

Bylaw 18904

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 7464, 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, and 17673; and

WHEREAS an application was received by City Planning 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. delete the first point under “5.0 Policy Context” and replace with “1. Edmonton Metropolitan Region Growth Plan”.
  - b. delete “5.1 Capital Regional Plan” and replace with the following:  
“5.1 Edmonton Metropolitan Growth Plan

The plan area conforms to the Edmonton Metropolitan Growth Plan by managing the sustainable growth in a manner that protects the region's environment and resources, minimizes the regional development footprint, strengthens communities, increases transportation choice and supports economic development".

- c. delete the third paragraph of "6.3 Future Residential and Associated Uses" and replace with the following:

"The residential density of these areas should strive to meet the same density planned in the balance of their NSPs or higher in order to meet the density targets assigned by the Edmonton Metropolitan Region Growth Plan to this portion of Edmonton".

- d. delete statistics entitled "Table 2 Big Lake Area Structure Plan Land Use and Population Statistics Bylaw 17751" and replace with the following:

**TABLE 2  
BIG LAKE AREA STRUCTURE PLAN  
LAND USE AND POPULATION  
STATISTICS BYLAW 18904**

<b>Land Use and Population Statistics</b>							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	909.3	159.9	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15.0	5.0	2.2	2.0	2.1	3.7	
Sewer ROW	10.1	3.3	2.0	4.8			
ER (Natural Conservation)	160.5	19.9	14.8	49.0	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	20.1	4.8	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	688.9	126.9	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	106.7	25.6	13.9	20.9	20.5	25.8	
Stormwater Management	49.6	11.0	10.6	7.0	10.9	10.1	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.4				3.1	4.3	
School / Park	46.8	11.7	12.4	8.8	9.8	4.1	
Commercial	14.4	0.5			9.6	4.3	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	0.9				0.9		
Special Study Area	1.0			1.0			
<b>Total Non-Residential</b>	<b>230.7</b>	<b>49.0</b>	<b>39.3</b>	<b>37.4</b>	<b>55.8</b>	<b>49.2</b>	<b>0.0</b>
Low Density Residential	250.1	48.5	46.1	56.8	34.5	64.2	
Medium Density Residential	26.4	13.0		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)	17.4	2.1		3.3	3.0	9.0	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	16.3	13.5	2.8				
<b>Total Residential</b>	<b>330.4</b>	<b>78.1</b>	<b>58.5</b>	<b>66.8</b>	<b>47.0</b>	<b>80.0</b>	<b>0.0</b>

<b>Residential Unit Count Statistics</b>													
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	6,106	53%	1,066	37%	1,153	57%	1,421	63%	861	47%	1,605	61%
Medium Density Residential	90	2,340	20%	1,165	41%		0%	424	19%	135	7%	612	23%
RF5/RF6	42	297	3%		0%	297	17%		0%		0%		0%
RA7	125	265	2%		0%	265	13%		0%		0%		0%
Street Oriented Residential (Row Housing)	35	1,405	12%	72	3%		0%	147	7%	781	42%	405	15%
Mixed Use Residential	125	439	4%	121	4%		0%	249	11%	69	4%		0%
Future Residential and Associated Uses**	varies	669	6%	421	15%	248	13%		0%		0%		0%
<b>Total</b>		<b>11,521</b>	<b>100%</b>	<b>2,849</b>	<b>100%</b>	<b>1,963</b>	<b>100%</b>	<b>2,241</b>	<b>100%</b>	<b>1,846</b>	<b>100%</b>	<b>2,622</b>	<b>100%</b>

Residential Population Statistics		Neighbourhood					
Residential Type	persons/unit	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Garden
Low Density Residential	2.8	17,098	2,985	3,228	3,979	2,412	4,494
Medium Density Residential	1.6	5,057	1,871		678	1,406	1,102
RF5/RF6	1.9	832		832			
RA7	1.5	477		477			
Street Oriented Residential (Row Housing)	1.9	1,931	138		280	379	1,134
Mixed Use Residential	1.5	680	182		373	125	
Future Residential and Associated Uses**	varies	1,401	955	446			
<b>Total</b>		<b>27,476</b>	<b>6,131</b>	<b>4,983</b>	<b>5,310</b>	<b>4,322</b>	<b>6,730</b>

Student Generation Statistics						
Level	Total	Neighbourhood				
		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Level						
Public Elementary	1,125	245	209	208	205	258
Public Junior High School	564	123	105	104	103	129
Public Senior High School	564	123	105	104	103	129
Separate Elementary School	543	123	105	83	103	129
Separate Junior High School	271	61	52	42	51	65
Separate High School	271	61	52	42	51	65
<b>Total</b>	<b>3,338</b>	<b>736</b>	<b>628</b>	<b>583</b>	<b>616</b>	<b>775</b>

