

BY-LAW 71-92

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF ADOPTING THE NOTTINGHAM AREA STRUCTURE PLAN.

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING APPROXIMATELY 137
HECTARES, IS LOCATED WITHIN THE E ½ 26-52-23-W4 AND A PORTION OF
NW ¼ 25-52-23-W4.


NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority
conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:

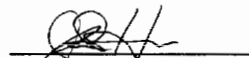
1. This By-law be cited as the "Nottingham Area Structure Plan".
2. Schedule "A" attached hereto entitled "Nottingham Area Structure Plan" is hereby adopted
as part of this By-law.

Read a first time this 14th day of July, 1992.

Read a second time this 12th day of January, 1993.

Read a third time and finally passed this 12th day of January, 1993.


Reeve


Corporate Secretary

I.D. ENGINEERING COMPANY LIMITED
Planners & Engineers

BY-LAW 71-92

SCHEDULE "A"

IDE

**NOTTINGHAM
AREA STRUCTURE PLAN

STRATHCONA COUNTY**

PREPARED BY:

**I.D. ENGINEERING COMPANY LIMITED
IN ASSOCIATION WITH
AL-TERRA ENGINEERING LTD.**

January 1993

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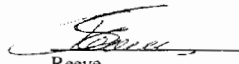
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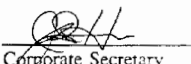
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1.0 INTRODUCTION

1.1 General

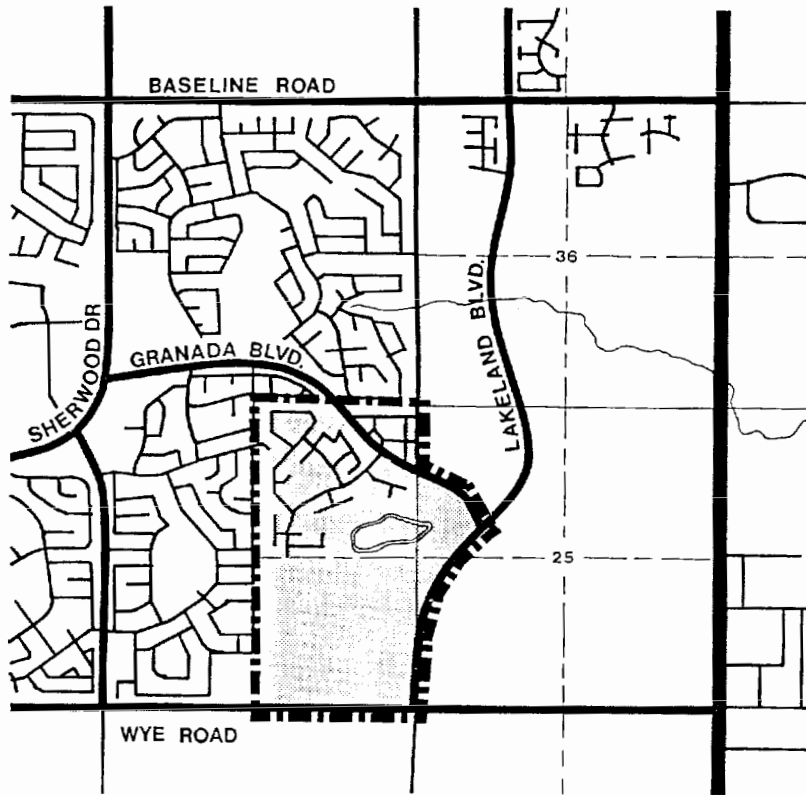
This area structure plan will guide the ultimate development of the east 1/2 of Sec. 26-52-23-W4, and a portion of the north-west quarter of Section 25. This document is to be read in conjunction with the Nottingham Design Brief. The design brief provides considerably more detailed information with respect to the anticipated local road pattern and utility servicing concept for the Nottingham neighbourhood. The Council by-law adopting this area structure plan does not include the design brief. The provisions of the design brief can therefore be revised and adjusted without the need for an amendment to the area structure plan adopting by-law.

1.2 Planning Approach

The plan area is shown on Figure 1 Location Plan. The plan includes a substantial area of land which is already developed or which has received subdivision approval for residential use. The previously developed land and the undeveloped areas will share school facilities and parks, and will be served by the same collector road. As it forms a logical part of the Nottingham neighbourhood, this area has been included within the plan.

1.3 Planning Context

This area structure plan has been prepared in the context of the Edmonton Metropolitan Regional Plan. It is also in general conformance with the County of Strathcona #20 General Municipal Plan (1986).



Location
Plan

NOTTINGHAM AREA STRUCTURE PLAN

IDE

Figure 1

2.0 PLAN OBJECTIVES

1. To provide general land use, circulation, and servicing concepts to guide the future development of the Nottingham neighbourhood for predominantly residential use.
2. To retain, through the use of a design brief as a companion document to this area structure plan, flexibility with respect to the detailed of residential lotting, local road patterns, and utility servicing design.
3. To respond to current and anticipated future residential market demand through the designation of the majority of the neighbourhood for single-detached family residential development.
4. To provide for variety in housing opportunities by including an element of multi-dwelling residential development in appropriate locations.
5. To provide for, in appropriate locations, those community services and amenities such as schools, parks, and commercial facilities, which will be required to serve future residents of the Nottingham area.
6. To recognize Cloverbar Road/Wye Road as one of the most significant intersections in the Sherwood Park area by providing for commercial and medium density residential development at this highly visible and accessible location.
7. To provide for the logical and sensitive integration of future with existing development in the Nottingham area.

8. To ensure as far as practical that future residential development in Nottingham is compatible with existing residential development to the west.
9. To recognize both the amenity and recreational value of Ball Lake and to utilize its potential as a functional element in the stormwater management system.
10. To provide within the plan area for the continuity of the Heritage Parkway Trail System.
11. To identify a development staging scheme which emphasizes the efficient provision of access and utility services as development occurs in the plan area.

3.0 SITE ANALYSIS

3.1 Location

The Nottingham area is located in southeast Sherwood Park to the north of Wye Road as shown on Figure 1. It is bounded by the residential neighbourhoods of Brentwood and Maplewood to the west and by Glen Allan to the north. The east boundary is defined by Glen Allan Boulevard and Cloverbar Road. Wye Road forms the south boundary of Nottingham.

