

Bylaw 18225

A Bylaw to amend Bylaw 5739, as amended, being the Edmonton North
Area Structure Plan through an amendment to the Eaux Claires Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on August 15, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5739, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, the Edmonton North Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on December 14, 1983 Council adopted, as part of Appendix “A” to Bylaw 5739, as amended, the Eaux Claires Neighbourhood Structure Plan by passage of Bylaw 7312, as amended; and

WHEREAS Council found it desirable from time to time to amend the Eaux Claires Neighbourhood Structure Plan through the passage of Bylaws 9664, 11166, 11297, 11543, 11660, 11944, 12083, 12135, 12137, 12212, 12327, 12490, 12854, 13003, 13038, 13481, 14412, 14609, 14720, 15055 15316, 15741, and 17793; and

WHEREAS an application was received by City Planning to further amend the Eaux Claires Neighbourhood Structure Plan, as amended; and

WHEREAS Council considers it desirable to amend the Eaux Claires Neighbourhood Structure Plan, as amended;

NOW THEREFORE upon the recommendation of Sustainable Development and after due compliance with the relevant provisions of the Municipal Government Act, S.A. 2000, c. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Appendix “A” to Bylaw 5739, as amended, is hereby further amended by:
 - a. deleting the second paragraph of Section 4.2 Residential and replacing it with: “Medium and high density residential uses in RF5, RF6, RA7 and direct control zones are concentrated at the entrances to the neighbourhood, along or close to the collector roads or adjacent to neighbourhood amenities such as stormwater lakes, parks, schools, and the Transit Centre.”

- b. adding the following paragraph after the second paragraph of Section 4.2 Residential: “An area south of 157 Avenue and east of 97 Street has been designated for high density residential/mixed uses and will be implemented through the use of direct control zoning. The direct control zone shall provide pedestrian connectivity through the site, a diversity of housing options, appropriate land use transitions to adjacent residential areas, and underground parking. The direct control zone may allow commercial uses on the first and second floors of residential buildings and a hotel.”
- c. deleting therefrom the statistics entitled “Eaux Claires Neighbourhood Structure Plan – Land Use and Population Statistics – Bylaw 17793” and replace with:

**EAUX CLAIRES NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS –
BYLAW 18225**

	Area (ha)	% of GDA
Gross Area	119.50	
Power Substation	4.51	
Landscaped Buffer	1.44	
Arterial Roads	6.49	
Gross Developable Area	107.06	100%
Viewpoint Park (South Lake)	0.50	0.5
Park and School Sites	6.10	5.7
Institutional (DC2)	1.43	1.3
Highway Commercial	1.04	1.0
Community Commercial	23.91	22.3
Community Commercial (DC2)	0.44	0.4
Institutional/Religious	2.47	2.3
Stormwater Management Facilities	4.58	4.3
Circulation	17.31	16.0
Transit Centre and Park & Ride Facility	3.17	3.0
Total Non-Residential	60.75	56.7

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	U/ha	Units	% of Units	P/U	Population
Single / Semi-detached	34.99	25	875	36%	2.8	2,450
Low-rise / Medium Density Housing	7.28	90	655	27%	1.8	1,179
High-Rise Housing	4.04	225	909	37%	1.5	1,364
Total	46.31		2,439	100%		4,993

Sustainability Measures

Gross Population Density (persons per gross developable hectare)	46.64
Net Population Density (persons per net residential hectare)	107.82
Unit Density (units per net residential hectare)	52.67
[Single/Semi-Detached] / [Low-rise/Medium Density Housing; High-rise] Unit Ratio	36% / 64%

*Includes land potentially releasable from the R.D.A

- d. deleting therefrom the map entitled “Bylaw 17793 – Amendment to Eaux Claires Neighbourhood Structure Plan, as amended” and substituting therefore the map entitled “Bylaw 18225– Amendment to Eaux Claires Neighbourhood Structure Plan, as amended”, attached hereto as Schedule “A” and forming part of this Bylaw.

