

Bylaw 19507

A Bylaw to amend Bylaw 6055, as amended,  
being the Burnewood Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on October 25, 1980 the Municipal Council of the City of Edmonton passed Bylaw 6055, being the Burnewood Neighbourhood Area Structure Plan; and

WHEREAS an application was received by administration to amend the Burnewood Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Burnewood Neighbourhood Area Structure Plan;

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 6055, as amended, the being the Burnewood Neighbourhood Area Structure Plan is hereby amended by:
  - a. delete Figure 1 “Land Use Statistics – Bylaw 17261” and replace with:

**BURNEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE STATISTICS  
BYLAW 19507**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>305.62</b>	
PUL (Pipeline Corridor)	6.67	
Environmental Reserve	38.64	
<b>Gross Developable Area</b>	<b>260.31</b>	<b>100.00</b>
Municipal Reserve (Schools and Parks)	21.42	8.23
Institutional	4.30	1.65
Commercial	1.99	0.76
Roadways	65.56	25.19
PUL (Stormwater Retention Pond)	3.16	1.21
<b>Total Non-Residential Area</b>	<b>96.43</b>	<b>37.04</b>
<b>Net Residential Area</b>	<b>163.88</b>	<b>62.96</b>

Residential Land Use	Area (ha)	Units/ha	Units	People/Unit	% of Total Units	Population
<b>Low Density Residential</b>	<b>152.00</b>	<b>20</b>	<b>3,040</b>	<b>3.51</b>	<b>75.5</b>	<b>10,670</b>
<b>Row Housing</b>	<b>6.00</b>	<b>42</b>	<b>252</b>	<b>2.87</b>	<b>6.3</b>	<b>723</b>
<b>Low Rise Apartments</b>	<b>5.88</b>	<b>125</b>	<b>735</b>	<b>2.05</b>	<b>18.2</b>	<b>1,507</b>
<b>Total Residential</b>	<b>163.88</b>		<b>4,207</b>		<b>100.0</b>	<b>12,900</b>

**Gross Population Density: 42.2 persons per gross hectare**

- b. delete the map entitled “Bylaw 17261 Amendment to Neighbourhood Area Structure Plan” and replace with the map entitled “Bylaw 19507 Amendment to Neighbourhood Area Structure Plan” attached hereto as Schedule “A”; and
- c. delete the map entitled “Map 7: Proposed Burnewood Land Use Plan” replace with the map entitled “Map 7: Burnewood Land Use Plan” attached as Schedule “B” and forming part of this Bylaw.

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

THE CITY OF EDMONTON

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MAYOR

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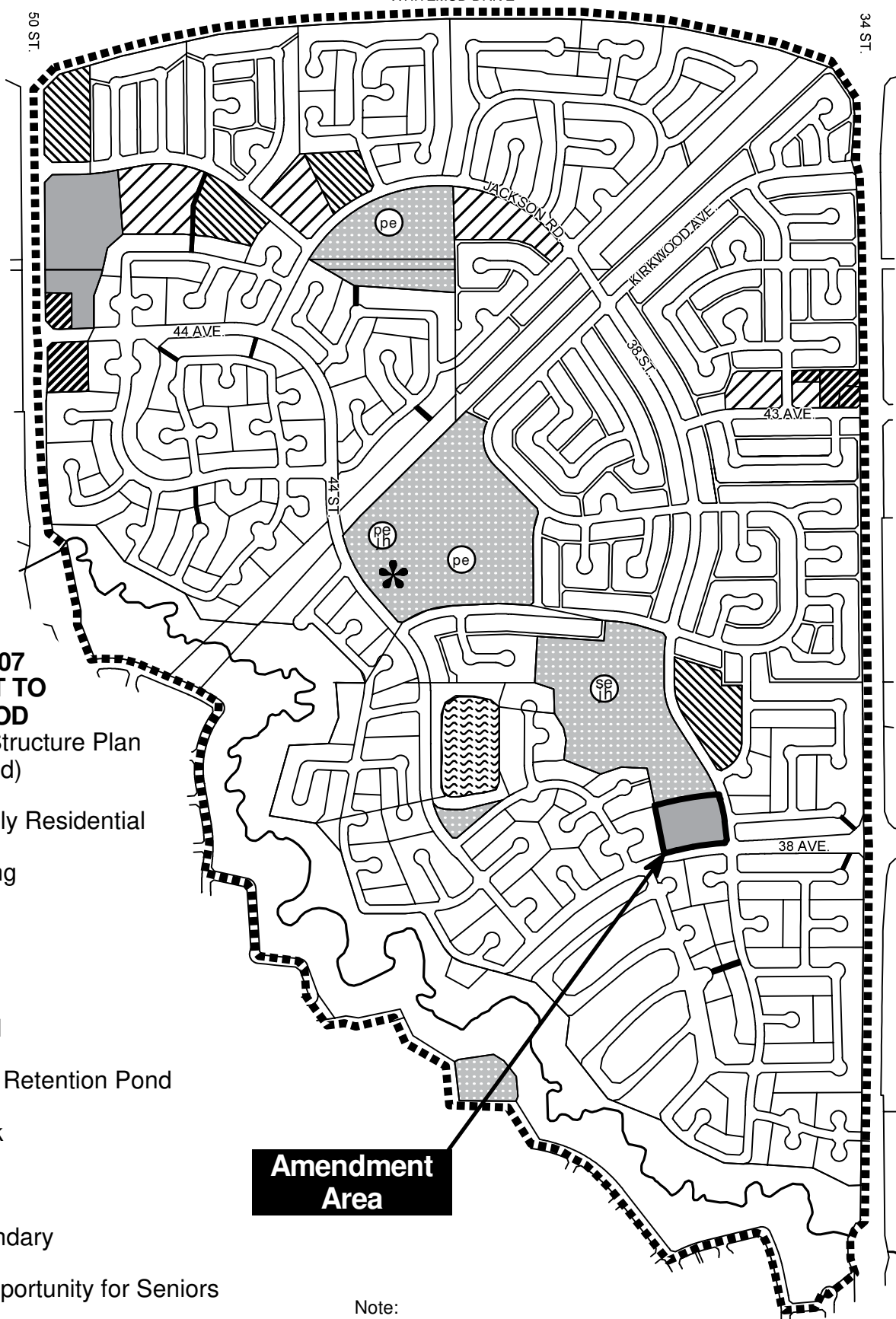
CITY CLERK