3.2 Land Ownership

A total of 90.2 hectares of the undeveloped land within the Nottingham area are owned by Nottingham Green Estates Inc. The single-detached lots in the north are under multiple ownership. Details of land ownership are given in Table 1.

3.3 Distinct Features

As shown on Figure 2 Distinct Features, there is a farmhouse and adjacent barn located near the southern boundary of the site with direct access onto Wye Road.

The most prominent natural feature in the plan area is Ball Lake. This is a lake with a large central island (7.7 ha) which occupies a large portion of its area. The island has been developed for the recreational use of residents of Nottingham and Sherwood Park.

3.4 Vegetation

The plan area has been largely cleared of vegetation in anticipation of development. Tree cover, consisting of black poplar, still exists at the east end of Ball Lake.

Table 1

Nottingham Land Ownership

Nottingham Green Estates Inc.

NE 26-52-23-4	22.4	ha		
SE 26-52-23-4	49.1	ha		
Lot A, Plan 7059 M.C. (less Ball Lake)	4.3	ha		
Lot 2, Plan 5267 K.S.	6.0	ha		
Lot 1, Plan 2754 K.S.	6.4	ha		
Cert. of Title #892018996E	<u>2.0</u>	ha		
	90.2	ha	90.2	ha

Strathcona County

Ball Lake	13.8*	ha		
Road Right-of-Way	<u>1.8*</u>	ha		
	15.6*	ha	15.6	ha

George Wimpey Canada Limited/
First National Properties Ltd.
pt Block A, Plan 802-2694

0.6*

Qualico Developments (Edmonton) Ltd.
pt Lot D, Plan 212-1524

0.6*

Lots 1 and 2, Plan 922 0529

2.2*

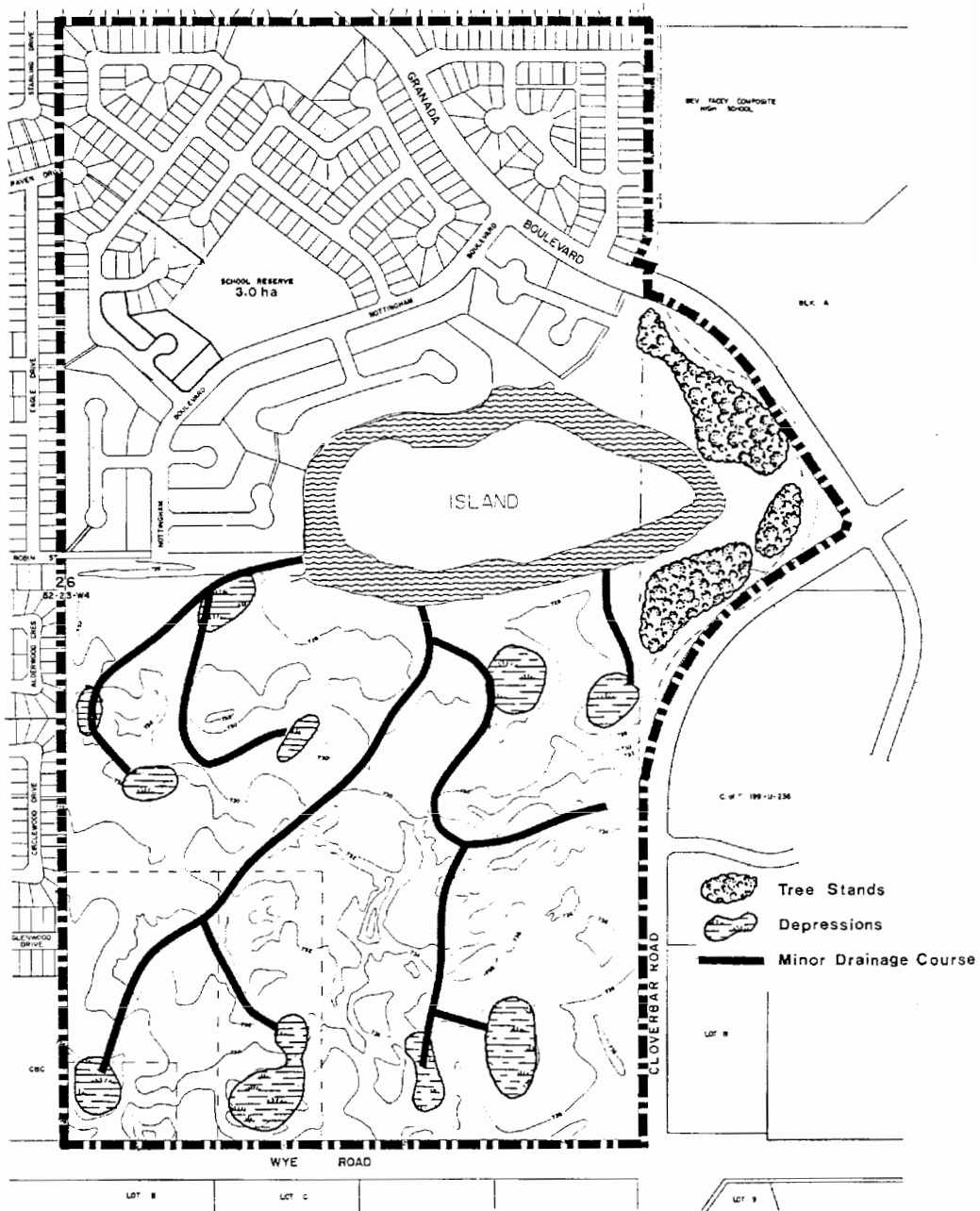
Area within registered Urban Residential Subdivision

29.5

Gross Area

138.7 ha

* Planimeter measurement



**NOTTINGHAM
AREA STRUCTURE PLAN**

IDE

**Distinct
Features**

Figure 2

3.5 Topography

The land consists of a hummocky moraine generally sloping from the north and south toward Ball Lake. Total variation in elevation is from 738 m at the southeast and southwest corners to 727.5 m along the shore of Ball Lake.

