

APPROVED

As to Form

CITY SOLICITOR

Bylaw No. 11308

A Bylaw to amend Bylaw No. 5710, as amended,
being the Riverbend Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on September 11, 1979, the Municipal Council of the City of Edmonton passed Bylaw No. 5710, being the Riverbend Area Structure Plan; and

WHEREAS Council found it desirable to from time to time amend Bylaw No. 5710, the Riverbend Area Structure Plan by adding new neighbourhoods; and

WHEREAS on February 11, 1986 Council adopted, as part of the Riverbend Area Structure Plan, Bylaw 8095, the Riverbend 4, Bulyea Heights Neighbourhood Structure Plan; and

WHEREAS Council has amended Riverbend 4, Bulyea Heights Neighbourhood Structure Plan through the passage of Bylaw Nos. 8578 and 9422; and

WHEREAS an application was received by the Planning and Development Department to further amend the Riverbend 4, Bulyea Heights Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Riverbend Area Structure Plan through an amendment to the Riverbend 4, Bulyea Heights Neighbourhood Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, S.A. 1994, c. M-26.1, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw No. 5710, as amended, the Riverbend Area Structure Plan is hereby amended by:
 - a) deleting from Appendix "A" the map entitled "Bylaw No. 9422, Amendment to the Bulyea Heights Neighbourhood Structure Plan" and substituting therefor the map entitled "Bylaw 11308 Amendment to the Bulyea Heights Neighbourhood Structure Plan" attached hereto as Schedule "A" and forming part of this Bylaw:


- b) by deleting from Appendix "A" the statistics entitled "Table II - Land Use Statistics Proposed Amendment to the Bulyea Heights Neighbourhood Structure Plan" and substituting therefor the statistics entitled "Land Use Statistics Bulyea Heights Neighbourhood Structure Plan Bylaw No. 11308" attached hereto as Schedule "B" and forming part of this Bylaw; and
- c) by adding to Appendix "A" being the Bulyea Heights Neighbourhood Structure Plan, the report entitled "Bulyea Heights Neighbourhood Structure Plan Amendment" attached hereto as Schedule "C" and forming part of this Bylaw; and
- d) by adding to Appendix "A" being the Bulyea Heights Neighbourhood Structure Plan, the Planning and Development Department's report dated July 8, 1996, attached hereto as Schedule "D" and forming part of this Bylaw.

READ a first time this 12th day of August, A.D. 1996;
READ a second time this 12th day of August, A.D. 1996;
READ a third time this 12th day of August, A.D. 1996;
SIGNED and PASSED this 12th day of August, A.D. 1996.

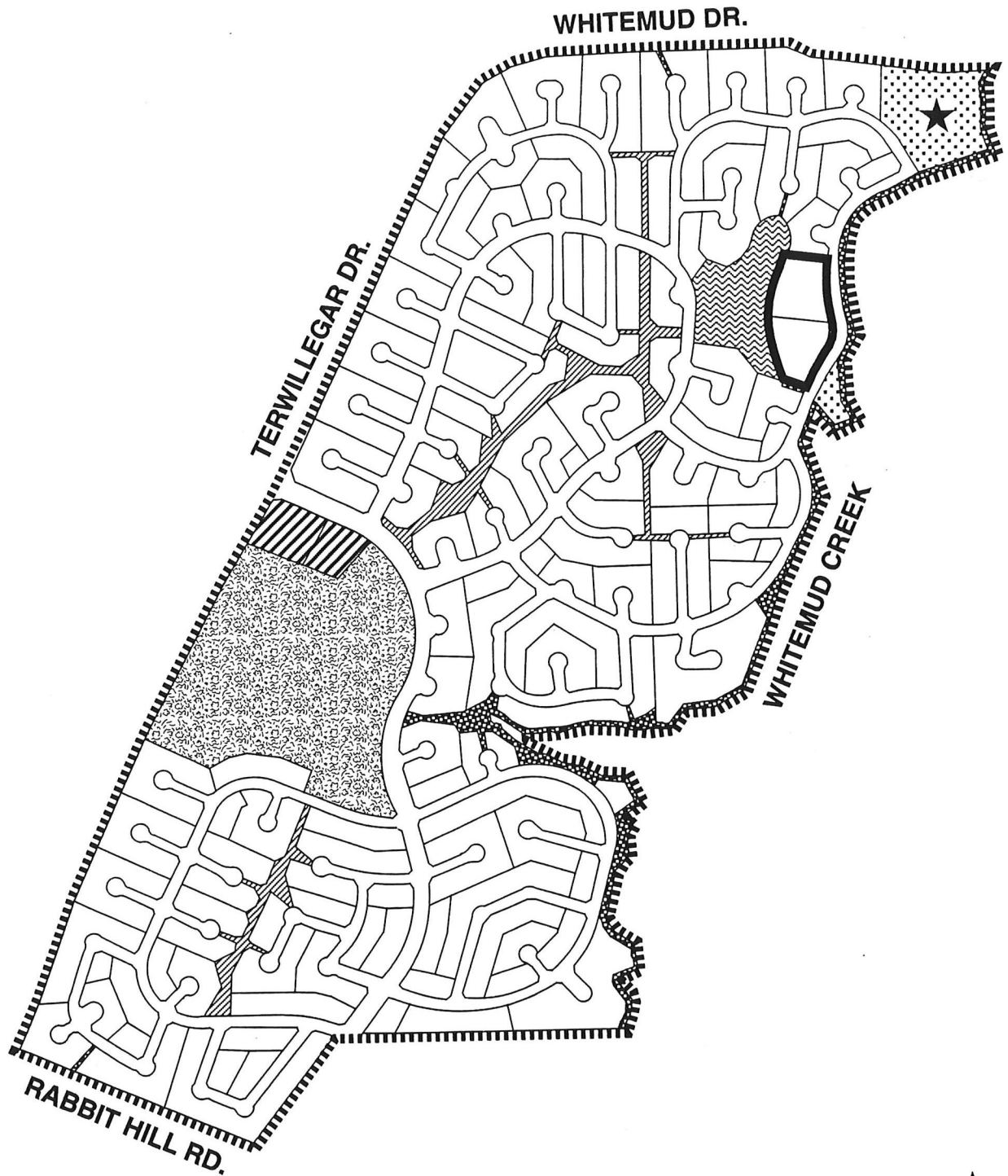
THE CITY OF EDMONTON



MAYOR

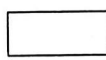

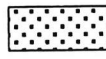









CITY CLERK



**BYLAW 11308
AMENDMENT TO BULYEA HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN (as amended)**



- | | |
|--|---|
|  Single Family Residential |  Public Walkways R.O.W. |
|  Row Housing |  Private Walkways |
|  Row Housing (Direct Control) |  Storm Water Facility/Dry Pond |
|  Commercial |  N.S.P. Boundary |
|  Schools/Park |  Boundary of Amendment |

LAND USE STATISTICS
BULYEA HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN
BYLAW NO. 11308

Land Use	Area	Dwelling Units	Population
Single Detached	78.39	1,034	3,632
Row Housing/Medium Density	2.67	112	321
Schools/Parks	11.70		
Public Utilities (Upland Walkways)	2.00		
Public Utilities (Utilities and Dry Pond)	3.40		
Roadways	25.34		
Neighbourhood Commercial	1.00		
Total	124.50	1,152	3,971

BULYEA HEIGHTS

Neighbourhood Structure Plan Amendment
City of Edmonton



**BULYEA HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN AMENDMENT**

CITY OF EDMONTON

RIVERBEND DISTRICT

Prepared for:

Maclab Enterprises Ltd.

Prepared by:

UMA Engineering Ltd.
Engineers, Planners & Surveyors
17007 - 107 Avenue
Edmonton, Alberta
T5S 1G3

May 1996
Revised July 1996

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1.0 INTRODUCTION

1.1 Purpose

This amendment to the Bulyea Heights Neighbourhood Structure Plan, Bylaw No. 8095 as amended, has been prepared to change the designation of the subject property from *Row Housing (Direct Control)* to *Single Detached Residential*. The amendment affects an area of approximately 1.82 ha. Bulyea Heights is located in southwest Edmonton (Figure 1).