Schedule "A"

WHITEMUD DRIVE




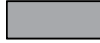

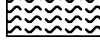

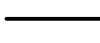





50 ST.

34 ST.



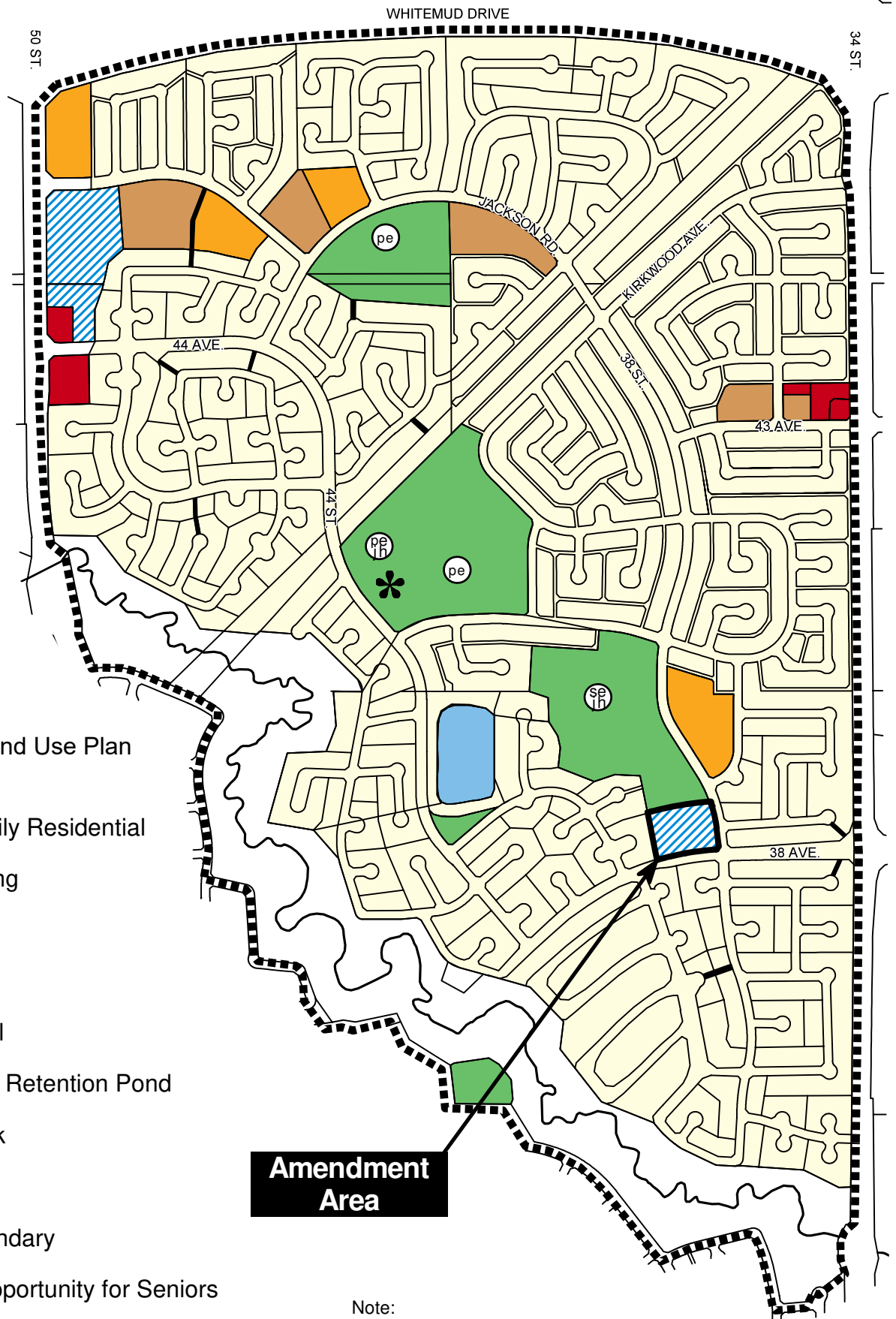
**BYLAW 19507  
AMENDMENT TO  
BURNEWOOD**

Neighbourhood Area Structure Plan  
(as amended)














-  Single Family Residential
-  Townhousing
-  Apartments
-  Institutional
-  Commercial
-  Stormwater Retention Pond
-  School/Park
-  Walkways
-  N.S.P. Boundary
-  Housing Opportunity for Seniors
-  Primary Elementary
-  Primary Elementary Junior High
-  Amendment 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.



Map 7 - Burnewood Land Use Plan Bylaw 19507

-  Single Family Residential
-  Townhousing
-  Apartments
-  Institutional
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