

Bylaw 19287

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 9878, 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, 17673, 18904, 19139, 19136, and 19527; and

WHEREAS an application was received by administration 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. deleting the map entitled “Bylaw 19527 Amendment to Big Lake Area Structure Plan” and replacing it with “Bylaw 19287 Amendment to Big Lake Area Structure Plan” attached as Schedule “A” and forming part of this bylaw;
 - b. deleting the statistics “Big Lake Area Structure Plan Land Use and Population Statistics - Bylaw 19136” and replacing it with “Big Lake Area Structure Plan Land Use and Population Statistics - Bylaw 19287” attached as Schedule “B” and forming part of this bylaw; and
 - c. deleting the map entitled “Exhibit 11 Neighbourhood Plan” and replacing it with “Exhibit 11 Neighborhood Plan” attached as Schedule “C”.

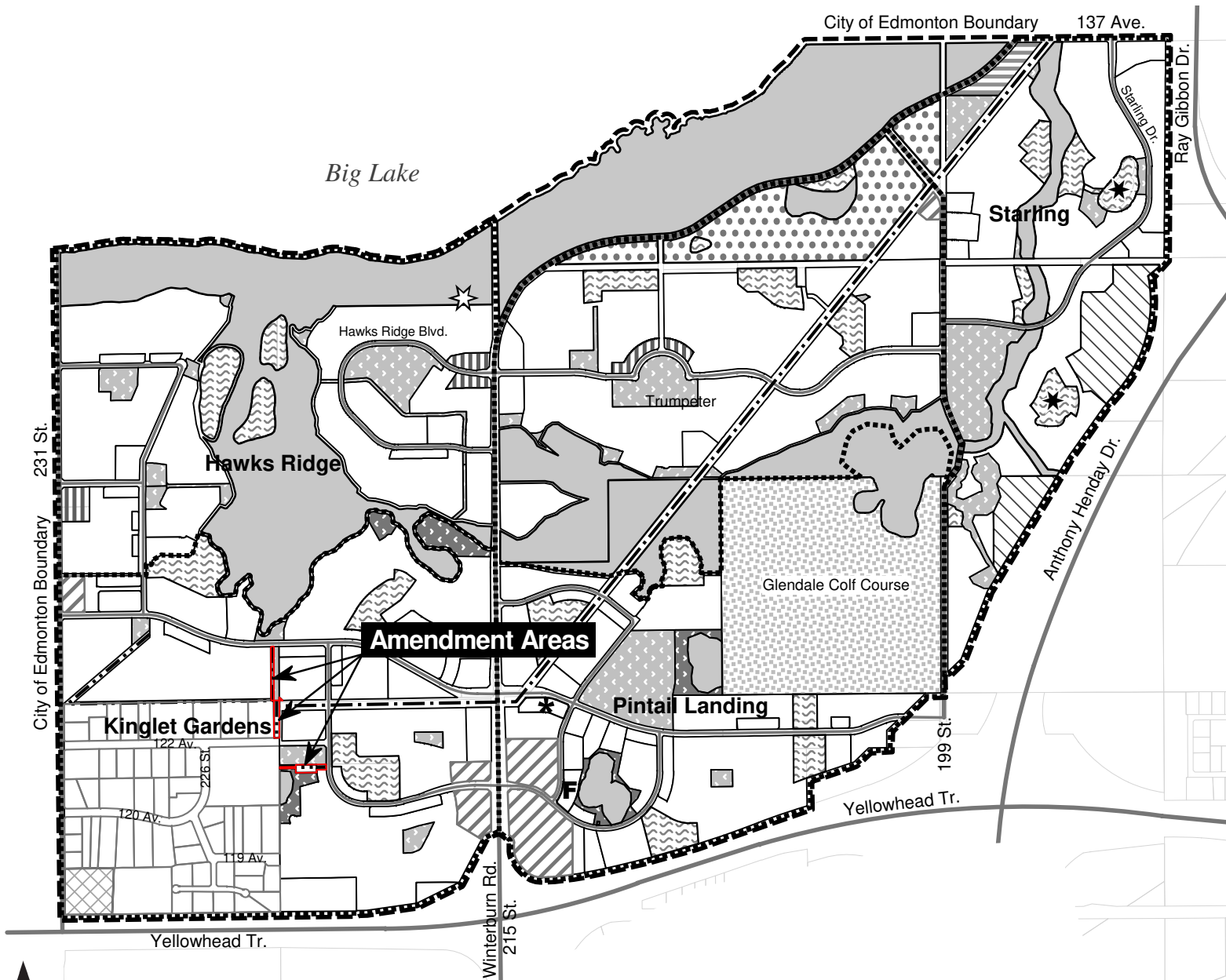
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