1.2 Site Location and Context

The amendment area is a portion of Lot C, Plan 912 3154, located in the northeastern portion of Bulyea Heights Neighbourhood (Figure 2). It is situated between the existing dry pond and Whitemud Creek Ravine. Single detached residential development is located immediately to the south. Land to the north is designated for single detached housing but has yet to be developed.

1.3 Background

Area/Neighbourhood Structure Plan Status

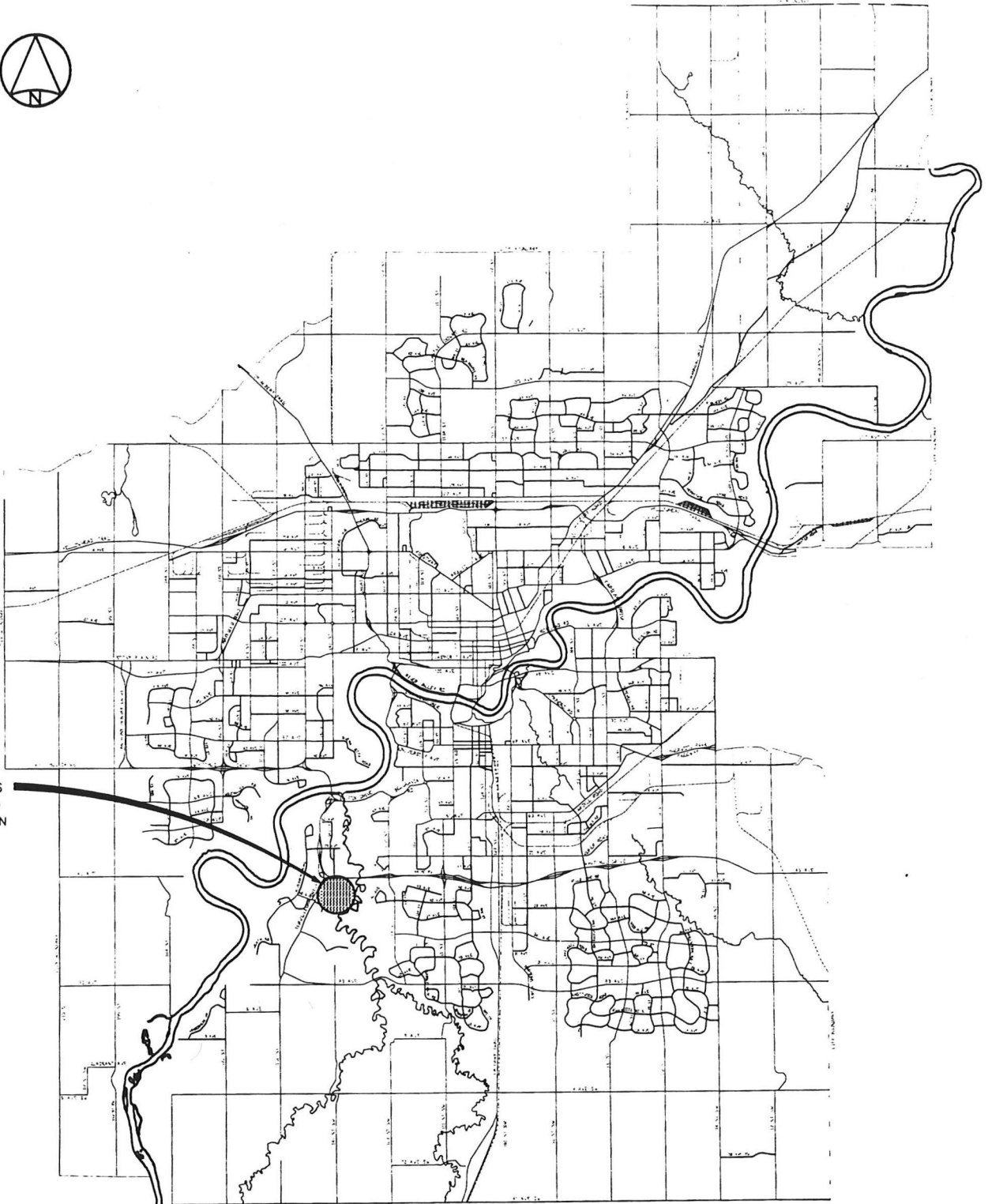
Bylaw 5710, the Riverbend Area Structure Plan (ASP), was adopted on September 11, 1979. This ASP established the neighbourhood framework for a portion of southwest Edmonton located between Whitemud Creek Ravine and the North Saskatchewan River.

Bylaw 8095, adopted in February, 1986, amended the Riverbend Area Structure Plan to create the Neighbourhood Structure Plan (NSP) for the Bulyea Heights Neighbourhood. The amendment area was designated for Row Housing (Direct Control). A stormwater management lake (wet pond) was proposed immediately to the west of the amendment area.

Bylaw 8095 was amended by Bylaw 8578, in 1987, to re-designate two sites in the southern portion of the neighbourhood from semi-detached residential and row housing to single family residential.



BULYEA HEIGHTS
NEIGHBOURHOOD
STRUCTURE PLAN



**Bulyea Heights
NEIGHBOURHOOD STRUCTURE PLAN
AMENDMENT**

LOCATION PLAN

DATE: MAY 27, 1996
FILE: 6355-010-00-03



FIGURE 1

WHITEMUD DR.



TERWILLEGAR DRIVE

DRY POND

HWL

WHITEMUD
CREEK
RAVINE

WHITEMUD CREEK

DATE: MAY 29, 1996
FILE: 6355-010-00-03






0 40 80 120m

1 : 6000



LEGEND

-  PROPOSED AMENDMENT AREA
-  NEIGHBOURHOOD BOUNDARY
-  HWL HIGH WATER LINE

NOTE: THE LOCATION OF LOT LINES IN THE AMENDMENT AREA IS SUBJECT TO REVISIONS AT THE TIME OF SUBDIVISION.

**Bulyea Heights
NEIGHBOURHOOD STRUCTURE PLAN
AMENDMENT**

**AMENDMENT AREA
FIGURE 2**

Bylaw 9422 further amended Bylaw 8578, through an amendment to Bylaw 5710, the Riverbend Area Structure plan, by converting the proposed wet pond to a dry pond designation. The dry pond has since been developed and forms the western edge of the amendment area.

Land Use Bylaw Status

Bylaw 9705, adopted on March 12, 1991, amended the Edmonton Land Use Bylaw, Bylaw 5996, to re-district the amendment area from AGU to DC5 (Site Specific Development Control) District. The intent of the DC5(243) designation is to *"accommodate low to medium density residential development consisting of semi-detached housing and row housing and to establish site development regulations that provide for development compatible with the surrounding residential development"*.

An application to re-district the amendment area to RF1 has been made concurrently with this NSP amendment application.

Subdivision Status

The subdivision of the lands to the east and south of the stormwater lake, including the amendment area, was approved by the City of Edmonton Municipal Planning Commission on April 11, 1991 (File 90-X-221-S). The amendment area was approved as a single multi-family, row house, parcel.

A portion of the area approved for subdivision under File No. 90-X-221-S has since been registered as Plan No. 932 2869. Containing 31 lots, this area has been substantially developed bringing underground services and a roadway to the southern edge of the amendment area.

The remaining area approved for subdivision under File No. 90-X-221-S has not yet been registered. Annual extensions have been made to the subdivision approval for the amendment area. However, a revised tentative plan for the subdivision of the amendment area into lots for single detached housing has been submitted for approval, following the NSP and LUB amendments.

