

Bylaw 18834

A Bylaw to amend Bylaw 14010, as amended,
the Southeast Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 30, 2005, the Municipal Council of the City of Edmonton, passed Bylaw 14010, as amended, being the Southeast Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Southeast Area Structure Plan, by adding new neighbourhoods; and

WHEREAS Council has amended the Southeast Area Structure Plan, through the passage of Bylaws 14010, 14542, 14824, 14979, 15176, 16249, 16426, 16755, 17608, 17676 and 18791; and

WHEREAS an application was received by City Planning to amend the Southeast Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Southeast 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. That Bylaw 14010, as amended, is hereby further amended as follows:
 - a. deleting the word “five” and replacing it with “six” in the second sentence of the first paragraph for the “Neighbourhood Commercial” Subsection of Section 5.3.2 “Land Use Concept”.
 - b. inserting the following paragraph after the third paragraph for the “Neighbourhood Commercial” Subsection of Section 3.5.2 “Land Use Concept”:

An additional Neighbourhood Commercial site is located in the central portion of the Charlesworth neighbourhood, on the south-east corner of the intersection of 50 Street SW and a collector roadway, at the western entrance to the City Level Park.

- c. deleting the first paragraph of Section 5.5 “Institutional/City Level Park” and replacing it with the following: “The site is located immediately north of Ellerslie Road and east of 50 Street SW and is designated as institutional. This land use designation will allow for the development of primarily institutional uses such as religious assemblies, schools, seniors housing as well as funeral homes and crematoria.”
- d. rename Section 5.5 “Institutional/City Level Park” as Section 5.5 “Institutional”.
- e. deleting Appendix 2 entitled “Southeast Area Structure Plan - Land Use and Population Statistics - Bylaw 18791” and replacing it with the following:

**SOUTHEAST AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18834**

	Area (ha)	% GA	Charlesworth	Walker	Nbhd 3
GROSS AREA	796.07	100%	261.83	283.05	251.19
Natural Area (Environmental Reserve)	2.21	0.3%	2.21	0.00	0.00
Pipeline	9.33	1.2%	3.09	4.83	1.41
Arterial Road Right-of-Way	31.35	3.8%	9.77	10.01	10.20
Existing Ellerslie Campus Schools	8.78	1.1%	8.78	0.00	0.00
GROSS DEVELOPABLE AREA	744.40	93.7%	237.98	268.21	239.58
		% GDA			
Commercial	42.95	5.8%	17.19	18.09	7.67
Existing Religious Assembly Parcels	3.64	0.5%	3.64	0.00	0.00
Municipal Reserve Parks/Schools	60.72	8.1%	13.50	29.53	17.69
City Level Park	46.61	6.2%	46.61	0.00	0.00
Institutional	5.04	0.7%	5.04	0.00	0.00
Stormwater Management Facilities	51.77	6.9%	22.66	17.85	11.26
Circulation	115.47	15.5%	29.24	40.85	45.38
Transit Centre	1.24	0.2%	0.00	1.24	0.00
Park and Ride Facility	4.19	0.6%	0.00	4.19	0.00
Total Non-Residential Area	331.63	44.7%	139.25	111.75	82.00
Net Residential Area	412.77	55.3%	98.73	156.46	157.58
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT					
Land Use		ASP	Charlesworth	Walker	Nbhd 3
Single/Semi-detached	Area (ha)	306.76	55.08	116.1	135.58
25 du/nrha	Units	7,670	1,377	2,903	3,390
2.8 p/du	Population	21,476	3,856	8,128	9,492
Mixed Residential	Area (ha)	31.81	31.81	0	0
30 du/nrha	Units	954	954	-	-
2.8 p/du	Population	2,671	2,671	-	-
Row Housing	Area (ha)	26.96	1.07	25.89	0
45 du/nrha	Units	1,213	48	1165	-
2.8 p/du	Population	3396	134	3262	-
Mixed Use	Area (ha)	0.69	0.69	0	0
90 du/nrha	Units	62	62	-	-

