

Bylaw 21082

A Bylaw to amend Bylaw 9878, Big Lake Area Structure Plan,
through an amendment to the
Starling 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 August 25, 2010, Council adopted the Big Lake Neighbourhood Two Neighbourhood Structure Plan by passage of Bylaws 15461, 15988, 16068, 17941, and 19069; and

WHEREAS on January 30, 2012 Council has amended the Big Lake Neighbourhood Two Neighbourhood Structure Plan by the passage of Bylaw 15988 renaming and adopting the plan as the Starling Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend the Starling Neighbourhood Structure Plan;

WHEREAS Council considers it desirable to amend the Starling Neighbourhood Structure Plan;

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 15461 - Starling Neighbourhood Structure Plan is hereby amended by:

- a. deleting the paragraph in Section 3.4.1 “Ecological Objectives, Objective 3.4.1.1” and replacing with the following;

“Protect the Horseshoe Creek corridor by establishing an Urban Development Line, based upon geotechnical and flood plain study recommendations and current City Policy.”
- b. deleting the two paragraphs in Section 3.4.1 "Ecological Objectives, NSP Policy 3.4.1.1." and replacing with the following;

“The Urban Development Line (UDL) that defines the boundary between developable (Environmental Reserve) lands is based on geotechnical investigations of bank and upland stability and flood plain analysis. The public upland area defined by the confirmed top of bank of the ravine and the UDL is equal to or greater than 10 metres and includes all land that could be considered potentially unstable or subject to unmitigated flood risk, as determined by geotechnical and flood plain analysis.”
- c. deleting the paragraph in Section 3.4.1 “Ecological Objectives, Implementation 3.4.1.1” and replacing with the following;

“The Horseshoe Creek and the natural areas will be dedicated to the City of Edmonton at the time of subdivision as Environmental Reserve (ER) per the Municipal Government Act. A geotechnical report and flood plain analysis detailing the required setbacks and other recommendations to ensure bank stability for development planned within the North Saskatchewan River Valley overlay will be submitted prior to rezoning or subdivision approval.”
- d. deleting the paragraph in Section 3.4.1 “Ecological Objectives, NSP Policy 3.4.1.2.” and replacing with the following;

“A minimum setback of 10 m, or the setback recommendations of a flood plain or geotechnical and slope stability analysis - **whichever is greater** - shall be provided. This area will provide public access for circulation.”
- e. deleting the paragraph in Section 3.4.1 “Ecological Objectives, Implementation 3.4.1.2.” and replacing with the following;

“The Environmental Reserve designation will mitigate environmental hazards, will protect the Horseshoe Creek ravine system and adjacent uplands from development,

and will enable the creation of a continuous walkway system on both sides of the ravine along its entire length.”

- f. adding an objective number and paragraph at the end of Section 3.4.6 “Transportation, Transportation Objectives, Objective, ” as follows;
 - “3.4.6.12 Mitigate human/wildlife conflicts and promote movement of wildlife within pre-existing and established wildlife corridors.”
- g. adding an NSP policy number paragraph at the end of Section 3.4.6 “Transportation, Transportation Objectives, NSP Policy ” as follows;
 - “ 3.4.6.12 Wildlife crossings shall be established at key intersections between the Horseshoe Creek corridor and arterial/collector roads, as shown on Figure 8 – Transportation Network.”
- h. adding an implementation number paragraph at the end of Section 3.4.6 “Transportation, Transportation Objectives, Implementation,” as follows;
 - “3.4.6.12 Prior to subdivision approval, a wildlife crossing assessment shall be conducted at the locations identified in Figure 8. Recommendations for the safe crossing of anticipated wildlife shall be included in the wildlife crossing assessment.”
- i. adding an objective number and paragraph at the end of Section “3.4.7 Infrastructure, Servicing and Staging, Infrastructure, Servicing and Staging Objectives, Objective” as follows;
 - “3.4.7.4 Confirm most efficient and effective infrastructure servicing for subareas within Starling.”
- j. adding an NSP policy number and paragraph at the end of Section “3.4.7 Infrastructure, Servicing and Staging, Infrastructure, Servicing and Staging Objectives, NSP policy” as follows;
 - “3.4.7.4 Update neighbourhood-level servicing reports with each stage of development.”
- k. adding an implementation number and paragraph at the end of Section “3.4.7 Infrastructure, Servicing and Staging Infrastructure, Servicing and Staging Objectives, Implementation” as follows;

“3.4.7.4 Neighbourhood Design Report (NDR) and Hydraulic Network Analysis (HNA) shall be updated to reflect existing and proposed infrastructure within each subarea, prior to rezoning or subdivision of subareas for development.”

- l. deleting the map “Bylaw 19069 – Approved Starling Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 21082 – Amendment to Starling Neighbourhood Structure Plan”, attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;
- m. deleting the statistics entitled “Starling Neighbourhood Structure Plan Proposed Land Use and Population Statistics – Bylaw 17941” and replacing it with “Starling Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 21082”, attached hereto as Schedule “B”, and forming part of this bylaw;
- n. deleting the map entitled “Figure 4 Existing Conditions” and replacing it with the map entitled “Figure 4 Existing Conditions” attached hereto as Schedule “C” and forming part of this bylaw;
- o. deleting the map entitled “Figure 5 Development Concept Plan” and replacing it with the map entitled “Figure 5 Development Concept Plan” attached hereto as Schedule “D” and forming part of this bylaw;
- p. deleting the map entitled “Figure 6 Illustrative Concept” and replacing it with the map entitled “Figure 6 Illustrative Concept” attached hereto as Schedule “E” and forming part of this bylaw;
- q. deleting the map entitled “Figure 7 Pedestrian Linkages” and replacing it with the map entitled “Figure 7 Pedestrian Linkages” attached hereto as Schedule “F” and forming part of this bylaw;
- r. deleting the map entitled “Figure 8 Transportation Network” and replacing it with the map entitled “Figure 8 Transportation Network” attached hereto as Schedule “G” and forming part of this bylaw;
- s. deleting the map entitled “Figure 9 Sanitary Drainage Servicing” and replacing it with the map entitled “Figure 9 Sanitary Drainage Servicing” attached hereto as Schedule “H” and forming part of this bylaw;

- t. deleting the map entitled “Figure 10 Stormwater Servicing System” and replacing it with the map entitled “Figure 10 Stormwater Servicing System” attached hereto as Schedule “I” and forming part of this bylaw;
- u. deleting the map entitled “Figure 11 Water Distribution System” and replacing it with the map entitled “Figure 11 Water Distribution System “ attached hereto as Schedule “J” and forming part of this bylaw; and
- v. deleting the map entitled “Figure 12 Staging Plan” and replacing it with the map entitled “Figure 12 Staging Plan” attached hereto as Schedule “K” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

