

Running Creek Neighbourhood Structure Plan

Office Consolidation March 2006

Prepared by:

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

Bylaw 8496 was adopted by Council in April 1987. In March 2006, this document was consolidated by virtue of the incorporation of the following bylaw:

Bylaw 8496	Approved April 14, 1987
Bylaw 14207	Approved March 13, 2006 - Adding a 0.66 ha parcel of surplus RDA land to the neighbourhood area and designating it for neighbourhood commercial uses. The maps and statistics were also updated to reflect the existing residential development in the southeast part of the neighbourhood.

Editor's Note:

This is an office consolidation edition of the Running Creek Neighbourhood Structure Plan, Bylaw 8496, as approved by City Council on April 14, 1987. This Plan is an amendment to the Twin Brooks Area Structure Plan, as approved by City Council on February 23, 1982 and renamed the Twin Brooks Neighbourhood Area Structure Plan on March 14, 1989.

This edition contains all amendments and additions to Bylaw 8496. 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

Running Creek

(twin brooks area)

neighbourhood structure plan

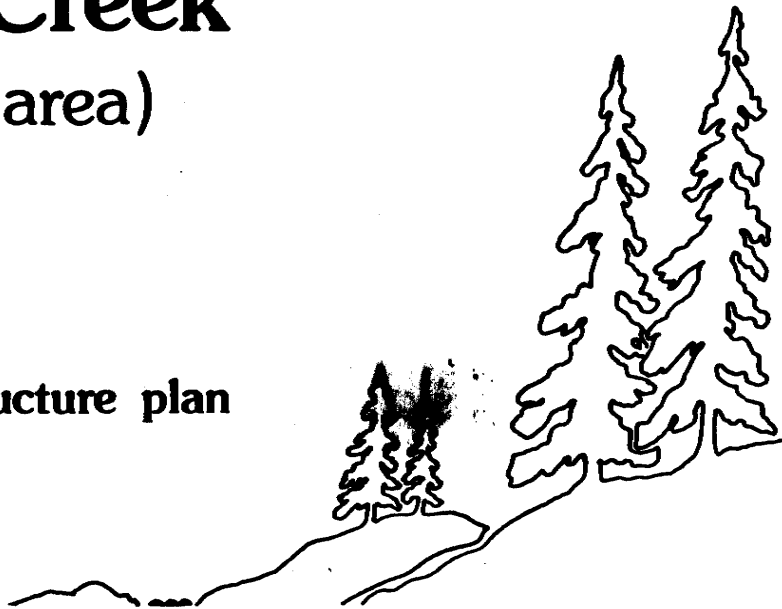
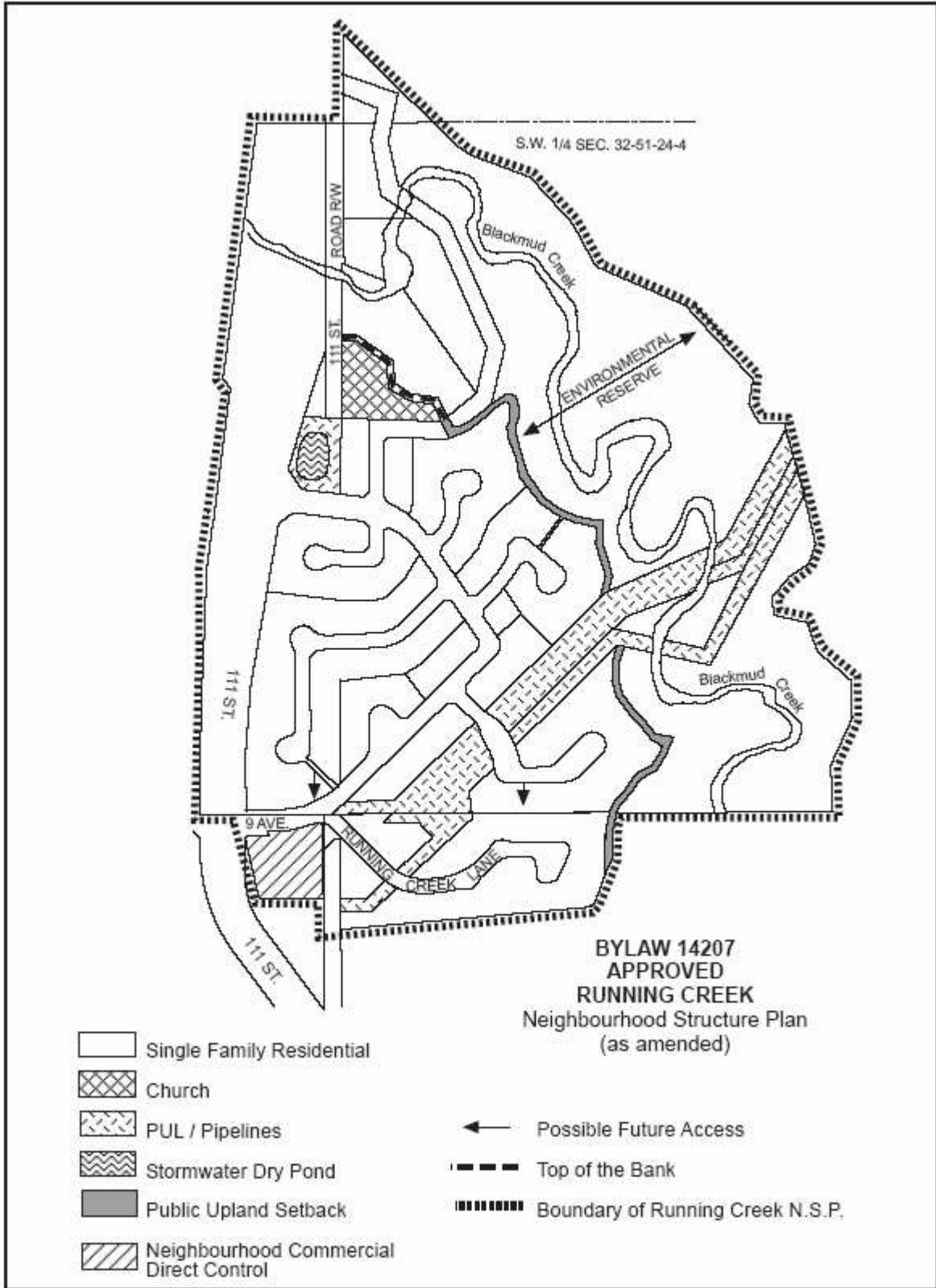