3.6 Soil Conditions

Soil exploration was conducted by BBT Geotechnical in 1979 to 1981 over the entire plan area. Numerous holes were drilled to depths of up to 11 metres. Soil is generally a firm clay till with occasional sand lenses and some siltier pockets. Moisture contents of the clay till are generally within 5% of optimum. Low areas have organic deposits up to 1.5 metres deep. Higher areas have 150 mm to 250 mm depth of topsoil.

Soil conditions are expected to present no problem for installation of deep utilities or roadways. Where development is proposed and slough deposits exist, those deposits should be removed or replaced with competent fill. Alternatively, such areas could support development if appropriate engineering designs were developed. At the subdivision stage, relevant County departments should be advised of development areas requiring special treatment. A drainage program to remove standing water from the site has been completed.

Complete copies of the BBT Geotechnical report have been submitted under separate cover to the County's Engineering Department.

3.7 Existing Land Use

Except for the farmhouse and existing residential development located in the north part, the undeveloped portion of the plan area is currently dormant.

3.8 Adjacent Land Use

Residential development exists to the north and west of the plan area. With the exception of the Bev Facey Composite High School, the area to the east is largely undeveloped, although residential development is planned.

The area south of Wye Road is designated in the County of Strathcona #20 General Municipal Plan (1986) as County Residential Infill. Its current use is a mixture of agriculture and country residential. The County also has a public works yard, across Wye Road, south of Nottingham.

Just west of the southwest corner of the plan area, along Wye Road, is a CBC transmission facility and tower. At the south east corner, east of Cloverbar Road, is a religious institution owned by the Christian and Missionary Alliance.

3.9 Transportation

The principal means of access to the plan area are Granada Boulevard from the north to its intersection with Cloverbar Road, Cloverbar Road along the east boundary of the plan area, and Wye Road along the south boundary of the plan area. A 24 m wide collector road, Nottingham Boulevard, extends to the south west of its intersection with Granada Boulevard and continues to the south around the west end of Ball Lake. The right-of-way ends at that point, but will be extended to serve the southern portion of the plan area.

4.0 DEVELOPMENT CONCEPT

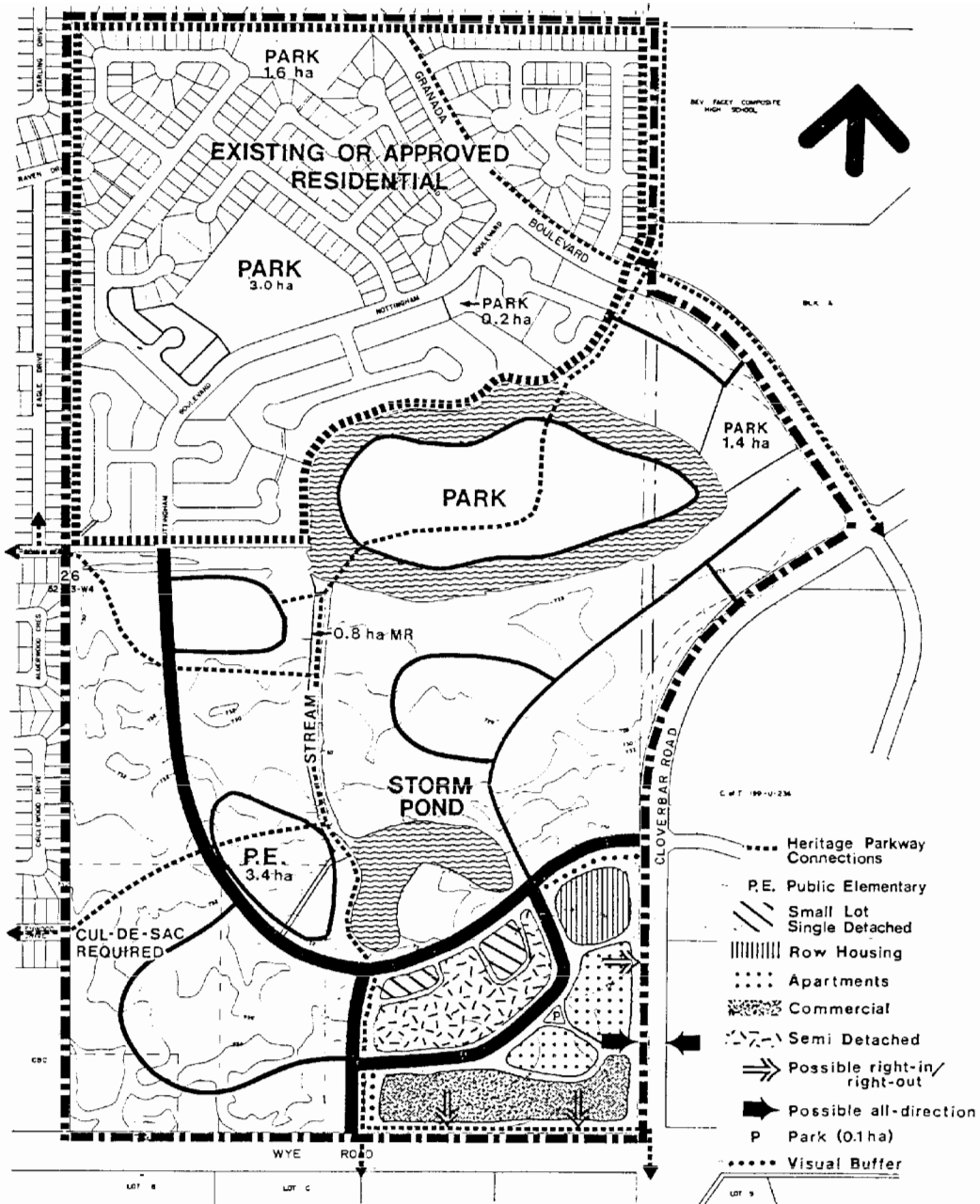
As shown on Figure 3 Development Concept, the area is proposed to be developed primarily for low density residential use consisting of single detached lots a minimum of 15 m in width. Residential development will be complemented by school and park sites, a storm water lake and stream, and commercial facilities. These uses are discussed below.

4.1 Stormwater Lake and Stream

In addition to the amenity and storm drainage functions provided by Ball Lake, a stormwater lake of approximately 2.3 hectares is proposed for the southern portion of the plan area. This stormwater lake would be connected to Ball Lake by a man made stream using pumped water from Ball Lake to ensure continuous flows. Additional information regarding the operation of the re-circulation system, and experiences with similar systems elsewhere, will be supplied under separate cover.

