

Bylaw 20723

A Bylaw to amend Bylaw 9878, Big Lake Area Structure Plan,  
through an amendment to the Hawks Ridge 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 September 13, 2010 Council adopted the Big Lake Neighbourhood Three Neighbourhood Structure Plan by passage of Bylaw 15547; and

WHEREAS on July 18, 2011 Council has amended the Big Lake Neighbourhood Three Neighbourhood Structure Plan by the passage of Bylaw 15819 renaming and adopting the plan as the Hawks Ridge Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend Hawks Ridge Neighbourhood Structure Plan;

WHEREAS Council considers it desirable to amend the Hawks Ridge 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 15547- Hawks Ridge Neighbourhood Structure Plan Structure Plan is hereby amended by:
  - a. deleting the last subsection of 3.5.3 - Ecology, titled "Special Study Area", including the header and paragraph;
  - b. deleting the second paragraph of 3.5.6 - Residential, and replacing it with:


"Approximately 65 ha of the plan area is designated for residential land uses."

- c. deleting the third paragraph of 3.5.6 - Residential, and replacing it with:  
“Approximately 55 ha of the plan area is designated as Low Density Residential (LDR) which will allow for the development of single detached, semi-detached and duplex housing at a density of approximately 25 units per ha.”
- d. deleting the Map entitled “Bylaw 19069 – Hawks Ridge Neighbourhood Structure Plan” and substituting therefore the Map entitled “Bylaw 20723 – Hawks Ridge Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- e. deleting therefrom the statistics entitled the “Land Use Concept and Population Statistics – Bylaw 16736” and substituting it with “Land Use Concept and Population Statistics – Bylaw 20723” attached hereto as Schedule “B” and forming part of this Bylaw;
- f. deleting the Map entitled “Figure 10 Low Impact Design Opportunities” and substituting therefore the Map entitled “Figure 10 Low Impact Design Opportunities” attached hereto as Schedule “C” and forming part of this bylaw;
- g. deleting the Map entitled “Figure 11 Land Use Concept” and substituting therefore the Map entitled “Figure 11- Land Use Concept” attached hereto as Schedule ”D” and forming part of this Bylaw;
- h. deleting the Map entitled “Figure 12 Trail Network” and substituting therefore the Map entitled “Figure 12 Trail Network” attached hereto as Schedule “E” and forming part of this Bylaw;
- i. deleting the Map entitled “Figure 13 Transportation Network” and substituting therefore the Map entitled “Figure 13 Transportation Network” attached hereto as Schedule ”F” and forming part of this Bylaw;
- j. deleting the Map entitled “Figure 14 Stormwater Servicing” and substituting therefore the Map entitled “Figure 14 Stormwater Servicing” attached hereto as Schedule “G” and forming part of this Bylaw;
- k. deleting the Map entitled “Figure 15 Water Servicing” and substituting therefore the Map entitled “Figure 15- Water Servicing” attached hereto as Schedule ”H” and forming part of this Bylaw;

- l. deleting the Map entitled "Figure 16- Sanitary Servicing" and substituting therefore the Map entitled "Figure 16- Sanitary Servicing" attached hereto as Schedule "I" and forming part of this Bylaw;
- m. deleting the Map entitled "Figure 17 Staging" and substituting therefore the Map entitled "Figure 17 Staging" attached hereto as Schedule "J" and forming part of this Bylaw.

READ a first time this	20th day of February	, A. D. 2024;
READ a second time this	20th day of February	, A. D. 2024;
READ a third time this	20th day of February	, A. D. 2024;
SIGNED and PASSED this	20th day of February	, A. D. 2024.

