

Bylaw 17941

A Bylaw to amend Bylaw 9878, Big Lake Area Structure Plan,  
through an amendment to the  
Starling Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on September 24, 1991, the Municipal Council of the City of Edmonton passed Bylaw 9878, being Big Lake Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 9878, Big Lake Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on August 25, 2010, Council adopted the Big Lake Neighbourhood Two Neighbourhood Structure Plan by passage of Bylaw 15461, 15988 and 16068; and

WHEREAS on January 30, 2012 Council has amended the Big Lake Neighbourhood Two Neighbourhood Structure Plan by the passage of Bylaw 15988 renaming and adopting the plan as the Starling Neighbourhood Structure Plan; and

WHEREAS an application was received by Sustainable Development to amend the Starling Neighbourhood Structure Plan;

WHEREAS Council considers it desirable to amend the Starling Neighbourhood Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 15461 - Starling Neighbourhood Structure Plan is hereby amended by:

- a. delete the last sentence of the first paragraph of Section 3.4.4 Residential and replace with:  
“Approximately 58.4 hectares of the Plan area is designated for residential land use in Starling.”
- b. delete the second paragraph of Section 3.4.4 Residential and replace with:  
“Approximately 46.23 ha of the plan area is designated as Low Density Residential 1 (LDR1) which will allow for the development of single detached and semi-detached housing at a density of approximately 25 units per ha.”
- c. delete the third paragraph of Section 3.4.4 Residential and replace with:  
Approximately 5.15 ha of the plan is designated as medium density residential 1 (MDR1).
- d. insert after the third paragraph of Section 3.4.4 Residential:  
The Low Density Residential 2 area consists of approximately 1.34 ha and is located in close proximity to natural amenities offered by stormwater management facilities, parks and integrated open space systems. Residential uses anticipated would be consistent with the RF5 zoning designations which includes Semi-Detached and/or Row housing units however only semi-detached units are proposed at this time. RF5 zoning has a maximum density of 42 dwelling units per hectare.
- e. deleting the statistics entitled “Starling Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 16068” and substituting therefor with the following:

**STARLING NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 17941**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>132.07</b>	<b>100.0%</b>
Environmental Reserve	14.84	11.24%
Transportation Utility Corridor (TUC)	14.59	11.05%
AltaLink Management R/W	2.20	1.67%
Sewer Pipeline	1.97	1.49%
199 Street Road Widening 24m	0.19	0.14%
199 Street Realignment Dedication	0.55	0.42%
Retained Natural Wetlands (2)	2.90	2.19%
Subtotal	37.24	28.20%
<b>GROSS DEVELOPABLE AREA</b>	<b>94.83</b>	<b>100.0%</b>
Parkland, Recreation, School (Municipal Reserve)		
School Site	8.00	8.4%
Parks/Municipal reserve *	2.04	2.2%
Registered Municipal Reserve	2.38	2.5%
Transportation		
Circulation	13.91	14.7%
Infrastructure / Servicing		
Stormwater Management Facilities (5)	5.97	6.3%
PUL/Water Quality Sediment Ponds	1.76	1.9%
Special Use (Natural Maintenance)	2.38	2.5%
<b>TOTAL Non-Residential Area</b>	<b>36.44</b>	<b>38.5%</b>
<b>Net Residential Area (NRA)</b>	<b>58.39</b>	<b>61.5%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	47.55	25	1,189	2.8	3,329	81.4%
Medium Density Residential (MDR)						
Row Housing	5.15	45	232	2.8	649	8.8%
Low-rise/Medium Density Housing	2.94	90	265	1.8	476	5.1%
Future Res. & Assoc. Uses (Low Rise)	2.75	90	248	1.8	446	4.7%
<b>Total Residential</b>	<b>58.39</b>		<b>1,934</b>		<b>4,900</b>	<b>100.0%</b>

\*The total area of the Future Residential and Associated Uses site is 3.43 ha. An estimated land use breakdown of this designation is 10% municipal reserve, 10% public utilities, and 80% medium density residential (low rise apartments) until such time as a future NSP amendment plans this site in greater detail.

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (ppnha)	83.9
Units Per Net Residential Hectare (upnrha)	33.1
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	61% / 39%
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit service	100.0%
Population (%) within 600m of Commercial service	68.0%

Presence/Loss of Natural Area Features=All existing natural features are retained.

Protected as Environmental Reserve (ha) =14.84 ha

Conserved as naturalized Municipal Reserve (ha) =7.66 ha (Retained Nat. Wetlands, Nat Maintenance, Exist MR) Protected through other means (please specify) (ha) =32.36 (TUC, SWMF, multiple man-made SWMF adjacent to Top-of- bank, School, and Park)

Lost to Development (ha) =0 ha

**\*Note: For purposes of Municipal Reserve, Lot A, B, & C, Plan 1456RS has already given up their Municipal Reserve. Municipal Reserve required is 7.10 ha.**

For purposes of the Capital Region Board Net Density is 33.1 upnrha (based on 1,962 units divided by 58.42 hectares of Net Residential Area).

**STUDENT GENERATION COUNT**

<b>Public School Board</b>		<b>380</b>
Elementary School	190	
Junior / Senior High School	190	
<b>Separate School Board</b>		<b>152</b>
Elementary School	76	
Junior High School	38	
Senior High School	38	
<b>Total Student Population</b>		<b>532</b>

- f. deleting the map entitled “Bylaw 16068 – Amendment to Starling Neighbourhood Structure Plan”, and substituting therefore the map entitled “Bylaw 17941 Amendment to Starling Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- g. deleting the map entitled “Figure 2 Location Plan” and substituting therefore the map entitled “Figure 2 Location Plan” attached hereto as Schedule “B” and forming part of this Bylaw;
- h. deleting the map entitled “Figure 5 Development Concept Plan” and substituting therefore the map entitled “Figure 5 Development Concept Plan” attached hereto as Schedule “C” and forming part of this Bylaw;
- i. deleting the map entitled “Figure 6 Illustrative Concept” and substituting therefore the map entitled “Figure 6 Illustrative Concept” attached hereto as Schedule “D” and forming part of this Bylaw;

