

Lymburn Neighbourhood Structure Plan

Office Consolidation September 2014

Prepared by:

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

Bylaw was adopted by Council in July 1980. In September 2014, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 6033* Approved July 9, 1980 (to adopt the Lymburn Neighbourhood Structure Plan)
Bylaw 6666 Approved October 28, 1981 (to attach an amendment map)
Bylaw 8948 Approved August 16, 1988 (to incorporate 9.23 ha of land that has been released from the Transportation and Utility Corridor)
Bylaw 10146 Approved July 13, 1992 (to redesignate a parcel from row housing and low rise apartment to single family residential; delete the church site; and, reconfigure the commercial site)
Bylaw 11382 Approved December 16, 1996 (to redesignate a parcel from convenience commercial to single family residential)
Bylaw 16947 Approved September 22, 2014 (to redesignate the southeast portion of the land use map from single family residential to a school / park)

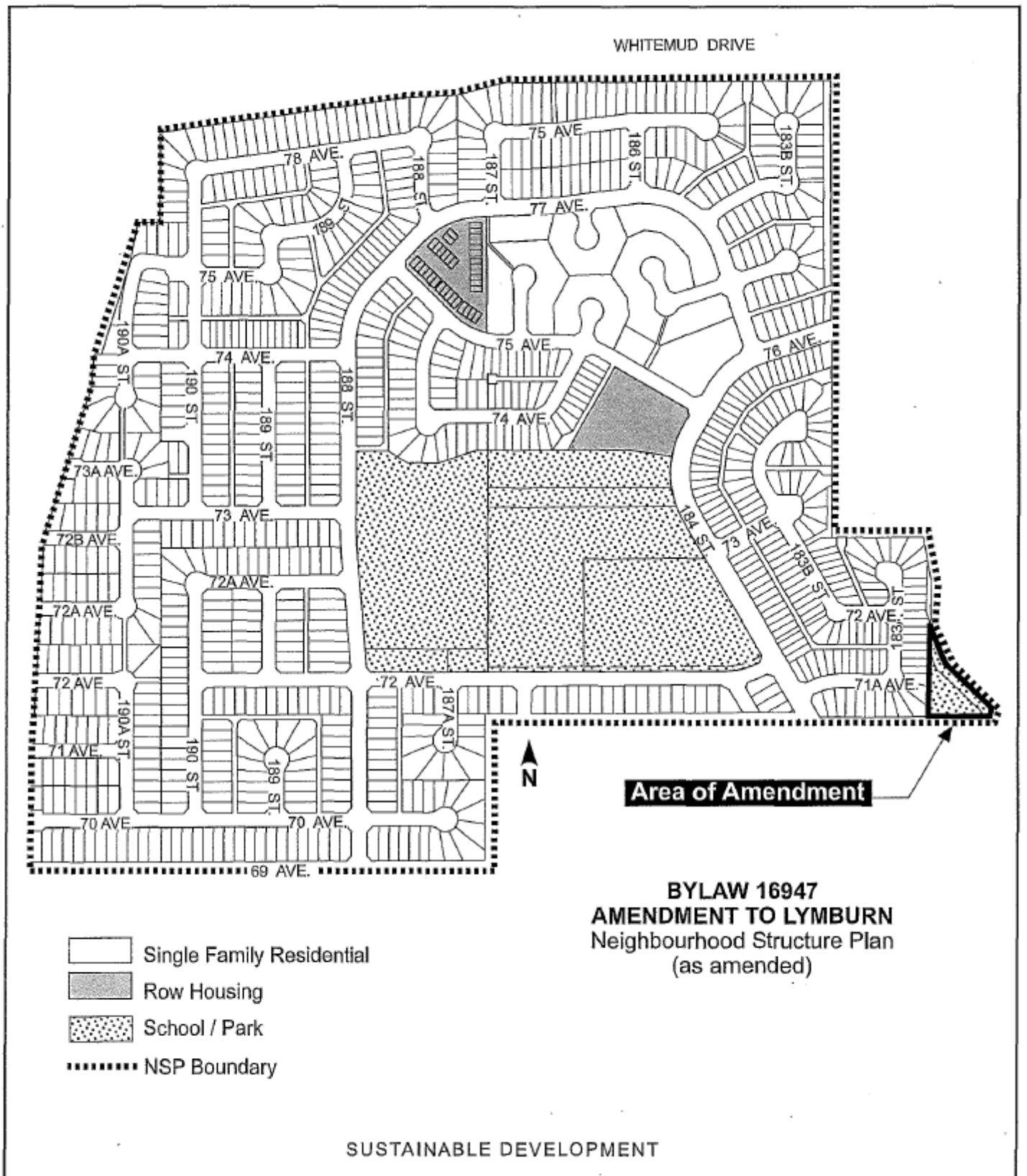
Editor's Note:

This is an office consolidation edition of the Lymburn Neighbourhood Structure Plan, Bylaw 6033, as approved by City Council on July 9, 1980. This Plan is an amendment to the West Jasper Place South Area Structure Plan, Bylaw 5708 as approved by City Council on June 11, 1979. This edition contains all amendments and additions to Bylaw 6033.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

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

City of Edmonton
Planning and Development Department



Bylaw 16947 Approved September 22, 2014

Land Use Planning
1980

12th Floor, Phipps McKinnon Bldg.
#2121-1 10020 - 101A Avenue
EDMONTON, Alberta
T5J 3G2

January 4,

Our File

Attention: Mr. R. Plunkett, Manager, Land Use Planning

Dear Mr. Plunkett:

The Lymburn Neighborhood Structure Plan has been prepared on behalf of the Lymburn Co-Owners and includes that portion of Lymburn Neighborhood contained within the West Jasper Place South Area Structure Plan.

The neighborhood and subdivision plan are submitted concurrently together with a report describing the development.

Yours truly,

RJM/my

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(Amended by Editor)

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INTRODUCTION

This report has been prepared for the owners in the portion of Lymburn Neighborhood located within the West Jasper Place South Area Structure Plan.

CONSULTING TEAM

Greif Manzie Dant Consultants Limited - Planning Concepts: F. A. Greif
R. J. Marshall

AFD Engineering Ltd - Engineering/Service Concepts: A. F. Druett

BACKGROUND INFORMATION

Development in the city's west end has proceeded in accordance with the West Jasper Place District Outline Plan as approved in 1969 and amended in 1972.

In 1974 the Province of Alberta created a Restricted Development Area (*renamed the Transportation and Utility Corridor*), surrounding the city, that is to be utilized as a transportation and utility corridor and within which the Edmonton Parkway Ring Road (*Anthony Henday Drive*) is to be constructed. Initially, the western leg of the *Anthony Henday* was located within the city limits and its shift to the west released for potential urban development a strip of land varying in width from 1,000 to 1,500 feet, inside the city boundary, from 100 Avenue to the Wedgewood Ravine.

Amended by Editor

In order to facilitate development City Council adopted by Bylaw two area structure plans and this report deals with one of the neighborhoods contained in the West Jasper Place South Area Structure Plan adopted as Bylaw 5768.

LOCATION

The Lymburn Neighborhood Structure Plan is generally located west of 184 Street to the western city boundary between 69 Avenue and 79 Avenue (*Whitemud Drive*) and contains approximately 190 gross acres of land.

Amended by Editor

OWNERSHIP

Several development companies are represented in the neighborhood plan and support this report as it affects their landholdings. TABLE 1 documents land ownership and an appropriate map follows. See Table 1 overleaf.

EXISTING LAND USE

The land is vacant having mainly been cleared for agricultural uses in the past. Zoning under the Regional Plan, Metropolitan Part is General Urban and the City zoning is AG.

The areas to the east, north, and south are developed residentially and the *Transportation Utility Corridor* is located to the West.

Amended by Editor

TABLE 1

LAND OWNERSHIP
Lymburn Neighborhood Structure Plan
(Amended by Editor)

<u>Landowner</u>	<u>Land Area</u>
<i>Private Corporate Owner</i>	± 79.80 acres (32.29)
<i>Private Corporate Owner</i>	Undivided 1/2 ± 80.00 acres (32.37)
<i>Private Corporate Owner</i>	Undivided 1/4 ± 80.00 acres
<i>Private Corporate Owner</i>	Undivided 1/4 ± 80.00 acres
<i>Private Corporate Owner</i>	± 18.86 acres (7.63)
City of Edmonton	± 10.57 acres (4.28)

Note: Acreage Statistics are approximate and subject to verification at the precomputed subdivision plan stage.

PUBLIC INVOLVEMENT

Initial public participation occurred in September of 1978 when a public meeting was held at Callingwood Elementary School to discuss what was termed the West Jasper Place South Outline Plan Amendment. The amendment later became known as the West Jasper Place South Area Structure Plan and a public hearing was held at City Council prior to adoption by bylaw of the Area Structure Plan.

FACTORS INFLUENCING DEVELOPMENT

SITE ANALYSIS

Topography

The site is predominantly flat, sloping gently from west to east, the consistency of which provides for efficient servicing and places no significant constraints on development.

Vegetation

The site is mainly cleared having previously accommodated agricultural uses in the past. There are scattered groups of black poplar and aspen.

