

Bylaw 19474

A Bylaw to amend Bylaw 5768, as amended, being the
West Jasper Place (South) Area Structure Plan,
through an amendment to the Donsdale Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on September 24, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5768, being the West Jasper Place (South) Area Structure Plan; and

WHEREAS Council found it desirable to from time to time amend Bylaw 5768, the West Jasper Place (South) Area Structure Plan by adding new neighbourhoods; and

WHEREAS on May 8, 1995, Council adopted Bylaw 10933, as amended, being the Donsdale Neighbourhood Structure Plan as Appendix "B" to the West Jasper Place (South) Area Structure Plan; and

WHEREAS Council has amended the Donsdale Neighbourhood Structure Plan through the passage of Bylaws 11440, 11970, 11998, 12203, 13801; 16508, 17519 and 18117; and

WHEREAS an application was received by Administration to further amend the Donsdale Neighbourhood Structure Plan, as amended; and

WHEREAS Council considers it desirable to amend the Donsdale Neighbourhood Structure Plan, as amended;

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. Appendix “B” to Bylaw 5768, the West Jasper Place (South) Area Structure Plan is hereby amended by:

a. add after the third paragraph in Section 6.2 Residential Land Use:

“In addition to the Existing Estate Residential land use designation, an additional land use designation entitled Large Lot Residential (LLR) has also been included within this plan. The LLR land use designation is comprised of single detached housing and has been designed with the appropriate development criteria to ensure compatibility and reflect the character of the adjacent Existing Estate Residential lots. The LLR lots shall prescribe to the following development regulations:

- Minimum site area of 1,175 m²;
- Minimum site width of 22.0 m;
- Minimum front setback of 7.5 m; and,
- Minimum side setback of 2.0 m.

For the LLR area, a Direct Control (DC) Provision shall be adopted to achieve the above noted lot configurations. It is important to note that, in this circumstance, the DC Provision shall not require a site plan. The purpose of these Provisions is to implement the above noted site area, setbacks and lot dimensions. Furthermore, a maximum of one building containing single detached housing per site shall be allowed, and a maximum of one of either a secondary suite or garden suite per site shall be allowed. Under no circumstances will LLR lots be further subdivided to allow for additional dwellings.”

b. delete the Land Use and Population Statistics entitled Donsdale Neighbourhood Structure Plan Land Uses and Population Statistics Bylaw 13801 and replace with the following:

**DONSDALE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS**

Bylaw 19474

| | Area (ha) |
|---|--------------|
| Gross Area | 64.02 |
| Environmental Reserve (portion of Lot 7, Plan 4622NY) | 0.53 |
| | |
| Gross Developable Area | 63.44 |
| Existing Development | 10.67 |
| Adjusted Gross Developable Area | 52.77 |
| | |
| Parks and Schools | 1.49 |
| | |
| Circulation | |
| Arterial and Collector Road | 4.05 |
| Local Roads | 5.3 |
| Walkway Rights-of-way | 0.85 |
| Public Utility | 2.63 |
| Total | 14.32 |
| | |
| Net Developable Area | 38.45 |
| | |
| Institutional | 0.6 |
| Commercial | 0 |
| | |
| Total Non-Residential | 0.6 |

| | Units | % of Total Units | Population |
|---------------------------------|------------|------------------|-------------|
| Existing Estate Lots | 16 | 2.00% | 54 |
| Large Lot Residential | 4 | 0.50% | 11 |
| Low Density Residential | 427 | 53.31% | 1475 |
| Low Density (Direct Control) | 74 | 9.24% | 126 |
| Medium Density Residential | 0 | 0.00% | 0 |
| Medium Density (Direct Control) | 280 | 34.96% | 308 |
| Total Residential | 801 | 100.0% | 1974 |

Density: 30.8 persons per gross hectare

Low / Medium Density Residential Split

| | |
|----------------------------|-------|
| Low Density Residential | 65.0% |
| Medium Density Residential | 35.0% |

- b. deleting the Map entitled “Bylaw 18117 - Donsdale Neighbourhood Structure Plan” and substituting therefor the Map entitled “Bylaw 19474 - Amendment to Donsdale Neighbourhood Structure Plan, as amended”, attached hereto as Schedule “A” and forming part of this Bylaw.