4.2 Mixed Use Area

In the southeast corner of Nottingham, a mixed use area consisting of multi-dwelling residential and commercial development is proposed. The residential portion of the mixed use area will occupy approximately 50-55% of the total, or about 3.0 ha. The housing will consist of row-housing and "walk up" apartments. Overall density in the mixed use area will not exceed 65 units per net residential hectare. The mixed use area will be separated from single-detached residential development by a 24 m wide collector road. A "transitional" area of semi-detached dwellings and smaller single-detached lots (12 m minimum width) is proposed to the northwest of the mixed use area.



NOTTINGHAM AREA STRUCTURE PLAN

Development Concept



NOTE: Residual area is proposed single family residential.

Figure 3

The multi-dwelling residential development 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.

Given its convenient location at a neighbourhood entrance, the commercial development would serve the Nottingham Neighbourhood and residential development immediately to the east and south. It would also serve the broader community by taking advantage of the high visibility and accessibility of the Wye Road/Cloverbar Road intersection. In light of its prominent location at a neighbourhood entranceway, the commercial development will be subject to architectural controls, similar to those imposed on the multi-dwelling residential, to ensure its compatibility with nearby single detached residential development.

4.3 Schools and Parks

In addition to the three park sites in the northern portion of the plan area, a public elementary school site of 3.4 hectares, having access on two sides, is proposed. A natural park at the east end of Ball Lake will provide visual and physical access to the Lake from the east portion of the plan area. A small public parking area will be provided near the east end of Ball Lake. The specific design of this facility will be determined at the subdivision stage.

Park area will also be provided on the west bank of the proposed stream between the stormwater lake and Ball Lake. This park area, and the walkway between the northeast portion of the Lake and Granada Boulevard, serve as links in the Heritage Parkway Trail System. To the north, the Trail extends to the Strathcona Athletic Park and beyond as part of the overall existing and future system. To the south, the stream side Trail extension will connect, through the street network, to the planned Heritage Parkway Trail system south

of Wye Road. Via streets and walkways, connections to existing development to the west are also possible.

A small area of park is to be included in the multi-dwelling residential area in the southeast portion of Nottingham. It is intended to serve as a convenient, safe play area for children in the multi-unit residential developments.

Municipal reserve dedication is summarized in Table 2. The calculations are based on the entire plan area, and include reserve generation and dedication related to the developed area. It is likely, based on the approximate figures shown in Table 2, that park area in excess of the statutory 10% will be required. This excess will be provided by the County as a participating landowner.

4.4 Circulation

The principal feature of the traffic circulation pattern in the southern portion of the plan area is the extension of Nottingham Boulevard south and east to Cloverbar Road. In addition, a connection south from Nottingham Boulevard to Wye Road is to be provided such that a minimum intersection spacing of 400 m is maintained on Wye Road. Other entrances will be provided from Granada and Cloverbar Road at the east end of Ball Lake.

From the collector roads, it is anticipated that small crescents and cul-de-sacs will be designed to promote residential privacy, quiet, and safety. The Appendix shows possible alignments for future local roads. It is not intended as a specific design, but as an illustration of the type of local road pattern anticipated. Future proposals for subdivision based on this plan may alter the local road alignments illustrated in the Appendix.

Transit routes are proposed for Nottingham Drive and the southern neighbourhood entrance. Routes proposed for Granada Boulevard and Cloverbar Road will complete the provision of appropriate transit coverage within the plan area. Transit is discussed further in the design brief.

Table 2

Municipal Reserves

Municipal Reserve Generation

138.7 ha @ 10% = 13.9 ha 13.9 ha

Municipal Reserve Dedication

School Site	3.4 ha	
Credit for Island Park	3.6 ha	
Other Municipal Reserve	<u>7.1 ha</u>	
	14.1 ha	<u>14.1 ha</u>
Overdedication		0.2 ha

Future detailed subdivision designs must provide walkways to minimize walking distances from residential areas to transit service. Pedestrian linkages will also be required to provide easy access to neighbourhood services such as parks, schools, and commercial facilities. The plan included in the Appendix indicates appropriate walkway locations given the possible local road pattern illustrated.

A detailed traffic analysis has been submitted with the design brief associated with this plan. The design brief also addresses the need for noise attenuation on Wye Road.

4.5 Urban Design

The overall visual impression will be of a low density, primarily single-detached, residential area typical of others now developing in Sherwood Park.

Much of the aesthetic appeal will depend on the treatment of the public open space and the transition between the public and private lands. For example, a separation in the form of fencing is required along the back of lots along Cloverbar Road, Granada Boulevard, and Wye Road. Reserve areas adjacent to residential areas are to be fenced as well. Conversely, integration of the amenity of Ball Lake into the broader residential development is to be encouraged through the provision of walkways, lakeside parks, and pedestrian connections to the central island.

There will be tree planting provided along Cloverbar Road. Additional trees will be provided on the basis of one tree per lot. These will be located in the front yard after home construction is complete, rather than the boulevard, to avoid conflicts with servicing. Boulevards will be provided along collectors, but monolithic curbs will be used on both sides of local roads. If islands are provided in cul-de-sacs, they will only be developed in a manner that requires little or no maintenance. Details of the Heritage Parkway Trail System are described in Section 4.3.

The existing residential development to the west of the plan area is predominantly one storey in height. It is anticipated, however, that many of the single-detached dwellings planned for the Nottingham area will be two storey buildings. In order to soften this transition, homes developed on the lots within Nottingham abutting the existing residential development to the west will be restricted to one storey in height. In addition, rear building setbacks (including raised decks) will be specifically controlled to ensure adequate separation between existing and future residences. Finally, individual lot drainage will be carefully controlled to ensure that new development within Nottingham does not drain onto existing lots to the west.

4.6 Tree Cover Retention

The tree stands at the east end of Ball Lake are made up of black poplar. This species is generally regarded as undesirable in urban settings because of its production of "poplar fluff" and sticky bud scales, and its tendency to grow "suckers" from shallow roots which damage lawns. It is therefore not appropriate for retention.

