

Bylaw 21002

A Bylaw to amend Bylaw 7465, as amended,
being the Rampart Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, the Municipal Council of the City of Edmonton, on April 24, 1984, passed Bylaw 7465, being The Rampart Industrial Area Structure Plan; and

WHEREAS Council found it desirable to amend the Rampart Industrial Area Structure through the passage of Bylaws 10351, 15456, 16627, 18580, 18843, 19572, and 20858; and

WHEREAS an application was received by Administration to further amend the Rampart Industrial Area Structure Plan, as amended; and

WHEREAS Council considers it desirable to amend the Rampart Industrial Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, S.A. 2000, c. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Rampart Industrial Area Structure Plan, which forms part of Bylaw 7465, as amended, is hereby further amended by:

a. Adding a new Section IV.1(d), as follows::

d) Business Employment & Educational

Business Employment and Educational land uses shall be developed at Plan 8121200 Blk OT & NE-35-53-25-4, located on a combined 13.9ha site west of 142 Street NW at the intersection of 162 Avenue NW. These lands will be developed with a School as the primary use, with additional related business employment uses, including Community, Basic Service and Commercial uses. This offers a highly accessible location for a School use, near existing residential developments to the east as well as major transportation routes to accommodate students traveling from other areas of the City. Existing active transportation paths connecting the site to parks and open spaces to the south and southeast will be extended to the site to complement the development, and an existing 20m wide greenway buffers the site from existing industrial development to the south.

and renumbering the remainder of that Section accordingly.

- b. Deleting the map entitled “Bylaw 20858 – Rampart Industrial Area Structure Plan” and substituting therefore with the map entitled “Bylaw 21002 – Amendment to Rampart Industrial Area Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this Bylaw;
- c. Deleting the statistics entitled “Table 1 Land Use and Population Statistics Bylaw 20858” and substituting therefore with “Table 1 Land Use and Population Statistics Bylaw 21002”, attached hereto as Schedule “B” and forming part of this Bylaw; and
- d. Deleting “Figure 5 – Development Concept” and substituting therefore with “Figure 5 – Development Concept”, attached hereto as Schedule “C”.
- e. Deleting “Figure 6 – Mobility Network Plan” and substituting therefore with “Figure 6 – Mobility Network Plan”, attached hereto as Schedule “D”.

