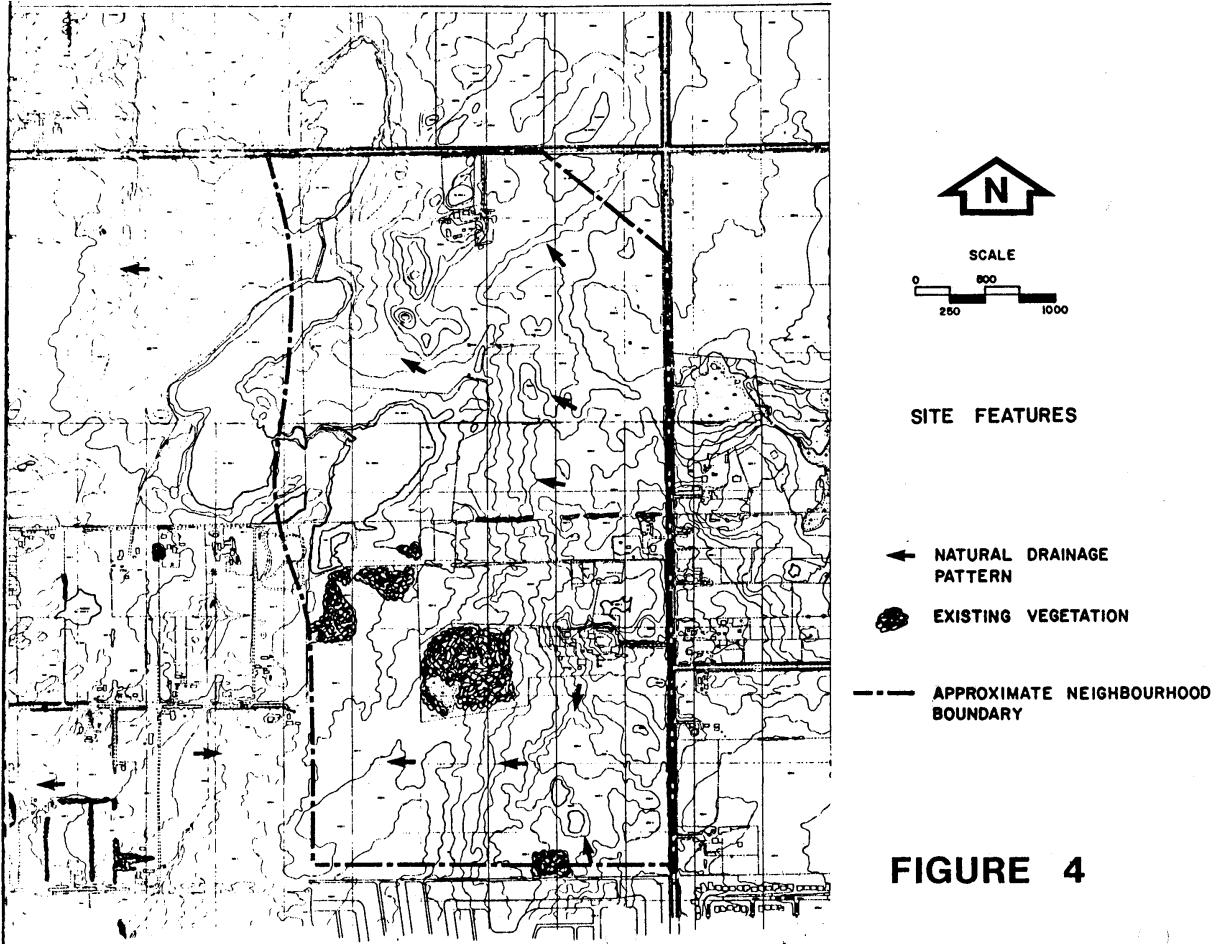
**SPECIAL FEATURES**

-  APPROXIMATE NEIGHBOURHOOD BOUNDARY
-  CALGARY POWER R.O.W.
-  EXISTING STRUCTURES

**FIGURE 3**

\* Bylaw 6311 February, 1982

**FIGURE 4\* Site Features**



\* Bylaw 6311 February, 1982

# *Section 3*

## **ENGINEERING SERVICES AND UTILITIES**

### **3.1 General**

This section of the report indicates briefly the manner in which it is proposed to service the neighbourhood. Services and utilities will be provided in accordance with the requirements of the City of Edmonton's standards.