2.0 ***PROPOSED AMENDMENT***

2.1 ***Context***

The amendment area comprises approximately 1.82 ha of undeveloped land in the northeastern part of the Bulyea Heights Neighbourhood. Its western limit is defined by Public Utility Lot (PUL) 80, Block 119, Plan 902 3151. This PUL contains a landscaped dry pond which combines an attractive open space feature with stormwater management functions. The dry pond is bordered by residential lots on its northern and southern limits. Development of the amendment area will add a low density residential component to the pond's eastern edge.

To the south, the amendment area is bordered by residential lots along Butterworth Drive. This area is undergoing development.

The eastern side of the amendment area will be defined by Butterworth Drive. Butterworth Drive is a top-of-the-bank roadway and will separate the amendment area from the Environmental Reserve parcel which encompasses Whitemud Creek Ravine. In addition, a parcel of land designated RF5 (Row Housing District) lies to the east of Butterworth Drive.

To the north, the amendment area is bordered by undeveloped land designated for single detached residential development. This land has also received subdivision approval.

The amendment area is thus contiguous to existing development, readily serviceable from existing services to the south and strategically situated between a landscaped dry pond and the Whitemud Creek Valley. The surrounding land use is predominantly single detached residential.

2.2 ***The Site***

The amendment area site is currently undeveloped. The most westerly 20 metres have been graded to the high water level of the dry pond. This ensures that the dry pond is fully operational. A utility easement has been registered against all land to the high water level. The land rises another four to five metres above the high water level to a high point near the northeastern corner of the amendment area.

2.3 *The Proposed Amendment*

Land Use

It is proposed that the amendment area will be developed entirely for single detached residential use on lots of a size in conformance with the RF1 Land Use District.

Proposed residential lots will be accessed by the northerly extension of Butterworth Drive. A number of the lots will front on Butterworth Drive directly. The balance of the proposed lots will be clustered around two cul-de-sacs on the west side of Butterworth Drive.

A 6 metre Public Walkway will be located along the southern boundary of the amendment area and will provide for drainage from the street to the dry pond.

Transportation

Butterworth Drive is a local road which is intended to loop through the northeast portion of the neighbourhood, providing two access points to the amendment area. Access to Terwillegar Drive and the rest of metropolitan Edmonton will be via Butterworth Drive, Burton Road, and Bulyea Road.

The amendment area is adjacent to the Whitemud Creek Ravine and its pedestrian and cycling trail systems which are linked to the City wide trail system.

Servicing

The amendment area will be serviced by extending water and sanitary sewer lines north from the end of Butterworth Drive.

Drainage of the southern portion of the amendment area will be to the south to the piped system to be extended north along Butterworth Drive. The northern portion of the amendment area will drain to the north to a piped system to be installed under the future extension of Butterworth Drive from the north.

The water system will be looped, northward, through Butterworth Drive.

Shallow utilities will be extended north from existing installed lines to the south.

3.0 *AMENDMENT RATIONALE*

The proposed amendment is a response to the existing market place within the Bulyea Heights Neighbourhood.

The City of Edmonton's approach to planning suburban areas seeks to maintain a balanced mix and density of dwellings. However, the City also recognizes that

"... the current strong market pressure for single family dwellings and relatively weak demand for multiple family dwellings in the suburban areas is inevitable and should be accommodated..." (Edmonton Municipal Development Plan, Bylaw 9076, p. 12).

To accommodate the current demand for single detached dwellings, Policy 2.C.4 of the Municipal Development Plan (MDP) encourages

"...the redistricting of vacant land within substantially completed neighbourhood where such changes would hasten the completion of the neighbourhood and would be compatible with the existing land uses, and where such departures from mixed density opportunities will not preclude the long term support of municipal and educational infrastructure."

The amendment area is in a predominantly single detached area. Therefore, the proposed land use would complement the existing neighbourhood.

City Guidelines adopted by Council in February, 1991 (*Report on Housing Mix Proportions in New Residential Developments*) established desirable housing mix ranges of 15 to 35 per cent for multi-family and 65 to 85 per cent for single detached residential units. Under the current NSP, the ratio in Bulyea Heights is about 15.6 per cent multi-family/84.4 per cent single family. Through the proposed amendment, the ratio will change the ratio to about 9.8 per cent multi-family/90.2 per cent single family.

While the housing mix guideline has not been achieved, it is felt that the intention of the amendment is in harmony with MDP Policy 2.C.4. The period of time the amendment area has been undeveloped, the oversupply of multi-family dwellings in the Edmonton market, the

predominantly single detached residential character of the existing, substantially completed, neighbourhood, and the previous successful conversion of multiple family sites to single detached residential development in the neighbourhood, all reinforce the rationale for the proposed amendment.

In conclusion, the proposed amendment is compatible with City policy in that it:

- will respond to the market preference for single family housing in this neighbourhood;
- will facilitate the completion of the Bulyea Heights neighbourhood;
- is compatible with the low density character of the surrounding neighbourhood;
and
- will have a minimal effect on long-term support of municipal and educational infrastructure.

4.0 **AMENDMENT IMPACTS**

4.1 **Land Use, Housing and Population**

Figures 3 and 4 show the current and proposed Neighbourhood Structure Plan maps respectively. Tables 4.1 and 4.2 show a comparison of land use and population under the current NSP and under the proposed amendment. These are based on the actual numbers of lots developed and approved for development within the neighbourhood. Table 4.3 shows the effect of the amendment on potential school populations.

This information indicates that the amendment area may have the following effects on the neighbourhood:

1. The amendment will increase the land designated for single detached housing by 1.65 ha., will decrease the land designated for multiple family housing by 1.82 ha. and will decrease potential population and student generations.
2. The number of residential dwelling units will change from 1202 to 1146, a decrease of 56 units or 4.7 per cent. The potential population will change from 4099 to 3953, a decrease of 146 persons or 3.6 per cent.
3. The original NSP document indicated a population potential in the range of 4415 to 6029. Actual build-out conditions have produced larger lots, lower residential densities and lower population potential. This amendment continues the trend which has been established in the balance of the neighbourhood.
4. The potential student population will change from 1412 to 1357, a decrease of 55 students or 3.9 per cent. Potential student populations are already substantially lower than the 1675 students envisioned for the neighbourhood in the original NSP document in 1986. It has been indicated by the School Board that any lowering of enrollment for the Bulyea neighbourhood would not be perceived as a negative.

4.2 **Transportation**

The street system has been designed to accommodate traffic flows from a row housing site. Fewer trips will be generated by single detached residential development, as the potential number of residential units on the site will be reduced. Hence there should be no adverse effects on the capacity of the street system to absorb additional traffic.