1.8 p/du	Population	112	112	-	-
Low-rise/Medium Density Housing	Area (ha)	44.38	8.99	13.39	22
90 du/nrha	Units	3,994	809	1,205	1,980
1.8 p/du	Population	7,189	1,456	2,169	3,564
Medium to High Rise Housing	Area (ha)	2.17	1.09	1.08	0
225 du/nrha	Units	488	245	243	0
1.5 p/du	Population	733	368	365	0
Total Residential	Area (ha)	412.77	98.73	156.46	157.58
	Units	14,381	3,495	5,516	5,370
	Population	35,577	8,597	13,924	13,056

SUSTAINABILITY MEASURES

	ASP	Charlesworth	Walker	Nbhd3
Population Per Net Residential Hectare (p/nha)	86.2	87	89.0	82.9
Dwelling Units Per Net Residential Hectare (du/nrha)	34.8	35	35.3	34.1
Population (%) within 500m of Parkland	100	100	0	0
Population (%) within 400m of Transit Service	100	100	0	0
Population (%) within 600m of Commercial Service	0	0	0	0
Presence/Loss of Natural Areas				
Protected as Environmental Reserve	2.5	2.2	0	0
Conserved as Naturalized Municipal Reserve (ha)	2.5	2.5	0	0
Protected through other means (ha)	0	0	0	0
Lost to Development (ha)	0	0	0	0

STUDENT GENERATION COUNT

	ASP	Charlesworth	Walker	Nbhd 3
Public School Board				
Elementary School	1,491	476	513	502
Junior High	746	238	257	251
Senior High	746	238	257	251
Separate School Board				
Elementary School	746	238	257	251
Junior High	373	119	128	126
Senior High	373	119	128	126
Total Student Population	4,475	1,428	1,540	1,507

- f. deleting the map entitled “Bylaw 18791 Amendment to Southeast Area Structure Plan” and replacing it with “Bylaw 18834 Amendment to Southeast Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- g. deleting “Figure 4.0 – Proposed Land Use Plan” and replacing it with “Ellerslie/Southeast Area Composite Plan Figure 4.0 –Land Use Plan” attached hereto as Schedule “B” and forming part of this Bylaw;
- h. deleting “Figure 9.0 – Development Concept” and replacing it with “Figure 9.0 – Development Concept” attached hereto as Schedule “C” and forming part of this Bylaw;

- i. deleting “Figure 10.0 – Integrated Community Circulation System” and replacing it with “Figure 10.0 – Integrated Community Circulation System” attached hereto as Schedule “D” and forming part of this Bylaw;

