

APPROVED

As to Form


CITY SOLICITOR

Bylaw No. 10258

A Bylaw to amend Bylaw No. 5739, as amended, being the
Edmonton North Area Structure Plan Bylaw

WHEREAS pursuant to the authority granted to it by the Planning Act on August 15, 1979 the Municipal Council of the City of Edmonton passed Bylaw No. 5739, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable to from time to time amend Bylaw No. 5739, the Edmonton North Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on March 24, 1981 Council adopted, as part of Appendix "A" to Bylaw No. 5739, as amended, the Ozerna Neighbourhood (6) Structure Plan by the passage of Bylaw No. 6385; and

WHEREAS an application was received by the Planning and Development Department to amend the Ozerna Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to further amend the Edmonton North Area Structure Plan through an amendment to the Ozerna Neighbourhood Structure Plan;

NOW THEREFORE after due compliance with the relevant provision of the Planning Act, the Municipal Council of the City of Edmonton duly assembled enacts as follows:


1. Appendix "A" to Bylaw No. 5739, as amended, is hereby further amended as follows:
 - (a) deleting therefrom the Map entitled the "Lake District Neighbourhood 6 Structure Plan" Bylaw No. 6385 and substituting therefor the Map entitled "Bylaw No. 10258 Amendment to the Ozerna Neighbourhood

Structure Plan, as amended", annexed hereto as Schedule "A" - Map, and forming part of this Bylaw; and

- (b) deleting therefrom the statistics entitled "Appendix B - Statistics Ozerna Neighbourhood Structure Plan" - Bylaw No. 6385 and substituting therefor the statistics entitled "Land Use Statistics - Ozerna Neighbourhood Structure Plan " annexed hereto as Schedule "B" and forming part of this Bylaw; and
- (c) adding to the Consultants' reports the report entitled "Amendment to the Ozerna Neighbourhood Structure Plan Bylaw No. 10258" annexed hereto as Schedule "C" and forming part of this Bylaw; and
- (d) adding to the Municipal Planning Commission's Minutes dated February 5, 1981, which was attached to Bylaw No. 6385 as Appendix "A" and also formed part of Appendix "A" to Bylaw No. 5739, the Planning and Development Department's report dated October 8, 1992 annexed hereto as Schedule "D" and forming part of this Bylaw.

READ a first time this 16th day of November , A.D. 1992;
 READ a second time this 16th day of November , A.D. 1992;
 READ a third time and duly passed this 16th day of November , A.D. 1992.