Table of Contents

Running Creek NSP map		1
SECTION I	INTRODUCTION AND BACKGROUND	
1.1	Introduction	2
1.2	Location	2
1.3	Scope	3
SECTION II	EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN	
2.1	General	5
2.2	Existing Land Use	5
2.3	Land Ownership	5
2.4	Special Features	5
2.5	Soils	5
2.6	Vegetation	6
2.7	Topography and Drainage	6
2.8	Restricted Development Area	7
SECTION III	ENGINEERING SERVICES AND UTILITIES	
3.1	General	9
3.2	Storm Drainage	9
3.3	Sanitary Sewerage	11
3.4	Water Distribution	11
SECTION IV	NEIGHBOURHOOD STRUCTURE PLAN	
4.0	General	13
4.1	Development Objectives	13
4.2	Land Uses – General	13
4.3	Neighbourhood Commercial	14
4.4	Educational/Institutional/Open Space	14
4.5	Residential Development Statistics	16
4.6	Transportation	17
4.7	Development Staging	17
List of Figures		
Figure 1	Location Plan	4
Figure 2	Site Features	8
Figure 3	Schematic of Major Utilities Offsite	10
Figure 4	Schematic of Major Utilities Onsite	12
Appendices		
Appendix I	Land Ownership	18



Section I

INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

The proposed Neighbourhood Structure Plan for the Running Creek neighbourhood in the Twin Brooks Area has been prepared on behalf of a *private corporation*.

Amended by Editor

It is proposed to proceed with the area east of the future 111 Street alignment as a Neighbourhood Structure Plan bylaw and indicate land uses, school park requirements and general street pattern as a concept plan together with the overall land use statistics for the area west of 111 Street.

The major land use components for the overall plan area include single family residential, a church site, a park, a small neighbourhood commercial site, a possible public elementary school, and associated community facility as well as open space associated with the Blackmud Ravine system.

Bylaw 14207
March 13, 2006
Amended by Editor

The justification for adopting the easterly portion of the neighbourhood (east of the future 111 Street alignment) as a bylaw while leaving the balance of the neighbourhood as a "concept plan" is that the owners to the east wish to develop immediately and the owners on the west do not wish to proceed with development or indeed, planning, for their property at this time. This is predicated on the fact that there is only a limited market for housing in the general vicinity and to adopt the total plan as a Neighbourhood Structure Plan Bylaw would be premature and hence redundant given the unknown requirements for land use in the time period perceived for developing the land west of the future 111 Street.

The proposed bylaw for the Running Creek neighbourhood will be referred to as Phase I with the balance of the neighbourhood being referred to as the Concept Plan.

