

Canossa NSP

Office Consolidation August 2004

Prepared by:

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

Bylaw 7613 (as amended) was adopted by Council October 9, 1984. In August 2004, this document was consolidated by virtue of the incorporation of the following bylaws, which were amendments to the original Bylaw 7613. This Plan is an amendment to the Castle Downs Extension Area Structure Plan, Bylaw 7361, as approved by Council in November 1983.

Bylaw 7613 Approved October 9, 1984 (to incorporate the Canossa NSP into the Castle Downs Extension ASP)
Bylaw 9558 Approved August 14, 1990 (to substitute bylaw 7613 text and maps)
Bylaw 10776 Approved July 18, 1994 (to update maps, and incorporation of designed natural area)

Editor's Note:

This is an office consolidation edition for the Canossa Neighbourhood Structure Plan, as approved by City Council on October 9, 1984. This Plan is an amendment to the Castle Downs Extension Area Structure Plan, Bylaw 7361 as approved by City Council on November 15, 1983. This edition contains all amendments and additions to Bylaw 7613. 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 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 italicized where applicable.

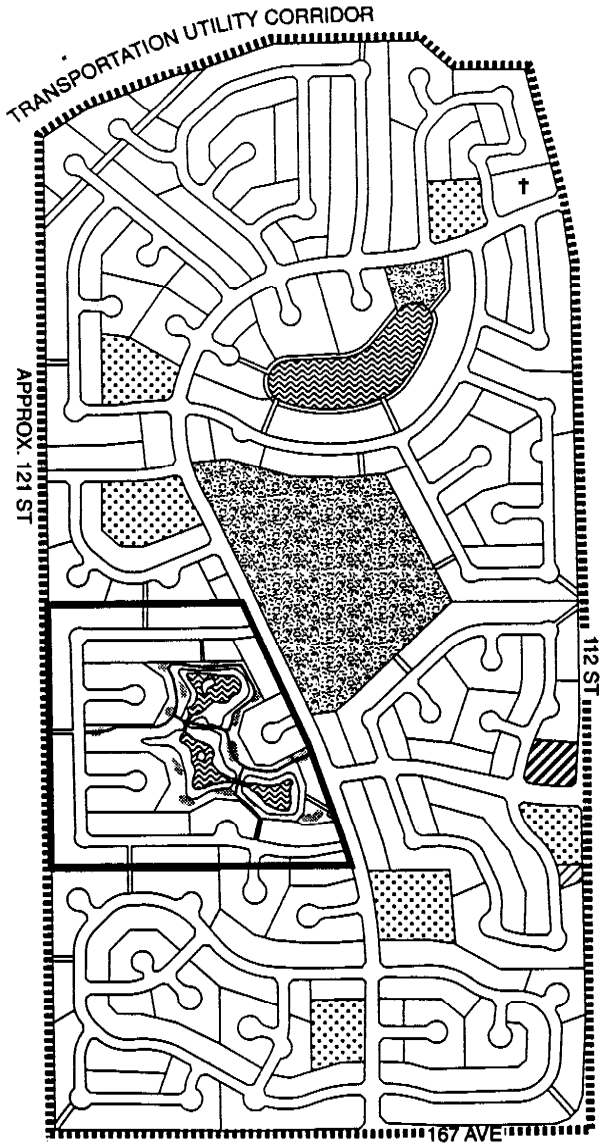
This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department

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Canossa Neighbourhood Structure Plan



**BYLAW 10776
AMENDMENT TO CANOSSA
NEIGHBOURHOOD STRUCTURE PLAN (as amended)**













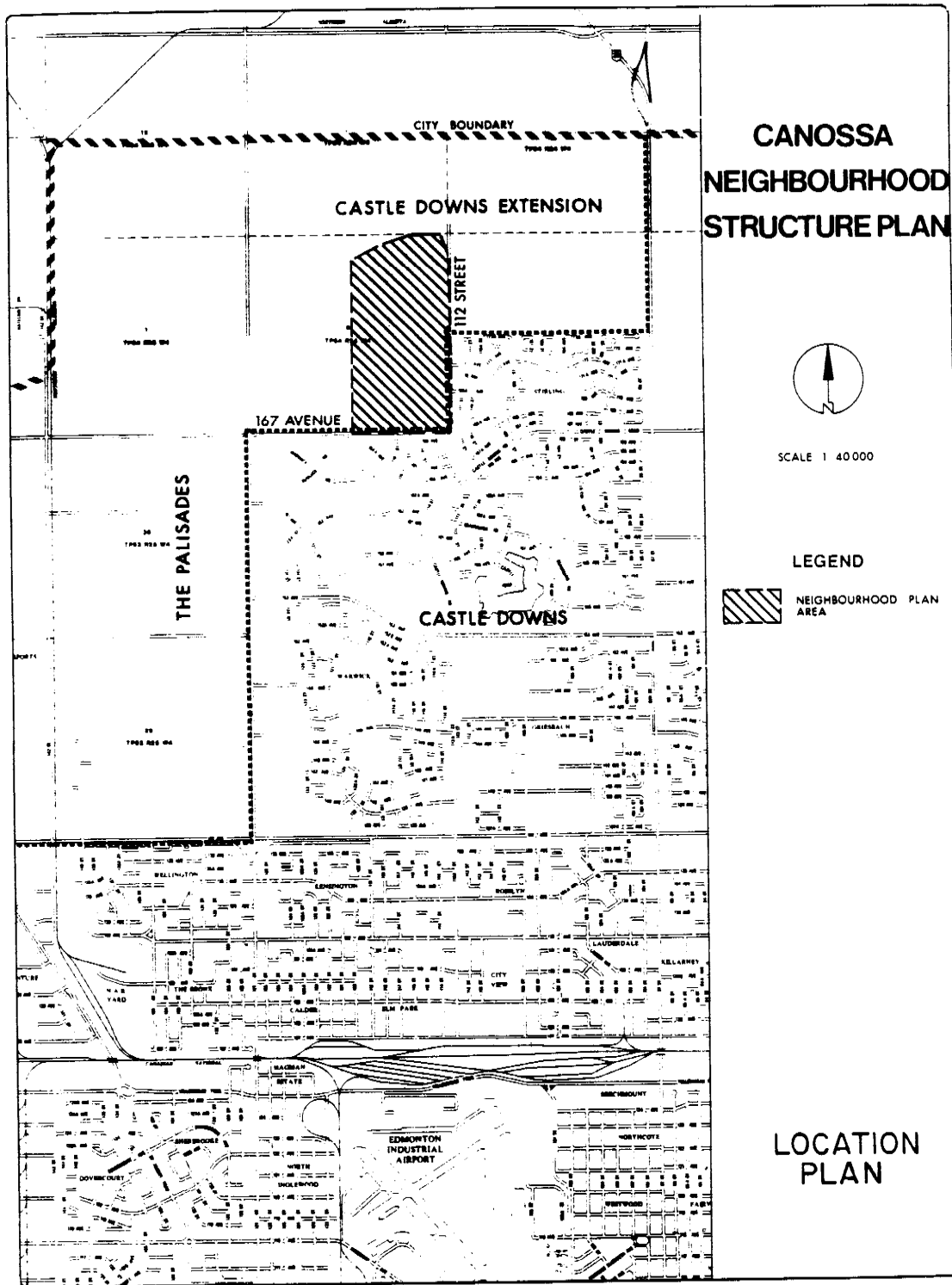
- | | |
|---|--|
|  Single Family Residential |  Convenience Commercial |
|  Two Family Residential |  Church |
|  Row Housing |  Storm Water Lake |
|  School/Park |  N.S.P. Boundary |
|  Vegetation/Natural Area Walkway |  Boundary of Amendment |