Virtually the entire plan area consists of abruptly rolling, hummocky terrain. In order to establish lot grading, street gradients, and storm water drainage to meet County standards, the entire undeveloped portion of the plan area must be re-graded. The cut and fill necessary to accomplish this makes the removal of virtually all native vegetation a practical necessity. However, the proposed park at the east end of Ball Lake has been located to allow for the preservation of existing trees and wet areas in their natural state.

Native tree cover will be replaced through the planting of more appropriate species in park areas (eg. the current development of Ball Lake Island Park) and as described in section 4.5 Urban Design.

4.7 Neighbourhood Statistical Profile

The Appendix to this plan provides a neighbourhood profile. The details of the plan included in the Appendix are intended as illustrations of possible future development, and both the plan and the statistics are subject to variation as the Nottingham area develops.

5.0 SERVICING CONCEPT

The southern portion of the plan area can readily be serviced by extending municipal utilities which already exist in the northern portion, and which have been oversized to accommodate development in the remainder of the Nottingham area.

5.1 Water Distribution

The water distribution concept shown on Figure 4 Water Supply was prepared with reference to the Water Transmission Network System developed in 1987 for the Sherwood Park Urban Service Area.

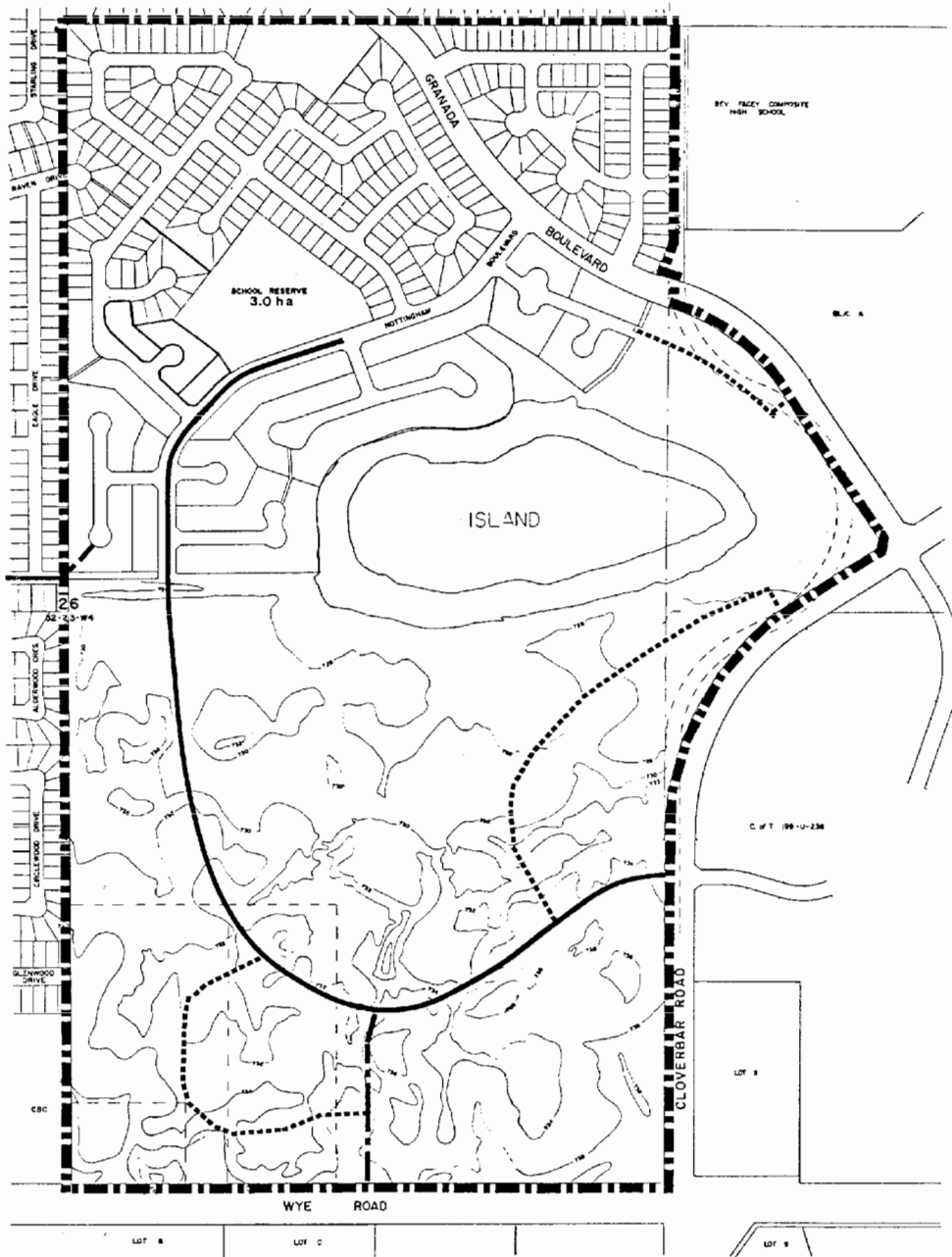
An existing 400 mm diameter watermain exists on Nottingham Boulevard, and is proposed to be looped through this area to form the spine of the network. Connections, 300 mm in diameter, to the existing system in Brentwood and Maplewood are proposed as shown.

5.2 Sanitary Sewers

An existing 375 mm sanitary trunk sewer exists on Nottingham Boulevard approximately 450 metres north of this area, with the depth and capacity to service the entire southern quarter section. It will be extended south to the boundary of the plan area as shown on Figure 5 Sanitary Sewers.

5.3 Storm Drainage System

The storm drainage system is shown on Figure 6 Storm Drainage. A stormwater management study has been included in the design brief.