1.2 LOCATION

The area for Phase I proposed to be adopted by bylaw is bounded on the north and east by the Blackmud Ravine; on the south by the R.D.A. and on the west by the future alignment of 111 Street. The balance of the Running Creek Concept Plan Area is bounded on the north by the Blackmud Ravine, on the south by the restricted development area, on the east by the future alignment of 111 Street and on the west by the Hidden Brook Neighbourhood.

The land is contained within part of S.W. 1/4. Sec. 32, Twp 51, Rge 24, W4M; S.W. 1/4 Sec. 31, Twp 51, Rge 24, W4M; N.W. 1/4 Sec. 29, Twp 51, Rge 24, W4M; N.E.1/4 Sec. 30, Twp 51, Rge 24, W4M and part of original road allowance 111 Street. Figure One illustrates the location of the neighbourhood relative to the City of Edmonton.

1.3 SCOPE

Phase I as proposed, provides for the orderly and complimentary development of the area, specifying land uses, residential density patterns, roadway structure and servicing and utility requirements.

The design for Phase I and the Concept Plan area is 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 Phase I represents a housing development 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.

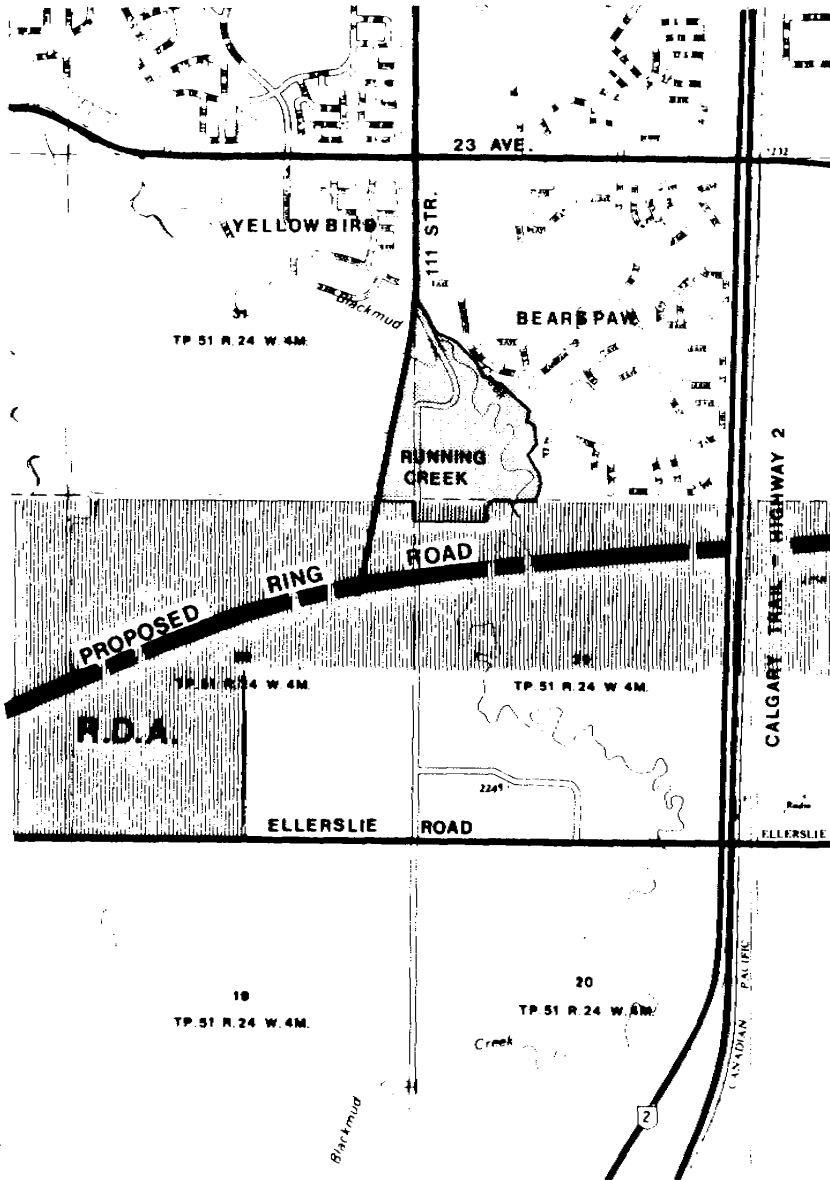


Figure 1
Location Plan

Running Creek

PHASE 1



Location Plan

Section II

EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN

2.1 GENERAL

In the preparation of Phase I it was necessary to examine the existing site conditions and inventory existing influences which could effect 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 I.

