

BYLAW 80-97

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE NOTTINGHAM AREA STRUCTURE PLAN BYLAW 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 c-M26.1, and amendments thereto, enacts as follows:

1. That this Bylaw 80-97 is to be cited as the "Nottingham Area Structure Plan Amendment No. 3".
2. That Schedule "A" attached hereto is hereby adopted as part of the Bylaw.


Read a first time this 25 day of November, 1997.

Read a second time this 20 day of January, 1997.8 *JD*

Read a third time and finally passed this 20 day of January, 1997.8 *JD*



Mayor



Corporate Secretary

Date Signed: January 27, 1998

**Proposed Amendment to
the Nottingham
Area Structure Plan**

Prepared for:
Apex Land Corporation

Prepared by:
Stanley Urban Land

November 1997
File: 161 08300

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1.0 INTRODUCTION

The Nottingham Area Structure Plan (ASP) was approved by Strathcona County on January 12, 1993 under Bylaw No. 71-92 and subsequently amended on April 26, 1994 under Bylaw No. 32-94 and on July 2, 1996 under Bylaw No. 48-96.

The proposed amendment to the Nottingham ASP has been prepared on behalf of Apex Land Corporation, owner of the majority of the remaining undeveloped land in Nottingham.

2.0 PURPOSE & DESCRIPTION OF AMENDMENT

The approved Nottingham ASP designates the undeveloped lands in the southwest portion of the neighbourhood as Future Residential (see Figure 1).

The approved ASP also refers to these lands as being intended for development of R1 (Single Detached Residential) lots with a minimum width of 15.0 m and minimum area of 510 m² as per the Strathcona County Land Use Bylaw (LUB).

The amendment proposes to expand the range of single family housing opportunities in Nottingham by allowing the development of RP (Small Lot Residential) lots in this southwest portion of the neighbourhood. The amendment area (see Figure 2) is comprised of a 7.73 hectare parcel of land in the southwest portion of Nottingham abutting Wye Road.

The minimum permitted width of an RP lot under the LUB is 12.0 m and the minimum area is 408 m². However, in an effort to provide a smooth transition between the approved subdivision of R1 lots to the north and the proposed RP lots, a transition area of RP lots with a width greater than 12.0 m will be implemented.

Figure 3 identifies the areas for RP and RP "transitional" lots. Furthermore, the implementation of minimum home sizes within the RP "transitional" zones will be carried out through conditions set out by the subdivision authority and/or the architectural guidelines of the developer.

The ASP map itself will not change because it only identifies the amendment areas as "Future Residential" which permits both R1 and RP development.

