

Bylaw 17676

A Bylaw to amend Bylaw 14010, as amended,
the Southeast Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 30, 2005, the Municipal Council of the City of Edmonton, passed Bylaw 14010, as amended, being the Southeast Area Structure Plan; and

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

WHEREAS Council has amended the Southeast Area Structure Plan, through the passage of Bylaws 14010, 14542, 14824, 14979, 15176, 16249, 16426, 16755 and 17608; and

WHEREAS an application was received by Sustainable Development to amend the Southeast Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Southeast Area Structure Plan; and

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 14010, as amended, is hereby further amended as follows:
 - a. deleting the statistics entitled “Southeast Area Structure Plan – Land Use and Population Statistics - Bylaw 17608” and substituting therefore the following:

**SOUTHEAST AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17676**

	Area (ha)	% GA	Charlesworth	Walker	Nbhd 3
GROSS AREA	796.07	100%	261.83	283.05	251.19
Natural Area (Environmental Reserve)	2.21	0.3%	2.21	0.00	0.00
Pipeline	9.33	1.2%	3.09	4.83	1.41
Arterial Road Right-of-Way	29.98	3.8%	9.77	10.01	10.20
Existing Ellerslie Campus Schools	8.78	1.1%	8.78	0.00	0.00
GROSS DEVELOPABLE AREA	745.77	93.7%	237.98	268.21	239.58
		% GDA			
Commercial	40.40	5.4%	14.64	18.09	7.67
Existing Religious Assembly Parcels	3.64	0.5%	3.64	0.00	0.00
Municipal Reserve Parks/Schools	60.72	8.1%	13.50	29.53	17.69
City Level Park	46.61	6.2%	46.61	0.00	0.00
Institutional / City Level Park	7.95	1.1%	7.95	0.00	0.00
Stormwater Management Facilities	52.23	7.0%	22.66	17.85	11.26
Circulation	115.47	15.5%	29.24	40.85	45.38
Transit Centre	1.24	0.2%	0.00	1.24	0.00
Park and Ride Facility	4.19	0.6%	0.00	4.19	0.00
Total Non-Residential Area	332.45	44.6%	138.24	112.21	82.00
Net Residential Area	413.32	55.4%	99.74	156.46	157.72
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT					
Land Use		ASP	Charlesworth	Walker	Nbhd 3
Single/Semi-detached	Area (ha)	306.44	55.08	116.1	135.72
25 du/nrha	Units	7,661	1,377	2,891	3,393
2.8 p/du	Population	21,451	3,856	8,095	9,500
Mixed Residential	Area (ha)	32.79	32.79	0	0
30 du/nrha	Units	984	984	-	-
2.8 p/du	Population	2,755	2,755	-	-
Row Housing	Area (ha)	26.96	1.07	25.89	0
45 du/nrha	Units	1213	48	1165	-
2.8 p/du	Population	3396	134	3262	-
Mixed Use	Area (ha)	0.69	0.69	0	0
90 du/nrha	Units	62	62	-	-
1.8 p/du	Population	112	112	-	-
Low-rise/Medium Density Housing	Area (ha)	44.41	9.02	13.39	22
90 du/nrha	Units	3,997	812	1,205	1,980
1.8 p/du	Population	7,195	1,462	2,169	3,564
Medium to High Rise Housing	Area (ha)	2.17	1.09	1.08	0
225 du/nrha	Units	488	245	243	0
1.5 p/du	Population	733	368	365	0
Total Residential	Area (ha)	413.46	99.74	156.00	157.72
	Units	14,405	3,528	5,504	5,373
	Population	35,642	8,687	13,891	13,064

SUSTAINABILITY MEASURES				
	ASP	Charlesworth	Walker	Nbhd3
Population Per Net Residential Hectare (p/nha)	86.23	87.10	89.04	82.83
Dwelling Units Per Net Residential Hectare (du/nrha)	34.85	35.37	35.28	34.07
Population (%) within 500m of Parkland	100	100	0	0
Population (%) within 400m of Transit Service	100	100	0	0
Population (%) within 600m of Commercial Service	0	0	0	0
Presence/Loss of Natural Areas				
Protected as Environmental Reserve	2.5	2.2	0	0
Conserved as Naturalized Municipal Reserve (ha)	2.5	2.5	0	0
Protected through other means (ha)	0	0	0	0
Lost to Development (ha)	0	0	0	0
STUDENT GENERATION COUNT				
	ASP	Charlesworth	Walker	Nbhd 3
Public School Board				
Elementary School	1,492	476	513	502
Junior High	746	238	257	251
Senior High	746	238	257	251
Separate School Board				
Elementary School	746	238	257	251
Junior High	373	119	128	126
Senior High	373	119	128	126
Total Student Population	4,475	1,428	1,540	1,507