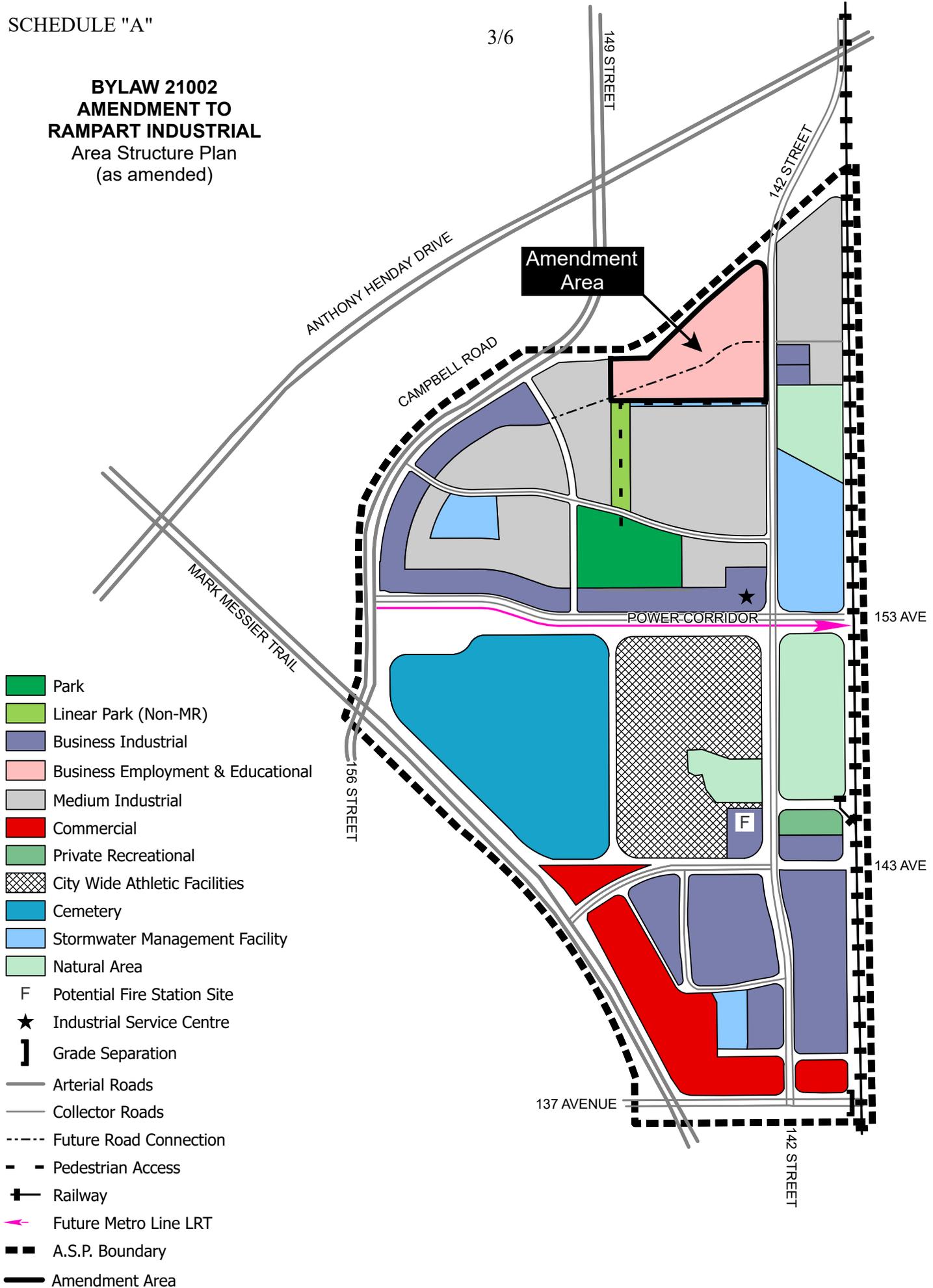
READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