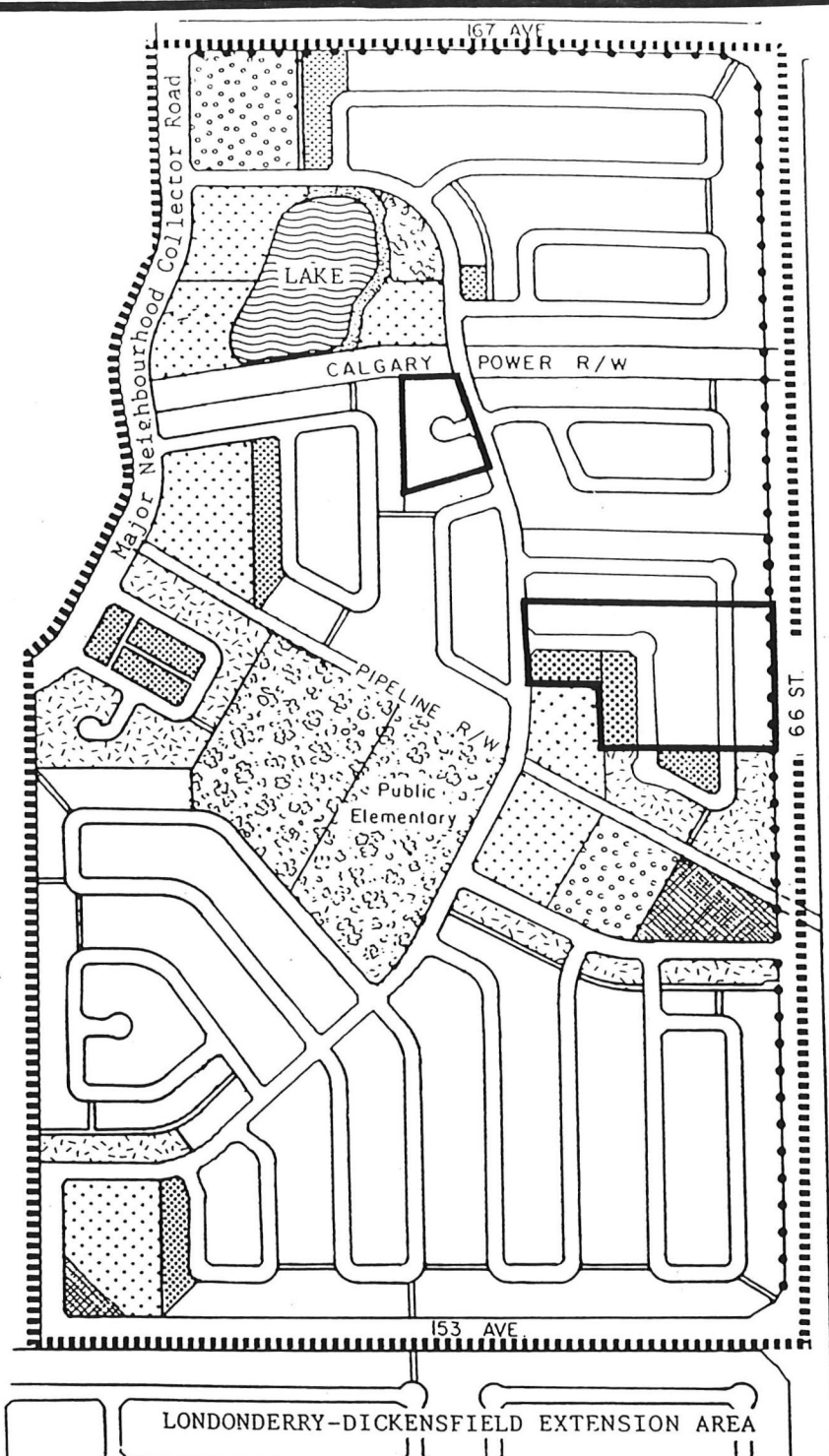
THE CITY OF EDMONTON



 MAYOR


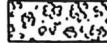






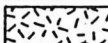





 CITY CLERK



**BYLAW 10258
AMENDMENT TO OZERNA
NEIGHBOURHOOD STRUCTURE PLAN**



- | | | | |
|---|---------------------------|---|-----------------------------|
|  | Single Family Residential |  | Schools/Park |
|  | Semi-Detached Residential |  | Storm Water Regulating Lake |
|  | Row Housing |  | Public Access |
|  | Low Rise Apartment |  | N.S.P. Boundary |
|  | Planned Lot Residential |  | Berm Noise Attenuation |
|  | Commercial |  | N.S.P. Boundary Amendment |

**LAND USE STATISTICS
OZERNA NEIGHBOURHOOD STRUCTURE PLAN**

Land Use	Area (ha)	Units	Population
Single Detached	49.2	916	2,986
Planned Lot	5.3	176	574
Semi-detached	3.0	92	267
Row Housing	7.0	260	853
Apartments	2.9	240	586
Total Residential	67.7	1,684	5,268
School/Park	7.1		
Commercial	1.0		
Storm Water Lake	2.3		
Circulation	25.0		
Power/Pipe Lines	3.5		
Neighbourhood Total	106.6		

**PROPOSED
NEIGHBOURHOOD STRUCTURE PLAN
AMENDMENT**

**OZERNA NEIGHBOURHOOD
LAKE DISTRICT**

Prepared for:

**North Estate Developments Ltd.
392073 Alberta Ltd.
North View Park Developments Inc.
Calgary Power Ltd.**

Prepared by:

I.D. Engineering Co. Ltd.

July 1992

1.0 HISTORY

The Ozerna Neighbourhood Structure Plan was adopted by Edmonton City Council on March 24, 1981 as By-law No. 6385. Significant development has occurred in the south portion of the neighbourhood since that time. However, development in the north half of the neighbourhood has been delayed pending appropriate provision for disposal of sanitary sewage. In anticipation of this obstacle to development being overcome in the near future, land owners in the area have reviewed the provisions of the plan with respect to land use and local road patterns in the context of current market and regulatory circumstances. This review has resulted in this proposal for minor revisions to the currently approved plan.

2.0 PROPOSED REVISIONS

The area to be affected by the proposed revisions is shown in Figures 1 and 2 in its currently approved form and as it is proposed to be amended. The principal changes involve the redistribution of areas designated for single detached, semi-detached, row housing, and planned lot residential development. In addition, some local roads have been redesigned to make more efficient use of the land within the affected area.

Table 1 shows the statistical profile of the currently approved neighbourhood while Table 2 reflects the land use amendment proposed.

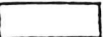



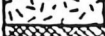






3.0 JUSTIFICATION

The proposed changes are very minor in nature. They result, however, in a more efficient use of the affected land and they respond more appropriately to current market demand.

The proposed amendment will result in no significant changes in total population, population density, student generation, or land use relationships. They will not affect the dedication of land for municipal reserve.

The proposed amendment is supported by the directly affected owners, and will have no appreciable impact on adjacent areas.

LAKE DISTRICT NEIGHBOURHOOD 6

-  Single Detached Residential District
-  Semi-Detached Residential District
-  Row Housing District
-  Low Rise Apartment District
-  Planned Lot Residential District
-  Commercial
-  Schools, Parks
-  Storm Water Regulating Lake
-  Public Access
-  Neighbourhood Boundary
-  Berm Noise Attenuation

NOTE:

Location of roads and lotlines are subject to minor revision during the subdivision of the neighbourhood and may not be developed exactly as illustrated.

