

Bylaw 19536

A Bylaw to amend Bylaw 9878, Big Lake Area Structure Plan,
through an amendment to the
Trumpeter Neighbourhood 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 9878, Big Lake Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on January 22, 2008, Council adopted the Big Lake Neighbourhood One Neighbourhood Structure Plan by passage of Bylaws 14803, 15987, 17438, 17816, 17674, and 19140; and

WHEREAS an application was received by administration to amend the Trumpeter Neighbourhood Structure Plan;

WHEREAS Council considers it desirable to amend the Trumpeter Neighbourhood 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 14803- Trumpeter Neighbourhood Structure Plan is hereby amended by:
 - a. deleting the map entitled “Bylaw 19140 - Amendment to Trumpeter Neighbourhood Structure Plan (as amended)” and replacing it with the attached Schedule "A”;
 - b. deleting the Land Use and Population Statistics entitled “Trumpeter Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19140”

and replacing it with “Trumpeter Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19536” attached as Schedule “B”;

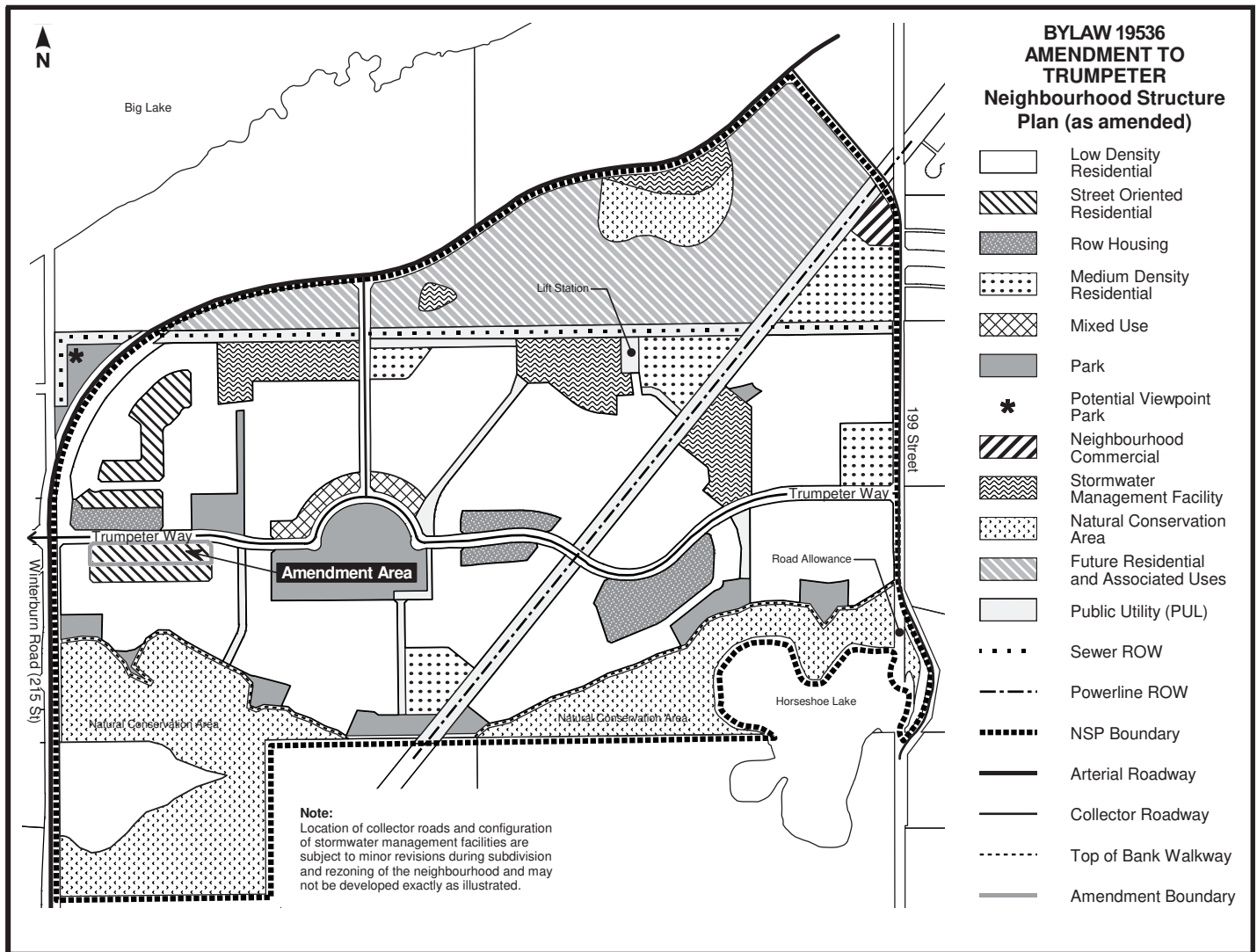
- c. deleting “Figure 6.0 Development Concept” and replacing it with “Figure 6.0 Development Concept” attached as Schedule “C”;
- d. deleting “Figure 7.0 Parks and Open Spaces” and replacing it with “Figure 7.0 Parks and Open Spaces” attached as Schedule “D”;
- e. deleting “Figure 8.0 Transportation Network” and replacing it with “Figure 8.0 Transportation Network” attached as Schedule “E”;
- f. deleting “Figure 11.0 Servicing” and replacing it with “Figure 11.0 Servicing” attached as Schedule “F”; and
- g. deleting “Figure 12.0 Staging” and replacing it with “Figure 12.0 Staging” attached as Schedule “G”.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**TRUMPETER NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19536**

