

Chambery Neighbourhood Structure Plan

Office Consolidation June 2021

Prepared by:

*Development Services
Urban Planning and Economy
City of Edmonton*

Bylaw 7962 was adopted by Council in September 1985. In June 2021, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 7962* Approved September 10, 1985 (to adopt the Chambery NSP)
- Bylaw 10086* Approved May 11, 1992 (to reconfigure the east portion of the neighbourhood)
- Bylaw 10911* Approved December 5, 1994 (to replace commercial and residential uses on a 2.43 ha site in the western portion of the neighbourhood to allow for an institutional use to accommodate religious assembly development)
- Bylaw 12591* Approved May 30, 2001 (to reconfigure much of the neighbourhood excluding the school/park site, an area of about 70 m wide along the entire south side and all of the land east of 107 Street south of 176 Avenue; enlarge the neighbourhood by 6.9 ha to incorporate the release of surplus TUC lands)
- Bylaw 13576* Approved March 25, 2004 (to replace medium density residential uses with single family land uses on two sites in the northwest portion of the neighbourhood and south of 176 Avenue, east of 110 Street)
- Bylaw 19725* Approved June 8, 2021 (PLAN REPEALED)

Editor's Note:

This is an office consolidation edition of the Chambery Neighbourhood Structure Plan, Bylaw 7962, as approved by City Council on September 10, 1985. This edition contains all amendments and additions to Bylaw 7962.

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
Urban Planning and Economy

CASTLEDOWNS NORTH
CHAMBERY NEIGHBOURHOOD STRUCTURE PLAN

BRYCON CONSULTING GROUP
August 1985

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(Amended by Bylaw 13576, March 25, 2004)

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Land Ownership

SECTION I
INTRODUCITON
AND BACKGROUND

1.1 INTRODUCTION

The proposed new Neighbourhood Structure Plans for the Elsinore and Chambery neighbourhoods in the Castledowns Extension Area has been prepared on behalf of *a private corporation*.

Amended by Editor

The purpose of the proposed neighbourhood plans is to present a new design concept which essentially modifies the internal roadway network creating two loop systems off a collector which bisects the area in an east west direction. In addition extensive analysis and subsequent modification was undertaken with respect to the open space system throughout the neighbourhood. In undertaking this review with the *Asset Management and Public Works* and the Planning and *Development* Departments it was agreed that the open space system could be distributed over a greater area that is normally the circumstance within a particular neighbourhood to achieve a neighbourhood design which will provide more accessible park space amenities to the residents. The result is a central school park site and neighbourhood park with *two parkets located in the Elsinore Neighbourhood, one* being associated with the storm water lake system to the south. *In addition, a stormwater management facility is located north and south of the new alignment of 176 Avenue in the Chambery Neighbourhood.*

Amended by Editor

Bylaw 12591
May 21, 2001
Amended by Editor

The major land use components including residential, *institutional* and the school/park site are essentially the same as originally approved under Bylaws #7370 and #7369. *Commercial opportunities for Chambery will be provided by the commercial shopping centre site in the Elsinore Neighbourhood at 176 Avenue and 97 Street and from the convenience commercial site in the Canossa Neighbourhood to the west.* Due to the extent of the modifications and in order to eliminate any confusion, it is proposed that Bylaws #7370 and #7369 be rescinded and be replaced by the new submission.

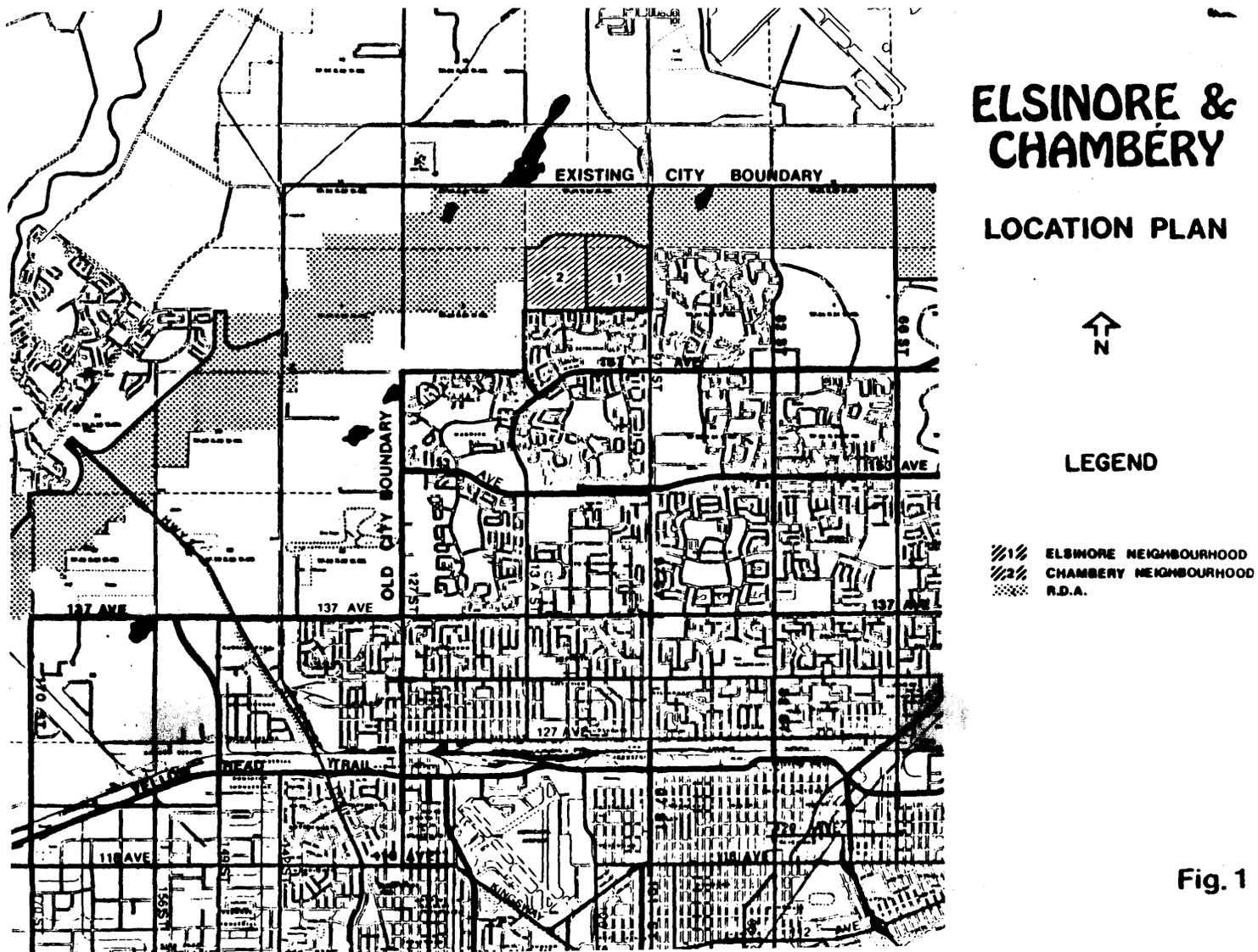
Bylaw 10911
December 5, 1994

1.2 LOCATION

The Elsinore and Chambery neighbourhoods are the most easterly neighbourhoods in the Castledowns Extension Area development area. They are bounded on the north by *Anthony Henday Drive*, on the east by the 97th Street, on the south by Baturyn Neighbourhood and on the west by 112th Street. The majority of the land in question is located in the N 1/2 5-54-24-W4th and the

Amended by Editor

Figure 1 – Elsinore and Chambéry - Location Plan
(Bylaw 7962, September 10, 1985)



S 1/2 8-54-24-W4th. Figure One illustrates the location of the Elsinore and Chambery neighbourhoods relative to the City of Edmonton.

