

Bylaw 17576

A Bylaw to amend Bylaw 5710, as amended,
being the Riverbend Area Structure Plan, through an amendment to
the Bulyea Heights Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on September 11, 1979, the City Council passed Bylaw 5710, being the Riverbend Area Structure Plan; and

WHEREAS from time to time City Council may find it desirable to amend Bylaw 5710, the Riverbend Area Structure Plan by adding new neighbourhoods; and;

WHEREAS on February 11, 1986 City Council adopted, as part of the Riverbend Area Structure Plan, Bylaw 8095, Bulyea Heights Neighbourhood Structure Plan; and

WHEREAS the City Council as amended Riverbend 4, Bulyea Heights Neighbourhood Structure Plan through the passage of Bylaws 8578, 9422, 11308, 14442 and 16019; and

WHEREAS an application was received by Sustainable Development to amend the Bulyea Heights Neighbourhood Structure Plan; and

WHEREAS the City Council considers it desirable to amend Bylaw 5710, being the Riverbend 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 5710, as amended, the Riverbend Area Structure Plan, through an amendment to the Bulyea Heights Neighbourhood Structure Plan is hereby amended by:
 - a. delete the first paragraph “Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site as illustrated on the approved land use Plan map and as specified under the Community Services Zone. The Community Services Zone reflects the

underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.” and replace with “Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on vacant surplus school building envelopes on the school/park site as illustrated on the approved land use plan map and as specified under the Community Services Zone. The Community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelopes. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.”

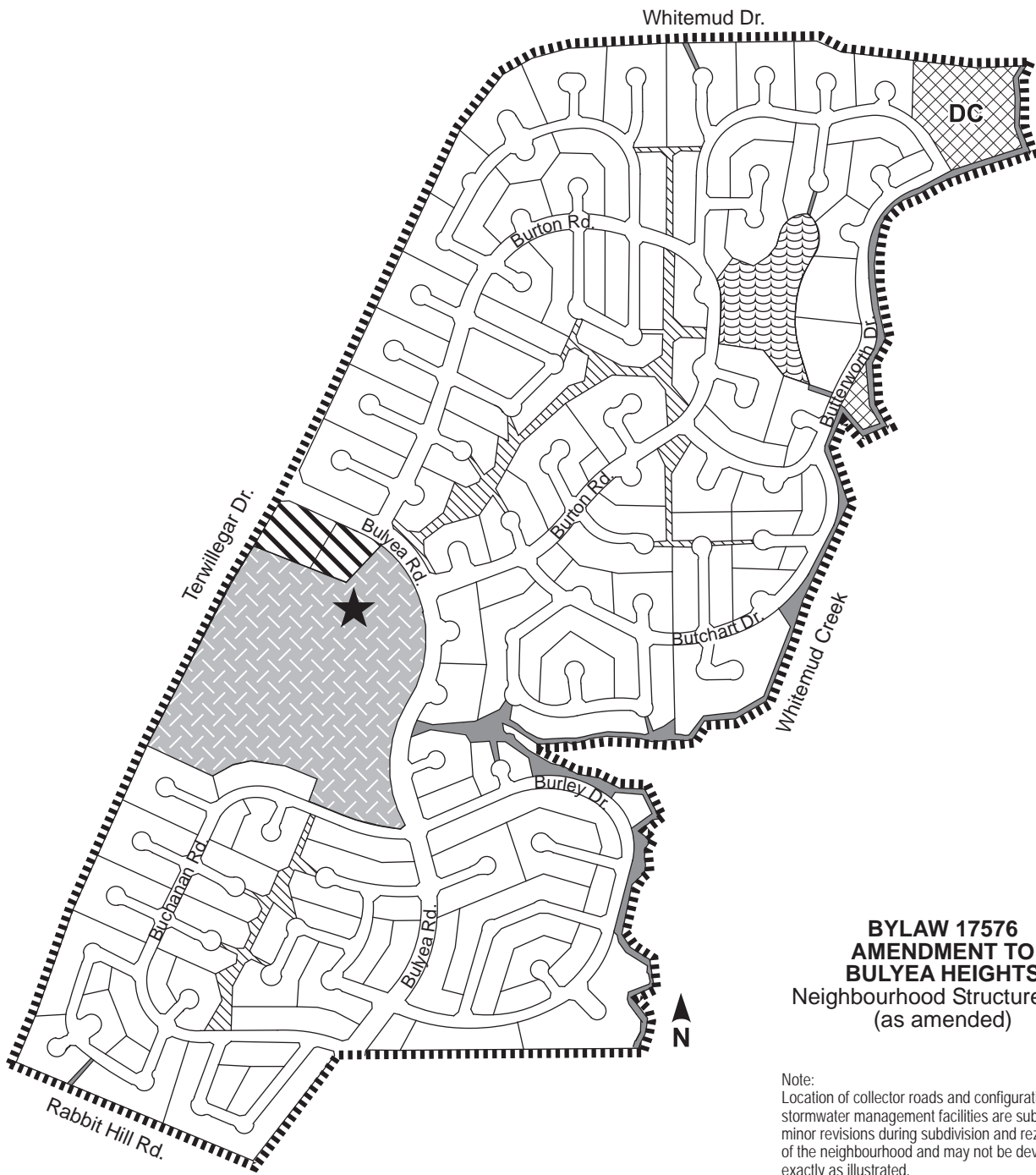
- b. delete the second paragraph “The school/park site is amended to include the opportunity for medium density housing for seniors on the surplus school building envelope. The precise location of this housing within the entire School/Park site will be determined by the City. The dwelling units and population generated by this development are not included in the land use and population statistics.”
- c. delete the map entitled “Bylaw 16019 Approved Bulyea Heights Neighbourhood Structure Plan (as amended)” and replace with the map entitled “Bylaw 17576 Amendment to Bulyea Heights Neighbourhood Structure Plan (as amended)” attached hereto as Schedule “A” 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


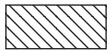
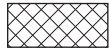







MAYOR

CITY CLERK



**BYLAW 17576
AMENDMENT TO
BULYEA HEIGHTS
Neighbourhood 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 neighbourhood and may not be developed exactly as illustrated.

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|---|------------------------------|---|--|
|  | Single Family Residential |  | Private Walkways |
|  | Row Housing |  | Stormwater Facility/Dry Pond |
|  | Row Housing (Direct Control) |  | N.S.P. Boundary |
|  | Commercial |  | Housing Opportunity for First Time Homebuyers on Surplus School Site |
|  | School / Park | | |
|  | Public Walkways | | |