- b. deleting the Map entitled “Bylaw 17608 - Southeast Area Structure Plan” and substituting therefore the Map entitled “Bylaw 17676 – Amendment to Southeast Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting “Figure 8.0 – Neighbourhood Units” and substituting therefore with “Figure 8.0 Neighbourhood Units” hereto as Schedule “B” and forming part of this Bylaw;
- d. deleting “Figure 9.0 – Development Concept” and substituting therefore with “Figure 9.0 – Development Concept” hereto as Schedule “C” and forming part of this Bylaw;
- e. deleting “Figure 10.0 – Integrated Community Circulation System” and substituting therefore with “Figure 10.0 – Integrated Community Circulation System” hereto as Schedule “D” and forming part of this Bylaw;
- f. deleting “Figure 11.0 - Transportation Network” and substituting therefore with “Figure 11.0 - Transportation Network” hereto as Schedule “E” and forming part of this Bylaw;

- g. deleting “Figure 12.0 - Arterial Roadway Assessment” and substituting therefore with “Figure 12.0 - Arterial Roadway Assessment” hereto as Schedule “F” and forming part of this Bylaw;
- h. deleting “Figure 14.0 -Storm Water System” and substituting therefore “Figure 14.0 - Storm Water System” hereto as Schedule “G” and forming part of this Bylaw;
- i. deleting “Figure 15.0 - Sanitary System” and substituting therefore “Figure 15.0 - Sanitary System” hereto as Schedule “H” and forming part of this Bylaw; and
- j. deleting “Figure 16.0 - Recommended Development Phasing” and substituting therefore “Figure 16.0 - Recommended Development Phasing” hereto as Schedule “I” and forming part of this Bylaw.

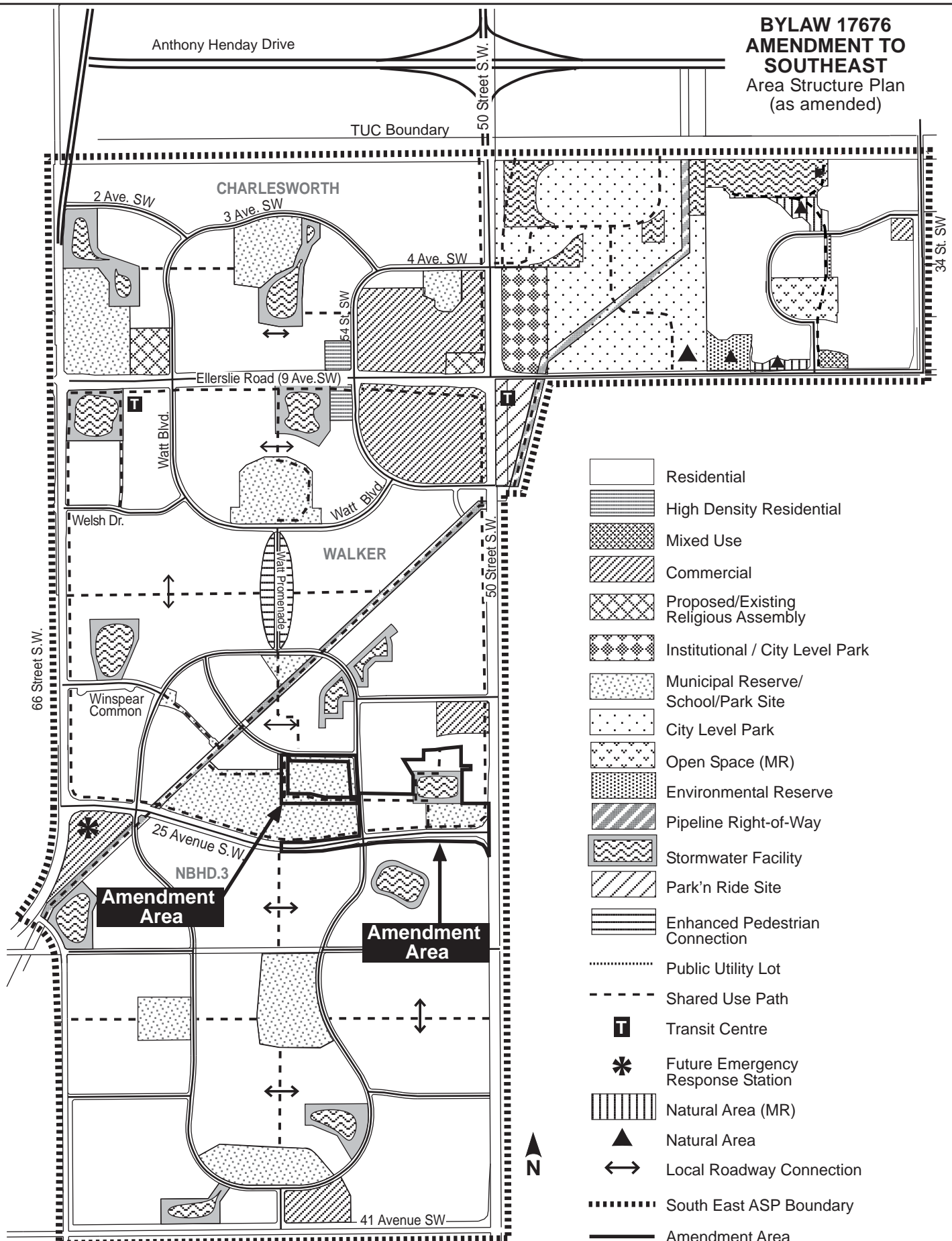
READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