Nottingham

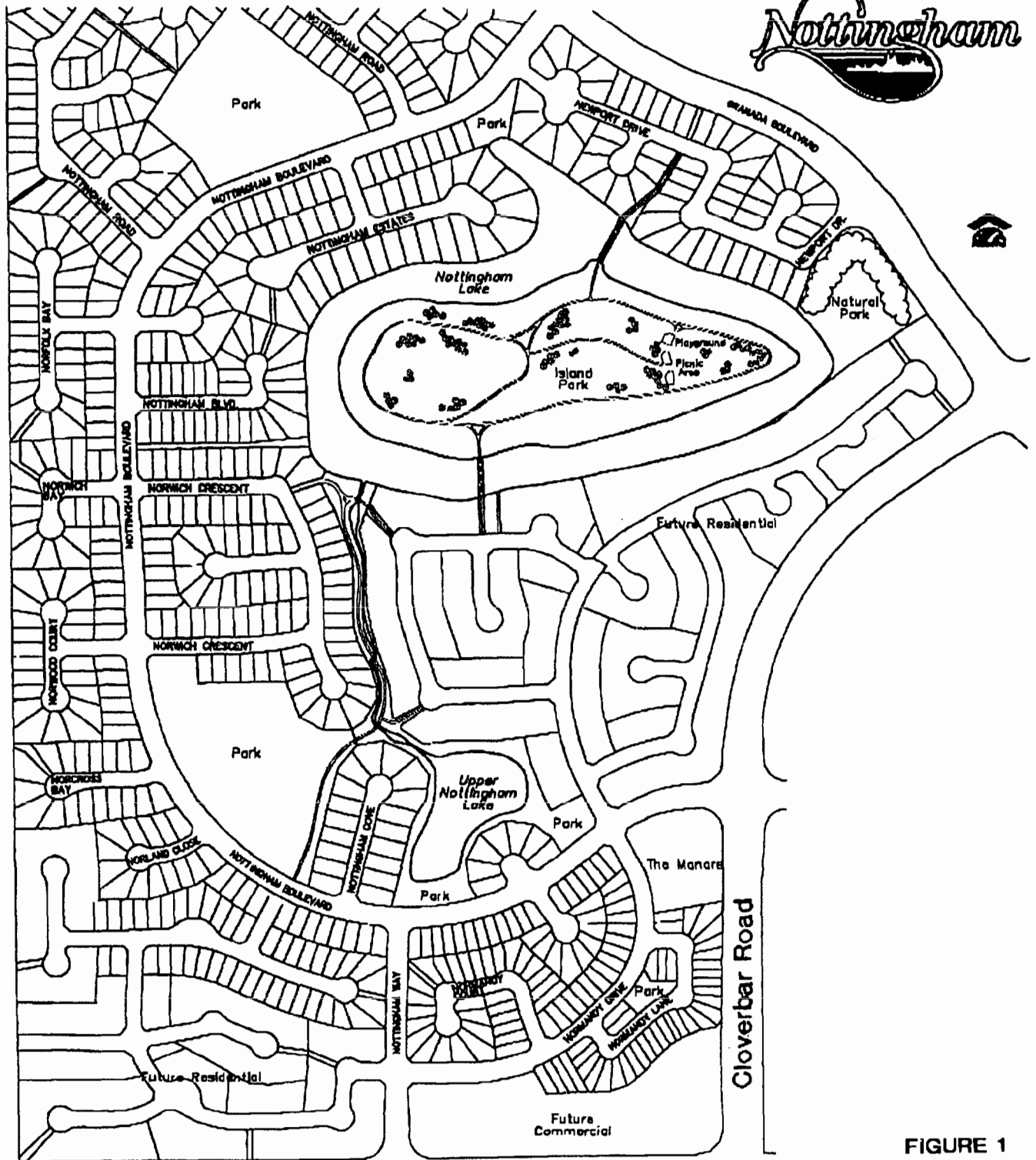
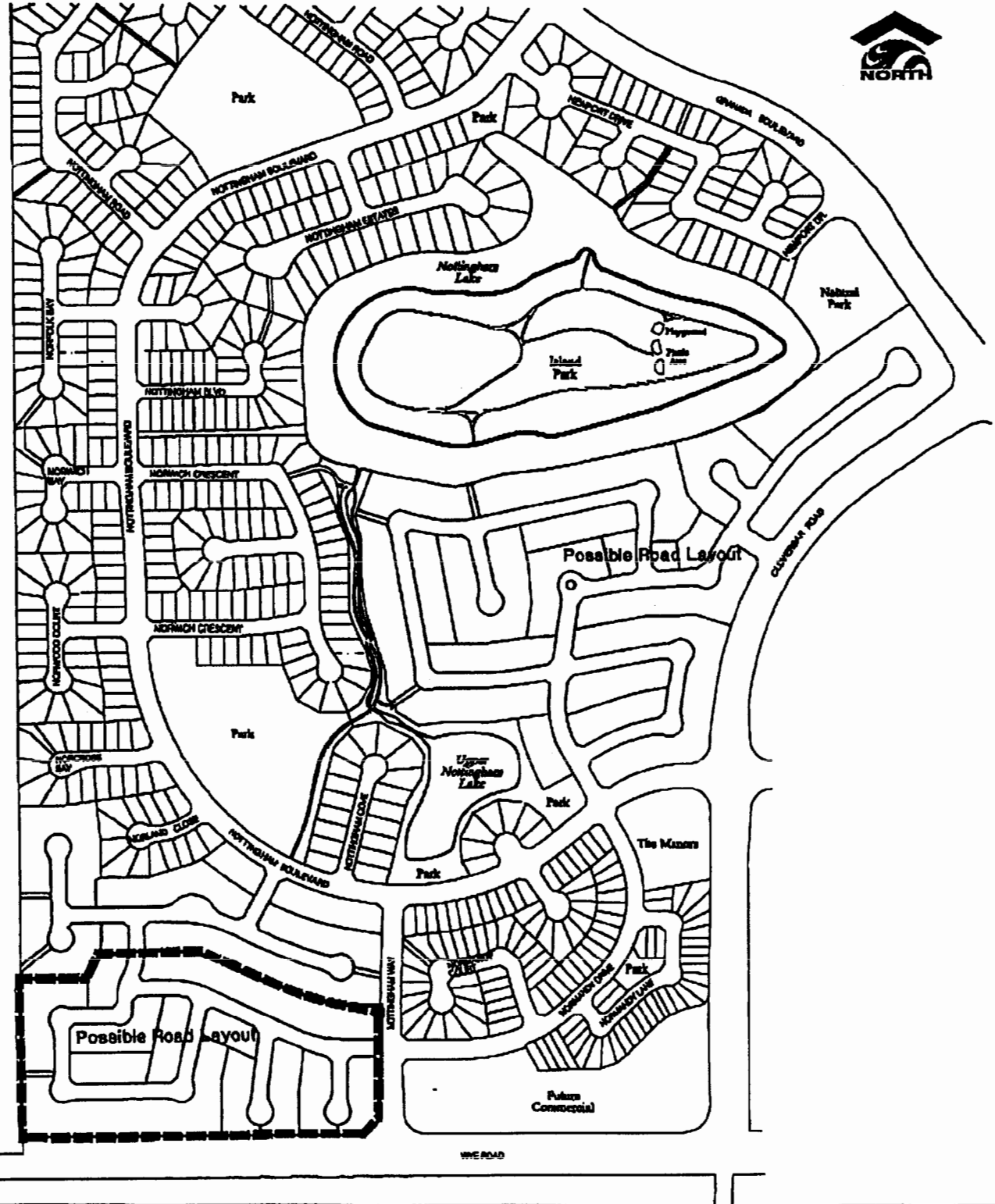


