

Bylaw 19139

A Bylaw to amend Bylaw 9878, as amended
being the Big Lake Area 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, being the Big Lake Area Structure Plan by adding new neighbourhoods; and

WHEREAS Council found it desirable to amend Bylaw 9878, the Big Lake Area Structure Plan through the passage of Bylaws 14802, 15460, 15546, 15986, 16067, 16742, 17751, 17673, and 18904; and

WHEREAS an application was received by Administration to further amend Big Lake Area Structure Plan; and

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 9878, Big Lake Area Structure Plan, as amended is hereby further amended as follows:
 - a. deleting "Table 2 Big Lake Area Structure Plan Land Use and Population Statistics Bylaw 18904" and replacing it with the following:

Table 2
Big Lake Area Structure Plan Land Use and Population Statistics
BYLAW 19139

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	921.43	172.04	132.10	163.20	183.3	205.79	65.00
Powerline & Utility ROW	14.98	4.97	2.20	2.00	2.1	3.71	
Sewer ROW	9.96	3.16	2.00	4.80			
ER (Natural Conservation)	167.71	27.11	14.80	49.00	16.1	3.10	57.60
Transportation Utility Corridor	14.60		14.60				
Arterial Road Widening	21.32	6.06	0.70	3.20	0.9	3.06	7.40
Gross Developable Area	691.73	129.71	97.70	104.20	164.2	195.92	0.00
Glendale Golf Course	61.50				61.5		
Existing Uses	66.80					66.80	
Circulation Total	107.23	26.13	13.90	20.90	20.5	25.80	
Stormwater Management	50.73	12.13	10.60	7.00	10.9	10.10	
Natural Maintenance	2.40		2.40				
Natural Area (Municipal Reserve)	7.40				3.1	4.30	
School / Park	43.97	8.87	12.40	8.80	9.8	4.10	
Commercial	14.34	0.48			9.6	4.26	
Mixed Use Non-Residential	0.87	0.17		0.70			
Transit	1.00				1.0		
Urban Service - Fire Station	0.90				0.9		
Special Study Area	1.00			1.00			
Total Non-Residential	230.09	48.39	39.30	37.40	55.8	49.20	0.00
Low Density Residential	252.54	50.94	46.10	56.80	34.5	64.20	
Medium Density Residential	20.93	7.53		4.70	8.7		
Medium Density Residential (RF5/RF6)	6.60		6.60				
Medium Density Residential (RA7)	9.81		3.00			6.81	
Street Oriented Residential (Row Housing)	22.62	7.32		3.30	3.0	9.00	
Mixed Use Residential	3.77	0.97		2.00	0.8		
Future Residential and Associated Uses	17.46	14.66	2.80				
Total Residential	333.73	81.42	58.50	66.80	47.0	80.01	0.00

Residential Unit Count Statistics											
Residential Type	Units/Ha	Total		(1) Trumpeter		(2) Starling*		(3) Hawks Ridge*		(4) Pintail Landing	
		Units	%	Units	%	Units	%	Units	%	Units	%
Low Density Residential	22	6,161	55%	1,121	43%	1,153	57%	1,421	63%	861	47%
Medium Density Residential	90	1,849	16%	678	26%		0%	424	19%	135	0%
RF5/RF6	42	297	3%		0%	297	17%		0%		0%
RA7	125	265	2%		0%	265	13%		0%		0%
Street Oriented Residential (Row Housing)	35	1,589.2	14%	256.2	10%		0%	147	7%	781	42%
Mixed Use Residential	125	439.25	4%	121.25	5%		0%	249	11%	69	0%
Future Residential and Associated Uses**	varies	669	6%	421	16%	243	13%		0%		0%
Total		11,269	100%	2,597	100%	1,963	100%	2,241	100%	1,846	100%

Residential Population Statistics		persons/unit	Total	Neighbourhood				
Residential Type	(1) Trumpeter			(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Low Density Residential	2.8	17,252	3,139	3,228	3,979	2,412	4,494	
Medium Density Residential	1.6	4,271	1,085		678	1,406	1,102	
RF5/RF6	1.9	832		832				
RA7	1.5	477		477				
Street Oriented Residential (Row Housing)	1.9	2,279.78	486.78		280	379	1,134	
Mixed Use Residential	1.5	679.875	181.875		373	125		
Future Residential and Associated Uses**	varies	1,401	955	446				
Total		27,192	5,847	4,983	5,310	4,322	6,730	

Student Generation Statistics						
Level	Total	Neighbourhood				
		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Level						
Public Elementary	1,139	259	209	208	205	258
Public Junior High School	570.71	150	105	104	103	129
Public Senior High School	571	130	105	104	103	129
Separate Elementary School	550	130	105	83	103	129
Separate Junior High School	275	65	52	42	51	65
Separate High School	275	65	52	42	51	65
Total	3,381	779	628	583	616	775

