

Bylaw 17519

A Bylaw to amend Bylaw 5768, as amended, being the
West Jasper Place (South) Area Structure Plan,
through an amendment to the Donsdale Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on September 24, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5768, being the West Jasper Place (South) Area Structure Plan; and

WHEREAS Council found it desirable to from time to time amend Bylaw 5768, the West Jasper Place (South) Area Structure Plan by adding new neighbourhoods; and

WHEREAS on May 8, 1995, Council adopted Bylaw 10933, as amended, being the Donsdale Neighbourhood Structure Plan as Appendix “B” to the West Jasper Place (South) Area Structure Plan; and

WHEREAS Council has amended the Donsdale Neighbourhood Structure Plan through the passage of Bylaws 11440, 11970, 11998, 12203, 13801; and 16508; and

WHEREAS an application was received by Sustainable Development to further amend the Donsdale Neighbourhood Structure Plan, as amended; and

WHEREAS Council considers it desirable to amend the Donsdale Neighbourhood Structure Plan, as amended;

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. Appendix “B” to Bylaw 5768, the West Jasper Place (South) Area Structure Plan is hereby amended by:

- a. deleting Donsdale Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 13801 and replace with the following:

**DONSDALE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
Bylaw 17519**

	Area (ha)	
	64.02	
Gross Area		
Gross Developable Area	63.97	
Existing Development	10.67	
Adjusted Gross Developable Area	53.30	
Parks and Schools	1.49	
Circulation		
Arterial and Collector Road	4.05	
Local Roads	5.30	
Walkway Rights-of-way	.85	
Public Utility	2.63	
Total	14.32	
Net Developable Area	38.98	
Institutional	0.6	
Commercial	0	
	0.6	

Total Non-Residential

	Units	% of Total Units	Population
Existing Estate Lots	16	2.0%	54
Low Density Residential	428	53.5%	1478
Low Density (Direct Control)	74	9.28%	126
Medium Density Residential	0	0	0
Medium Density (DC)	280	35.12%	308
Total Residential	798	100%	1966

Density: 30.7 persons per gross hectare

Low/Medium Density Residential Split

Low Density Residential 65%

Medium Density Residential 35

- b. deleting the Map entitled “Bylaw 16508 - Donsdale Neighbourhood Structure Plan” and substituting therefor the Map entitled “Bylaw 17519 - Amendment to Donsdale 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;

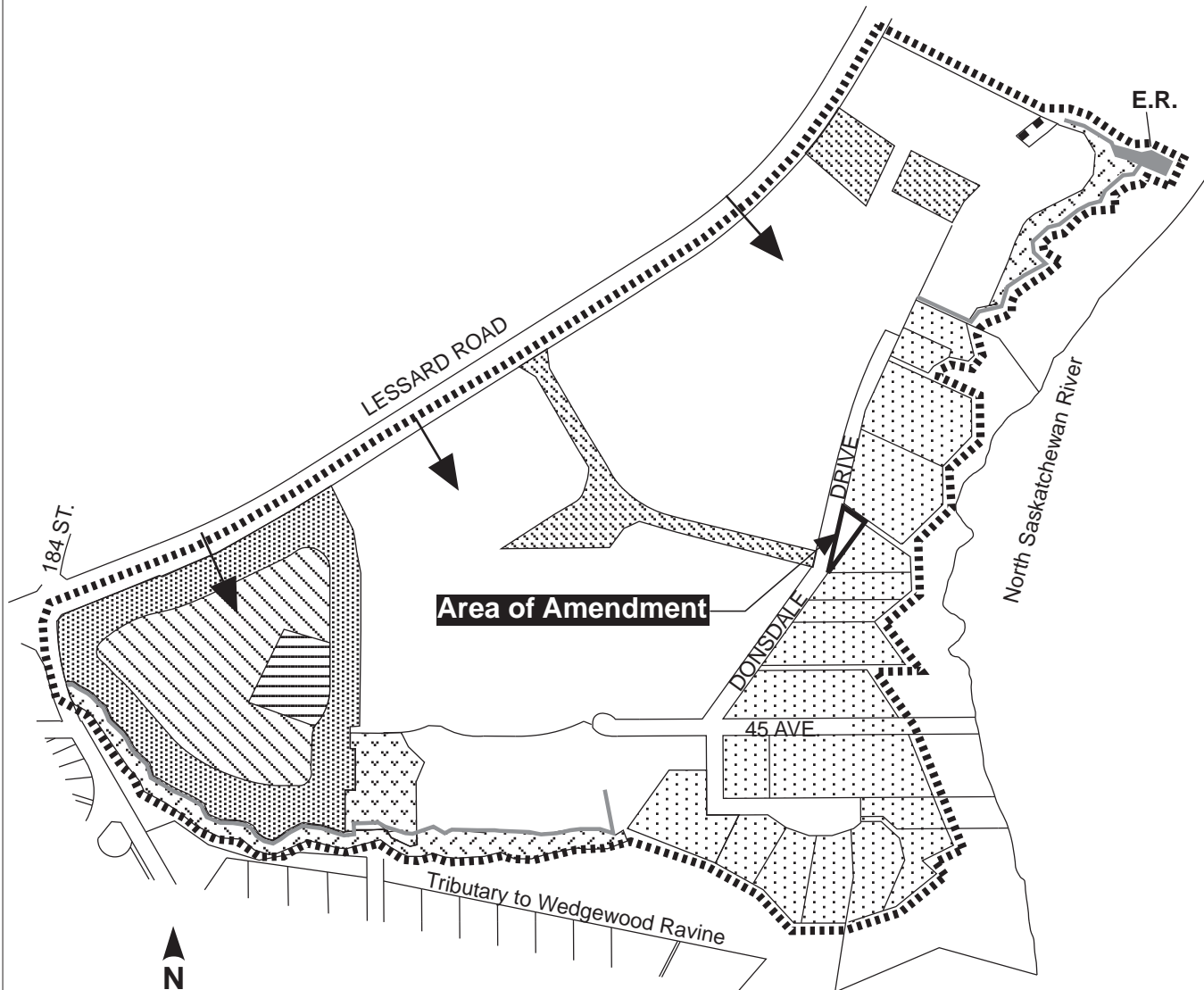
READ a third time this _____ day of _____, A.D. 2016;

SIGNED and PASSED this _____ day of _____, A.D. 2016.















THE CITY OF EDMONTON

MAYOR

CITY CLERK



BYLAW 17519
AMENDMENT TO DONSDALE
 Neighbourhood Structure Plan
 (as amended)

- | | |
|---|--|
|  Low Density Residential |  Neighbourhood Park |
|  Existing Country Residential |  Natural Area / Viewpoint |
|  Direct Control Low Density Residential |  Environmental Reserve (E.R.) |
|  Direct Control Medium Density Residential |  Top of Bank Walkway |
|  P.U.L. (Dry Pond) |  Walkway |
|  Direct Control Institutional |  Access Point |
| |  N.S.P. Boundary |
| |  Amendment Boundary |