

Bylaw No. 12413

A Bylaw to amend Bylaw No. 8733, as amended, being the Lewis Farms Area Structure Plan, through an amendment to the Breckenridge Greens Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on June 14, 1984, the Municipal Council of the City of Edmonton passed Bylaw No 8733, as amended, being the Lewis Farms Area Structure Plan; and

WHEREAS on October 8, 1991, Council adopted as part of the Lewis Farms Area Structure Plan, the Breckenridge Greens Neighbourhood Structure Plan; and

WHEREAS Council found it desirable to amend the Breckenridge Neighbourhood Structure through the passage of Bylaw 11865; and

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

WHEREAS Council considers it desirable to amend the Lewis Farms Area Structure Plan, by amending the Breckenridge Greens Neighbourhood Structure Plan;

NOW THEREFORE upon the recommendation of the Planning and Development Department and 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:

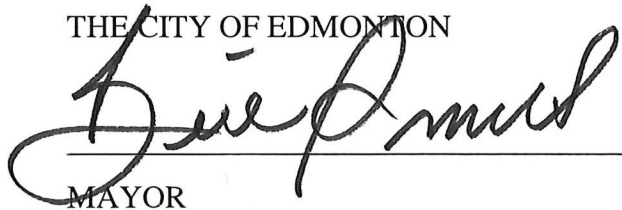
1. The Breckenridge Greens Neighbourhood Structure Plan, being Appendix "B" to Bylaw No. 8733, as amended, the Lewis Farms Area Structure Plan is hereby amended by:
 - a) deleting therefrom the Map entitled "Bylaw 11865 Breckenridge Greens Neighbourhood Structure Plan" and substituting therefor the Map entitled "Bylaw 12413 - Amendment to

the Breckenridge Greens Neighbourhood Structure Plan, as amended”, attached hereto as Schedule “A” and forming part of this Bylaw; and

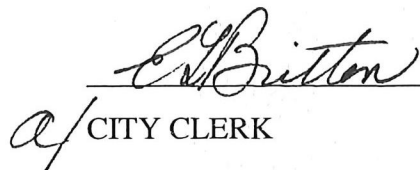
- b) deleting therefrom the statistics entitled “Breckenridge Greens Neighbourhood Structure Plan Land Use Allocation – Bylaw 11865”, and substituting therefor new statistics entitled “Breckenridge Greens Neighbourhood Structure Plan Land Use Allocation - Bylaw 12413” attached hereto as Schedule “B”, and forming part of this Bylaw; and
- c) deleting therefrom the statistics entitled “Demographic Information - Breckenridge Greens Neighbourhood Structure Plan – Bylaw 11865”, and substituting therefor new statistics entitled “Demographic Information - Breckenridge Greens Neighbourhood Structure Plan – Bylaw 12413” attached hereto as Schedule “C”, and forming part of this Bylaw; and
- d) replacing the final sentence in the third paragraph of Section 4.2 with:
 “Multiple-family parcels in this area will be designated RA7 under the Land Use Bylaw to permit low-rise apartment development at a medium density.”
- e) adding thereto the report entitled “Amendment to the Breckenridge Greens Neighbourhood Structure Plan” attached hereto as Schedule “D”, and forming part of this Bylaw; and
- f) adding thereto the Planning and Development Department’s report dated September 5, 2000 attached hereto as Schedule “E” and forming part of this Bylaw.

READ a first time this	11 th	day of	October	, A. D. 2000;
READ a second time this	11 th	day of	October	, A. D. 2000;
READ a third time this	11 th	day of	October	, A. D. 2000;
SIGNED and PASSED this	11 th	day of	October	, A. D. 2000.

