

APPROVED

As to Form


CITY SOLICITOR

Bylaw No. 9476

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 November 13, 1979 Council adopted, as part of the Riverbend Area Structure Plan, the Riverbend 5 (Rhatigan Ridge) Neighbourhood Structure Plan; and

WHEREAS Council has from time to time amended or replaced the Riverbend 5 (Rhatigan Ridge) Neighbourhood Structure Plan through the passage of Bylaw No. 7267, Bylaw No. 8256, Bylaw No. 8346 and Bylaw No. 9207; and

WHEREAS an application was received by the Planning and Development Department to amend the Riverbend 5 (Rhatigan Ridge) Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Riverbend Area Structure Plan through amendment of the Riverbend 5 (Rhatigan Ridge) Neighbourhood Structure Plan; and

NOW THEREFORE upon the recommendation of the Planning and Development Department and after due compliance with the relevant provisions of the Planning Act, the Municipal Council of the City of

Edmonton duly assembled, enacts as follows:

1. The Riverbend 5 (Rhatigan Ridge) Neighbourhood Structure Plan which forms part of Bylaw No. 5710, the Riverbend Area Structure Plan is hereby amended by:
 - a) deleting from Schedule "A" the Map entitled Rhatigan Ridge Neighbourhood Structure Plan, as amended - Bylaw No. 9207 and substituting therefor the Map entitled "Rhatigan Ridge Neighbourhood Structure Plan Amendment Bylaw No. 9476, attached hereto as Schedule "A" and forming part of this Bylaw;
 - b) adding to the report and recommendations of the Planning and Building Department, dated May 30, 1986 which was attached to Bylaw No. 8256 as part of Schedule "B", and also formed part of Appendix "A" of Bylaw 5710 the report and recommendations of the Planning and Development Department dated May 2, 1990, attached hereto as Schedule "B" and forming part of this Bylaw.

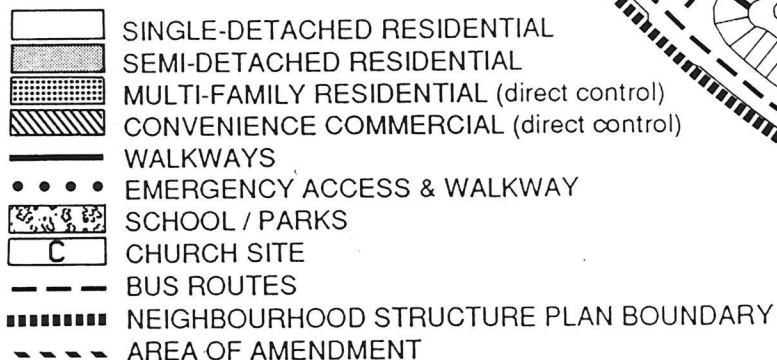
READ a first time this *29th* day of *May*, A.D. 1990;
 READ a second time this *29th* day of *May*, A.D. 1990;
 READ a third time and duly passed this *29th* day of *May*, A.D. 1990.

THE CITY OF EDMONTON

J. Reimer
 MAYOR

ACTING

[Signature]
 CITY CLERK

BYLAW 9476

ENCLOSURE II

FILE: LUB/90-21
RHATIGAN RIDGE,
RIVERBEND

DESCRIPTION
& LOCATION:

AMENDMENT TO THE RHATIGAN RIDGE NEIGHBOURHOOD
STRUCTURE PLAN (AS AMENDED) AND LAND USE BYLAW
AMENDMENT from AGU (Urban Reserve) District and
RF4 (Semi-Detached Residential) District to
RF1 (Single Detached Residential) District and
DC5 (Site Specific Development Control) District;
for part of the SW11 52-25-W4M; located on the
northwest corner of Rabbit Hill Road and
Terwillegar Drive, RHATIGAN RIDGE, RIVERBEND

APPLICANT:

IBI Group
#600, 10310 Jasper Avenue
EDMONTON, Alberta
T5J 2W4

OWNER:

Melcor Developments Ltd.
#900, 10310 Jasper Avenue
EDMONTON, Alberta
T5J 1Y8

DATE OF
APPLICATION:

March 14, 1990

EXISTING
DEVELOPMENT:

Vacant

LAND USE
DESIGNATION:

AGU (Urban Reserve) District, RF4 (Semi-Detached
Residential) District

PLANNING
AND DEVELOPMENT
DEPARTMENT'S
RECOMMENDATIONS:

- I That the Bylaw to amend the Rhatigan Ridge
Neighbourhood Structure Plan (as amended) be
APPROVED.
- II That the application to amend the Land Use
Bylaw from AGU (Urban Reserve) District and
RF4 (Semi-Detached Residential) District to
RF1 (Single Detached Residential) District
and DC5 (Site Specific Development Control)
District be APPROVED.

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RIVERBEND

DISCUSSION

1. The Application

This report concerns two applications:

- a) An application to amend the land uses and road configuration in the southeastern portion of the Rhatigan Ridge Neighbourhood Structure Plan (as amended), Bylaw 9207, which will allow for a Direct Control stacked row housing site in the southeastern corner of the neighbourhood and single detached housing. The application also updates the neighbourhood plan in terms of an RF4 area immediately to the west of the lands to be districted RF1, that is to be developed as single detached residential under Subdivision File 89-X-054-S.
- b) A redistricting application from AGU (Urban Reserve) District and RF4 (Semi-Detached Residential) District to RF1 (Single Detached Residential) District and DC5 (Site Specific Development Control) District.

An associated subdivision application (File: 90-X-039-S) will proceed to the Municipal Planning Commission following Council's consideration of the neighbourhood structure plan amendment and redistricting bylaws.

2. Site and Surrounding Area

The lands to the west of the site are approved for single detached residential housing in the Rhatigan Ridge Neighbourhood Structure Plan. Two adult retirement complexes, consisting of semi-detached housing, are located to the north of the site. To the east of Terwillegar Drive is the developing neighbourhood of Bulyea Heights, while to the south across Rabbit Hill Road is the approved site for a Community Shopping Centre located in Falconer Heights.

ANALYSIS

1. Compliance with the General Municipal Plan

General Municipal Plan Policy 5.C.2 requires a variety of housing types in suburban areas, with the planned amounts of dwelling types to reflect even rates of absorption for the different forms. The Rhatigan Ridge neighbourhood consists predominantly of single family housing with a small proportion of semi-detached housing and two undeveloped areas designated for direct control row housing developments. The proposed amendment will replace the potential of 108 RF4 units and 67 RF5 units with 57 RF1 units and 51 RF5 units. The two existing RF4 developments meet the market demand for semi-detached housing in the neighbourhood. The reduction of the row housing component is not considered to have a significant impact in terms of the diversity of dwelling types or the efficient use of community

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infrastructure, such as schools. The relatively small amounts of semi-detached and multiple family development (representing 11.7% of the total housing units) is seen by the Planning and Development Department as reflecting current market trends. Furthermore, the Department would note that this relatively low density pattern of development is consistent with development in the surrounding area.

Table I illustrates the land use statistics for the existing Rhatigan Ridge Neighbourhood Structure Plan. Table II outlines the land use statistics for the proposed neighbourhood structure plan amendment.

General Municipal Plan Policy 5.C.4. requires compatible relationships between different housing densities and forms. This will be ensured by the road separation between the single family area and the direct control site row housing site, the flanking orientation of the majority of the single family lots across the road from the row housing site, and the provision of height limitations and building set backs for the row housing site.

2. Transportation

The Transportation Department has no outstanding concerns regarding the proposed amendments. No access will be permitted from the direct control site to Terwillegar Drive and only right-in/right-out access will be allowed from Rabbit Hill Road. The Transportation Department's detailed requirements will be addressed through the approval of the associated subdivision application.

3. Utilities

Drainage Engineering of Environmental Services has no concerns with the proposed amendments. Sanitary and storm services are available to the site and detailed storm and sanitary plans will be required at the subdivision stage.