BYLAW 6385

NEIGHBOURHOOD 7

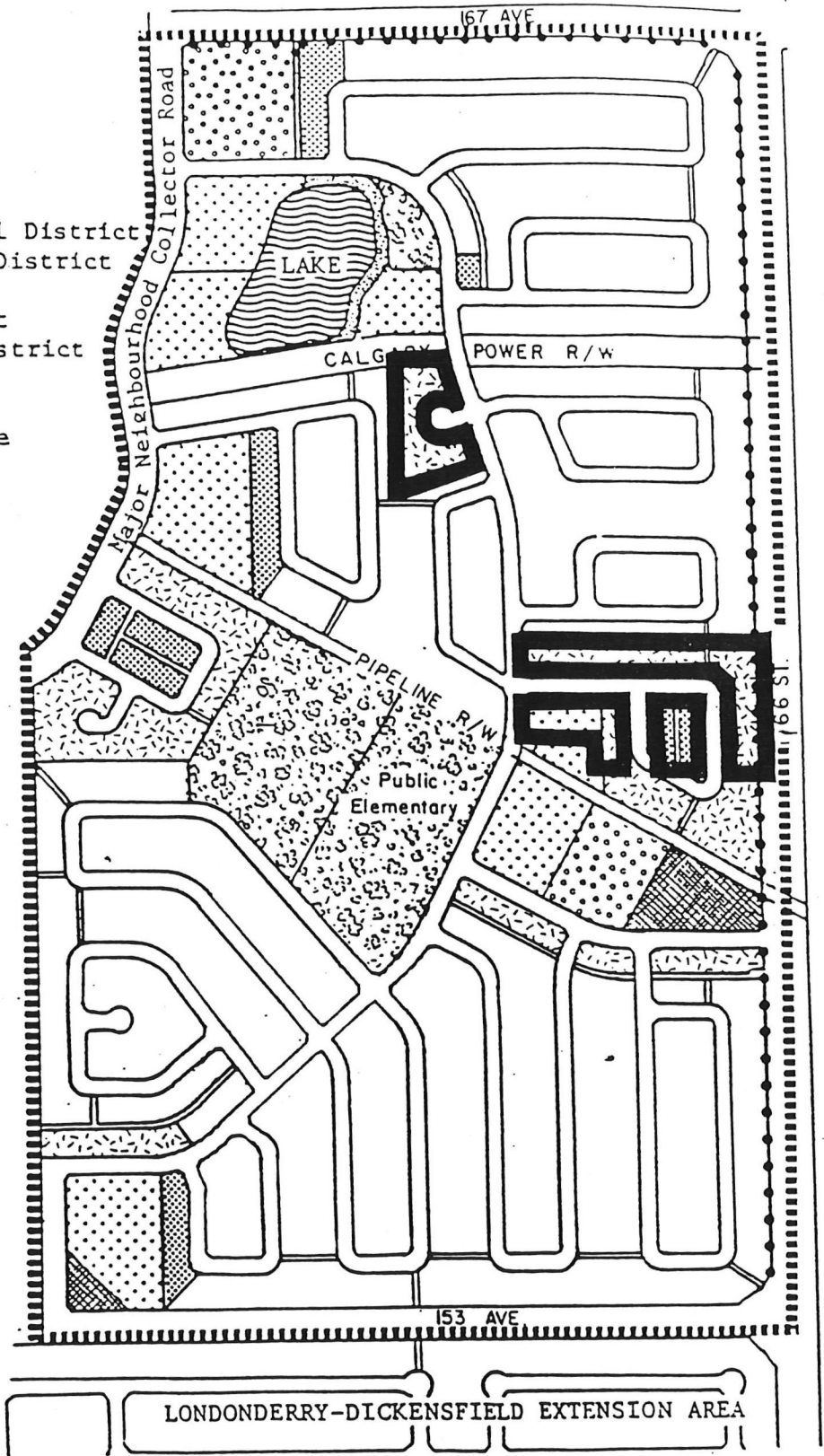


FIGURE 1 CURRENT PLAN

POWER LINE R/W 2937 M.C.

162 AVENUE

67 STREET

160 AVENUE

67 STREET



67A STREET

6.3 M ROAD WIDENING

66 STREET

P.U.L.

OZERNA NEIGHBOURHOOD STRUCTURE PLAN (BYLAW 6385) AMENDMENT

-  SINGLE DETACHED
-  SEMI-DETACHED



↑
JULY 1992

FIGURE 2

TABLE 1
CURRENT LAND USE BREAKDOWN

LAND USES	AREA		UNITS	POPULATION	K-6 STUDENTS
	(ha.)	(Acres)			
RF1 (Single Detached Residential)	47.20	116.63	873	2817	375
RPL (Planned Lot Residential)	7.16	17.69	240	782	84
RF4 (Semi-Detached Residential)	2.80	6.92	85	248	37
RF5 (Row Housing)	7.50	18.53	270	915	120
RF7 (Low Rise Apartment)	2.90	7.16	240	586	30
Municipal Reserve	7.15	17.67			
Neighbourhood Commerical Circulation	1.05	2.59			
	25.20	62.27			
TOTAL	100.96	249.46	1708	5348	646

TABLE 2
REVISED LAND USE BREAKDOWN

LAND USES	AREA		UNITS	POPULATION	K-6 STUDENTS
	(ha.)	(Acres)			
RF1 (Single Detached Residential)	49.50	122.31	916	2986	394
RPL (Planned Lot Residential)	5.25	12.97	176	574	76
RF4 (Semi-Detached Residential)	3.00	7.41	92	269	40
RF5 (Row Housing)	7.00	17.30	260	853	112
RF7 (Low Rise Apartment)	2.90	7.16	240	586	30
Municipal Reserve	7.15	17.67			
Neighbourhood Commerical Circulation	1.05	2.59			
	25.20	62.27			
TOTAL	101.05	249.68	1684	5268	652

SCHEDULE "D"
BYLAW NO. 10258
FILE: LUB/92-62
BYLAW NO. 10259
FILE: LUB/92-63
OZERNA

DESCRIPTION: AMENDMENT TO THE OZERNA NEIGHBOURHOOD STRUCTURE PLAN from Planned Lot Residential and Semi-detached Residential to Single Detached Residential and from Planned Lot Residential to Semi-detached Residential Development; and

AMENDMENT TO THE LAND USE BYLAW from AG (Agricultural) District to RF1 (Single Detached Residential) District, RF4 (Semi-Detached Residential) District and AGU (Urban Reserve) District; OZERNA

LEGAL DESCRIPTION: Portions of Block X and Block T, Plan 3514 AW and a portion of road right-of-way

LOCATION: Located west of 66 Street and south of the TransAlta Utility Right-of-Way

APPLICANT: ID Engineering Company Ltd.
807, Centre 104, 5241 Calgary Trail Southbound
Edmonton, Alberta
T6H 5G8

OWNERS: North View Park Developments Inc.
392073 Alberta Ltd.
North Estate Developments Ltd.
800, 10310 Jasper Avenue
Edmonton, Alberta

Calgary Power Ltd. (TransAlta)

ACCEPTANCE OF APPLICATION: July 28, 1992

EXISTING DEVELOPMENT: Vacant

LAND USE DESIGNATION: AG (Agricultural) District

BYLAW NO. 10258
FILE: LUB/92-62
BYLAW NO. 10259
FILE: LUB/92-63
OZERNA

**PLANNING
AND DEVELOPMENT
DEPARTMENT'S**

RECOMMENDATIONS: I

That the Bylaw to amend the Ozerna Neighbourhood Structure Plan to replace Planned Lot Residential and Semi-detached residential development with Single Detached Residential development and to replace Planned Lot Residential development with Semi-detached Residential development, be APPROVED.