- c. deleting the map “Figure 6 Proposed Land Use Plan” and replace with “Figure 6 Land Development Concept” attached hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this 17th day of November , A. D. 2020;
READ a second time this 17th day of November , A. D. 2020;
READ a third time this 17th day of November , A. D. 2020;
SIGNED and PASSED this 17th day of November , A. D. 2020;

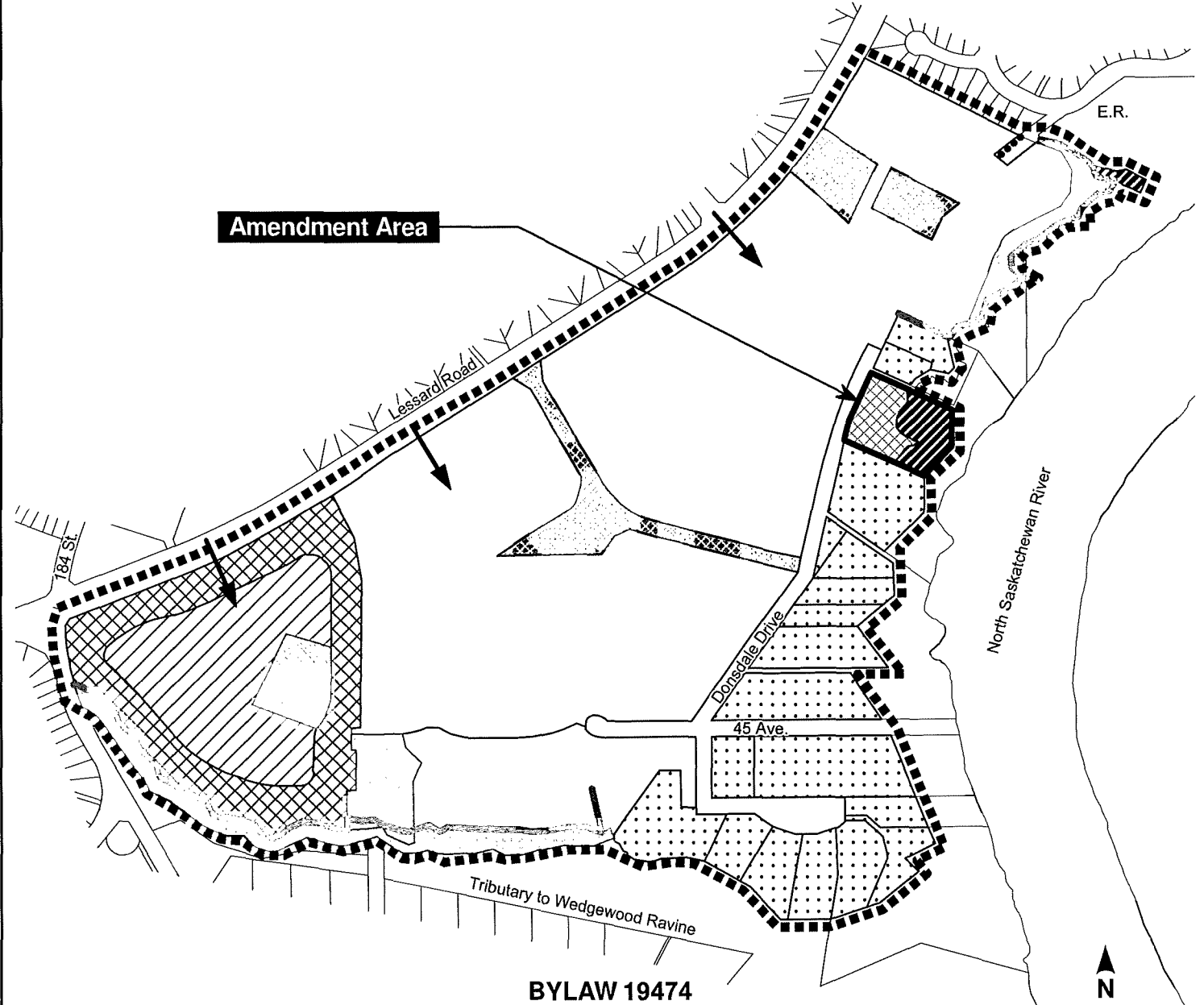
THE CITY OF EDMONTON



MAYOR

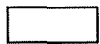








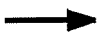







A/ CITY CLERK

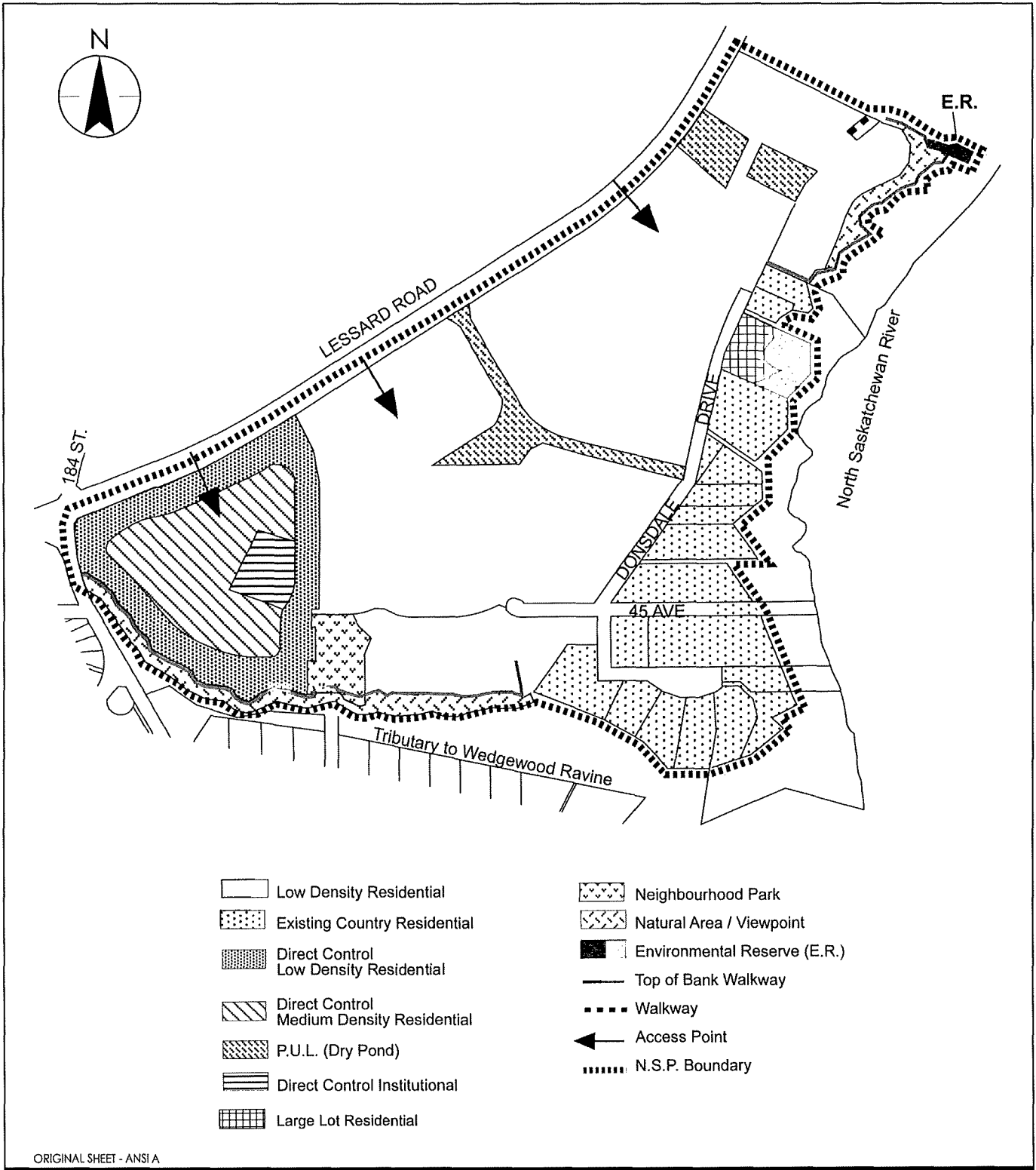


**BYLAW 19474
AMENDMENT TO
DONSDALE**
Neighbourhood Structure Plan
(as amended)



- | | | | |
|---|---|--|------------------------------|
|  | Low Density Residential |  | Natural Area / Viewpoint |
|  | Existing Country Residential |  | Environmental Reserve (E.R.) |
|  | Direct Control Low Density Residential |  | Upland Setback |
|  | Direct Control Medium Density Residential |  | Walkway |
|  | P.U.L. (Dry Pond) |  | Access Point |
|  | Direct Control Institutional |  | N.S.P. Boundary |
|  | Neighbourhood Park |  | Amendment Area |
|  | Large Lot Residential | | |

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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ORIGINAL SHEET - ANS1A



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Client/Project
PRIESTNER
DONSDALE
NEIGHBOURHOOD STRUCTURE
PLAN AMENDMENT

Figure No. 6

Land Development Concept

1161 108785
October 13, 2020