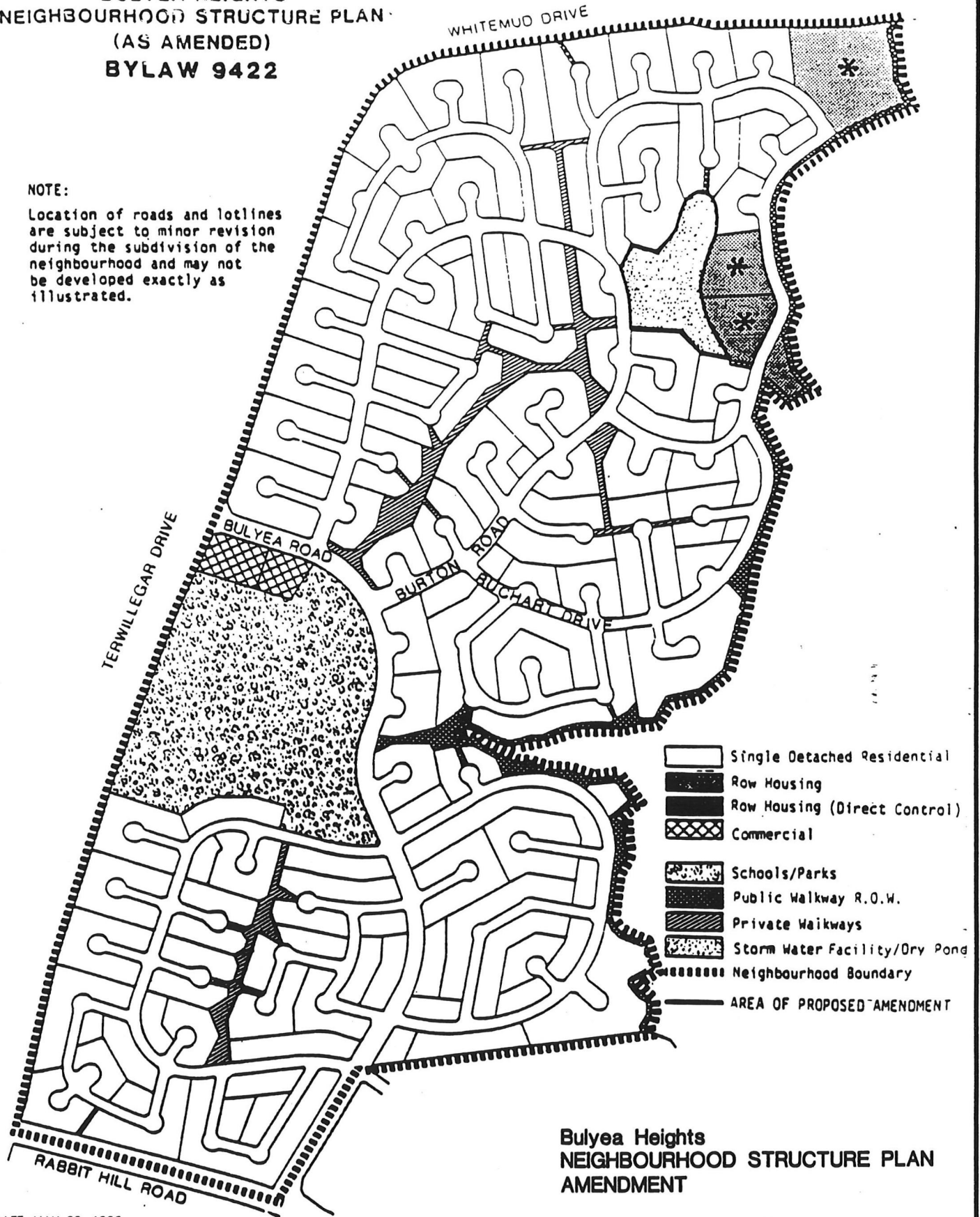
4.3***Servicing***

All utility services have been designed to accommodate the development densities of a row housing development. With reduced demand, due to decreased densities, there will be sufficient capacity available in all systems to meet the requirements of the amendment area.

PROPOSED AMENDMENT TO
BULYEA HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN
(AS AMENDED)
BYLAW 9422

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.



- Single Detached Residential
- Row Housing
- Row Housing (Direct Control)
- Commercial
- Schools/Parks
- Public Walkway R.O.W.
- Private Walkways
- Storm Water Facility/Dry Pond
- Neighbourhood Boundary
- AREA OF PROPOSED AMENDMENT

Bulyea Heights
NEIGHBOURHOOD STRUCTURE PLAN
AMENDMENT

CURRENT NSP

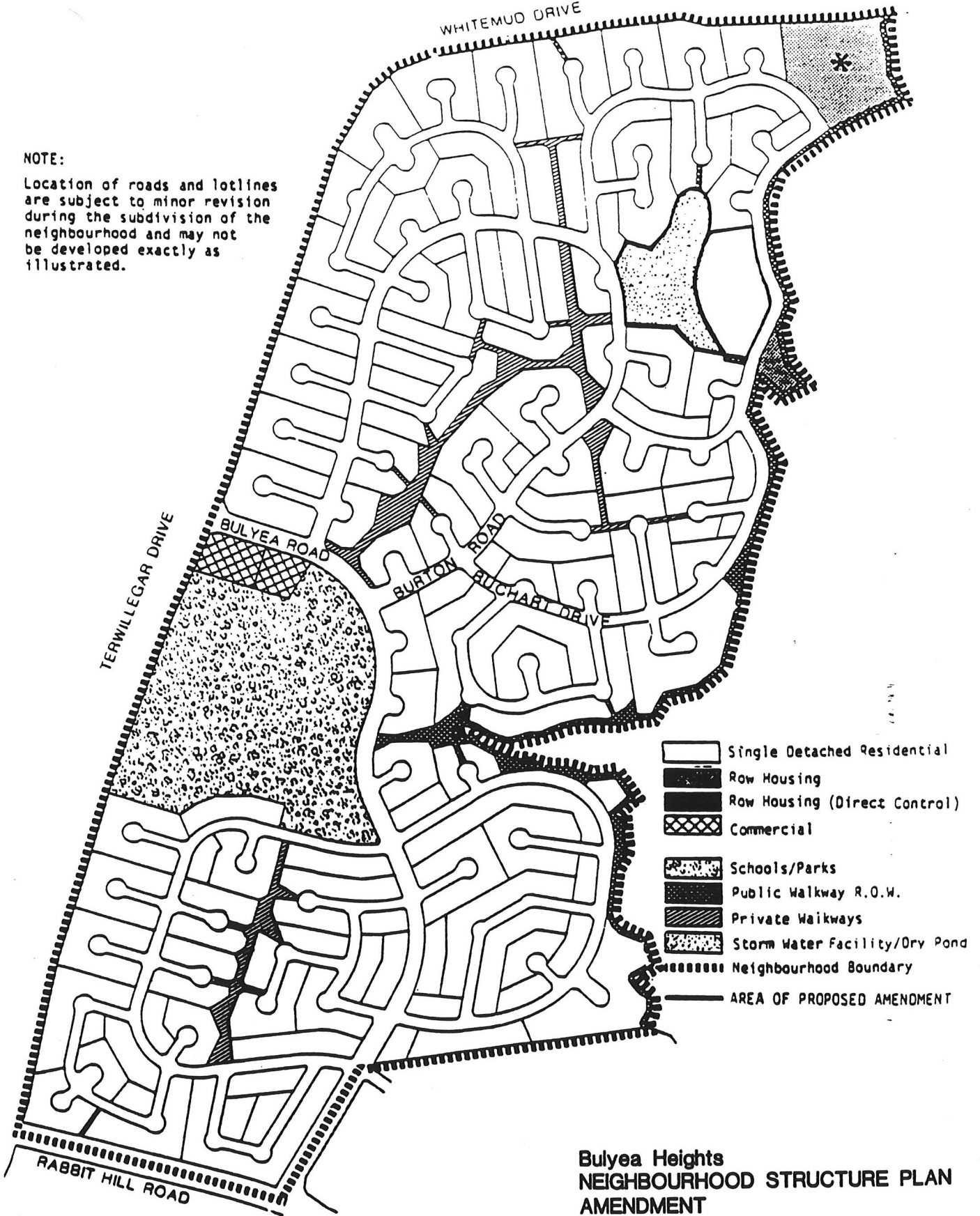
FIGURE 3

DATE: MAY 29, 1996
FILE: 6355-010-00-03



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.