1.3 SCOPE

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

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

It should be noted that this Neighbourhood Structure Plan represents a housing mix according to present trends. As such, it must be realized that within the time span for implementation of the development, alteration may be required in order that changing demands can be accommodated. These demands may be in the form of marketing alternatives, new housing forms and building types.

It is, however, important to point out that the plan is flexible enough to accommodate changes in various land use and housing requirements from one phase of development to the next without injuriously affecting committed developments. This may be achieved by introducing site specific controls on certain multi-family uses which may need to be introduced should adjacent land uses be implemented on development that does not comply with the Cities density distribution guidelines.

SECTION II
EXISTING FEATURES AND
FACTORS INFLUENCING THE PLAN

2.1 GENERAL

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

2.2 EXISTING LAND USE

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

2.3 LAND OWNERSHIP

Land ownership within the Neighbourhood is contained herein as Appendix 1. With respect to the first phases of development the only lands which *the private corporation* does not control at this time is the original homestead site. The neighbourhood plan has been designed to accomodate future development within this area and it is expected that once neighbourhood development begins to occur within the neighbourhood that the homestead site will ultimately be developed.

Amended by Editor

2.4 SPECIAL FEATURES

A pipeline corridor imposes man made constraints on the design of *Elsinore*. In order to minimize the influence of the pipeline corridors, such corridors will be incorporated into park like settings and pedestrian walkways. The pipeline will cause minimal constraint to development although appropriate construction techniques must be followed near the pipeline. The location of the existing easements and rights-of-ways within the Neighbourhood are illustrated on Figure Two (*Figure Two was omitted from Bylaw 7962*).

Amended by Editor

Amended by Editor

2.5 SOILS

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

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

2.6 VEGETATION

Most of the areas now under cultivation and therefore vegetation in the form of woodlots remains only in isolated pockets. Every effort will be made to retain valuable existing woodlots in the development of the future neighbourhood. It is intended to determine if any of the existing tree cover can be retained during development and perhaps be included within housing sites.

2.7 TOPOGRAPHY AND DRAINAGE

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

SECTION III
ENGINEERING SERVICES
AND UTILITIES

3.1 GENERAL

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

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

3.2 STORM DRAINAGE

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

A system of two interconnected stormwater management lakes are proposed, one for each neighbourhood, with connections from these facilities to existing storm sewers in Castle Downs and Lago Lindo, Lake District. The storm drainage servicing plan will conform in principle to the Watershed Drainage Plan for the Northwest Annexation Area prepared by Marshall Macklin Monaghan Western Ltd. A master stormwater management program report for the neighbourhoods will be submitted for *Asset Management and Public Works*’ approval.

Amended by Editor

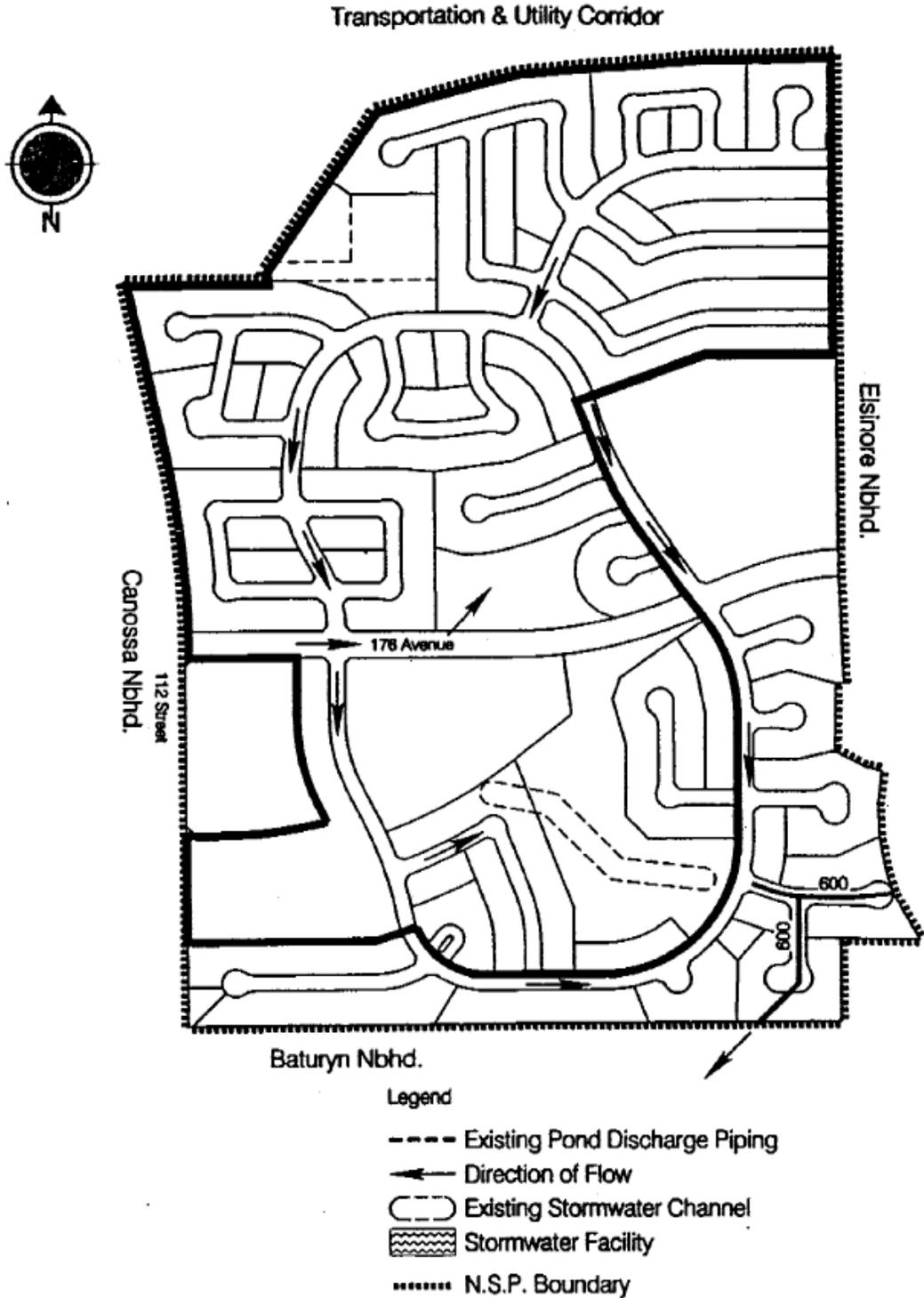
Roadway redesign in Chambery and changes to the City of Edmonton engineering standards have resulted in changes to stormwater management requirements and adjustments to the storage requirements originally necessary. The configuration of the stormwater management facility in Chambery, which is divided north and south of the new alignment of 176 Avenue, takes advantage of the overall grading design thus providing an optimal balance of earthmoving for this area. The stormwater management facility has an existing outlet and a minor amount of grading done in the pond area. Real time controls will be constructed on the outlet similar to the Elsinor pond.