- j. deleting the map entitled “Figure 7 Pedestrian Linkages” and substituting therefore the map entitled “Figure 7 Pedestrian Linkages” attached hereto as Schedule “E” and forming part of this Bylaw;
- k. deleting the map entitled “Figure 8 Transportation Network” and substituting therefore the map entitled “Figure 8 Transportation Network” attached hereto as Schedule “F” and forming part of this Bylaw;
- l. deleting the map entitled “Figure 9 Sanitary Drainage Servicing” and substituting therefore the map entitled “Figure 9 Sanitary Drainage Servicing” attached hereto as Schedule “G” and forming part of this Bylaw;
- m. deleting the map entitled “Figure 10 Stormwater Servicing System” and substituting therefore the map entitled “Figure 10 Stormwater Servicing System” attached hereto as Schedule “H” and forming part of this Bylaw;
- n. deleting the map entitled “Figure 11 Water Distribution System” and substituting therefore the map entitled “Figure 11 Water Distribution System “ attached hereto as Schedule “I” and forming part of this Bylaw; and
- o. deleting the map entitled “Figure 12 Staging Plan” and substituting therefore the map entitled “Figure 12 Staging Plan” attached hereto as Schedule “J” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

---

MAYOR

---

CITY CLERK

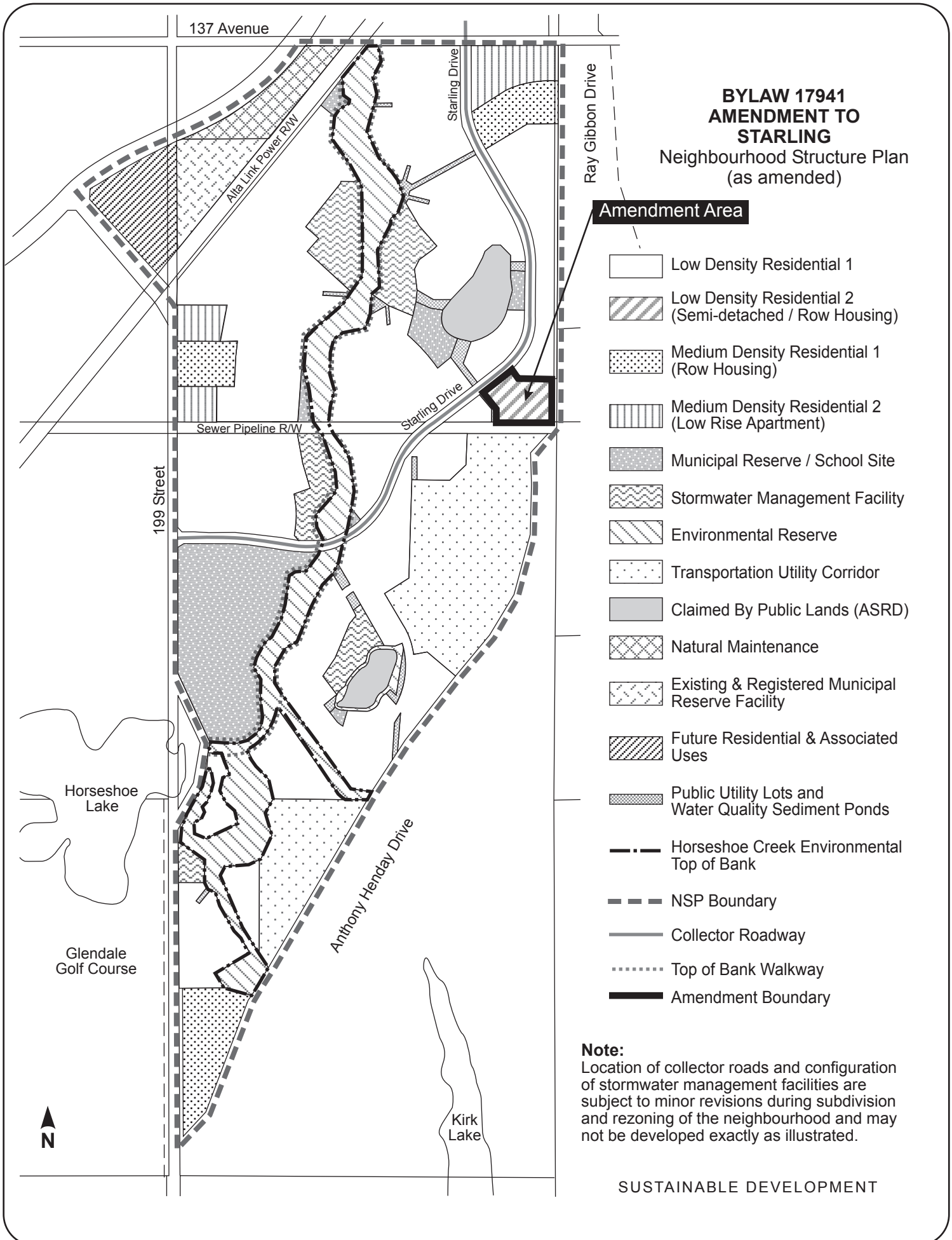
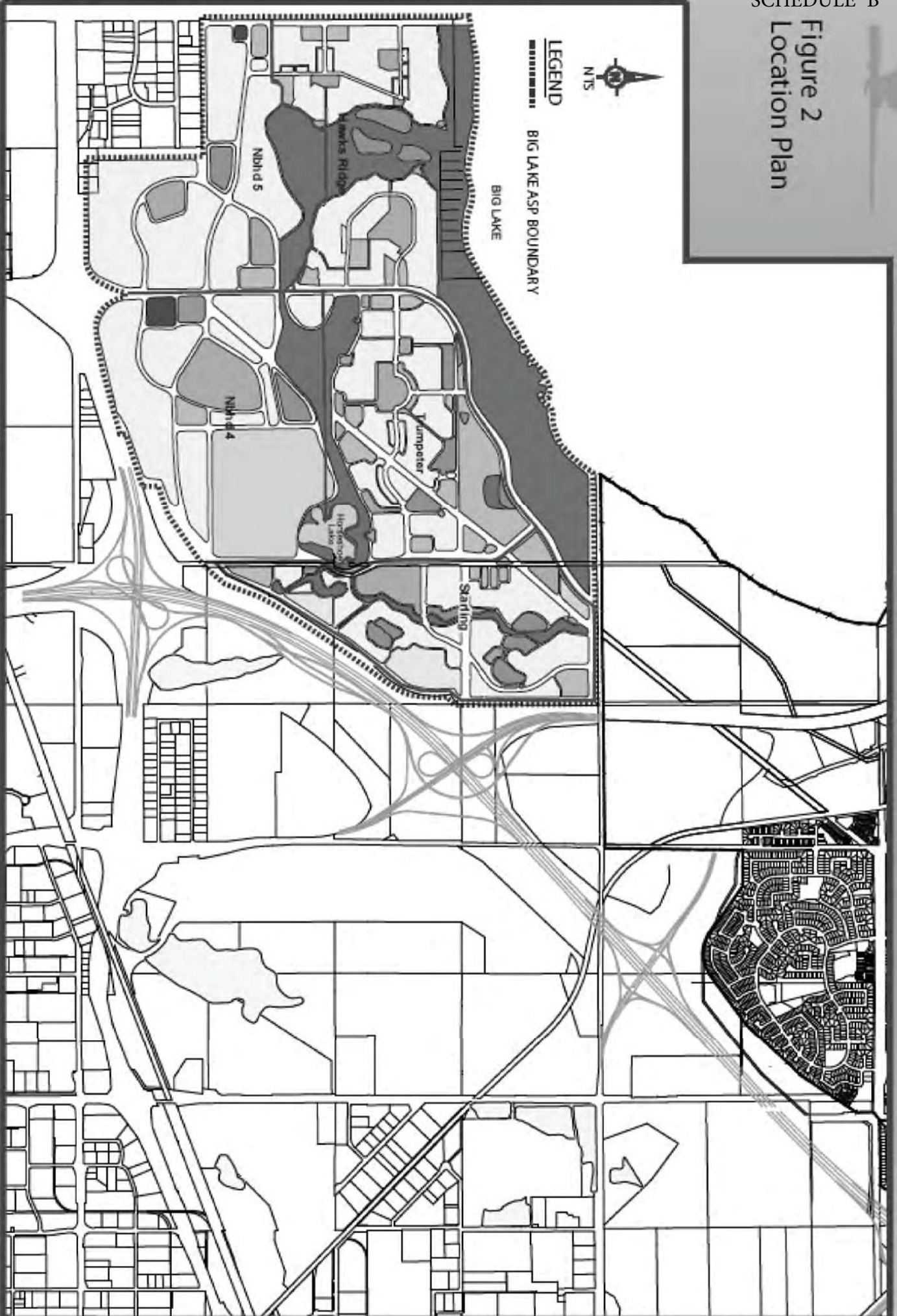