NOTTINGHAM AREA STRUCTURE PLAN

Water
Supply

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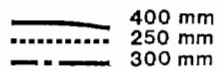
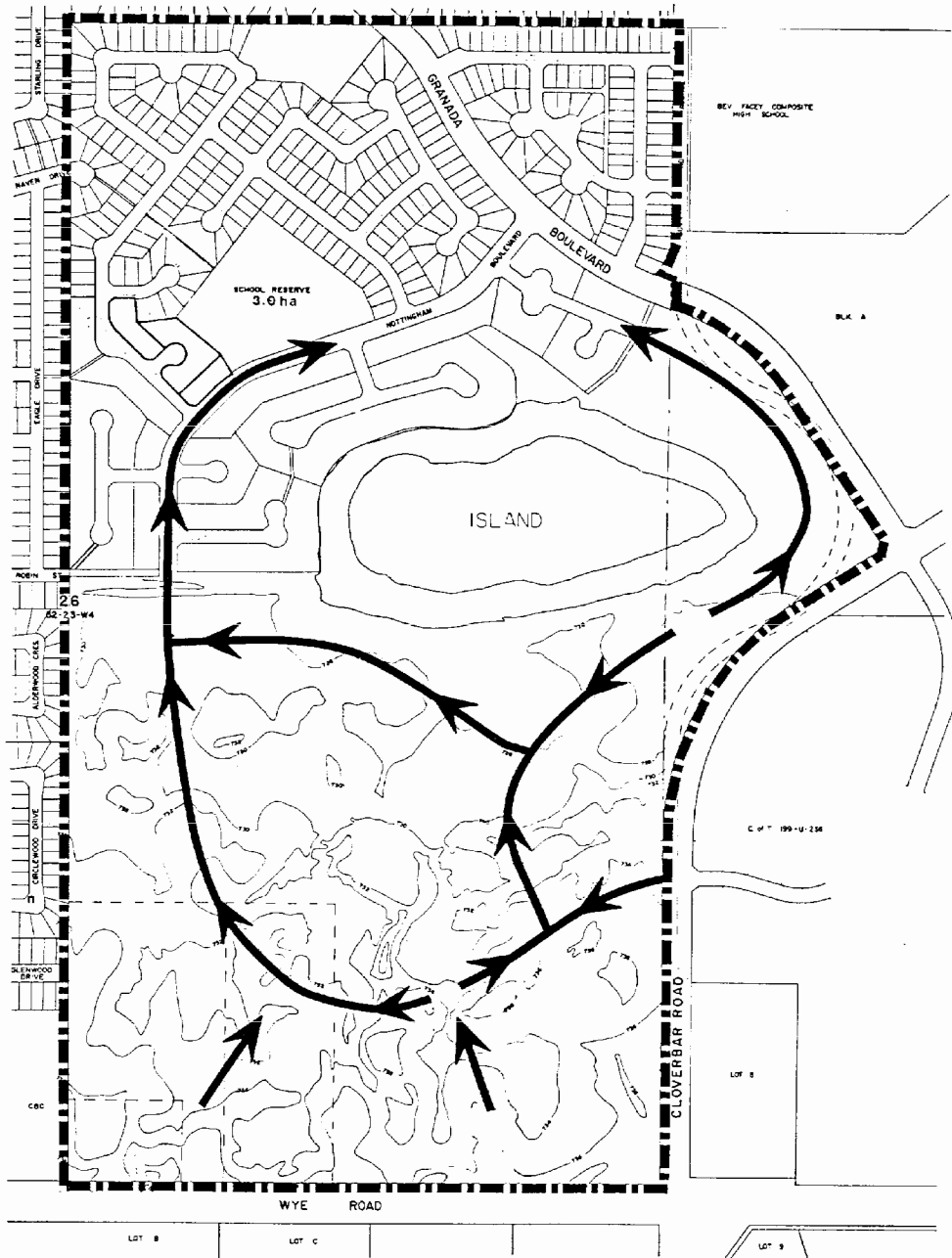


