

Bylaw 18835

A Bylaw to amend Bylaw 14010, as amended,
the Southeast Area Structure Plan, through an amendment to Bylaw 14010,
being the Charlesworth Neighbourhood 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 to amend Bylaw 14010, as amended, the Southeast Area Structure Plan, by adding a new neighbourhood; and

WHEREAS on June 30, 2005, Council adopted the Southeast Neighbourhood One Neighbourhood Structure Plan by passage of Bylaw 14010; and

WHEREAS Council found it desirable to amend Charlesworth Neighbourhood Structure Plan through the passage of Bylaws 14825, 14980, 15177, 16427, 16756, 17609, and 18792; and

WHEREAS an application was received by City Planning to amend the Charlesworth Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Charlesworth Neighbourhood 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 amended as follows:
 - a. deleting the words “Institutional/City Level Park” from the first section of the second paragraph of Section 4.0 Development Plan.
 - b. deleting the first sentence of Section 4.2 Commercial and replacing it with the following: “The Charlesworth NSP establishes a Community Commercial site on the west side of 50 Street, north of Ellerslie Road. In addition, there are three Neighbourhood Commercial sites; one located on the east side of 50 Street and two more adjacent to 34th Street.”
 - c. deleting the third sentence of Section 4.2.2 Land Use Concept and replacing it with the following: “Neighbourhood Commercial Sites are strategically located along 34th Street and 50th Street.”
 - d. deleting the last sentence of the first paragraph of Section 4.2.2 Land Use Concept and replacing it with the following: “The Neighbourhood Commercial sites are located north along 34 Street and on the east side of 50th Street just north of Ellerslie Road, for the convenience of the adjacent Medium Density Residential sites, and the greater neighbourhood.”
 - e. deleting the first paragraph of the Neighbourhood Commercial Subsection of Section 4.4.2 Land Use Concept and replacing it with the following:
 “Neighbourhood Commercial is located in the central and eastern portions of the neighbourhood. These areas are intended to be developed to offer neighbourhood scale convenience commercial to serve the surrounding residents and the adjacent Medium Density Residential sites. High visibility and convenient access to these sites is provided along 50th Street and 34th Street as well as the internal road.”
 - f. deleting the second paragraph of the Neighbourhood Commercial Subsection of Section 4.4.2 Land Use Concept and replacing it with the following: “The Neighbourhood Commercial sites in Charlesworth will be integrated with surrounding land uses and facilities to create a positive land use interface. The viability of these sites will be supported by the adjacent land use mix, promoting a walkable, livable community.”

- g. delete the word “two” from the first sentence of the first paragraph of Section 4.4 Institutional and replace it with “three”.
- h. inserting the following paragraph after the last paragraph of Section 4.4 Institutional: “A third site is located north of Ellerslie Road and east of 50 Street SW. The 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. The Institutional land use may be implemented through the use of Direct Control Zoning.”
- i. deleting Section 4.5 Institutional/City Level Park
- j. deleting the statistics entitled “Charlesworth Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 18792” in Appendix 8.0 and substitute therefore the following:

**CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18835**

	Area (ha)	% of GA
Gross Area	261.83	100%
Environmental Reserve	2.21	0.8%
Major Arterials / Road ROW	11.44	3.7%
Pipeline and Utility ROW	3.09	1.2%
Ellerslie School	8.78	3.4%
		% of GDA
Gross Developable Area	236.61	100%
Community Commercial	13.97	5.9%
Neighbourhood Commercial	3.22	1.4%
Existing Religious Assembly	3.64	1.5%
City Level Park	46.61	19.7%
Institutional	5.04	2.1%
Municipal Reserve Parks	13.50	5.7%
Circulation	29.24	12.4%
Infrastructure / Services	22.66	9.6%
Stormwater Management Facilities		22.45
Public Utility Lot		0.21
Total Non-Residential Area	137.88	58.3%
Net Residential Area (NRA)	98.73	41.7%

RESIDENTIAL, LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	% of NRA	People/ Unit	Population
Single / Semi-Detached	55.08	25	1,377	56%	2.80	3,856
Mixed Residential	31.81	30	954	32%	2.80	2,671
Row Housing	1.07	45	48	1%	2.80	134
Mixed Use	0.69	90	62	1%	1.80	112
Low-Rise / Medium Density Housing	8.99	90	809	9%	1.80	1,456
Medium to High Rise Units	1.09	225	245	1%	1.50	368
Total	98.73		3,495	100%		8,597

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nha)	87
Dwelling Units Per Net Residential Hectare (du/nrha)	35
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	66%/34%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	0.0

Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	2.2	0.0
Conserved as Naturalized Municipal Reserve (ha)	2.5	0.0
Protected through other means (ha)	0.0	0.0
Lost to Development (ha)	0.0	0.0

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	476	238
Junior High School	238	119
Senior High	238	119
Total	952	476

- k. deleting the Map entitled “Bylaw 18792 Amendment to Charlesworth Neighbourhood Structure Plan” and substituting therefore the Map entitled “Bylaw 18835 Amendment to Charlesworth Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- l. deleting “Figure 6.0 – Development Concept” and substituting therefore “Figure 6.0 – Development Concept” attached hereto as Schedule “B” and forming part of this Bylaw;
- m. deleting “Figure 7.0 – Pedestrian Network System” and substituting therefore “Figure 7.0 – Pedestrian Network System” attached hereto as Schedule “C” and forming part of this Bylaw;
- n. deleting “Figure 8.0 – Sanitary Servicing System” and substituting therefore “Figure 8.0 – Sanitary Servicing System” attached hereto as Schedule “D” and forming part of this Bylaw;
- o. deleting “Figure 9.0 – Stormwater Servicing System” and substituting therefore “Figure 9.0 – Stormwater Servicing System” attached hereto as Schedule “E” and forming part of this Bylaw;

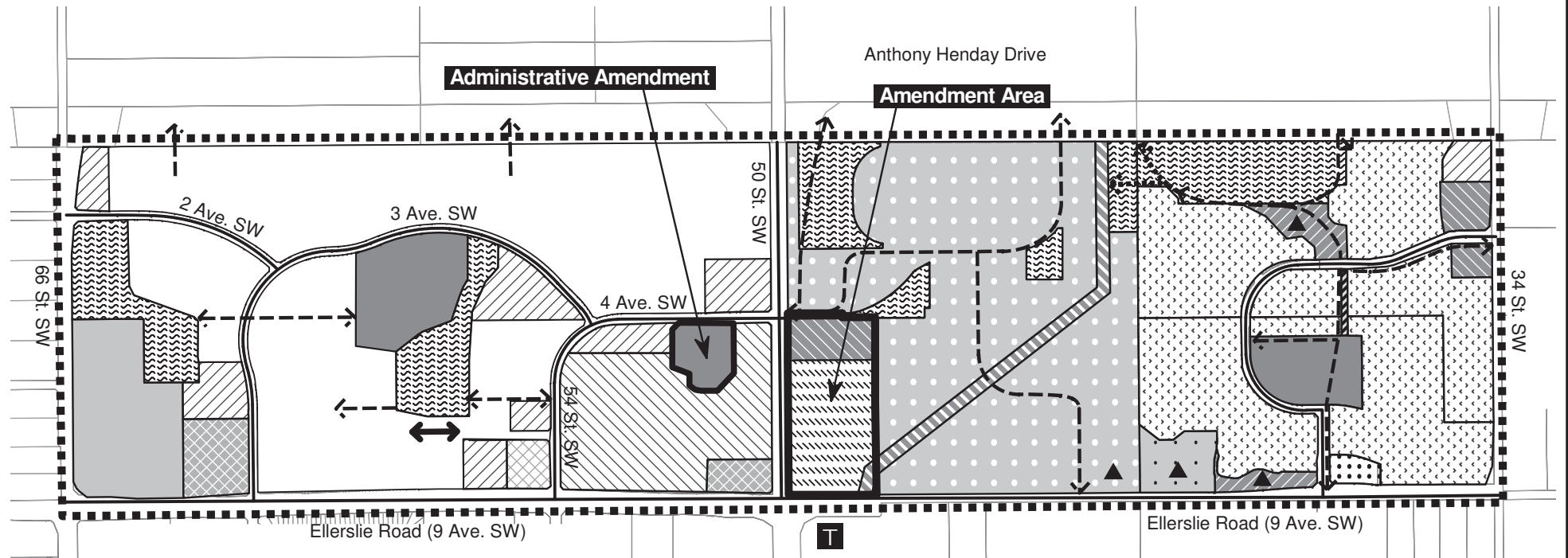
- p. deleting “Figure 10.0 – Water Servicing System” and substituting therefore
“Figure 10.0 – Water Servicing System” attached hereto as Schedule “F” and
forming part of this Bylaw;
- q. deleting “Figure 11.0 – Transportation Network” and substituting therefore
“Figure 11.0 – Transportation Network” attached hereto as Schedule “G” and
forming part of this Bylaw;
- r. deleting “Figure 12.0 – Staging Plan” and substituting therefore “Figure 12.0 –
Staging Plan” attached hereto as Schedule “H” 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 18835
AMENDMENT TO
CHARLESWORTH**
Neighbourhood Structure Plan
(as amended)