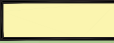









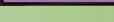

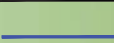



Figure 2  
Location Plan

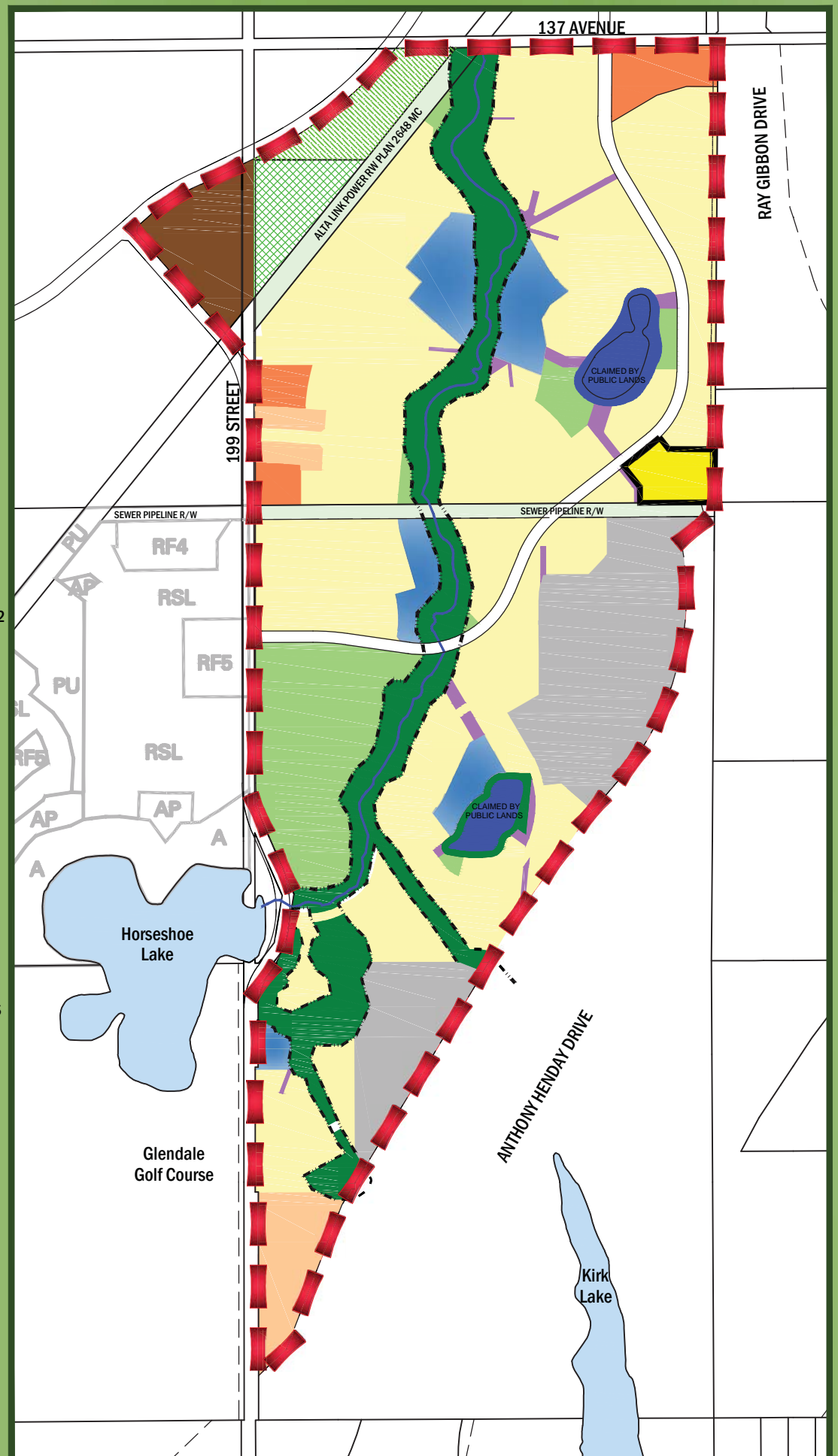




**Figure 5**  
**Development**  
**Concept Plan**

**LEGEND**


-  BLNH2 BOUNDARY
-  HORSESHOE CREEK URBAN DEVELOPMENT LINE
-  LOW DENSITY RESIDENTIAL 1
-  LOW DENSITY RESIDENTIAL 2 SEMI-DETACHED / ROW HOUSING
-  MEDIUM DENSITY RESIDENTIAL 1 ROW HOUSING
-  MEDIUM DENSITY RESIDENTIAL 2 LOW RISE APARTMENT
-  MUNICIPAL RESERVE / SCHOOL SITE
-  STORMWATER MANAGEMENT FACILITY (CONSTRUCTED WETLAND)
-  ENVIRONMENTAL RESERVE
-  UTILITY RW LOTS
-  PUBLIC UTILITY LOTS AND WATER QUALITY SEDIMENT PONDS
-  CLAIMED BY PUBLIC LANDS (ASRD)
-  ASRD BED & SHORE LINE
-  ASRD TRANSPORTATION SWM FACILITIES
-  NATURAL MAINTENANCE
-  REGISTERED MUNICIPAL RESERVE
-  FUTURE RESIDENTIAL & ASSOCIATED USES
-  AMENDMENT BOUNDARY