2.4 SPECIAL FEATURES

Pipeline corridors impose man made constraints on the design of the neighbourhood. In order to minimize the influence of the pipeline corridors, such corridors will be incorporated into open space areas. The pipeline will cause minimal constraint to development although, appropriate construction techniques and development setbacks must be followed near the pipeline. The location of the existing easements and rights-of-way within the Neighbourhood are illustrated on Figure Two.

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.

A geotechnical report by BBT Geotechnical Consultants Ltd. has been prepared identifying construction techniques for buildings and roadways adjacent to the ravine. The report has been supplied under separate cover

to relevant agencies and City departments needing input with respect to same.

The major recommendations include:

1. A minimum setback of 25 metres is required for buildings adjacent to the top of bank north of the existing pipeline.
2. South of the pipeline a building setback of 18 metres is required.

2.6 VEGETATION

Most of the area is now under cultivation and therefore vegetation in the form of the woodlots remains only in isolated pockets adjacent to the Ravine. Every practical effort will be made to retain valuable existing wood lots in the development of the future neighbourhood. It is intended to determine if any of the existing tree cover can be retained during the development.

2.7 TOPOGRAPHY AND DRAINAGE

The Phase I 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 north and north east with the overall gradual fall of approximately two meters from the southwest sector of the area to the north 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. The top of bank associated with the Blackmud Ravine has been determined by survey provided by Walker Newby & Associates Ltd. *for private lands* and have been established by aerial photo for the public lands (Province of Alberta).

Amended by Editor

A top of bank roadway (which is a requirement in plan areas adjacent to ravines) has not been included in this plan for the following reasons:

- 1) The geotechnical report development setback requirements would have required the road to be located in manner isolating significant portions of land between it and the top of bank.
- 2) Backing lots onto the ravine renders substantial lands developable in compliance with the geotechnical report.
- 3) The fixed intersection of the east/west collector with 111 Street, as proposed limited the ability to design a roadway for the extreme top-of-bank area.

- 4) The pipeline location precluded a right angle crossing if a top-of-bank road was included.

As an alternative, a 7.5 metre public upland setback, with walkway has been provided between the top of the bank and the residential lots.

2.8 RESTRICTED DEVELOPMENT AREA

The south boundary of the plan incorporates a portion of the restricted development area which will contain the future Ring Road facility and various utilities such as pipelines and power transmission lines. Discussion has taken place with representatives of Alberta Environment as to the possible release of the portion of the R.D.A. into residential use.

Possible future access points to these lands have been identified in Phase I, however, until Ministerial consent has been granted to release these lands from the R.D.A. the final design for the lands will not be known. At this time it is anticipated that development of these lands could take the form of residential development.