II

That the Bylaw to amend the Land Use Bylaw from AG (Agricultural) District to RF1 (Single Detached Residential) District, RF4 (Semi-Detached Residential) District and AGU (Urban Reserve) District, be APPROVED.

BYLAW NO. 10258
FILE: LUB/92-62
BYLAW NO. 10259
FILE: LUB/92-63
OZERNA

DISCUSSION

1. The Application

This report concerns two applications:

- (1) File LUB/92-62 is an application to amend the Ozerna Neighbourhood Structure Plan from Planned Lot Residential and Semi-detached Residential development to Single Detached Residential development and from Planned Lot Residential development to Semi-detached Residential development. More specifically, the amendment redesignates a short cul-de-sac in the northwest portion of the site from Planned Lot Residential to Single Detached Residential, redesignates the lands in the southwest portion of the site adjacent to a future row housing development from Planned Lot Residential to Semi-detached Residential, and redesignates lands in the south portion of the site from Semi-detached Residential to Single Detached Residential development.
- (2) File LUB/92-63 is an application to redistrict the amendment area and other lands totalling 15.71 ha site located in the Ozerna Neighbourhood from AG (Agricultural) District to RF1 (Single Detached Residential) District, RF4 (Semi-Detached Residential) District and AGU (Urban Reserve) District.

In addition the applicant has also submitted road closure and subdivision applications for these lands. The purpose of the associated road closure application (File No. LC/92-24) is to close a portion of an Avenue within Block X, Plan 3514 AW. The Avenue is located south of the TransAlta Utility Right-of-Way and west of 66 Street.

The associated subdivision application (File No. 92-X-119-S) proposes to create 186 single detached residential lots, 16 semi-detached residential lots, a 0.51 ha portion of a future multiple family residential parcel and a 0.11 ha municipal reserve parcel. The subdivision application will proceed to the Municipal Planning Commission following Council's consideration and approval of these applications.

2. Site and Surrounding Area

The site is located west of 66 Street and south of the TransAlta Utility Right-of-Way. It is currently districted AG (Agricultural) District and is vacant. Lands to the east across 66 Street are in the Matt Berry Neighbourhood and are currently being developed for residential land uses with the exception of the Briggs Buslines site. The lands to the north, south and west are districted AG (Agricultural) District and are vacant. A natural gas pipeline bisects the southwest corner of the site. Future development must comply with required development setbacks and the right-of-way will be utilized to provide a walkway/bikeway in accordance with Municipal Planning Commission policy.

BYLAW NO. 10258
FILE: LUB/92-62
BYLAW NO. 10259
FILE: LUB/92-63
OZERNA

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed Neighbourhood Structure Plan amendment is consistent with the Edmonton North (Lake District) Area Structure Plan which designates this neighbourhood for residential development. The redistricting application proposes semi-detached residential development in the southwest portion of the site adjacent to the future row housing site to the south. This will provide a transition in housing form and density, from row housing through semi-detached to single detached housing, and ensure land use compatibility.

2. Land Use Analysis

The effect of the proposed amendment is twofold. First, the amendment replaces approximately 2 ha of planned lot residential development with single detached residential development. Second, it shifts semi-detached residential development adjacent to the future row housing site to provide a density transition. In addition, some minor redesign of the local roadways is proposed.

As illustrated by Tables 1 and 2, the proposed amendment will have a nominal effect on the demographics of the neighbourhood. The total neighbourhood population will be reduced by 3% and dwelling units would be reduced by 3%. The ratio of low density to multiple density dwelling units remains unchanged (65/35) by the amendment.

TABLE 1
LAND USE STATISTICS
EXISTING OZERNA NEIGHBOURHOOD STRUCTURE PLAN

Land Use	Area (ha)	Units	Population
Single Detached	47.2	873	2,828
Planned Lot	7.1	240	803
Semi-detached	2.8	85	259
Row Housing	7.5	279	976
Apartments	2.9	270	585
Total Residential	67.5	1,747	5,451
School/Park	7.1		
Commercial	1.0		
Storm Water Lake	2.3		
Circulation	25.2		
Power/Pipe Lines	3.5		
Neighbourhood Total	106.6		

BYLAW NO. 10258
FILE: LUB/92-62
BYLAW NO. 10259
FILE: LUB/92-63
OZERNA

TABLE 2
LAND USE STATISTICS
PROPOSED AMENDMENT TO
OZERNA NEIGHBOURHOOD STRUCTURE PLAN

Land Use	Area (ha)	Units	Population
Single Detached	49.2	916	2,986
Planned Lot	5.3	176	574
Semi-detached	3.0	92	267
Row Housing	7.0	260	853
Apartments	2.9	240	586
Total Residential	67.7	1,684	5,268
School/Park	7.1		
Commercial	1.0		
Storm Water Lake	2.3		
Circulation	25.0		
Power/Pipe Lines	3.5		
Neighbourhood Total	106.6		

3. Transportation and Utilities

The Transportation Department has advised that it has no outstanding concerns regarding this redistricting application. The detailed technical requirements of the Department will be addressed at the subdivision and Development Permit stages. Access to the site will be from a northward extension of Ozerna Road.

The various utility agencies have advised that permanent services for the site are available through extensions of existing services. The Drainage Branch has advised that permanent sanitary servicing can be provided by the extension of the existing 375 mm sanitary sewer along the future Ozerna Road from 158 Avenue. Storm servicing will be provided by a connection to a future storm water management facility (Lake 5E) to be located in the north portion of the Ozerna Neighbourhood. The technical sanitary and storm drainage servicing details will be addressed at the subdivision stage.