Bylaw 12591
May 21, 2001
Amended by Editor

The major and minor system within the neighbourhood will discharge to the stormwater management facility. Pipe sizing will be determined in accordance with City of Edmonton standards.

Prior to the approval of any subdivision the neighbourhoods, the developer shall be required to execute an agreement in connection with the cost sharing of storm

Figure 3 – Storm Drainage
 (Bylaw 12591, May 30, 2001)



and sanitary management systems among the landowners of *Chambery and Elsinore*.

Amended by Editor

The proposed storm water management lakes will create an extremely valuable amenity for future neighbourhood residents. A separate report has been prepared with respect to the justification for the two storm water lake system and the fact that technically it is a feasible undertaking. It is anticipated that this feature will be of much greater benefit to future residents under a two lake format. Some concern has been expressed about a possible increase in maintenance costs, however, we expect this to be marginal and if necessary we feel that this matter can be resolved through future development agreements.

3.3 SANITARY SEWERAGE

The following alternatives are being considered for servicing the entire neighbourhood:

- Construct a new sanitary sewer system on 97th Street from the plan area to the connection point on 137th Avenue.
- Construct a new sanitary sewer system from the plan area that would proceed in an easterly direction to connect to the proposed Pilot Sound lift station.

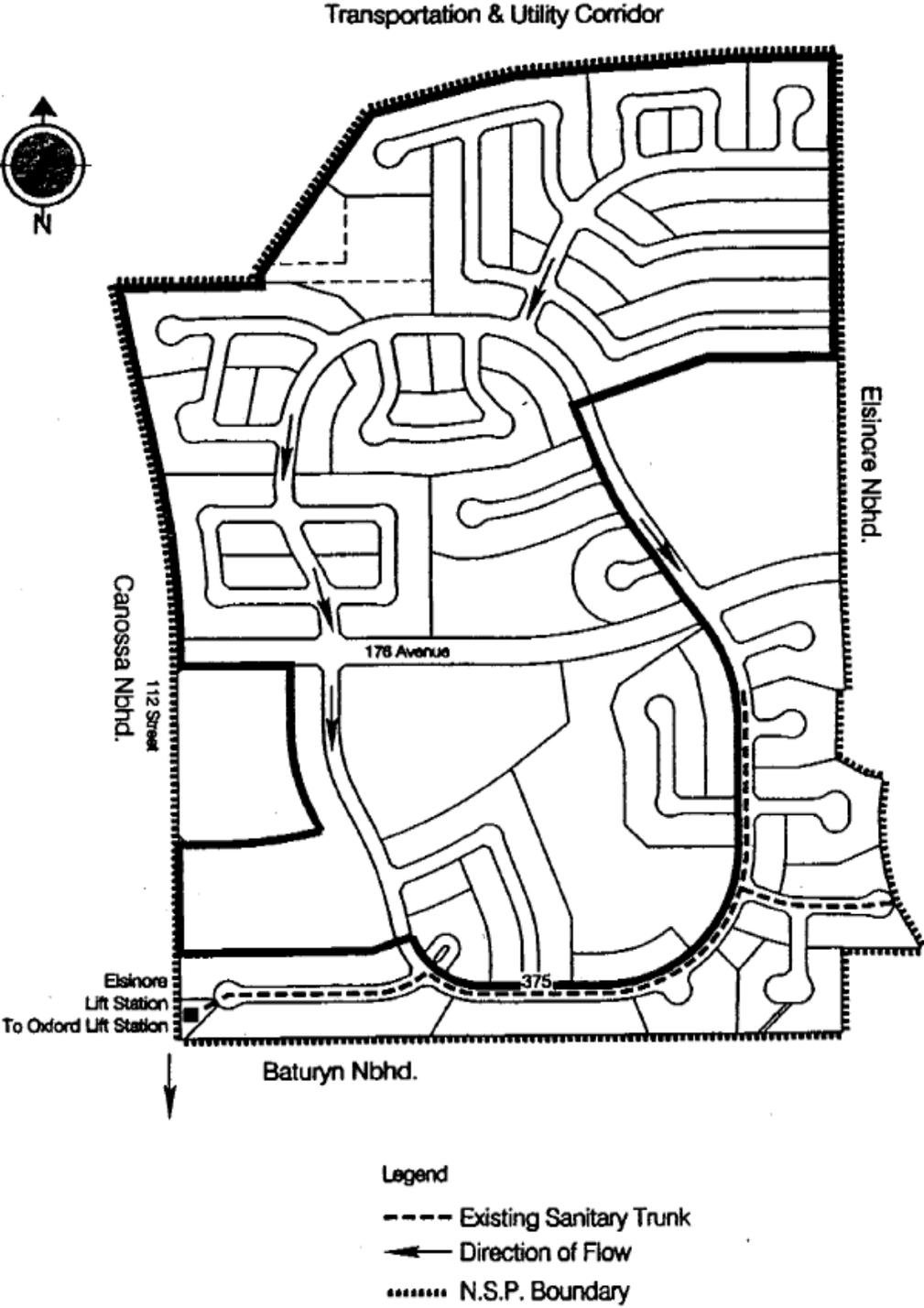
The preferred alternative for discharge will be finalized prior to final design of Phase 1.

It has been determined that in the interim, capacity is available for about 80 acres that may be discharged to the 97th Street sanitary sewer or existing sewer on 173rd A Avenue and 106th Street. These systems are being investigated to determine if pumping at off-peak periods is necessary.

A 327 mm sanitary trunk sewer exists along the south side of the neighbourhood and connects to an existing Elsinore lift station. The capacity of the existing lift station and forcemain will be evaluated as the neighbourhood develops to determine if and when upgrading will be necessary.

Bylaw 12591
May 21, 2001
Amended by Editor

Figure 4 – Sanitary Sewerage
 (Bylaw 12591, May 30, 2001)



3.4 WATER DISTRIBUTION

It is proposed to service the plan area by extending the existing 450mm watermain at Castledowns Road and 97th Street north. Ultimately, a second tie-in would be constructed on 112 Street.

A 300 mm waterline exists at 112 Street and approximately 174 Avenue, and as well at 103 Street and 176 Avenue. As the neighbourhood develops, the 300 mm line will be extended ultimately to provide a looped water system. The onsite secondary system will consist of 250 mm and 200 mm water mains as dictated by flow criteria.