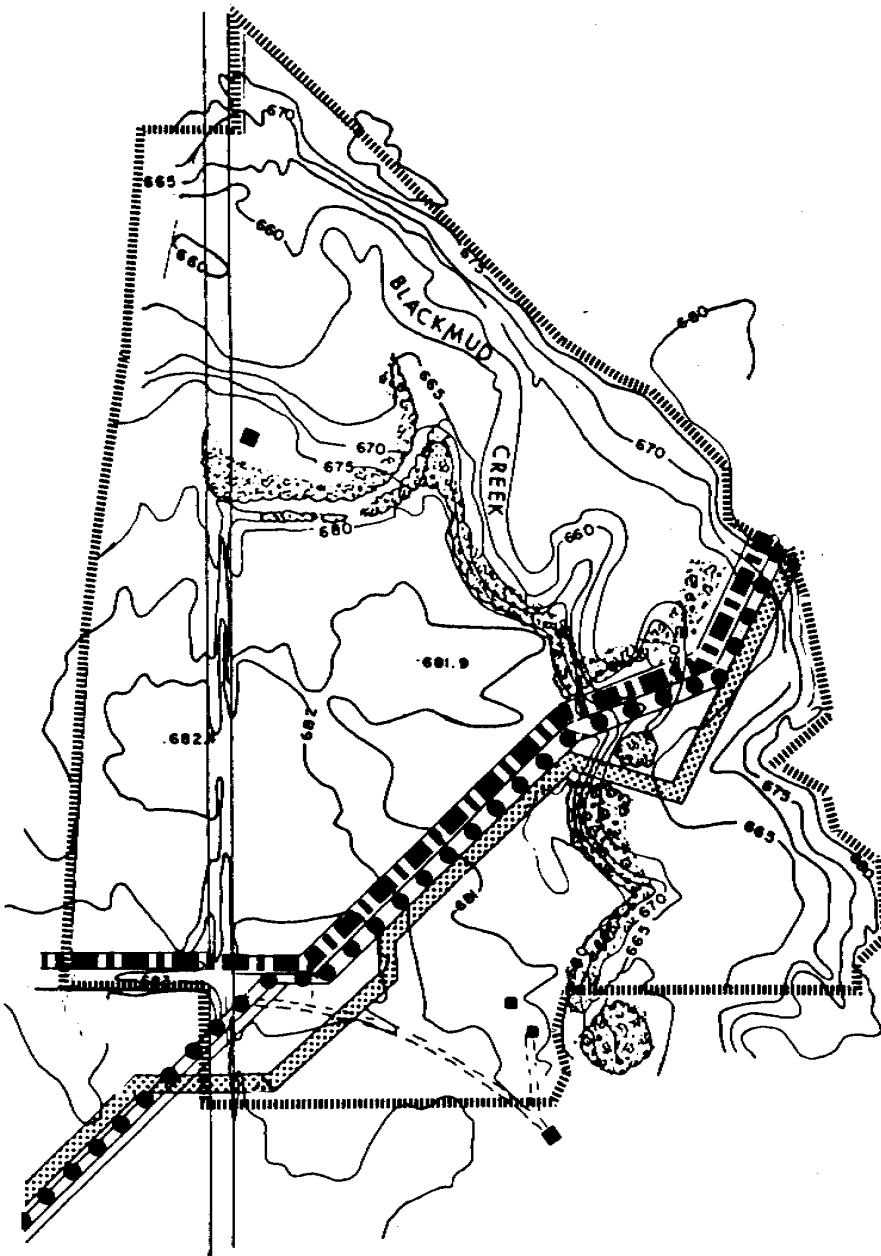
Ministerial Consent was granted to release the lands from the RDA and the land was surplussed by the Province in 1998. The land was developed for single family residential housing.








Bylaw 14207
March 13, 2006
Amended by Editor

Figure 2
Site Features

Running Creek

PHASE 1



-  VEGETATION
-  CONTOUR LINES
-  EXISTING BUILDINGS
-  DOME PETROLEUM LTD.
-  NISKU PRODUCTS PIPELINE LTD.
-  N.U.L.
-  BYLAW AREA BOUNDARY

Section III

ENGINEERING SERVICES AND UTILITIES

3.1 GENERAL

This section of the report outlines the design concepts proposed to service the Phase I 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

As noted on Fig. 3, the concept area incorporates a storm water management facility that was intended to provide service to Running Creek. This lake is located on the boundary between the Concept Plan Area and the Hidden Brook Neighbourhood and is planned to be approximately 5 acres in size.

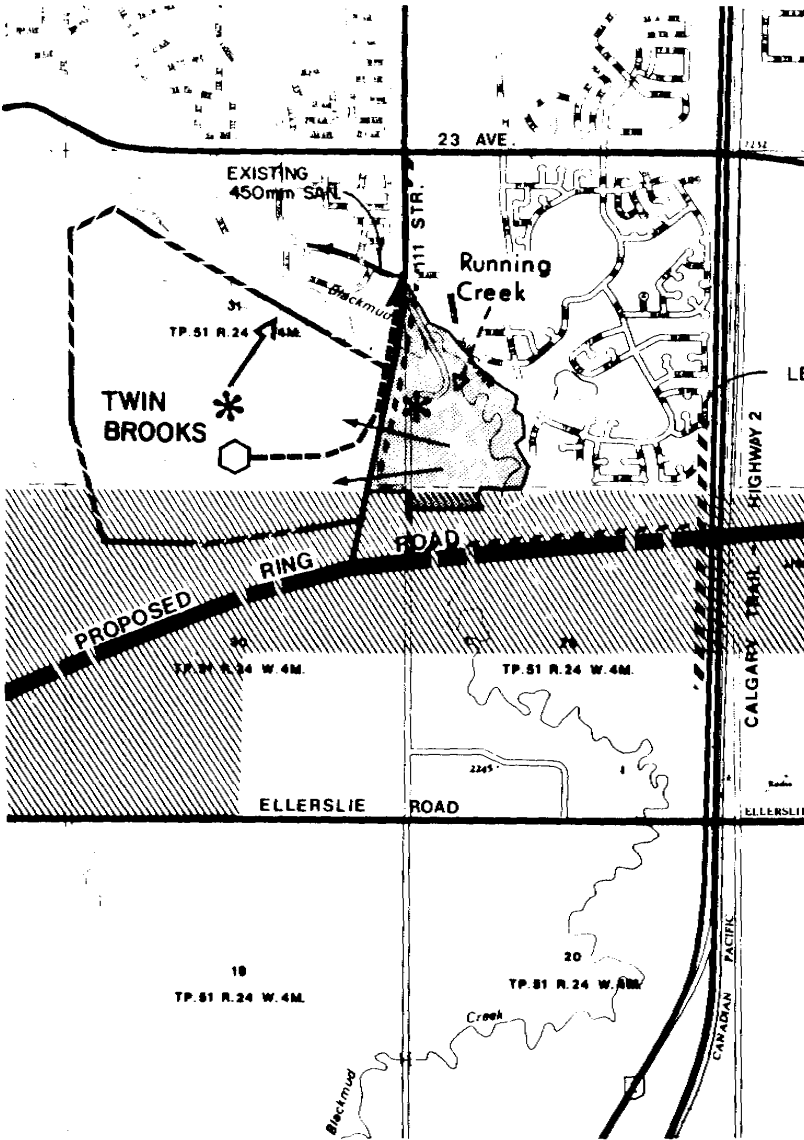
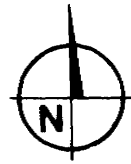
It is proposed to modify this concept to the extent that the 5 acre facility would provide service to the area west of 111 Street. The proposed storm water management dry pond in Phase I would service areas east of 111 Street. It is proposed to design the dry pond on the basis of discharging at a rate of about 5 C.F.S. into the Blackmud Creek. Final design of the dry pond as to sizing and direction of flow for the major drainage system will be in accordance with Water and Sanitation standards.