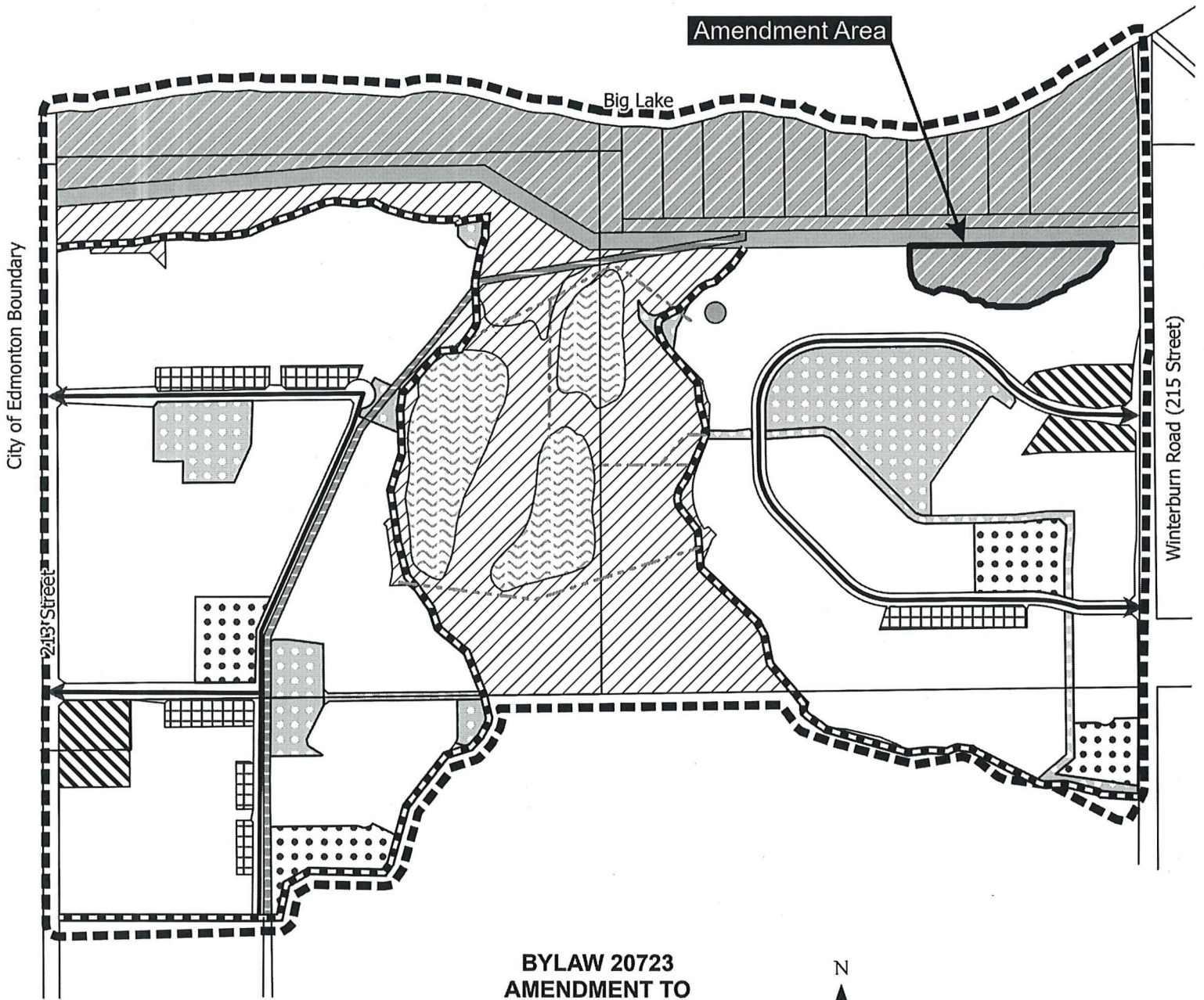
THE CITY OF EDMONTON



\_\_\_\_\_  
MAYOR



















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CITY CLERK



**BYLAW 20723  
AMENDMENT TO  
HAWKS RIDGE**  
Neighbourhood Structure Plan  
(as amended)



- |   |   |   |  |
|---|---|---|--|
|  | Low Density Residential                 |  | Oil Pipeline ROW                           |
|  | Medium Density Residential              |  | NSP Boundary                               |
|  | Street Oriented Residential             |  | Collector Roadway                          |
|  | Mixed Use                               |  | Top of Bank / Edge of Natural Area Walkway |
|  | Park / Pedestrian Trail / School (M.R.) |  | Public Utility                             |
|  | Stormwater Management Facility          |  | Sanitary Pump Station                      |
|  | Sewer ROW                               |  | Amendment Area                             |
|  | Natural Area (E.R.)                     |   |  |
|  | Natural Conservation Area (E.R.)        |   |  |

**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.

## SCHEDULE "B"

### Land Use Concept and Population Statistics Bylaw 20723

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>163.18</b>	<b>100%</b>
Major Arterials / Road ROW	3.19	2.0%
Environmental Reserve	47.41	29.1%
Oil Pipeline ROW	0.80	0.5%
Sewer ROW	4.03	2.5%
Public Utility Lots	2.04	1.3%
Top-of-Bank 10m Buffer	2.01	1.2%
Natural Area 10m Buffer	1.50	0.9%
	<b>Area (ha)</b>	<b>% of GDA</b>
<b>GROSS DEVELOPABLE AREA</b>	<b>102.20</b>	<b>100%</b>
Municipal Reserve*	8.84	8.6%
School / Park Site		5.05
Parks		3.51
Greenways		0.28
Mixed Use (commercial component)**	0.66	0.6%
Bioremediation / Constructed Wetland SWMF's	7.01	6.9%
Circulation @ 20%	20.44	20.0%
<b>Total Non-Residential Area</b>	<b>36.95</b>	<b>36%</b>
<b>Net Residential Area</b>	<b>65.25</b>	<b>64%</b>

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

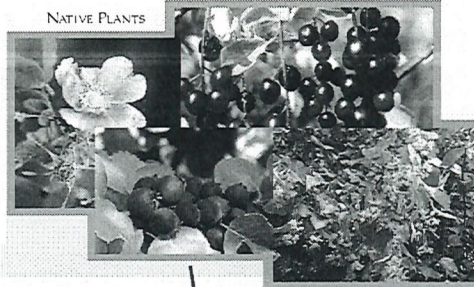
Land Use	Area (ha)	Units / ha	Units	People / Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>						
<i>Single / Semi-Detached</i>	55.75	25	1394	2.8	3903	85.4%
<b>Medium Density Residential (MDR)</b>						
<i>Street-Oriented</i>	2.51	45	113	2.5	282	3.8%
Low-Rise / Medium Density Housing	5.00	90	450	1.9	855	7.7%
<b>High Density Residential (HDR)</b>						
Mix Use (residential component)**	1.99	125	249	1.5	373	3.0%
<b>Total Residential</b>	<b>65.25</b>		<b>2205</b>		<b>5413</b>	<b>100%</b>

### SUSTAINABILITY MEASURES

Population Per Net Hectare p/nha	83
Dwelling Units Per Net Residential Hectare (du/nrha)	34
Population (%) within 500m of Parkland	100%
Population (%) within 500m of Transit Service	100%
Population (%) within 600m of Commercial Service	

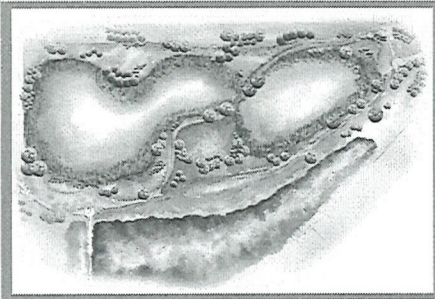
### STUDENT GENERATION COUNT

<b>Public School Board</b>	
Elementary School	204
Junior High	102
Senior High	102
<b>Separate School Board</b>	
Elementary School	102
Junior High	51
Senior High	51
<b>Total Student Population</b>	<b>613</b>