**Figure 6**  
**Illustrative**  
**Concept**









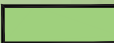


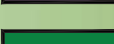





**LEGEND**

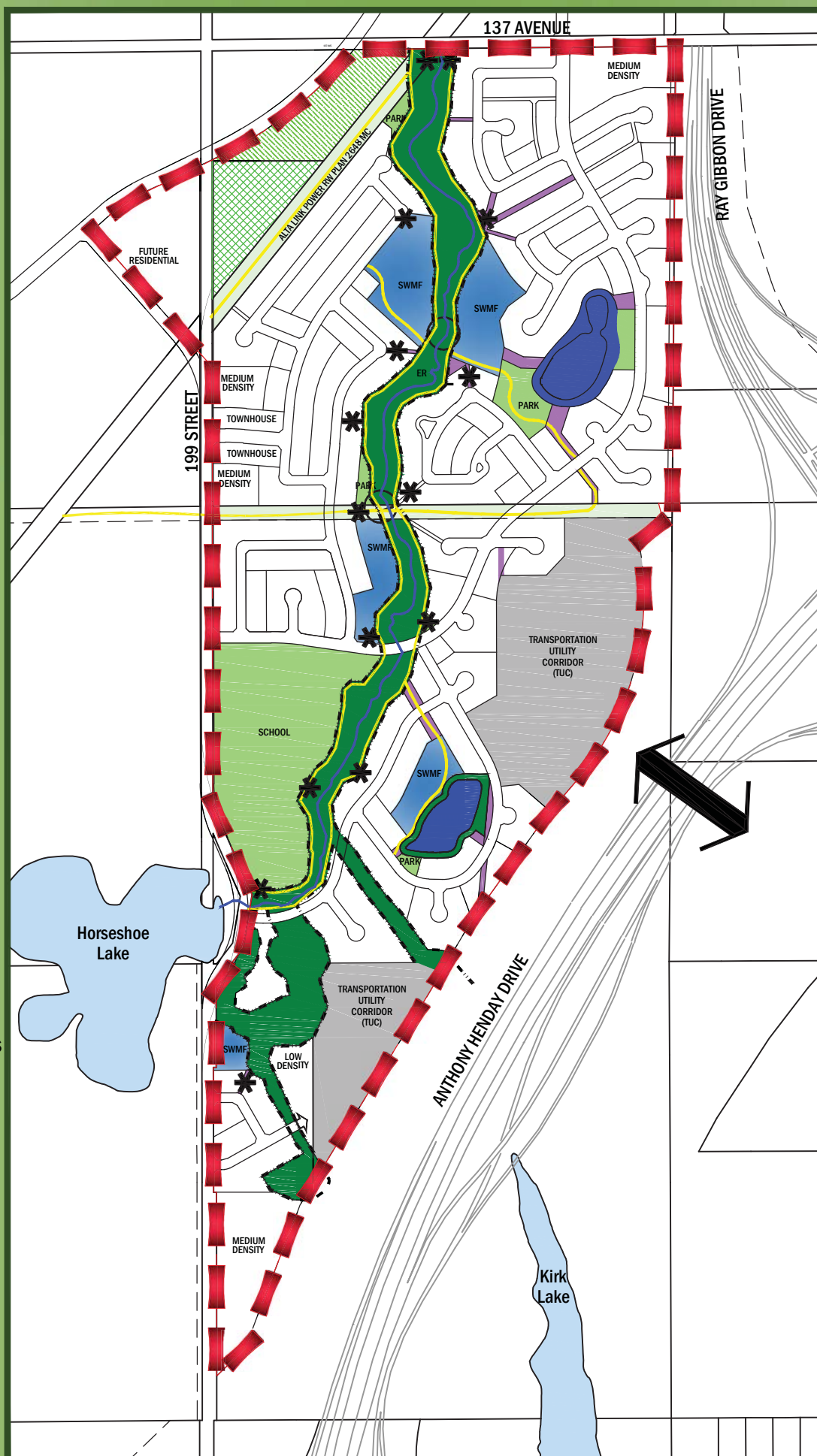
 BLNH2 BOUNDARY



**Figure 7**  
**Pedestrian**  
**Linkages**

### LEGEND



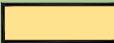



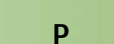


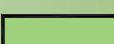




-  BLNH2 BOUNDARY
-  HORSESHOE CREEK URBAN DEVELOPMENT LINE
-  3.0m ASPHALT TRAIL
-  POTENTIAL MULTI USE TRAIL GRADE SEPARATED CROSSING
-  PEDESTRIAN CREEK CROSSINGS
-  PEDESTRIAN LINKAGES
-  MUNICIPAL RESERVE/ SCHOOL SITE
-  STORMWATER MANAGEMENT FACILITY (CONSTRUCTED WETLAND)
-  PUBLIC UTILITY LOT AND WATER QUALITY SEDIMENT PONDS
-  ENVIRONMENTAL RESERVE
-  CLAIMED BY PUBLIC LANDS (ASRD)
-  ASRD BED & SHORE LINE
-  ASRD TRANSPORTATION SWM FACILITIES
-  NATURAL MAINTENANCE
-  REGISTERED MUNICIPAL RESERVE