Water Network Engineering of Environmental Services has advised that water service is available to the site and that the detailed requirements will be identified at the subdivision stage.

Edmonton Power, ED TEL and Northwestern Utilities Ltd. have no outstanding concerns and advise that their requirements will be dealt with at the subdivision stage.

4. Open Space

The Parks and Recreation Department have advised that they have no outstanding concerns with the proposed Neighbourhood Structure Plan and redistricting amendments.

7/17

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RIVERBEND

5. Impact on Community Infrastructure

Edmonton Community and Family Services and the two School Boards have advised that they have no outstanding concerns with respect to this application.

6. Surrounding Property Owners' Concerns



No concerns have been expressed by surrounding property owners in response to the Planning and Development Department's preliminary letter of notification for this application.

JUSTIFICATION

The Planning and Development Department recommends APPROVAL of the Rhatigan Ridge Neighbourhood Structure Plan amendment and associated redistricting, as the proposed applications generally conform with the General Municipal Plan and will provide for development that is compatible with surrounding land uses.

ENCLOSURES

- I Land Use Statistics: Approved Rhatigan Ridge Neighbourhood Structure Plan (as amended)
- II Land Use Statistics: Proposed Amendment to the Rhatigan Ridge Neighbourhood Structure Plan
- III DC5 (site Specific Development Control) District
- IV Maps

Written by: Garth Clyburn 
Approved by: Bruce Duncan 
Planning and Development Department
May 3, 1990

GC:ad

TABLE I - LAND USE STATISTICS

APPROVED RHATIGAN RIDGE BYLAW NEIGHBOURHOOD STRUCTURE PLAN (AS AMENDED)

<u>Land Use</u>	<u>Area (ha)</u>	<u>Percent</u>	<u>Units¹</u>	<u>Population</u>
Single Detached Residential	75.60	57.3	1308-1588	4526-5495
Semi-Detached Residential	7.80	5.9	260	736 ²
Direct Control Row Housing	2.80	2.1	118	292
Convenience Commercial	0.70	0.5	-	-
Circulation	29.60	22.4	-	-
Walkways (major)	0.90	0.7	-	-
Schools and Parks	11.70	8.9	-	-
Environmental Reserve	<u>2.80</u>	<u>2.1</u>	<u>-</u>	<u>-</u>
	131.90	100	1686-1966	5554-6523

Gross Developable Area: 129.10 ha
 Density: 43.02 p.p.g.d.ha - 50.53 p.p.g.d.ha.

1. Number of units per hectare will vary with lot sizes.
2. Population of semi-detached residential reflects the fact that 96 of the existing units are in an adult retirement complex with a maximum of 2 persons per unit.

TABLE II - LAND USE STATISTICS
 PROPOSED AMENDED
 RHATIGAN RIDGE NEIGHBOURHOOD STRUCTURE PLAN

<u>Land Use</u>	<u>Area (ha)</u>	<u>Percent</u>	<u>Units</u>	<u>Population</u>
Single Detached Residential	80.16	60.80	1387-1683 ¹	4799-5826
Semi-Detached Residential	4.30	3.30	152	378 ²
Direct Control Row Housing	1.21	0.90	51	151
Convenience Commercial	0.70	0.5	-	-
Circulation	29.60	22.4	-	-
Walkways (major)	0.90	0.7	-	-
Schools and Parks	11.70	8.9	-	-
Environmental Reserve	<u>2.80</u>	<u>2.1</u>	<u>-</u>	<u>-</u>
	131.90	100	1590-1886	5328-6355

Gross Developable Area: 129.10 ha
 Density: 41.27 p.p.g.d.ha - 49.22 p.p.g.d.ha.

1. Number of units per hectare will vary with lot sizes.
2. Population of semi-detached residential reflects the fact that 96 of the existing units are in an adult retirement complex with a maximum of 2 persons per unit.

