

BY-LAW 48-96

A BY-LAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE NOTTINGHAM AREA STRUCTURE PLAN BY-LAW 71-92.

WHEREAS it is deemed advisable to amend the Nottingham Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994, and amendments thereto, enacts as follows:

1. That this By-law 48-96 is to be cited as the "Nottingham Area Structure Plan Amendment No. 2".
2. That Schedule "A" attached hereto is hereby adopted as part of the By-law.

Read a first time this 11 day of June, 1996

Read a second time this 2 day of July, 1996

Read a third time and finally passed this 2 day of July, 1996

Deputy Mayor Shirley Jolly

Corporate Secretary

Date Signed: July 8 1996

PROPOSED AMENDMENT
NOTTINGHAM AREA STRUCTURE PLAN

1.0 INTRODUCTION

The purpose of this proposed amendment is to change the designation of two medium density residential sites in the southern portion of Nottingham from "Apartments" to "Small Lot Single Detached and Semi-Detached Residential".

2.0 BACKGROUND

The Nottingham Area Structure Plan Bylaw No. 71-92 was given third reading by Strathcona County Council on January 12, 1993. It was amended April 26, 1994 to convert the area immediately north of the subject site from "Semi-Detached" to "Small Lot Single Detached" by Bylaw 32-94.

3.0 DESCRIPTION OF AMENDMENT

As shown in Figure 1, the amendment area is currently designated for "Apartments". This is the most intense residential designation included in the Nottingham area. The amendment area is bounded on the northeast by a site carrying a "Row Housing" designation; on the south by land designated for commercial development; and on the north across Normandy Drive by small lot residential development. The approved area structure plan calls for the provision of a small park of approximately 0.1 ha. on Normandy Drive at the mid-point of the amendment area.

The proposed amendment will allow the development of a combination of small lot single-detached and semi-detached housing. Houses are anticipated to be largely single family, without attached front garages but with sufficient side yard width to accommodate driveways and allow for rear yard garages. The housing will be developed under a direct control district to accommodate reduced lot widths using a "zero side yard" approach to the siting of dwellings. These dwellings will be subject to architectural controls imposed by caveat against the titles prior to the sale of individual lots. These controls will ensure that this development is similar in quality of architectural treatment to the surrounding residential development in Nottingham.

As shown in Figure 2, the small park site will be retained, with the size increased from 0.11 ha to 0.14 ha. the park boundaries will be somewhat modified, requiring reserve disposal of approximately 150 m² and reserve gain of 280 m².

4.0 LOCAL ROAD REVISION

Figure 2 shows the possible local road layout included in the original area structure plan. However, it has been somewhat revised at the point on the west boundary of Nottingham where Glenwood Drive enters the plan area. The original area structure plan showed Glenwood Drive entering Nottingham, then ending in a "T" shaped cul-de-sac. There was no connection between Glenwood Drive and the Nottingham road network. It is now intended that Glenwood Drive end at the neighbourhood boundary as shown in Figure 2. There will still be no connection between Glenwood Drive and the Nottingham road network.

There are other minor internal changes to proposed local road and lotting patterns. These revisions need not be part of the area structure plan amendment, since the local road layout was not an integral part of the original area structure plan. The revisions are included in this amendment document for information purposes.

5.0 *IMPLICATIONS*

The proposed amendment will reduce the area of medium density development by approximately 2.0 ha, increasing the area of small lot development by the same amount. This will alter the neighbourhood profile included in the appendix to the original plan (as amended in 1994). The amended neighbourhood profile is shown in Table 1.

The proposed small lot single detached and semi-detached development will be compatible with existing and planned uses adjacent to the amendment area.

Servicing issues will be addressed in a revision to the Nottingham Design Brief. However, the servicing implications of the proposed amendment are minimal.

6.0 *RATIONALE*

This amendment represents a response by the developer to current and anticipated market conditions in the area. It is consistent with the Strathcona County General Municipal Plan. The proposed use will be compatible with adjacent uses. The change proposed will have no significant impact on community facilities or utility services.