Bylaw 12591
May 21, 2001
Amended by Editor

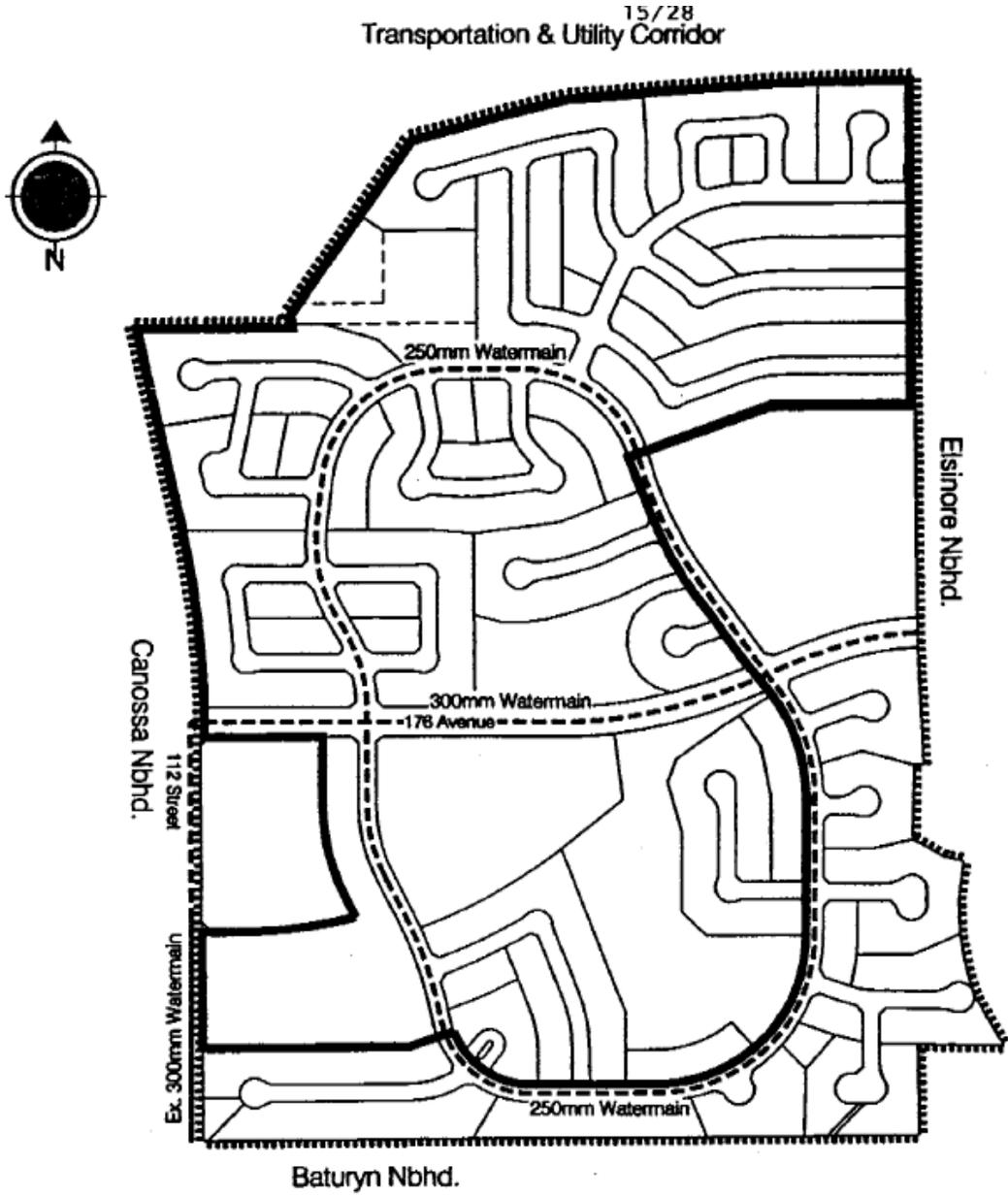
Proposed water servicing must conform to the approved Hydraulic Network Analysis prior to development in the Chambery Neighbourhood occurring.

Bylaw 10086
May 12, 1992

3.5 GAS, POWER AND TELEPHONES

Since the neighbourhood is adjacent to built-up areas, it is proposed that utility services will be extended to the neighbourhood to provide gas, power and telephone service.

Figure 3 – Storm Drainage
 (Bylaw 12591, May 30, 2001)



- Legend**
- Existing Watermains
 - Proposed Watermains
 - N.S.P. Boundary

SECTION IV
NEIGHBOURHOOD STRUCTURE PLAN

4.0 GENERAL

This section of the report has been prepared to identify the land use proposal for the Elsinore and Chambery neighbourhoods. Development objectives are provided followed by a detailed discussion of the land use designations.

4.1 DEVELOPMENT OBJECTIVES

The development objectives for this Neighbourhood Structure Plan were developed taking into account the existing site conditions, the location of the neighbourhood in the overall northern area and the objectives and policies identified in the City of Edmonton General Municipal Plan Bylaw. The following is a synopsis of the development objectives:

- 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 a wide but compatible range of dwelling types, necessary to satisfy the demands of the public.
- To create identifiable neighbourhood sub-units, in which compatible building forms will establish a distinguishable character.
- To ensure sensitive integration with existing and proposed adjacent developments.

4.2 LAND USES - GENERAL

The design concept for the neighbourhood was established to create a balanced residential environment. The residential mix proposed, in conjunction with the curvilinear street pattern, provides extensive opportunity to provide an extremely attractive living environment for future residents.

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

Development objectives for the design of the Neighbourhood were established to compliment the requirements defined in the Castledowns Extension Area Structure Plan Bylaw. The location of this particular plan area in the overall district dictated that low-medium residential development (i.e. single family detached, semi-detached, townhouses and apartments) occur in order to ensure compatibility with existing and proposed developments south of 173 A Avenue. In addition, the major underlying objective of the owners is to create a residential neighbourhood environment, mainly single family oriented, with a high standard of architectural merit. The developers are responsive to the need for providing and maintaining this high quality residential environment. This may be accomplished through careful architectural design and control of the housing environment, with particular emphasis on housing types in the RF5 areas. (i.e. duplex and triplexes designed so that they appear as large homes thereby reducing the perceived density).

As identified in the Castledowns Extension Area Structure Plan, the required school/park sites and lakes for storm water management have been included in the plan. Approximately 1/3 of the lake frontage has been preserved for general public access, with single family development proposed for the remainder.

A public housing site has not been identified in *Chambery* and *Elsinore*. It is considered that these sites will be purchased by the City of Edmonton should it be prudent to do so in this development.