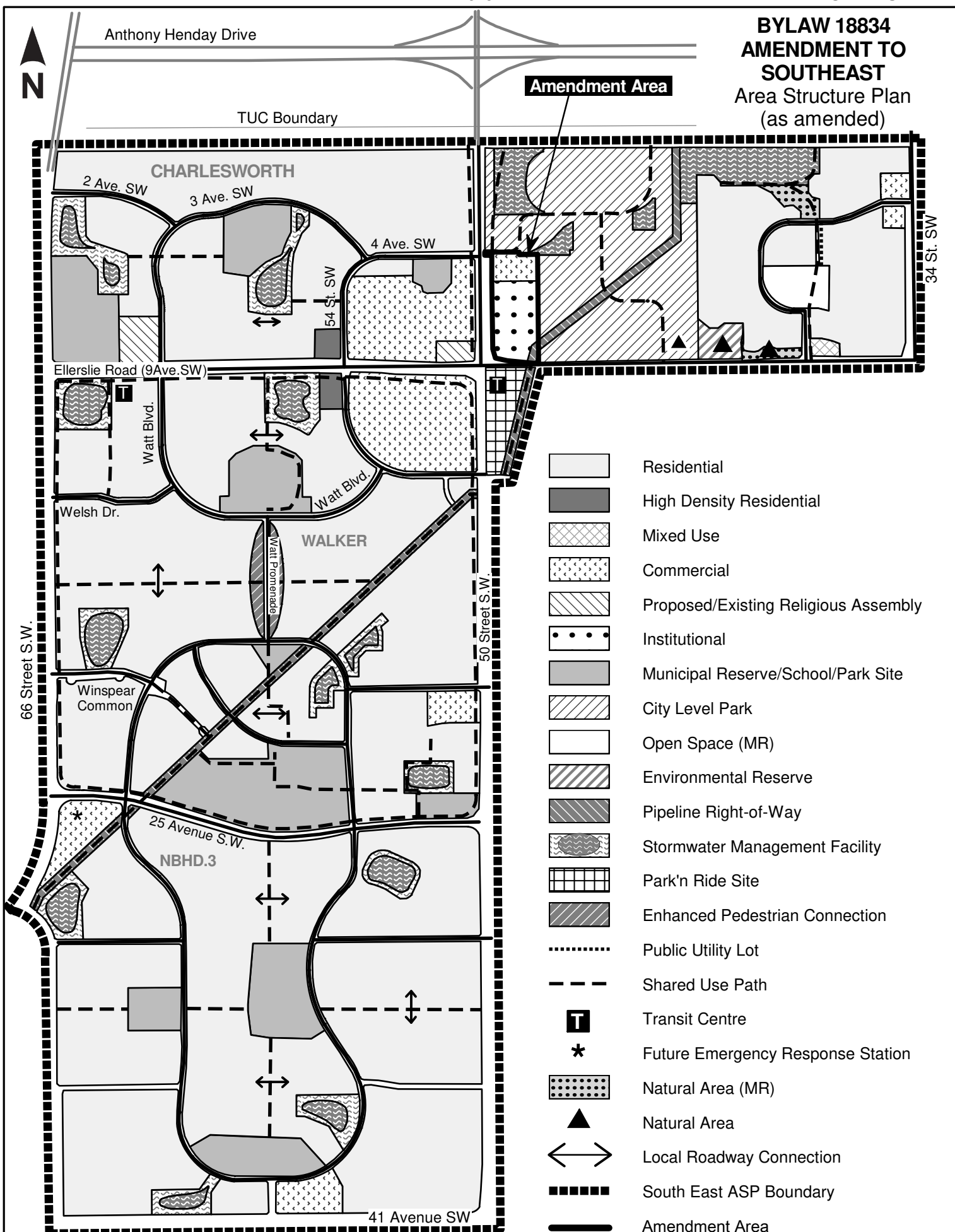
READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18834 AMENDMENT TO SOUTHEAST Area Structure Plan (as amended)



- Residential
- High Density Residential
- Mixed Use
- Commercial
- Proposed/Existing Religious Assembly
- Institutional
- Municipal Reserve/School/Park Site
- City Level Park
- Open Space (MR)
- Environmental Reserve
- Pipeline Right-of-Way
- Stormwater Management Facility
- Park'n Ride Site
- Enhanced Pedestrian Connection
- Public Utility Lot
- Shared Use Path
- Transit Centre
- Future Emergency Response Station
- Natural Area (MR)
- Natural Area
- Local Roadway Connection
- South East ASP Boundary
- Amendment Area