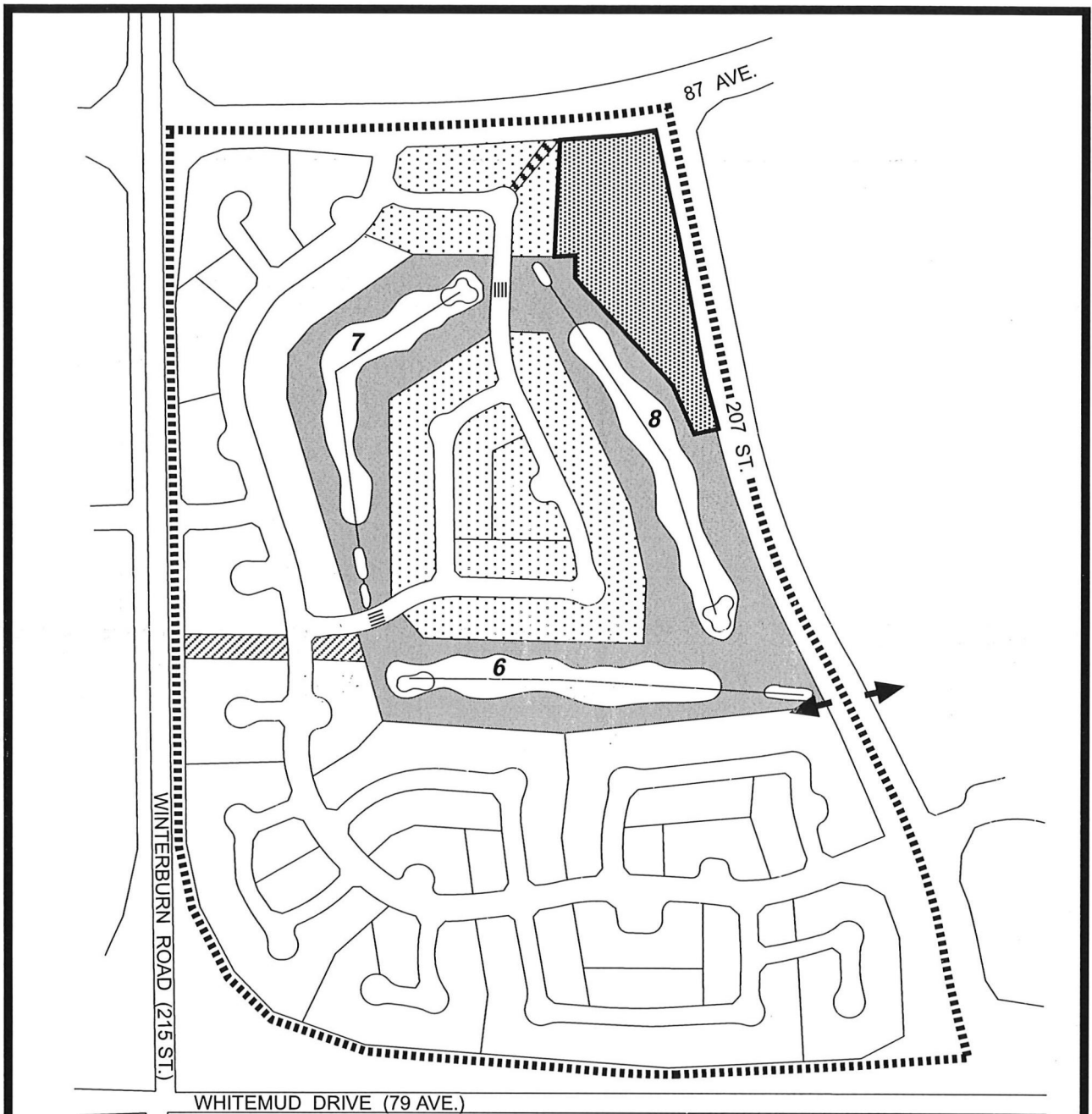
THE CITY OF EDMONTON



 MAYOR

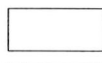

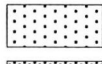









 a/ CITY CLERK



**BYLAW 12413
AMENDMENT TO
BRECKENRIDGE GREENS
NEIGHBOURHOOD STRUCTURE PLAN
(as amended)**



- | | |
|---|--|
|  Single Family |  Walkway |
|  Low Density Residential |  Grade Separated Crossing |
|  Multiple Family |  Grade Level Crossing |
|  Golf Course |  Boundary of Breckenridge Greens N.S.P. |
|  Public Utility Lot |  Boundary of Amendment |

**BRECKENRIDGE GREENS NEIGHBOURHOOD STRUCTURE PLAN
LAND USE ALLOCATION
BYLAW 12413**

	<u>AREA</u>			
	<u>Hectares</u>	<u>Acres</u>		
Total Gross Area:			52.1	128.7
	<u>Hectares</u>	<u>Acres</u>		
Golf Course Lands: (Area subject to Deferred Reserve Caveat)	9.9	24.4		
Public Utility Lot (T.O.P.C. and Leddy)*:	0.3	0.7		
	<u>10.2</u>	<u>25.2</u>	<u>10.2</u>	<u>25.2</u>
Gross Developable Area:			41.9	103.5
Residential:				
Single Family	19.2	47.4		
Low Density Residential	7.5	18.3		
Multiple Family	2.3	5.9		
	<u>29.0</u>	<u>71.6</u>	29.0	71.6
Circulation:				
Local Roads	5.6	13.9		
Collector Roads	3.2	7.9		
Arterial Roads**	4.0	9.4		
Walkways	0.1	0.1		
	<u>12.9</u>	<u>31.3</u>	12.9	31.3

* portion of pipeline rights-of-way outside golf course lands

** one half of required right-of-way for 207 Street and 87 Avenue

**DEMOGRAPHIC INFORMATION
BRECKENRIDGE GREENS NEIGHBOURHOOD STRUCTURE PLAN
BYLAW 12413**

1. Estimated Housing Units and Population

Land Use	Area		Units/Area		Total Units	Persons Per Unit	Population
	Hectares	Acres	Per Ha.	Per Ac.			
Single Family	19.2	47.4	16	6.5	307	3.46	1,062
Low Density Residential	7.5	18.5	16	6.5	120	3.46	415
Multiple Family (RA7)	2.3	5.7	125	50.5	288	1.82	524
TOTAL Neighbourhood	29.0	71.6			715		2,001

2. Density of Neighbourhood Development

Total Gross Area of Neighbourhood:	52.1 (128.7 Ac)
Total Population	2,001
Neighbourhood Density:	38.4 people/gross hectare (15.6 people/gross acre)

3. Student Generation

	Elementary	Junior High	Senior High
Public:	215	97	80
Separate:	98	44	27

AMENDMENT TO THE

BRECKENRIDGE GREENS

NEIGHBOURHOOD STRUCTURE PLAN

Prepared for

LEWIS ESTATES COMMUNITIES INC.

Prepared by

MACKENZIE ASSOCIATES
CONSULTING GROUP LIMITED

August, 2000

1. PURPOSE

The purpose of this amendment to the Breckenridge Greens Neighbourhood Structure Plan (N.S.P.) is to modify the general land use designation for a small area of unsubdivided land situated in the northeast corner of the neighbourhood plan area.

2. BACKGROUND

The Breckenridge Greens N.S.P. was approved by Bylaw 9925 on October 8, 1991. It was subsequently amended by Bylaw 11865 on September 14, 1998 to redesignate certain areas for Low Density Residential uses. The Existing Development Concept, as revised by Bylaw 11865, is illustrated on **Figure 1**.

The south and west central parts of the neighbourhood have been redistricted, and significantly subdivided and developed, and three fairways of the Lewis Estates Golf Course have been developed, approved for subdivision, and are in use.

3. THE AMENDMENT AREA

The area within which the general land use designation is intended to be modified by this amendment is referred to as the "Amendment Area" and is outlined on **Figure 2**. It encompasses an area of 2.4 hectares.



Breckenridge Greens Neighbourhood Structure Plan









-  Low Density Residential
-  Single Family
-  Multiple Family
-  Golf Course
-  Public-Utility Lot
-  Walkway
-  Grade Separated Crossing
-  Grade Level Crossing











Figure 1

Existing Development Concept Bylaw 11865





Breckenridge Greens Neighbourhood Structure Plan

-  Low Density Residential
-  Single Family
-  Multiple Family
-  Golf Course
-  Public Utility Lot
-  Walkway
-  Grade Separated Crossing
-  Grade Level Crossing