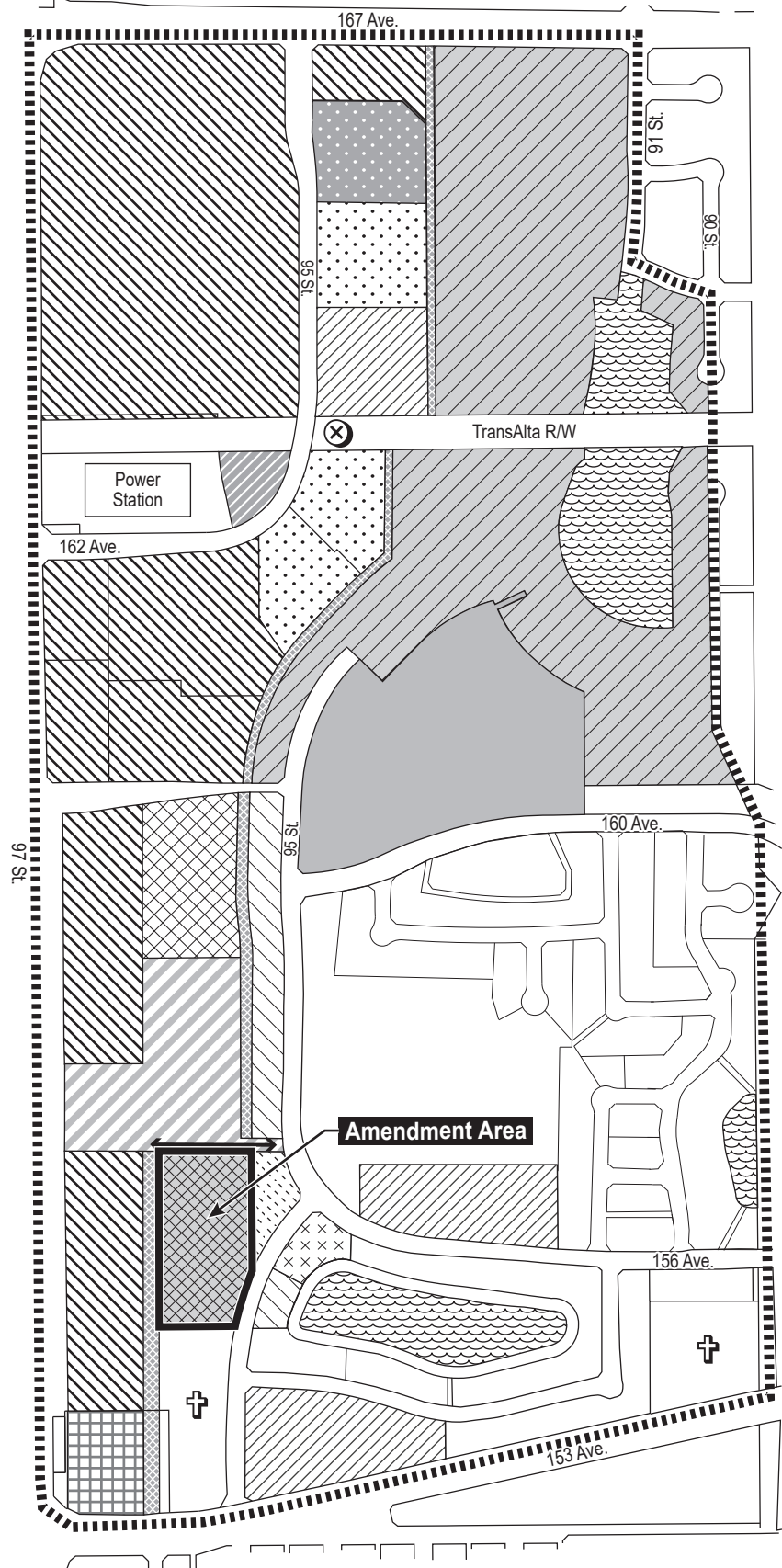
READ a first time this _____ day of _____, A. D. 2018;
 READ a second time this _____ day of _____, A. D. 2018;
 READ a third time this _____ day of _____, A. D. 2018;
 SIGNED and PASSED this _____ day of _____, A. D. 2018.

THE CITY OF EDMONTON

 MAYOR

 CITY CLERK

**BYLAW 18225
AMENDMENT TO
EAUX CLAIRES**
Neighbourhood Structure Plan
(as amended)



- Single Detached Residential
- Low Density Residential (North portion only)
- Semi-Detached Residential
- Planned Lot Residential
- Medium Density Multiple-Family
- Medium Density Residential (DC2)
- High Density Residential
- High Density Residential / Mixed Use (DC2)
- Municipal Reserve
- Stormwater Management Lake
- School / Park
- Site Specific (Highway Commercial)
- Community Commercial
- Community Commercial (DC2)
- Landscape Buffer
- Institutional (Site Specific)
- Religious Assembly
- Transit Centre / Park & Ride
- Transit Transfer Point
- Walkway Connection / Bus-only Lane
- N.S.P. Boundary
- Amendment Area



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.