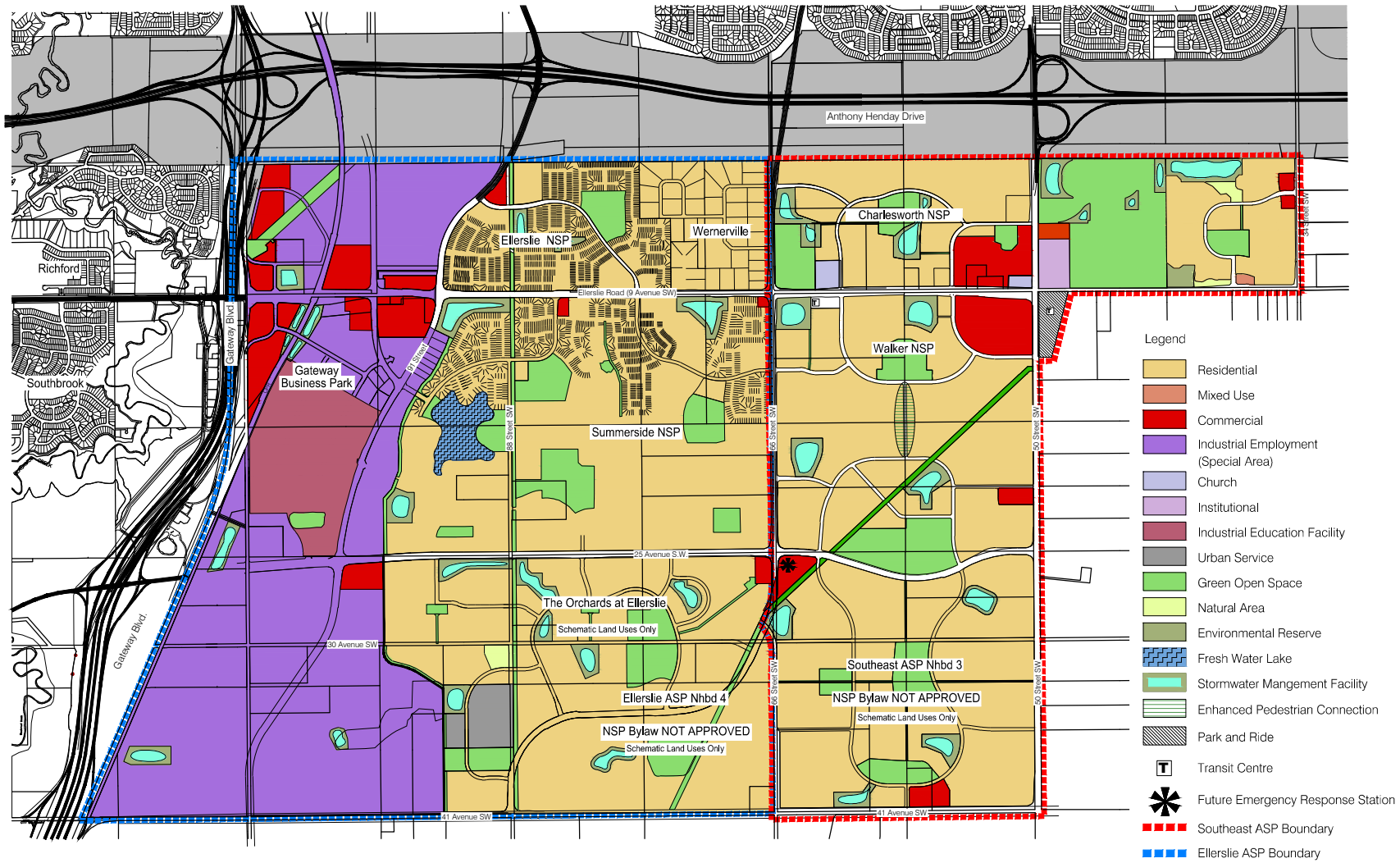
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**SOUTHEAST
AREA STRUCTURE PLAN**



Ellerslie/Southeast Area Composite Plan

Figure 4.0
Proposed Land Use Plan



NOTE: THIS PLAN HAS BEEN PREPARED FOR INFORMATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. CONTACT THE CITY OF EDMONTON PLANNING DEPARTMENT FOR THE MOST CURRENT INFORMATION.