Figure 1: Location Plan (As Amended by Editor)



1.0 Background

The Location of the Canossa Neighbourhood Structure Plan (NSP) is shown Figure 1. The original plan was adopted on October 9, 1984 by Bylaw #7613 and covers approximately 1/2 section bounded on the east by 112 Street, on the south by 167 Avenue, on the west by the quarter section line, and on the north by the Edmonton Transportation and utility corridor. The plan was intended as a refinement of the Castle Downs Extension Area Structure Plan, approved in November, 1983.

In the five years since the plan was approved, a number of factors have changed, rendering parts of the plan obsolete. Principal among these factors are changes in the City of Edmonton's standards for the provision of stormwater retention facilities, a reduction in the standard area requirements for school/park sites, a change in the northern boundary as the RDA was rationalized, and changes in the Edmonton housing market. This latter change suggests a reduction in land area devoted to multi-family housing and an increase in the average size of single family lots.

Much of the Canossa Neighbourhood Structure Plan document approved in 1984 is unaffected by the proposed changes. Plan objectives, the area's natural features, and adjacent uses remain unchanged since 1984. No further development has occurred along the boundaries of Canossa, although refinement of the proposed boundaries of the Transportation and Utility Corridor will require an adjustment to the northern boundary of the neighbourhood. The land owners have not changed. The two largest are still *a private developer*, with 42.2 ha, and the Province of Alberta, with 48.6 ha. The remainder is held by other owners, none of whom own more than 16 ha (see Figure 2).

Amended by Editor

This plan amendment, prepared on behalf of *a private developer*, describes the proposed changes to the Canossa Neighbourhood Structure Plan and their implications for land use, population distribution and student generation, and the neighbourhood circulation pattern. This document will retain the unchanged portions of the original plan and will identify those portions which have been revised. Some additional changes have been made to the retained portions of the original document. This single document is intended to serve as a consolidation of the original and revised plans.

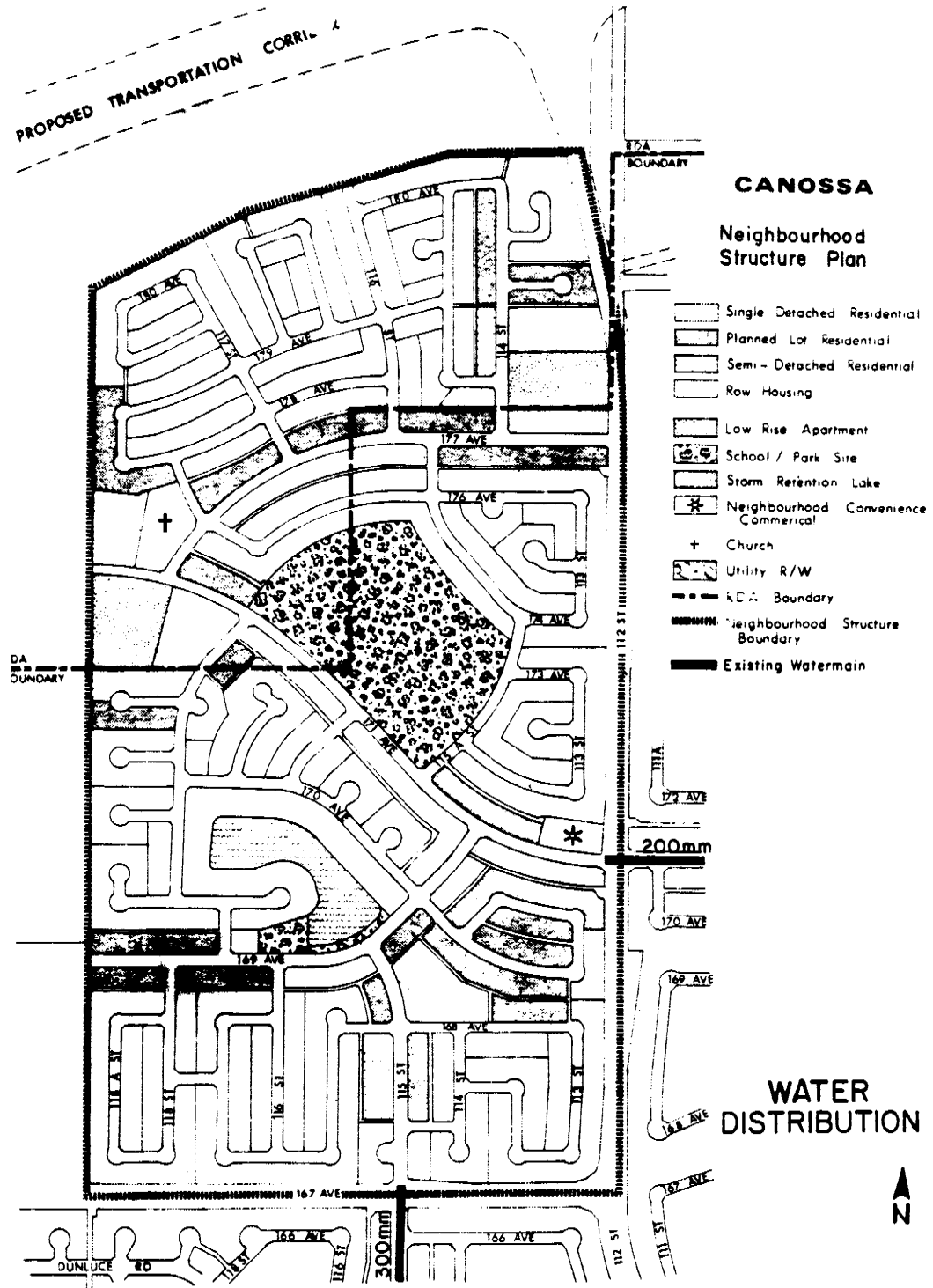
Amended by Editor

2.0 DEVELOPMENT OBJECTIVES

The following list of development objectives is taken from the original Canossa plan.