FIGURE 1

Wye Road

APPROVED NOTTINGHAM ASP



LEGEND

APEX LAND CORPORATION

AMENDMENT BOUNDARY

FIGURE 2
PROPOSED AMENDMENT

3.0 LAND USE IMPLICATIONS

The approved Nottingham ASP does not distinguish between Single Detached and Small Lot Residential units in the determination of the number of housing units per hectare and associated population statistics. However, in practical terms, the inclusion of various sizes of RP development will generate a modest increase in the number of housing units within the amendment areas.

Based on a simple comparison of R1 and RP lot frontages, the proposed amendment generates approximately 18 more housing units compared to the approved ASP.

Based on this increase in housing units, the associated population would increase by approximately 56 people. The impact on the student generation rates amounts to a few additional students. These figures are reflected in the revised Neighbourhood Profile.

4.0 RATIONALE FOR AMENDMENT

The proposed amendment to introduce a limited number of narrower lots in select locations within the Nottingham ASP is in response to current and anticipated market conditions in Strathcona County. The introduction of transitional areas between the proposed RP development and the approved R1 development further north provides for a smooth transition of lot and house sizes through the neighbourhood.

5.0 SERVICING

The proposed amendment will not result in any changes to the storm or sanitary servicing design or contribution boundaries. The modest impact of additional traffic generated by the proposed amendment can be easily accommodated by the collector and arterial roadway system. A possible local roadway layout is shown in Figure 2.

6.0 IMPLEMENTATION

The approval of the amendment to the Nottingham ASP will allow for the redistricting of the undeveloped parcels to the ultimate configuration of R1 and RP districts. The redistricting application has been submitted concurrently with the ASP amendment. A tentative plan of subdivision will be submitted shortly.

**NOTTINGHAM AREA STRUCTURE PLAN (APPROVED)
NEIGHBOURHOOD PROFILE**

LAND USE

		<u>Hectares</u>	<u>%</u>
Bell Lake		6.9	5.0
Stormwater Lake & 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 & Walkways	0.6		
sub-total	<u>25.3</u>	25.3	18.2
Schools & Parks			
School/Park Site	3.4		
Island Park	7.3		
Other Park	7.1		
sub-total	<u>17.8</u>	17.8	12.9
Residential			
Single Detached	75.6		
Small Lot	5.2		
Row Housing	1.0		
	<u>81.7</u>	81.7	59.0
Community Commercial		3.5	2.5
Gross Area		138.7	100.0

POPULATION

<u>Housing</u>	<u>Units/Net ha</u>	<u>Units</u>	<u>Persons/Unit</u>	<u>Population</u>
Single Detached & Small Lot	18.0	1,455	3.1	4,510
Row Housing	37.0	37	2.5	93
Total		<u>1,492</u>		<u>4,603</u>

STUDENT GENERATION

	<u>Public Elementary</u>	<u>Public Junior High</u>	<u>Public Senior High</u>
Single Detached & Small Lot	552	232	218
Row Housing	5	2	2
Total	<u>557</u>	<u>234</u>	<u>220</u>
	<u>Separate Elementary</u>	<u>Separate Junior High</u>	<u>Separate Senior High</u>
Single Detached & Small Lot	203	87	73
Row Housing	2	1	1
Total	<u>205</u>	<u>88</u>	<u>74</u>