MAYOR

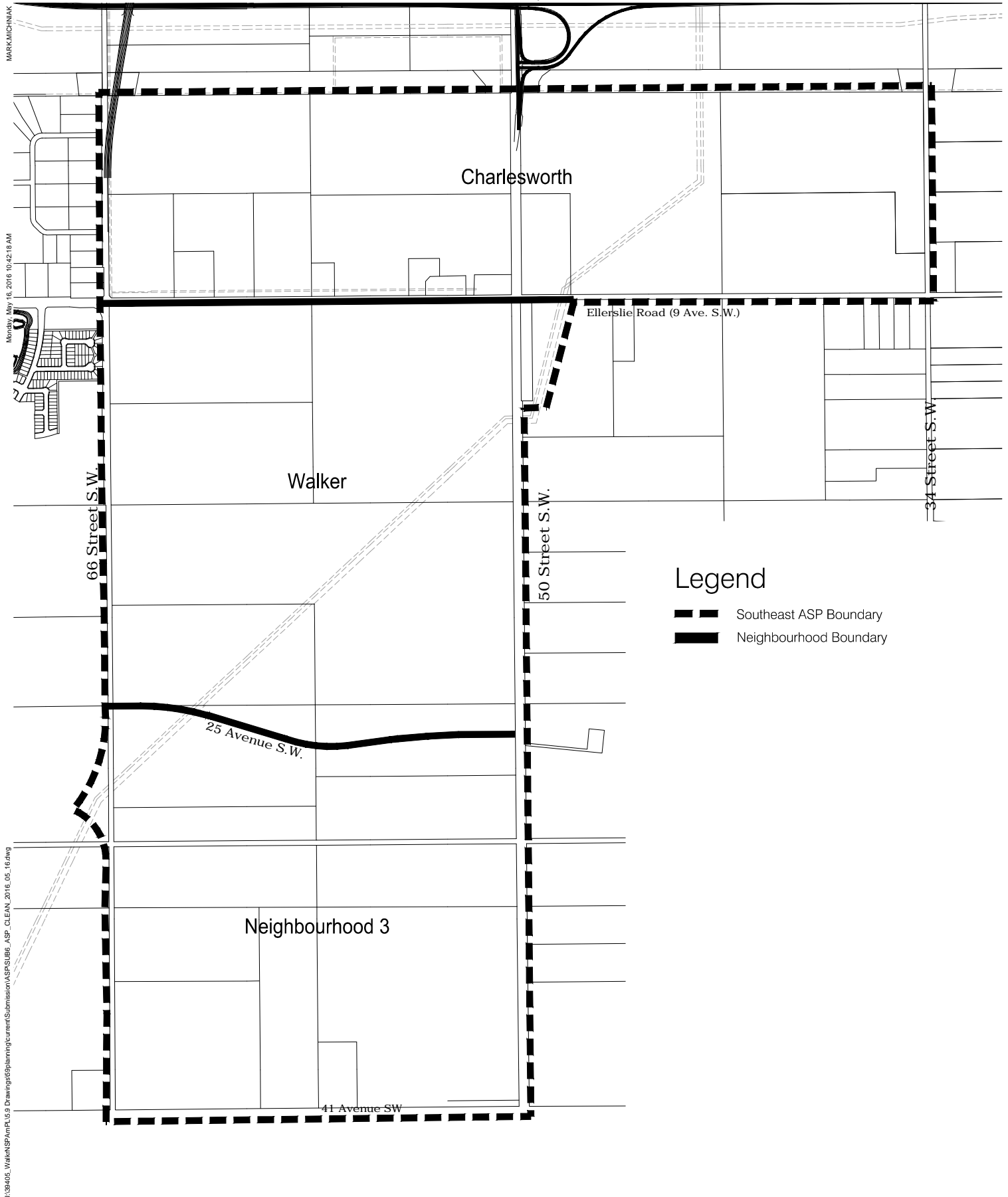
CITY CLERK

**BYLAW 17676
AMENDMENT TO
SOUTHEAST**
Area Structure Plan
(as amended)



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the

SUSTAINABLE DEVELOPMENT



Legend

-  Southeast ASP Boundary
-  Neighbourhood Boundary



SOUTHEAST

Area Structure Plan Amendment

FIGURE 8.0 | Neighbourhood Units

DATE: May 16, 2016
 DESIGNED BY: MM
 DRAWN BY: MM
 CHECKED BY: BD
 SCALE: NTS
 JOB NUMBER: 39405



MARK MICHNAK

Monday, May 16, 2016 10:42:18 AM

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66 Street S.W.