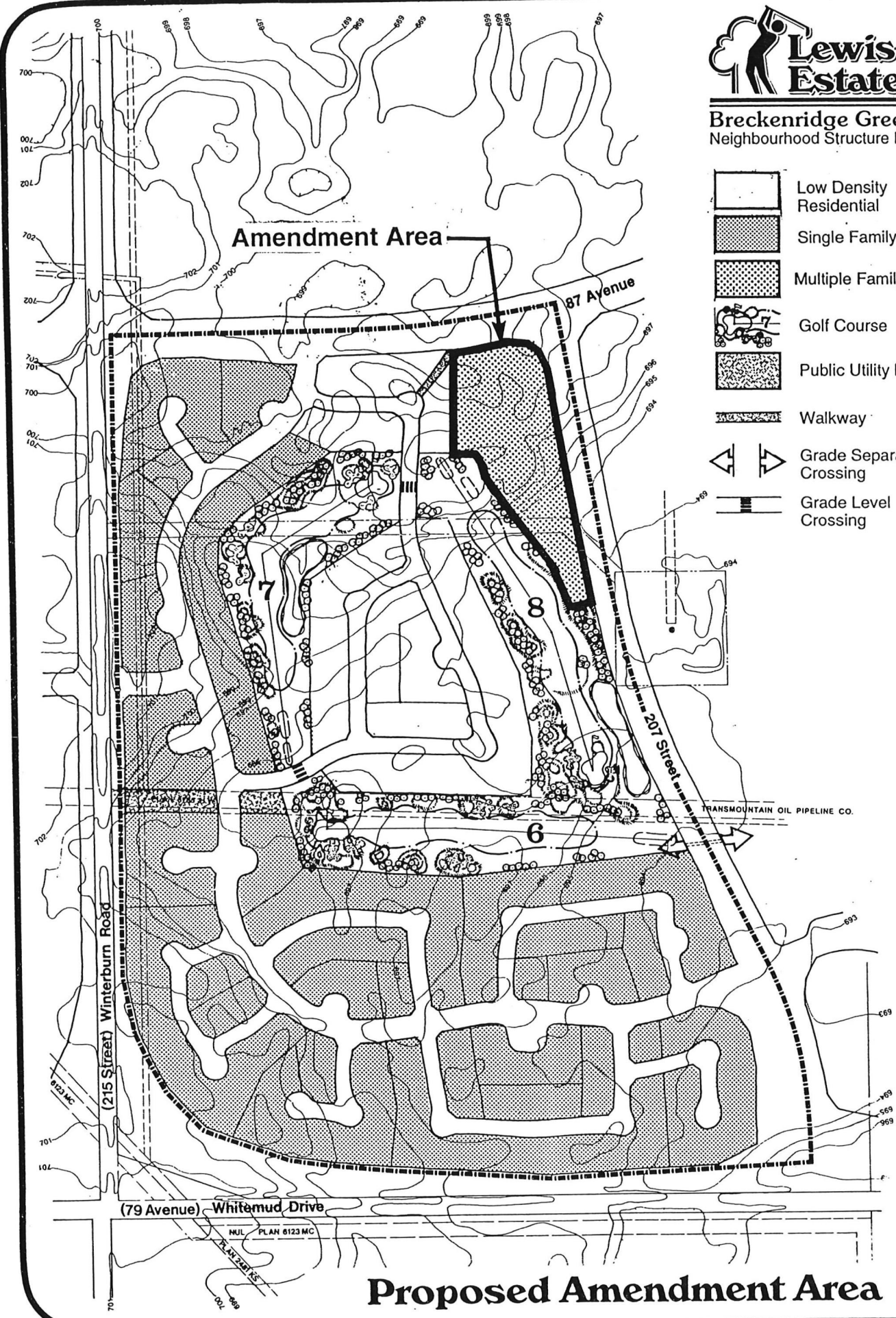


Figure 2



Proposed Amendment Area

4. THE AMENDMENT

The amendment consists of the redesignation and minor expansion of an area that is already primarily designated as Multiple Family, from one form of multiple family use to another.

The Amendment Area is currently primarily designated by the existing Development Concept (as revised) as Multiple Family use, and is described in the text of the original Neighbourhood Structure Plan (Section 4.2) as being intended for townhouse development at a medium density under the RF5 District of the Land Use Bylaw. Other portions of the Amendment Area include:

- a) a sliver of land on the east edge of the designated Multiple Family area that was designated as arterial roadway; and
- b) a fragment of land along the southwest edge of the designated Multiple Family area that was designated as golf course.

This amendment proposes to redesignate the Amendment Area as Multiple Family Apartments, that would be intended for medium density apartment development under the RA7 District of the Land Use Bylaw.

5. RATIONALE FOR THE AMENDMENT

The Amendment Area is situated in a relatively insulated part of the neighbourhood area, bounded by:

- a) the future 87 Avenue to the north;
- b) the future Lewis Estates Boulevard to the east;
- c) Fairway 8 (now operating as Fairway 17) of the Lewis Estates Golf Course to the southwest; and
- d) an unsubdivided area of future Low Density Residential use to the west.

The features of the Amendment Area that made it suitable for Multiple Family use, when it was previously designated primarily as Multiple Family use intended for townhouse development, included:

- a) the southwardly sloping topography of the area;
- b) the availability of direct access from Lewis Estates Boulevard; and
- c) the relatively insulated setting of the area defined largely by major roads and the golf course.

These same features make the area exceptionally suited to the development of apartment housing. The sloping topography of the area creates an opportunity to incorporate underground parking into the design of multi-family residential structures, and the increased unit density of apartment development provides a broader base to support the extra costs associated with the development of underground parking.

6. ELEMENTS OF THE AMENDMENT

This amendment consists of the following modifications to the approved Breckenridge Greens Neighbourhood Structure Plan (N.S.P.), as amended:

a) the Development Concept, as amended, is revised to the Development Concept (Revised) as illustrated on **Figure 3**;









b) the final sentence in the third paragraph of Section 4.2 is replaced with:

“Multiple-family parcels in this area will be designated RA7 under the Land Use Bylaw to permit low-rise apartment development at a medium density.”

c) the replacement of Tables 1A and 2 A of the N.S.P. document, as amended, with Tables



Breckenridge Greens
Neighbourhood Structure Plan

-  Low Density Residential
-  Single Family
-  Multiple Family Apartments
-  Golf Course
-  Public Utility Lot
-  Walkway
-  Grade Separated Crossing
-  Grade Level Crossing