### **3.2 Water**

It is intended to provide water service for the neighbourhood *from the 900mm transmission line installed along the power right-of-way. The required looping can be provided with the previously developed water system to the south.*

Bylaw 10789  
July 18, 1994

### **3.3 Sanitary Sewers**

*Sewer service for the neighbourhood is to be provided through the implementation of a sewer trunk to be constructed on a staged basis along 153 Avenue, called the North Edmonton Sanitary Trunk (NEST). Until it is connected to the CRSC treatment plant, NEST will serve for both storage and conveyance. Sanitary flows will be pumped into the existing system when downstream capacity is available.*

Bylaw 10789  
July 18, 1994

### **3.4 Storm Drainage**

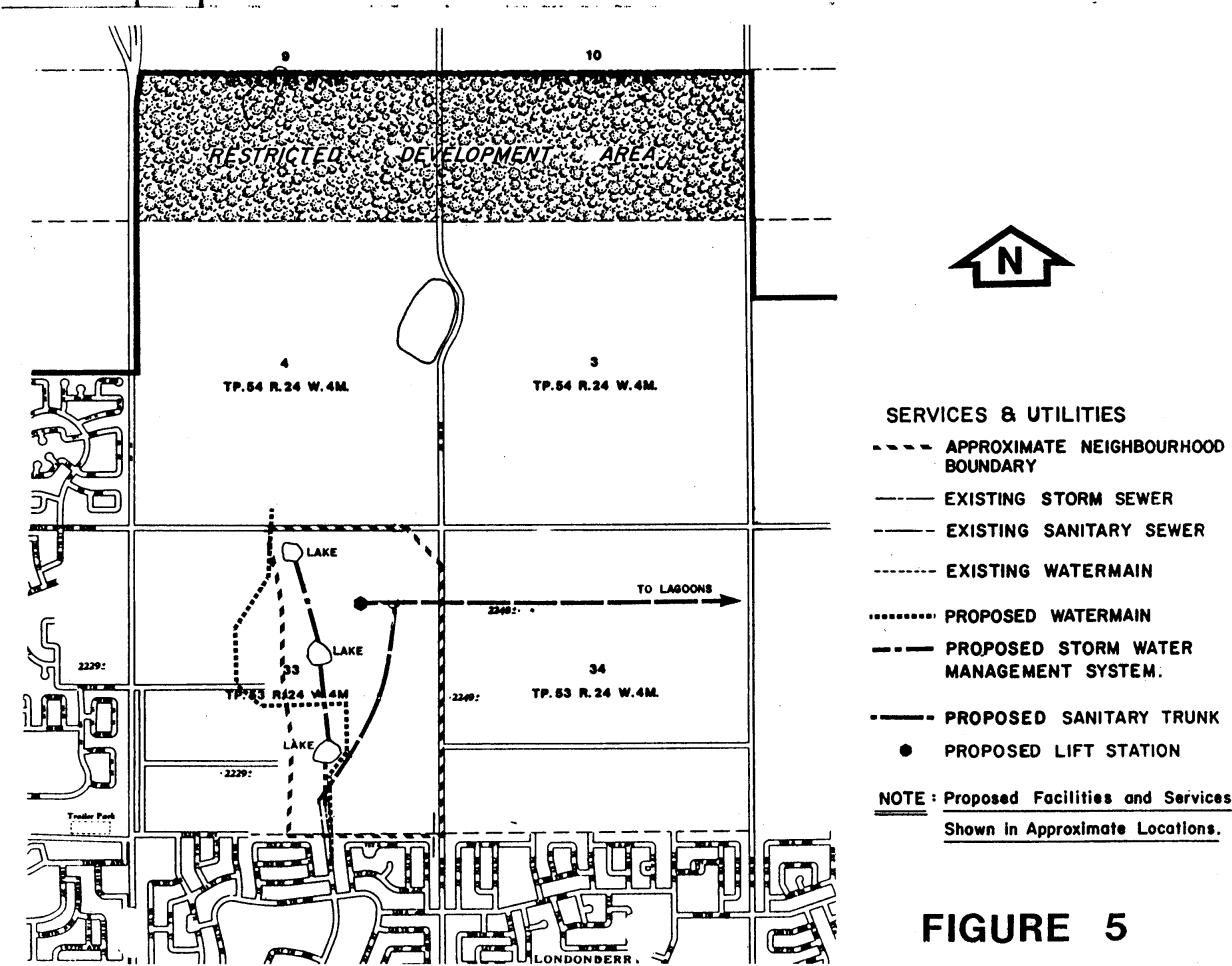
Consistent with the overall storm water management scheme approved for *Edmonton North*, two storm water lakes have been included in the *Belle Rive Neighbourhood*. *It is intended to connect the lakes in compliance with the master Stormwater Management Plan* and ultimately channel storm water runoff in a southerly direction to the existing trunk (42"-1050mm) located approximately at 88 Street and 152A Avenue.