*Calculations for Neighbourhoods One, Two, Three, and Five are based on density and population projection standards of the 2010 Terms of Reference for the Preparation and Amendment of Residential Neighbourhood Structure Plans

**Calculations for "Future Residential and Associated Uses" derived from the Land Use Statistics of the Trumpeter and Starling NSPs

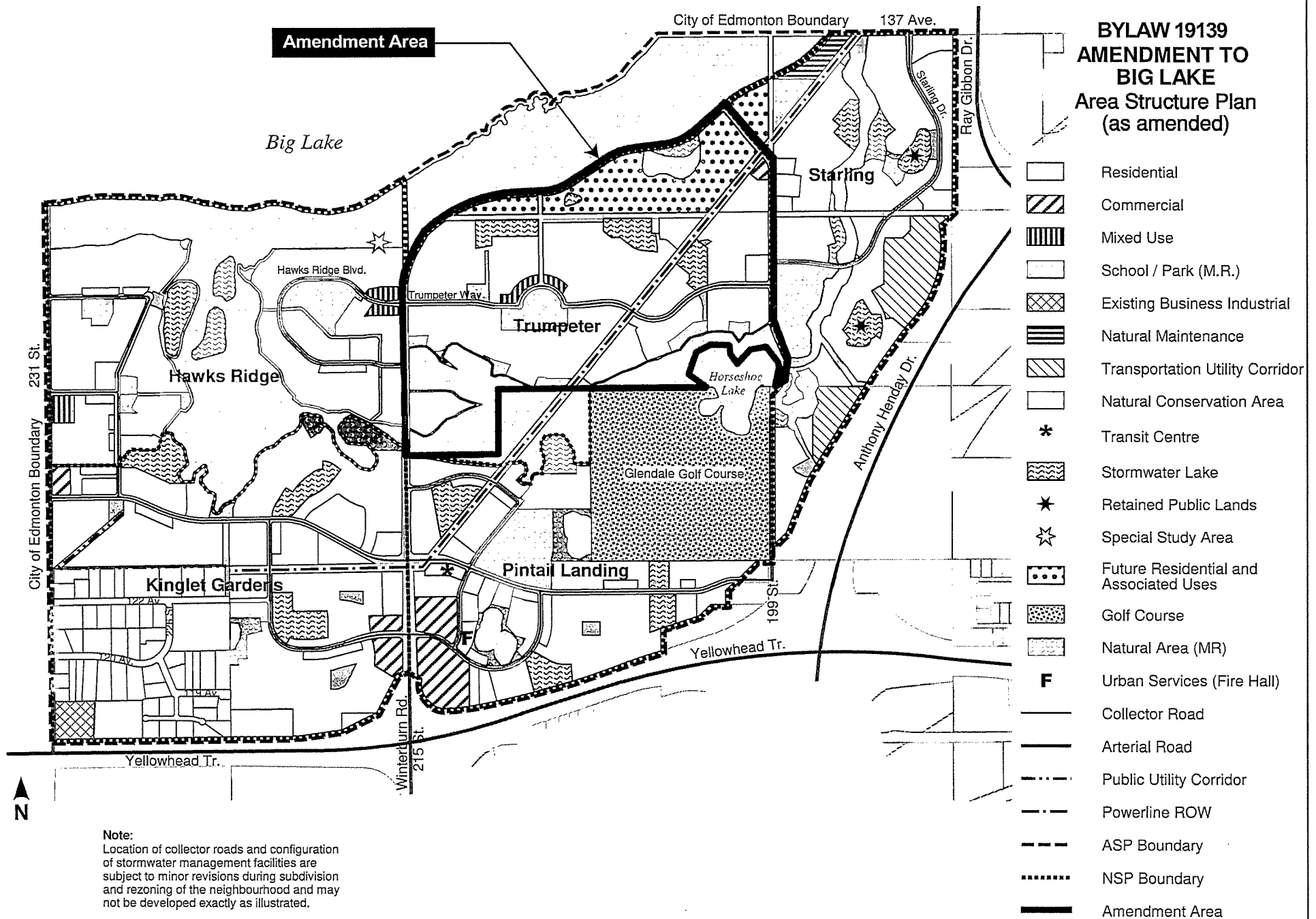
- b. deleting the map entitled "Bylaw 17673 Amendment to Big Lake Area Structure Plan (as amended)" and replacing it with the attached as Schedule "A".
- c. deleting the map entitled "Exhibit 11.0 Neighbourhood Plan" and replacing it with "Exhibit 11.0 Neighbourhood Plan" attached as Schedule "B".