**NOTTINGHAM AREA STRUCTURE PLAN (PROPOSED)
NEIGHBOURHOOD PROFILE**

LAND USE

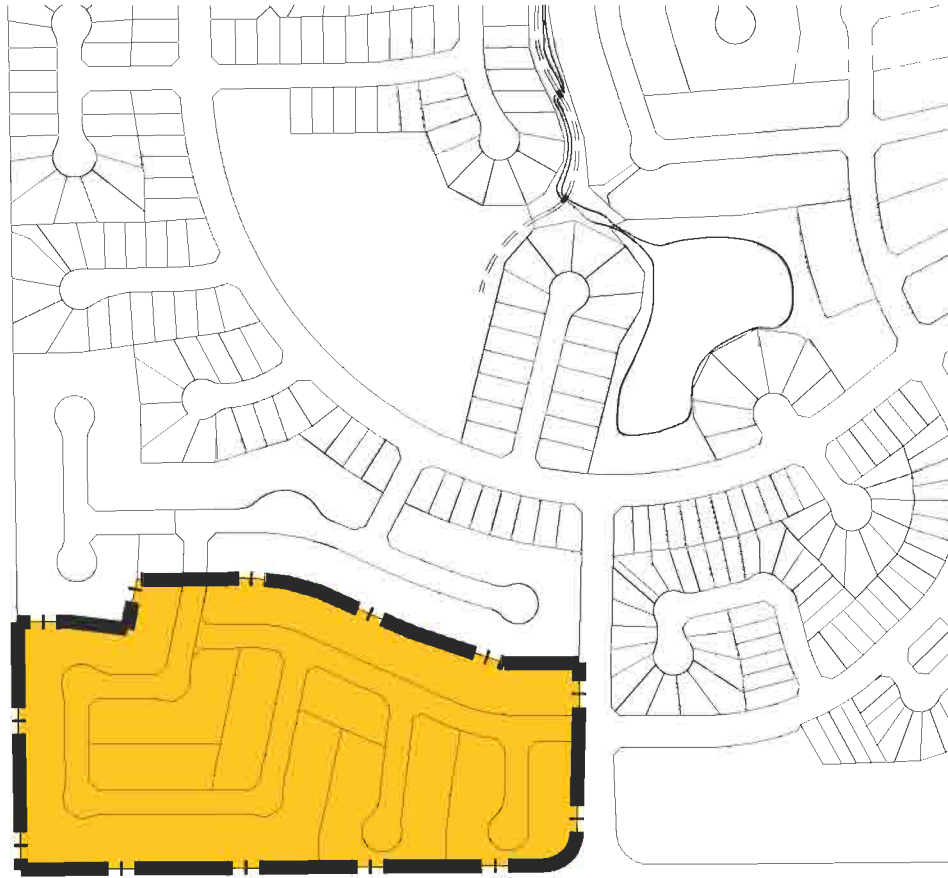
		<u>Hectares</u>	<u>%</u>
Ball Lake		6.9	5.0
Stormwater Lake & Stream		2.8	2.0
Other Utility Lots		0.7	0.4
Circulation			
Granada Blvd.	2.0		
Nottingham Blvd.	5.2		
Local Roads	17.5		
Lanes & Walkways	0.6		
sub-total	<u>25.3</u>	25.3	18.2
Schools & Parks			
School/Park Site	3.4		
Island Park	7.3		
Other Park	7.1		
sub-total	<u>17.8</u>	17.8	12.9
Residential			
Single Detached	67.77		
Small Lot	12.93		
Row Housing	1.0		
	<u>81.7</u>	81.7	59.0
Community Commercial		3.5	2.5
Gross Area		138.7	100.0

POPULATION

<u>Housing</u>	<u>Units/Net ha</u>	<u>Units</u>	<u>Persons/Unit</u>	<u>Population</u>
Single Detached & Small Lot	18.0	1,473	3.1	4,586
Row Housing	37.0	37	2.5	93
Total		<u>1,510</u>		<u>4,659</u>

STUDENT GENERATION

	<u>Public Elementary</u>	<u>Public Junior High</u>	<u>Public Senior High</u>
Single Detached & Small Lot	559	235	221
Row Housing	5	2	2
Total	<u>564</u>	<u>237</u>	<u>223</u>
	<u>Separate Elementary</u>	<u>Separate Junior High</u>	<u>Separate Senior High</u>
Single Detached & Small Lot	206	88	74
Row Housing	2	1	1
Total	<u>208</u>	<u>89</u>	<u>75</u>



Nottingham Area Structure Plan Bylaw 60-97 / 80-97 (Amendment 3)

Residential



Road Plan



ASP Boundary