Amendment Area

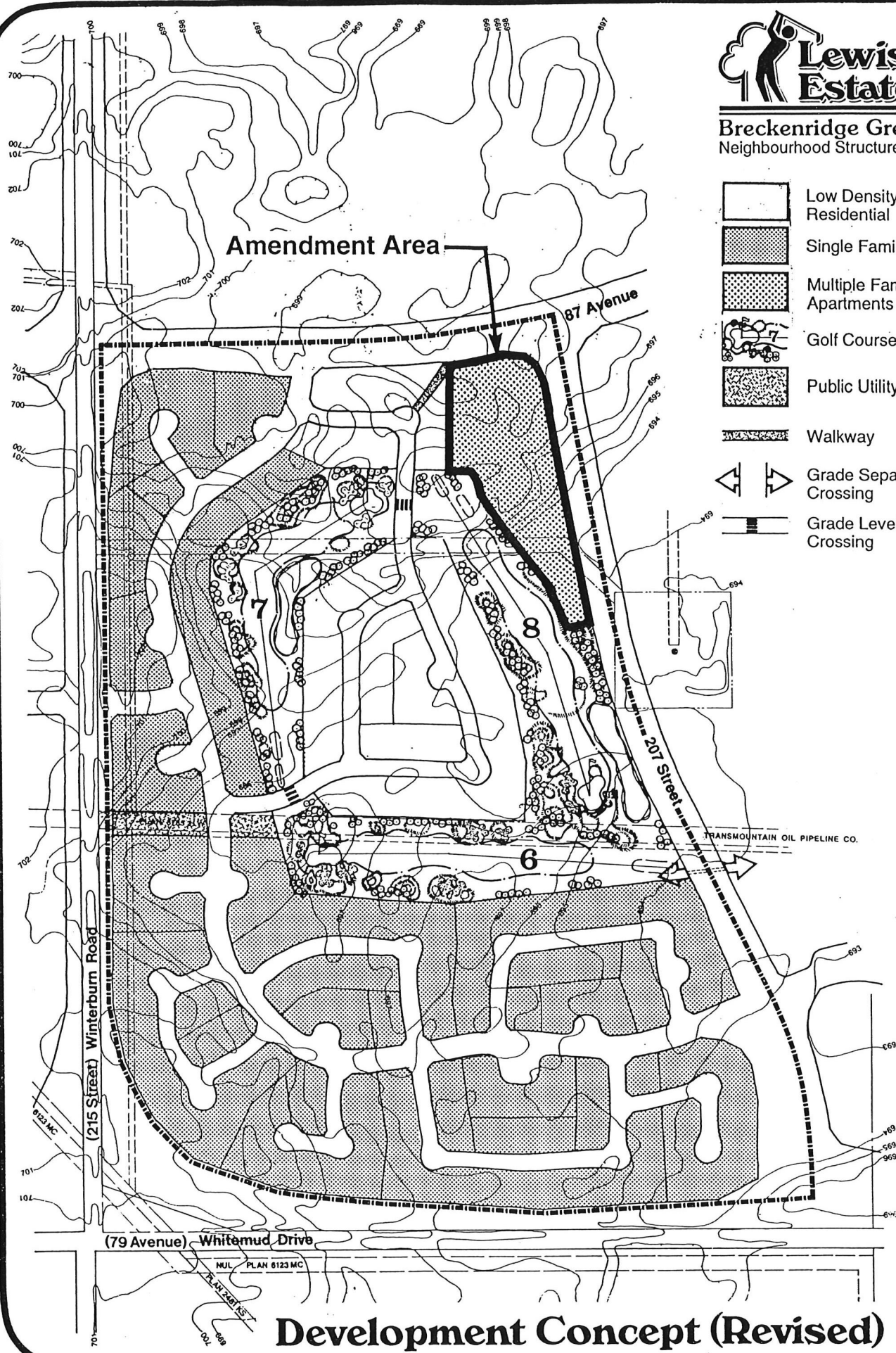


Figure 3

Development Concept (Revised)



1B and 2B (attached hereto) to reflect modifications arising from the redesignation of the Multiple Family use area from a townhouse to an apartment form of residential use.

Table 1B

Land Use Allocation • Neighbourhood 2 • Breckenridge Greens

	Previous Plan (Bylaw 11865)	Amended Plan
	Area (Ha)	Area (Ha)
TOTAL GROSS AREA:	51.9 Ha	52.1 Ha
Golf Course Lands (Area subject to Deferred Reserve Caveat)	10.1 Ha	9.9 Ha
Public Utility Lot (T.O.P.C. and Leddy*)	<u>0.3 Ha</u>	<u>0.3 Ha</u>
	10.4 Ha	10.2 Ha
	<u>10.4 Ha</u>	<u>10.2 Ha</u>
GROSS DEVELOPABLE AREA:	41.5 Ha	41.9 Ha
RESIDENTIAL:		
Single Family	19.2 Ha	19.2 Ha
Low Density Residential	7.4 Ha	7.5 Ha
Multiple Family	<u>2.0 Ha</u>	<u>2.3 Ha</u>
	28.6 Ha	29.0 Ha
	28.6 Ha	29.0 Ha
CIRCULATION:		
Local Roads	5.6 Ha	5.6 Ha
Collector Roads	3.2 Ha	3.2 Ha
Arterial Roads **	4.0 Ha	4.0 Ha
Walkways	<u>0.1 Ha</u>	<u>0.1 Ha</u>
	12.9 Ha	12.9 Ha
	12.9 Ha	12.9 Ha

* portion of pipeline rights-of-way outside golf course lands

** one half of required right-of-way for Lewis Estates Boulevard (207 Street) and 87 Avenue

Demographic Information

1. Density of Neighbourhood Development

Land Use	Area (ha)	Units/ha	Total Units	Persons Per Unit	Population
Single Family	19.2	16	307	3.46	1,062
Low Density Residential	7.5	16	120	3.46	415
Multiple Family (RA7)	2.3	125	288	1.82	524
TOTAL Neighbourhood	29.0		715		2,001

2. Density of Neighbourhood Development

Total Gross Area of Neighbourhood:	51.9 Ha
Total Population:	2,001
Neighbourhood Density:	38.5 people/gross hectare

3. Student Generation

	Elementary	Junior High	Senior High
Public:	215	97	80
Separate:	98	44	27
(0.43 of Public)			

SCHEDULE "E"
BYLAW 12413
FILE: NSP/00-0008
BYLAW 12414
FILE: LUB/00-0043
BRECKENRIDGE GREENS

DESCRIPTION: AMENDMENT TO THE Breckenridge Greens Neighbourhood Structure Plan; BRECKENRIDGE GREENS

LAND USE BYLAW AMENDMENT from AG (Agricultural Mixed Use) District (County of Parkland) to RA7 (Low Rise Apartment) District; BRECKENRIDGE GREENS

LOCATION: East of Winterburn Road (215 Street) and north of Breckenridge Drive
259 Lewis Estates Boulevard
Edmonton, AB T5T-6A4

LEGAL DESCRIPTION: Portions of NW 30-52-25-4 and SW 30-52-25-4

APPLICANT: Mackenzie Associates Consulting Group Ltd.
10102 – 125 Street
Edmonton, AB T5N 1S6

OWNER: Lewis Estates Communities Inc
#900 – 10310 Jasper Avenue
Edmonton, AB T5J 1Y8

ACCEPTANCE OF APPLICATION: May 26, 2000

EXISTING DEVELOPMENT: Vacant

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: That Bylaw 12413 to amend the Breckenridge Greens Neighbourhood Structure Plan be APPROVED.