As the dry pond is located in proximity to the top of the bank, the design will be reviewed by a geotechnical engineer and mitigative measures, as recommended by that review, will be incorporated to prevent seepage and slumping. An Environmental Impact Statement (EIA) will also be undertaken with regard to the impact of stormwater discharge on Blackmud Creek. All recommendations of the EIA will be incorporated into the design of the system.

Figure 3
Schematic of Major
Utilities Offsite

Running Creek

PHASE 1



- FORCE MAIN
- · - · - EXISTING 600 MM WATERLINE
- ↑ DISCHARGE LINE
- ← DIRECTION OF FLOW
- * PROPOSED SWMM POND
- ⬡ SEWAGE LIFT STATION

The solution of the above dry pond concept is presented for basically two reasons. Firstly, it is felt that the addition of the dry pond in Phase I will be more efficient for the whole of Twin Brooks and therefore more cost effective by allowing staged development. Secondly, we believe that it would be difficult to direct the major drainage system to the proposed 5 acre facility bearing in mind the location relative to Phase I and the fact that the proposed 111 Street is between the two and Phase I will be substantially depressed at this location.

In conclusion the insertion of a dry pond in Phase I of Running Creek will be beneficial for both the area west of 111 Street and Phase I.

3.3 SANITARY SEWERAGE

The overall system for sanitary sewerage calls for a lift station to be constructed in the Hidden Brook Neighbourhood with a force main which is connected to an existing 450 mm sanitary sewer at 111 Street and Saddleback Road.