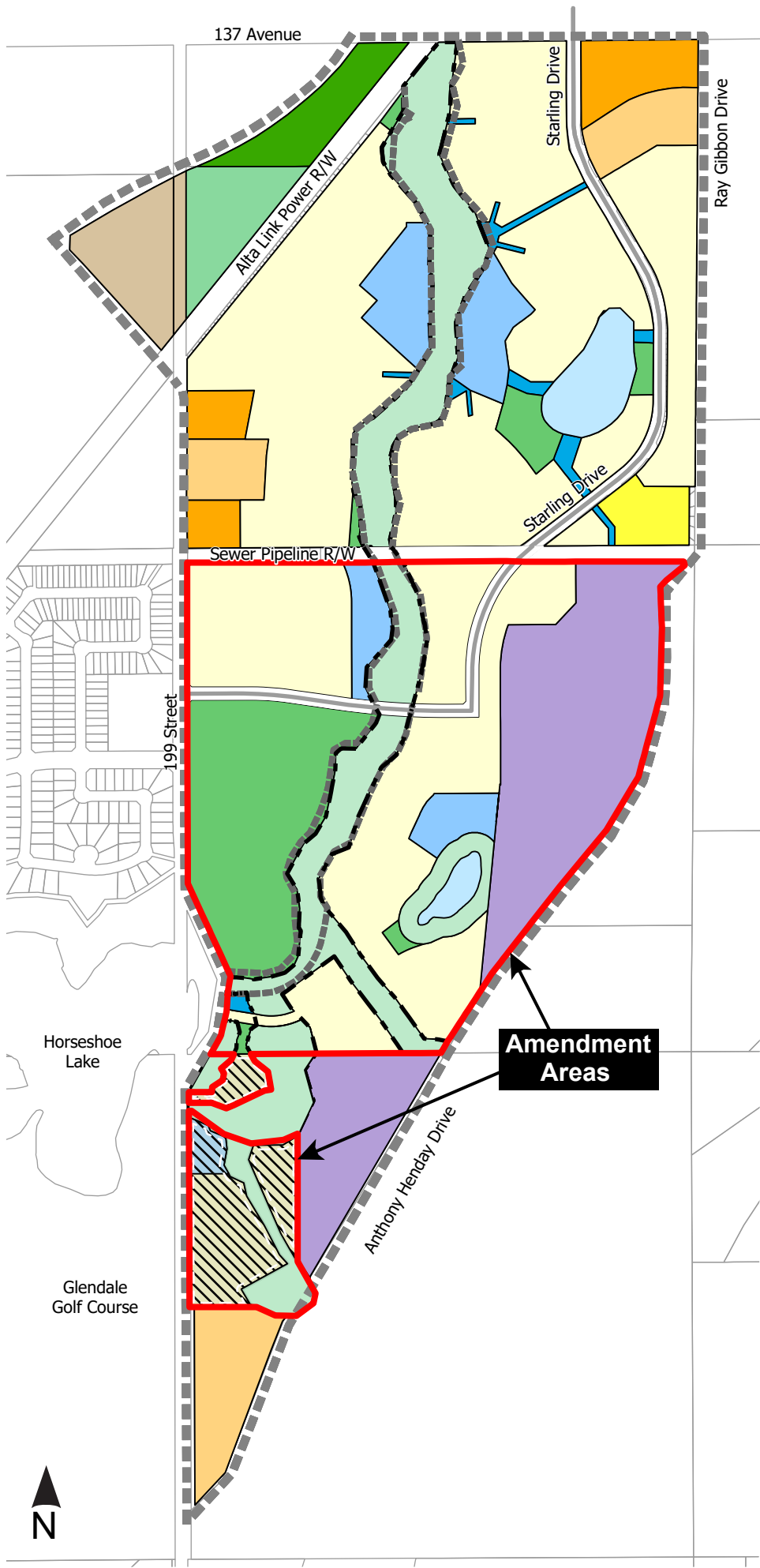
THE CITY OF EDMONTON

MAYOR

CITY CLERK

**BYLAW 21082
AMENDMENT TO
STARLING**

Neighbourhood Structure Plan
(as amended)



- Low Density Residential 1
- Low Density Residential 2 (Semi-detached/Row Housing)
- Medium Density Residential 1 (Row Housing)
- Medium Density Residential 2 (Low Rise Apartment)
- Municipal Reserve / School Site
- Stormwater Management Facility
- Environmental Reserve
- Transportation Utility Corridor
- Claimed By Public Lands (ASRD)
- Natural Maintenance
- Existing & Registered Municipal Reserve Facility
- Future Residential & Associated Uses
- Public Utility Lots and Water Quality Sediment Ponds
- Additional Studies Required NW
- Horseshoe Creek Environmental Top of Bank
- NSP Boundary
- Collector Roadway
- Top of Bank Walkway
- Amendment Area

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.



Starling Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 21082

	Area(ha)	% of GA	%of GDA			
Gross Area	132.07	100%				
Environmental Reserve	15.41	11.67%				
Transportation Utility Corridor (TUC)	15.58	11.80%				
AltaLink Management R/W	2.2	1.67%				
Sewer Pipeline	1.97	1.49%				
199 Street Road Widening 24m	0.19	0.14%				
199 Street Realignment Dedication	0.55	0.42%				
Retained Natural Wetlands (2)	2.51	1.90%				
Subtotal	38.41	29.08%				
Gross Developable Area	93.66		100%			
Parkland, Recreation, School (Municipal Reserve)						
School Site	7.89		8.4%			
Parks/Municipal reserve *	2.13		2.3%			
Registered Municipal Reserve	2.38		2.5%			
Transportation						
Circulation	13.90		14.8%			
Infrastructure / Servicing						
Stormwater Management Facilities (5)	5.99		6.4%			
PUL/Water Quality Sediment Ponds	1.52		1.6%			
Special Use (Natural Maintenance))	2.38		2.5%			
Total Non-Residential Area	36.19		38.6%			
Net Residential Area (NRA)	57.47		61.4%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	46.63	25	1,158	2.8	3,243	81.0%
Medium Density Residential (MDR)						
Rowhousing	5.15	45	232	2.8	650	9.0%
Low Rise/Medium Density	2.94	90	265	1.8	477	5.1%
Future Res. & Assoc. Uses (Low Rise)	2.75	90	248	1.8	446	4.7%
Total	57.17		1,911		4,836	100%

*The total area of the Future Residential and Associated Uses site is 3.43 ha. An estimated land use breakdown of this designation is 10% municipal reserve, 10% public utilities, and 80% medium density residential (low rise apartments) until such time as a future NSP amendment plans this site in greater detail.

Sustainability Measures

Population Per Net Residential Hectare (p/nha)	84.1
Units Per Net Residential Hectare (du/nrha)	33.4
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	61%/ 39%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	68%

Presence/Loss of Natural Area Features=All existing natural features are retained

Protected as Environmental Reserve (ha) =15.41 ha

Conserved as naturalized Municipal Reserve (ha) =7.37 ha (Retained Nat. Wetlands, Nat Maintenance, Exist MR) Protected through other means (please specify) (ha) =0 (TUC, SWMF, multiple man-made SWMF adjacent to Top-of- bank, School, and Park)

Lost to Development (ha) =0 ha *Note: For purposes of Municipal Reserve, Lot A, B, & C, Plan 1456RS has already given up their Municipal Reserve. Municipal Reserve required is 7.10 ha. For purposes of the Capital Region Board Net Density is 33.3 upnrha (based on 1,911 units divided by 57.17 hectares of Net Residential Area).