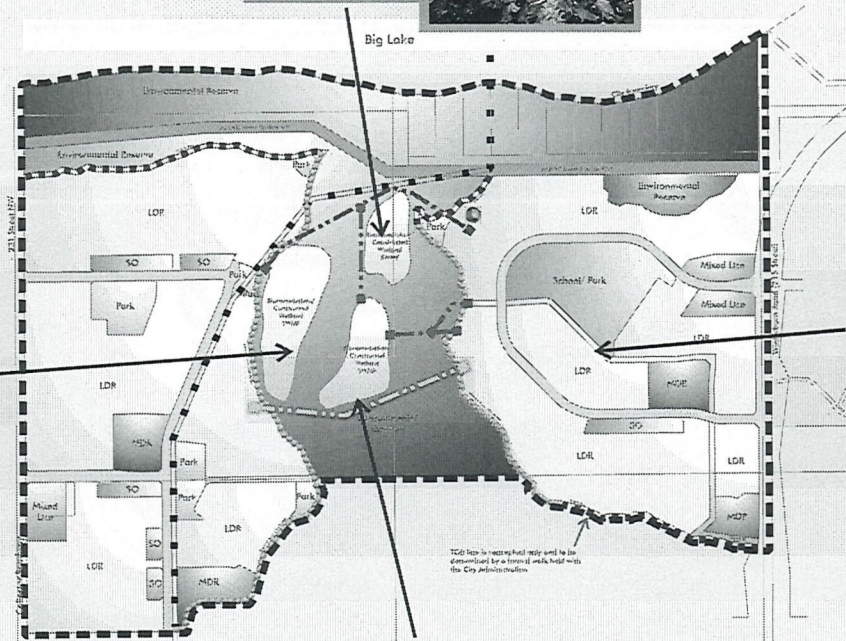


**BIOREMEDIATION CONSTRUCTED WETLAND STORMWATER MANAGEMENT FACILITY:**  
CONSTRUCTED WETLANDS SYSTEMS USE SOILS, VEGETATION, AND HYDROLOGY TO REMOVE POLLUTANTS FROM STORM WATER. THE SYSTEMS ARE EFFECTIVE IN ATTENUATING FLOOD FLOWS, REDUCING POLLUTANT LOADINGS, AND PROVIDING WILDLIFE HABITAT. FROM A COMMUNITY DESIGN STANDPOINT, WETLANDS SYSTEMS CAN CREATE OPEN SPACE, OFFER IMPROVED AESTHETICS OVER TRADITIONAL TREATMENT SYSTEMS, AND PROVIDE RECREATIONAL AND EDUCATIONAL OPPORTUNITIES.

**BIOREMEDIATION/ CONSTRUCTED WETLAND STORMWATER MANAGEMENT FACILITY**

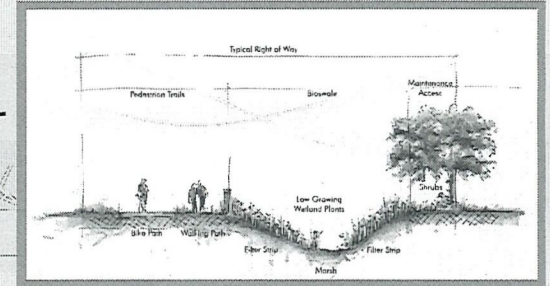


NATURALIZED EDGE

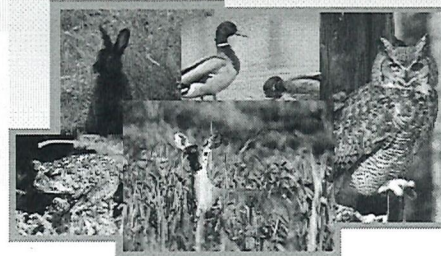


**BIOSWALE:**  
VEGETATED CHANNEL SYSTEMS AND BIOSWALE ARE ALTERNATIVES FOR CONVEYING WATER AWAY FROM STREETS, DOWN SPILLS, AND STRUCTURES. THEY ARE LOW-COST ALTERNATIVES TO CONVENTIONAL CONVEYANCE SYSTEMS, SUCH AS CURBS OR CONCRETE CHANNELS. THESE ALTERNATIVES REDUCE STORM WATER VELOCITIES AND ALLOW SEDIMENT AND POLLUTANTS CONTAINED WITHIN STORM WATER TO BE FILTERED.