LAND USE	Area (ha)	% of GDA
Gross Area	172.04	
Environmental Reserves ('ER')*	27.11	
Stormwater Management within 'ER'	1.03	
Powerline ROW	4.97	
Arterial Road Widening	6.06	
Sewer ROW	3.16	
Gross Developable Area	129.71	100%
Municipal Reserves**		
Parks ***	8.63	6.7%
Greenways	0.24	0.2%
Bioswales	0.61	0.5%
Stormwater Management / PUL ***	10.23	7.9%
Greenway PUL	1.90	1.5%
Commercial	0.48	0.4%
Mixed-Use (Commercial) ****	0.17	0.1%
Circulation @ 20 ***	26.13	20.1%
Total Non-Residential Area	48.39	37.3%
Net Residential Area	81.32	62.7%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total	People / Unit	Population
Low Density Residential	50.94	25	1274	44.1%	2.8	3566
Street-Oriented Residential	3.04	35	106	3.7%	2.8	298
Row Housing	4.28	45	193	6.7%	2.8	539
Medium Density Residential	7.53	90	678	23.4%	1.8	1220
Mixed Use (Residential) ****	0.97	45	44	1.5%	1.8	79
Future Residential and Asso. Uses						
Low Density Residential ***	11.12	25	278	9.6%	2.8	778
Medium Density Residential ***	3.54	90	319	11.0%	1.8	573
Total	81.42		2890	100.0%		7053

Net Population Density:	87	persons per net residential hectare
Unit Density:	36	units per net residential hectare
LDR/MDR*****Ratio:	53.5% / 46.5%	
Population within 500m of Parkland	100%	
Population within 400m of Transit Service	100%	
Population within 600m of Commercial Services	94%	
Presence/Loss of Natural Area Features	Ha	
Protected as Environmental Reserve	27.11	
Conserved as naturalized Municipal Reserve	N/A	
Portected through other means	N/A	
Lost to Development	N/A	

STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Elementary	260	130	390
Junior High	130	65	195
Senior High	130	65	195
Total	520	260	780

Note:

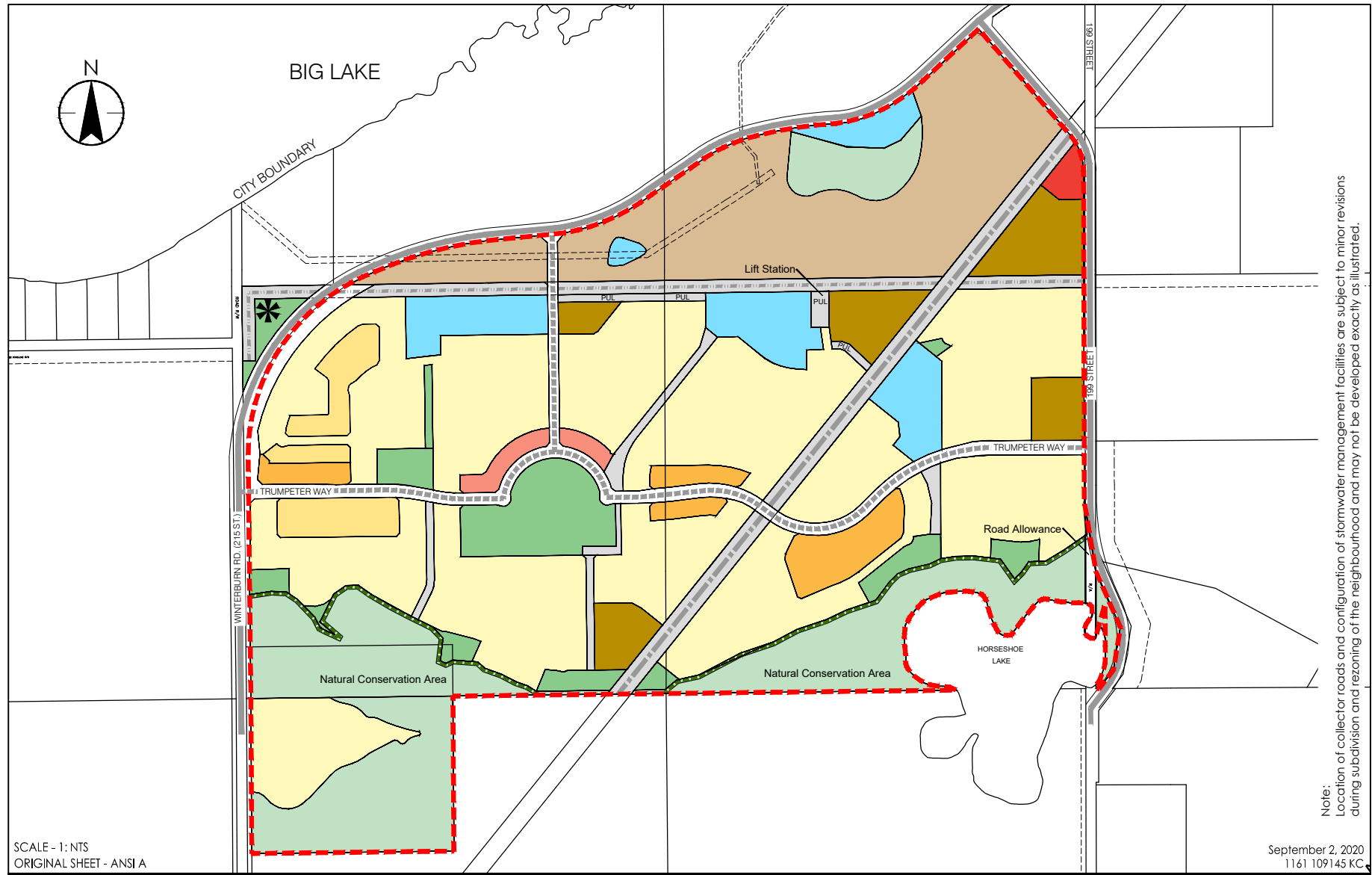
*Areas for Environmental Reserves (Natural Conservation Areas) are based on contour and air photo interpretation only and subject to change.

**The area and location of the Municipal Reserve will ultimately be determined at the time of subdivision and through discussions with Parks Planning.

***Total area of Future Residential and Associated Uses is 22.49 ha, where the breakdown is estimated to be 10% Parks, 10% Stormwater Management/PUL, 20% Circulation, 45% Low Density Residential, and 15% Medium Density Residential.