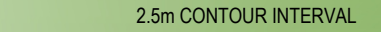
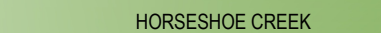
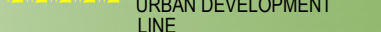

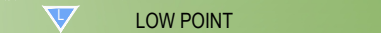
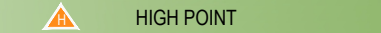

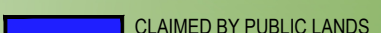
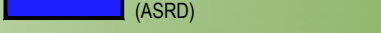
STUDENT GENERATION STATISTICS

Public School Board		380
Elementary School	190	
Junior / Senior High	199	
Separate School Board		152
Elementary School	76	
Junior High	38	
Senior High	38	
Total Student Population		532



Figure 4
Existing Conditions

LEGEND

-  BLNH2 BOUNDARY
-  2.5m CONTOUR INTERVAL
-  HORSESHOE CREEK URBAN DEVELOPMENT LINE
-  TREE STAND
-  LOW POINT
-  HIGH POINT
-  DRAINAGE DIRECTION
-  CLAIMED BY PUBLIC LANDS (ASRD)
-  ASRD BED & SHORE LINE
-  ALBERTA TRANSPORTATION SWM FACILITIES
-  REGISTERED MUNICIPAL RESERVE



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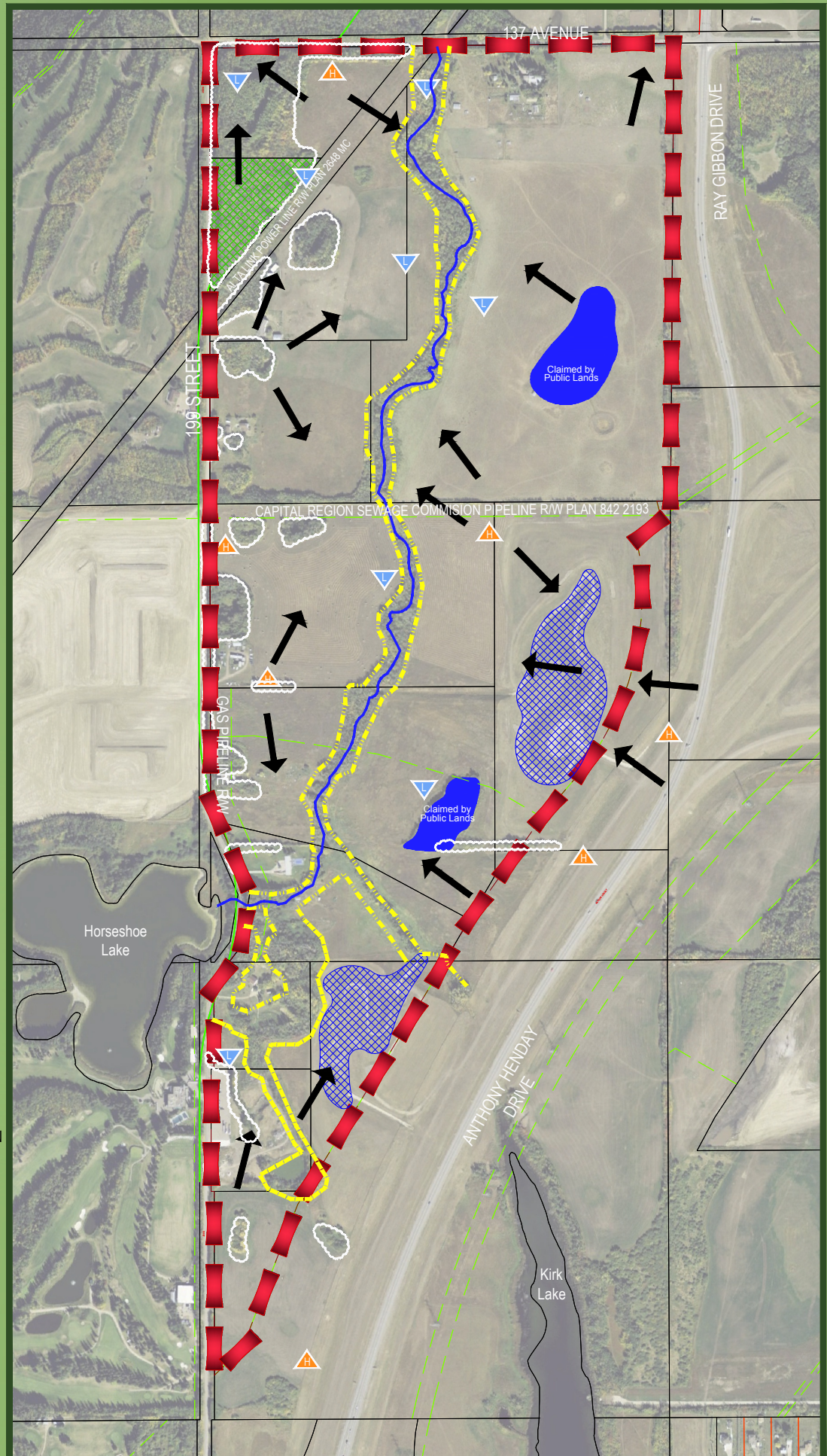





