**Bulyea Heights
NEIGHBOURHOOD STRUCTURE PLAN
AMENDMENT**

PROPOSED NSP

FIGURE 4

DATE: MAY 29, 1996
FILE: 6355-010-00-03



TABLE 4.1
LAND USE STATISTICS
APPROVED NEIGHBOURHOOD STRUCTURE PLAN, BYLAW 9422

Land Use	Area (ha)	Units	Population
Single Detached	76.74	1115 - 1535 ¹	3858 - 5534 ²
Row Housing	4.46	187 - 241 ³	557 - 718 ⁴
Schools/Parks	11.70 ⁵	-	-
PUL (Upland Walkways)	2.0	-	-
PUL (Required for Utilities and Dry Pond)	3.4	-	-
Roadways	25.2	-	-
Neighbourhood Convenience Commercial	1.0 ⁶	-	-
Totals	124.5	1302 - 1776	4415 - 6029

Gross Developable Area: 124.5 ha

Density: 35.46 p.p.g.d.ha - 48.43 p.p.g.d.ha

1. RF1: The lower figure is calculated by lotting the Land Use Concept at 16.8 m (55 foot) frontages. The upper range is calculated on 1.4 times the lower limit to account for a reduction in lot frontage to 12 m (39.4 m as per Section 110.4(2) of the Edmonton Land Use Bylaw).
2. RF5: Between 42 units/ha and 54 units/ha as per Section 160.4(1) of the Edmonton Land Use Bylaw.
3. People per dwelling is 3.46 based on the Residential Design Statistics as adopted by the Edmonton Municipal Planning Commission on June 26, 1983 for area structure plan areas.
4. As per 3 above, 2.98 people/unit for multiple-family housing.
5. Includes 10% reserve on gross developable area plus deferred reserve caveat.
6. Bylaw 8513 approved on May 12, 1987 redistricted what had been the proposed church site from AGU to CNC thereby deleting it from the plan.

TABLE 4.2
LAND USE STATISTICS
PROPOSED AMENDMENT TO THE BULYEA HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN

Land Use	Area (ha)	Dwelling Units	Population
Single Detached	78.39	1034 ¹	3632 ²
Row Housing	2.67	112 ³	321 ⁴
Schools/Parks	11.70 ⁵	-	-
PUL (Upland Walkways)	2.0	-	-
PUL (Required for Utilities and Dry Pond)	3.4	-	-
Roadways	25.34	-	-
Neighbourhood Convenience Commercial	1.0 ⁶	-	-
Totals	124.5	1146	3953

Gross Developable Area: 124.5 ha

Density: 31.9 p.p.g.d.ha

1. Actual number of lots subdivided and approved for subdivision, May, 1996, plus 20 lots in the amendment area.
2. People per dwelling is 3.51 based on SELUS data base, May, 1993.
3. RF5: Between 42 units/ha as per Section 160.4(1) of the Edmonton Land Use Bylaw.
4. As per 3 above, 2.87 people/unit for RF5 Land Use District.
5. Includes 10% reserve on gross developable area plus deferred reserve caveat.
6. Bylaw 8513 approved on May 12, 1987 re-districted what had been the proposed church site from AGU to CNC thereby deleting it from the plan.

TABLE 4.3 - STUDENT POPULATION IMPACTS					
Land Use Type	Current Approved Plan Actual Development		Proposed Amendment		
	Dwelling Units	Students	Dwelling Units	Students	Change
Single Detached (RF1)	1015	1218	1034	1241	
Multiple Family (RF5)	187	194	112	116	
Total		1412		1357	-55

Note: 1. Student generation: Single Detached - 1.20 per unit
Multiple Family - 1.04 per unit

Source: SELUS data base, May, 1993

SCHEDULE "D"
BYLAW NO. 11308
FILE: NSP/96-0003
BYLAW NO. 11303
FILE: LUB/96-0042
BULYEA HEIGHTS

DESCRIPTION: A PROPOSED AMENDMENT TO THE BULYEA HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN

A PROPOSED AMENDMENT TO THE LAND USE BYLAW from
DC5 (Site Specific Development Control) to RF1 (Single Detached
Residential) District; BULYEA HEIGHTS

LOCATION: A portion of Lot C, Plan 902 3154, located between the storm water
dry pond and the Whitemud Creek Ravine

APPLICANT: UMA Engineering Ltd.
17007 - 107 Avenue
Edmonton, Alberta
T5S 1G3

OWNER: Andromeda Investments Ltd.
Gold Bar Developments Ltd.
c/o MacLab Enterprises
3400, Edmonton House
10205 - 100 Avenue
T5J 2G7

**ACCEPTANCE OF
APPLICATION:** June 5, 1996

**EXISTING
DEVELOPMENT:** Vacant

**LAND USE
DESIGNATION:** DC5 (Site Specific Development Control) District

**PLANNING AND
DEVELOPMENT
DEPARTMENT'S
RECOMMENDATION:** That the applications to amend the Bulyea Heights Neighbourhood
Structure Plan and to amend the Land Use Bylaw from DC5 (Site
Specific Development Control) District to RF1 (Single Detached
Housing) District be APPROVED.

BYLAW NO. 11308
FILE: NSP/96-0003
BYLAW NO. 11303
FILE: LUB/96-0042
BULYEA HEIGHTS

DISCUSSION

1. The Applications

This report concerns two applications.

1. The first application (NSP/96-0003) proposes to amend the Bulyea Heights Neighbourhood Structure Plan (NSP) by redesignating a 1.8 ha site in the northeastern portion of the neighbourhood from Row Housing (Direct Control) to Single Detached Residential.
2. The second application (LUB/96-0042) proposes to amend the Land Use Bylaw such that the same site is redistricted from DC5 (Site Specific Development Control) District to RF1 (Single Detached Residential) District.

2. Site and Surrounding Area

The undeveloped 1.8 ha site is located in the northeast portion of the Bulyea Heights Neighbourhood and is situated between the developed Burton Road dry pond and the Whitemud Ravine. Single detached housing under the RF1 District occupies the land south and west of the dry pond. The lands north of the site are districted RF1 but have as yet not been developed. To the east of the site will be the extension of the Butterworth Drive top-of-the-bank roadway which separates the site from the Whitemud Creek Ravine.



View of site looking east with developed dry pond in foreground.

**BYLAW NO. 11308
FILE: NSP/96-0003
BYLAW NO. 11303
FILE: LUB/96-0042
BULYEA HEIGHTS**

ANALYSIS

1. Compliance with Approved Policy and Plans

In 1992, Council adopted guidelines to specify the distribution of housing types in residential neighbourhoods. These guidelines provide that between 65% and 85% of the total dwelling units be comprised of low density residential development and that between 15% and 35% of the total dwelling units be comprised of medium density residential development. The current Bulyea Heights NSP establishes the low density/medium density ratio at 84%/16%. The proposed NSP amendment and redistricting applications will alter the low density/medium density ratio to approximately 90%/10%.

Ten years after development of the Bulyea Heights Neighbourhood began in 1986, portions of the neighbourhood, including the subject site, remain undeveloped. In recognition of such circumstances, Policy 2.C.4 of the Edmonton Municipal Development Plan states:

“Encourage the redistricting of vacant land within substantially completed neighbourhoods, where such changes would hasten the completion of a neighbourhood and would be compatible with the existing land uses, and where such departures from mixed density opportunities will not preclude the long term support of municipal and educational infrastructure.”

The Planning and Development Department notes that should Council approve these applications, the owner will subsequently apply for subdivision of the site plus other lands in the area thus substantially spurring the completion of the neighbourhood.

2. Land Use Analysis

The proposed single detached housing under the RF1 (Single Detached Housing) District is compatible with the existing and proposed RF1 homes in the vicinity of the amendment.

The operation of the adjacent dry pond will not be compromised by the creation of single detached lots. Existing easements will be transferred to each newly created lot thereby providing the legal basis for these properties to be periodically flooded during major storm events.

3. Transportation and Utilities

The Transportation Planning Branch and the affected utility departments and agencies have no outstanding concerns regarding these applications. The Transportation Planning Branch indicates that the reduction in potential vehicle traffic will be more compatible with the capacity of Burton Road and Butterworth Drive. Servicing for the site will be extended north along Butterworth Drive.

BYLAW NO. 11308
FILE: NSP/96-0003
BYLAW NO. 11303
FILE: LUB/96-0042
BULYEA HEIGHTS

4. Open Space/Schools

The Parks and Recreation Department and Public School Board have no outstanding concerns regarding these applications. The Public School Board indicates that the reduced student generation is compatible with the capacity of local schools in the Riverbend area.

5. Surrounding Property Owners' Concerns

The Planning and Development Department was contacted by over 30 individuals in response to its letter of advance notice mailed to neighbourhood property owners on June 10, 1996. All of these individuals supported the proposed change from row housing to single detached residential.