1. To ensure the compatibility of the neighbourhood plan with the existing residential character of Castle Downs;
2. To create a planning unit which has the essential elements for a neighbourhood focus within a safe, quiet, aesthetically pleasing residential environment;
3. To provide an adequate supply of affordable housing;
4. To retain site features and vegetation where feasible for park areas, visual buffers, noise attenuation and aesthetic purposes;
5. To develop a plan which is cost efficient in design and servicing;
6. To create a pedestrian oriented street system which is both attractive and functional;
7. To establish a storm water management system which provides natural amenities while serving the primary function of accommodating the storm water retention needs of the neighbourhood.
8. To provide a hierarchical road system and to ensure that road linkages within the neighbourhood plan area are compatible with adjoining neighbourhoods and the existing neighbourhoods in the Castle Dooms community.

Figure 3: Water Distribution



3.0 OWNER PARTICIPATION

3.1 Internal owners

In late 1983, a *private developer* decided that involvement of the other five owners would be solicited. The proposed plan was reviewed with other landowners agents prior to plan submission. The revised Development concept and a draft text describing it were circulated, by the proponent, to the other owners within the plan area. No negative comments were received.

Amended by Editor

3.2 Abutting owners

The original plan was prepared in consideration of existing neighbourhoods abutting the plan area. Specifically, the plan acknowledged the City's density distribution policy and the proposed land uses are considerate of existing residential densities in Baturyn and Dunluce Neighbourhoods as well as the Chambery and Elsinore Neighbourhoods east of 112 Street. The original plan was discussed with representatives of the community leagues as part of the plan circulation process.

4.0 FACTORS INFLUENCING DEVELOPMENT

This section has been retained virtually unchanged, except for the relocation of the sections dealing with the arterial road network, which have been moved to Section 7.0. In addition, the paragraphs dealing with the Restricted Development Area and the Transportation /Utility corridor have been updated. Some minor editorial changes were also made.

4.1 Natural Features

4.1.1 Soils

An additional geotechnical investigation and a hydrogeological investigation have been carried out in conjunction with preparation of the NSP Amendment. These investigations confirm that the soils across the Canossa Neighbourhood are similar to those across other parts of the north end of the City.

Generally there is a layer of clay overlaying a strata of till. These soils do not pose a major constraint for development of a residential neighbourhood.

In particular, the soils at the sites of the lakes are such that conventional lake construction, without the requirement for a special liner, will be possible. Generally, servicing techniques will be similar to those used elsewhere in the north side of the City. The geotechnical and hydrogeological investigations have not identified any conditions which are unique to this area, or which will require special servicing procedures.

4.1.2 Vegetation

Random groupings of trees characterize central portions of the Canossa Neighbourhood. A further pocket of tree vegetation is located in the northwest corner of the neighbourhood area. Efforts will be made, where feasible, to retain existing wood lots in the development of the Canossa Neighbourhood. However, indigenous species associated with wet land depression areas will have to be removed to facilitate urban drainage on the site. The proposed locations of the storm water lakes and a neighbourhood commercial site in the Canossa Neighbourhood will require that vegetation be removed to facilitate development.

4.1.3 Topography and Drainage

Maximum natural relief on the property is approximately 2 metres. For the most part, the Canossa Neighbourhood, in its natural state, is flat with a slight rise in the north area. Limited natural relief will require site regrading to facilitate storm drainage and storm water flow to the storm water lakes.

4.2 Adjacent Land User

The functional relationship of the Canossa Neighbourhood with abutting neighbourhoods in the Castle Downs Area Structure Plan area and the Baturyn and Dunluce Neighbourhoods of existing Castle Downs have been addressed at the Area Structure Plan level. These functional relationships include interior traffic circulation, arterial road function, storm water servicing, water supply and sanitary sewerage, residential densities, and the impact of the utility and transportation corridor on the neighbourhood.

4.3 Existing Uses and Ownership

Within the boundary limits of the Canossa Neighbourhood Plan, existing land uses are limited to a number of fragmented agricultural parcels. Residential dwellings and associated farm structures are located at two locations within the Canossa Neighbourhood Plan area. It is projected that these dwellings and associated buildings would be removed prior to urban development.

A Northwestern Utilities gas pipeline right-of-way crosses the northwest corner of the neighbourhood area. Although the right-of-way within the neighbourhood plan area is limited, development setbacks in accordance with approved policies of the City of Edmonton will be acknowledged for development of this area. The neighbourhood boundary has been slightly revised in the northwest to allow for the planning and development of a small area of land as part of the Rapperswil Neighbourhood to the west. This will minimize the inefficiencies resulting from the alignment of the pipeline right-of-way relative to the west plan boundary. Other potential solutions (eg. re-design of local roads, relocation of the pipeline or minor changes in land use) may be implemented at the redistricting/subdivision stage of development.

A significant amount of the Canossa Neighbourhood Plan area lies within the Restricted

Development Area. The RDA boundary is shown in Figure 3.

In 1988, a survey plan (882-1652) was registered which fixed the boundary of the proposed Edmonton Transportation and Utility Corridor (TUC). The TUC land requirements have been reduced, moving the boundary of the neighbourhood further north and increasing the amount of land which is expected, eventually, to be made available for residential development. This change required a revision to the local road pattern in the north end of the neighbourhood to provide access to the additional area. The Development Concept (Figure 3) incorporates these revisions.

5.0 LAND USE

This section describes the Development Concept as amended although some portions of the original plan have been retained.

5.1 Residential Development

During the early years of the 1980's, when the Canossa plan was prepared, market interest in multi-family development and in small lot residential subdivision was still relatively high. The original plan contained significant areas designated for small single-family lots and for multi-family development, including apartment sites. The proposed plan anticipates market trends in single-family, in the mid-price range, as well as requirements for some multi-family and two-family housing.

A reasonable response to these changing market demands requires a reduction in intensity of residential development without the complete elimination of multi-family housing. For this reason, the amended Canossa Neighbourhood Structure plan assumes an increase in the average single family lot area from approximately 465 m² (5,000 sq. ft.) to 595 m² (6,400 sq. ft.). The amount of land devoted to multi-family residential development in the neighbourhood has been reduced by approximately 50%, with the reductions occurring in areas expected to be developed earliest. The multi-family development included emphasizes a family orientation.

The sites designated for row housing in Figure 3 will be developed such that any future conflict with abutting single-family development is minimized. Recent experience indicates that the RF5 Row Housing District in the current City of Edmonton Land Use Bylaw may not provide the necessary site development controls to minimize such conflicts. For this reason, row housing sites in Canossa are expected to be developed under the DC5 Direct Control District, which allows the provision of development controls specific to a particular site. Upon mutual agreement by the owner and the City, the proposed row housing sites will not have to be developed under a DC-5 District if the RF-5 District has been amended so as to ensure a compatible relationship with abutting single family development.