The Water Branch has advised that permanent water service will be provided from an existing 450 mm water transmission main located in Ozerna Road. A second feed will be provided from a proposed (N/S) 450 mm stub to be constructed in Ozerna Road as part of the (E/W) 900 mm water transmission main to be constructed by the City in an alignment parallel with the TransAlta power right-of-way.

BYLAW NO. 10258
FILE: LUB/92-62
BYLAW NO. 10259
FILE: LUB/92-63
OZERNA

4. Impact on Community Infrastructure

No concerns regarding impact on community infrastructure were identified through the circulation of these applications.

5. Surrounding Property Owners' Concerns

No concerns regarding the proposed plan amendment and redistricting applications have been expressed to the Planning and Development Department in response to its letter of pre-notification for these applications.

JUSTIFICATION

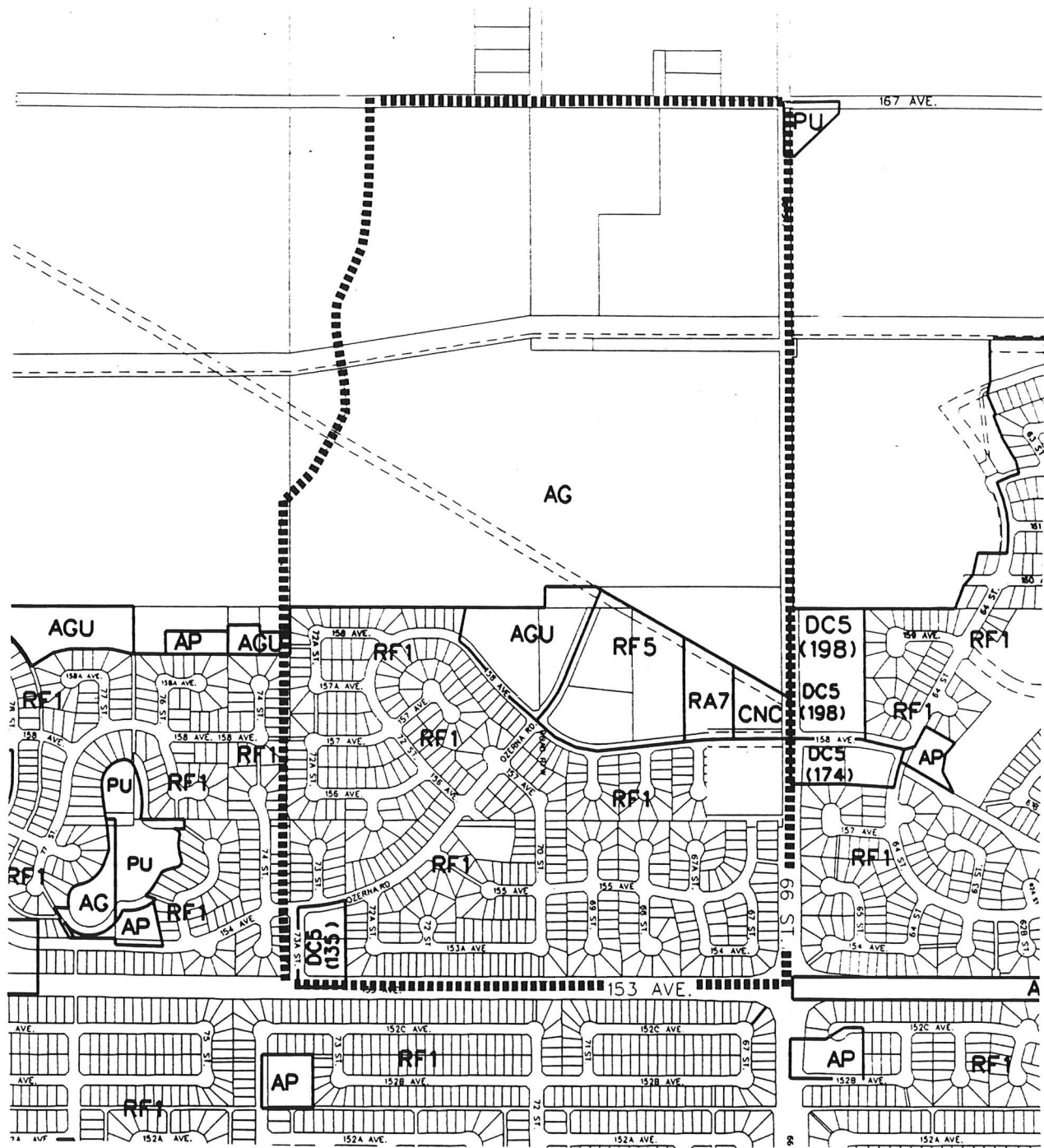
The Planning and Development Department recommends that the proposed Ozerna Neighbourhood Structure Plan amendment and the associated redistricting application be APPROVED on the basis that:

- (a) the proposed amendment is in conformance with the Edmonton North (Lake District) Area Structure Plan which designates this area for residential development; and
- (b) the proposed redistricting amendment provides for an appropriate juxtaposition of housing types and siting relationships with adequate transition between low density and medium density housing forms.