**BYLAW 21002
AMENDMENT TO
RAMPART INDUSTRIAL
Area Structure Plan
(as amended)**

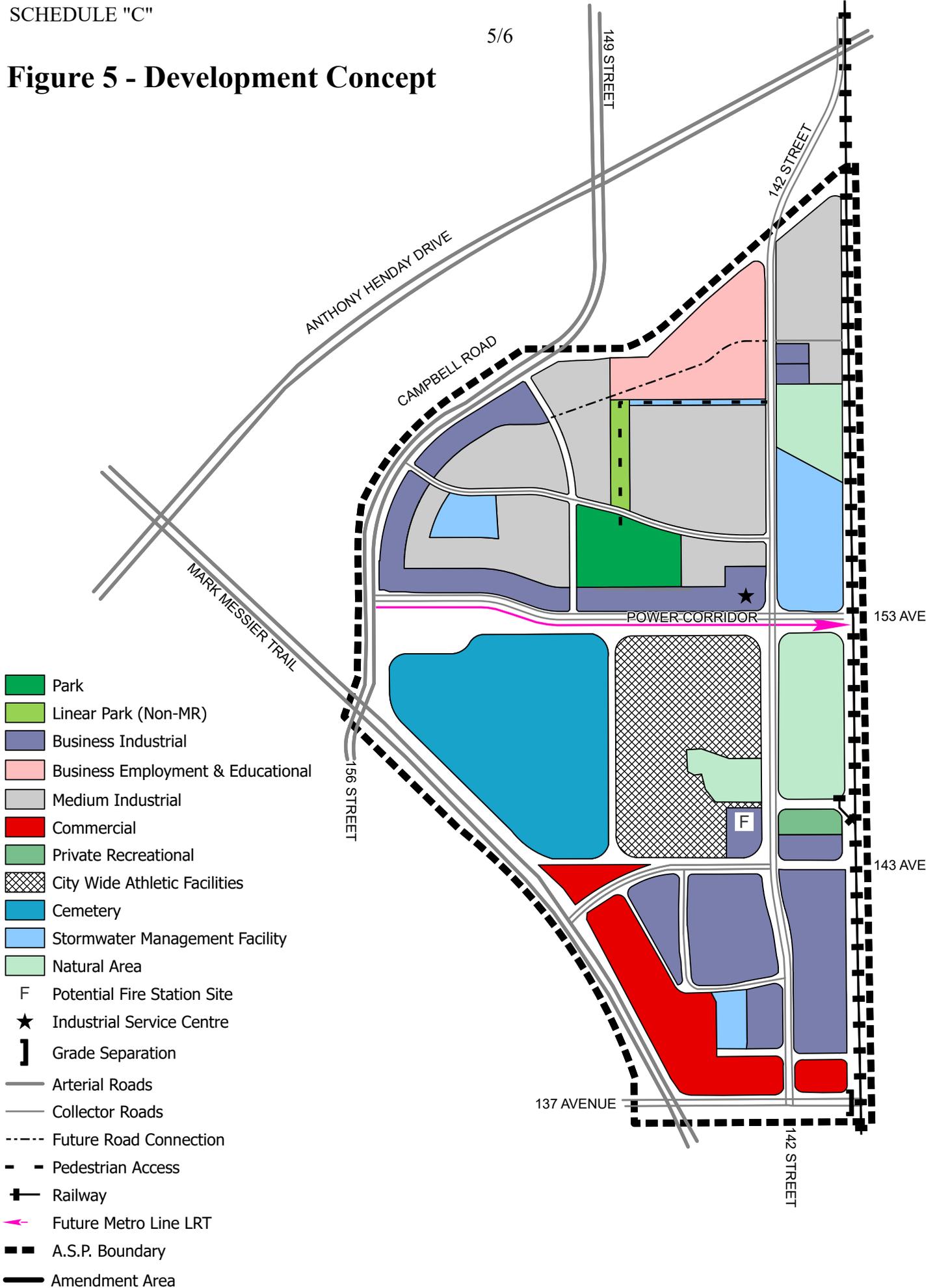


Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

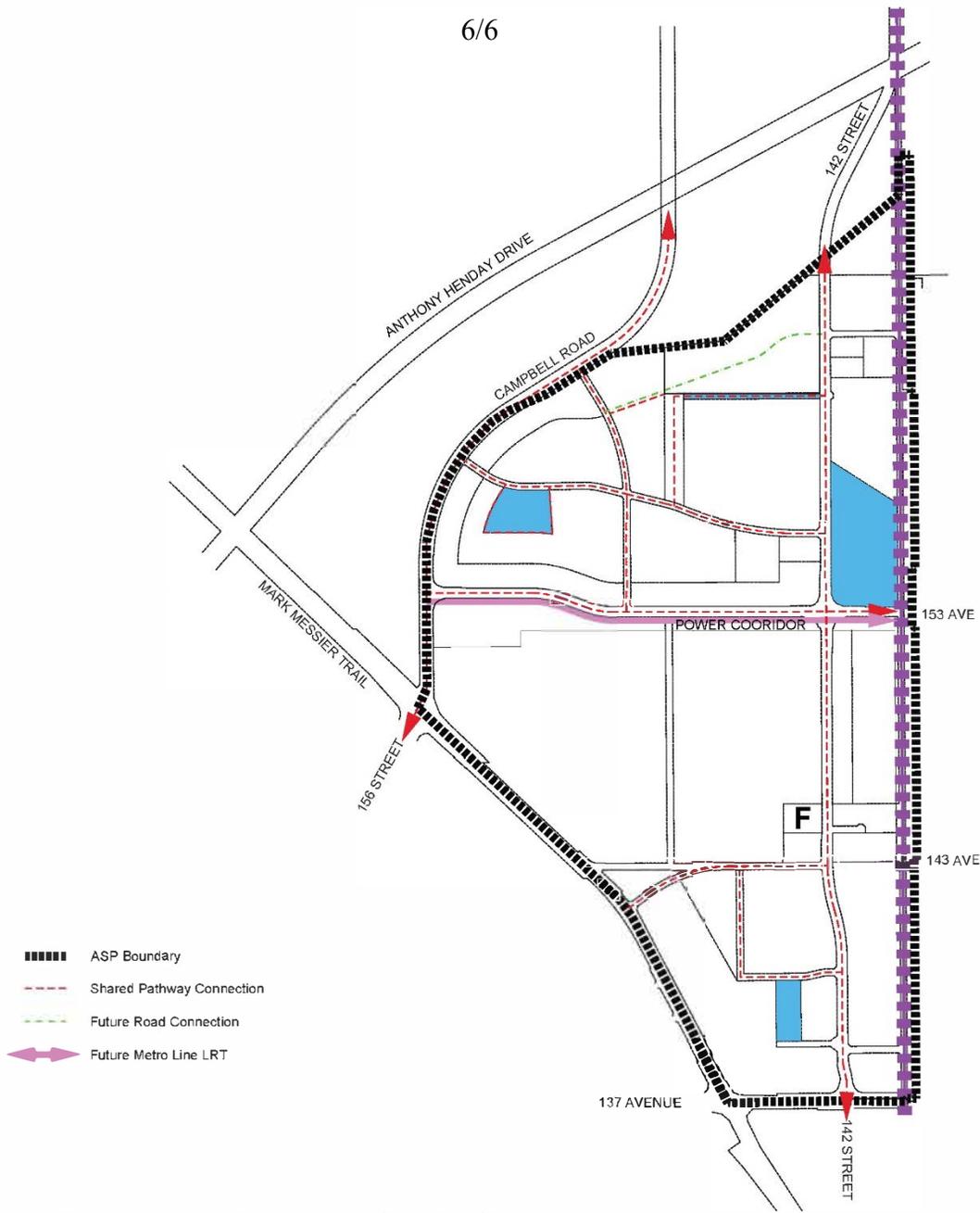
Table 1 -Rampart Industrial Area Structure Plan Land Use and Population Statistics - Bylaw 21002

LAND USE	AREA (HA)	% OF GDA
Gross Area	372	100
Natural Area	25.8	6.9
Right-of-Way	25.2	6.8
Gross Developable Area	321.6	100%
Industrial		
Business Industrial	67.0	20.8
Medium Industrial	103.9	32.3
Commercial	20.0	6.2
Business Employment & Educational	13.9	4.3
Parks and Open Space		
District Park (City-wide Athletic Facility)	38.3	11.9
Main Park (MR)	8.1	2.5
Linear Park (Non-MR)	2.6	0.8
Institutional (Cemetery)	49.4	15.4
Other (Private Recreational)	5.5	1.7
Stormwater Management	12.6	4.0
Total Gross Developable Area	321.6	100%

Figure 5 - Development Concept



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.



- ▬▬▬▬▬ ASP Boundary
- - - - Shared Pathway Connection
- - - - Future Road Connection
- ↔ Future Metro Line LRT

*Note: The SUP around the perimeter of the west SWMF will be removed at the subdivision and design stage if a walkway is required within the SWMF or vice versa.



Figure 6
Mobility Network Plan - Rampart Industrial

DATE: September 10, 2024
SCALE: 1:7,500