5.2 School and Parks

The requirement, identified in the original Canossa Neighbourhood Structure Plan, for a public elementary and a public junior high school is unchanged. However, the City's land requirements to accommodate these schools with a neighbourhood park and community centre have been slightly reduced. The revised plan adheres to the current standard for the same proposed facilities. The school/park site area is accordingly reduced from 9.24 ha to 8.5 ha.

The addition of a second storm water lake (see section 7.4) requires the provision of a second viewpoint park of 0.5 ha. The net change in total school/park dedication is a decrease of 0.24 ha.

5.3 Other Uses

The location of the convenience commercial site is unchanged. It is located at the northwest corner of 112 Street and 171 Avenue at an entrance to the neighbourhood. This location is in general conformance with the site designated in the Area Structure Plan and has been selected to ensure the viability of the development, while at the same time reducing the incidence of unnecessary traffic being drawn into the local streets of the neighbourhood. The future development of this commercial site will provide for the daily and weekly needs of the neighbourhood.

The commercial uses for this site will be determined at the subdivision and redistricting stages. The site will be developed as a DC5 Site Specific Development Control District with sensitive development regulations including berming where appropriate and tree planting to mitigate the impacts on the adjacent residential areas in the surrounding areas.

5.4 Population

The implications of these changes on neighbourhood population and student generation are reflected in Tables 1, 2 and 3. Population density is reduced from 55.9 p.p.g.ha in the original plan to 41.9 p.p.g.ha. This reduction in density is a response, in part, to changing market demand. It also results, in part, from an increase in the proportion of

gross land area which must be devoted to stormwater lakes and their associated parks and walkways.

The approved Castle Downs Extension Area Structure Plan does not specify an acceptable density range for Canossa Neighbourhood. The only references to residential densities in Canossa occur in Tables IV and VII of the Appendix. Notes to these tables clearly anticipate changes to neighbourhood densities at the Neighbourhood Structure Plan stage. The reduction in density is therefore consistent with the original Area Structure Plan.

The reduction in density has the beneficial effect of reducing public elementary school generation, which, in the original plan, was considerably above the acceptable maximum of 500 pupils identified by Edmonton Public Schools. The amended plan reduces estimated public elementary school generation from 641 to 549.

6.0 TRANSPORTATION/CIRCULATION SYSTEM

The subsection dealing with external access remains unchanged from the original plan. Subsection 6.2 has been revised to describe the amended Development Concept.

6.1 External Access

External access is provided to the plan area by the location of three entrances which are located on the peripheral arterial roadways to the east and south. With these access points located on the arterial network, convenient connections are available to the Lake Beaumaris Mall and major transportation routes to and from work destinations.

At the time the original plan was prepared, the arterial road function of 167 Avenue and 112 Street was a matter of concern to the abutting residences in Baturyn and Dunluce community. In response to these concerns, the Neighbourhood Structure Plan for Canossa proposes compatible residential densities in the abutting areas.

167 Avenue will be developed as a 4-lane arterial roadway. The west half of 167 Avenue, from approximately the quarter section line at 121 Street will be realigned north to abut the 12.2 m Northwestern Utilities easement. The carriageway within the proposed 167 Avenue will be realigned north within the future 37 m road right-of-way. The precise carriageway alignment will depend on the ability of the utility departments to safely place their services underground in the realigned carriageway.

112 Street will ultimately be designed as a 4-lane arterial roadway. However, instead of a typical 8.25 m boulevard within a 37 m road right-of-way, the east boulevard abutting the residential areas of Castle Downs will be 12.8 m, except where it is necessary to provide turning lanes.

During the initial stages of development, progressing west from 112 Street and 171 Avenue, access to Canossa will be from 112 Street. As part of the first stage of development, 112 Street will be upgraded, by the developer, to a rural standard with pavement having a five year design life.

6.2 Internal Circulation

The collector road alignments set out in the Castle Downs Extension Area structure plan and reflected in the approved Canossa Neighbourhood Structure Plan tend to tie Canossa to Rapperswil to the west in such a way that the individual neighbourhoods are not clearly defined. Since there is no clear physical boundary between the two neighbourhoods, it is difficult to create the clear neighbourhood definition that is important to the residents' "sense of place". As shown in Figure 3, the amended plan provides a collector alignment through Canossa Neighbourhood which eliminates one of the connections to the west, thereby emphasizing the individual identities of both neighbourhoods. It also ties the north and south portions of the neighbourhood together and provides an internal focus for the neighbourhood to further reinforce neighbourhood identity.

The collector road alignment shown on Figure 3 has been supported by Transportation Department staff as the most effective of several alternatives aimed at accommodating transit routes. The collector alignment shown in Figure 3 also would provide a transit route further north within Canossa in response to the northward expansion of residential development.

The intersection of the collector with 112 Street at the north end of Canossa creates a 4-way intersection with the southwest entrance to Chambery Neighbourhood to the east.

At the northeast and south entrances to Canossa, the collector road right-of-way will be expanded from the standard 20 m width to 24 m to avoid traffic congestion. The entrance at 112 Street and 171 Avenue will be 30 m in width to accommodate special entrance treatment such as a central boulevard.

With the requirements for the changes described above, the opportunity has arisen to introduce a more curvilinear element into the local road pattern. This adds aesthetic interest, while retaining the desirable characteristics of efficiency and respect for existing land ownership patterns. The proposed road layout also retains the integrity of the road hierarchy in the plan area, and maintains a high degree of internal accessibility with respect to community amenities and services.

As was the case with the original plan, an integrated system of walkways will provide for pedestrian and/or bicycle access to neighbourhood focal points and proposed transit zones. Walkway access to the TUC has been provided for. The NUL right-of-way may be available as an additional, or alternative opportunity for pedestrian access to the TUC.

Physical development of these walkways, to City standards, will be the responsibility of the developers.

7.0 MUNICIPAL SERVICING

This section has been revised to reflect current opportunities and constraints to the provision of municipal services.

7.1 General

Design concepts proposed to service the Neighbourhood Structure Plan are outlined briefly in this section. These servicing design concepts are the subject of an Area Drainage Plan which sets out in technical detail the means by which the Canossa Neighbourhood can be provided with the three major municipal services.

The Area Drainage Plan was prepared and submitted in conjunction with this amendment, and is the basis upon which the City's Environmental Services Department has given its support to this plan.

7.2 Water

No change to the provisions of the approved Canossa plan are proposed by this amendment other than the realignment of watermains within the neighbourhood, as shown in *Figure 3*.

Amended by Editor

Water service for Canossa can be provided from the existing distribution mains in Castle Downs, with connections to the existing 300 mm feeder main on 115 Street at 167 Avenue, and to the 200 mm watermain on 171 Avenue at 112 Street.

