

Bylaw 17261

A Bylaw to amend Bylaw 6055, as amended,
being the Burnewood Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on October 25, 1980 the Municipal Council of the City of Edmonton passed Bylaw 6055, being the Burnewood Neighbourhood Area Structure Plan; and

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

WHEREAS Council considers it desirable to amend the Burnewood Neighbourhood 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. That Bylaw 6055, as amended, the being the Burnewood Neighbourhood Area Structure Plan is hereby amended by:

- a. delete Section 1.5 “Reasons for Amending the Burnewood NASP” ;
- b. delete from Section 2.1 “Land Use Details” the first sentence in the third paragraph and replace it with:
“Single family detached housing is the predominant land use with some land identified for town housing and apartments.”
- c. delete Section 2.5 “Comparison of the 1990 Burnewood NASP and this Burnewood NASP Amendment”;

- d. delete Figure 1 “Land Use Statistics – Bylaw 13263” and replace with:

**BURNEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE STATISTICS
BYLAW 17261**

	Area (ha)	% of GDA
Gross Area	305.62	
PUL (Pipeline Corridor)	6.67	
Environmental Reserve	38.64	
Gross Developable Area	260.31	100.00
Municipal Reserve (Schools and Parks)	22.62	8.69
Institutional	3.10	1.19
Commercial	1.99	0.76
Roadways	65.56	25.19
PUL (Stormwater Retention Pond)	3.16	1.21
Total Non-Residential Area	96.43	37.04
Net Residential Area	163.88	62.96

Residential Land Use	Area (ha)	Units/ha	Units	People/ Unit	% of Total Units	Population
Low Density Residential	152.00	20	3,040	3.51	75.5	10,670
Row Housing	6.00	42	252	2.87	6.3	723
Low Rise Apartments	5.88	125	735	2.05	18.2	1,507
Total Residential	163.88		4,207		100.0	12,900

Gross Population Density: 42.2 persons per gross hectare

- e. delete Table 1 “Potential Residential Dwelling Unit Mix – Bylaw 13263”;
- f. delete Table 2 “Population Projection – Bylaw 13263”;
- g. delete Table 4 “Potential Residential Dwelling Unit Mix and Population Comparison – Bylaw 9768”;

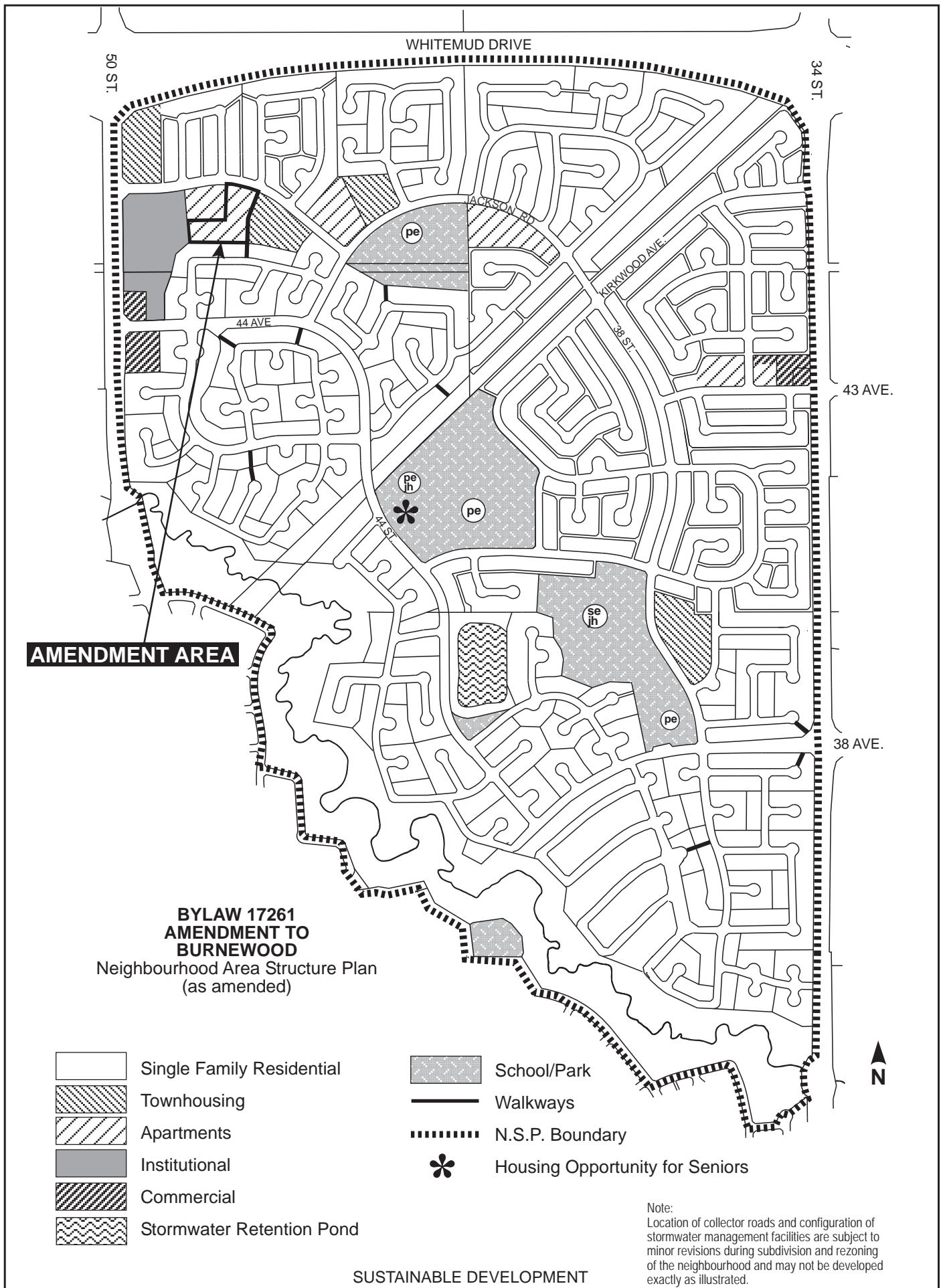
- h. delete the map entitled “Bylaw 16019 Approved Burnewood Neighbourhood Structure Plan (as amended)” and replace with the map entitled “Bylaw 17261 Amendment to Burnewood Neighbourhood Structure Plan, as amended” attached hereto as Schedule “A” and forming part of this Bylaw; and
- i. delete the map entitled “Map 7: Proposed Burnewood Land Use Plan” and replace with the map entitled “Map 7: Proposed Burnewood Land Use Plan” attached as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

MAYOR

CITY CLERK





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.