Amended by Editor

A possible church site has been identified in *Chambery* on the enclosed plan. *The site is 2.43 ha (6.0 ac) in size and is located at the southeast corner of 112 Street and 176 Avenue. The religious assembly site is proposed to be constructed prior to any residential development occurring in the neighbourhood.*

Bylaw 12591
May 21, 2001
Bylaw 10911
December 5, 1995
Amended by Editor

As discussed in previous sections of this report a key element to the entire design is the integrated open space system throughout the entire neighbourhood. Through the series of paths and walkways individuals will be able to enjoy the amenities of distributed parklets, the main central school campus park site, as well as the proposed storm water management facilities.

4.3 EDUCATIONAL

In developing the neighbourhood plan, a Neighbourhood Structure Plan has been developed which provides educational facilities located in accordance with the distribution of housing types and density levels as related to current school generation ratios. With anticipated future trends and standards, there is some room for flexibility without altering the number and type of educational centres.

The Castledowns Extension Area Structure Plan calls for a school/park complex to be located at the approximate geographic centre of the neighbourhood and it is intended to provide a focal point for the neighbourhood and provides schools, neighbourhood park and community facilities and play areas. A separate elementary school is provided on the same site.

The school requirements for *Chambery* and *Elsinore* include one public elementary school and one separate elementary school. The sites are allocated and designed to comply with the requirements stipulated by the *Asset Management and Public Works* Department of the City of Edmonton as well as the School Boards. In addition, the location creates a focal point for the neighbourhood in which other community activities can occur. The location of the school sites are illustrated on the *approved* Neighbourhood Structure Plan map.

Amended by Editor

Amended by Editor

4.4 COMMERCIAL

A community commercial (CSC) site approximately 8 acres in size, is located in the *Elsinore* Neighbourhood. The site is strongly oriented to the major arterial roadway (97th Street) and a major neighbourhood collector roadway so that operations can be adequately accommodated regarding traffic without impairing the amenities of neighbourhood residential areas. The shopping centre will provide retail necessities to neighborhood residents and to the travelling public on 97 Street, to a lesser extent.

Amended by Editor

The gross leaseable areas created on the community commercial (CSC) site is limited by the City of Edmonton bylaw requirements. The specific sizes of commercial site and corresponding gross leasable area of the building will be decided at the subdivision stage of the development.

The pipeline adjacent to the CSC site will be landscaped and/or paved for parking. The details of the utilization of the pipeline will be finalized prior to the development permit being issued.

A neighbourhood convenience commercial *was originally* located on the north boundary of the most southerly entrance point to the neighbourhood off 112 Street. It *was* intended that this neighbourhood commercial would serve the daily requirements of people living in the Chambery neighbourhood as well as residents west of 112 Street. It *was determined* that the inclusion of this neighbourhood commercial facility *was* consistent with the General Municipal Plans intent to have at least one neighbourhood commercial per neighbourhood. *Since the time that the original NSP was prepared, it has been determined that commercial opportunities for Chambery will be provided by the commercial shopping centre site in the Elsinore Neighbourhood at 176 Avenue and 97 Street to the east and from the convenience commercial site in the Canossa Neighbourhood to the west.*

Bylaw 10911
December 5, 1994
Amended by Editor

4.5 RESIDENTIAL MIX

As indicated previously, the proposed development consists of low to medium residential uses. It is anticipated that the majority of the single family lots may be developed under the R.P.L. (Small Lot Land Use *Zone*) in the *Zoning Bylaw*. The sub-neighbourhoods identified previously in the report will provide an excellent opportunity to create architecturally controlled and socially acceptable pockets of compatible building types at the sub-neighbourhood level. It is expected that small lot subdivisions will be located within the neighbourhood in addition to the standard residential development. The medium density residential development proposed has been located in compliance with the "Guidelines for the Distribution and Design of Neighbourhood Density" approved by the Municipal Planning Commission on July 13, 1978. Medium density residences are to be located in relatively small parcels, generally distributed along the collectors within the neighbourhood. In addition, medium density residential developments are to be located to provide residents with easy access to neighbourhoods, schools/parksites.

Amended by Editor

The medium density multi-family area adjacent to 112 Street may require site specific development control to achieve compatibility with adjacent uses.

Bylaw 12591
May 21, 2001
Amended by Editor

The highest residential density forms (RF6, RA7) are located adjacent to major roadways and neighbourhood amenities such as shopping and parks.

The overall density in the neighbourhoods shall be a minimum of forty (40) persons per gross hectare to a maximum of fifty nine (59) persons per gross hectare (16-24 persons per gross acre).

In the northwest portion of the Chambery Neighbourhood, single-family development is desirable due to the presence of the Beacon site. The timeframe for redevelopment of the Beacon site is also unknown and, consequently, single-family development is desirable for the areas to the south and west in order to use these otherwise remnant areas of the neighbourhood. A cul-de-sac has been extended into this area to accommodate single-family homes if and when the Beacon site is no longer required for airport navigation. The Beacon site will be zoned Alternative Jurisdiction to reflect the existing Federal Government use of the site.

Bylaw 13576
March 25, 2004
Amended by Editor

4.6 RESIDENTIAL DEVELOPMENT STATISTICS

The development statistics provided below have been projected for Elsinore & Chambery Neighbourhoods

It is contemplated that select areas (ie. adjacent to lakes, parks) will be developed into larger lots. This will be determined at the subdivision stage.

ELSINORE NEIGHBOURHOOD
(Bylaw 7962, September 10, 1985)

GROSS AREA	66.58 ha.
97 Street Widening	2.59 ha.
ENVIRONMENTAL RESERVE (Pipeline)	1.08 ha.
GROSS DEVELOPABLE AREA DEDICATION	62.91 ha.
Lake & P.U.L.	3.28 ha.
97th Street and Internal Roads	<u>13.00 ha.</u>
	16.28 ha.
MUNICIPAL RESERVE	5.34 ha.
NET DEVELOPABLE AREA	41.29 ha.
NON RESIDENTIAL USES	
CSC	3.22 ha.
US (Church)	<u>0.82 ha.</u>
	4.04 ha
RESIDENTIAL USES	27.25 ha

LAND USES	AREA	UNITS	POPULATION
RF1	26.94	533	1844
RPL	1.85	62	185
RF5	4.22	220	656
RA6	1.36	109	270
RA7	3.22	402	820
CSC	3.22		
US (CHURCH)	0.82		
	41.29 ha.	1,178 units	3521 people
GROSS DENSITY: 53.01 PPGHA (21.45 PPGA)			

**CHAMBERY NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
(Bylaw 13576, March 25, 2004)**

	Area (ha)	% of GDA			
Gross Area	71.97				
Arterials (112 St. Widening)	0.65				
Gross Developable Area	71.32	100.0			
PUL(Lift Station)	0.10	0.14			
Stormwater Facilities	5.35	7.5			
Municipal Reserve					
School/Park Site	5.34	7.5			
Circulation					
Local Roads	7.45	10.4			
Collector	6.47	9.1			
Net Developable Area	46.61	65.4			
Low Density Residential	40.17	56.3			
*Beacon Site / LDR	0.84	1.2			
Medium Density Residential	3.18	4.5			
Institutional (Church Site)	2.43	3.4			
			Units	% of Total Units	Population
**Low Density Residential	41.01	58.2	708	67.3	2,336
Medium Density Residential	3.18	4.5	344	32.7	987
TOTAL			1,052	100.0	3,324
*May be redeveloped for Low Density Residential					
**Includes possible, future redevelopment of Beacon Site as Low Density Residential					

4.7 TRANSPORTATION

The vehicular transportation network has been designed to take advantage of three entrance points to the neighbourhoods. The design provides a functional hierarchical roadway network to distribute traffic within the neighbourhood while discouraging through traffic from non-residents of external neighbourhood.