****Area derived by dividing 0.95 ha Mixed Use total between residential (85%) and commercial (15%) uses.

*****Street-Oriented and Mixed Use is calculated as MDR.



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Legend

- | | |
|--------------------------------------|--|
| Low Density Residential | Natural Conservation Area |
| Street Oriented Residential | Future Residential and Associated Uses |
| Row housing | Public Utility (PUL) |
| Medium Density Residential | Sewer ROW |
| Mixed Use | Powerline ROW |
| Park | NSP Boundary |
| Potential Viewpoint Park | Arterial Roadway |
| Neighbourhood Commercial | Collector Roadway |
| Stormwater Management Facility (PUL) | Top of Bank Walkway |

Client/Project

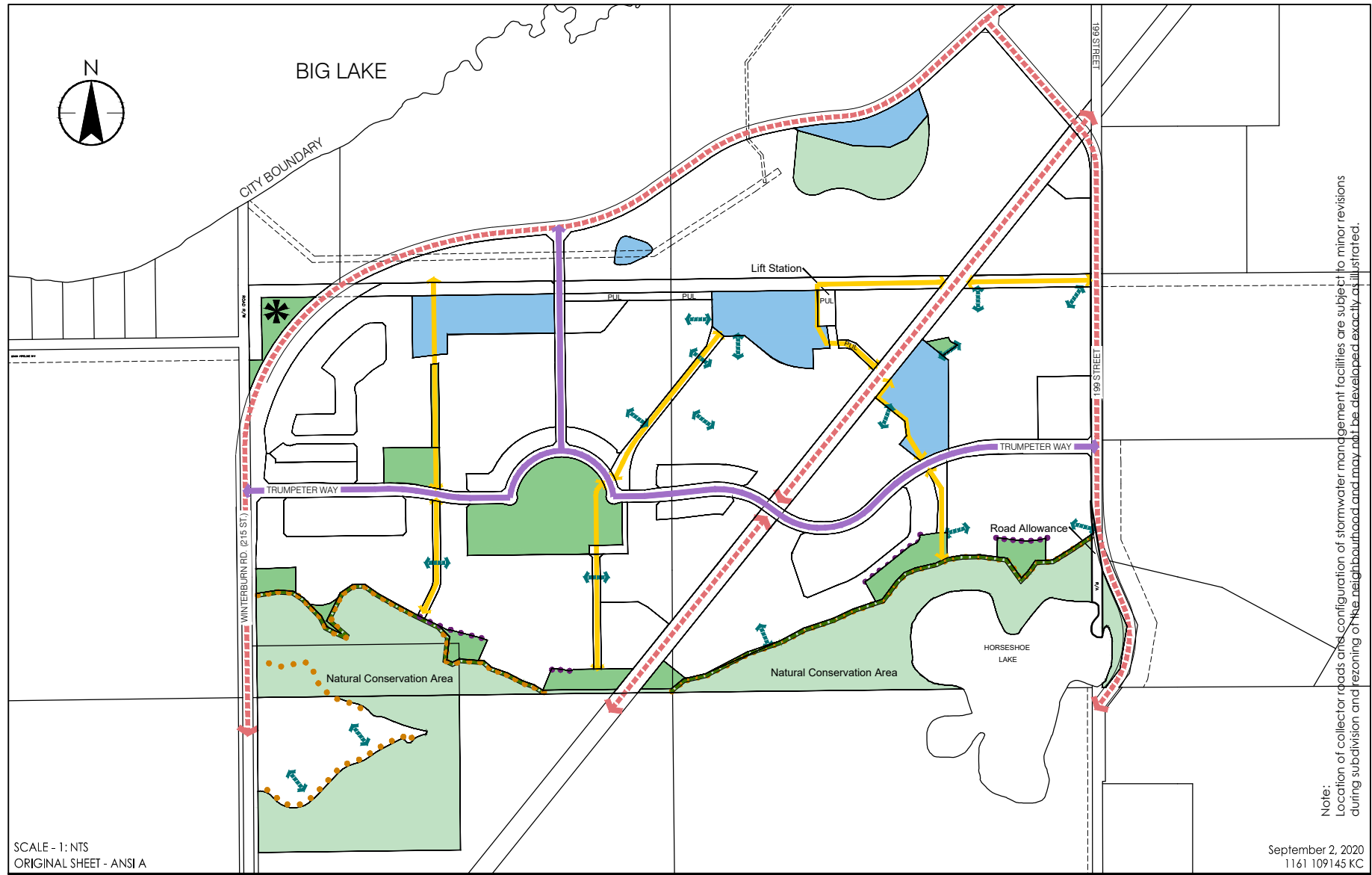
United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

