

Bylaw 20806

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 through the passage of Bylaws 16736, 19069, and 20723;

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. delete the third sentence in “Section 3.5.6. Residential, Objective 14, Rationale” and replace with:

“The location of MDR and Mixed Use sites takes into consideration the principles of a “Walkable Community”

- b. delete the last sentence in “Section 3.5.6. Residential, Objective 14, Rationale and replace with:

“Accordingly, MDR and Mixed Use parcels have been strategically designed and configured in relation to key focal points, such as the North Saskatchewan River Valley Ravine, adjacent to or within walking distance to future transit routes and collector and / or arterial roadways, pedestrian corridors linking open space and neighbourhood parks.”

- c. delete the fourth sentence in the first paragraph in “Section 3.5.7 Mixed Uses” and replace it with:

“These mixed use sites are envisioned to accommodate higher density residential development with compatible small-scale commercial development, integrated either horizontally or vertically within the sites.”

- d. delete the first two sentences in the first paragraph in ‘Section 3.5.7 Mixed Uses, Objective 17, NSP Policy’ and replace it with:

The Mixed Use sites shall generally provide the opportunity for small-scale commercial uses such as specialty or convenience retail, restaurants or cafes, professional services and offices, and medium and high density residential uses.

The Mixed Use sites shall be designed with urban open spaces (i.e. squares, courtyards, terraces, walkways) that can serve as a focal point for community activities and connecting people.”

- e. delete the paragraph in ‘Section 3.5.7 Mixed Uses, Objective 17, Implementation’ and replace it with:

“Implementation of these mixed use sites will require a Standard Zone or the use of Direct Control Zoning.”

- f. delete the second and third sentences of the second paragraph in “Section 3.5.7 Mixed Uses, Objective 17, Rationale” and replace it with:

“These sites will be developed using a Standard Zone or a Direct Control Provision. If used, Direct Control Provisions will ensure that the development is transit-supportive, provides guidance on a compatible mix of uses and site planning, and creates a distinct character and built form on the basis of good urban design principles and high quality architecture.”

- g. deleting the statistics entitled the “Land Use Concept and Population Statistics – Bylaw 20723” and substituting it with “Land Use Concept and Population Statistics – Bylaw 20806” attached hereto as Schedule “A” and forming part of this Bylaw.

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

THE CITY OF EDMONTON

MAYOR

CITY CLERK

**HAWKS RIDGE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20806**

LAND USE	Area (ha)		% of GA	
Gross Area	163.18			
Major Arterials / Road ROW	3.19		2.0%	
Environmental Reserves	45.46		27.9%	
Oil Pipeline ROW	0.80		0.5%	
Sewer ROW	4.03		2.4%	
Public Utility Lots	2.04		1.3%	
Top-of-Bank 10m Buffer	2.01		1.2%	
Natural Area 10m Buffer	1.50		0.9%	
	Area (ha)		% of GDA	
Gross Developable Area	104.15		100.0%	
Municipal Reserve*	8.84		8.5%	<u>% of MR</u>
School / Park Site		5.05		4.85%
Parkse		3.51		3.37%
Greenways		0.28		0.27%
Mixed Use (commercial component)**	0.66		0.6%	
Bioremediation / Constructed Wetland SMF's	7.01		6.7%	
Special Study Area	1.00		1.0%	
Circulation @ 20%	20.83		20.0%	
Total Non-Residential Area	38.34		36.8%	
Net Residential Area (NRA)	65.81		63.19%	

Residential Land Use, Unit Count and Population

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)							
<i>Single/Semi-Detached</i>	56.31	25	1,408	63%	2.80	3,942	86%
Medium Density Residential (MDR)							
<i>Street-Oriented</i>	2.51	45	113	5%	2.50	282	4%
<i>Low-Rise/Medium Density Housing</i>	5.00	90	450	20%	1.90	855	8%
<i>Mix Use (residential component)**s</i>	1.99	125	249	11%	1.50	373	3%
Total	65.81		2,219	100%		5,452	100%

Population Density (GDA):	52		ppha			
Population Density (NRA):	83		ppnrha			
Unit Density (GDA):	21		upha			
Unit Density (NRA):	34		nrupha			
LDR / MDR / HDR Ratio:	63%	/	25%		/	11%

Student Generation Statistics

Level	Public	Separate
Elementary	208	83
Junior High School	104	42
Senior High School	104	42
Total Student Population	416	58