DC5 - SITE SPECIFIC DEVELOPMENT CONTROL DISTRICT

1. General Purpose

To establish a Site Specific Development Control District to accommodate medium density residential development consisting of row housing with sensitive site development regulations to ensure that development will be compatible with the surrounding residential development.

2. Area of Application

This District shall apply to a 1.21 ha portion of the SW 1/4 Section 11-52-25-W4M, as illustrated on the sketch plan attached to Bylaw No. 9477 adopting this DC5 District.

3. Uses

- (a) Row Housing, including Stacked Row Housing and Linked Housing
- (b) Offices-in-the-Home
- (c) Homecrafts
- (d) Residential Sales Centre

4. Development Criteria

- (a) The maximum total site density shall not exceed 42.0 units per hectare.
- (b) The maximum building height shall not exceed 10 m (32.8 ft.) nor 2 1/2 storeys with the exception that stacked row housing shall not exceed 12 m (39.4 ft.) nor three (3) storeys. Any buildings located adjacent to the RFl District abutting the northeast portion of the site shall not exceed 2 1/2 storeys.
- (c) The maximum total site coverage shall not exceed 40% with a maximum of 12% for garages or car ports. Garages or car ports shall be designed as an integral part of the principal building.
- (d) A landscaped yard, a minimum of 7.5 m (24.6 ft.) in width, shall be provided adjacent to the south and east property lines.
- (e) A landscaped yard, a minimum of 4.5 m (14.8 ft.) in width, shall be provided adjacent to the west property line. A minimum building setback of 7.5 m shall be required for any buildings greater than 2 1/2 stories or 10 m in height.
- (f) A landscaped yard, a minimum of 6.0 m (19.7 ft.) in width, shall be provided adjacent to the north property line.

- (g) Landscaping in the boulevard adjacent to the south property line will consist of a mature deciduous tree for every 5.0 m (16.4 ft.) of street frontage. A mature deciduous tree shall be a minimum of 8 cm (3.10 in.) calliper.
- (h) A minimum landscaped yard of 6.0 m (19.7 ft.) shall be provided for all dwelling units fronting on an internal roadway and not more than 50 percent of the yard shall be used for parking or driveways.
- (i) Landscaping for the balance of the site shall consist of a mixture of deciduous and coniferous trees. A minimum of two mature trees per dwelling unit shall be provided with a mixture of deciduous and coniferous shrubs. Mature coniferous trees shall be a minimum of 3 m in height and mature deciduous trees shall be a minimum calliper of 8.0 cm. (3.10 in).
- (j) To ensure that a high standard appearance and a sensitive transition to the surrounding land uses are achieved, detailed landscaping plans shall be submitted with the initial Development Permit application for approval by the Development Officer which, in the opinion of the Development Officer, comply with the landscaping requirements specified by Clauses d, e, f, g, h and i of this District.
- (k) The Development Officer shall require, as a condition of approval that the applicant provide an irrevocable letter of credit or a performance bond, in the amount of 100% of the established landscaping cost, the conditions of the security being that:
 - (i) if the landscaping is not completed in accordance with the provisions of this District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use absolutely;
 - (ii) the Development Officer shall not release the Letter of Credit or the Landscaping Bond until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition, two growing seasons after completion of the landscaping.
- (l) A Private Outdoor Amenity Area, at grade, a minimum of 30 m² (322.9 sq. ft.) per dwelling unit located on the lowest storey and 15 m² (161.5 ft²) per dwelling unit for dwellings located above the lowest storey shall be provided in accordance with Section 57 of the Land Use Bylaw.
- (m) Separation Space shall be provided between two or more dwellings in accordance with Section 58 of the Land Use Bylaw.
- (n) A 1.8 m uniform screen fence shall be provided on the site adjacent to Terwillegar Drive and Rabbit Hill Road (except for curb cuts) and adjacent to the RF1 District abutting the