6.0

Title

Development
Concept



Client/Project

United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

7.0

Title

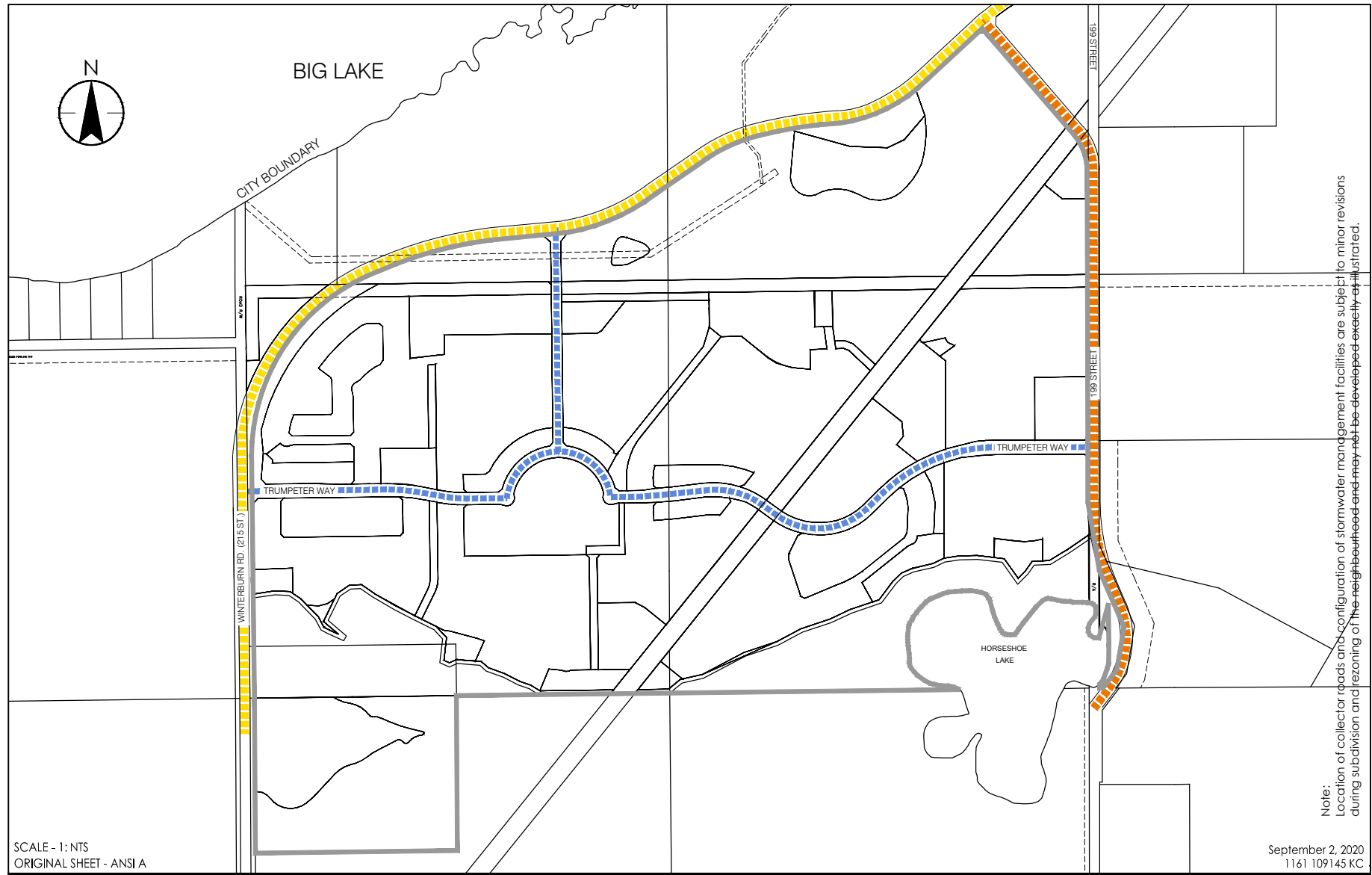
Parks and
Open Spaces



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Legend

- Major Pedestrian Linkage
- Multi Use Trail Corridors
- Sidewalk Connections
- Internal Pedestrian Connections
- Potential Viewpoint Park
- Top-of-Bank Trail
- Top-of-Bank Road