READ a first time this 4th day of February , A. D. 2020;
 READ a second time this 4th day of February , A. D. 2020;
 READ a third time this 4th day of February , A. D. 2020;
 SIGNED and PASSED this 4th day of February , A. D. 2020.

THE CITY OF EDMONTON

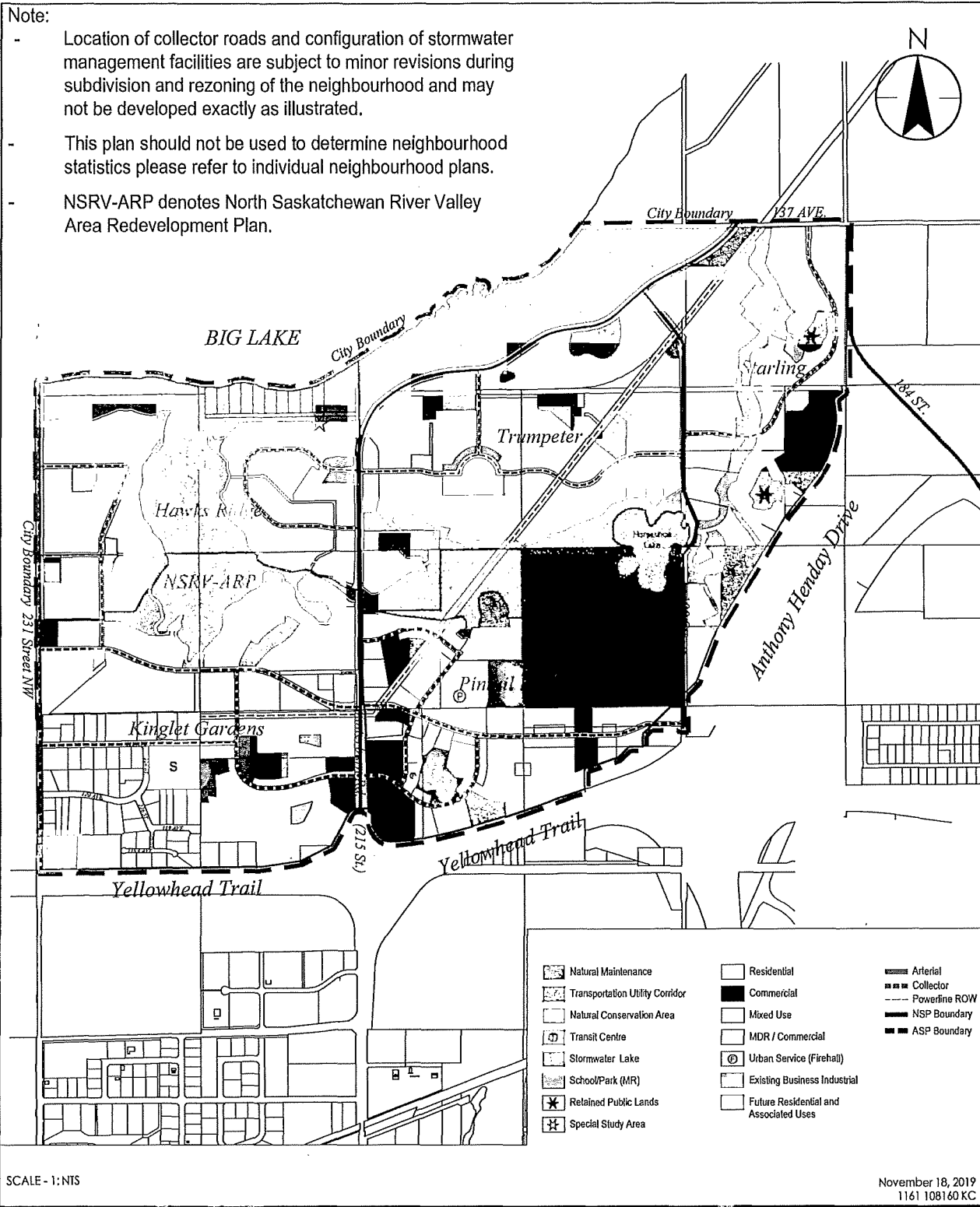
MAYOR

A / 
 CITY CLERK

Amendment Area
**BYLAW 19139
AMENDMENT TO
BIG LAKE
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.
- This plan should not be used to determine neighbourhood statistics please refer to individual neighbourhood plans.
- NSRV-ARP denotes North Saskatchewan River Valley Area Redevelopment Plan.



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10160-112 Street
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Client/Project

ANTHEM UNITED
BIG LAKE ASP AMENDMENT

Figure No.

EXHIBIT 11.0

Title

NEIGHBOURHOOD
PLAN