Projected travel patterns would suggest that vehicular movements from this and adjacent neighbourhoods would be focused primarily towards 97th Street.

Consistent with the requirements of the Area Structure Plan for Castledowns Extension Area a collector road has been designed to connect 97th Street west to 113th Street. Interconnecting the primary collector are two minor collector loops which will distribute traffic within the Elsinore and Chambery neighbourhoods. The minor collector roads offer an excellent opportunity to define sub-neighbourhoods within the overall design concept. In addition, they will discourage nonresident traffic from intruding into the neighbourhoods unless for a specific purpose. In addition, the neighbourhood design allows for a series of cul-de-sacs radiating on the minor collector system which offer an excellent method of creating defensible sub-space systems.

The location of the medium density residential development site adjacent to 112 Street and south of the religious assembly site provides an opportunity to eliminate some traffic moving through the neighbourhood. This is possible with direct access to 112 Street for this site. The medium density multi-family area adjacent to 112 Street may require site specific development control to achieve compatibility with adjacent uses. Special site considerations will be examined at the development permit stage in order to eliminate the possibility of vehicular traffic short-cutting through this site to the interior of the neighbourhood. A transit route and bus turn-around south of 176 Avenue will not be provided.

Bylaw 13576
March 25, 2004
Bylaw 12591
May 21, 2001
Amended by Editor

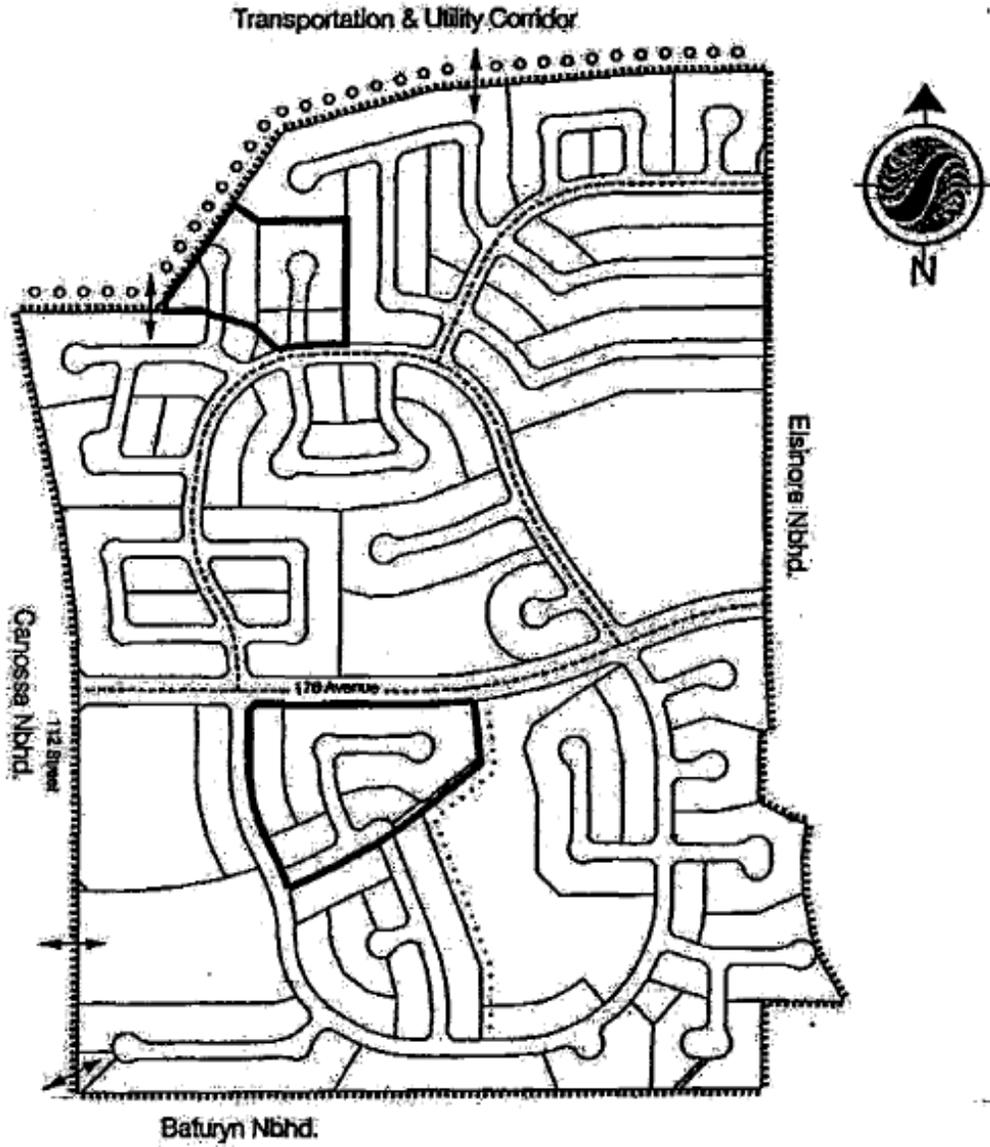
The noise attenuation requirements will be refined at the subdivision plan stage and are subject to the detail design criteria established through the execution of an acoustical study to meet the City of Edmonton standards on noise attenuation adjacent to truck routes.

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

As shown of Figure 6, pedestrian access has been provided between the north end of the Chambery Neighbourhood and the granular multi-use trail system planned within the Transportation and Utility Corridor, as well as pedestrian access to 112 Street, on the west side of the medium density site and to the TUC east of 112 Street. A pathway is located along the west side of the storm facility south of 176 Avenue.