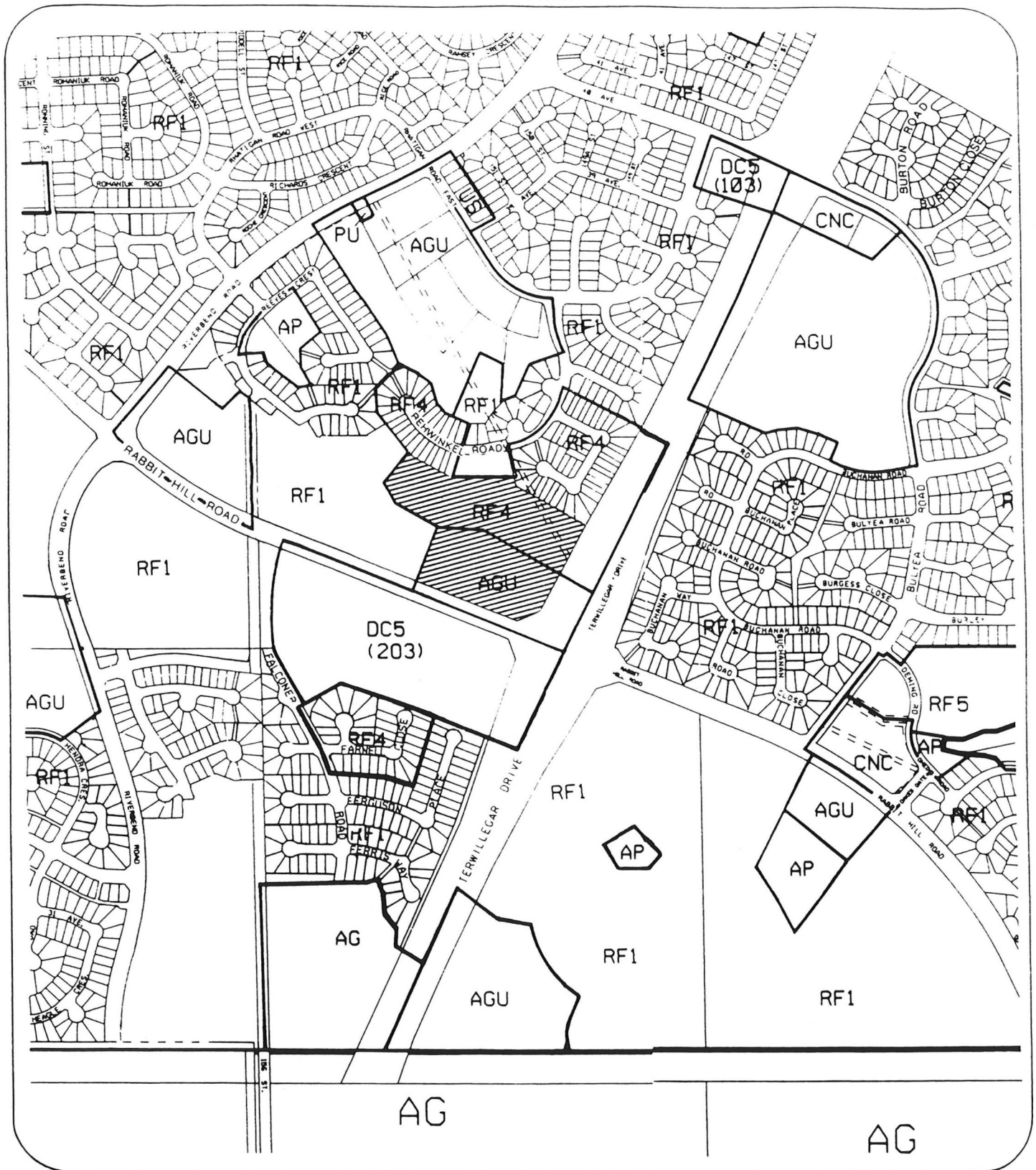
northeast portion of the site.