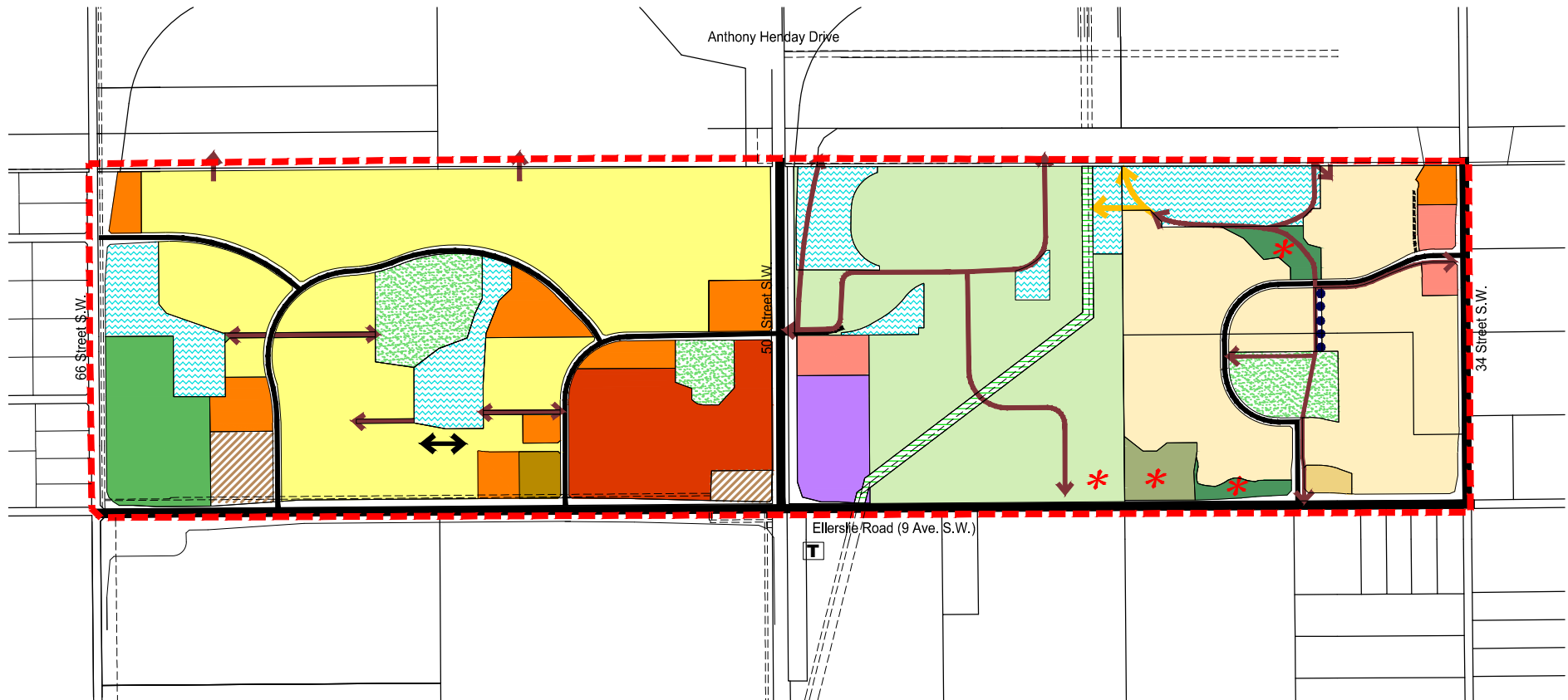
	Low Density Residential		Community Commercial		Natural Area (MR)
	Medium Density Residential		School / Park		Natural Area
	High Density Residential		City Level Park		Transit Station
	Mixed Residential		Open Space (MR)		Collector / Arterial Roadway
	Mixed Use		Stormwater Management Facility		Local Roadway Connection
	Proposed / Existing Religious Assembly		Pipeline Right-of-Way		Shared Use Path
	Institutional		Environmental Reserve		Potential Shared Use Path
	Neighbourhood Commercial		Public Utility Lot		NSP 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.

CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



Figure 6.0
Development Concept



Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Residential
- Mixed Use
- Institutional
- Proposed/Existing Religious Assembly
- Community Commercial
- Neighbourhood Commercial

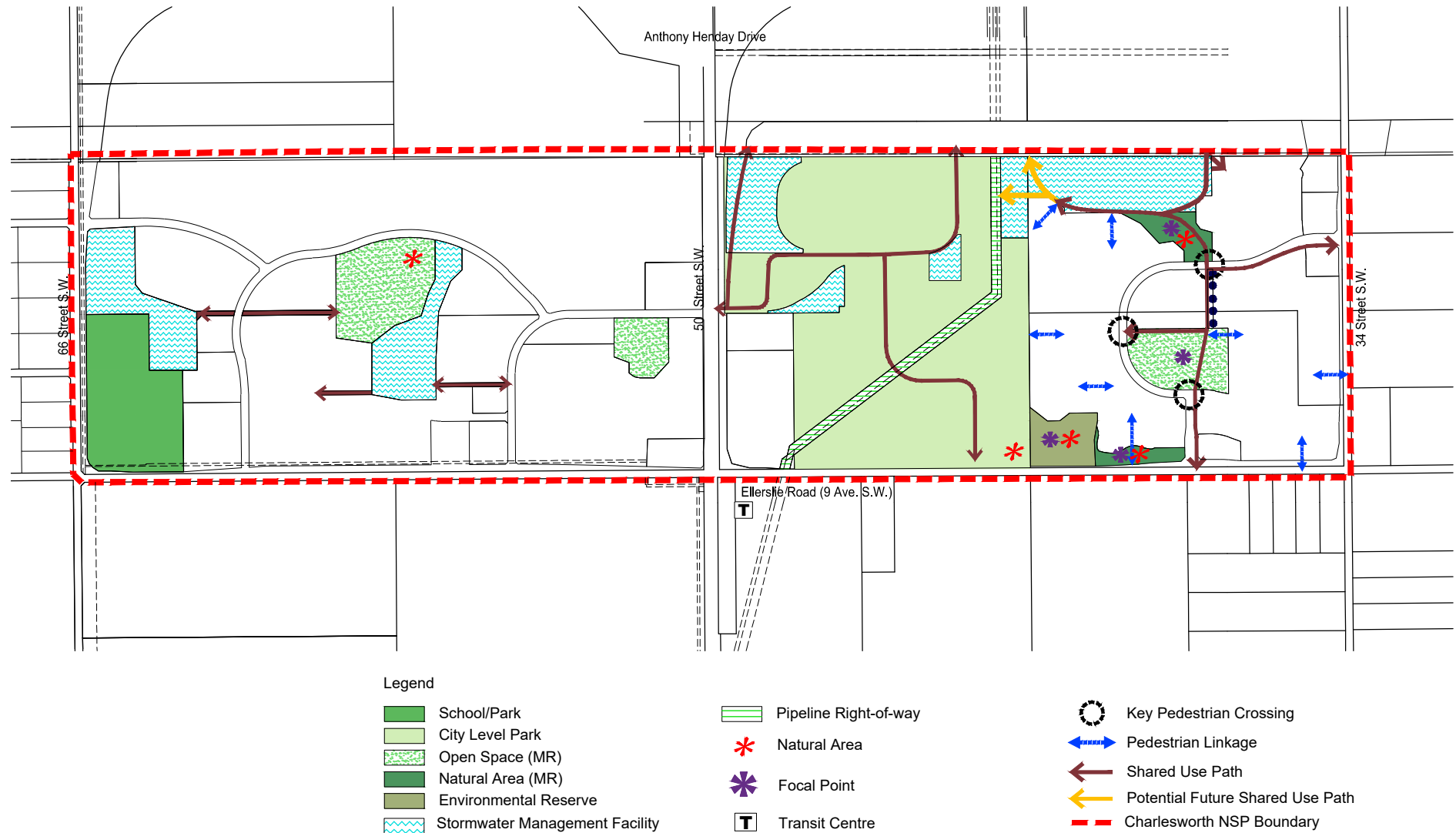
- School/Park
- City Level Park
- Open Space (MR)
- Natural Area (MR)
- Environmental Reserve
- Stormwater Management Facility
- Pipeline Right-of-way
- * Natural Area

- T Transit Centre
- Collector/Arterial Roadway
- Local Roadway Connection
- Enhanced Local Road
- Public Utility Lot
- ↔ Potential Future Shared Use Path
- ↔ Shared Use Path
- Charlesworth NSP Boundary

CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



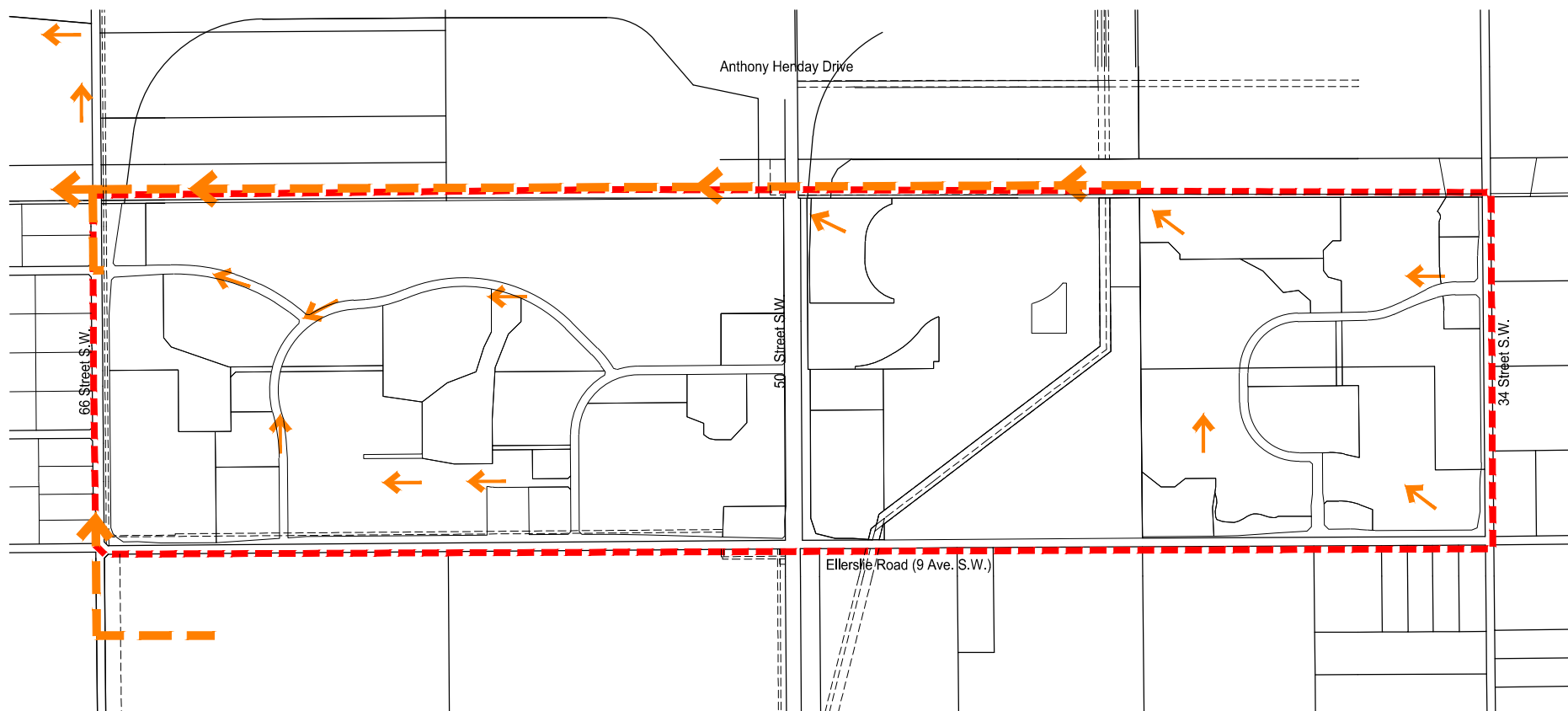
Figure 7.0
Pedestrian Network System







CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



Figure 8.0
Sanitary Servicing System



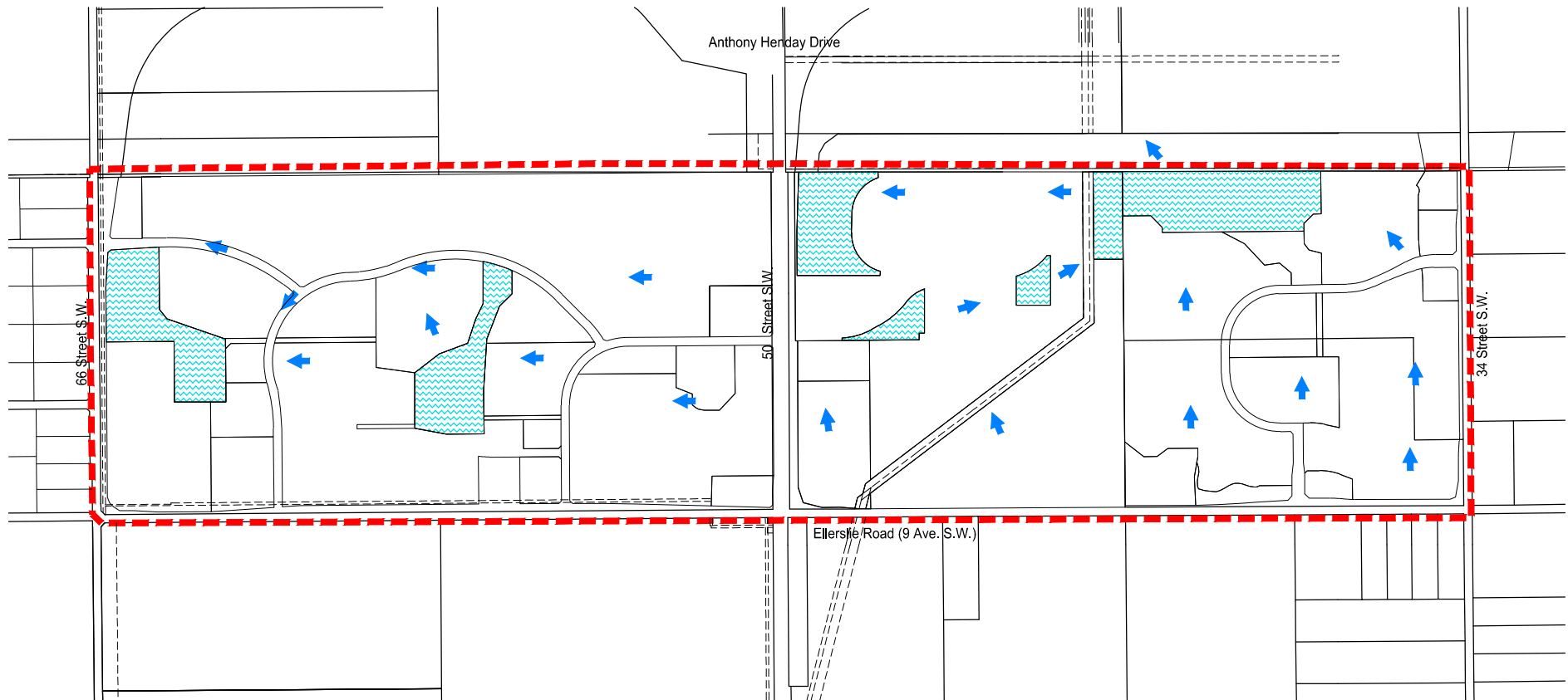
Legend

-  Existing Sanitary Trunk
-  Future Sanitary Trunk
-  Direction of Flow
-  Charlesworth NSP Boundary




CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



Figure 9.0
Stormwater Servicing System



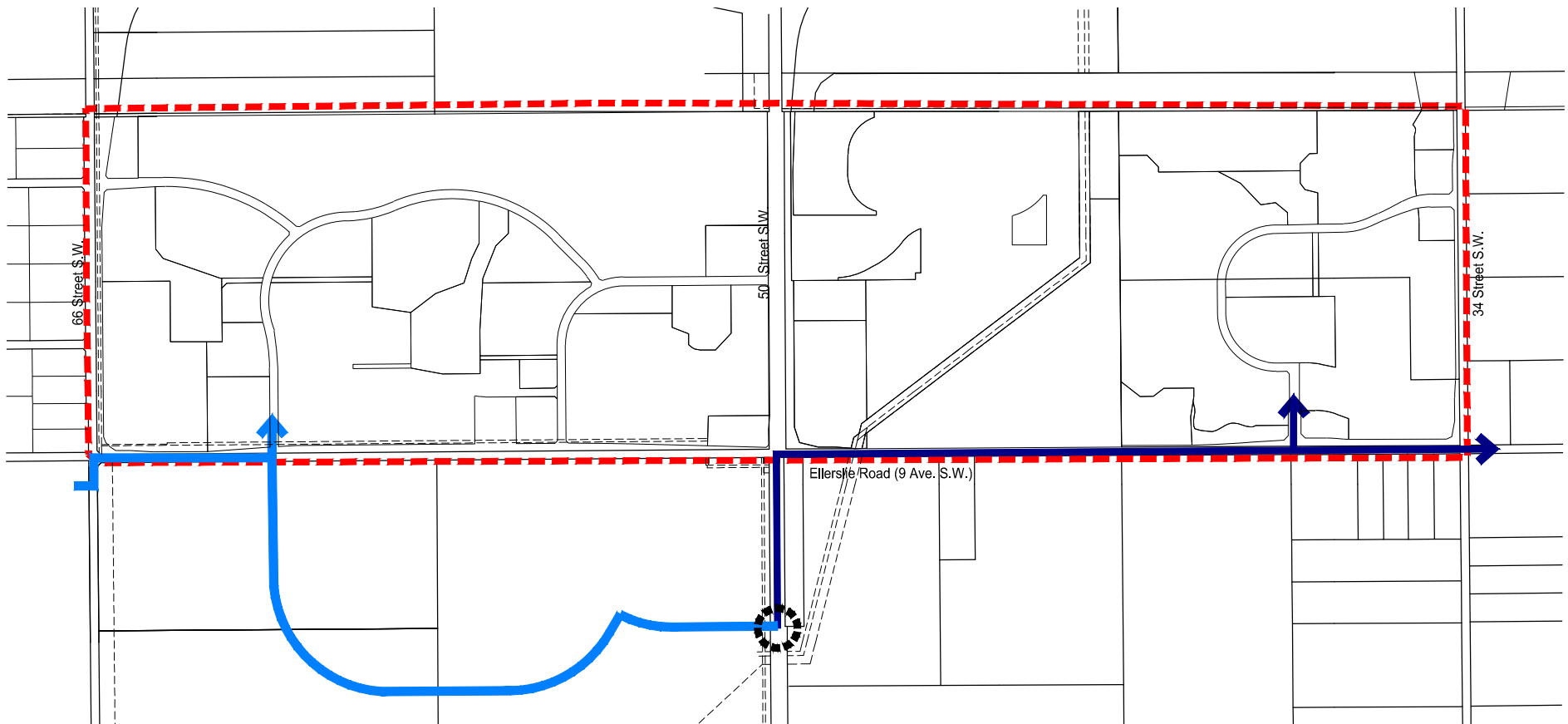
Legend

-  Stormwater Facility
-  Direction of Flow
-  Charlesworth NSP Boundary





CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