Figure 4



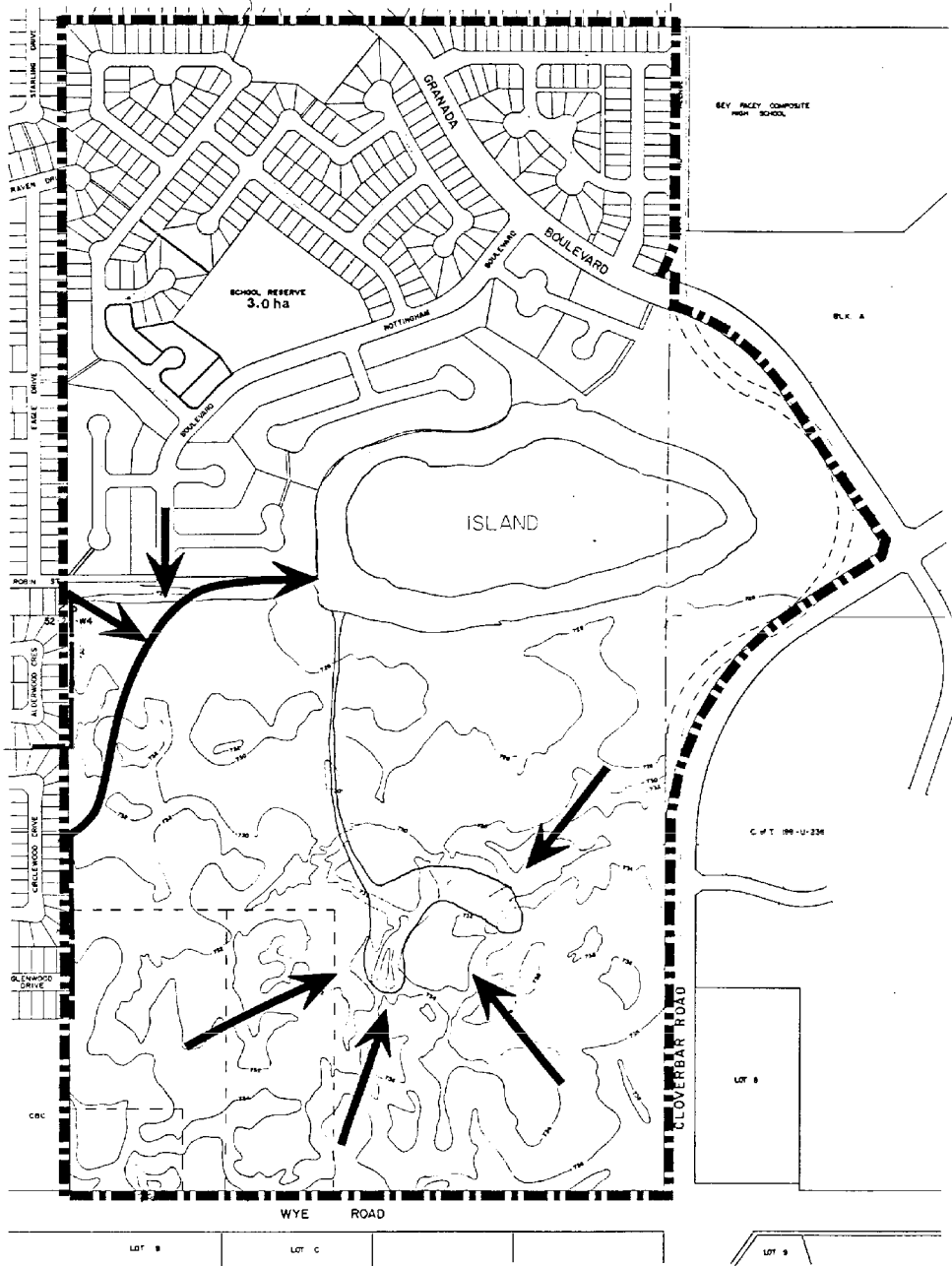
**NOTTINGHAM
AREA STRUCTURE PLAN**

**Sanitary
Sewers**



← Direction of Flow

Figure 5



NOTTINGHAM AREA STRUCTURE PLAN

Storm
Drainage

IDE Existing Storm Sewer
Direction of Flow

Figure 6

A second stormwater lake is proposed in the south central area, along with a stream flowing to Ball Lake. To provide continuous flow in the stream and to help maintain water quality in the lakes, a pumping system is proposed to pump water continuously from Ball Lake to the second lake.

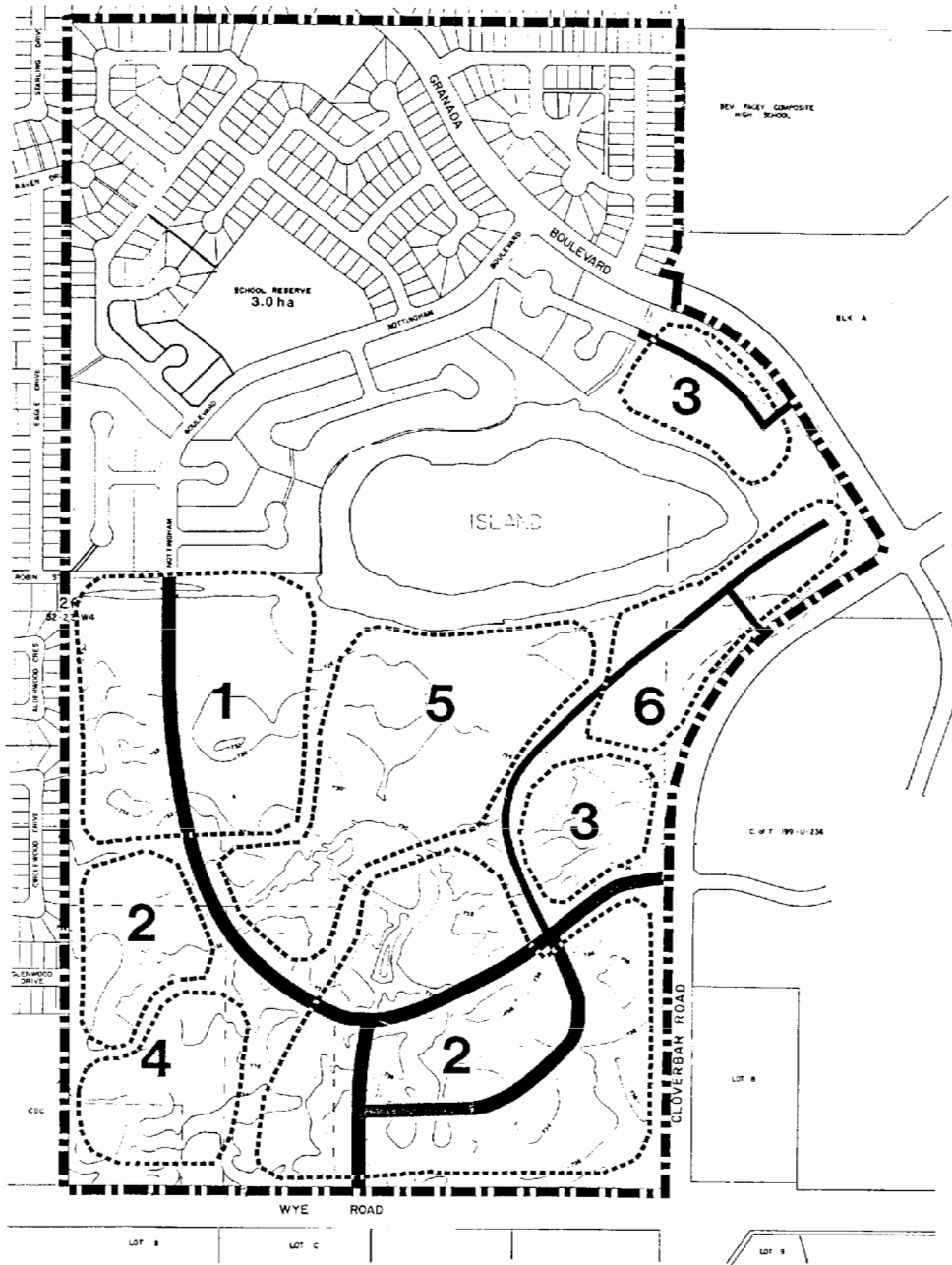
Existing storm sewer outlets from Maplewood are proposed to be accommodated as indicated on Figure 6.

5.4 Franchise Utilities

Power, gas and communications services will be provided by the respective utility companies. It is expected they will have the required capacity in view of the fact that development of the area has been contemplated for the past ten years.

5.5 Staging

The staging of development in Nottingham will be determined by the availability of municipal services, and by market conditions. Preferred staging is shown on Figure 7 Staging.