That Bylaw 12414 to amend the Land Use Bylaw from AG (Agricultural Mixed Use) District (County of Parkland) to RA7 (Low Rise Apartment) District be APPROVED.

BYLAW 12413
FILE: NSP/00-0008
BYLAW 12414
FILE: LUB/00-0043
BRECKENRIDGE GREENS

DISCUSSION

1. The Applications

This report concerns two applications:

The first application proposes to amend the Breckenridge Greens Neighbourhood Structure Plan (NSP) by re-designating the Multiple Family portion of the plan. The Multiple Family portion of the plan presently limits development to the requirements of the RF5 (Row Housing) District of the Land Use Bylaw. The proposed re-designation of this area will expand the development opportunity of the Multiple Family area to that of the RA7 (Low Rise Apartment) District.

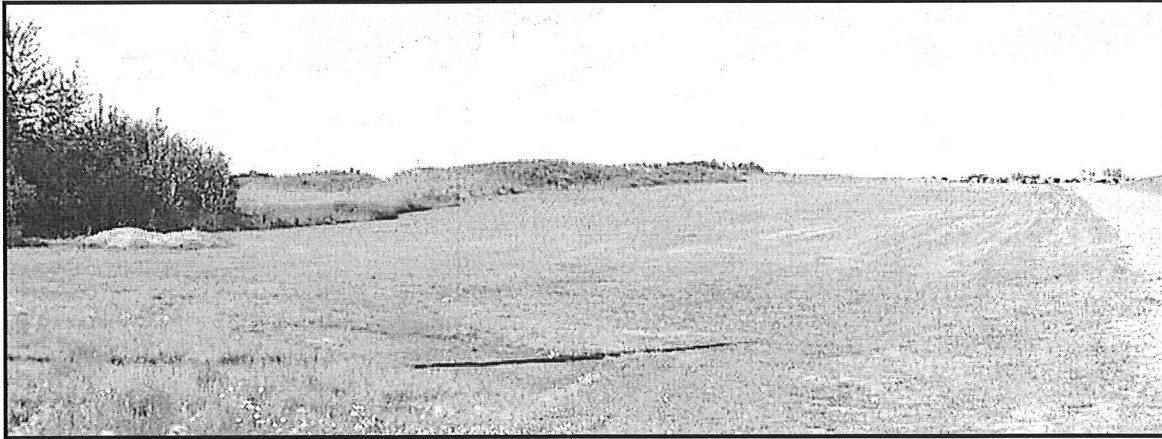
The second application proposes to amend the Land Use Bylaw to apply the RA7 District to the site that is subject of the above NSP amendment (Bylaw 12413). The purpose of this amendment is to facilitate the development of the subject site for medium density housing.

2. Site and Surrounding Area

The Breckenridge Greens neighbourhood is located north of Whitemud Drive and east of Winterburn Road (215 Street). The southern portion of the neighbourhood is developing under the RF1 (Single Detached Residential), RSL (Residential Small Lot) and RF4 (Semi-Detached Residential) Districts. A large pipeline right-of-way passes through the neighbourhood in an east-west alignment, and three holes of the Lewis Estates Golf Course are located in the central part of the neighbourhood. The partially developed neighbourhood of Potter Greens lies to the east of the neighbourhood, across Lewis Estates Boulevard. Vacant land intended for residential development in the future lies to the north and west of the neighbourhood. Undeveloped residential land in The Grange Area Structure Plan lies to the south of Whitemud Drive.

The subject site of the proposed redistricting is located at the northeastern corner of the NSP area. The site will be flanked on its northern and eastern boundaries by arterial roadways (87 Avenue and Lewis Estates Boulevard [207 Street] respectively). The site's western boundary will abut the Lewis Estates Golf Course and a small area of land designated for low density housing, that is currently undeveloped. The subject site does not possess a southern boundary of any significance due to its triangular shape.

BYLAW 12413
FILE: NSP/00-0008
BYLAW 12414
FILE: LUB/00-0043
BRECKENRIDGE GREENS



View of site looking northwest from Lewis Estates Blvd.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The function of the Medium Density site within the Breckenridge NSP is to provide an alternative housing choice within the Breckenridge neighbourhood. Since the Breckenridge Greens NSP presently identifies the subject site as a Multiple Family/Medium Density site, the proposal to expand the development opportunity of the site from RF5 (Row Housing) density to RA7 (Low Rise Apartment) density is consistent with the intent of the plan, and therefore remains compatible with the surrounding land uses.

The proposed amendment will raise the percentage of medium density housing units in the Breckenridge Greens Neighbourhood to 40%, which exceeds the Council endorsed maximum guideline of 35% per neighbourhood. Notwithstanding this non-conformity, the Planning & Development Department supports this change as the small size of the currently approved Breckenridge Greens Neighbourhood (511 housing units – 1,726 population). In such small neighbourhoods, a single medium density development can easily skew the housing ratio guidelines to unusual extremes. Considering that the “standard” Edmonton neighbourhood comprises a population of approximately 5,000 people, it is more appropriate in this instance to consider the application of the housing ratio guidelines to both the neighbourhoods of Breckenridge Greens and Potter Greens as a single entity. Under this approach, the two neighbourhoods will comprise a total population of 4,782 centred around two school sites. When viewed in this context, the proposed amendment raises the total population to 5,057 and the medium density unit count to an acceptable 35%.

BYLAW 12413

FILE: NSP/00-0008

BYLAW 12414

FILE: LUB/00-0043

BRECKENRIDGE GREENS

2. Transportation and Utilities

The Transportation and Streets Department, and all other utility departments and agencies advise that they have no concerns regarding these proposed amendments. Services are available nearby and can be extended to serve the subject site.

3. Surrounding Property Owners' Concerns

The Planning and Development Department received one telephone call in response to its letter of pre-notification. The caller was seeking additional information and clarification and did not express an opinion about the application. The Planning and Development Department held a public meeting on August 30, 2000 at the Aldergrove Community Hall. A total of 11 community members attended the meeting. Staff from the Planning and Development Department and a representative of the developer answered various questions about the intent of the amendment and the steps involved in the NSP amendment process. One attendee expressed opposition to the proposal. The objection was directed against the development of any Medium Density housing within the Breckenridge Greens Neighbourhood. In response to this objection, the Planning and Development Department refers to the requirement for all neighbourhoods to contain a minimum level of Medium Density housing, as per the City's *Report on Housing Mix Proportions in New Residential Developments*.