Ultimate development of the proposed schools in the north half of the plan area must await the completion of a 450 mm watermain in the Rapperswil Neighbourhood to the west, and the proposed distribution mains within the Chambery Neighbourhood. However, there will be adequate fire protection for single and multiple family residences at each stage of development within the proposed Canossa Neighbourhood.

The staging of the development and its water looping requirements are indicated in the Canossa Water Network Analysis. Any revision to the staging of the development will be reviewed with Edmonton Environmental Services Department prior to, or in conjunction with, the subdivision application.

7.3 Sanitary sewer

The Neighbourhood Design Report outlines several options which will be available for interim and ultimate sanitary sewer discharge from the Canossa Neighbourhood to the existing gravity system south of 137 Avenue. Each of these options will require that the internal sanitary sewer system in Canossa discharge to the site of the existing temporary lift station at 112 Street and 173 Avenue.

With the development of the Elsinore Neighbourhood, slightly more than 1/2 mile east of Canossa, a means of providing interim sanitary sewer service to Canossa now exists. As shown in Figure 4, a sanitary lift station has been constructed to permanent standards on the east side of 112 Street at 173 Avenue. The lift station discharges to a forcemain, which follows 112 Street south to 167 Avenue, where it travels west to 127 Street. From there, it connects south to the main gravity system at 127 Street and 137 Avenue.

In the interim situation, the existing lift station and forcemain can be utilized to service Canossa. The existing forcemain system downstream of the lift station, and the number of pumps in the lift station, will be upgraded as needed to ensure sufficient capacity to accommodate the upstream developments. This interim upgrading will be carried out at the expense of the benefitting developments.

The Environmental Services Department's current planning specifies that sanitary sewerage from the east side of Canossa will discharge by a gravity sewer from 112 Street and 173 Avenue to a permanent Lift station to be located at approximately 142 Avenue and 127 Street, and then by a gravity sewer to the existing sewers at 127 Street and 137 Avenue.

In the long term a further option for an alternative sanitary sewer outfall is connection to the Regional System which is situated adjacent to Canossa on the north side of the TUC. In order for this option to be adopted, it will be necessary for the City to enter into an agreement with the Regional Board.

7.4 Storm Water Drainage

A significant revision to the original neighbourhood design results from approved changes to the city of Edmonton's standards for stormwater lakes. It is expected that the

area required for the stormwater management facilities will be approximately double that specified in the Watershed Plan for this area.

This amendment maintains the area of a stormwater lake at approximately 2.0 ha., and adds a *designed natural area which is modeled after the natural areas typical of central Alberta. The designed natural area serves the same stormwater management function as a standard stormwater management lake, but represents a different aesthetic experience duplicating, to a significant degree, the experience offered by the existing natural area.* Details of the lakes and the modified trunk storm sewer system are provided in the Neighbourhood Design Plan prepared in conjunction with this NSP amendment.

*Bylaw 10776
July 18, 1994*

Both major (surface) and minor (internal piped) storm sewer systems will be directed to the stormwater management lake and *the designed natural area*. The lake *has* been sized in accordance with the latest requirements of the Environmental Services Department.

These lakes would be inter-connected, and would drain to an existing storm sewer at 115 Street and 167 Avenue as shown in Figure 4.

The Environmental Services Department has recently adopted an "Action Plan" to alleviate the possibility of flooding around Beaumaris Lake. Construction of the stormwater management systems in Canossa will be carried out in conjunction with the implementation of this Action Plan. The storm sewers downstream of Canossa will be twinned at the developers' expense, as needed, to provide rapid drawdown capacity for discharge from the Canossa lakes.

*Bylaw 10776
July 18, 1994
And
Amended by Editor*

7.4.1 The Designed Natural Area Concept

The general configuration of the proposed designed natural areas consists of three interconnected permanent ponds which are surrounded by a variety of vegetation communities corresponding to the environmental conditions along the moisture gradient from the bottom to the top of the facility. For example, the bottom of the facility will consist of wetlands sedge grasses and willow bushes while the top of the facility will be planted with upland vegetation characteristic of the aspen parkland ecoregion. The sides will vary in slope from approximately 10:1 to over 3.5:1. Because plants native to Edmonton will be used, the plants in the facility will be self maintaining.

*Bylaw 10776
July 18, 1994
And
Amended by Editor*

The initial plantings will be supplied by transplanting plants and grasses from the existing natural area. These will be supplemented by plants from local nurseries that

specialize in native species. Over time, the initial plantings will propagate naturally through the facility.

The design will require minimal maintenance. No lawns or non-native plant species are proposed. Similarly, since the concept aims at the creation of a natural setting, no artificial lighting will be provided within the natural area. Only the proposed footbridges between the ponds and the granular pathway will require maintenance.

7.5 Other utilities

These utility services will be provided by extending existing services in the adjacent developed areas of Castle Downs, generally from the areas south and east of this neighbourhood.

Telephone and power distribution will be extended northward along 112 Street. Gas is available along 167 Avenue from existing facilities.

7.6 Environmental Impact

The development of the neighbourhood will be based on the provision of full urban services. The stormwater lakes will be designed to a capacity suitable to handle storm water discharge into the connecting storm sewer system. *The designed natural area will replace the natural area identified in the City's inventory. This concept will incorporate the amenity values of a natural area with the needs of suburban development in a sustainable way that would allow development to proceed in Canossa Neighbourhood. Preservation of the existing ecological system requires that drainage planning for the watershed maintain the existing flow rates and depth fluctuations. This existing drainage regime cannot be maintained in a suburban development.*

The proposed natural area concept can be more easily incorporated into the overall drainage design required for the surrounding urban development. It can be designed to respond to the requirements of local urban drainage so that the entire system is efficient, reliable and sustainable in the long term.