\*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

- e. deleting the map entitled "Bylaw 17673 AMENDMENT TO BIG LAKE Area Structure Plan (as amended)" and replace with "Bylaw 18904 AMENDMENT TO BIG LAKE Area Structure Plan (as amended)" attached as Schedule "A" and forming part of this Bylaw.
- f. deleting the figure entitled "Exhibit 6: Development Concept" and replace with "Exhibit 6: Development Concept" attached as Schedule "B" and forming part of this Bylaw; and

- g. deleting the figure entitled “Exhibit 11: Neighbourhood Plan” and replace with “Exhibit 11: Neighbourhood Plan” attached as Schedule “C” 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

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MAYOR

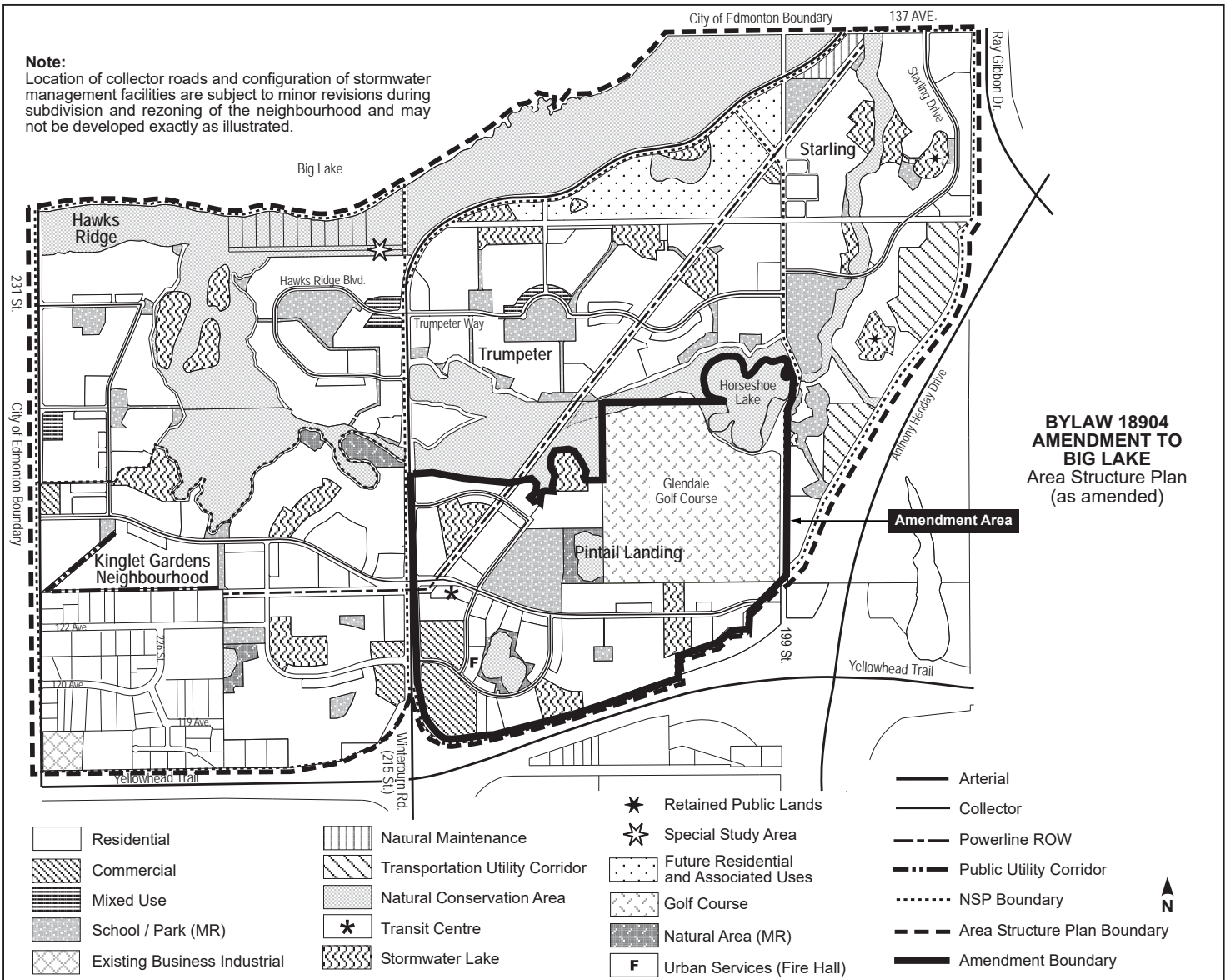
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CITY CLERK