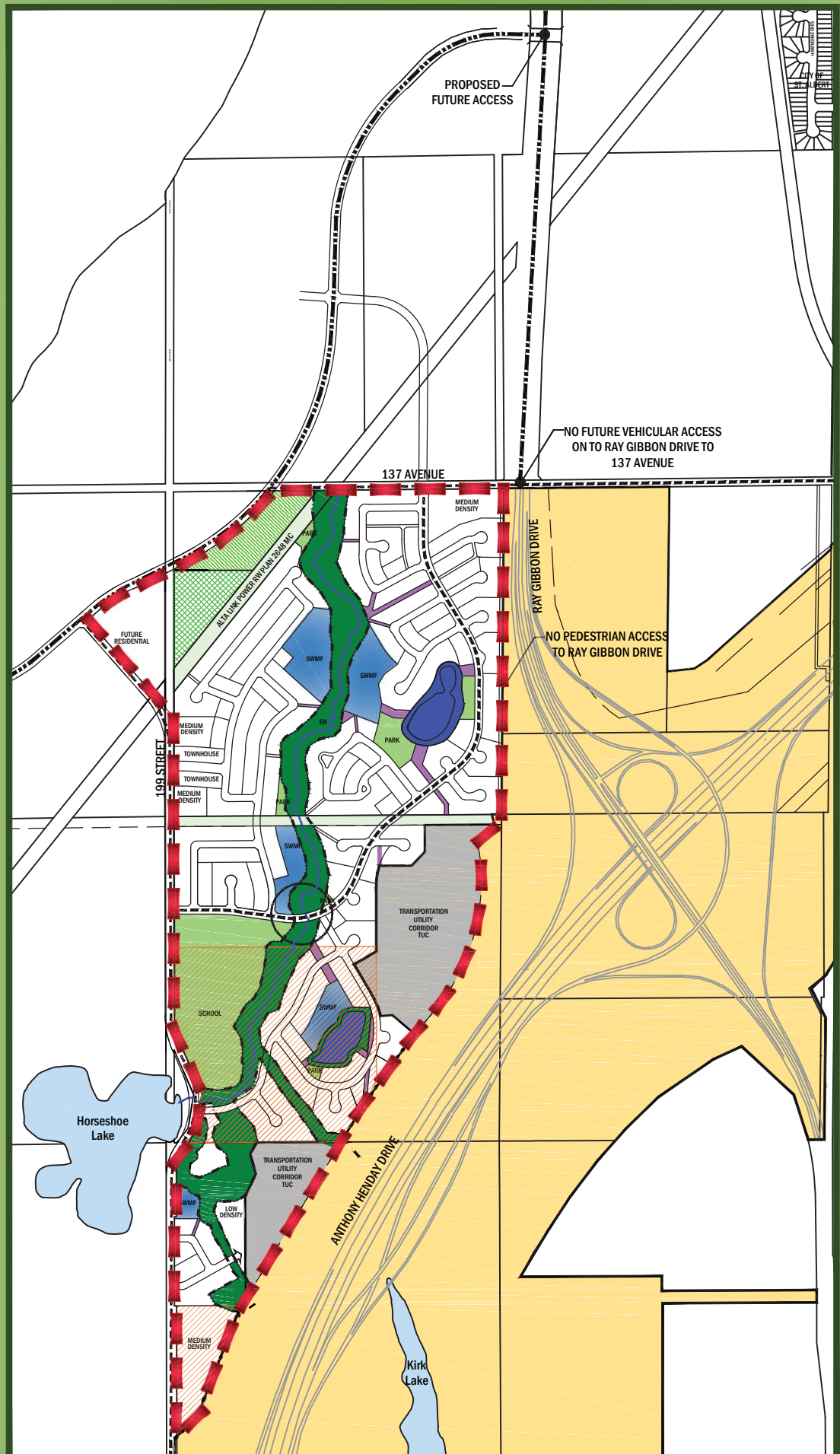


NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.

**Figure 8**  
**Transportation**  
**Network**

**LEGEND**




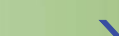



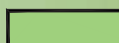


-  BLNH2 BOUNDARY
-  HORSESHOE CREEK URBAN DEVELOPMENT LINE
-  MAJOR ARTERIAL (ANTHONY HENDAY & RAY GIBBON DRIVE)
-  COLLECTOR ROAD
-  ARTERIAL ROAD
-  SINGLE CREEK CROSSING
-  PUMP STATION
-  PURCHASE SUBJECT TO MINISTERIAL APPROVAL
-  PUBLIC UTILITY LOT AND WATER QUALITY SEDIMENT PONDS
-  MUNICIPAL RESERVE/ SCHOOL SITE
-  STORMWATER MANAGEMENT FACILITY (CONSTRUCTED WETLAND)
-  ENVIRONMENTAL RESERVE
-  NATURAL MAINTENANCE
-  REGISTERED MUNICIPAL RESERVE