TYPICAL GREENWAY CROSS SECTION WITH BIOSWALE



WILDLIFE HABITAT



# HAWKS RIDGE

NEIGHBOURHOOD STRUCTURE PLAN

FEBRUARY 20, 2024

# LOW IMPACT DESIGN OPPORTUNITIES

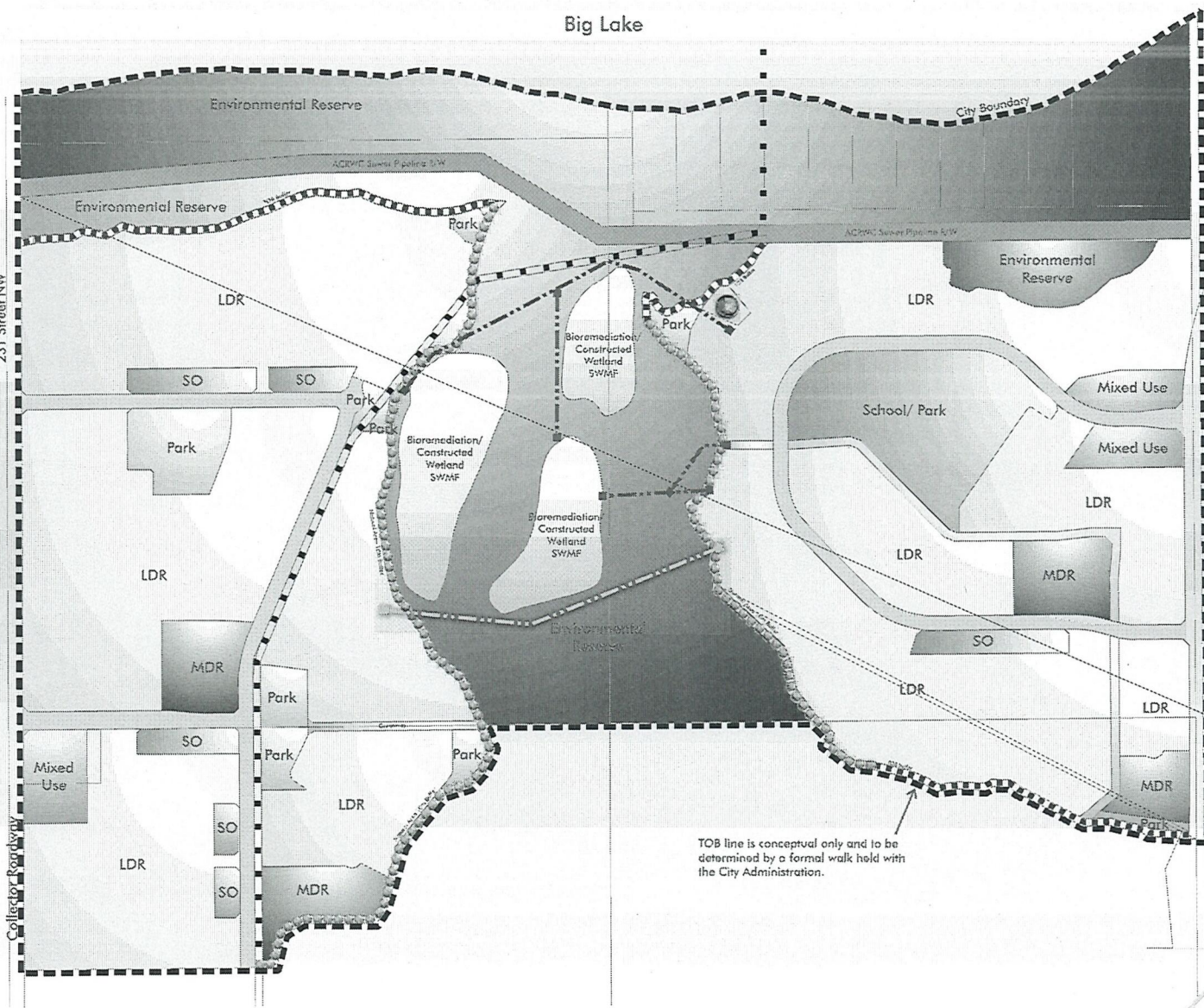
FIGURE 10

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**LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- STREET-ORIENTED RESIDENTIAL
- MIXED USE
- PARK/PEDESTRIAN TRAIL
- SCHOOL
- ENVIRONMENTAL RESERVE
- BIOREMEDIATION/ CONSTRUCTED WETLAND SWMF
- TOP OF BANK WALKWAY
- EDGE OF NATURAL AREA WALKWAY
- ACRWC SEWER PIPELINE R/W
- OIL PIPELINE R/W
- COLLECTOR ROADWAY
- NASP BOUNDARY
- STORM/ SANITARY PUL
- STORM PUL
- WATERMAIN PUL
- SANITARY PUMP STATION



# HAWKS RIDGE

NEIGHBOURHOOD STRUCTURE PLAN  
FEBRUARY 20, 2024

# FIGURE II LAND USE CONCEPT

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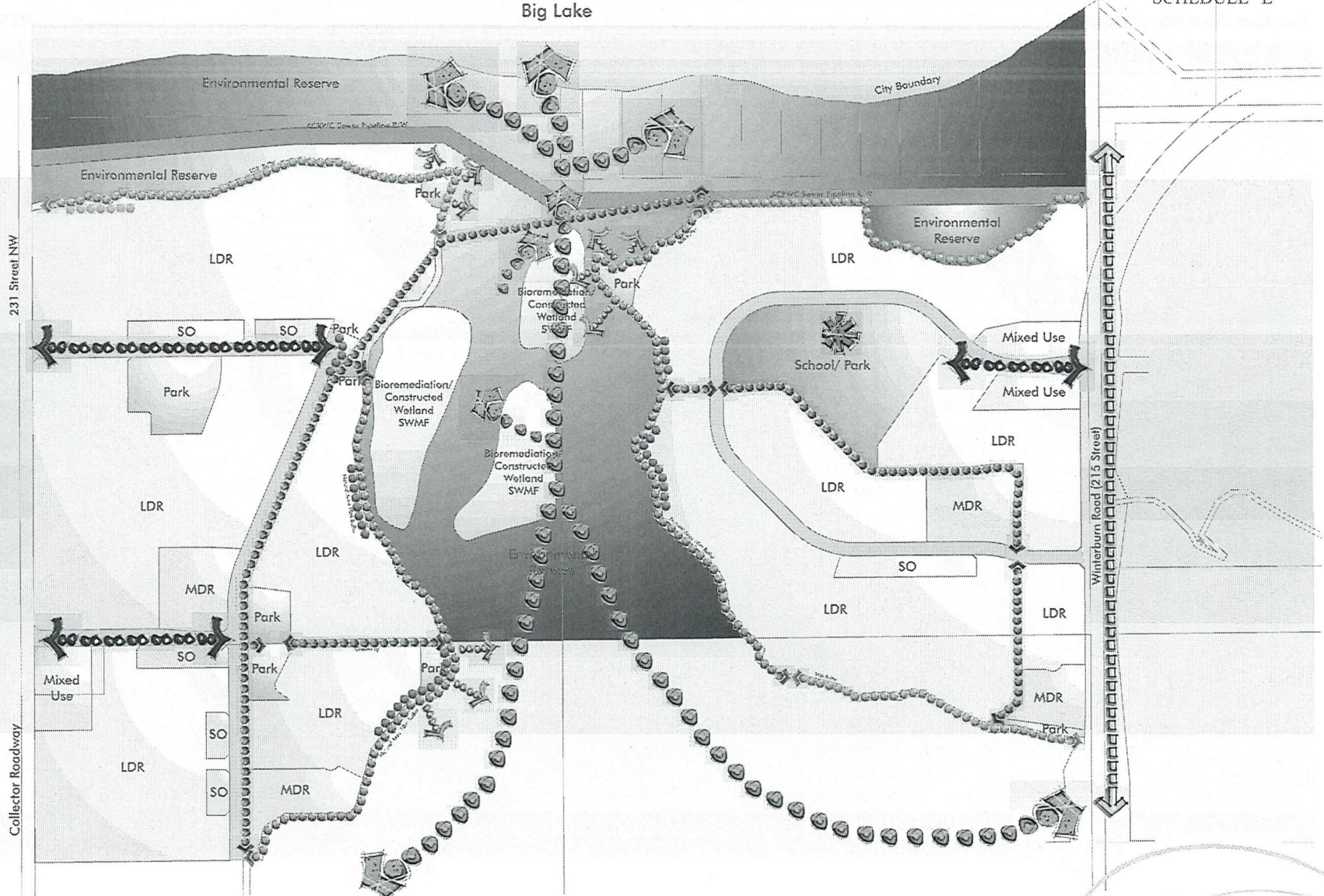
### Big Lake