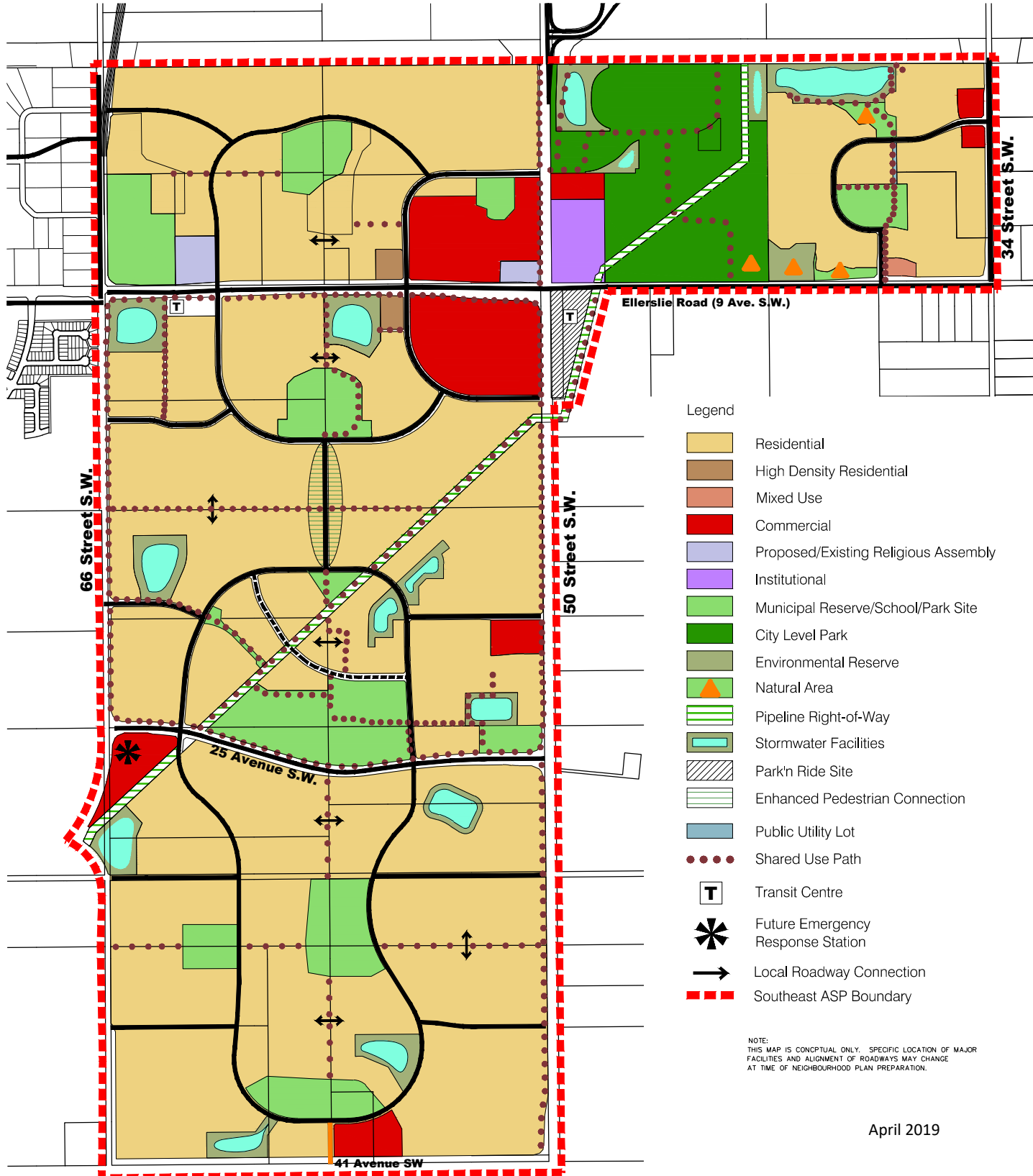
ANTHONY HENDAY DRIVE ILLUSTRATION IS THE ULTIMATE PROPOSED AND IS SUBJECT TO CHANGE. CONTACT ALBERTA TRANSPORTATION AND THE CITY OF EDMONTON TRANSPORTATION DEPARTMENT FOR THE MOST CURRENT INFORMATION.