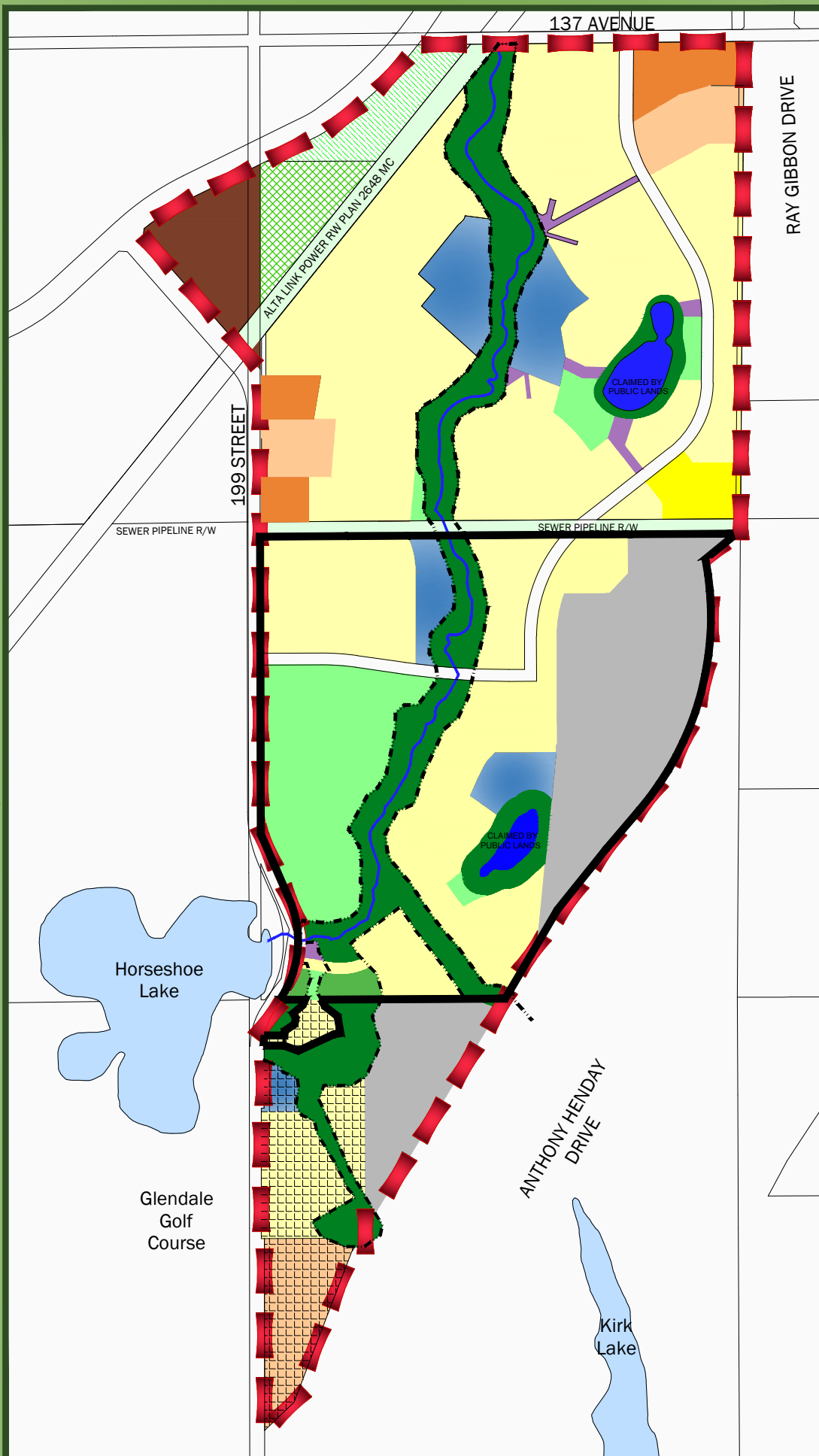
Figure 5 Development Concept Plan

LEGEND

-  BLNH2 BOUNDARY
-  HORSESHOE CREEK URBAN DEVELOPMENT LINE
-  LOW DENSITY RESIDENTIAL 2 SEMI-DETACHED/ ROW HOUSING
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL 1 ROW HOUSING
-  MEDIUM DENSITY RESIDENTIAL 2 LOW RISE APARTMENT
-  MUNICIPAL RESERVE/ SCHOOL SITE
-  STORMWATER MANAGEMENT FACILITY (CONSTRUCTED WETLAND)
-  ENVIRONMENTAL RESERVE
-  UTILITY RW LOTS
-  PUBLIC UTILITY LOTS AND WATER QUALITY SEDIMENT PONDS
-  CLAIMED BY PUBLIC LANDS (ASRD)
-  ASRD BED & SHORE LINE
-  ASRD TRANSPORTATION SWM FACILITIES
-  NATURAL MAINTENANCE
-  REGISTERED MUNICIPAL RESERVE
-  FUTURE RESIDENTIAL & ASSOCIATED USES
-  ADDITIONAL STUDIES REQUIRED NW17-53-25-4
-  PROPOSED AMENDMENT AREA



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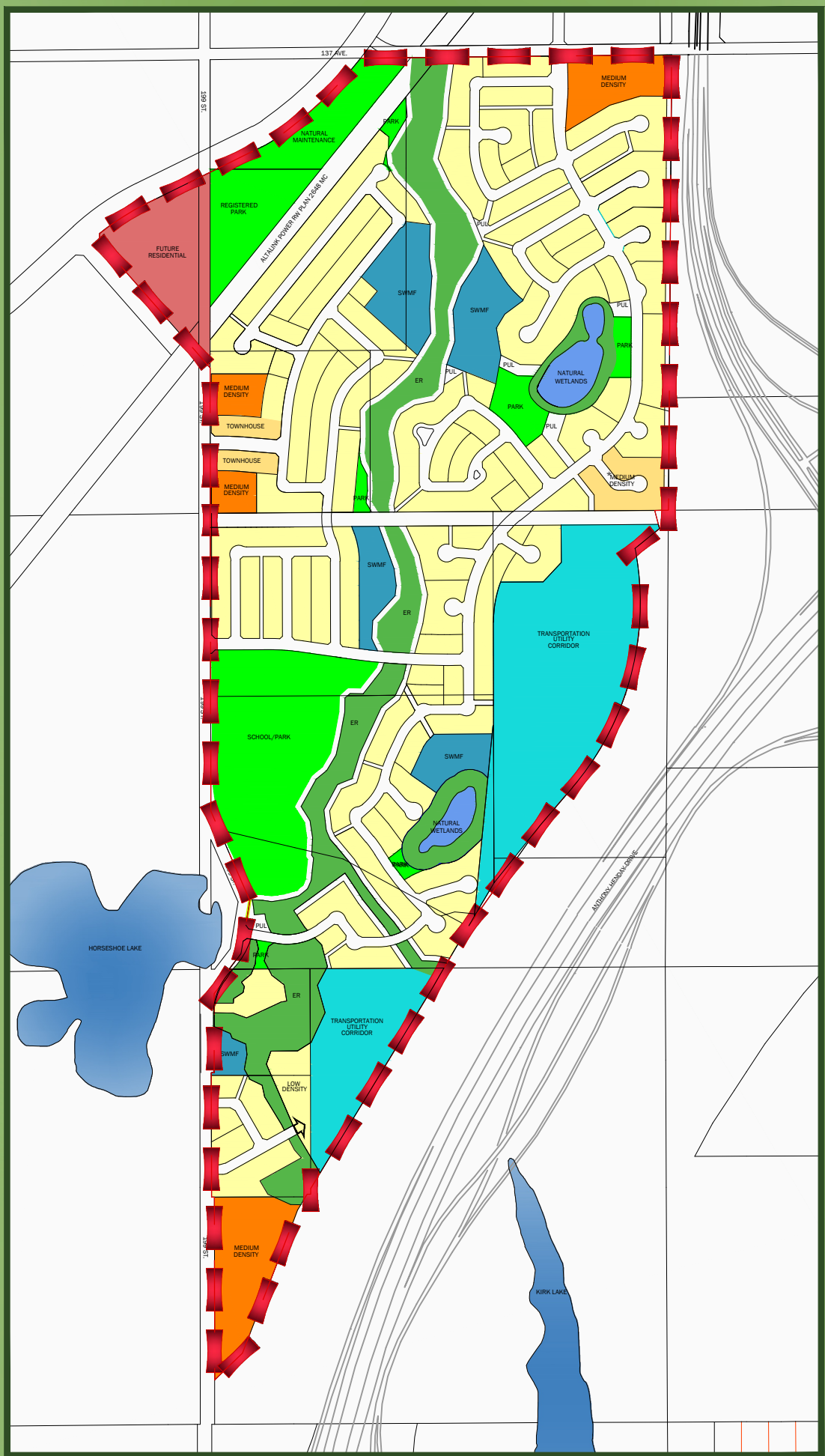