At a public meeting held on June 26, 1996, the majority of the persons in attendance expressed their support for the proposed applications. One individual expressed the concern that row houses not be developed elsewhere in the neighbourhood such as a surplus portion of the school site. The Community League President for Bulyea Heights indicated that Bulyea Heights Neighbourhood was ear marked for the development of a Junior High School.

JUSTIFICATION

The Planning and development Department recommends that these applications be APPROVED on the basis that they meet the technical requirements of the affected departments and agencies, and that they will lead to the completion of the Bulyea Heights Neighbourhood.

ATTACHMENT

- 1 Table 1 - Approved Bulyea Heights Land Use Statistics, Bylaw No. 9422
- 2 Table 2 - Proposed Bulyea Heights Land Use Statistics, Bylaw No. 11310
- 3 Surrounding Land Use Districts
- 4 Approved Bulyea Heights Neighbourhood Structure Plan (Bylaw No. 9422)
- 5 Proposed Amendment to the Bulyea Heights Neighbourhood Structure Plan (Bylaw No. 11310)
- 6 Surrounding Land Use Districts
- 7 Proposed Redistricting



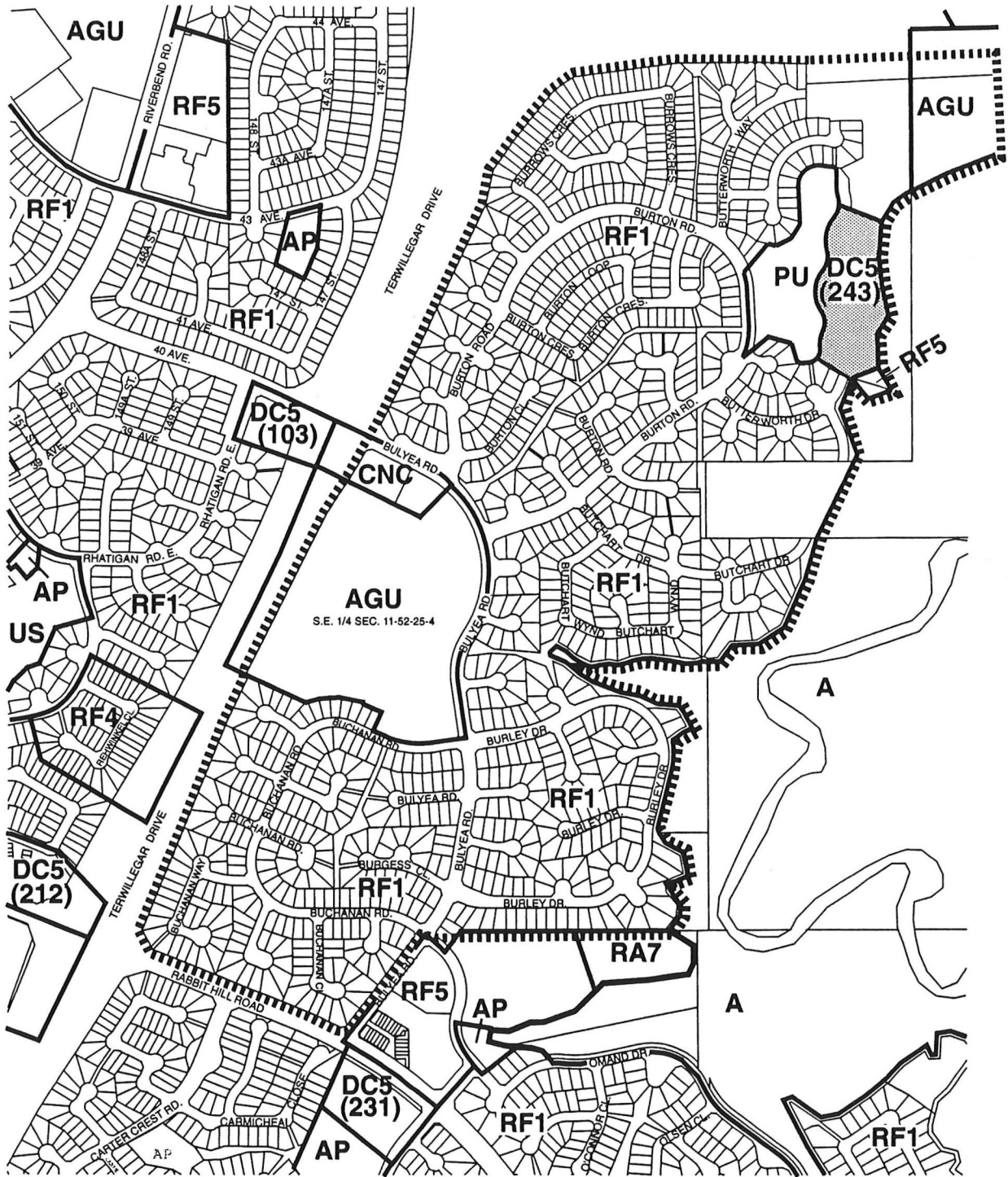
Written by: Peter Ohn 
Approved by: Bruce Duncan 
Planning and Development Department
July 8, 1996

TABLE I
APPROVED LAND USE STATISTICS
BULYEA HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN
BYLAW NO. 9422

Land Use	Area	Dwelling Units	Population
Single Detached	76.74	1,115-1,535	3,858-5,534
Row Housing/Medium Density	4.46	187-241	557-718
Schools/Parks	11.70		
Public Utilities (Upland Walkways)	2.00		
Public Utilities (Utilities and Dry Pond)	3.40		
Roadways	25.20		
Neighbourhood Commercial	1.00		
Total	124.50	1,302-1,776	4,415-6,029

TABLE II
PROPOSED LAND USE STATISTICS
BULYEA HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN
BYLAW NO. 11308

Land Use	Area	Dwelling Units	Population
Single Detached	78.39	1,034	3,632
Row Housing/Medium Density	2.67	112	321
Schools/Parks	11.70		
Public Utilities (Upland Walkways)	2.00		
Public Utilities (Utilities and Dry Pond)	3.40		
Roadways	25.34		
Neighbourhood Commercial	1.00		
Total	124.50	1,152	3,971