Amended by  
Editor  
Bylaw 7364  
September 28,  
1983

### **3.5 Telephone, Power & Gas Service**

It is proposed that telephone, power and gas services be extended from the existing development south of this area into Neighbourhood 8.

**FIGURE 5\* Services and Utilities**



**FIGURE 5**

\* Bylaw 6311 February, 1982

# *Section 4*

## **NEIGHBOURHOOD STRUCTURE PLAN**

### **4.1 Development Objectives**

Development objectives for Neighbourhood 8 can be summarised as follows:

- 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 hierarchical transportation network which will discourage unnecessary through movement.
- To offer the opportunity *to develop dwelling types* necessary to satisfy the demands of the public.
- To ensure sensitive integration with existing and proposed adjacent developments.

Bylaw 11542  
February 17,  
1998

### **4.2 Land Use – General**

Development objectives for the design of Neighbourhood 8 were established to complement the requirements defined in the Area Structure Plan Bylaw. The location of this particular plan area in the overall *Edmonton North* proposal dictated that low-medium residential development occur in order to ensure compatibility with existing and proposed developments south of 153 Avenue. In addition, *this neighbourhood is a part of the Edmonton North Area Structure Plan, which will ensure integration of future development with surrounding developments.*

Amended by  
Editor

As identified in the *Edmonton North Area Structure Plan*, the required school/park sites and lakes for storm water management have been included in the plan. *The lake sites are individually encircled by public utility lots. Fifty percent of the lake perimeters are to be bordered by public walkways. There will also be public access to the stormwater lakes via small viewpoint parks.*

Bylaw 10789  
July 18, 1994

### 4.3 Land Uses – Specific

The design concept for the neighbourhood was established to create a balanced, cohesive environment. *The curvilinear street pattern gives extensive opportunity to provide an attractive living environment for future residents.*

Bylaw 11542  
February 17,  
1998

### 4.4 Schools and Parks

*The location and configuration of the consolidated district park/school campus system, as well as the proposed distribution of the facilities within the site, have been planned with the concurrence of the School Boards and the Parks and Recreation Department.*

Bylaw 7364  
September 28,  
1983

*Schools within the park/school campus site will consist of a public elementary and junior high school, a combined separate elementary and junior high school, and district level athletic playing fields. This site will also provide a community league component. Drop-off bays will be provided for the schools as an expansion of the road right-of-way to improve safety and alleviate stopping/parking generated by drop-off activity. Utility services will be extended to ensure that service connections are available to the schools and community league building. The location of the campus site, at the northeast corner of the neighbourhood at 82 Street and 167 Avenue, allows it to be central to the district it serves rather than lying within the interior of the neighbourhood. It will also draw less vehicular traffic into the neighbourhood as access can be provided from both 82 Street and 167 Avenue.*

Bylaw 10789  
July 18, 1994

### 4.5 Residential Mix

*The proposed development consists of 8.2% multiple family dwelling units, making the area primarily low density residential. For multi-family development, the densities in the adjacent Eaux Claires Neighbourhood are proposed to be somewhat higher than what is typical in recently planned neighbourhoods in Edmonton. This nearby opportunity for a significant amount of multi-family housing will to some extent offset the low rate of multi-family in the Belle Rive Neighbourhood.*