NOTTINGHAM NEIGHBOURHOOD PROFILE

1. LAND USE (AMENDED)

	<u>Hectares</u>	<u>%</u>
Ball Lake (water area)	6.9	5.0
Stormwater Lake and Stream	2.8	2.0
Other Utility Lots	0.7	0.4
Circulation		
Granada Blvd.	2.0	
Nottingham Blvd.	5.2	
Local Roads	17.5	
Lanes and Walkways	<u>0.6</u>	
	25.3	18.2
School and Parks		
School/Park Site	3.4	
Island Park	7.3	
Other Park	<u>7.1</u>	
	17.8	12.9
Residential		
Single-detached	75.5	
Small Lot	5.2	
Row-Housing	<u>1.0</u>	
	81.7	59.0
Community Commercial	3.5	2.5
Gross Area	138.7	100.0

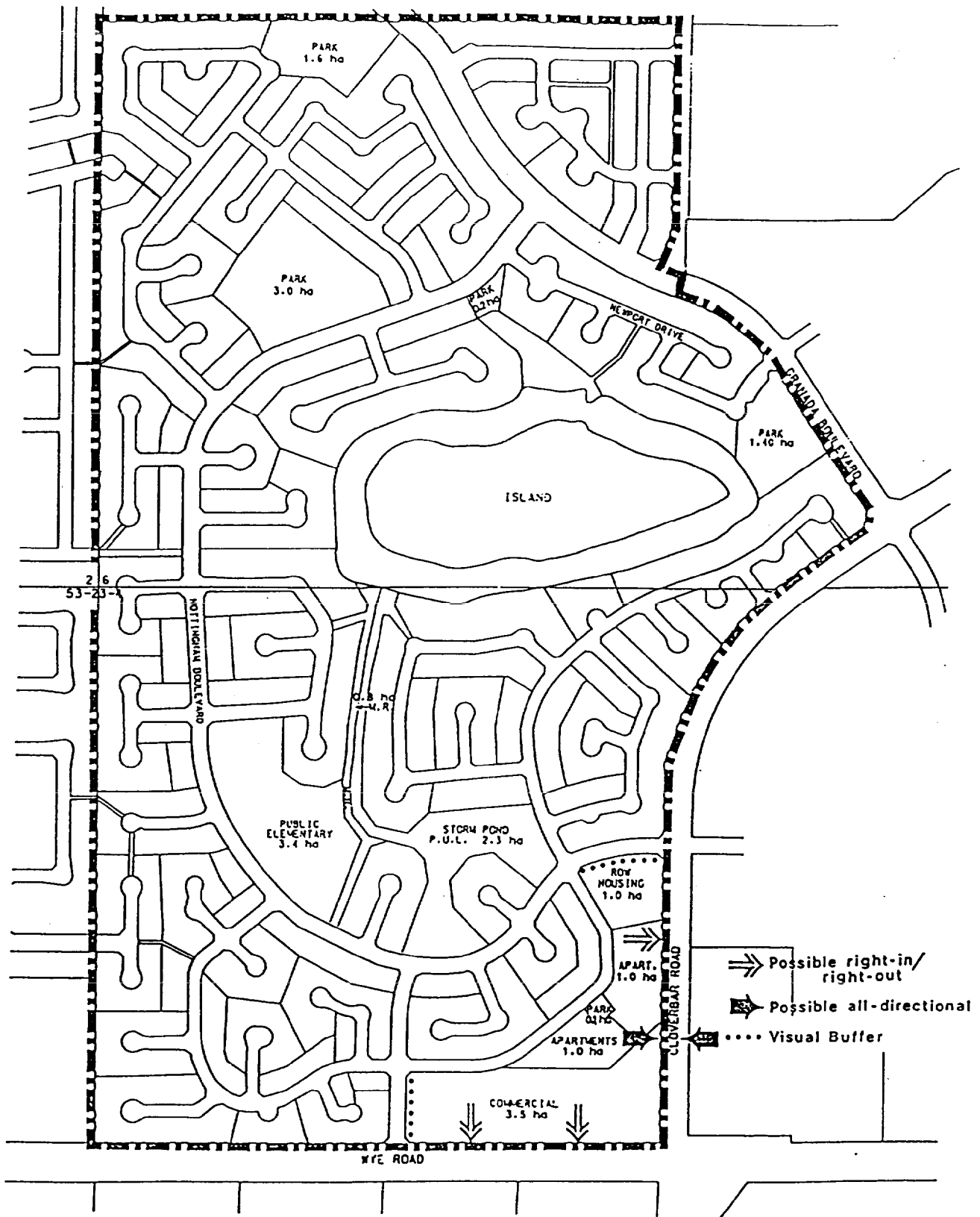
2. POPULATION (AMENDED)

Housing	Units/Net ha	Units	Persons/Unit	Population
Single Detached, Small Lot	18.0	1455	3.1	4510
Row-Housing	37.0	37	2.5	93
TOTAL		1492		4603

3. STUDENT GENERATION

	Elementary Student/D.U. Students		Junior Student/D.U. Students		Senior Student/D.U. Students	
Public						
Single Detached, Small Lot	0.38	552	0.16	232	0.15	218
Row- Housing	0.14	5	0.06	2	0.06	2
TOTAL		557		234		220
Separate						
Single Detached, Small Lot	0.14	203	0.06	87	0.05	73
Row-Housing	0.06	2	0.02	1	0.03	1
TOTAL		205		88		74

NOTE: Generation factors supplied by Strathcona County.