Glendale
Golf Course

Kirk
Lake



Figure 6
Illustrative
Concept



LEGEND
















 BLNH2 BOUNDARY



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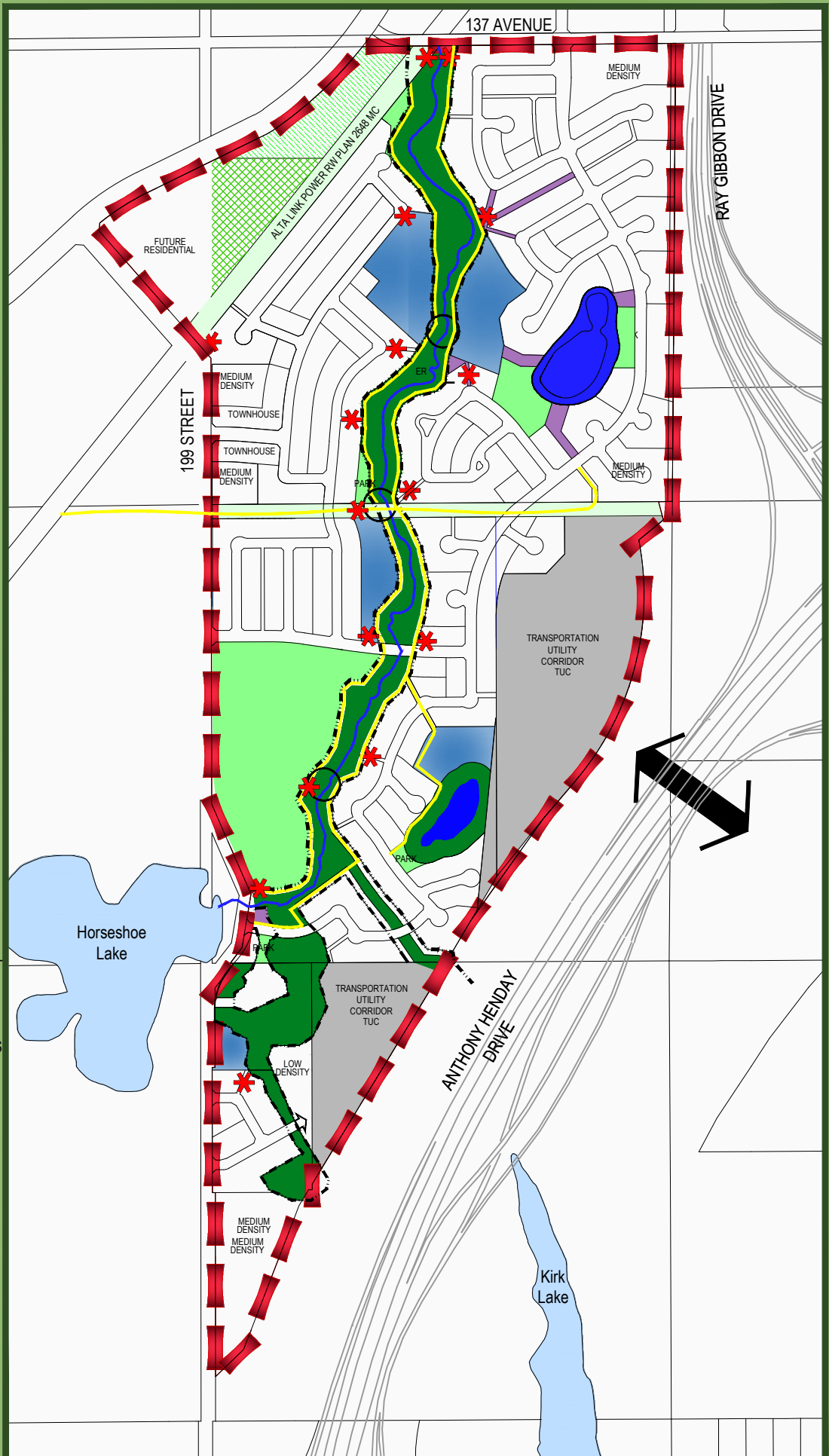
Figure 7
Pedestrian Linkages

LEGEND

-  BLNH2 BOUNDARY
-  HORSESHOE CREEK URBAN DEVELOPMENT LINE
-  3.0m ASPHALT TRAIL
-  POTENTIAL MULTI USE TRAIL GRADE SEPARATED CROSSING
-  POTENTIAL PEDESTRIAN CREEK CROSSINGS
-  PEDESTRIAN LINKAGES
-  MUNICIPAL RESERVE/ SCHOOL SITE
-  STORMWATER MANAGEMENT FACILITY (CONSTRUCTED WETLAND)
-  PUBLIC UTILITY LOT AND WATER QUALITY SEDIMENT PONDS
-  ENVIRONMENTAL RESERVE
-  CLAIMED BY PUBLIC LANDS (ASRD)
-  ASRD BED & SHORE LINE
-  ASRD TRANSPORTATION SWM FACILITIES
-  NATURAL MAINTENANCE
-  REGISTERED MUNICIPAL RESERVE






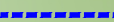









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NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.