**SOUTHEAST
AREA STRUCTURE PLAN**



Scale 1:20,000

**Figure 9.0
Development Concept**

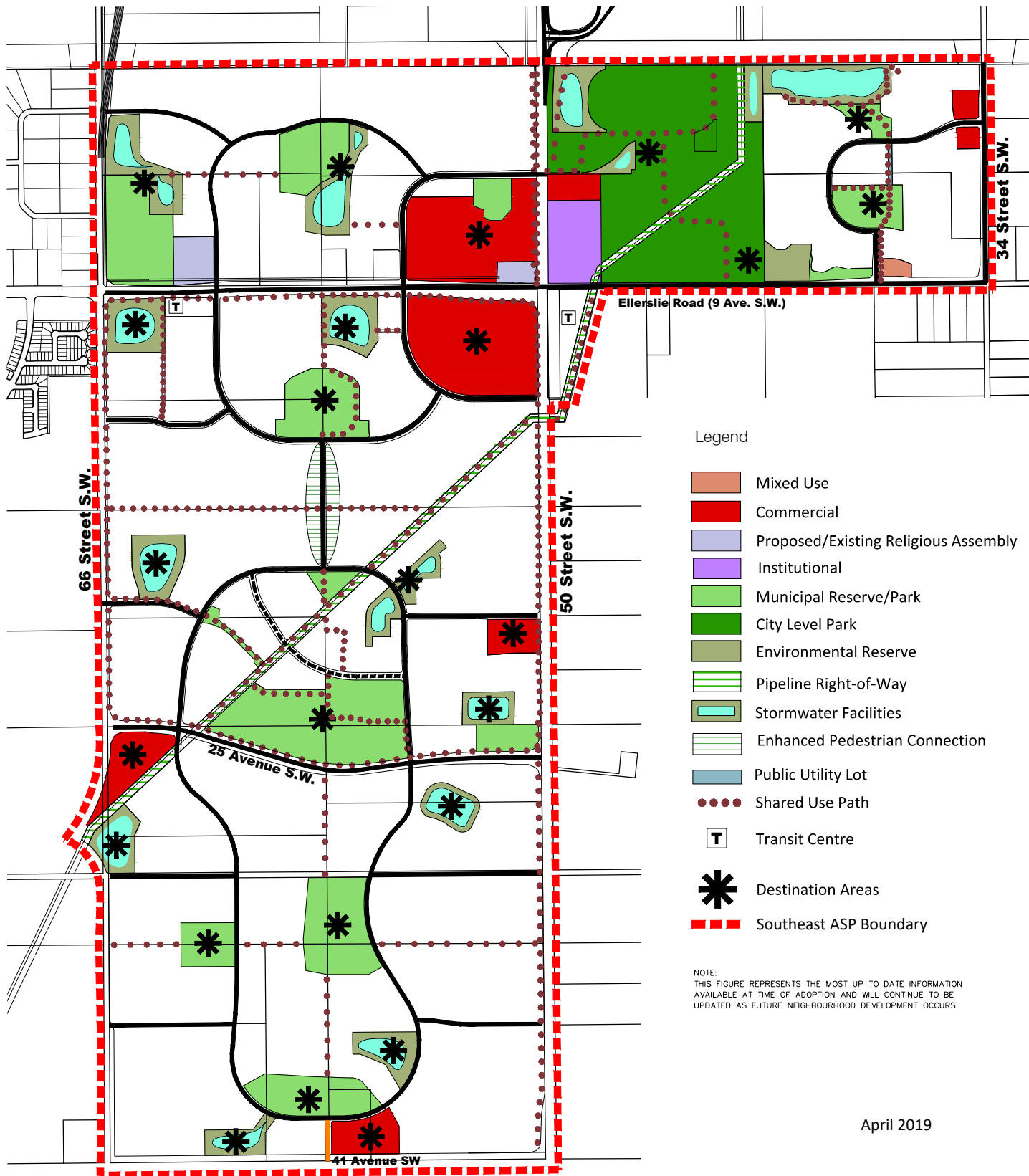


**SOUTHEAST
AREA STRUCTURE PLAN**



Scale 1:20,000

Figure 10.0
Integrated Community Circulation System



Legend

- Mixed Use
- Commercial
- Proposed/Existing Religious Assembly
- Institutional
- Municipal Reserve/Park
- City Level Park
- Environmental Reserve
- Pipeline Right-of-Way
- Stormwater Facilities
- Enhanced Pedestrian Connection
- Public Utility Lot
- Shared Use Path
- Transit Centre
- Destination Areas
- Southeast ASP Boundary

NOTE:
THIS FIGURE REPRESENTS THE MOST UP TO DATE INFORMATION
AVAILABLE AT TIME OF ADOPTION AND WILL CONTINUE TO BE
UPDATED AS FUTURE NEIGHBOURHOOD DEVELOPMENT OCCURS