JUSTIFICATION

The Planning and Development Department recommends that Bylaw 12413 to amend the Breckenridge Greens Neighbourhood Structure Plan be APPROVED and that Bylaw 12414 to amend the Land Use Bylaw from AG (Agricultural Mixed Use) District (County of Parkland) to RA7 (Low Rise Apartment) District be APPROVED on the basis that the amendments are consistent with the intent of the plan and they meet the technical and policy requirements of the City and the utility departments and agencies.

ATTACHMENTS

- 1 Approved Land Use and Population Statistics – Bylaw 11865
- 2 Proposed Land Use and Population Statistics – Bylaw 12413
- 3 Approved Breckenridge Neighbourhood Structure Plan – Bylaw 11865
- 4 Proposed Breckenridge Neighbourhood Structure Plan – Bylaw 12413
- 5 Surrounding Land Use Districts Maps
- 6 Proposed Redistricting – Bylaw 12414

Written by: Rod Heinrichs
Approved by: Larry Benowski
Planning and Development Department
September 5, 2000

TABLE 1
BRECKENRIDGE GREENS NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE ALLOCATION
BYLAW 11865

	<u>AREA</u>			
	<u>Hectares</u>	<u>Acres</u>		
Total Gross Area:			51.9	128.3
	<u>Hectares</u>	<u>Acres</u>		
Golf Course Lands: (Area subject to Deferred Reserve Caveat)	10.1	24.9		
Public Utility Lot (T.O.P.C. and Leddy)*:	0.3	0.8		
	10.4	25.7	10.4	25.7
Gross Developable Area:			41.5	102.6
Residential:				
Single Family	19.2	47.4		
Low Density Residential	7.4	18.3		
Multiple Family	2.0	5.0		
	28.6	70.7	28.6	70.7
Circulation:				
Local Roads	5.6	13.9		
Collector Roads	3.2	7.9		
Arterial Roads**	4.1	10.0		
Walkways	0.1	0.1		
	12.9	31.9	12.9	31.9

* portion of pipeline rights-of-way outside golf course lands

** one half of required right-of-way for 207 Street and 87 Avenue

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units	Population
Single Family	19.2	307	1,062
Low Density Residential	7.4	119	411
Multiple Family (RF5)	2.0	85	253
TOTAL	28.6	511	1,726

Notes: Neighbourhood Density - 33.2 people/gross hectare

TABLE 2
BRECKENRIDGE GREENS NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE ALLOCATION
BYLAW 12413

			<u>AREA</u>	
			<u>Hectares</u>	<u>Acres</u>
Total Gross Area:			52.1	128.7
	<u>Hectares</u>	<u>Acres</u>		
Golf Course Lands: (Area subject to Deferred Reserve Caveat)	9.9	24.4		
Public Utility Lot (T.O.P.C. and Leddy)*:	0.3	0.7		
	10.2	25.2	10.2	25.2
Gross Developable Area:			41.9	103.5
Residential:				
Single Family	19.2	47.4		
Low Density Residential	7.5	18.3		
Multiple Family	2.3	5.9		
	29.0	71.6	29.0	71.6
Circulation:				
Local Roads	5.6	13.9		
Collector Roads	3.2	7.9		
Arterial Roads**	4.0	9.4		
Walkways	0.1	0.1		
	12.9	31.3	12.9	31.9

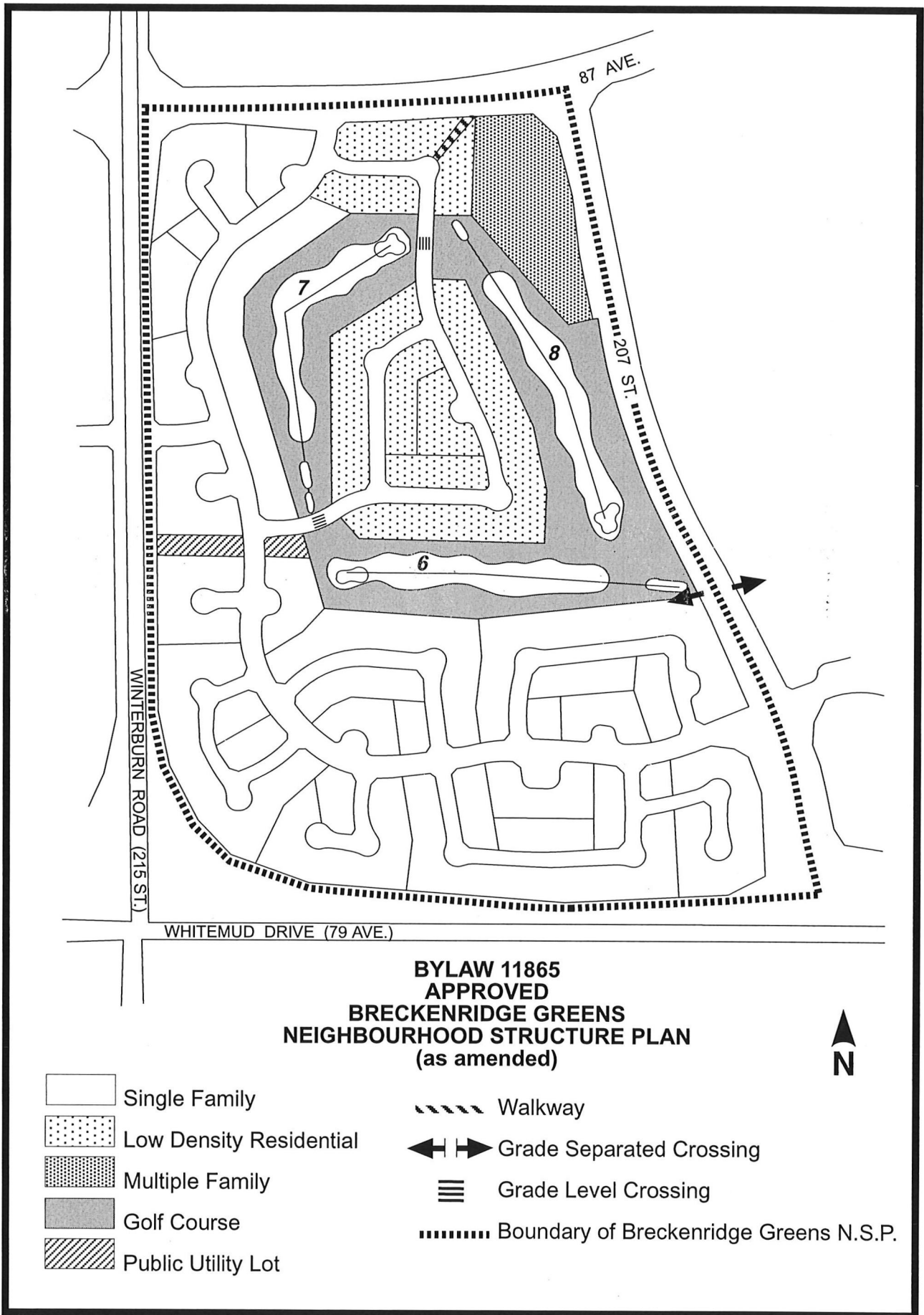
* portion of pipeline rights-of-way outside golf course lands