NOTTINGHAM
AREA STRUCTURE PLAN
IDE

Staging
Figure 7

APPENDIX

NOTTINGHAM NEIGHBOURHOOD PROFILE**1. LAND USE**

		<i>Hectares</i>	<i>%</i>
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	25.3	18.2
School and Parks			
School/Park Site	3.4		
Island Park	7.3		
Other Park	<u>7.1</u>		
	17.8	17.8	12.9
Residential			
Single-detached	75.5		
Semi-detached	2.2		
Small Lot	1.0		
Row-Housing	1.0		
Walk-up Apartments	<u>2.0</u>		
	81.7	81.7	59.0
Community Commercial		3.5	2.5
Gross Area		138.7	100.0

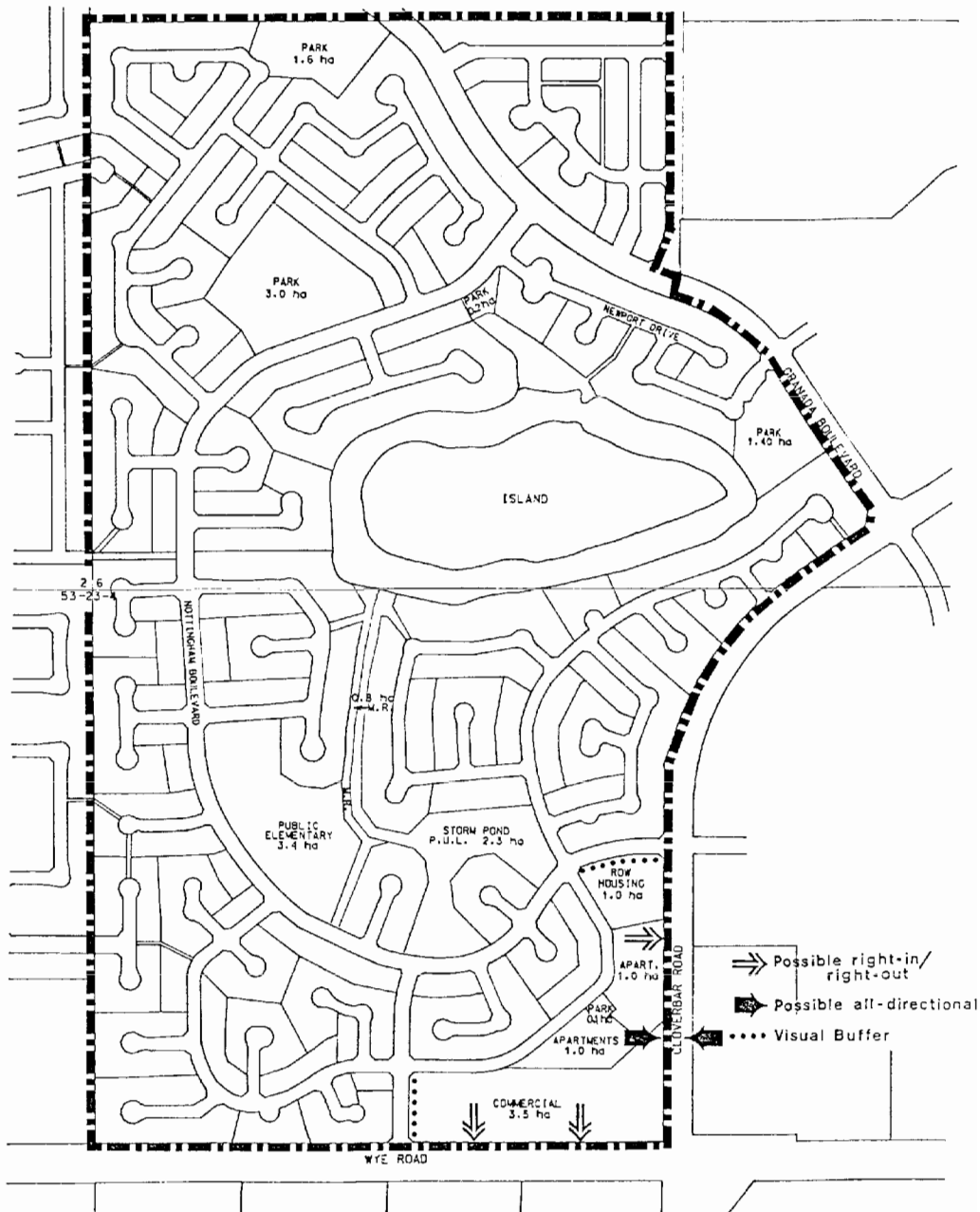
2. POPULATION

<i>Housing</i>	<i>Units/Net ha</i>	<i>Units</i>	<i>Persons/Unit</i>	<i>Population</i>
Single/Semi-Detached/Small Lot	18.0	1417	3.1	4391
Row-Housing	37.0	37	2.5	93
Walk-up Apartments	75.0	<u>150</u>	2.5	<u>375</u>
TOTAL		1604		4859

3. STUDENT GENERATION

	<i>Elementary</i>		<i>Junior</i>		<i>Senior</i>	
	<i>Student/D.U.</i>	<i>Students</i>	<i>Student/D.U.</i>	<i>Students</i>	<i>Student/D.U.</i>	<i>Students</i>
Public						
Single/Semi-Detached	0.38	538	0.16	228	0.15	213
Row-Housing	0.14	5	0.06	2	0.06	2
Walk-up Apartments	0.08	<u>12</u>	0.03	<u>5</u>	0.06	<u>9</u>
TOTAL		555		235		224
Separate						
Single/Semi-Detached	0.14	198	0.06	85	0.05	71
Row-housing	0.06	2	0.02	1	0.03	1
Walk-up Apartment	0.02	<u>3</u>	0.01	<u>2</u>	0.01	<u>2</u>
TOTAL		203		88		74

NOTE: Generation factors supplied by Strathcona County.



NOTTINGHAM

Possible Local Roads





Nottingham Area Structure Plan Bylaw 71-92

Date of Adoption 12-Jan-1993

- | | | | |
|------------------------|--------------------------|----------------------------------|-----------|
| Single Family Detached | <input type="checkbox"/> | Road Plan | _____ |
| Municipal Reserve | <input type="checkbox"/> | ASP Boundary | — — — — — |
| Public Elementary | <input type="checkbox"/> | Existing or Approved Residential | — — — — — |
| Park | <input type="checkbox"/> | | |
| Water | <input type="checkbox"/> | | |