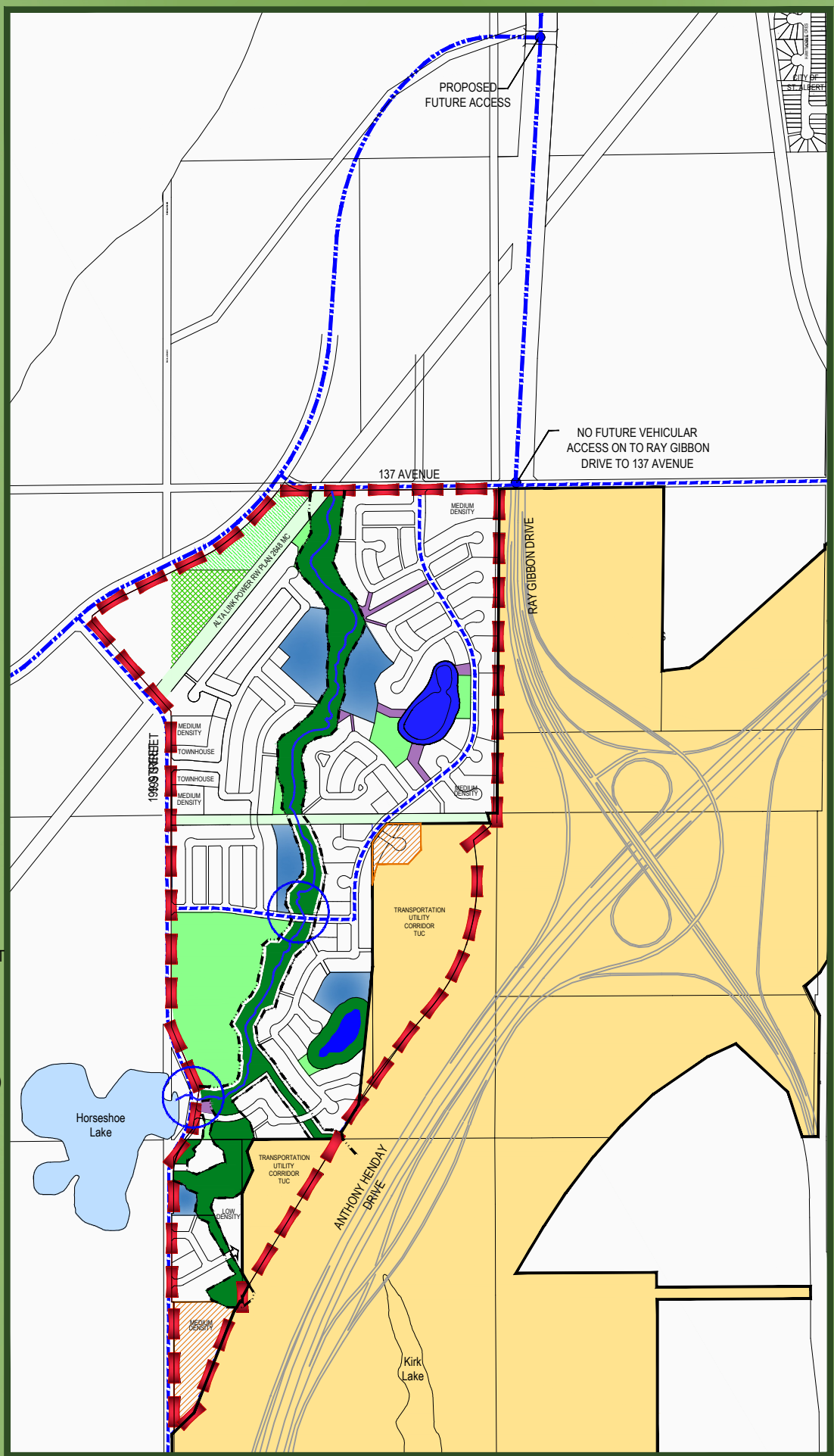
Figure 8
Transportation Network

LEGEND

-  BLNH2 BOUNDARY
-  HORSESHOE CREEK URBAN DEVELOPMENT LINE
-  MAJOR ARTERIAL (ANTHONY HENDAY & RAY GIBBON DRIVE)
-  COLLECTOR ROAD
-  ARTERIAL ROAD
-  WILDLIFE CROSSING
-  PURCHASE SUBJECT TO MINISTERIAL APPROVAL
-  PUBLIC UTILITY LOT AND WATER QUALITY SEDIMENT PONDS
-  MUNICIPAL RESERVE/ SCHOOL SITE
-  STORMWATER MANAGEMENT FACILITY (CONSTRUCTED WETLAND)
-  ENVIRONMENTAL RESERVE
-  NATURAL MAINTENANCE
-  REGISTERED MUNICIPAL RESERVE








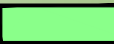






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Note: "This map is conceptual in nature. the specific location and alignment of facilities, roadways, and services may be technically amended and changed at time of subdivision."

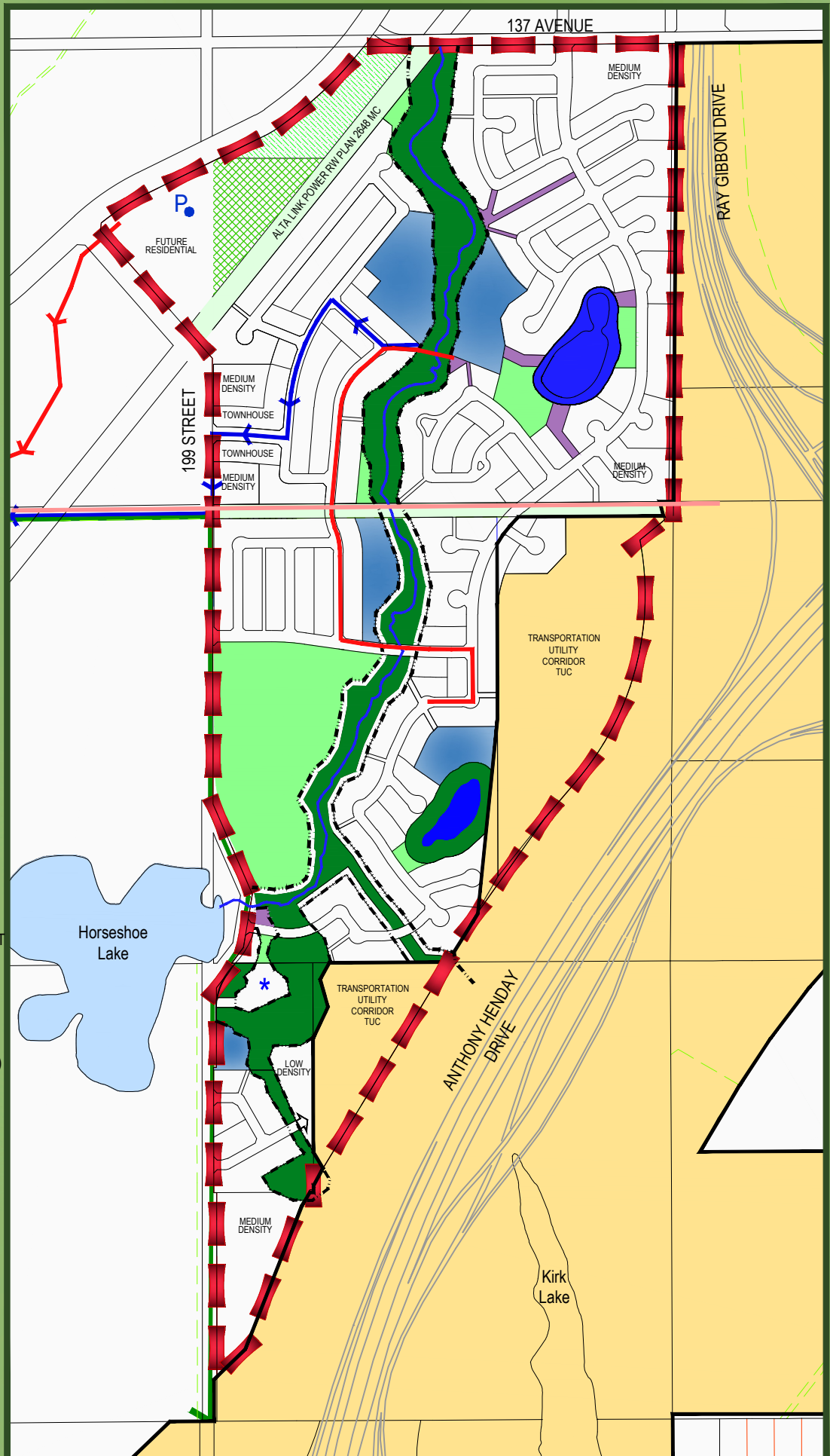
Figure 9
Sanitary
Drainage
Servicing

- LEGEND**
-  BLNH2 BOUNDARY
 -  EXISTING 900 mm FORCEMAIN
 -  EXISTING 350 mm FORCEMAIN
 -  300 mm SANITARY FORCEMAIN
 -  SANITARY MAIN (GRAVITY)
 -  PUBLIC SANITARY PUMP STATION
 -  PUBLIC UTILITY LOT AND WATER QUALITY SEDIMENT PONDS
 -  MUNICIPAL RESERVE/ SCHOOL SITE
 -  STORMWATER MANAGEMENT FACILITY (CONSTRUCTED WETLAND)
 -  ENVIRONMENTAL RESERVE
 -  NATURAL MAINTENANCE
 -  REGISTERED MUNICIPAL RESERVE
- * Additional Servicing Studies Required Prior to Redevelopment

NOTE: There are no trunk (>375mm) sanitary sewers proposed in Neighbourhood 2




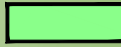










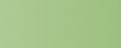
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NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.