Bylaw 13576
March 25, 2004
Bylaw 12591
May 21, 2001
Amended by Editor

Figure 6 – Transportation
 (Bylaw 13576, March 25, 2004)



- Legend**
- Proposed Transit Route
 - ← → Pedestrian Access
 - Multi-Use Trail
 - o o o Granular Trail
 - N.S.P. Boundary
 - Amendment Boundary

4.8 OPEN SPACE

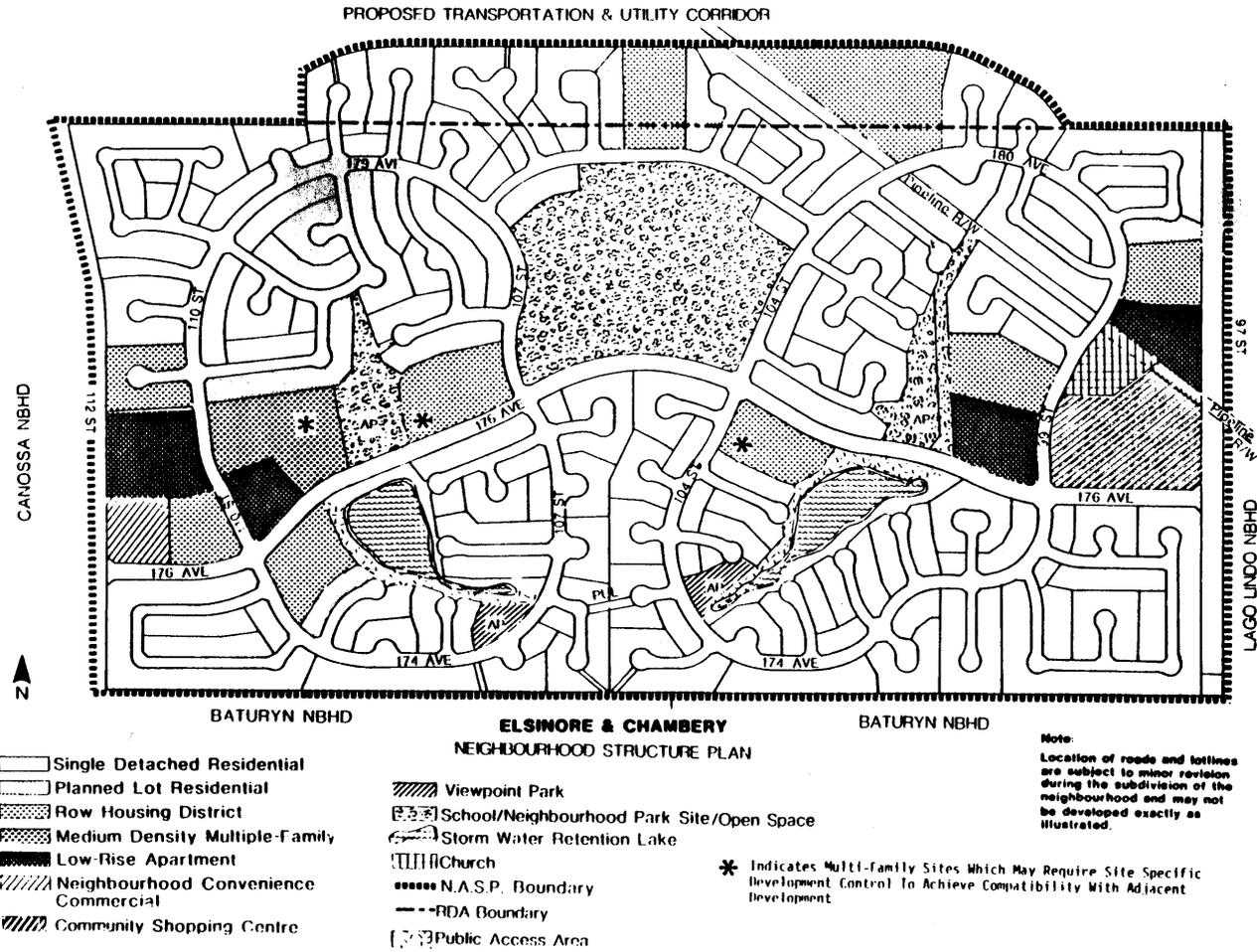
While the revised neighbourhood plan complies with the school/park land requirements, configuration and general location as identified in the *Castledowns Extension* Area Structure Plan, we have proposed a modification to the remaining open space which is to be dedicated to the City of Edmonton. The proposed design concept is based on two open space systems located central to the Elsinore and Chambery neighbourhoods. The linear open space system north of the east/west collector has been designed in order to maximize benefit to the greatest number of residents within the community. The cul-de-sac design adjacent to this open space system will remain open at the bulb in order to offer residents direct link to the proposed park system.

4.9 DEVELOPMENT STAGING

The development staging requires the coordinated construction of engineering services and ready availability of services and community facilities. The immediate development in Castledowns Extension Area will occur in Elsinore neighbourhood adjacent to 97 Street. The first subdivision phase will consist of approximately 170 lots south of the east/west collector and east of the lake located in Elsinore. Subsequent development will take place to the north and west as demand dictates.

Elsinore and Chambery Neighbourhoods*

(Bylaw 7962, September 10, 1985)



*Editor's Note: The Chambery NSP and Elsinore NSP were not amended concurrently. In addition to this consolidation of the Chambery NSP (Bylaw 7962), refer to the Elsinore NSP Consolidation for amendments to Bylaw 7961.