SCHEDULE "E"



#### LEGEND

- MULTI-USE TRAIL
- ENHANCED PEDESTRIAN LINKAGE
- WILDLIFE CORRIDOR
- INTERNAL PEDESTRIAN CONNECTIONS
- VIEWPOINT
- SCHOOL/PARK
- TOP-OF-BANK TRAIL
- TOP-OF-BANK ROAD
- EDGE OF NATURAL AREA TRAIL
- EDGE OF NATURAL AREA ROAD



# HAWKS RIDGE

NEIGHBOURHOOD STRUCTURE PLAN

FEBRUARY 20, 2024

# FIGURE 12 TRAIL NETWORK

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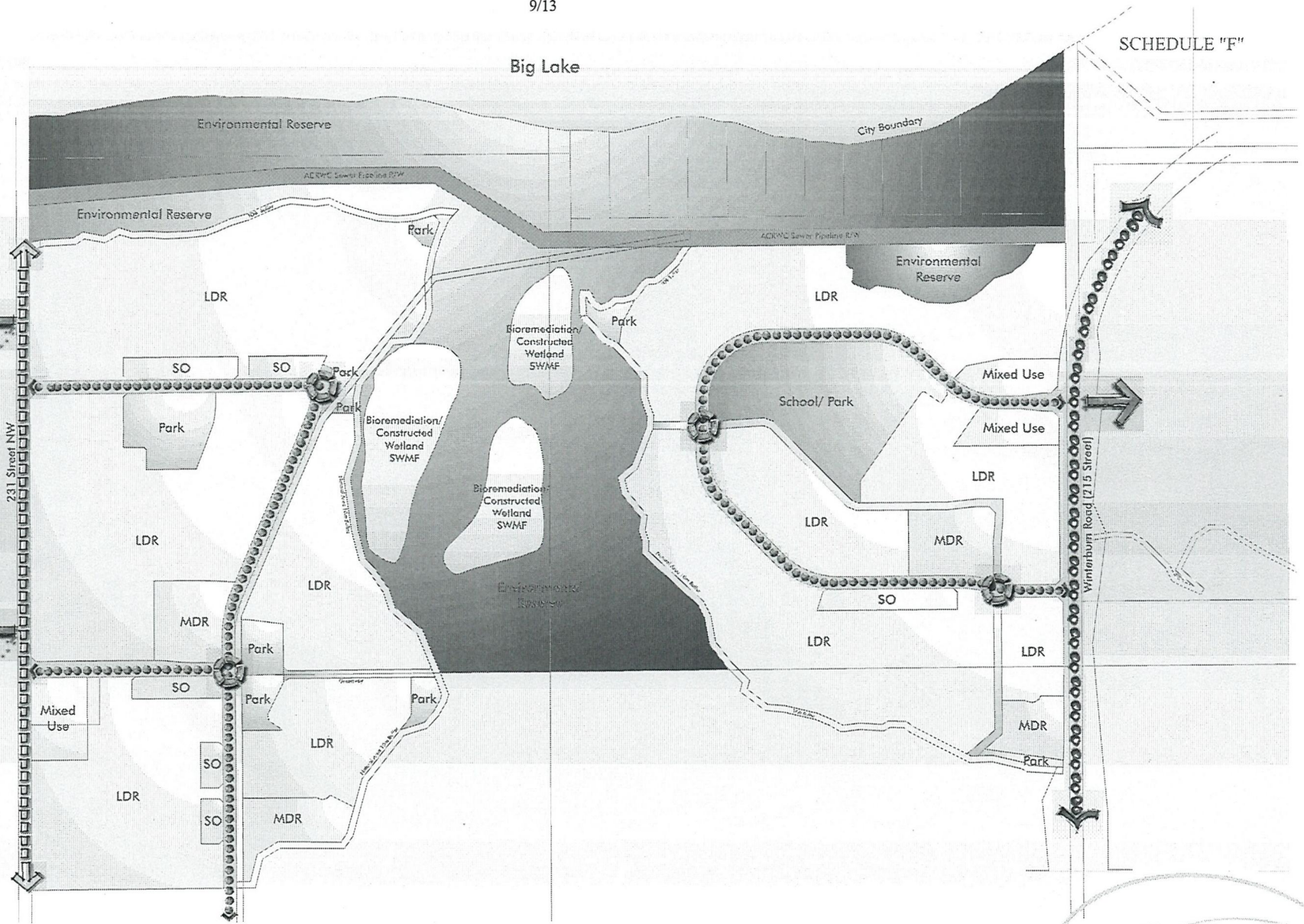
Big Lake

SCHEDULE "F"