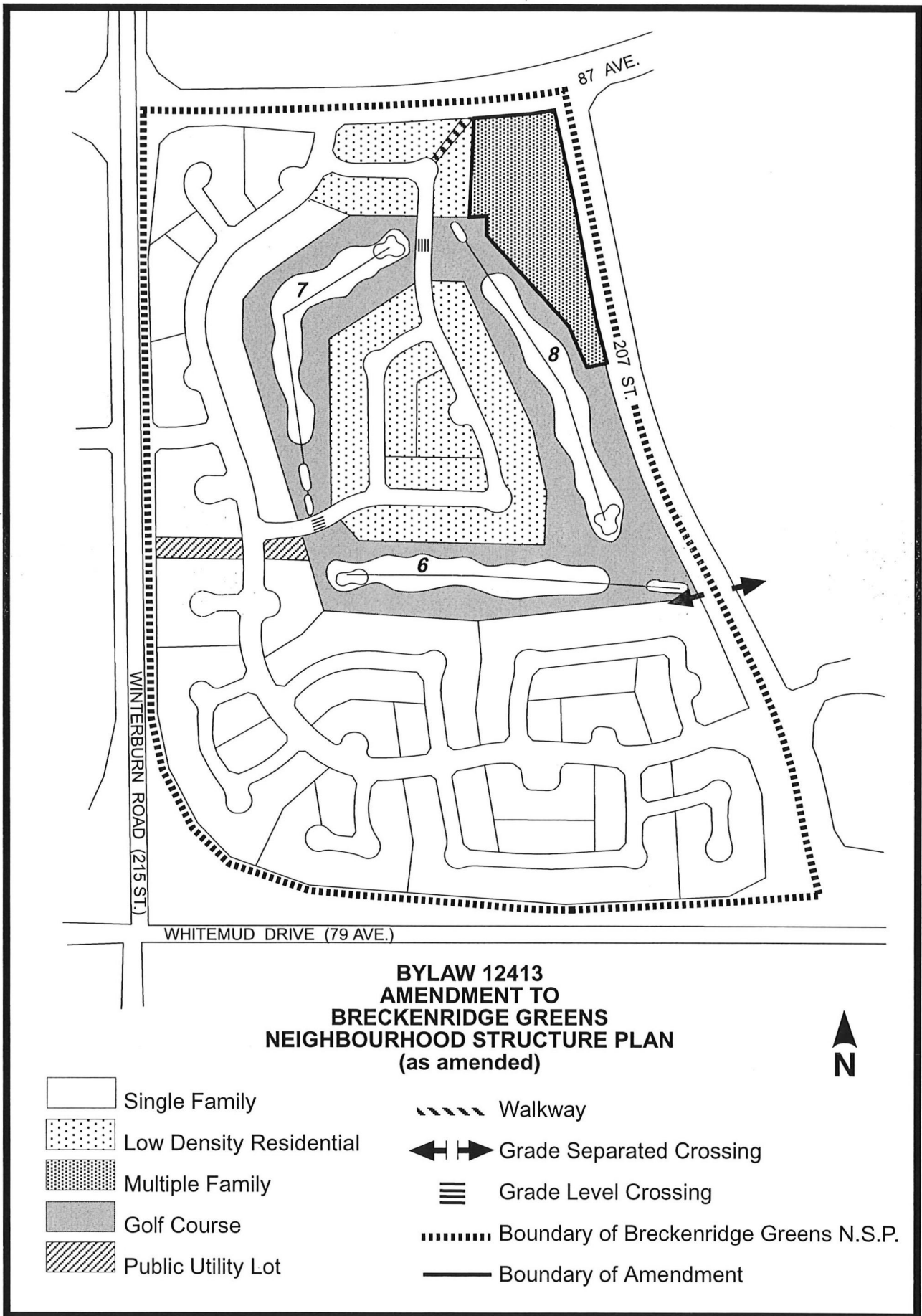
** one half of required right-of-way for 207 Street and 87 Avenue