Soils

The Alberta Soils Survey indicates the predominant sub-soils consist of Mica and Malmo Silty Clay Loam.

ENGINEERING SYSTEMS

Storm Sewerage

The neighborhood is split into two drainage basins. The eastern 80 acres (*32.37 hectares*) will drain into the existing storm sewer on 76 Avenue at 184 Street, and the western 100 acres (*40.47 hectares*) will drain to a new trunk sewer outfall on *Whitemud Drive* that connects to the Quesnell Trunk Sewer at 172 Street.

Amended by Editor

A portion of the outfall from 172 Street to 179 Street was built in 1979, and the portion from 178 Street to 187 Street will be constructed in 1980. The outfall line is sized to accept runoff from the Lymburn Extension, the Aldergrove Extension, and from a possible future Parkland Annexation should storm water management be incorporated in the design for the area.

Sanitary Sewerage

Sanitary Drainage patterns will be similar to those for stormwater. The eastern 80 acres (*32.37 hectares*) will drain to the existing sanitary sewer at 76 Avenue and 184 Street, and the western 100 acres (*40.47 hectares*) will drain to a new sanitary outfall on *Whitemud Drive*. Again, the sanitary outfall along *Whitemud Drive* has been substantially oversized to accept sewerage from a possible Parkland Annexation. Sanitary sewers will be installed in a common trench with storm sewers and where possible the inverts of the sanitary and storm sewers will match.

Amended by Editor

Water Supply

A major 1,050 mm water supply line will be installed on the present alignment of 184 Street adjacent the east boundary of the neighborhood. A 300 mm loop system will originate from this main, and loops of 200 mm to 250 mm will provide the local distribution system. 150 mm mains will be utilized on short cul-de-sacs.

Fire hydrant and valve spacing will conform to the City of Edmonton design requirements.

Power, Gas, and Telephone

All lines will be extensions of the existing installations east of 184 Street. The power lines and fixtures will be installed by the developers to Edmonton Power specifications.

NEIGHBORHOOD DESIGN CONCEPTS

The neighborhood plan contains *85.91 gross developable hectares* and will generate a population of *3408* persons. The plan provides a mix of *RF1, RPL, RSL, RF4, and RF5 uses*. There is a centrally located school/park site bounded on two sides by a collector roadway which will accommodate a public transit route. Lanes are provided at the rear of parcels abutting the bus route to facilitate rear access.

Bylaw 8948
August 16, 1988
Bylaw 11382
December 16, 1996

The plan conforms to the Guidelines for the Distribution and Design of Neighborhood Density in that the neighborhood offers a variety of housing types while maintaining a number of sub-neighborhoods of homogenous housing form. Transitional uses are provided between non-family and family oriented housing. Higher density uses are generally located in proximity to neighborhood facilities, *the park site to the south and major collector roadways*.

Bylaw 10146
July 13, 1992
Bylaw 11382
December 16, 1996

All multiple parcels are less than 3 acres (*1.21 hectares*) in size and have street frontage on no more than two sides.

Amended by Editor

The school/park site is bordered on all sides by single family housing thus avoiding the concern expressed by some residents in other developed neighborhoods that they have the feeling of being isolated from the central school/park site by multi-family uses.

West Lymburn Engineering Systems (Bylaw 6033, July 9, 1980)

NEIGHBORHOOD DENSITY

The overall density range of the West Jasper Place South Area Structure Plan is 15-18 persons per gross acre with the range for Lymburn being 16-19 persons per gross acre.

The subdivision plan contains *85.91 gross developable hectares* and will generate a population of *3408* persons. This will result in a density for the entire Lymburn Neighborhood of *39.67 ppgha*.

Bylaw 8948
August 16, 1988
Bylaw 11382
December 16, 1996

The following Table 2 indicates the population of existing Lymburn, the Lymburn extension, and the two areas combined. See Table 2 overleaf.

TABLE 2

Population Density

Lymburn and Lymburn Extension

(Amended by Editor)

	<i>Gross Hectares</i>	<i>Population</i>	<i>Density PGHA</i>
A. Existing Lymburn	48.56	3120	65.25
B. Lymburn Extension	85.91	3408	41.81
C. Lymburn plus Lymburn Extension	134.47	6528	48.55

*Note: 10.98 acres (4.44 hectares) for *Whitemud Drive* has been excluded from the density calculation as the Area Structure Plan density range for Lymburn excluded the *Whitemud Drive* widening.

NEIGHBORHOOD CIRCULATION

The West Jasper Place District Outline Plan established the basic roadway network, and the local system has been designed to relate to the overall network. Previous subdivision in Lymburn set the alignments for 184 Street and 76 Avenue, and the collector system has been designed in consideration of this.