LEGEND

-  NEIGHBOURHOOD COLLECTOR
-  ARTERIAL
-  COLLECTOR
-  NEIGHBOURHOOD TRAFFIC CALMING
-  PLANNED CONNECTION TO NEIGHBOURHOOD 1
-  EXISTING ACCESSES



# HAWKS RIDGE

NEIGHBOURHOOD STRUCTURE PLAN  
FEBRUARY 20, 2024

# FIGURE 13 TRANSPORTATION NETWORK

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Big Lake

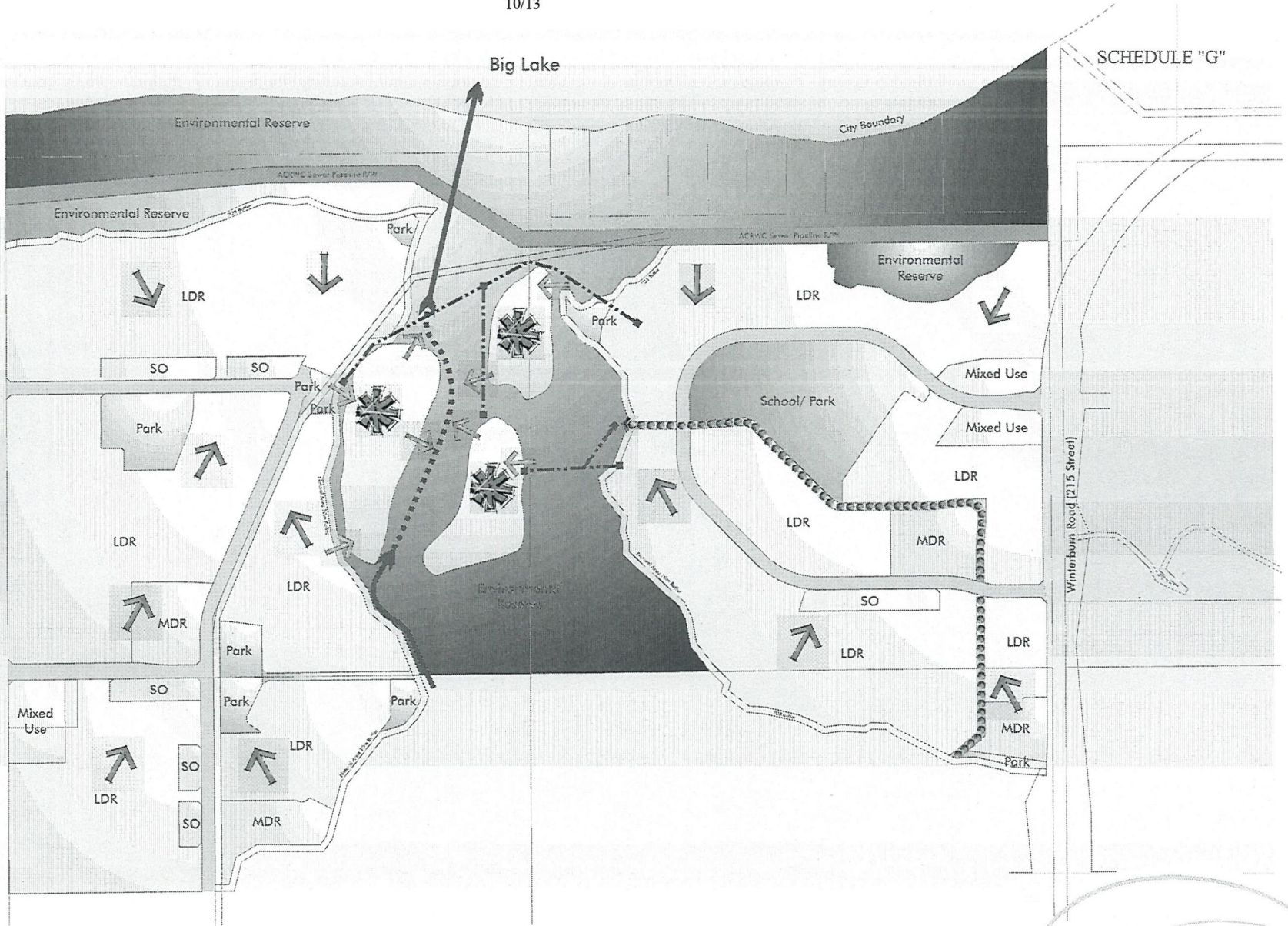
SCHEDULE "G"



LEGEND

- BIOSWALES (PUL)
- STORMWATER (UNDERGROUND)
- ACRWC SEWER ROW
- BIOREMEDIATION/ CONSTRUCTED WETLAND SWMF
- EXISTING DRAINAGE COURSE
- PROPOSED REALIGNED DRAINAGE COURSE
- POND INLETS (PUL)
- POND OUTLETS (PUL)
- STORM/ SANITARY PUL
- STORM PUL