- (o) Where this District abuts the RFl District along the northeast boundary of the site, the building adjacent to the boundary shall be designed in a flanking manner such that no habitable room windows face the RFl lands.
- (p) Design techniques, inclusive of the use of sloped roofs and the use of variations in setbacks and articulation of building facades, shall be employed to minimize the perception of massing when viewed from the low density residential areas to the west and the north, to the satisfaction of the Development Officer.
- (q) Building finishes shall be compatible with the exterior finishing materials and colours typical of the surrounding low density residential development to the west and north, to the satisfaction of the Development Officer.
- (r) No parking, loading, storage or trash collection shall be permitted within the required yard. Storage and trash collection shall be located in such a manner as to be screened from view from adjacent residential sites and public roadways in accordance with the provisions of Section 69.3 of the Land Use Bylaw.
- (s) In addition to the requirements of Section 55 of the Edmonton Land Use Bylaw restricting parking in residential areas, no recreational vehicles shall be stored on the site except in an area designated for such vehicles which is properly secured and landscaped.
- (t) Signs may be allowed in this District as provided for in accordance with Schedule 79A and in accordance with the general provisions of Section 79.1 to 79.9 inclusive of the Land Use Bylaw.
- (u) Development in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 - 79 inclusive of the Land Use Bylaw.
- (v) The Development Officer may grant relaxations to Section 50 - 79 of the Land Use Bylaw and the provisions of this District, if, in his opinion, such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

5. Additional Development Criteria for Specific Uses

- (a) Stacked Row Housing shall be developed to a maximum of six (6) units per building.

- (b) Offices-in-the-Home shall be developed in accordance with Section 84 of the Land Use Bylaw.
- (c) Homecrafts shall be developed in accordance with Section 85 of the Land Use Bylaw.
- (d) Residential Sales Centres shall be developed in accordance with Section 85 of the Land Use Bylaw.