ENCLOSURE

- 1 Maps

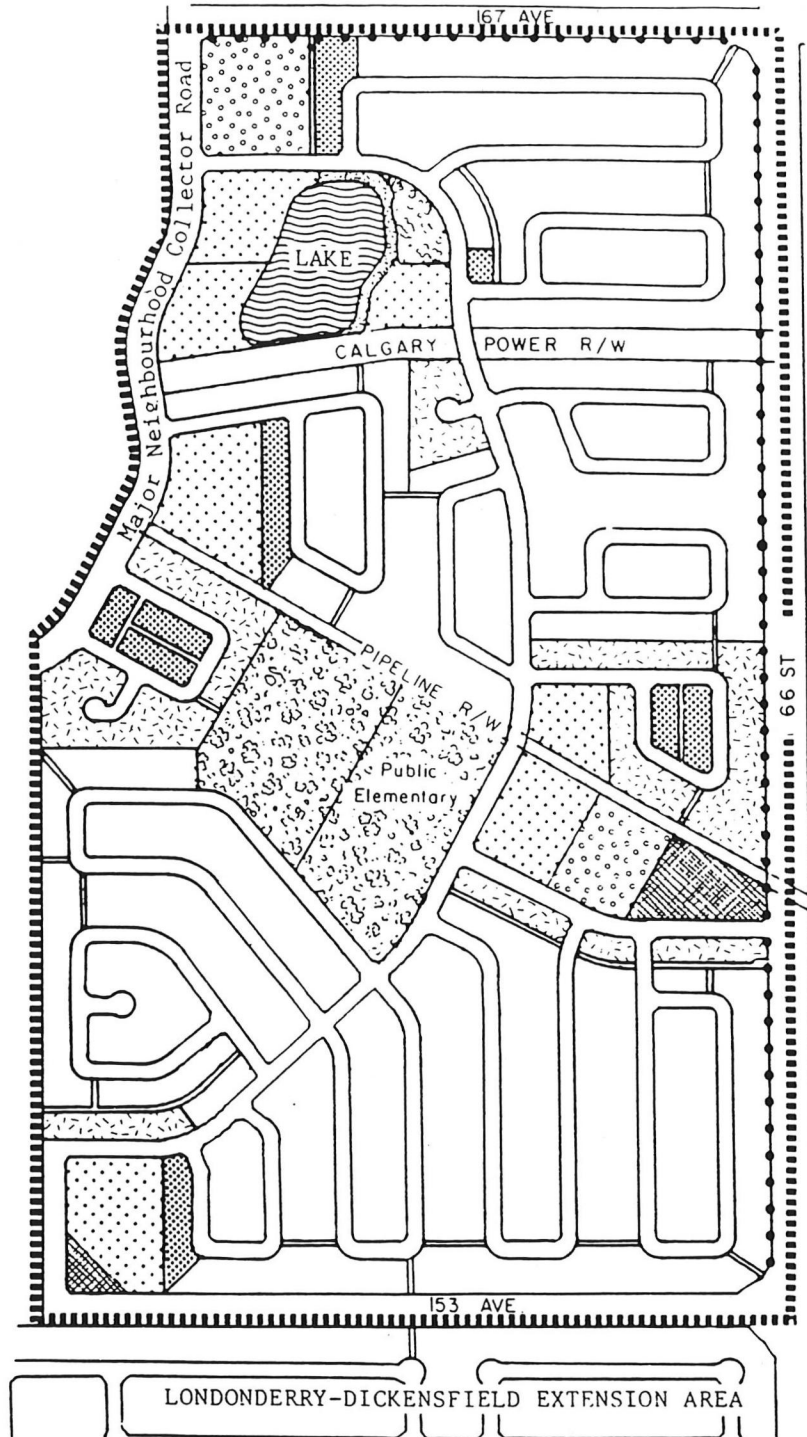
Written by: Robert Armstrong *RA*
Approved by: Bruce Duncan *BD*
Planning and Development Department
October 8, 1992



SURROUNDING LAND USE DISTRICTS


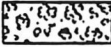



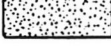
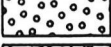
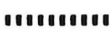
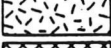