BYLAW 18904

**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.

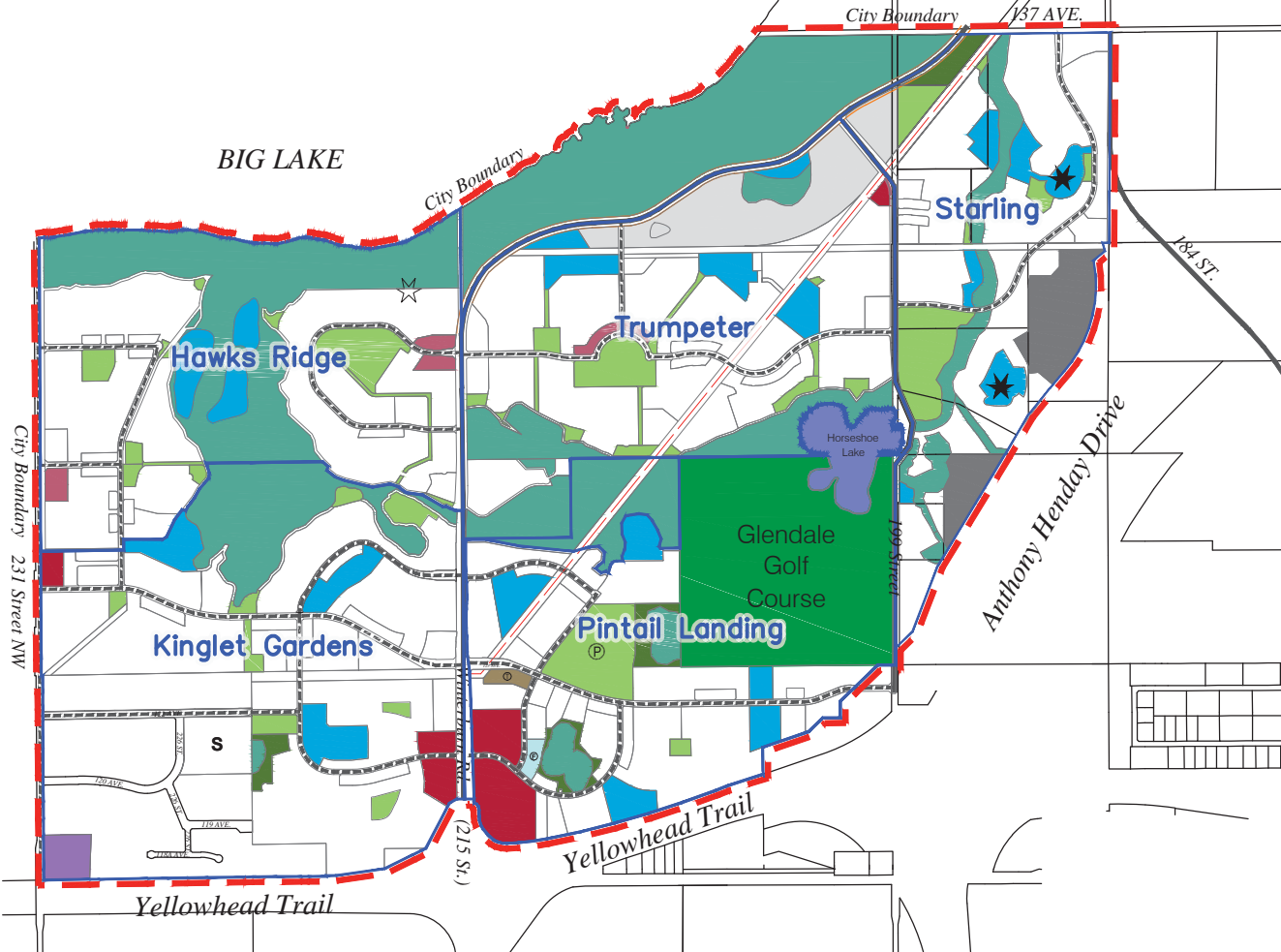


**BYLAW 18904  
AMENDMENT TO  
BIG LAKE  
Area Structure Plan  
(as amended)**

- Arterial
- Collector
- - - Powerline ROW
- - - Public Utility Corridor
- ..... NSP Boundary
- - - Area Structure Plan Boundary
- Amendment Boundary



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.



