

Bylaw 20349

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, 17793, 18225, and 20233; and

WHEREAS an application was received by Administration 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 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. The Eaux Claires Neighbourhood Structure Plan, as amended, is hereby further amended by:
 - a. deleting the map entitled “Figure 3 - Eaux Claires NSP - Bylaw 20233 - Approved Eaux Claires Neighbourhood Structure Plan” and replacing it with “Figure 3 - Eaux Claires NSP - Bylaw 20349 Amendment to Eaux Claires Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw; and

- b. deleting the Land Use and Population Statistics entitled “Eaux Claires Neighbourhood Structure Plan Land Use and Population Statistics” and replacing it with “Eaux Claires Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 20349” attached hereto as Schedule “B”, and forming part of this bylaw.

READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

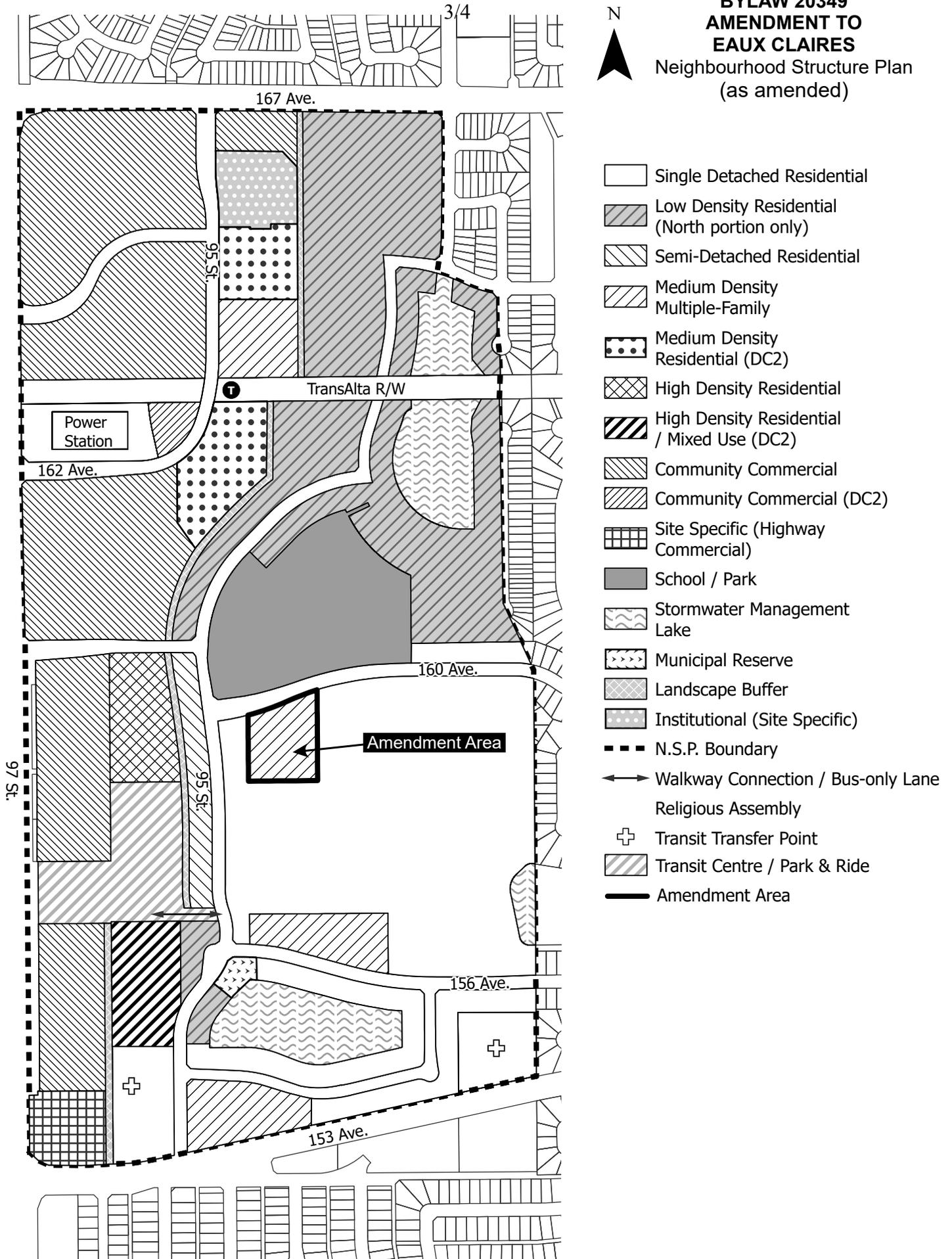
THE CITY OF EDMONTON

MAYOR

CITY CLERK

**BYLAW 20349
AMENDMENT TO
EAUX CLAIRES**

Neighbourhood Structure Plan
(as amended)



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

Eaux Claires Neighbourhood Structure Plan
Land Use and Population Statistics - Bylaw 20349

	Area (ha)	% of GDA
Gross Area	119.50	
Power Substation	4.33	
Landscaped Buffer	1.61	
Arterial Roads	6.49	
Gross Developable Area	107.06	100%
Viewpoint Park (South Lake)	0.25	0.2
Park and School Sites	6.13	5.7
Institutional (DC2)	1.38	1.3
Highway Commercial	1.28	1.2
Community Commercial	23.98	22.4
Community Commercial (DC2)	0.45	0.4
Institutional/Religious	2.93	2.7
Stormwater Management Facilities	6.15	5.7
Circulation	7.26	6.8
Transit Centre and Park & Ride Facility	3.48	3.3
Total Non-Residential	53.29	49.8

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	U/ha	Units	% of Units	P/U	Population
Single / Semi-detached	39.87	25	997	36%	2.8	2,791
Low-rise / Medium Density Housing	10.07	90	906	33%	1.8	1,631
High-Rise Housing	3.84	225	864	31%	1.5	1,296
Total	53.77		2,767	100%		5,718

Sustainability Measures

Gross Population Density (persons per gross developable hectare)	53
Net Population Density (persons per net residential hectare)	106.34
Unit Density (units per net residential hectare)	51.45
[Single/Semi-Detached] / [Low-rise/Medium Density Housing; High-rise] Unit Ratio	36% / 64%

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