*Bylaw 10776
July 18, 1994
And
Amended by Editor*

Figure 4: Sanitary Sewage

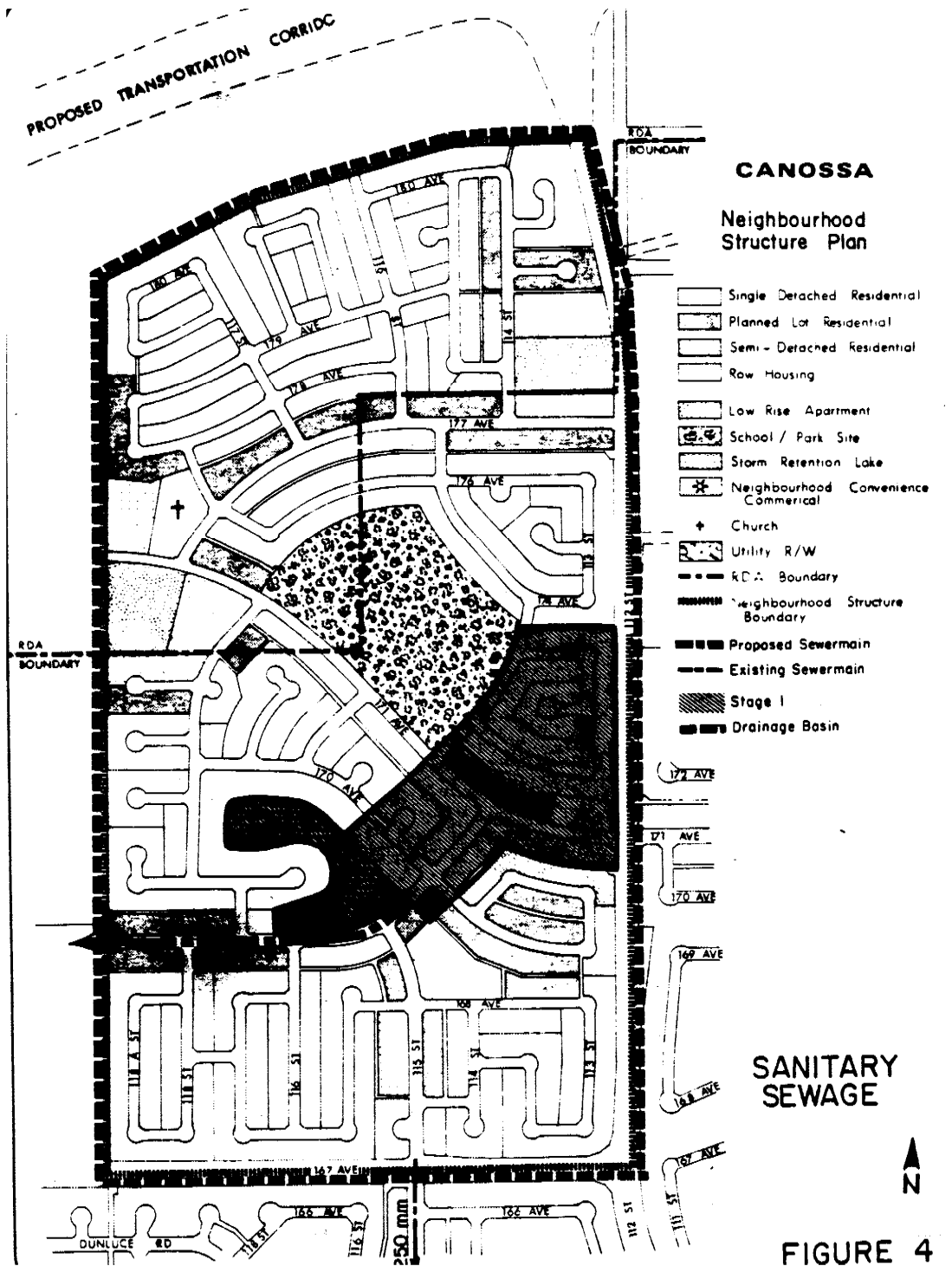


Figure 5: Storm Drainage

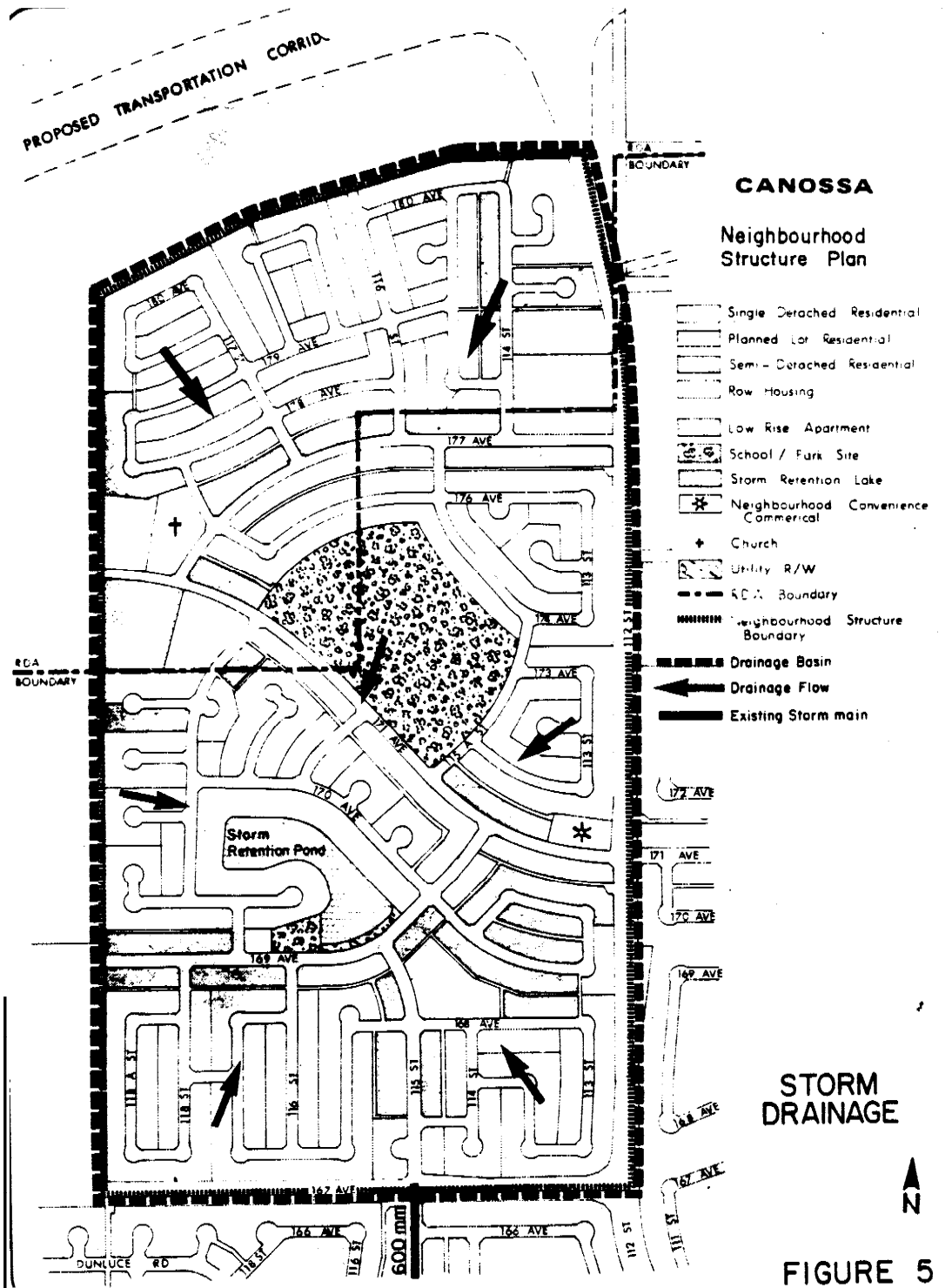