50 Street S.W.

34 Street S.W.

Ellerslie Road (9 Ave. S.W.)

25 Avenue S.W.

41 Avenue SW

Legend

- Residential
- High Density Residential
- Mixed Use
- Commercial
- Proposed/Existing Religious Assembly
- Institutional / City Level Park
- Municipal Reserve/School/Park Site
- City Level Park
- Environmental Reserve
- Natural Area
- Pipeline Right-of-Way
- Stormwater Facilities
- Park'n Ride Site
- Enhanced Pedestrian Connection
- Public Utility Lot
- Shared Use Path
- T Transit Centre
- Future Emergency Response Station
- Local Roadway Connection
- Southeast ASP Boundary
- Southeast ASP Amendment Boundary



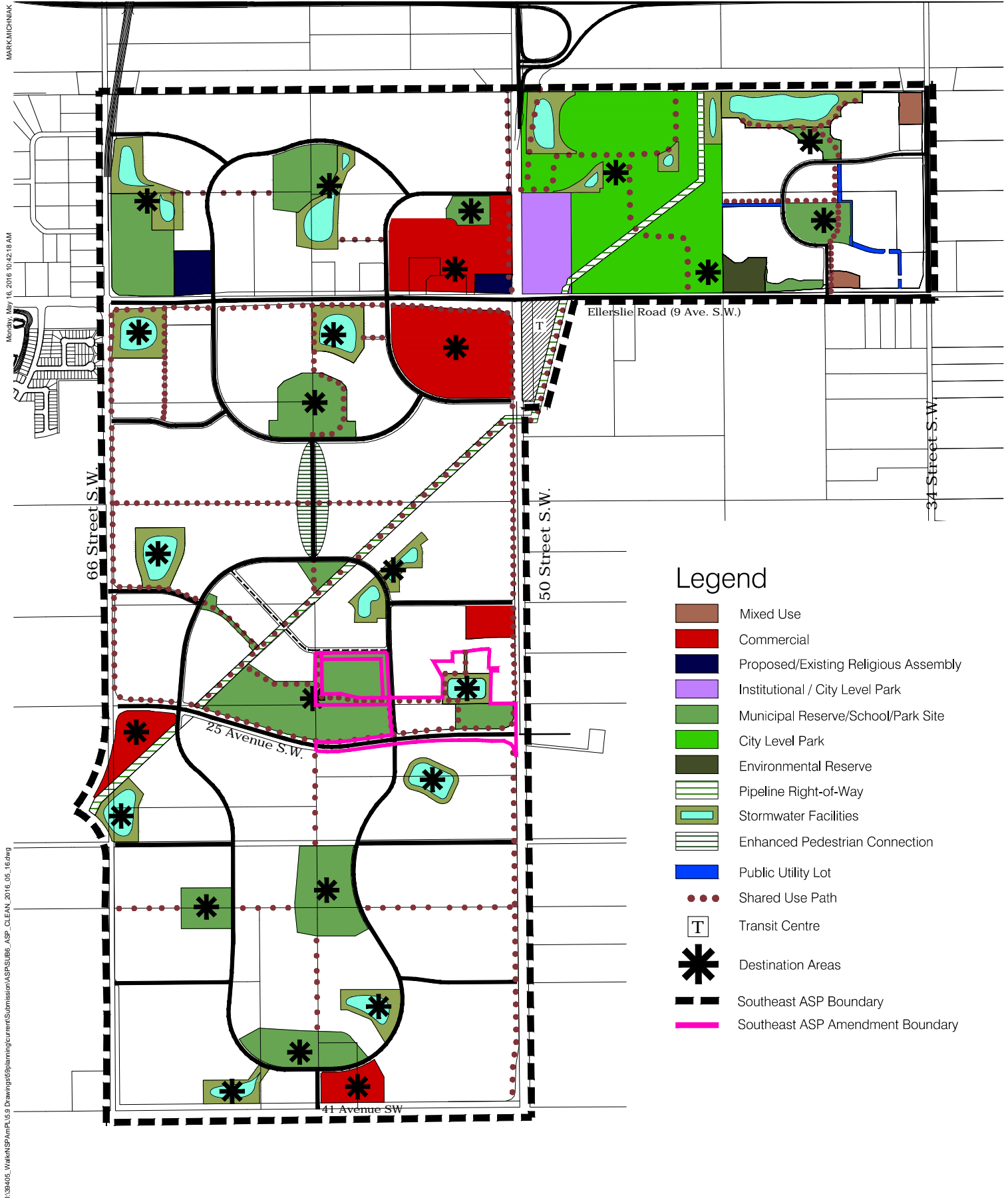
SOUTHEAST

Area Structure Plan Amendment

FIGURE 9.0 | Development Concept

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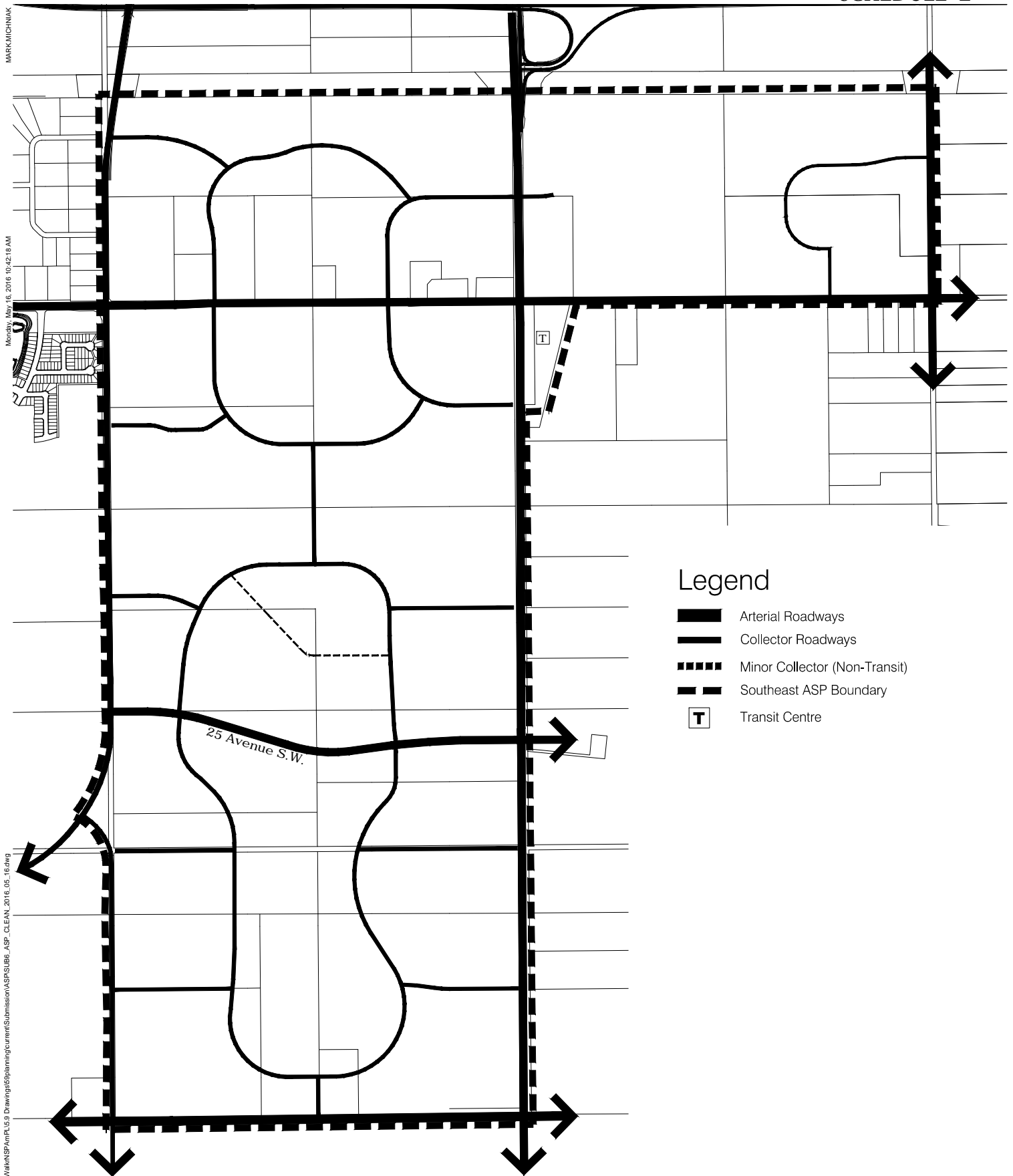









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Legend

-  Arterial Roadways
-  Collector Roadways
-  Minor Collector (Non-Transit)
-  Southeast ASP Boundary
-  Transit Centre