 Site Location

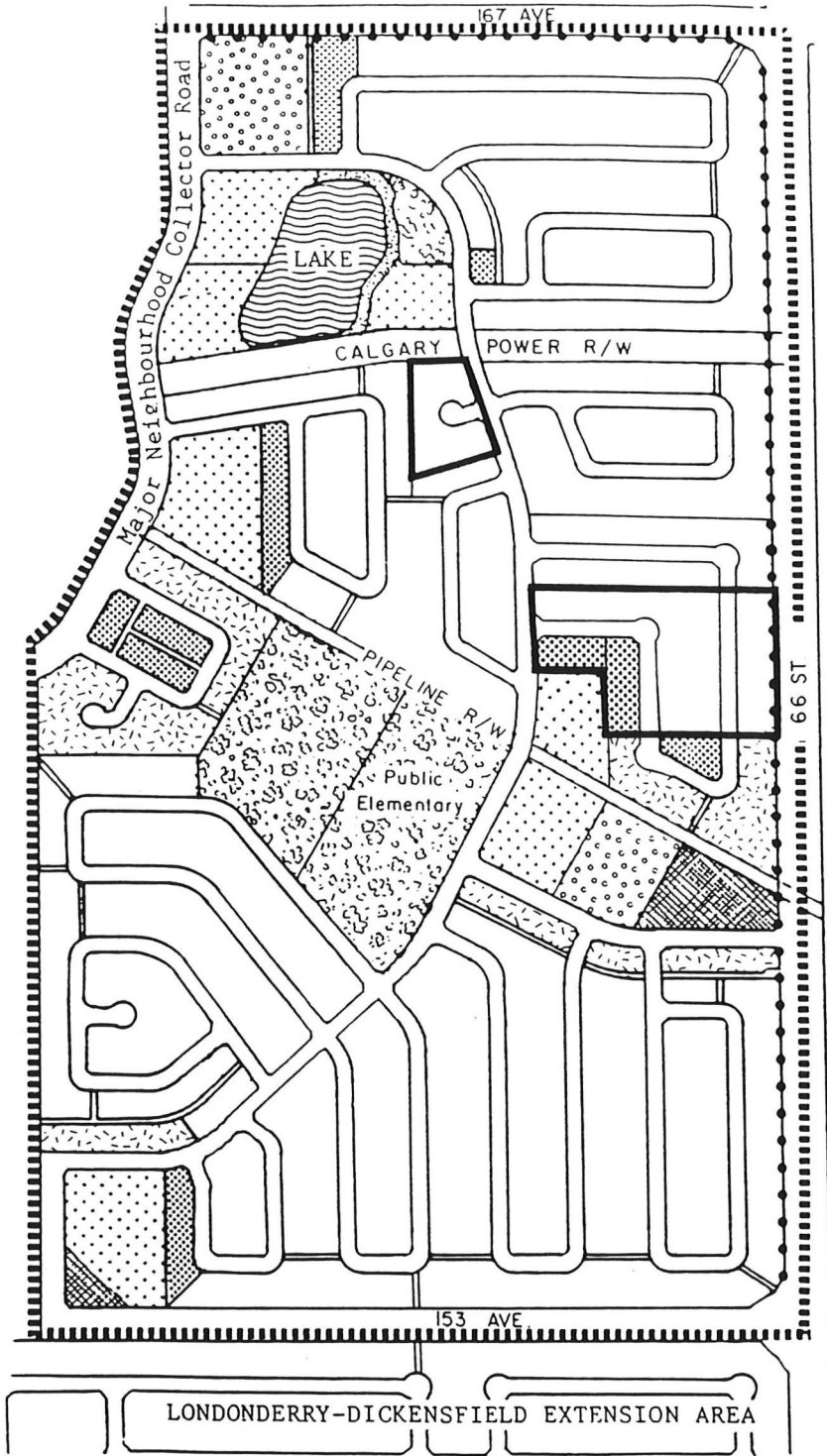




**BYLAW 6385
APPROVED OZERNA
NEIGHBOURHOOD STRUCTURE PLAN**

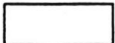
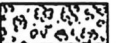



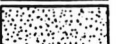


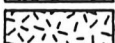





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|---|---------------------------|---|-----------------------------|
|  | Single Family Residential |  | Schools/Park |
|  | Semi-Detached Residential |  | Storm Water Regulating Lake |
|  | Row Housing |  | Public Access |
|  | Low Rise Apartment |  | N.S.P. Boundary |
|  | Planned Lot Residential |  | Berm Noise Attenuation |
|  | Commercial | | |



**BYLAW 10258
AMENDMENT TO OZERNA
NEIGHBOURHOOD STRUCTURE PLAN**



- | | | | |
|---|---------------------------|---|-----------------------------|
|  | Single Family Residential |  | Schools/Park |
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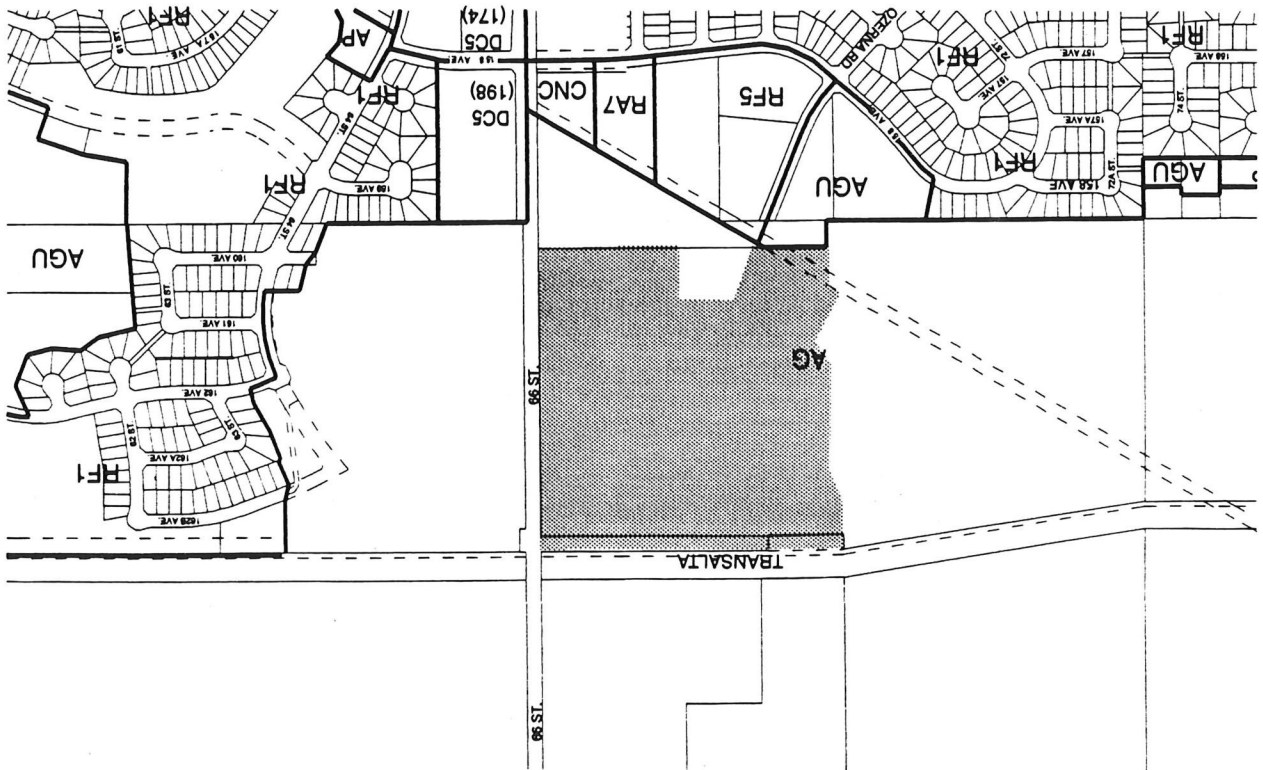
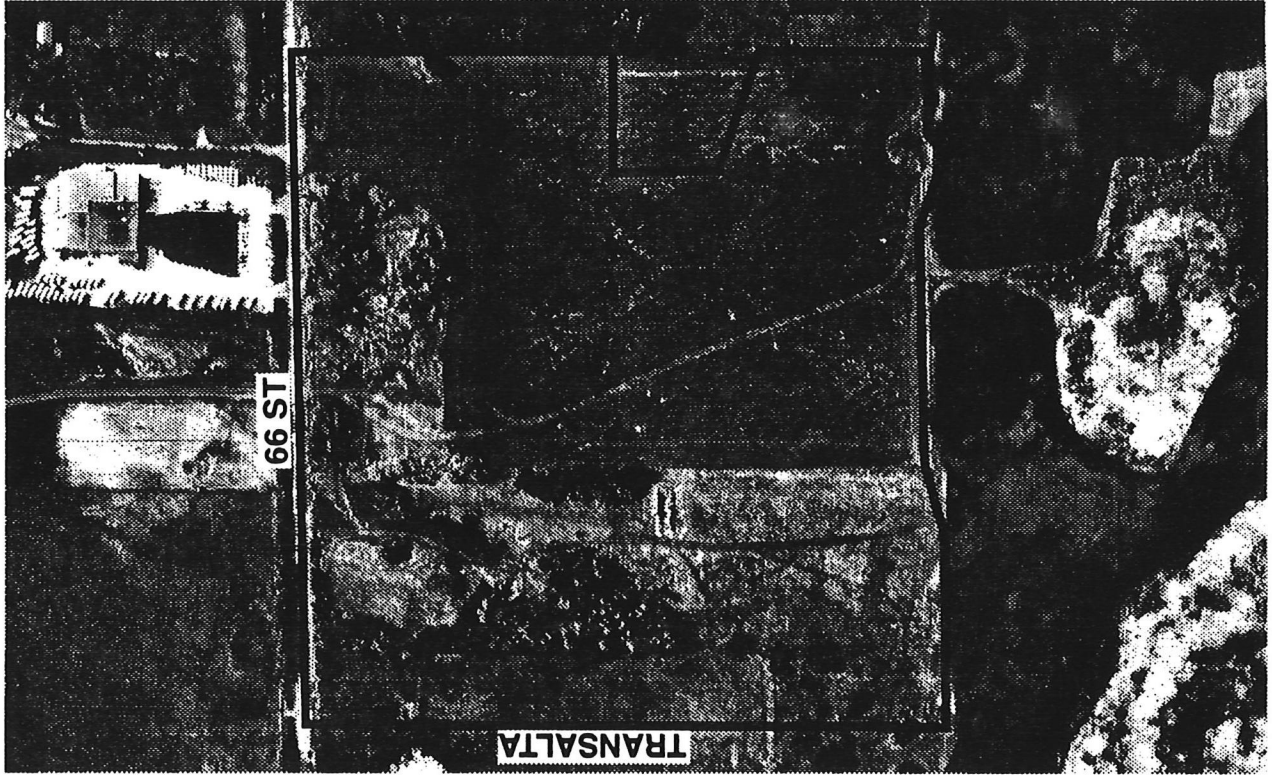
DATE: October 8, 1992