231 Street NW



# HAWKS RIDGE

NEIGHBOURHOOD STRUCTURE PLAN  
FEBRUARY 20, 2024

# FIGURE 14 STORMWATER SERVICING




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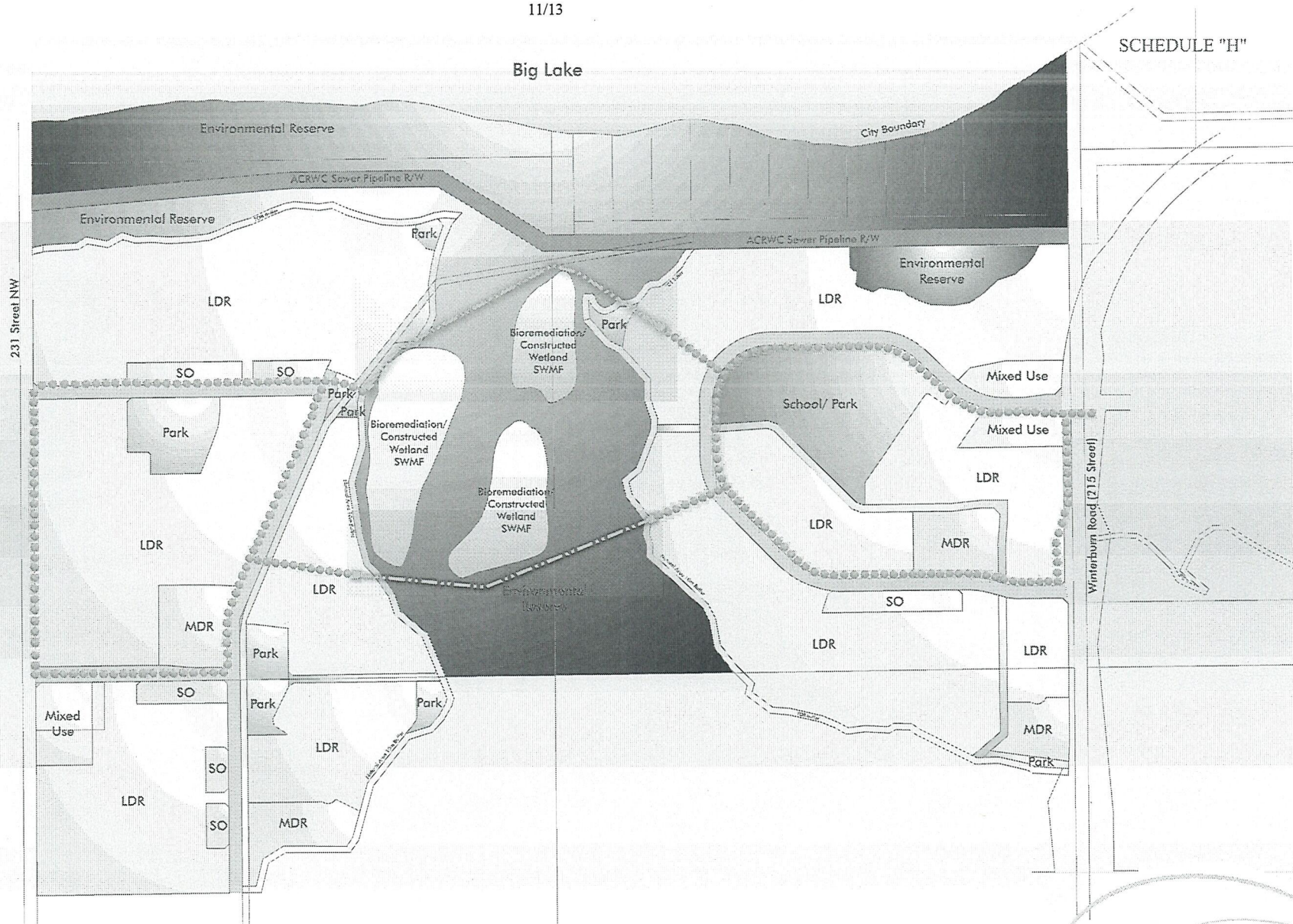
Big Lake

SCHEDULE "H"



LEGEND

-  WATERMAIN PUL
-  WATERMAIN
-  ACRWC SEWER ROW



# HAWKS RIDGE

NEIGHBOURHOOD STRUCTURE PLAN  
FEBRUARY 20, 2024

# FIGURE 15 WATER SERVICING

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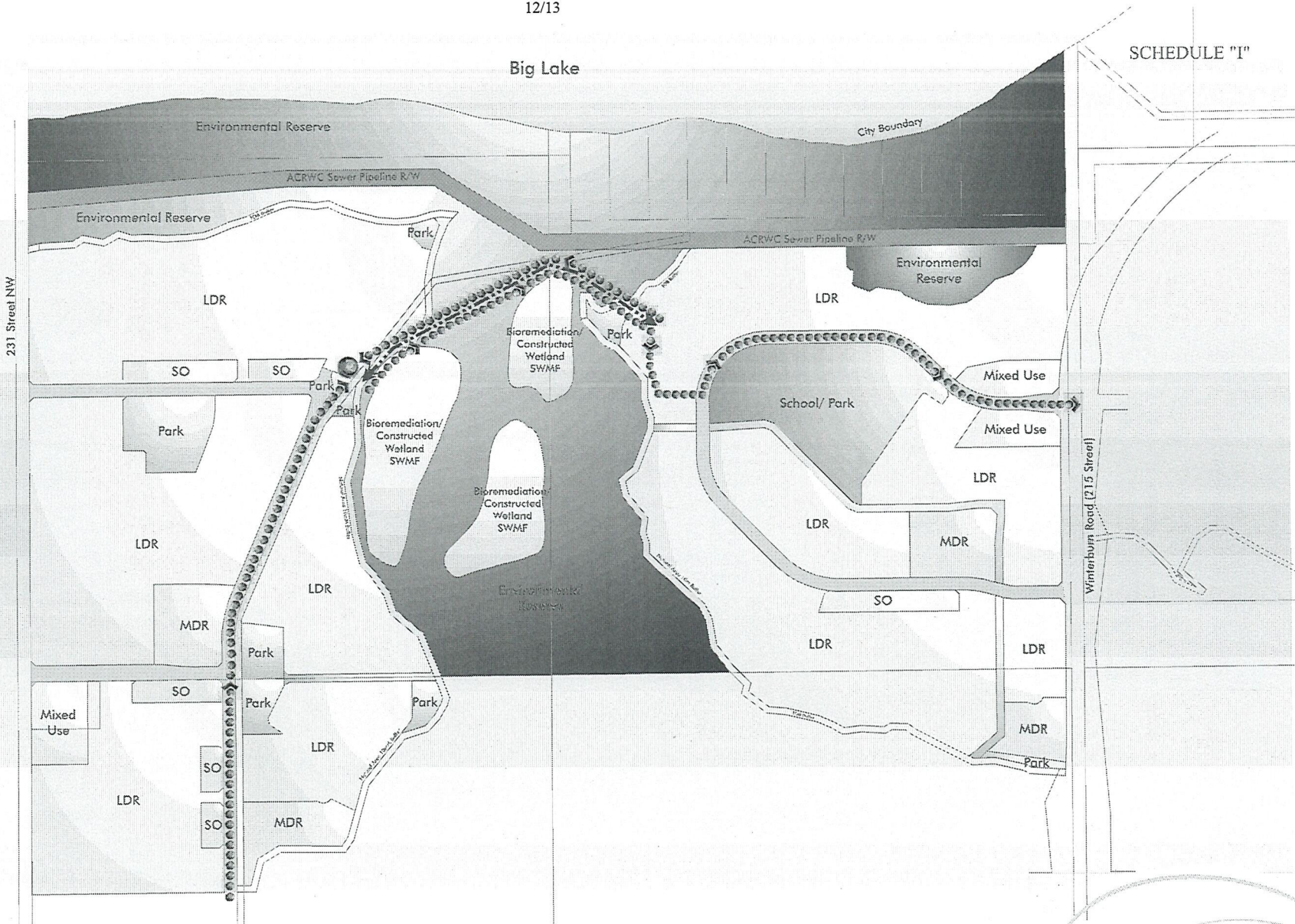
Big Lake