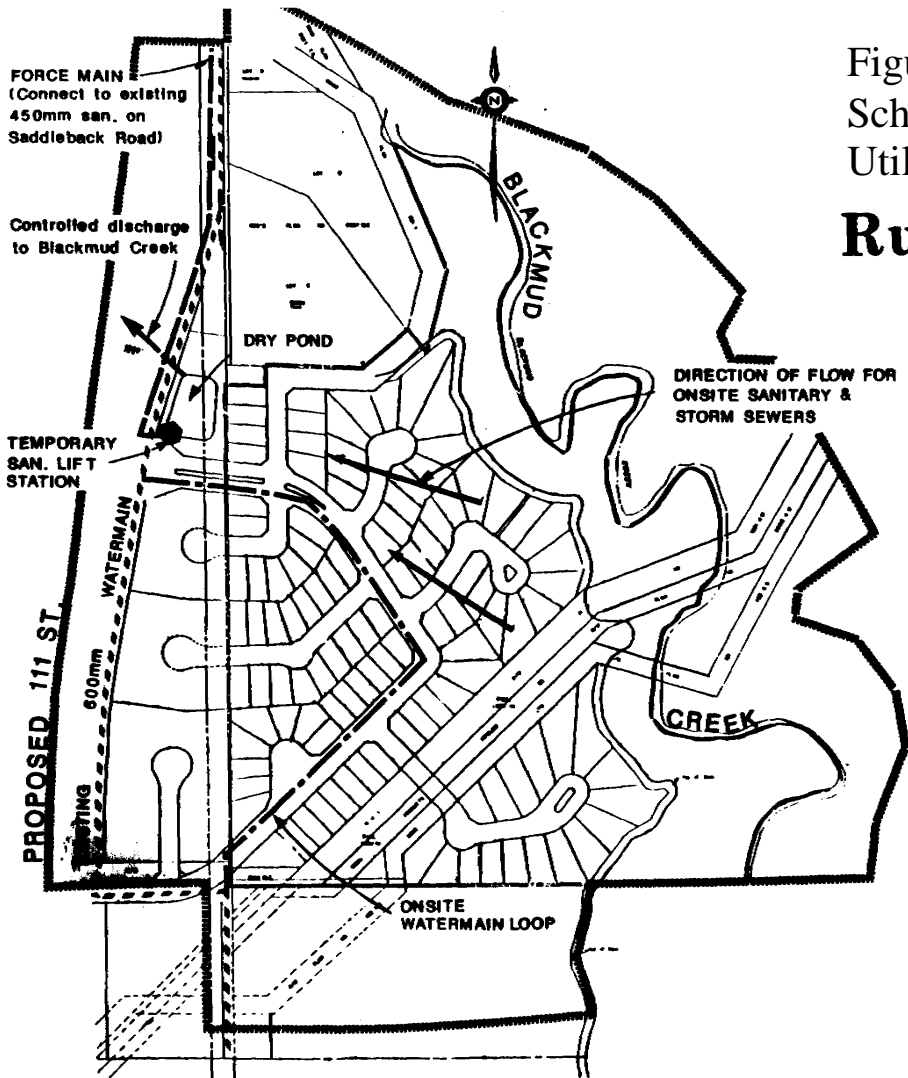
It is proposed to direct the sanitary sewer laterals for this neighbourhood towards the proposed lift station. In the event that this neighbourhood is developed before the main lift station is constructed, a temporary lift station will be built. A portion of the new force main would be constructed and utilized by the temporary lift station.

3.4 WATER DISTRIBUTION

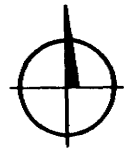
The water main distribution system would be supplied from the existing 600 mm water main adjacent to the site on 111 Street. The primary water system would be designed in accordance with the City of Edmonton requirements.

With regard to the watermain loop within the R.D.A., in the absence of an approved subdivision in the R.D.A. areas, easements will be obtained to allow installation of the watermain. Appropriate applications to obtain the necessary easements will be applied for at the subdivision stage.

Figure 4
 Schematic of Major
 Utilities Onsite
Running Creek



PHASE 1



**SCHEMATIC OF
 MAJOR UTILITIES
 ONSITE**

Section IV

NEIGHBOURHOOD STRUCTURE PLAN

4.0 GENERAL

This section of the report has been prepared to identify the land use proposal for Phase I in detail and generally addresses the Concept Plan Area. The Phase I Plan conforms generally with the Twin Brooks Area Structure Plan Bylaw and the policies of the General Municipal Plan. Certain changes have been required since the adoption of the Area Structure Plan and have evolved from recent engineering analysis carried out and solutions proposed herein. These include primarily the deletion of park space east of 111 Street and a revised stormwater servicing concept for lands west of 111 Street. Development objectives are provided, followed by a detailed discussion of the land use designations.

4.1 DEVELOPMENT OBJECTIVES

The development objectives for Phase I of the Plan were developed taking into account the existing site conditions, the location of the neighbourhood in the overall southern area of the City 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 residential 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 create an identifiable neighbourhood sub-unit, with compatible building forms establishing a distinguishable character.
- To ensure proper integration with existing and proposed adjacent developments and special features such as the Blackmud ravine and pipeline corridors.

4.2 LAND USES - GENERAL

Development objectives for the design of the Concept Plan Area were established to compliment the requirements defined in the Phase I plan. The

location of Phase I in the overall district dictated that low-density residential development should occur. The residential buildings proposed adjacent to the pipeline corridor will be located recognizing the City's "Interim Guidelines for Pipeline Corridor." This will be determined at the detailed subdivision stage. In addition, the major underlying objective of the owners is to create a mainly single family neighbourhood environment, 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.

The Phase I area and concept plan area contained in the folio at the back of this report illustrate the future development layout.