Bylaw 11542  
February 17,  
1998

It is anticipated that some single family lots may be developed under the small lot land use district proposed in the land use bylaw. It is expected that small lot subdivisions could be located within the neighbourhood in order to ensure that transitions in development occur between the medium density residential development and standard single family lots. *Medium density residences are to be generally distributed along the collectors within the neighbourhood.*

Bylaw 11542  
February 17,  
1998

#### 4.6 Residential Development Statistics

*Sensitive density decreases have been enacted in order to cater to the housing market. As a result, the overall density for Belle Rive has been lowered from 54.19 persons per gross developable hectare in the original NSP to the current level of 36.12 persons per gross developable hectare.*

Bylaw 7364  
September 28,  
1983  
Bylaw 11542  
February 17,  
1998

#### 4.7 Circulation Systems

The vehicular transportation network has been designed *with six entrance points to the neighbourhood*. The design provides a functional hierarchical roadway network to distribute traffic within the neighbourhood while discouraging non-residents of the neighbourhood from using the roads. The location of the *Belle Rive Neighbourhood*, within the context of the *Edmonton North Area Structure Plan*, would further ensure that short-cutting through the neighbourhood will be minimal.

Bylaw 10789  
July 18, 1994

Amended by  
Editor

*The north 167 Avenue connection will act as the primary means of access to the campus and the east connection to 82 Street just south of the TransAlta Power Right- of-Way will improve arterial access generally.*

Bylaw 10789  
July 18, 1994

*The collector road system in Belle Rive will convey traffic from local roads to the adjacent arterials, and will provide potential alternative routes for public transit.*

*The 91 Street collector requires a jog in alignment where it connects with 164A Avenue to eliminate the continuous through movement of vehicular traffic from 160 Avenue to 167 Avenue.*

Projected travel patterns would suggest that vehicular movements from this and adjacent neighbourhoods will be focused toward 82 Street and 90 Street and subsequently disperse on either 153 Avenue or 167 Avenue.

The curvilinear street design within each neighbourhood will ensure limited travel by non-residents at slower speeds and will result in a safe and land-efficient residential development.

In order to reduce the maintenance costs of providing an extensive independent walkway system, the pedestrian circulation system has been incorporated with the vehicular network.

“Utility walkways” are only utilised to reduce the walking distance to the neighbourhood school/park sites.

#### 4.8 Neighbourhood Commercial

*The designated neighbourhood convenience commercial area is situated on 160 Avenue between 82 and 84 Street, making it a suitable location to support convenience commercial businesses as it is situated on the “coming home” side of 160 Avenue.*