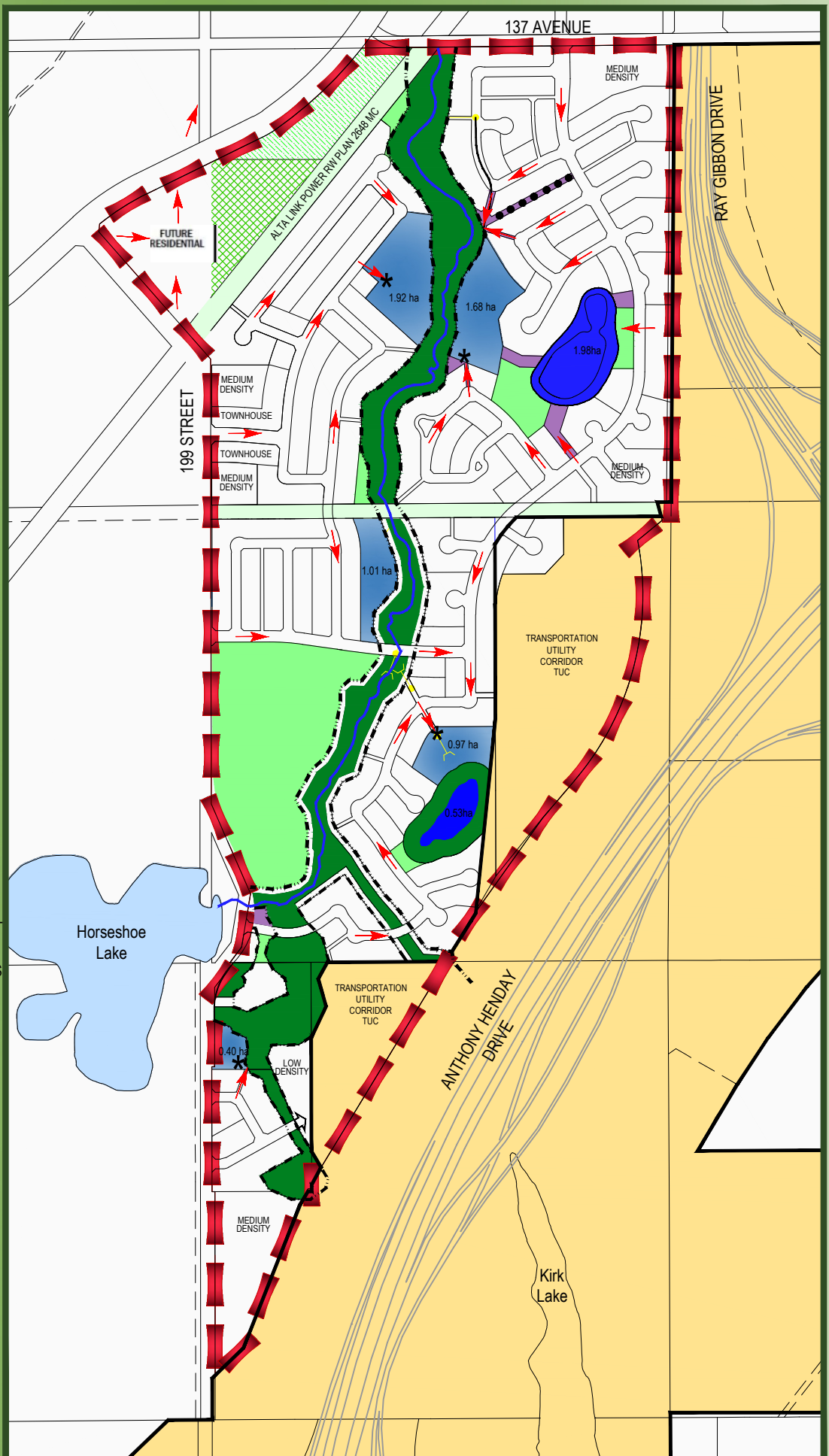
Figure 10
Stormwater
Servicing
System

LEGEND

-  BLNH2 BOUNDARY
-  MUNICIPAL RESERVE/
SCHOOL SITE
-  STORMWATER
MANAGEMENT FACILITY
-  ENVIRONMENTAL
RESERVE
-  PUBLIC UTILITY LOT AND
WATER QUALITY SEDIMENT
PONDS
-  CLAIMED BY PUBLIC LANDS
(ASRD)
-  DIRECTION OF FLOW
-  OUTFALL
-  ACCESS TO SWMFS
-  BIOSWALES
-  ASRD BED & SHORE LINE
(DIRECTION OF FLOW)
-  NATURAL MAINTENANCE
-  REGISTERED
MUNICIPAL RESERVE












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Figure 11
Water Distribution
System