The two major collectors provide east-west and north-south spines through the neighborhood and both are proposed to accommodate public transit.

Access to the *Whitemud Drive* arterial system will be via 178 Street as the existing connection at 184 Street will be terminated on subdivision registration as *Whitemud Drive* is a limited access roadway.

Amended by Editor

SCHOOLS/PARKS

Liaison with the Edmonton *Community Services Department* has been maintained to determine land requirements for the school/park site facilities.

Amended by Editor

PUBLIC SCHOOL BOARD

The Public School Board requires approximately 20 acres (*8.09 hectares*) to accommodate an elementary and a junior high school. The site is larger than standard as enrolments are expected to be higher due to the deletion of an existing elementary site in Lymburn East. The elementary site in Lymburn West will accommodate students from the entire Lymburn Neighborhood plus some students from the Ormsby Place extension.

Amended by Editor

SEPARATE SCHOOL BOARD

Do not require a site in Lymburn West.

PARKS

The combined school/park site provides approximately 8.5 acres (*3.44 hectares*) of park space. Proposed facilities include baseball diamonds, tennis courts, soccer fields, hockey rinks, a playground, and sliding hills. Additionally, there is a sufficient land available to accommodate a community league building.

Amended by Editor

COMMUNITY SERVICES

FIRE PROTECTION

Fire protection originates from the station located at 178 Street and 62 Avenue.

POLICE

Police protection is centered at the Jasper Place substation.

HEALTH SERVICE

The Health Department is proposing a clinic to service the entire West Jasper Place Outline Plan Area including the North and South Area Structure Plans. The clinic is tentatively planned to be located in the proposed Capital Mall located at 170 Street and 87 Avenue.

SOCIAL HOUSING

Lot 126 Block 4 is of sufficient size to accommodate social housing, should successful negotiations occur between the developers and the City of Edmonton for acquisition of the site.

LAND DEDICATION SUMMARY

The West Jasper Place South Area Structure Plan allocated Lymburn West 15.5 acres (6.27 *hectares*) for schools and 5 acres (2.02 *hectares*) for park space.

As discussed in a previous section of this report the Public School Board no longer requires an existing site in Lymburn East and as a result require an enlarged site in Lymburn West. The 28.5 acre school/park site provided in the plan results in a shortfall of ± 8 acres (3.24 *hectares*) of land. In order to reduce this shortfall the City of Edmonton has requested that the site in Lymburn East (Lot 5, Block 20, Plan 7621558) and portion of Walkway 7W be included in the plan boundary and be exchanged for land to west. The developers have agreed to include ± 6.01 acres (2.43 *hectares*) of Lot 5 and ± 0.54 acres (0.21 *hectares*) of Lot 7W in the plan and exchange this for an equivalent amount of their land to the west. The southeast corner of Lot 5 and the adjacent portion of Lot 7W have not been included in the plan as parcel configuration precludes efficient design.

The portion included reduces the shortfall in land required for the school/park site to ± 1.5 acres (0.61 *hectares*).

T A B L E 3
 Estimated Housing Population Statistics
 (Located on Table 5)

TABLE 4
 STUDENT GENERATION
 (Bylaw 10146, July 13, 1992)

Land Use	Dwelling Units	Elementary		Junior High		Senior High	
		Public	Separate	Public	Separate	Public	Separate
RF1/RPL	931	400	168	188	84	149	47
RF4	22	9	4	5	2	4	1
RF5	7	33	14	9	4	9	2
Totals	1030	442	189	200	90	162	2

Total Students: 804 public, 326 separate, 1130 total.

TABLE 5

Land Use and Population Statistics
 AMENDMENT TO THE LYMBURN
 NEIGHBOURHOOD STRUCTURE PLAN
 BYLAW NO. 11382

	Area (ha)	% of GDA			
Gross Area	85.91				
Gross Developable Area	85.91	100.0			
Parks and Schools	11.53	13.4			
Circulation					
Freeway	4.44	5.2			
Arterial and Collector Roads	4.14	4.8			
Local Roads	14.42	16.78			
Walkway Rights-of-Way	0.06	0.1			
Lanes	1.56	1.8			
Public Utility	0.43	0.5			
Total	36.58	42.58			
Net Developable Area	49.33	57.42			
			Units	% of Total Units	Population
Single Detached (RF1, RPL, RSL)	46.59	54.22	944	90.5	3,089
Semi Detached (RF4)	0.85	1.0	22	2.1	66
Row Housing (RF5)	1.89	2.20	77	7.4	263
Total Residential	49.33	57.42	1,043	100.00	3,408
Density:	39.67 persons per gross developable hectare				