Client/Project

United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

8.0

Title

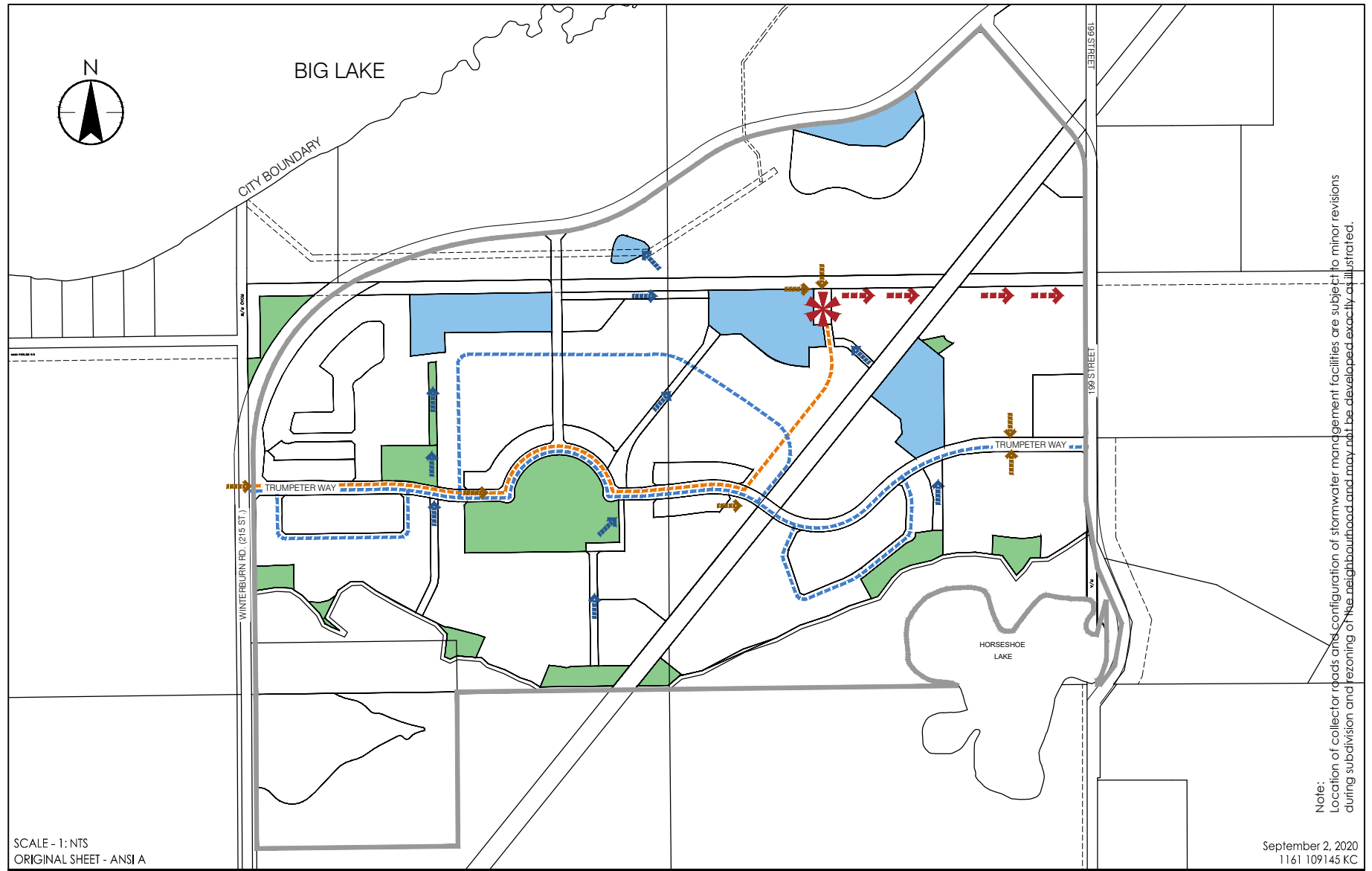
Transportation
Network



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Legend

- Collector Roadway
- Major Collector Roadway
- Arterial Roadway
- NSP Boundary



Client/Project

United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

11.0

Title

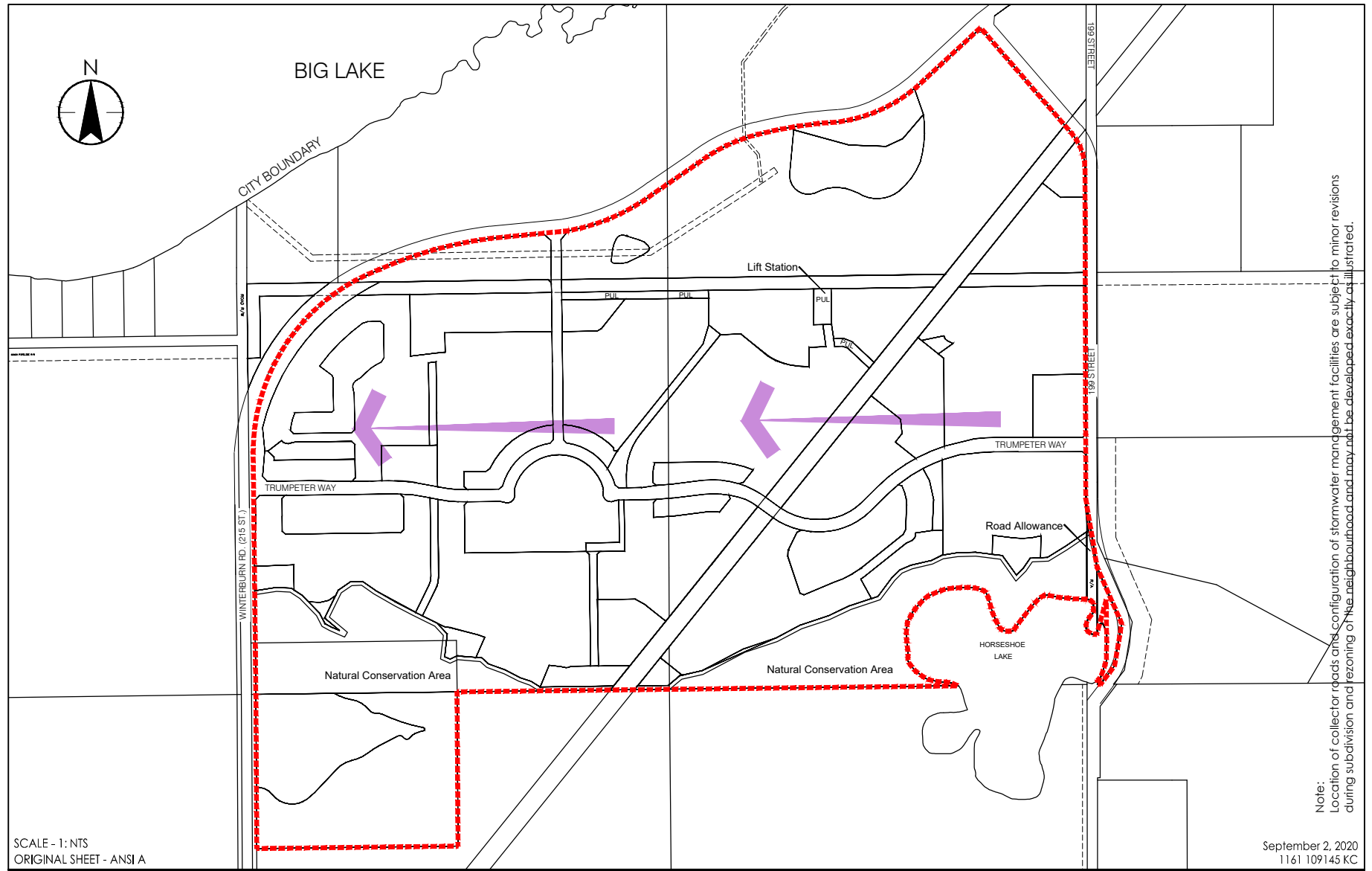
Servicing



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Legend

- | | |
|--------------------------------|----------------------------|
| Stormwater Management Facility | Overland Stormwater Flow |
| Park | Sanitary Points of Service |
| Watermain | Forcemain |
| Sanitary Trunk | Sanitary Lift Station |
| | NSP Boundary |



Client/Project

United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

12.0

Title

Staging



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Legend

← General Direction of Development

--- NSP Boundary