SOUTHEAST

Area Structure Plan Amendment

FIGURE 11.0 | Transportation Network

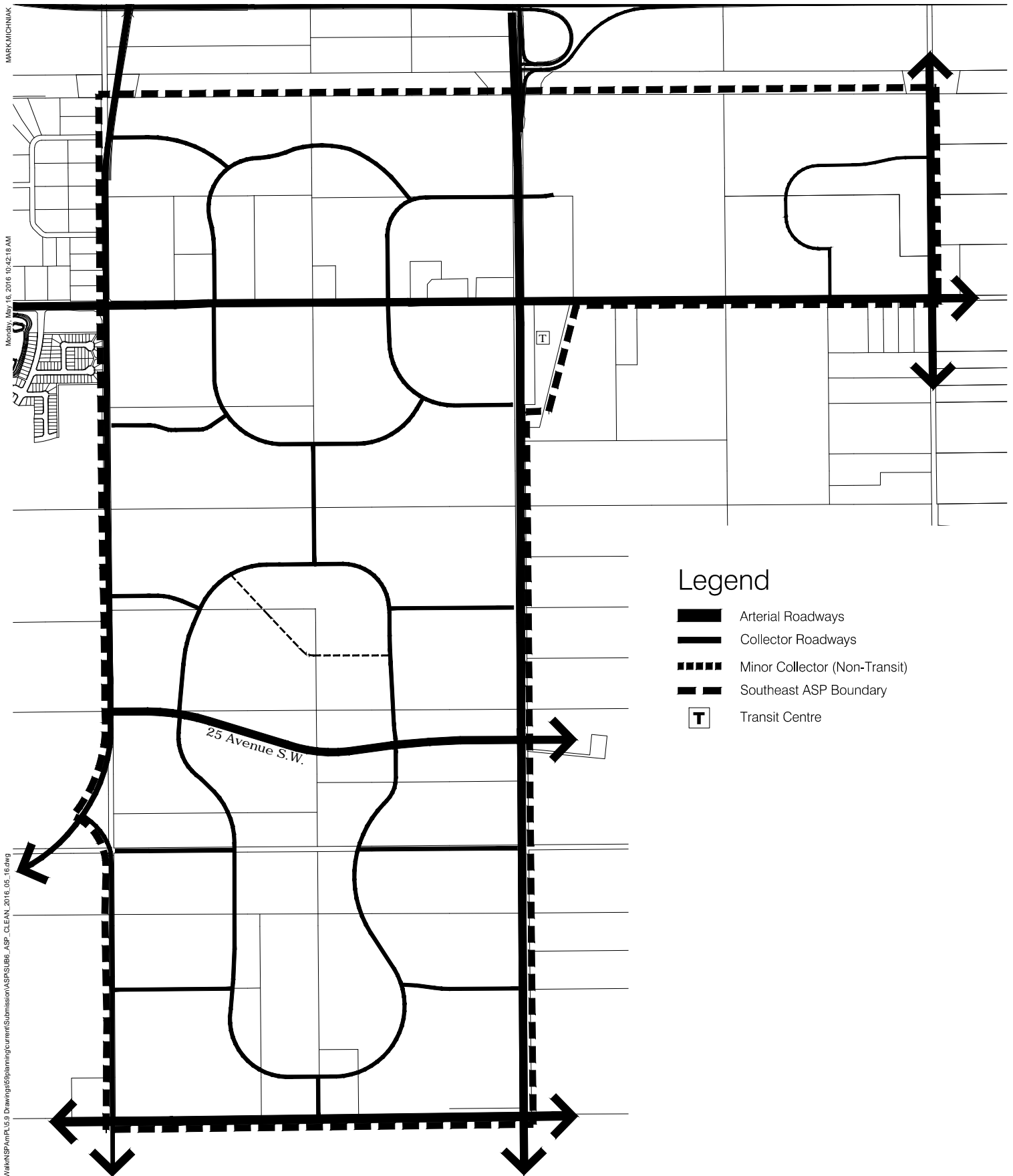
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Legend

-  Arterial Roadways
-  Collector Roadways
-  Minor Collector (Non-Transit)
-  Southeast ASP Boundary
-  Transit Centre