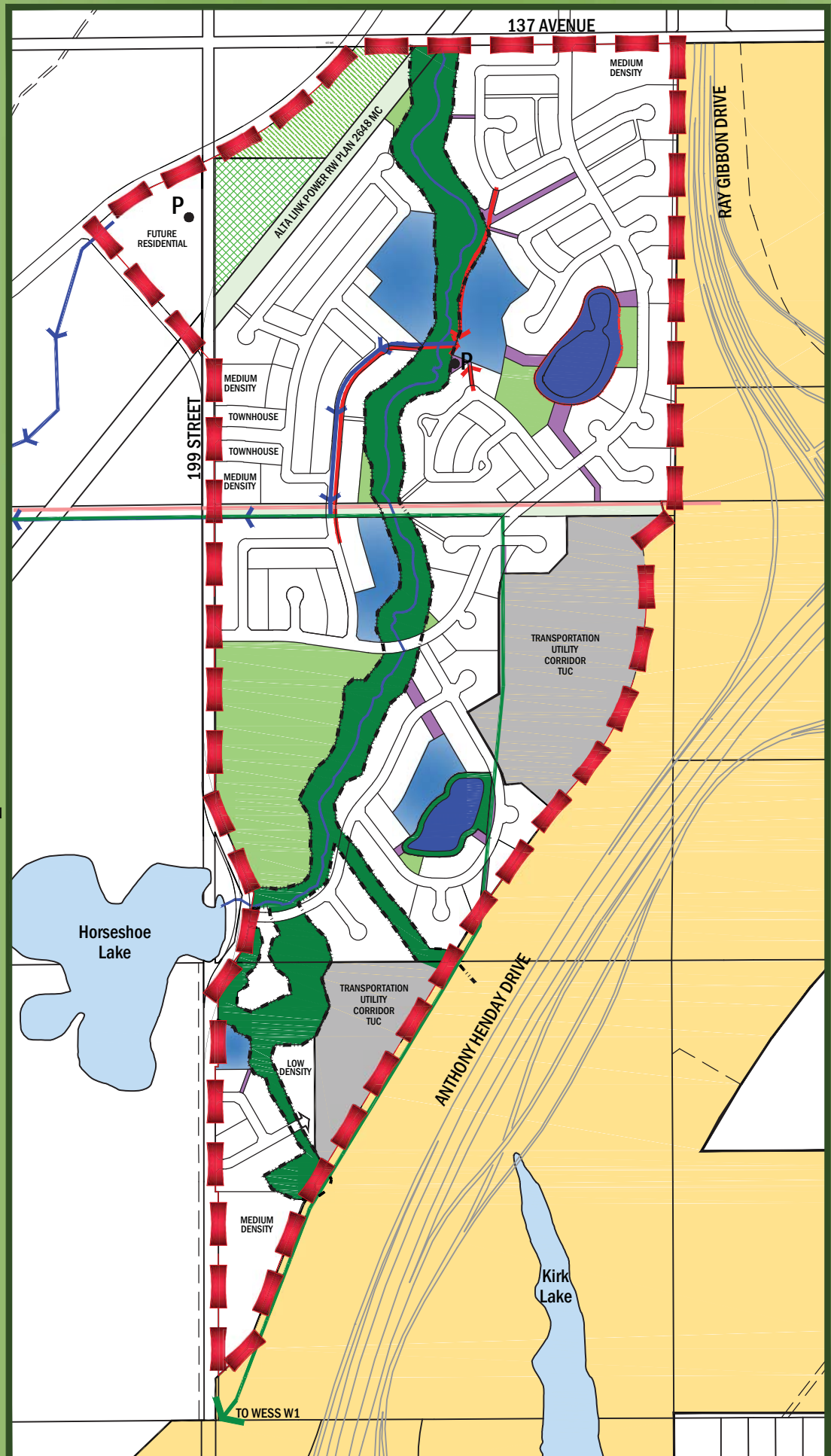
Note: "This map is conceptual in nature. the specific location and alignment of facilities, roadways, and services may be technically amended and changed at time of subdivision."

**Figure 9**  
**Sanitary**  
**Drainage**  
**Servicing**

**LEGEND**

-  BLNH2 BOUNDARY
-  EXISTING 900 mm FORCEMAIN
-  OFFSITE PROPOSED 350mm FORCEMAIN & FUTURE 500mm FORCEMAIN
-  300 mm SANITARY FORCEMAIN
-  SANITARY MAIN (GRAVITY)
-  SANITARY PUMP STATION
-  PUBLIC UTILITY LOT AND WATER QUALITY SEDIMENT PONDS
-  MUNICIPAL RESERVE/ SCHOOL SITE
-  STORMWATER MANAGEMENT FACILITY (CONSTRUCTED WETLAND)
-  ENVIRONMENTAL RESERVE

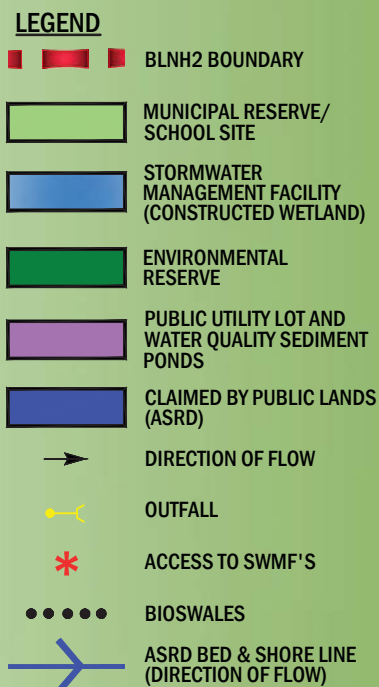
NOTE: There are no trunk (>375mm) sanitary sewers proposed in Neighbourhood 2