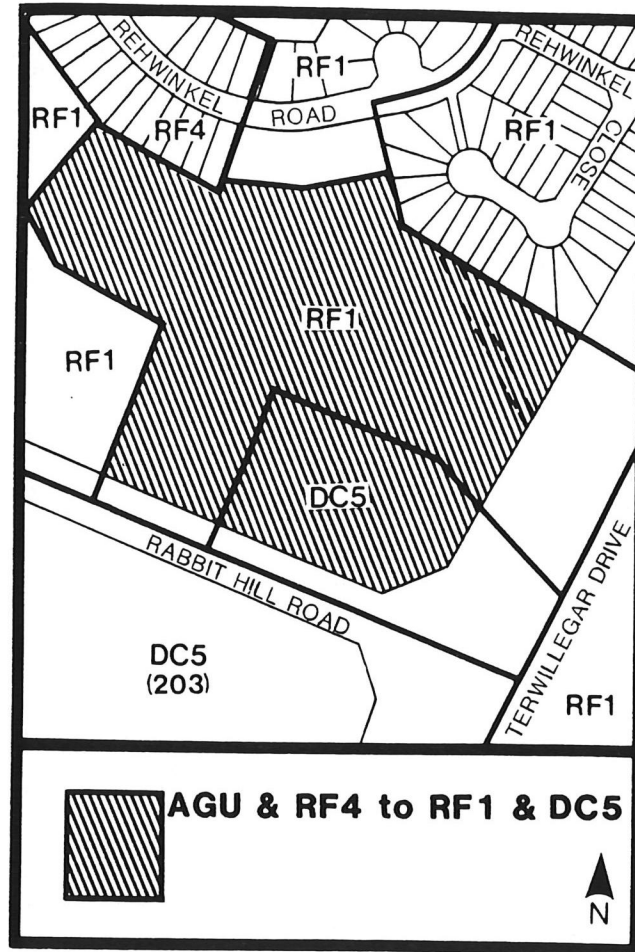
SURROUNDING LAND USE DISTRICTS

 Site Location

PLANNING AND DEVELOPMENT



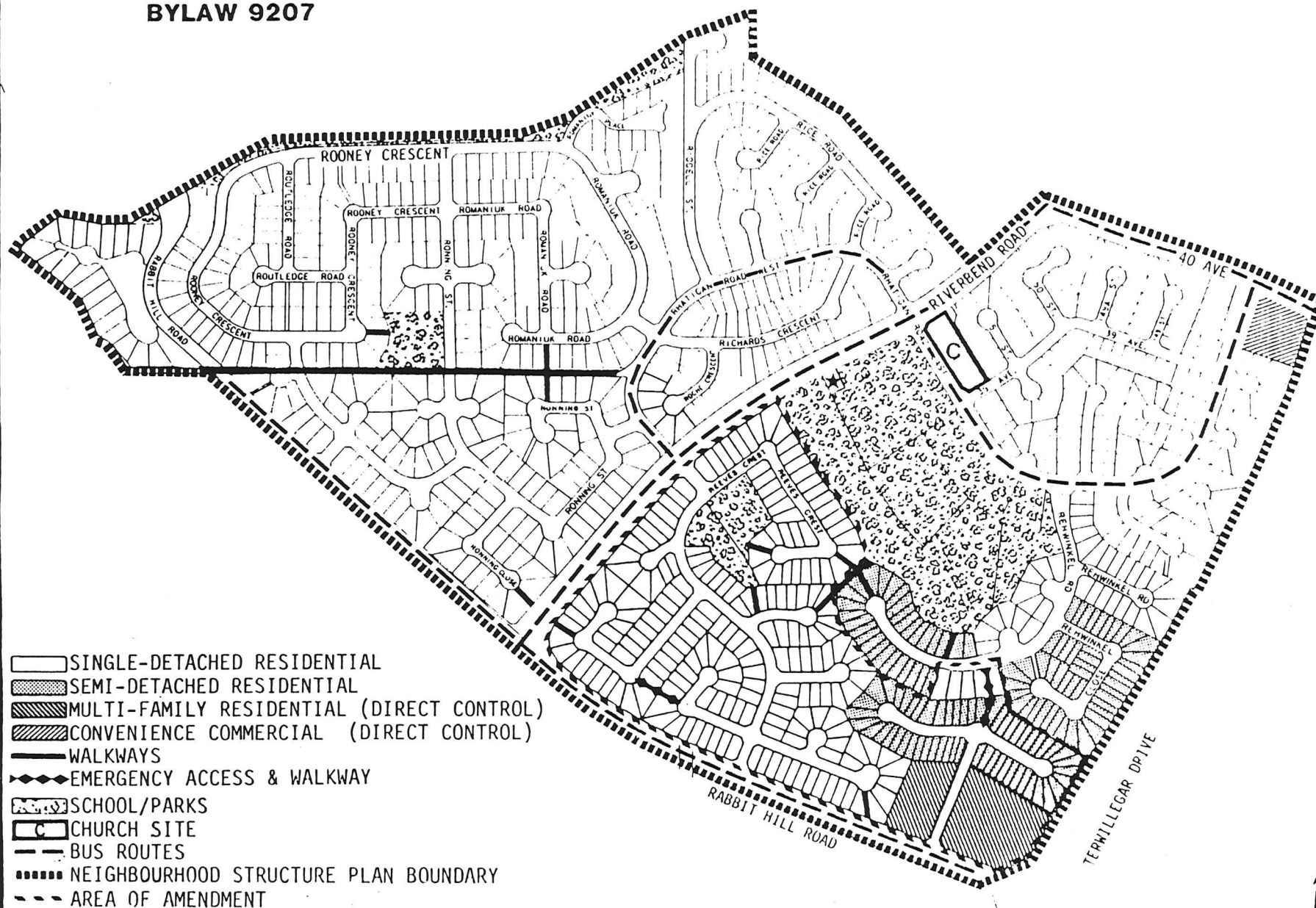
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FILE: LUB/90-21



PROPOSED REDISTRICTING



**RHATIGAN RIDGE NEIGHBOURHOOD
STRUCTURE PLAN, AS AMENDED BY
BYLAW 9207**



PLANNING AND DEVELOPMENT

PROPOSED AMENDMENT TO THE RHATIGAN RIDGE NEIGHBOURHOOD STRUCTURE PLAN, AS AMENDED

BYLAW 9476