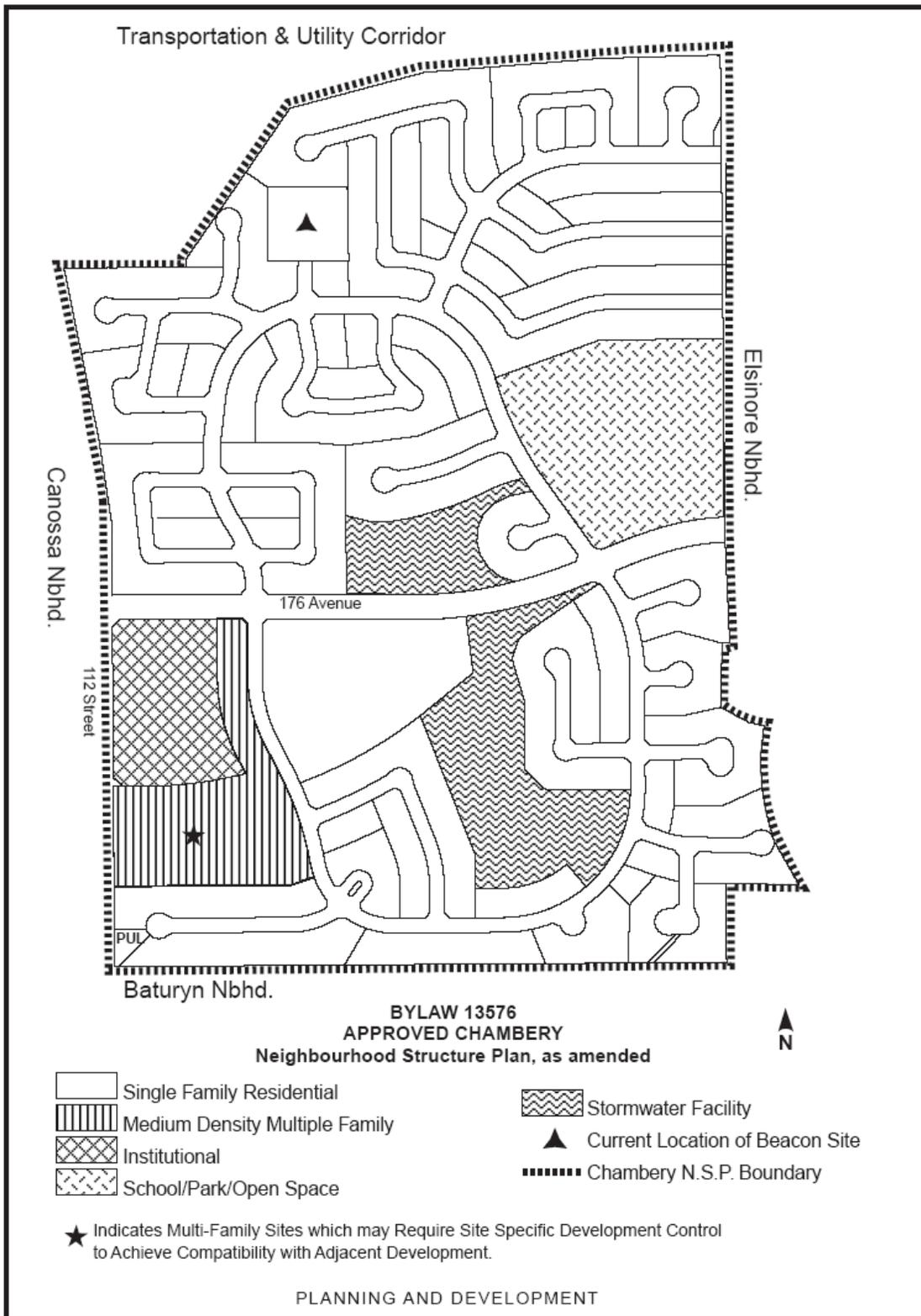
**APPENDIX I
LAND OWNERSHIP***

OWNERS)	C. OF T. NO.	LEGAL DESCRIPTION	ENCUMBRANCES	AREA
<i>Three Private Owners</i>	7-Q-242	N 1/2 5-54-24-4	E: <i>private corporation</i> MTGE: <i>private corporation</i> C: <i>private corporation</i> C: <i>private corporation</i> CRC: <i>E.R.P.C. (Edmonton Regional Planning Commission has since disbanded)</i>	305.07 ac. (123.46 ha.)
<i>Three Private Owners</i>	82108000	Lot 1, BLK 1, Plan 782 1490		11.36 ac. (4.60 ha.)
Her Majesty The Queen	812024410	S.E. 1/4 8-54-24-4	E: <i>private corporation</i> ZC: <i>Dept. of Transport</i> E: <i>private corporation</i> MTGE: <i>private corporation</i> C: <i>Minister of Environment</i>	152.50 ac. (61.72 ha.)
<i>Private Owner</i>	221-W-149	S.W. 1/4 8-54-24-4	E: <i>private corporation</i> E: <i>private corporation</i> MTGE: <i>private corporation</i> ZC: <i>Dept. of Transport</i> C: <i>Minister of Environment</i> C: <i>private corporation</i>	156.98 ac. (63.53 ha.)

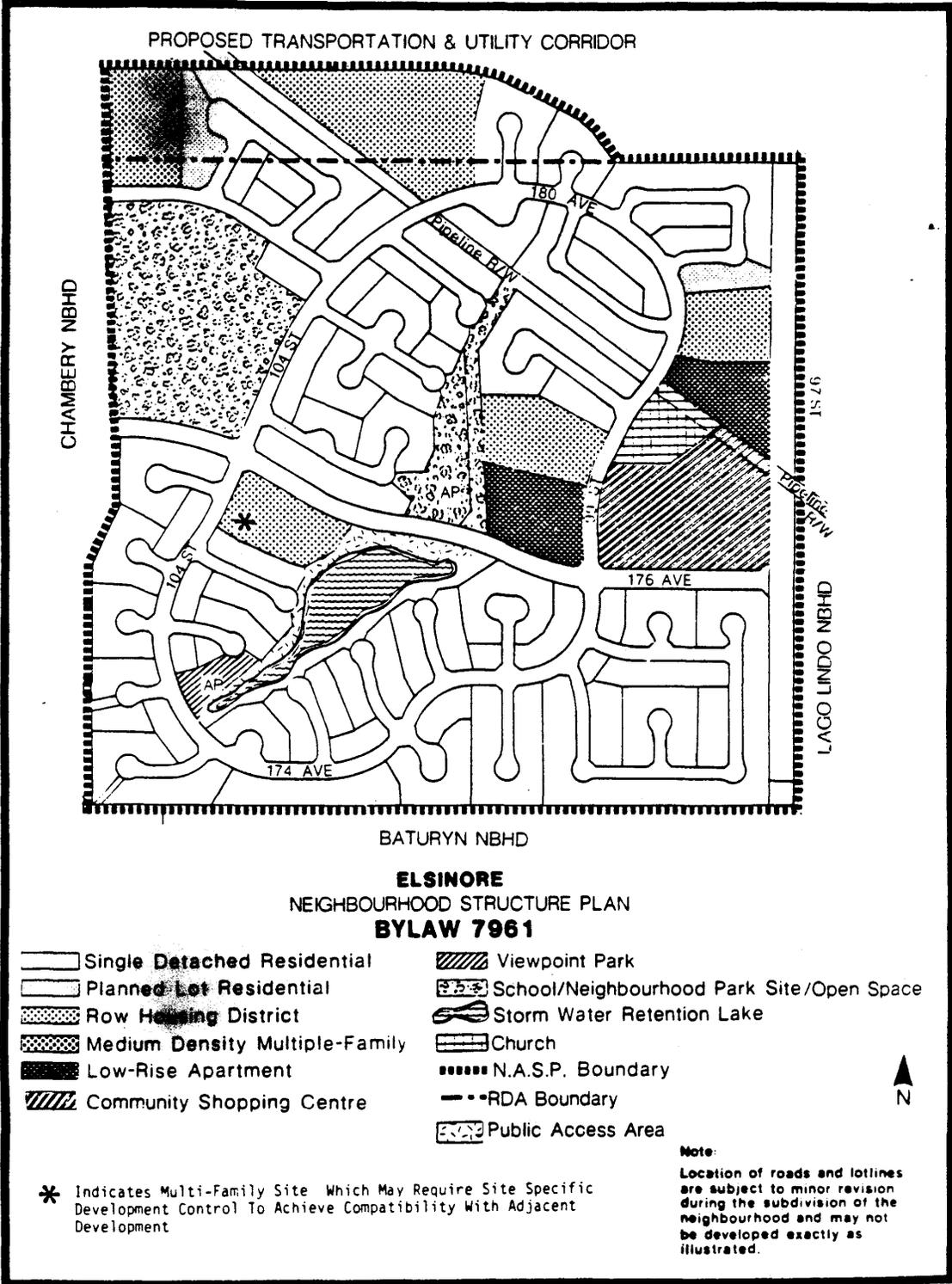
*Amended by Editor

Chambery Neighbourhood Structure Plan

(Bylaw 13576, March 25, 2004)



Elsinore Neighbourhood Structure Plan*
 (Bylaw 7962, September 10, 1985)



*Editor's Note: Refer to the Elsinore NSP Consolidation for amendments to Bylaw 7961.