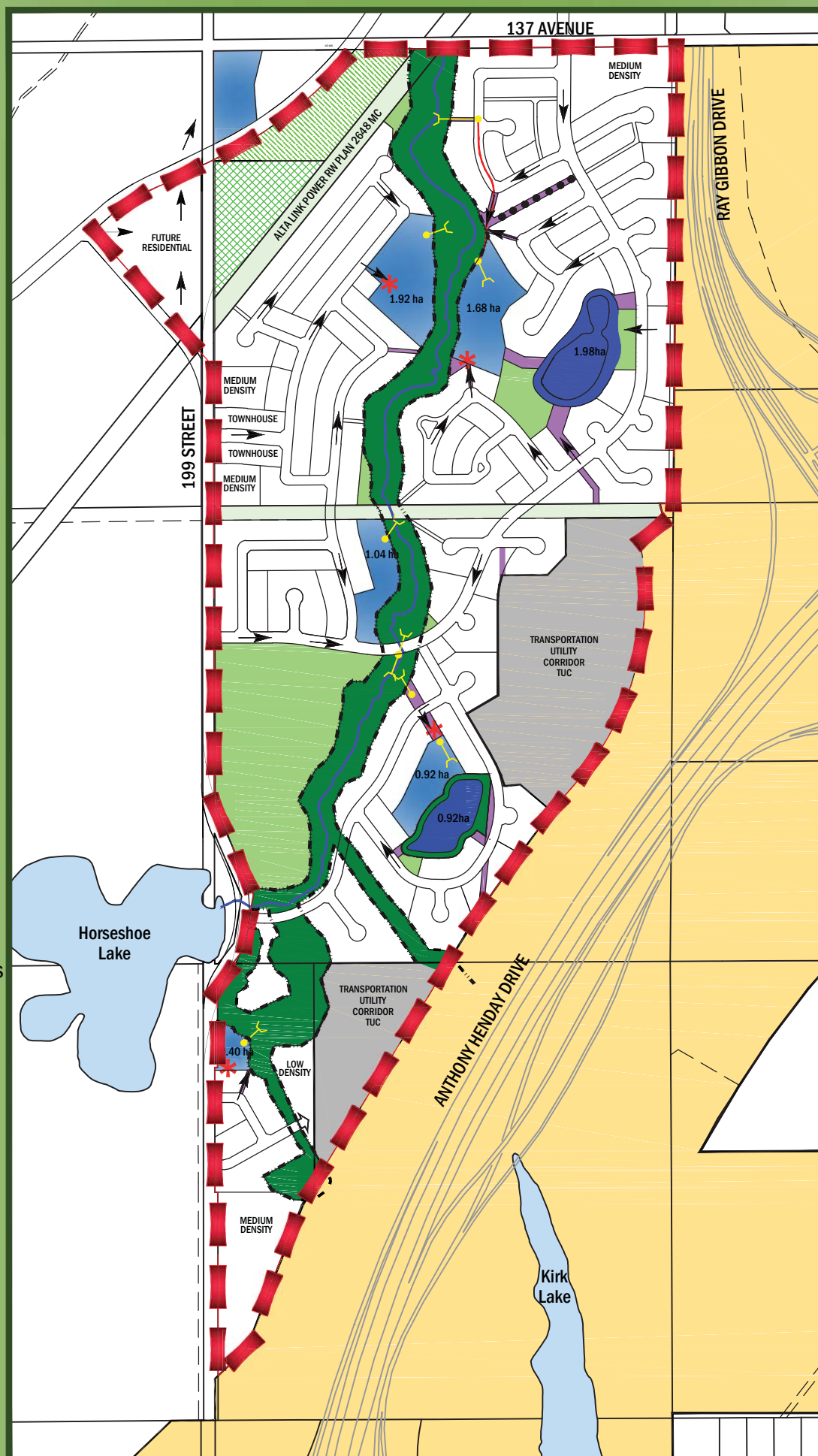
NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.



**Figure 10**  
**Stormwater**  
**Servicing**  
**System**




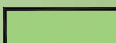






NOTE: There are no trunk  
(>1200mm) storm  
sewers proposed in  
Neighbourhood 2



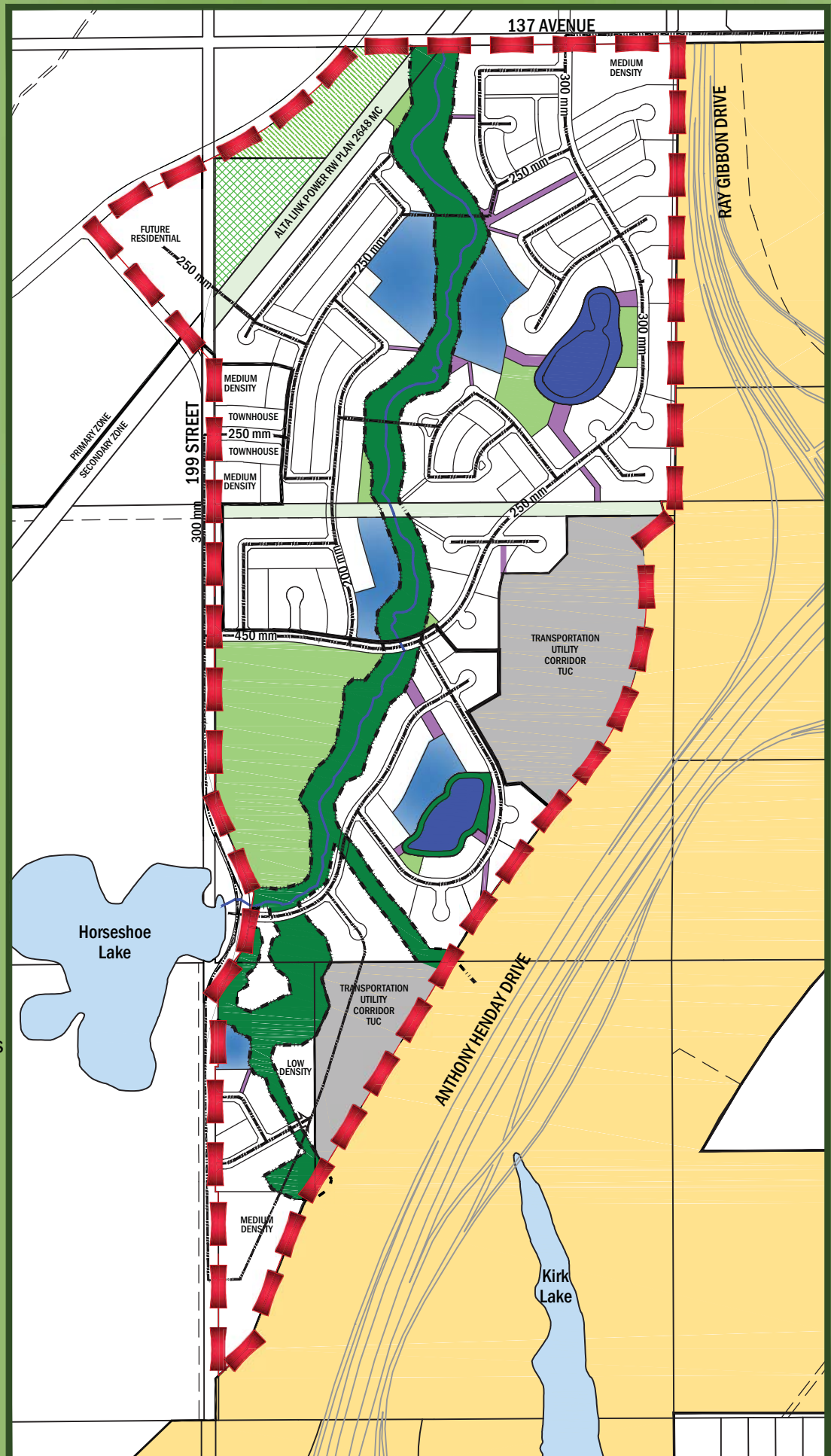
NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.