The Twin Brook Area Structure Plan designates 47.79 ppgha for the Running Creek Neighbourhood. The proposed density for Phase I is 22.47 ppgha. The difference is primarily attributed to market conditions requiring larger lots, no demand for RPL and the fact that the market for multiple family development does not exist at this time.

Bylaw 14207
March 13, 2006
Amended by Editor

4.3 NEIGHBOURHOOD COMMERCIAL

In 2006, a small 0.66 ha commercial site was added to the neighbourhood area. The land was formerly owned by the Province of Alberta and was part of the RDA/TUC lands. The site is designated for Neighbourhood Commercial – Direct Control development and is intended for a primarily health services facility with a limited range of commercial and office support uses. A DC2 provision is used to ensure that the development has the least impact on the surrounding low density development. The use class list is limited to uses that will not generate high traffic or noxious uses for the neighbourhood. Enhanced landscaping is included along the north and east property lines. Architectural and design guidelines have been included to ensure compatibility with the adjacent residential area. The addition of a small site for commercial development completes the development of the neighbourhood by providing services and amenities for the local residents.

Bylaw 14207
March 13, 2006
Amended by Editor

4.4 EDUCATIONAL/INSTITUTIONAL/OPEN SPACE

The Concept Plan has been developed to provide a public elementary school as well as community facility should it be required. The educational requirements will be determined with the future circulation of the Neighbourhood Structure Plan for the Concept Plan area. A church site is proposed for Lot C within Phase I and has been purchased by a religious denomination.

Since no municipal park is planned within Phase I the Municipal Reserve requirements will be provided on a cash-in-lieu basis.

There is no park proposed for the Phase I land due to the proximity to the Blackmud Ravine which will provide future residents with ample opportunities for passive recreational pursuits. In addition, the pipeline system will provide some opportunities for activities such as cross country skiing.

4.5 RESIDENTIAL DEVELOPMENT STATISTICS

RUNNING CREEK NEIGHBOURHOOD STRUCTURE PLAN LAND USE STATISTICS BYLAW 14207 – March 13, 2006

Area (ha)			
Gross Area	52.58		
Future Environmental Reserve	22.70		
Lot C 1.25 ha			
Lot B 1.57 ha			
PUL (pipelines) 1.64			
Public Upland Setback	.67		
Pipeline	1.88		
Gross Developable Area (GDA)	27.33		
PUL/Dry Pond	0.49		
Church	0.83		
Roads	10.36		
Collector 1.32			
Local 2.56			
111 Street 6.48			
Net Developable Area	15.65		
Commercial	0.66		
<hr/>			
Net Residential Area	14.99		
Residential Uses	Area (ha)	Units	Population
RF1	14.99 ha	189	614

Gross Density: 22.47 persons per gross developable ha.

4.6 TRANSPORTATION

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

Temporary access to Phase I will be provided via the existing 111 Street roadway system. Permanent access will be provided by the future 111 Street arterial roadway which will be a depressed facility requiring a bridge to cross Blackmud Creek. The detailed functional engineering design has been completed for the roadway and will be adhered to when designing the grading and engineering services for Phase I.

The future 111 Street facility will be built by the City of Edmonton as it is an arterial roadway and will be built as required by demand. The proposed 111 Street will be developed in stages and it is not anticipated that the 111 Street bridge crossing allowing for the complete realignment of 111 Street will be required until a substantial part of the Twin Brooks Area is developed.

In the future prior to development of the lands west of the new 111 St. consideration will be given to accessing the lands via a road north of the proposed dry pond south along the proposed future alignment of 111 Street and west into the Concept Plan Area.

4.7 DEVELOPMENT STAGING

The development staging requires the coordinated construction of engineering services and ready availability of services. The immediate development will consist of the area to the east of the existing 111 Street facility and north of the pipelines.

Development of the lands between the existing and the proposed 111 Street alignment will require alternate routing as discussed under Section 4.6.

APPENDIX I

(As Amended by Editor)

Legal Description	Owner(s)
1. S.W. ¼ Sec. 32, Twp. 51, Rge. 24, W4M	<i>Private Corporation</i>
2. S.W. ¼ Sec. 31, Twp. 51, Rge. 24, W4M	<i>Private Corporation</i>
3. N.E. ¼ Sec. 30, Twp. 51, Rge. 24, W4M	Province of Alberta
4. N.W. ¼ Sec. 29, Twp. 51, Rge. 24, W4M	Province of Alberta
5. Lot B, Plan 2687 Mc	<i>Private Owner</i>
6. Lot C, Plan 2687 Mc	<i>Private Corporation</i>
7. Environmental Reserve adjacent to Blackmud Creek	City of Edmonton