**Legend**

- Natural Maintenance
- Transportation Utility Corridor
- Natural Conservation Area
- Transit Centre
- Stormwater Lake
- School/Park (MR)
- Retained Public Lands
- Special Study Area
- Residential
- Commercial
- Mixed Use
- MDR / Commercial
- Urban Service (Firehall)
- Existing Business Industrial
- Future Residential and Associated Uses
- Arterial
- Collector
- Powerline ROW
- NSP Boundary
- ASP Boundary

SCALE - 1:NTS

JULY 30, 2019  
 1161 100980 KC

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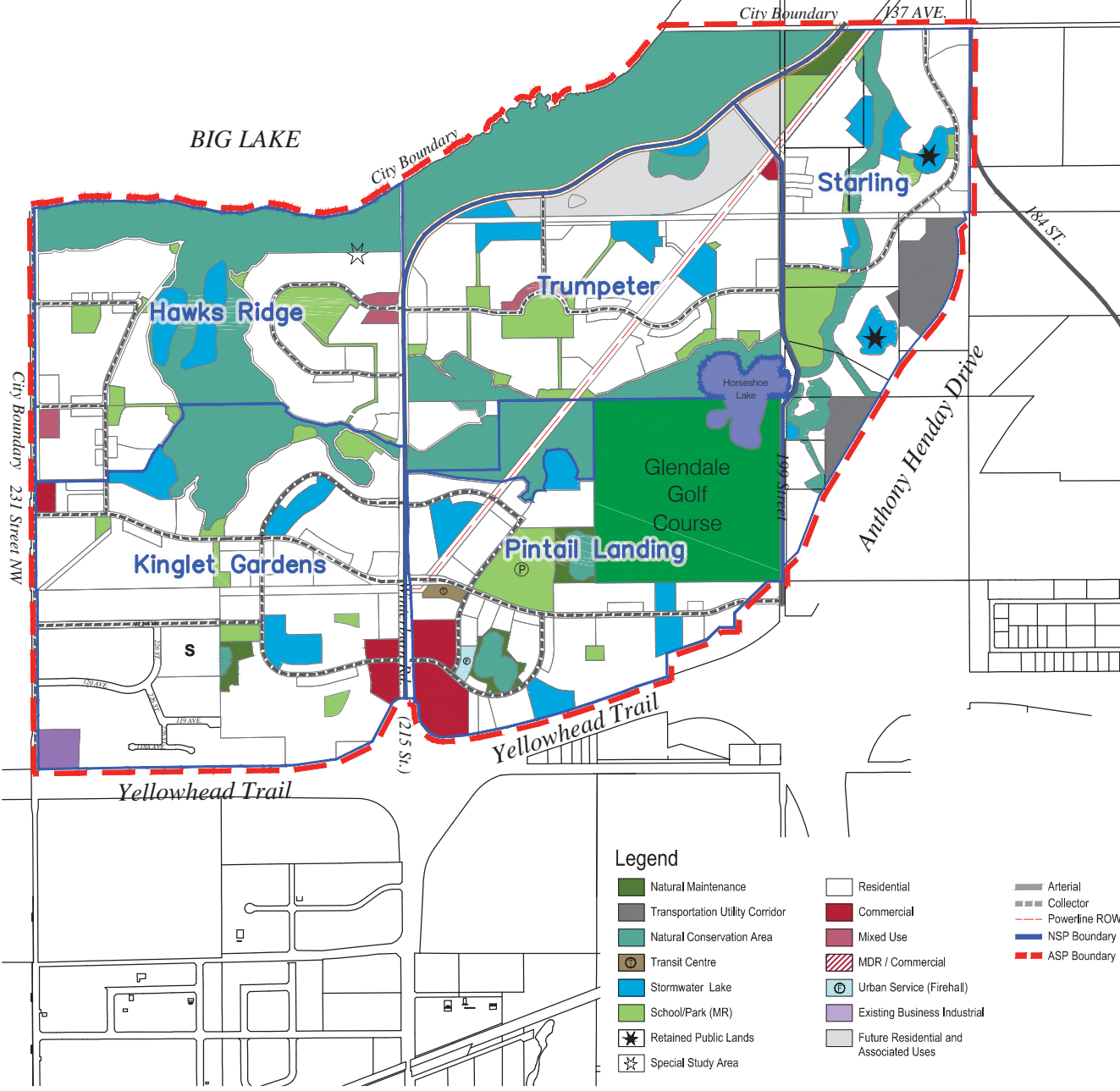
10160-112 Street  
 Edmonton, AB T5K 2L6  
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Client/Project  
 ROHIT GROUP OF COMPANIES /  
 UNITED BIG LAKE COMMUNITIES  
 BIG LAKE ASP AMENDMENT

Figure No.  
 EXHIBIT 6.0

Title  
 DEVELOPMENT CONCEPT

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.



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SCALE - 1:NTS

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Figure No.  
 EXHIBIT 11.0

Title  
 NEIGHBOURHOOD  
 PLAN