**Figure 11**  
**Water Distribution**  
**System**

**LEGEND**

-  BLNH2 BOUNDARY
-  MUNICIPAL RESERVE/  
SCHOOL SITE
-  STORMWATER  
MANAGEMENT FACILITY  
(CONSTRUCTED WETLAND)
-  ENVIRONMENTAL  
RESERVE
-  PUBLIC UTILITY LOT AND  
WATER QUALITY SEDIMENT  
PONDS
-  CLAIMED BY PUBLIC LANDS  
(ASRD)
-  PROPOSED WATERMAIN  
SYSTEM
-  WATER PRESSURE ZONE  
BOUNDARY

NOTE: Pipe sizes are  
approximate and to be  
confirmed by preliminary  
and detail design.







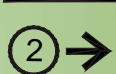


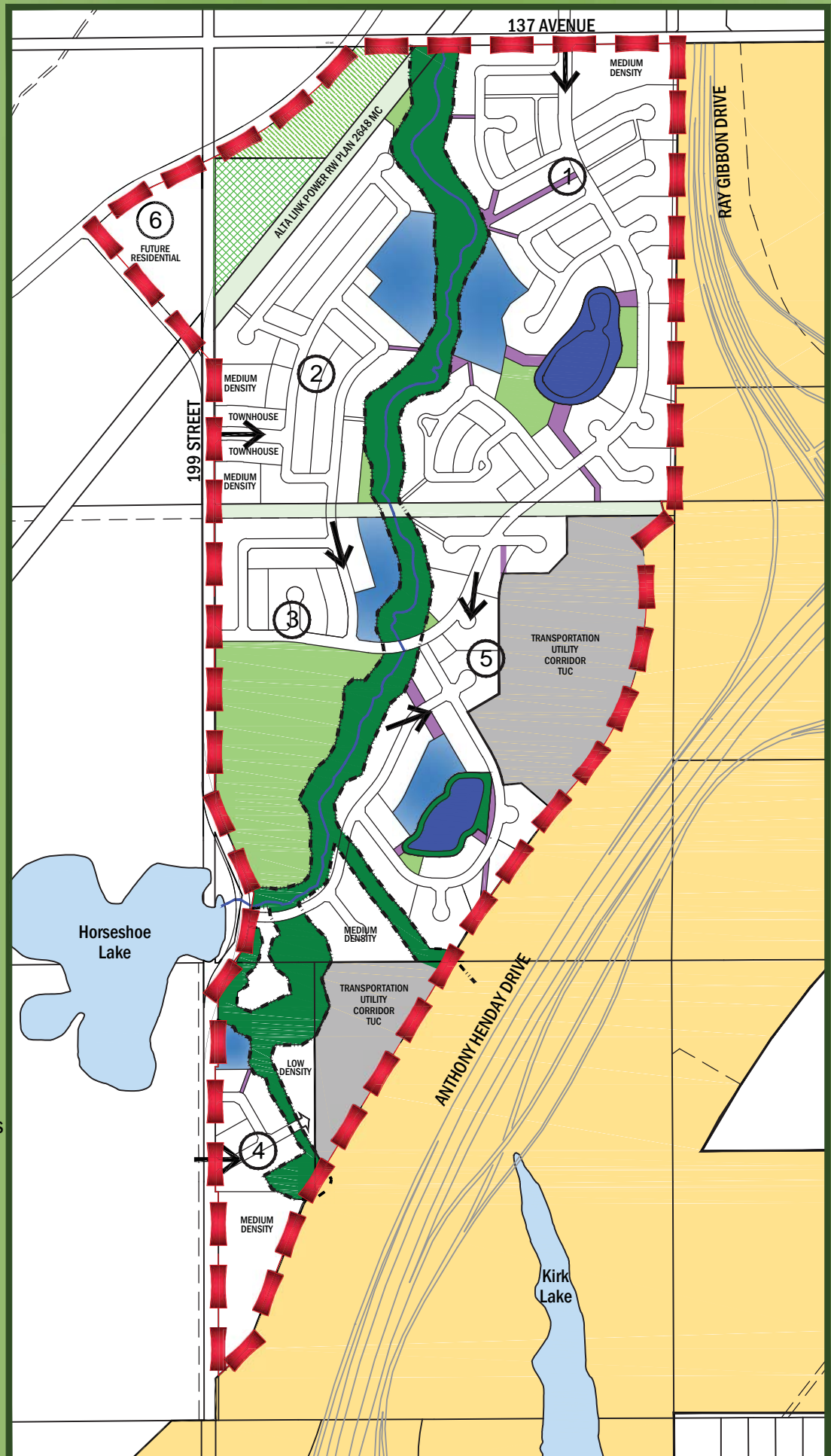
NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.



Figure 12  
Staging Plan

# LEGEND

-  BLNH2 BOUNDARY
-  MUNICIPAL RESERVE/  
SCHOOL SITE
-  STORMWATER  
MANAGEMENT FACILITY  
(CONSTRUCTED WETLAND)
-  ENVIRONMENTAL  
RESERVE
-  PUBLIC UTILITY LOT AND  
WATER QUALITY SEDIMENT  
PONDS
-  CLAIMED BY PUBLIC LANDS  
(ASRD)
-  STAGING DIRECTION



NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.