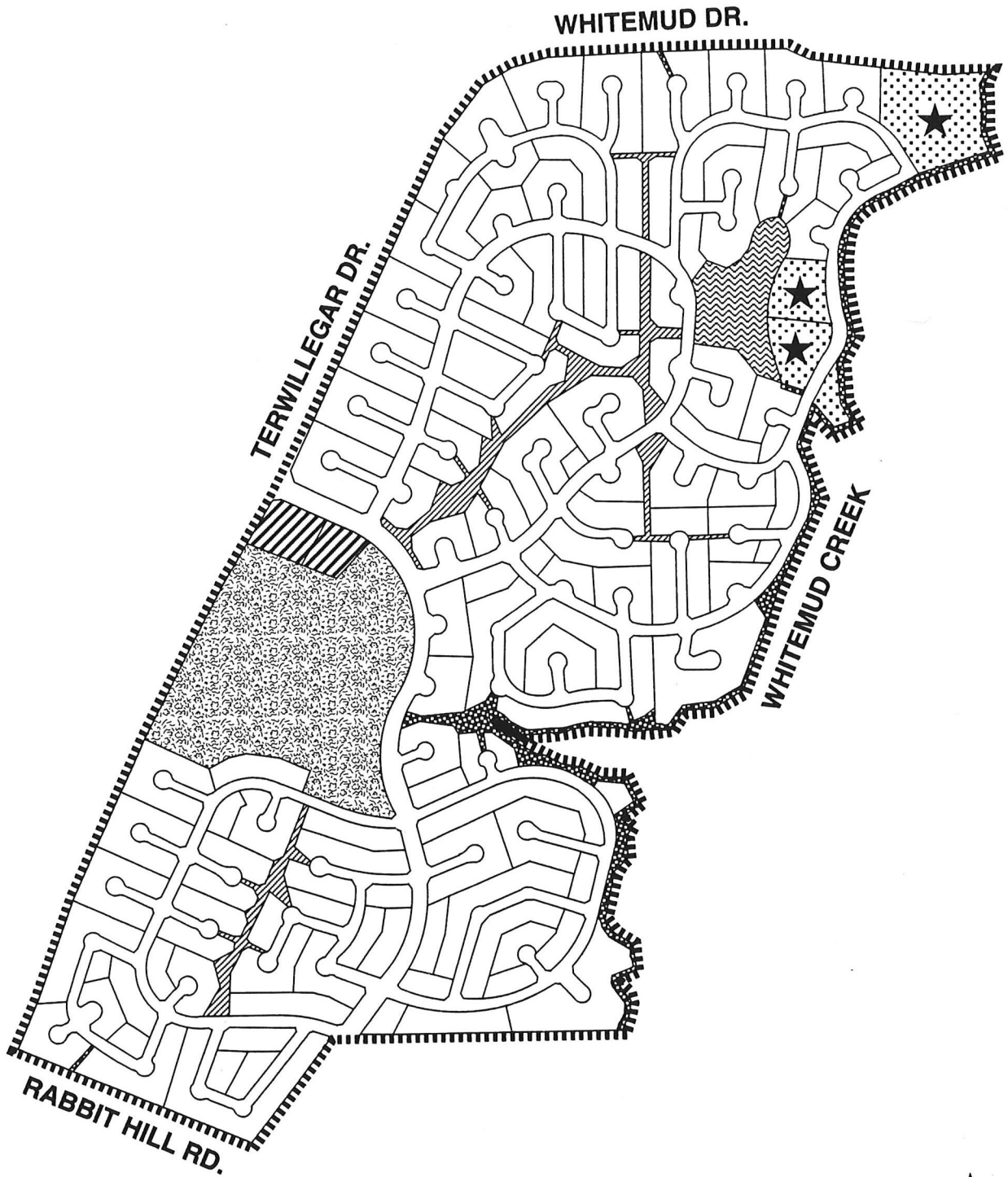


SURROUNDING LAND USE DISTRICTS

- NSP Boundary
- ▨ Site Location

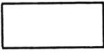






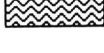

FILE: NSP/96-0003
 DATE: July 8, 1996

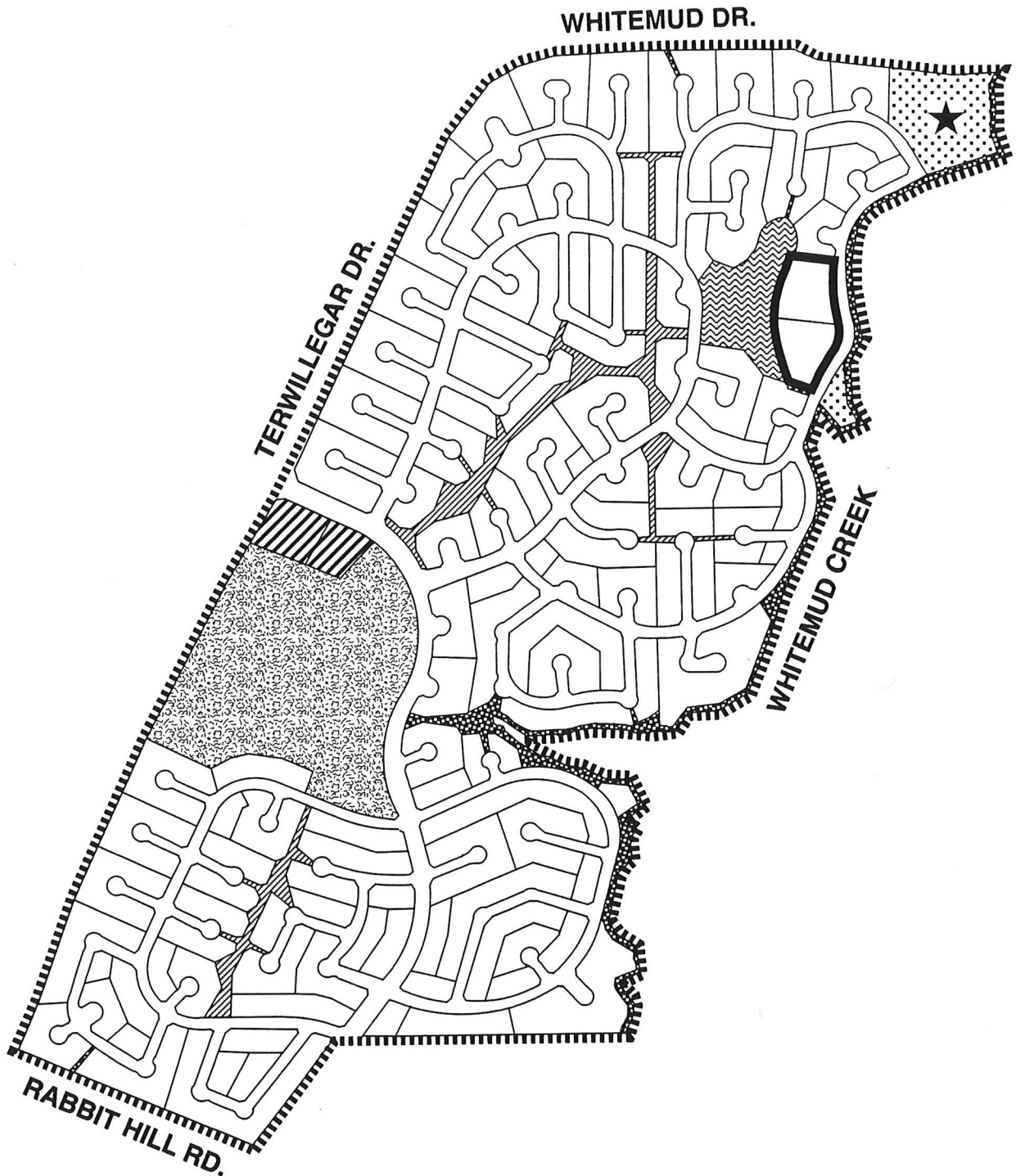




**BYLAW 9422
APPROVED BULYEA HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN (as amended)**









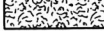



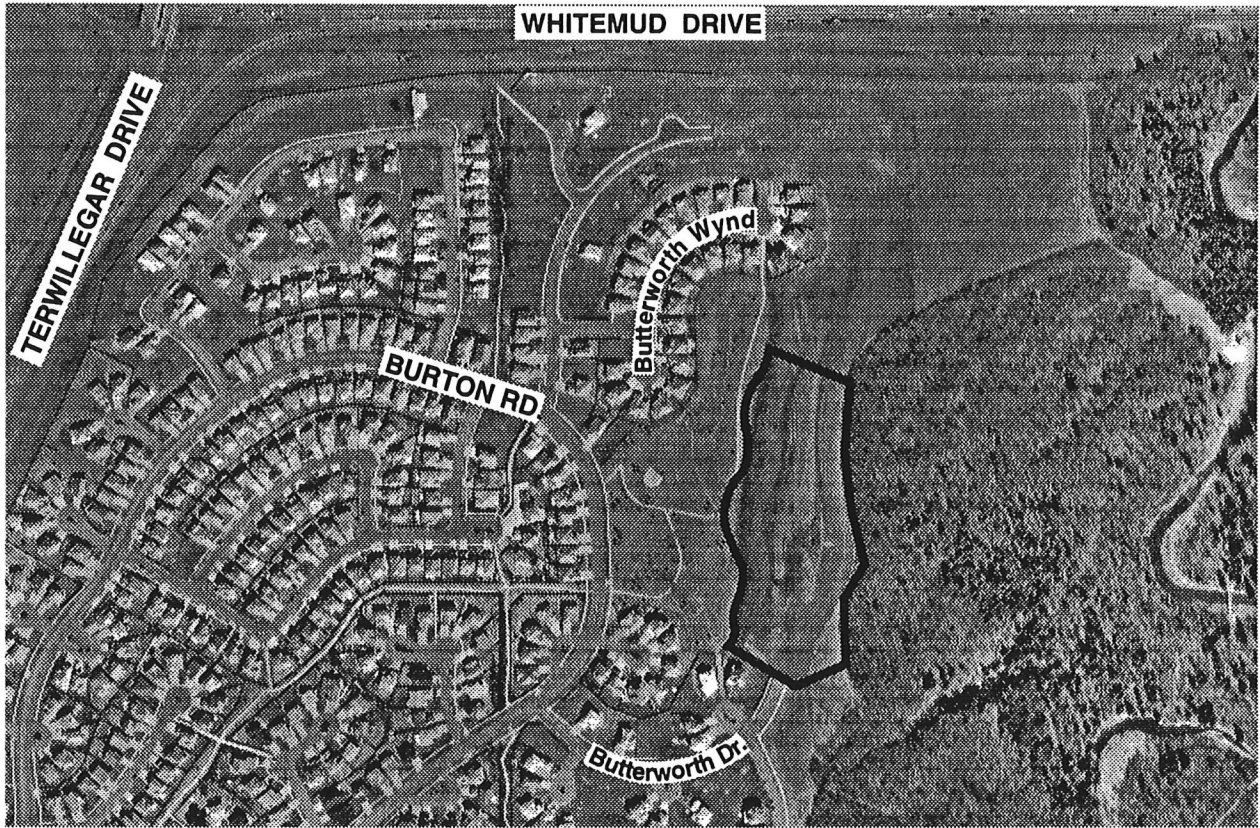
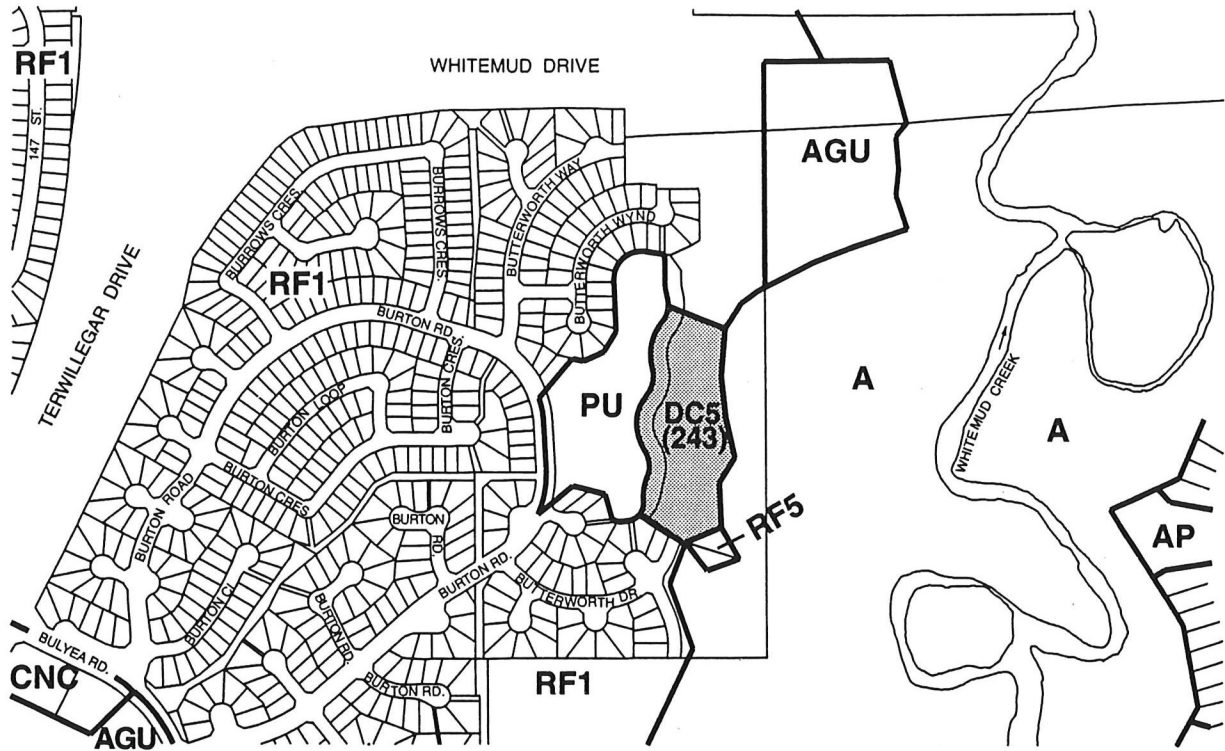
- | | | | |
|---|------------------------------|---|-------------------------------|
|  | Single Family Residential |  | Schools/Parks |
|  | Row Housing |  | Public Walkways R.O.W. |
|  | Row Housing (Direct Control) |  | Private Walkways |
|  | Commercial |  | Storm Water Facility/Dry Pond |
| | |  | N.S.P. Boundary |



**BYLAW 11308
AMENDMENT TO BULYEA HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN (as amended)**



- | | | | |