Figure 6: Staging Plan

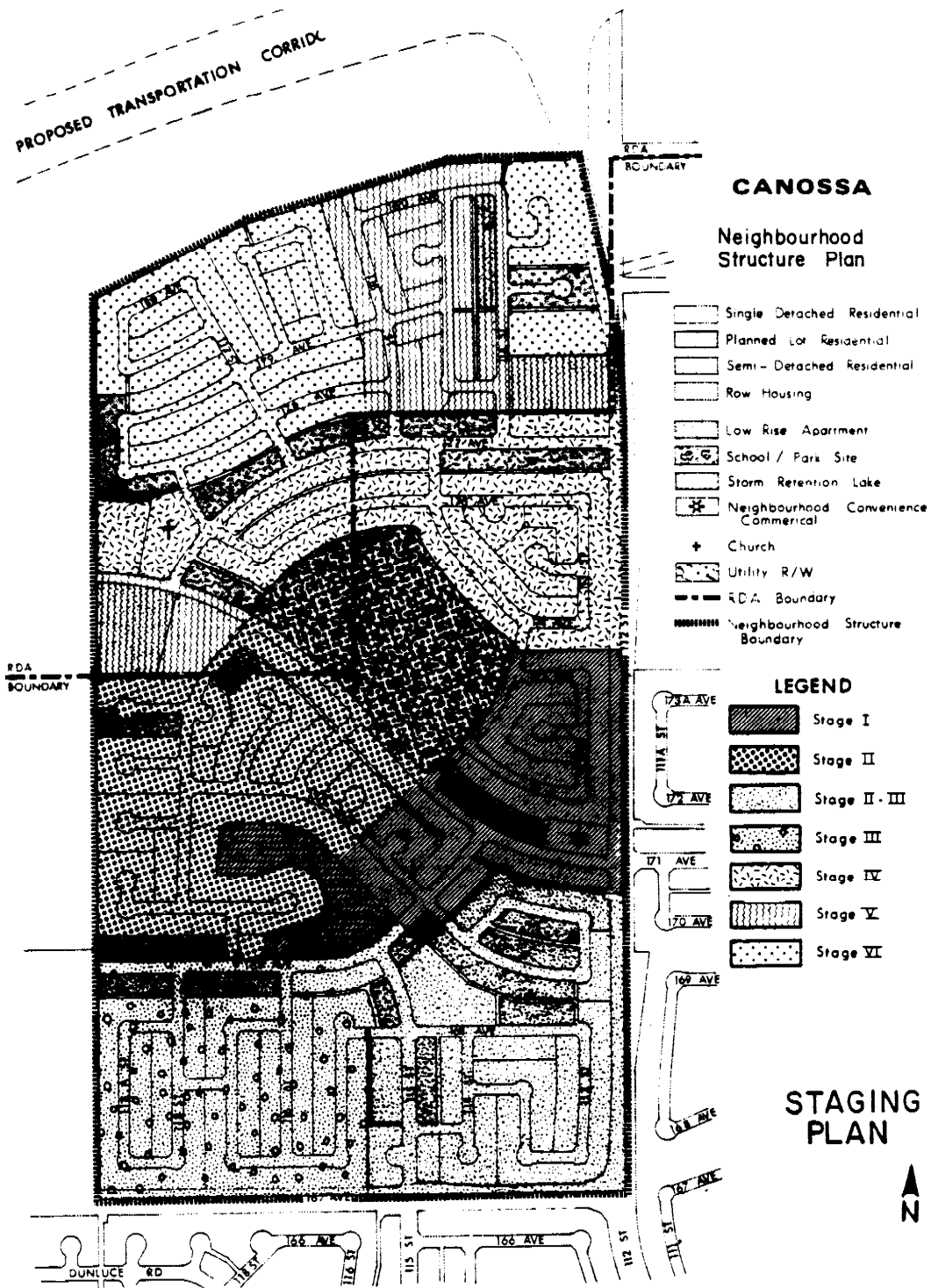


Figure 3: Natural Area (from Bylaw 10776 July 18, 1994)

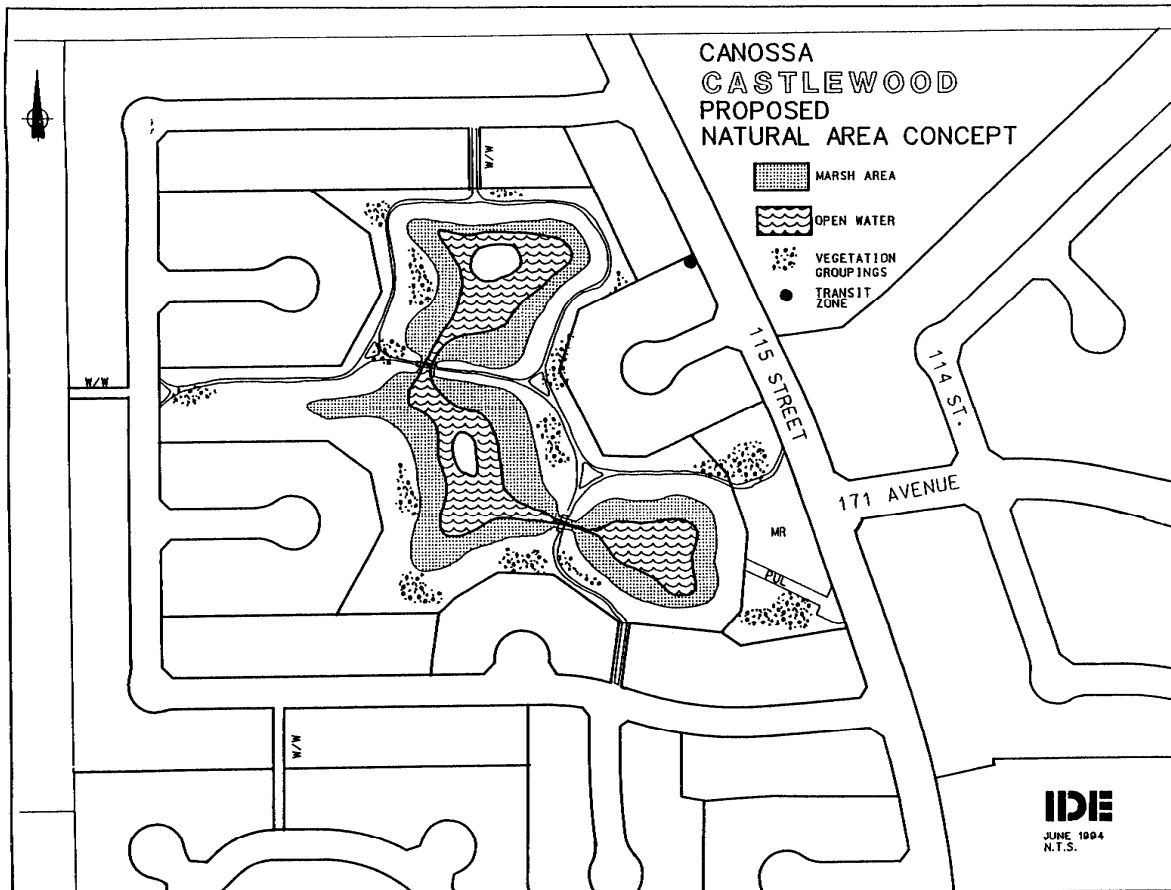
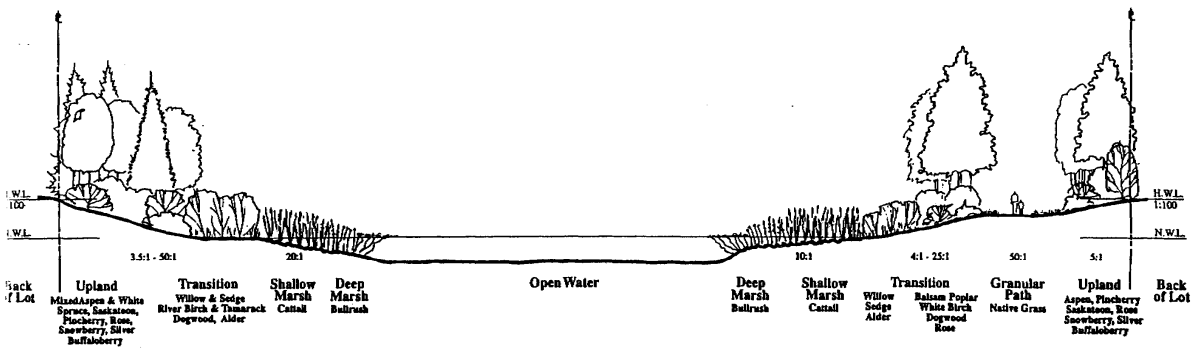