FILE: LUB/92-63

Site Location

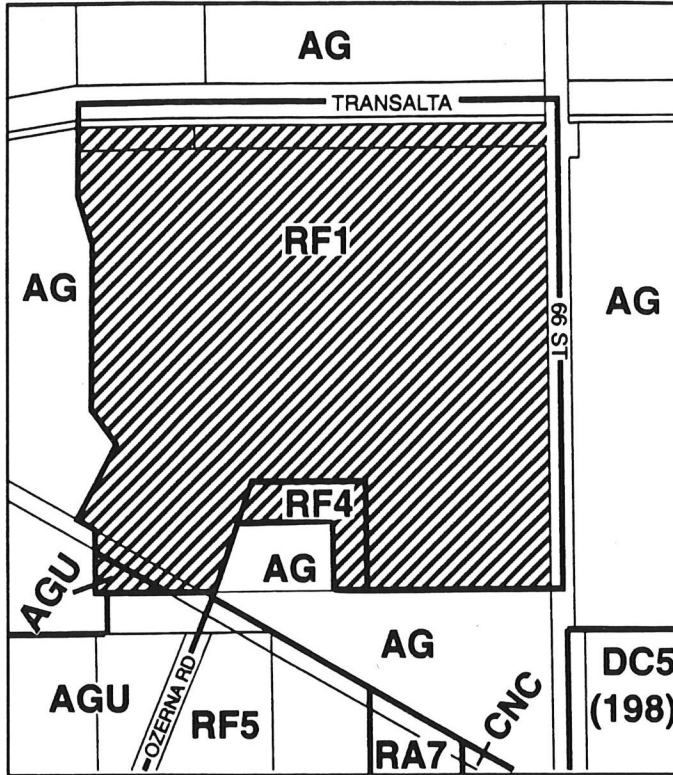


SURROUNDING LAND USE DISTRICTS



BYLAW 10259

(located west of 66 Street and south of TransAlta)



 Proposed Redistricting from **AG to RF1, RF4 & AGU** 

The purpose of proposed Bylaw No. 10259 is to amend Bylaw No. 5996, the Land Use Bylaw of the City of Edmonton, by redistricting from AG (Agricultural) District to RF1 (Single Detached Residential) District, RF4 (Semi-Detached Residential) District & AGU (Urban Reserve) District; located west of 66 Street and south of TransAlta Utility Right-of-Way, in the City of Edmonton, in the Province of Alberta, as shown on the above sketch plan forming part of the proposed Bylaw. The proposed land use is single detached and semi-detached residential development. The proposed Bylaw was supported by the Planning and Development Department. A copy of this notice is being mailed to each assessed owner of property within 60m of the land being redistricted.

PROPOSED REDISTRICTING

FILE: LUB/92-63

DATE: October 8, 1992