|---|------------------------------|---|-------------------------------|
|  | Single Family Residential |  | Public Walkways R.O.W. |
|  | Row Housing |  | Private Walkways |
|  | Row Housing (Direct Control) |  | Storm Water Facility/Dry Pond |
|  | Commercial |  | N.S.P. Boundary |
|  | Schools/Park |  | Boundary of Amendment |



SURROUNDING LAND USE DISTRICTS

 Site Location

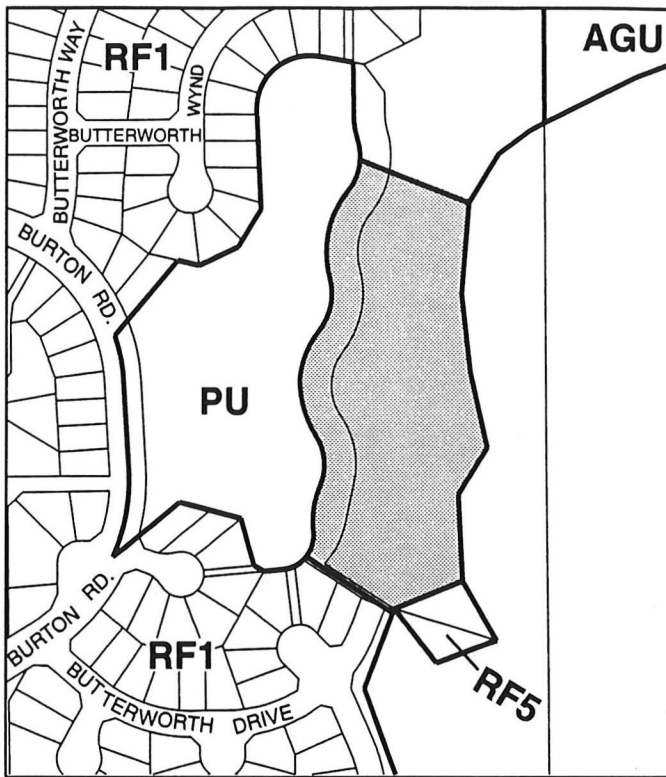
FILE: LUB/96-0042

DATE: July 8, 1996



BULYEA HEIGHTS, BYLAW 11303

Located east of Burton Road, between the existing dry pond and Whitemud Creek Ravine



Proposed Redistricting from DC5 to RF1



The purpose of proposed Bylaw 11303 is to change the Land Use Bylaw from site specific development control (DC5) district to single detached residential (RF1) district, a portion of Lot C, Plan 902 3154, as shown on the above sketch. The proposed amendment will allow the development of single detached residential dwellings on the site.

PROPOSED REDISTRICTING

FILE: LUB/96-0042

DATE: July 8, 1996