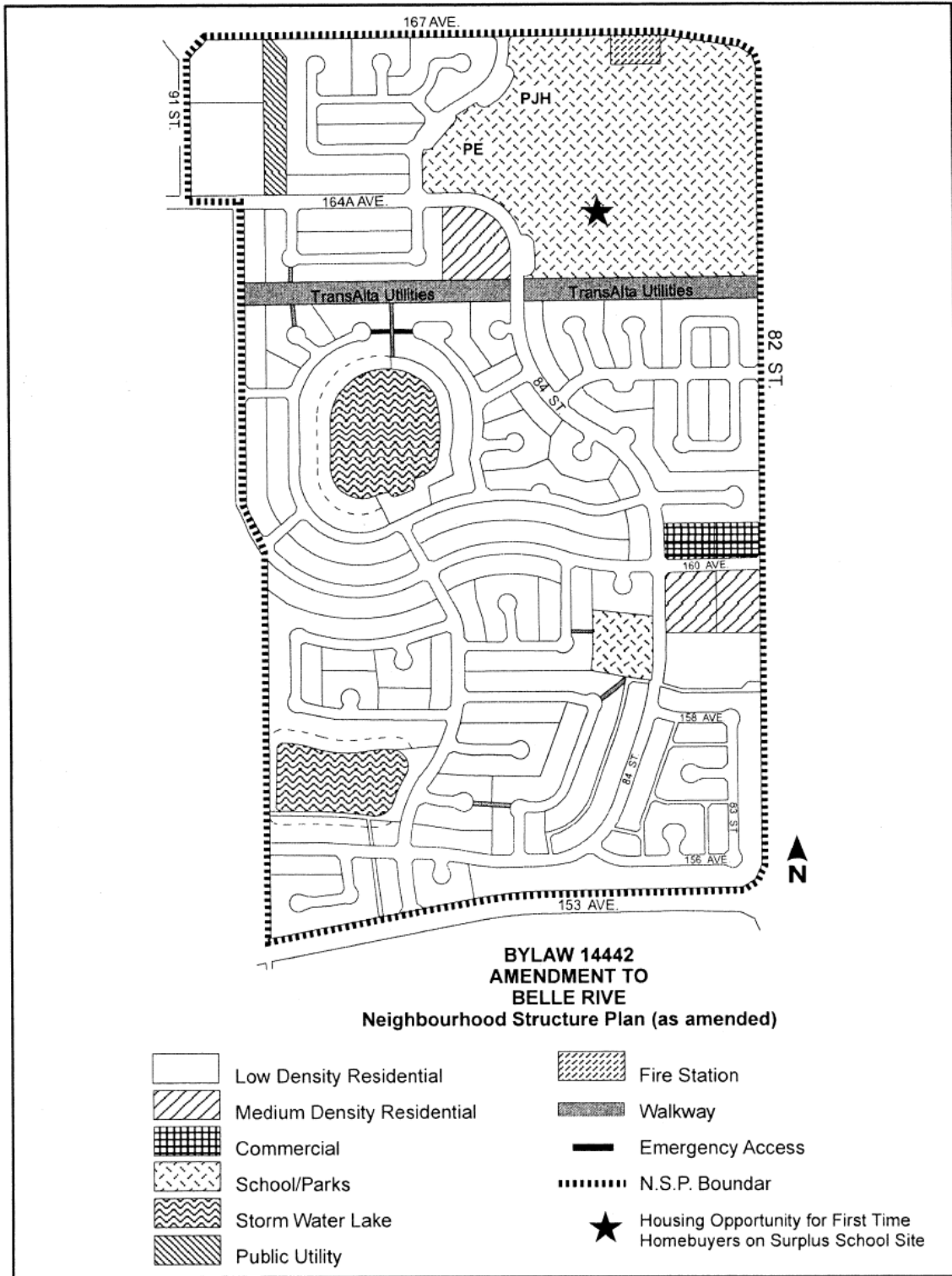
Bylaw 7364  
September 28,  
1983  
Bylaw 10789  
July 18, 1994



**NOTE:**

***Appendix 1-Public School Population Estimates Table 1, R-1 and Appendix 2-Public School Population Estimates Table 2 Single Family RPL, were deleted by Bylaw 7364, September 1983***

# MAP 1\* Belle Rive Neighbourhood Plan



\* As amended by Bylaw 14442, December 2006

**Table 1\* Land Use and Population Statistics**

	Area (ha)	% of GDA	
<b>Gross Area</b>	<b>117.60</b>		
TransAlta Utilities Right-of-way	2.95		
<b>Gross Developable Area</b>	<b>114.65</b>		
Low Density Residential	63.68		
Medium Density Residential	2.46		
<b>Total Residential</b>	<b>66.14</b>		<b>57.7</b>
Park and School Sites	18.10		
Commercial	0.70		
Institutional (Fire Hall)	0.41		
Storm Water Management	8.60		
Public Utility	1.50		
Circulation	19.75		
<b>Total Non-Residential</b>	<b>49.06</b>		<b>42.3</b>
	<b>Units</b>	<b>% of Total Units</b>	<b>Population</b>
Low Density Residential	1,147	91.8	3,899
Medium Density Residential	103	8.2	309
<b>Total Residential</b>	<b>1,250</b>	<b>100</b>	<b>4,208</b>
Density:	36.12 persons per gross developable hectare		

\* As amended by Bylaw 11542, February 1998