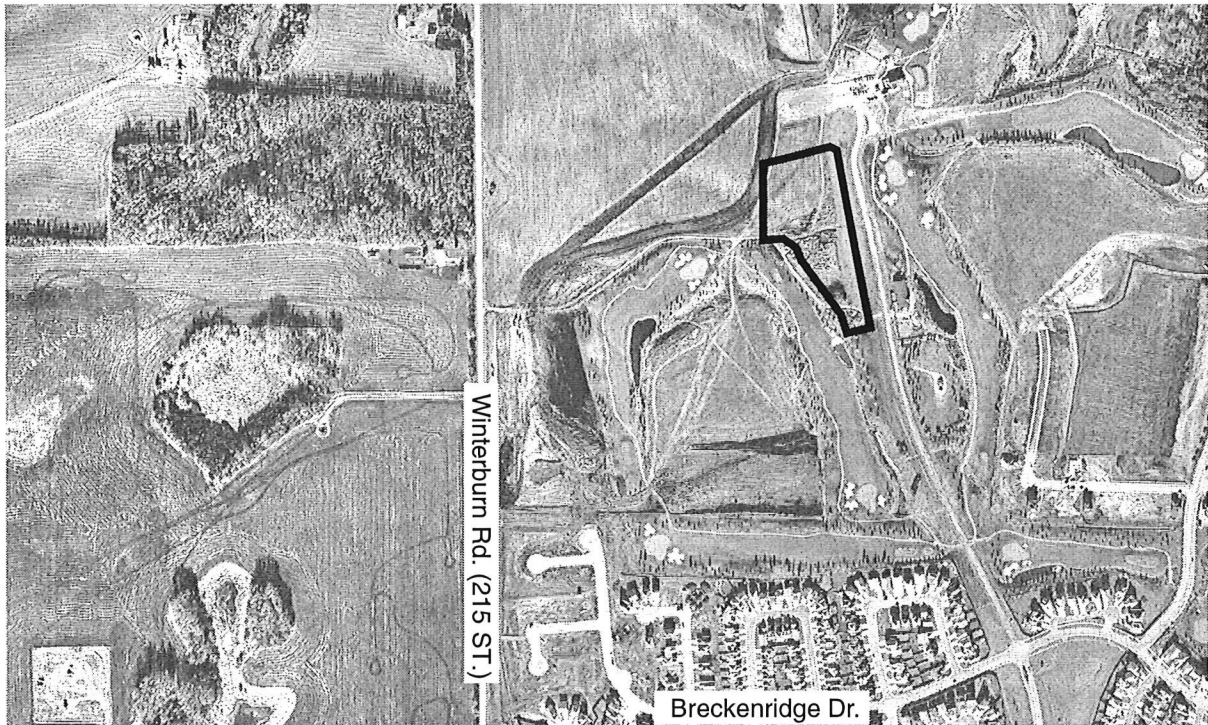
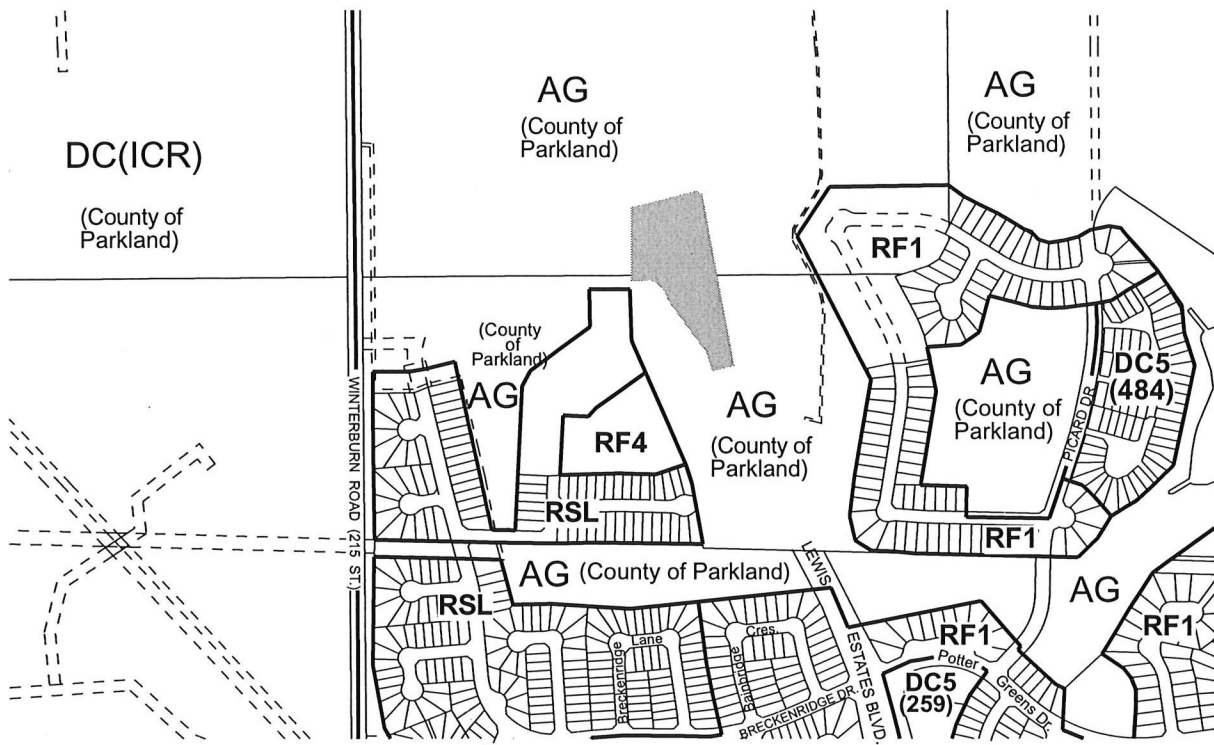
RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units	Population
Single Family	19.2	307	1,062
Low Density Residential	7.5	120	415
Multiple Family (RA7)	2.3	288	524
TOTAL	29.0	715	2,001

Notes: Neighbourhood Density – 38.5 people/gross hectare







SURROUNDING LAND USE DISTRICTS

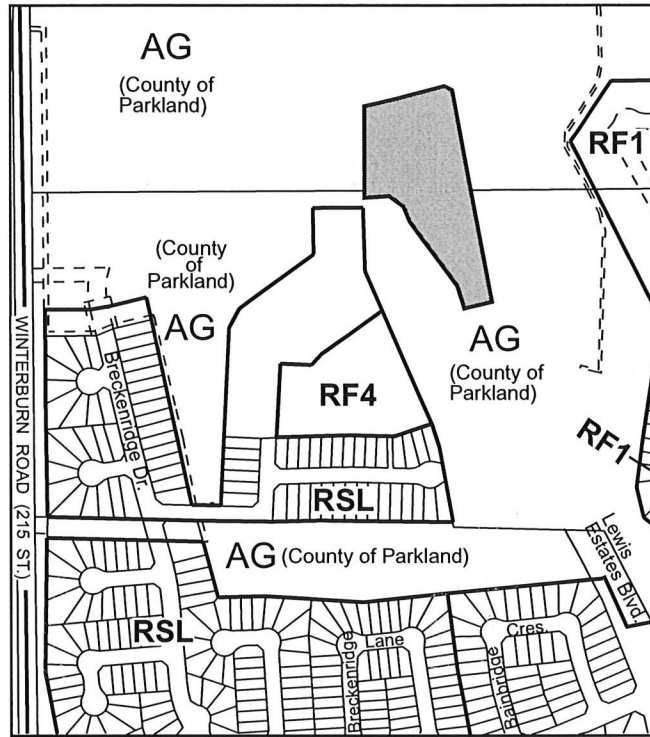
 Site Location

FILE: LUB/00-0043
DATE: September 5, 2000



**BRECKENRIDGE GREENS,
BYLAW 12414**

Located east of Winterburne Road (215 Street)
and north of Breckenridge Drive



 Proposed Redistricting from
AG (County of Parkland) to RA7 

The purpose of proposed Bylaw 12414 is to change the Land Use Bylaw from agricultural mixed use (AG) district (County of Parkland) to low rise apartment (RA7) district; portions of NW and SW 30-52-25-4; 259 Lewis Estates Boulevard, as shown on the above sketch. The proposed amendment will allow a range of medium density residential uses. The Planning and Development Department Supports this proposed bylaw.

PROPOSED REDISTRICTING

FILE: LUB/00-0043

DATE: September 5, 2000