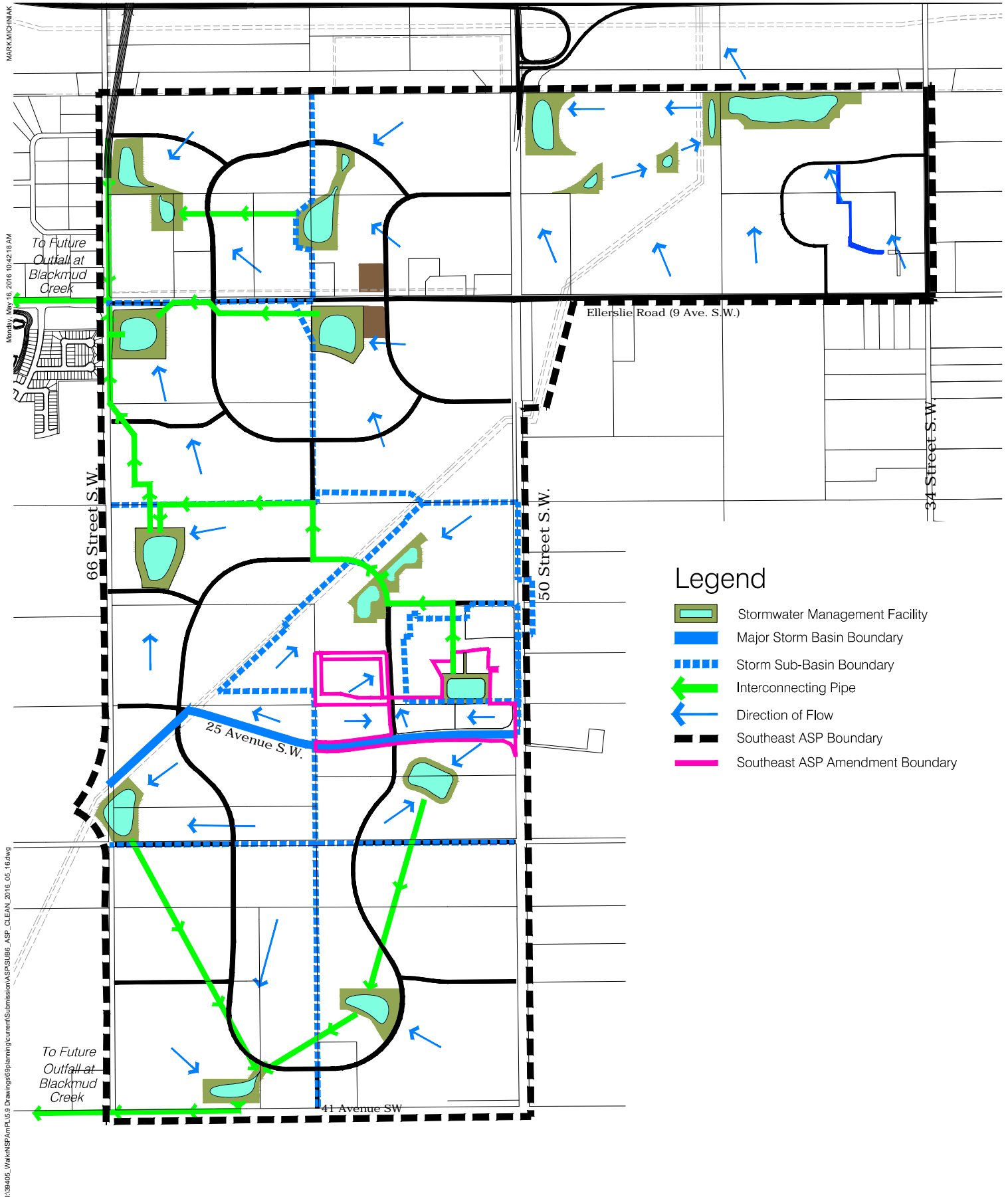
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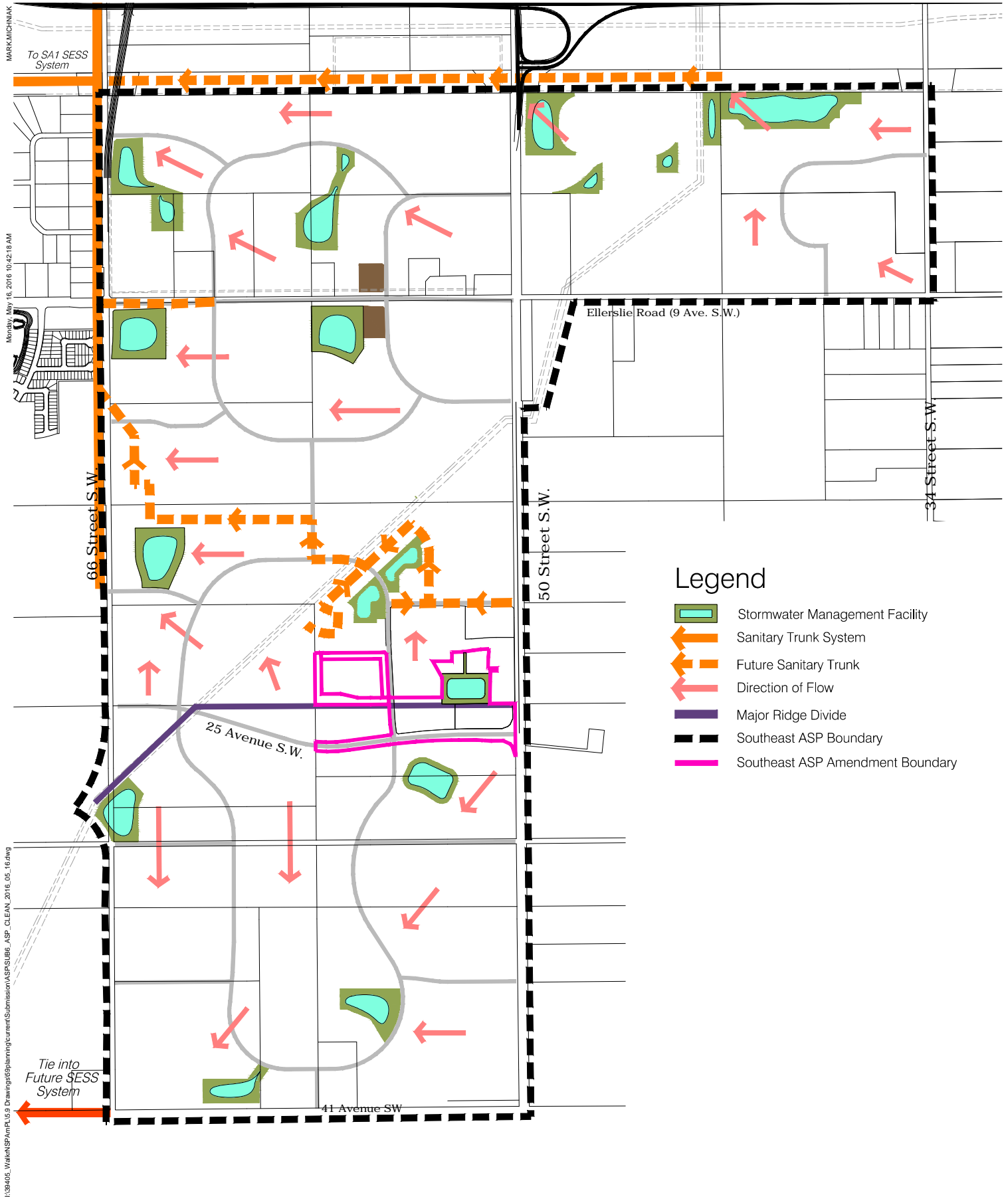
Area Structure Plan Amendment