SCHEDULE "I"



LEGEND

- SANITARY FORCE MAIN
- SANITARY TRUNK (GRAVITY LINE)
- ACRWC SEWER ROW
- SANITARY PUMP STATION
- STORM/ SANITARY PUL



# HAWKS RIDGE

NEIGHBOURHOOD STRUCTURE PLAN  
FEBRUARY 20, 2024

# FIGURE 16 SANITARY SERVICING

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Big Lake

SCHEDULE "J"

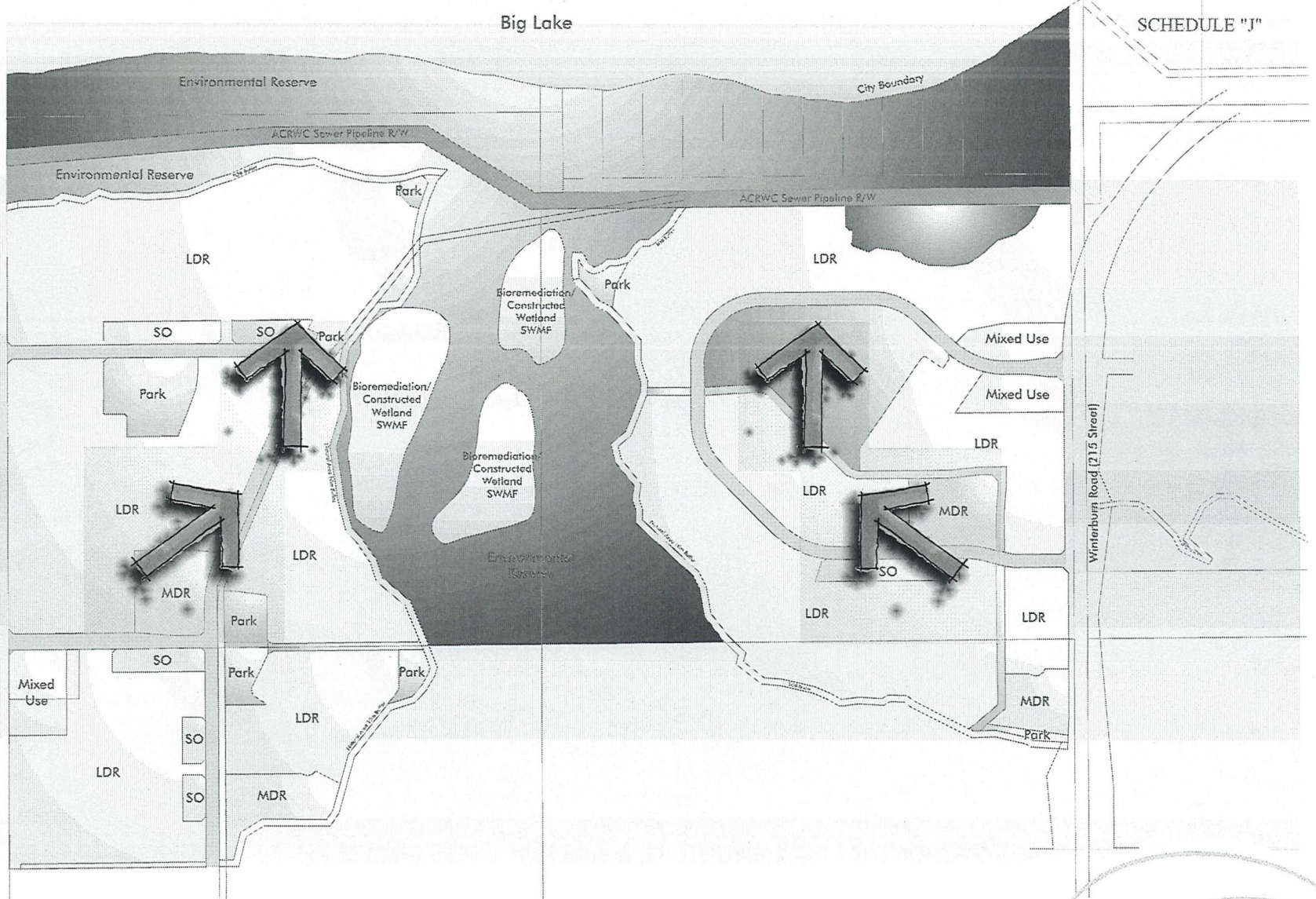


LEGEND

← GENERAL DIRECTION OF DEVELOPMENT

231 Street NW

Wintarburn Road (2115 Street)



# HAWKS RIDGE

NEIGHBOURHOOD STRUCTURE PLAN  
FEBRUARY 20, 2024

FIGURE 17  
STAGING

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