

Bylaw 21187

A Bylaw to amend Bylaw 5739, as amended,  
being the Edmonton North Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on August 15, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5739, being the Edmonton North Area Structure Plan; and

WHEREAS Council has from time to time amended Bylaw 5739, the Edmonton North Area Structure Plan, through the passage of Bylaws 6253, as amended, 7311, 7362, 10683, 11541, 12950, 13058, 13887, 14442, 14492, 14608, 14624, 14598, 14719, 15054, 15226, 15315, 15425, 15548, 18629, 19260, 19726, and 20155; and

WHEREAS an application was received by Administration to amend Bylaw 5739, as amended, the Edmonton North Area Structure Plan, and

WHEREAS Council considers it desirable to amend Bylaw 5739, as amended, the Edmonton North Area 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. Bylaw 5739, as amended, the Edmonton North Area Structure Plan is hereby amended by:
  - a. deleting the map entitled “Bylaw 20155 – Edmonton North Area Structure Plan” from the plan;
  - b. deleting the map entitled “Exhibit 2 Edmonton North ASP” and replacing it with the map entitled “Exhibit 2 - Bylaw 21187 - Amendment to Edmonton North Area Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator and forming part of this bylaw; and

- c. deleting the statistics entitled “Chart 1 - Edmonton North Area Structure Plan - Land Use and Population Statistics - Bylaw 20155” and replacing it with “Chart 1 - Edmonton North Area Structure Plan - Land Use and Population Statistics - Bylaw 21187”, attached hereto as Schedule “B” 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;

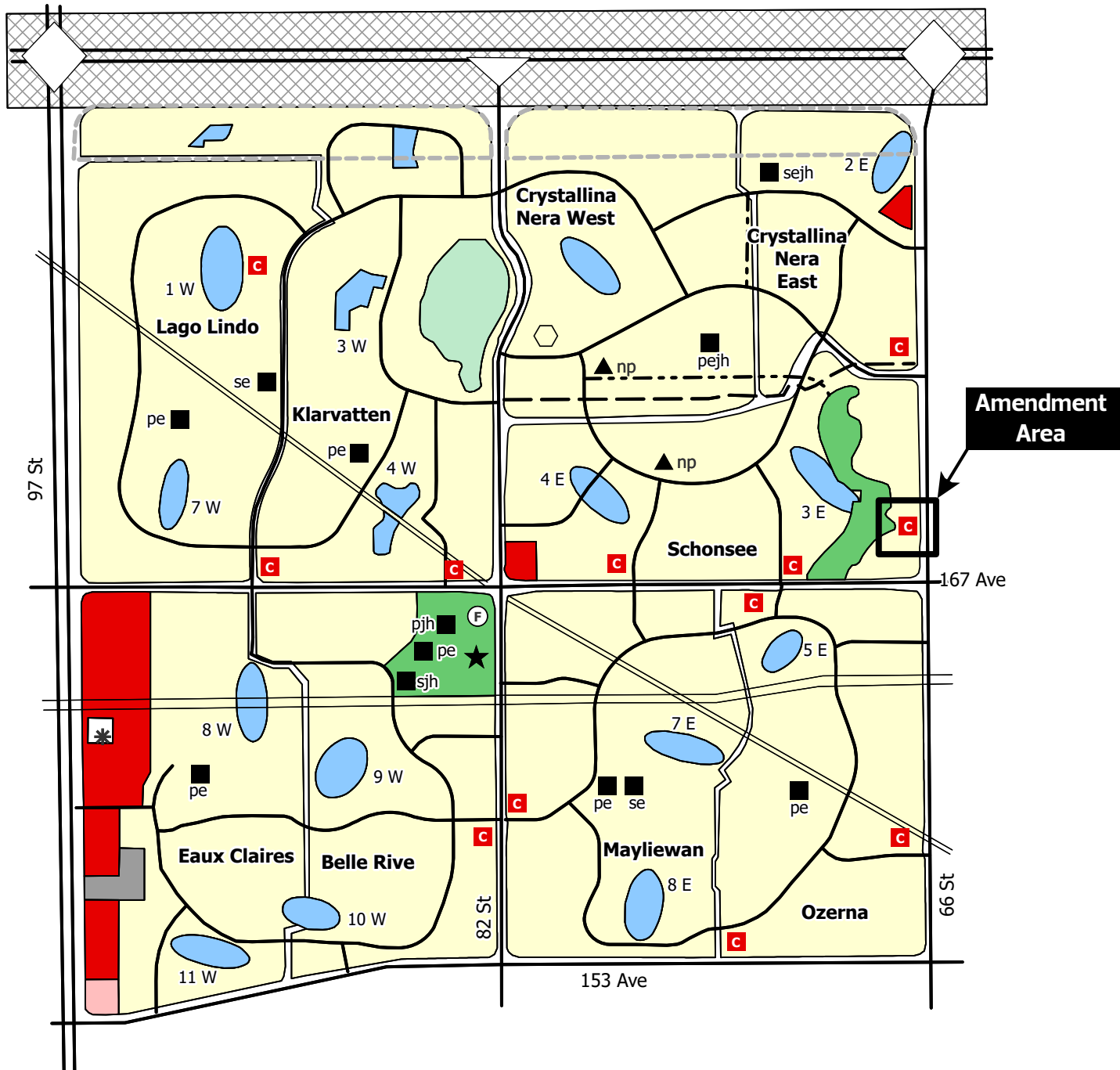
READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2025;

SIGNED and PASSED this                      day of                      , A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**EXHIBIT 2  
BYLAW 21187  
AMENDMENT TO  
EDMONTON NORTH  
Area Structure Plan  
(as amended)**



- |                                 |  |  |
|---------------------------------|--|--|
| Residential                     | Commercial                                     | Neighbourhood Commercial   |
| Highway Commercial              | Transit Centre / Park & Ride                   | Power Sub-Station  |
| District Park                   | Collector Roadway Concept                      | Fire Station   |
| RDA Release Lands               | Greenway                                       | Housing Opportunity for First Time Homebuyers on Surplus School Site |
| Restricted Development Area     | School/Park                                    | Natural Area   |
| Stormwater Facility             | pe/se public/separate elementary school        | Amendment Area   |
| Environmentally-Sensitive Areas | pjh / shj public / separate junior high school |  |
|                                 | np Neighbourhood Park                          |  |

**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.

**Chart 1**  
**Edmonton North Area Structure Plan**  
**Land Use and Population Statistics**  
**Bylaw 21187**

	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	988	
Utilities	24.3	
<b>Gross Developable Area</b>		
Residential	777.4	80.6%
Municipal Reserve	96.4	10.0%
Commercial	33.0	3.5%
Natural Area Management Plan	48.7	5.1%
Natural Area (NE 8088)	4.9	0.5%
Transit Centre and Park and Ride	3.3	0.3%
Total	963.7	

**Residential Land Use Unit & Population Count**

	<b><u>Units/ha</u></b>	<b><u>% of Units</u></b>	<b><u>Population</u></b>
Low Density Residential	9,249 - 9,904	50%-80%	
Medium Density Residential	2,427 - 5,228	20%-50%	
<b>Total Residential</b>	<b>12,332 - 14,476</b>		<b>40,455-45,181</b>