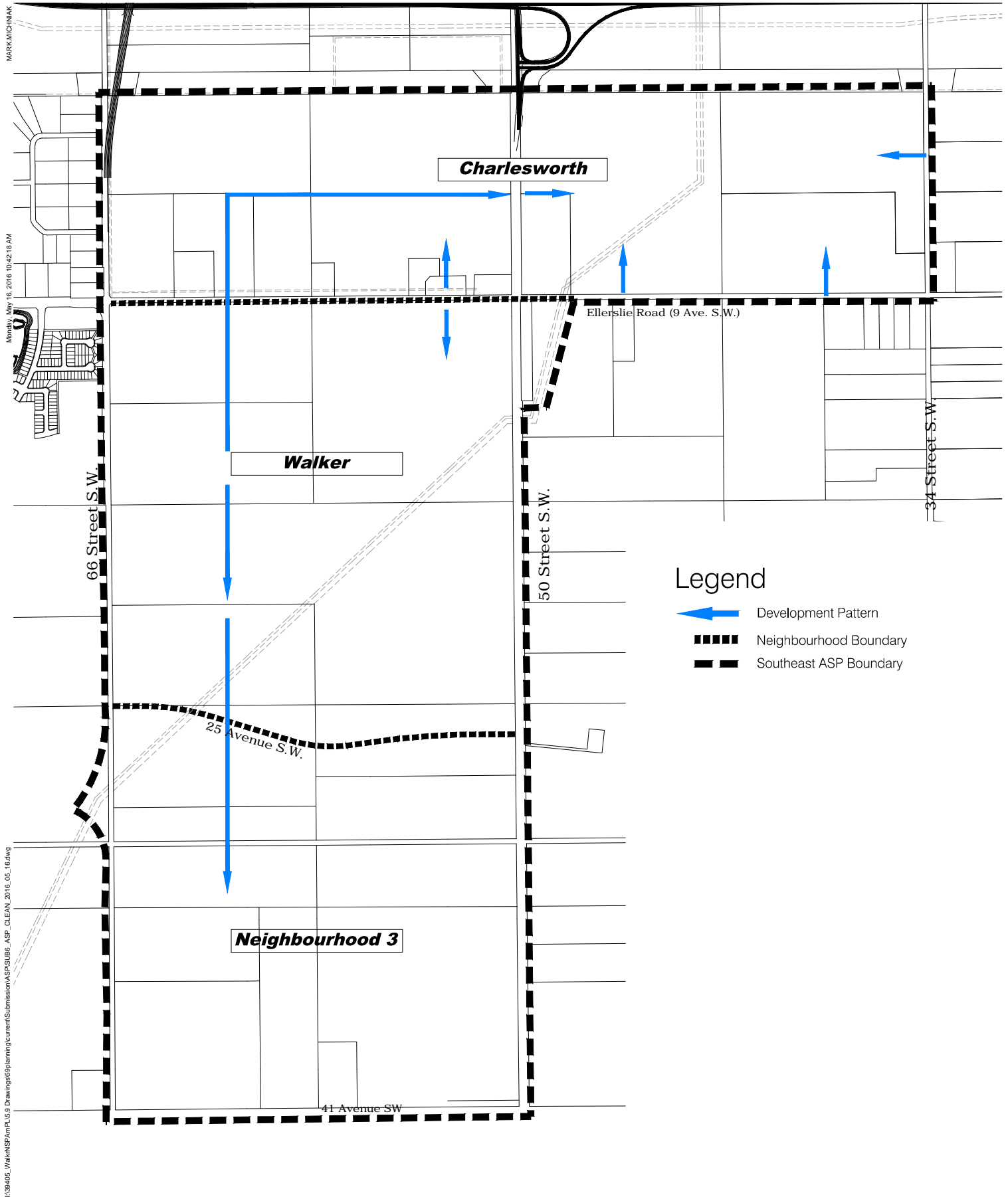
FIGURE 12.0 | Arterial Roadway Assessment

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SOUTHEAST

Area Structure Plan Amendment

FIGURE 16.0 | Recommended Development Phasing

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