NOTTINGHAM

Possible Local Roads



Figure 1



STRATHCONA COUNTY
E 1/2 - 20 - 52 - 23 - 4

BOUNDARY OF
ORIGINAL A.S.P.

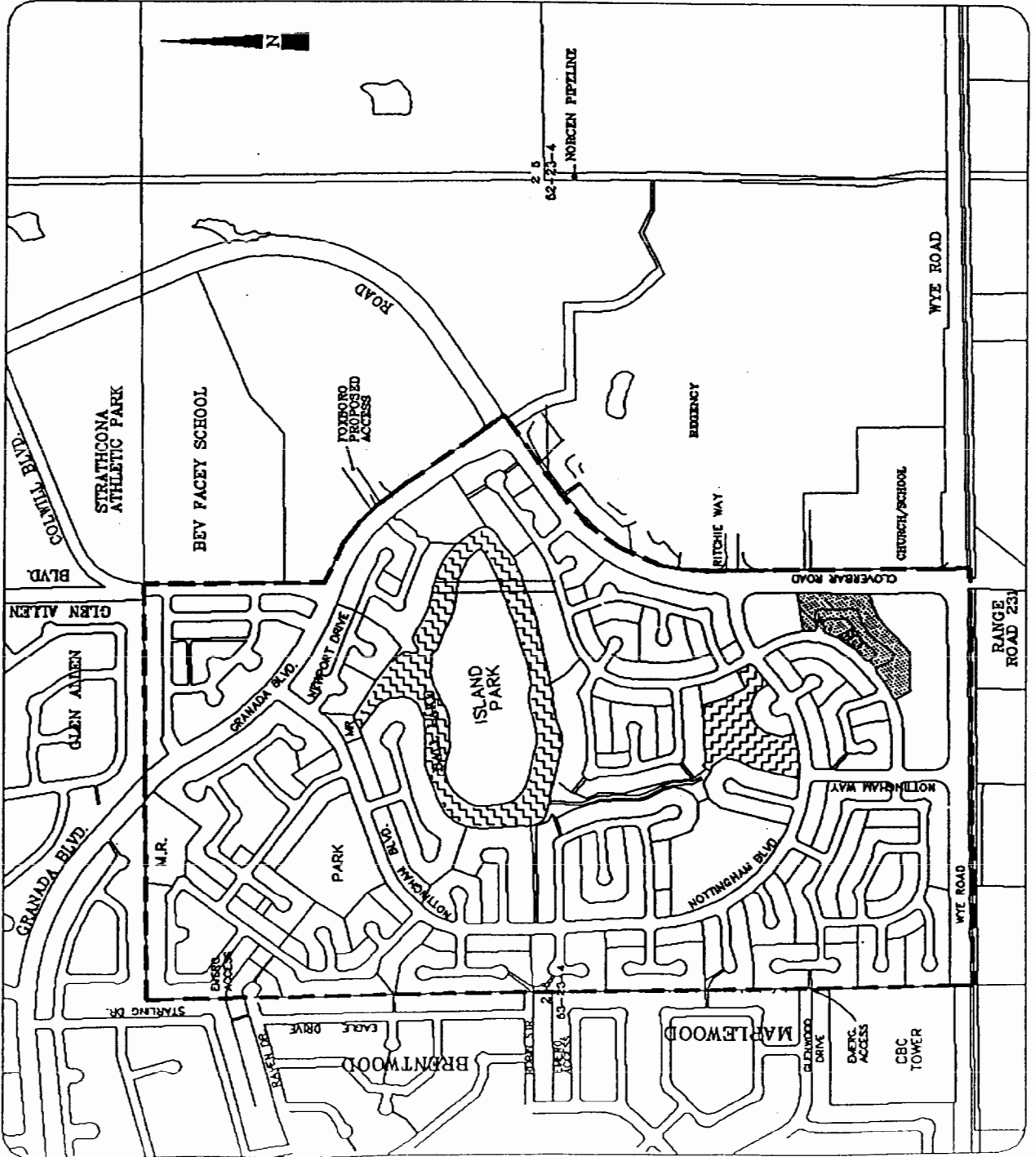
AMENDMENT AREA

POSSIBLE LOCAL ROADS

FIGURE 2











ALTEGRA
Engineering Ltd.
MARCH 1992
REV. MAY 1992
REV. APR. 1999
REV. MAY 1996
65104-96





Nottingham Area Structure Plan Bylaw 48-96 (Amendment 2)

Residential		Road Plan	
Commercial		ASP Boundary	
Park		Existing or Approved Residential	
School		Trail	
Water	