

Bylaw 19136

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, 18904; and 19139; 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 19139” and replacing with the following:

Land Use and Population Statistics - Bylaw 19136							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	921.4	172.04	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15.0	4.97	2.2	2.0	2.1	3.7	
Sewer ROW	10.0	3.16	2.0	4.8			
ER (Natural Conservation)	167.7	27.11	14.8	49.0	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.3	6.06	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	691.7	129.71	97.7	104.2	164.2	195.9	0.0
Glendale Golf Course	61.5				61.5		
Existing Uses	66.8					66.8	
Circulation Total	107.2	26.13	13.9	20.9	20.5	25.8	
Stormwater Management	50.4	12.13	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.4				3.1	4.3	
School / Park	44.0	8.87	12.4	8.8	9.8	4.1	
Commercial	14.3	0.48			9.6	4.3	
Mixed Use Non-Residential	0.9	0.17		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	0.5				0.9		
Special Study Area	1.0			1.0			
Total Non-Residential	230.1	48.39	39.3	37.4	55.8	49.2	0.0
Low Density Residential	253.2	50.94	46.1	56.8	34.5	64.9	
Medium Density Residential	20.9	7.53		4.7	8.7		
Medium Density Residential (RF5/RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	22.2	7.32		3.3	3.0	8.6	
Mixed Use Residential	3.8	0.97		2.0	0.8		
Future Residential and Associated Uses	17.5	14.66	2.8				
Total Residential	334.0	81.42	58.5	66.8	47.0	80.3	0.0

Residential Unit Count Statistics													
Residential Type	Units/Ha	Total		(1) Trumpeter		(2) Starling*		(3) Hawks Ridge*		(4) Pintail Landing		(5) Kinglet Gardens*	
		Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Low Density Residential	22	6,179	61%	1,121	37%	1,153	57%	1,421	63%	861	47%	1,623	62%
Medium Density Residential	90	1,849	14%	678	41%		0%	424	19%	135	0%	612	23%
RFS/RF6	42	297	4%		0%	297	17%		0%		0%		0%
RA7	125	265	9%		0%	265	13%		0%		0%		0%
Street Oriented Residential (Row Housing)	35	1571.2	2%	256.2	3%		0%	147	7%	781	42%	387	15%
Mixed Use Residential	125	439.25	3%	121.25	4%		0%	249	11%	69	0%		0%
Future Residential and Associated Uses**	varies	669	6%	421	15%	248	13%		0%		0%		0%
Total		11,269	100%	2,597	100%	1,963	100%	2,241	100%	1,846	100%	2,622	100%

Residential Population Statistics	persons/unit	Total	Neighbourhood				
			(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Residential Type							
Low Density Residential	2.8	17,302	3,139	3,228	3,979	2,412	4,544
Medium Density Residential	1.6	4,271	1,085		678	1406	1102
RF5/RF6	1.9	832		832			
RA7	1.5	477		477			
Street Oriented Residential (Row Housing)	1.9	2229.78	486.78		280	379	1084
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	130	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 and Two, Three, and Five are based on density and population projection standards of the 2010 Terms of Reference for the Preparation and Amendment of

**Calculations for "Future Residential and Associated Uses" derived from the land use statistics of the Trumpeter and Starling NSPs

READ a first time this 1st day of September , A. D. 2020;

READ a second time this 1st day of September , A. D. 2020;

READ a third time this 1st day of September , A. D. 2020;

SIGNED and PASSED this 1st day of September , A. D. 2020.

THE CITY OF EDMONTON

MAYOR

A/ CITY CLERK