Figure 4: Natural Area Cross-Section (from Bylaw 10776 July 18, 1994)



Canossa • Castlewood Natural Area
 Figure 4. Typical Cross Section N.T.S. April, 1994

8.0 COMMUNITY SERVICES

This section has been retained from the original plan with some revisions to reflect current circumstances.

8.1 Schools

Public elementary and junior high schools will be located centrally in-the plan area. Separate elementary and junior high school students will be served by schools located in the Rapperswil Neighbourhood located immediately west of the plan area. Senior high school students will attend the district campus planned for development in Castle Downs, approximately one kilometre south of the plan area. Initiation of school site development will be determined by the respective school boards.

8.2 Fire Protection

Fire protection for the Canossa Neighbourhood will be provided from Station 17 in Castle Downs.

8.3 Police Protection

Based on the Department's current approach to the provision of services, police protection for the plan area will be provided by the Londonderry Station at 65 Street and 137 Avenue. The establishment of a station in Castle Downs is contemplated, depending upon considerations currently being assessed.

8.4 Library

Public library services will be provided by the Castle Downs Branch Library in Lake Beaumaris Mall.

8.5 Community Commercial

The Canossa Neighbourhood will ultimately be served by commercial facilities proposed for the Lake District Town Centre and/or a centre located in the Palisades west

of 127 Street, south of 153 Avenue. Additional shopping facilities include the Lake Beaumaris Mall, the Northwood, and the North Town Malls.

8.6 Social Impact

Sufficient multiple housing sites are provided, such that 5% of the population of the neighbourhood can be accommodated at RFS, or higher, density.

Community and Family Services has identified Canossa as a neighbourhood suitable for future social housing development. Dependent on budget availability and satisfactory negotiations, a row-housing site in the northern half of the neighbourhood may, in future, be acquired for this purpose. The Site Selection Guidelines for social housing will be used to assess the suitability of specific parcels.

9.0 Staging and Implementation

This section is virtually unchanged from the original plan.

9.1 Staging

Staging of development requires the availability and construction of engineering services and the availability of community services. Initial development in the Canossa Neighbourhood is planned to commence in the vicinity of 112 Street and 171 Avenue with subsequent stages radiating from that area.

9.2 Plan Implementation

The process of subdivision redistricting and development will be expedited through a number of subdivisions and joint subdivisions based on ownership and market demand.

10.0 SUMMARY

Plan revisions are necessary in response to changed standards and new opportunities with respect to municipal servicing. A major change described in this plan amendment involves the introduction of a second stormwater lake in the north portion of the plan area, alterations in the intensity of residential development, and the realignment of the collector road. The changes recognize the relationship between Canossa and existing and future development outside its boundaries. The revised plan also incorporates a more effective and efficient collector road alignment. Finally, the reduced intensity of residential development responds more sensitively to current and near future market demands without producing a negative impact on the provision of neighbourhood facilities.

Statistical Profile

Canossa Neighbourhood Structure Plan Amendment

(Bylaw 9558, August 14, 1990)

Table 1 – Land Use

	<u>Hectares</u>	<u>Acres</u>	<u>% of Gross Area</u>
Residential			
Row Housing	5.3		4.1
Two-Family	0.1		0.1
Single Family	81.3		62.8
	86.7	214.2	67.0
Convenience Commercial	0.3	0.7	0.2
School/Park	8.5	21.0	6.6
View Point Park	1.0	2.5	0.8
Lakes	4.0	9.9	3.1
Church	0.6	1.5	0.5
Circulation			
20m right-of-way	4.9		
17m right-of-way	19.4		
Walkways	0.5		
Circulation	24.8		
Dedicated	3.5		
Arterial Widening	28.3	69.9	21.8
DEVELOPABLE AREA	129.4	319.7	100.0
NUL Right-of-Way	.4	1.0	
Gross Area	129.8	320.7	

Table 2 – Population
(Bylaw 9558 August 14, 1990)

Housing	Units	Population	Density
Row Housing	226	676	
Two-Family	2	7	
Single Family	1368	4733	
Total	1596	5416	41.9 p.p.g.ha

Note: Assumed average single family lot area – 600.0 m²

Note: Generation factors supplied by City of Edmonton (11/89)

Table 3 – Student Generation
(Bylaw 9558 August 14, 1990)

	Public:		
	Elementary	Junior High	Senior High
Row Housing	78	36	15
Two-Family	1	0	0
Single Family	471	219	175
	550	255	190
	Separate:		
	Elementary	Junior High	Senior High
Row Housing	41	11	7
Two-Family	0	0	0
Single Family	247	69	69
	288	80	76

Note: Generation factors supplied by Edmonton Public Schools and Edmonton Catholic Schools District.