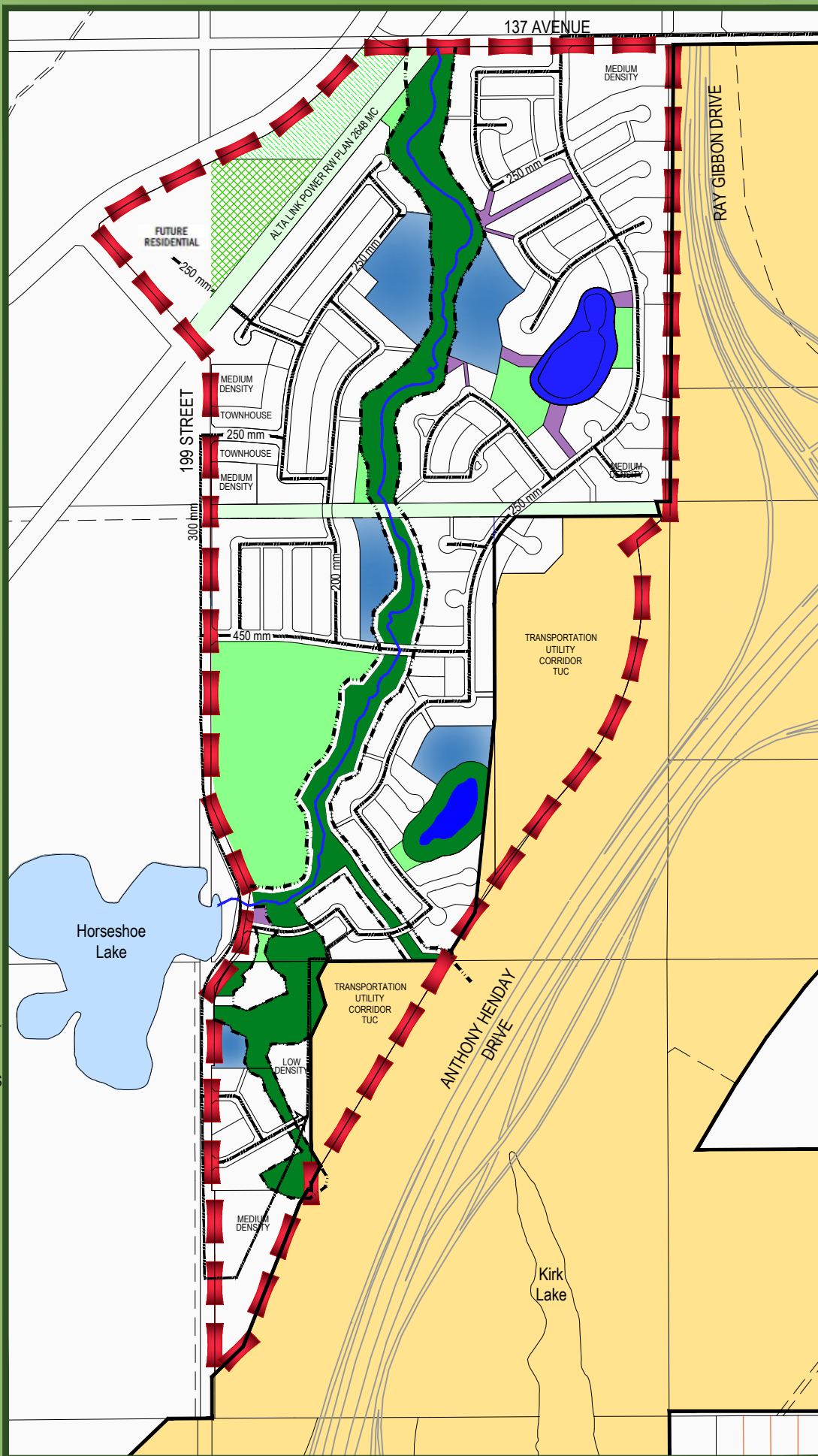
LEGEND

-  BLNH2 BOUNDARY
-  MUNICIPAL RESERVE/
SCHOOL SITE
-  STORMWATER
MANAGEMENT FACILITY
(CONSTRUCTED
WETLAND)
-  ENVIRONMENTAL
RESERVE
-  PUBLIC UTILITY LOT AND
WATER QUALITY SEDIMENT
PONDS
-  CLAIMED BY PUBLIC LANDS
(ASRD)
-  PROPOSED WATERMAIN
SYSTEM
-  NATURAL MAINTENANCE
-  REGISTERED
MUNICIPAL RESERVE

NOTE: Pipe sizes are approximate
and to be confirmed by
preliminary and detail design.







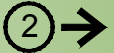




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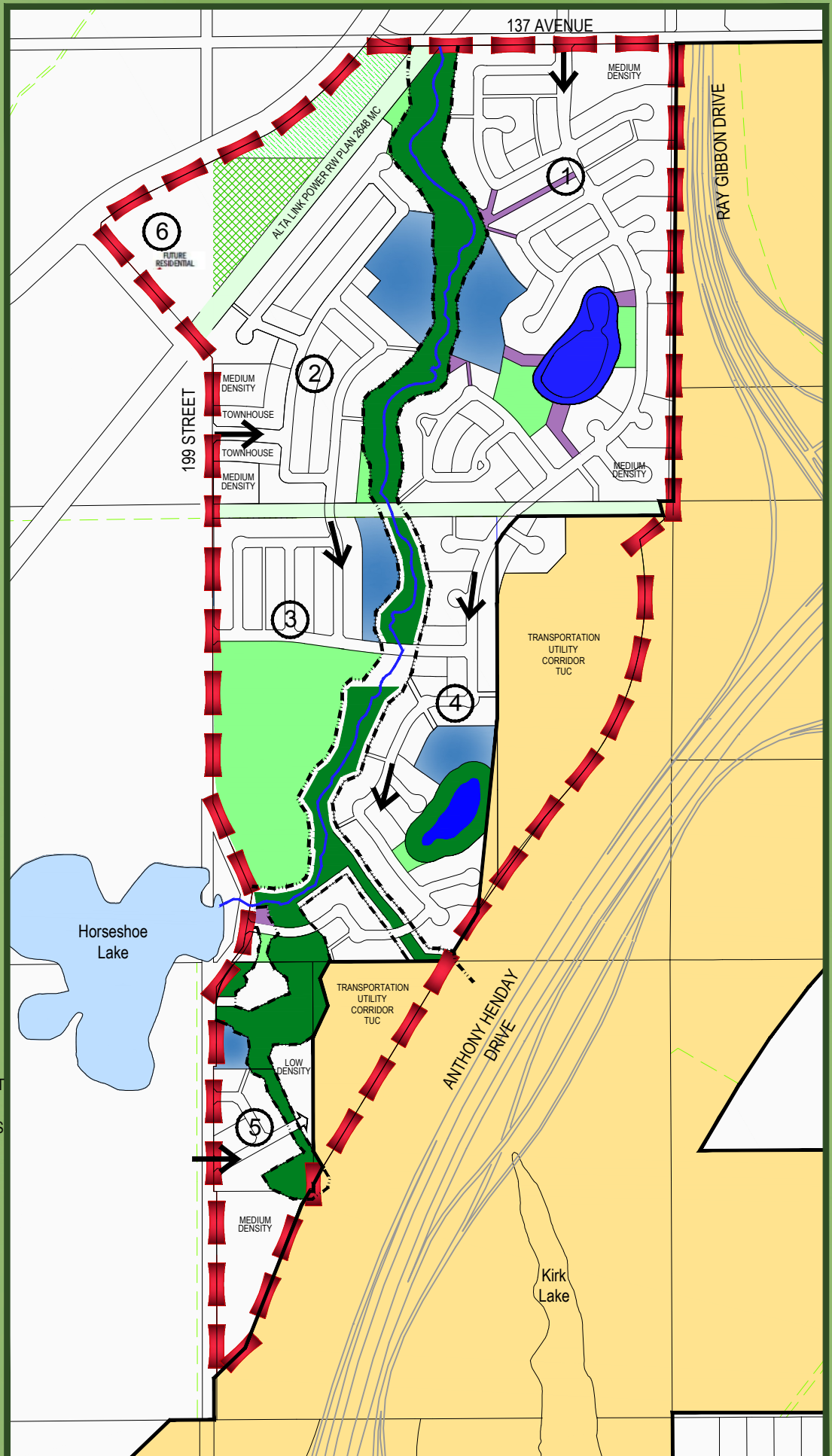
NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.

Figure 12
Staging Plan

- LEGEND**
-  BLNH2 BOUNDARY
 -  MUNICIPAL RESERVE/
SCHOOL SITE
 -  STORMWATER
MANAGEMENT FACILITY
(CONSTRUCTED
WETLAND)
 -  ENVIRONMENTAL
RESERVE
 -  PUBLIC UTILITY LOT AND
WATER QUALITY SEDIMENT
PONDS
 -  CLAIMED BY PUBLIC LANDS
(ASRD)
 -  STAGING DIRECTION
 -  NATURAL MAINTENANCE
 -  REGISTERED
MUNICIPAL RESERVE



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NOTE: LOCAL ROAD NETWORK IS SUBJECT TO CHANGE.