Figure 10.0
Water Servicing System



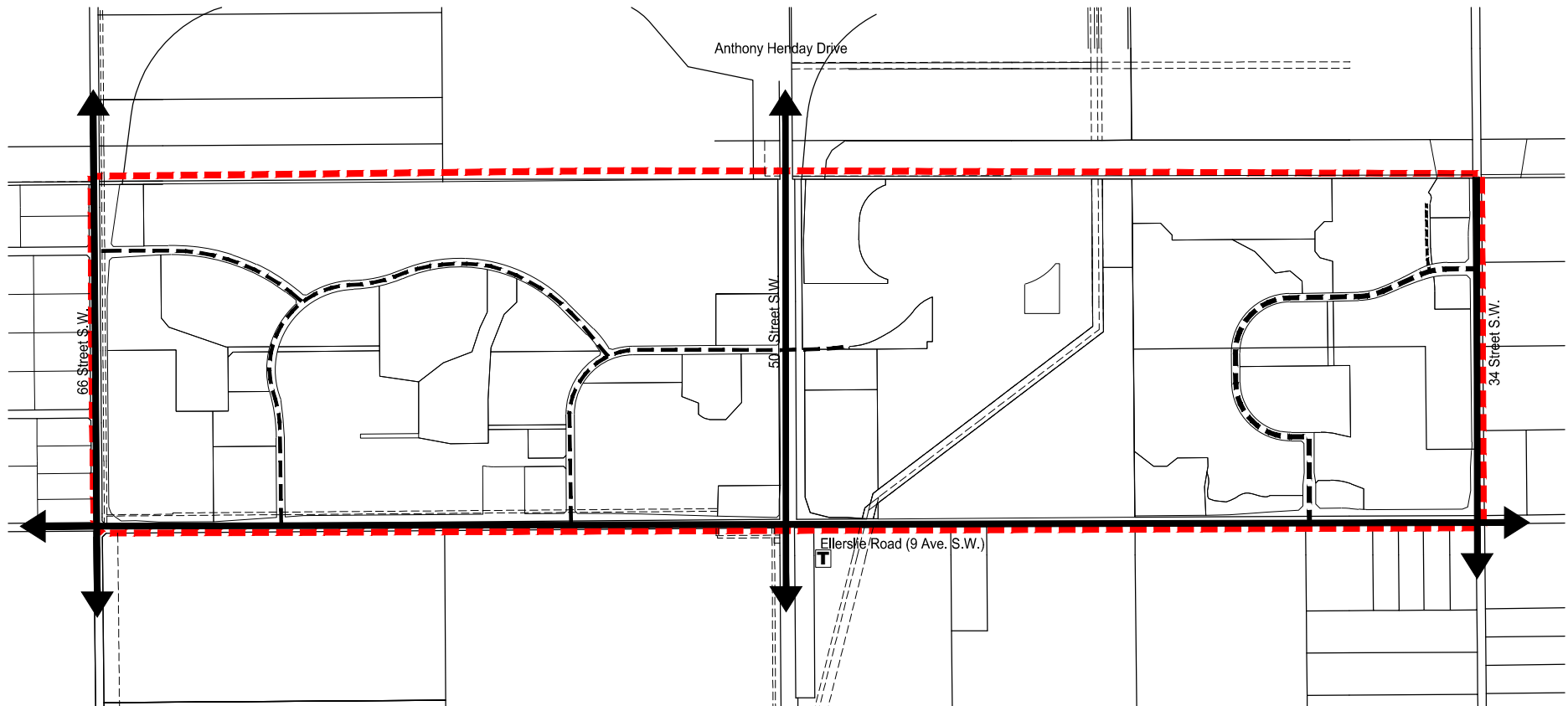
Legend

-  Future Quaternary System Transmission Main
-  Tertiary System Transmission Main
-  Potential Future Booster Pump Station
-  Charlesworth NSP Boundary

CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



Figure 11.0
Transportation Network



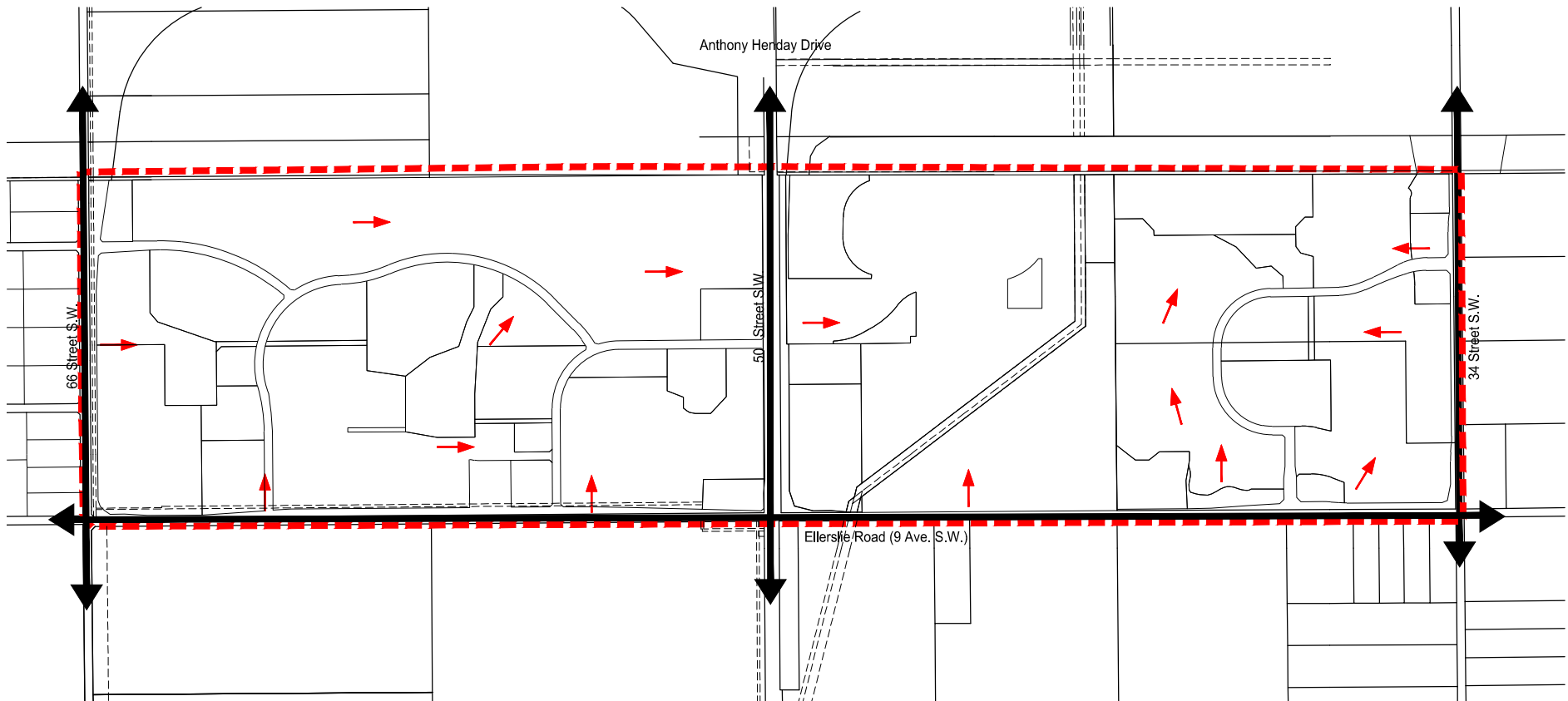
Legend

- Arterial Roadway
- Collector Roadway
- Enhanced Local Road
- Transit Centre
- Charlesworth NSP Boundary




CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



Figure 12.0
Staging Plan



Legend

-  Stage Direction
-  Arterial Roadway
-  Charlesworth NSP Boundary