**BYLAW 19287
AMENDMENT TO
BIG LAKE
Area Structure Plan
(as amended)**



-  Residential
-  Commercial
-  Mixed Use
-  School / Park (M.R.)
-  Existing Business Industrial
-  Natural Maintenance
-  Transportation Utility Corridor
-  Natural Conservation Area
-  Transit Centre
-  Stormwater Lake
-  Retained Public Lands
-  Special Study Area
-  Future Residential and Associated Uses
-  Golf Course
-  Natural Area (MR)
-  Urban Services (Fire Hall)
-  Collector Road
-  Arterial Road
-  Public Utility Corridor
-  Powerline ROW
-  ASP Boundary
-  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.

**BIG LAKE AREA STRUCTURE PLAN
LAND USE STATISTICS
BYLAW 19287**

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	921.4	172.0	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15.00	5.0	2.2	2.0	2.1	3.7	
Sewer ROW	10.0	3.2	2.0	4.8			
ER (Natural Conservation)	167.7	27.1	14.8	49.0	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.3	6.1	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	691.7	129.7	97.7	104.2	164.2	195.9	
Glendale Golf Course	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	107.2	26.1	13.9	20.9	20.5	25.9	
Stormwater Management	51.7	12.1	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1				3.1	4.0	
School/ Park	43.8	8.9	12.4	8.8	9.8	3.9	
Commercial	10.6	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	1.0				1.0		
Special Study Area	1.00			1.0			
Total Non-Residential	230.0	48.4	39.3	37.4	55.8	49.2	
Low Density Residential	253.2	50.9	46.1	56.8	34.5	64.8	
Medium Density Residential	20.9	7.5		4.7	6.8		
Medium Density Residential (RF5 / RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	22.2	7.3		3.3	3.0	8.6	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
Total Residential	334.0	81.4	58.5	66.8	47.0	80.2	

Residential Unit Count Statistics													
Residential Type	Units/ha	Total		Neighbourhood									
				(1) Trumpeter		(2) Starling*		(3) Hawks Ridge*		(4) Pintail Landing		(5) Kinglet Gardens*	
		Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Low Density Residential	22	6,179	61%	1,121	43%	1,153	57%	1,421	63%	861	47%	1,623	61%
Medium Density Residential	90	1849	14%	678	26%			424	19%	135	8%	612	23%
RF5 / RF6 Zone	42	297	3%		0%	297	17%		0%		0%		0%
RA7 Zone	125	265	2%		0%	265	13%		0%		0%		0%
Street Oriented Residential (Row Housing)	35	1598	14%	256.2	10%		0%	147	7%	781	42%	387	15%
Mixed Use Residential	125	439	4%	21.25	5%		0%	249	11%	69	3%		0%
Future Residential and Associated Uses**	varies	669	6%	421	16%	248	13%		0%		0%		0%
Total		11,269	100%	2,597	100%	1,963	100%	2,241	100%	1,846	100%	2,622	100%

Residential Population Statistics							
Residential Type	Persons/Unit	Total	Neighbourhood				
			(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Low Density Residential	2.8	17,305	3,139	3,139	3,979	2,412	4,544
Medium Density Residential	1.6	4,271	1,085	1,085	678	1406	1102
RF5 / RF6 Zone	1.9	832					
RA7 Zone	1.5	477					
Street Oriented Residential (Row Housing)	1.9	2,279	486.78	486.78	280	379	1084
Mixed Use Residential	1.5	679	181.875	181.875	373		
Future Residential and Associated Uses**	varies	1,401	955	955			
Total		27,192	5,847	5,847	5,310	4,322	6,730

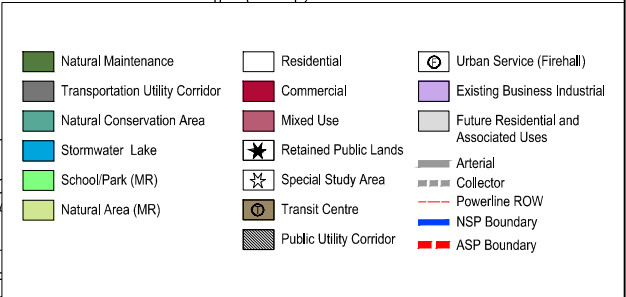
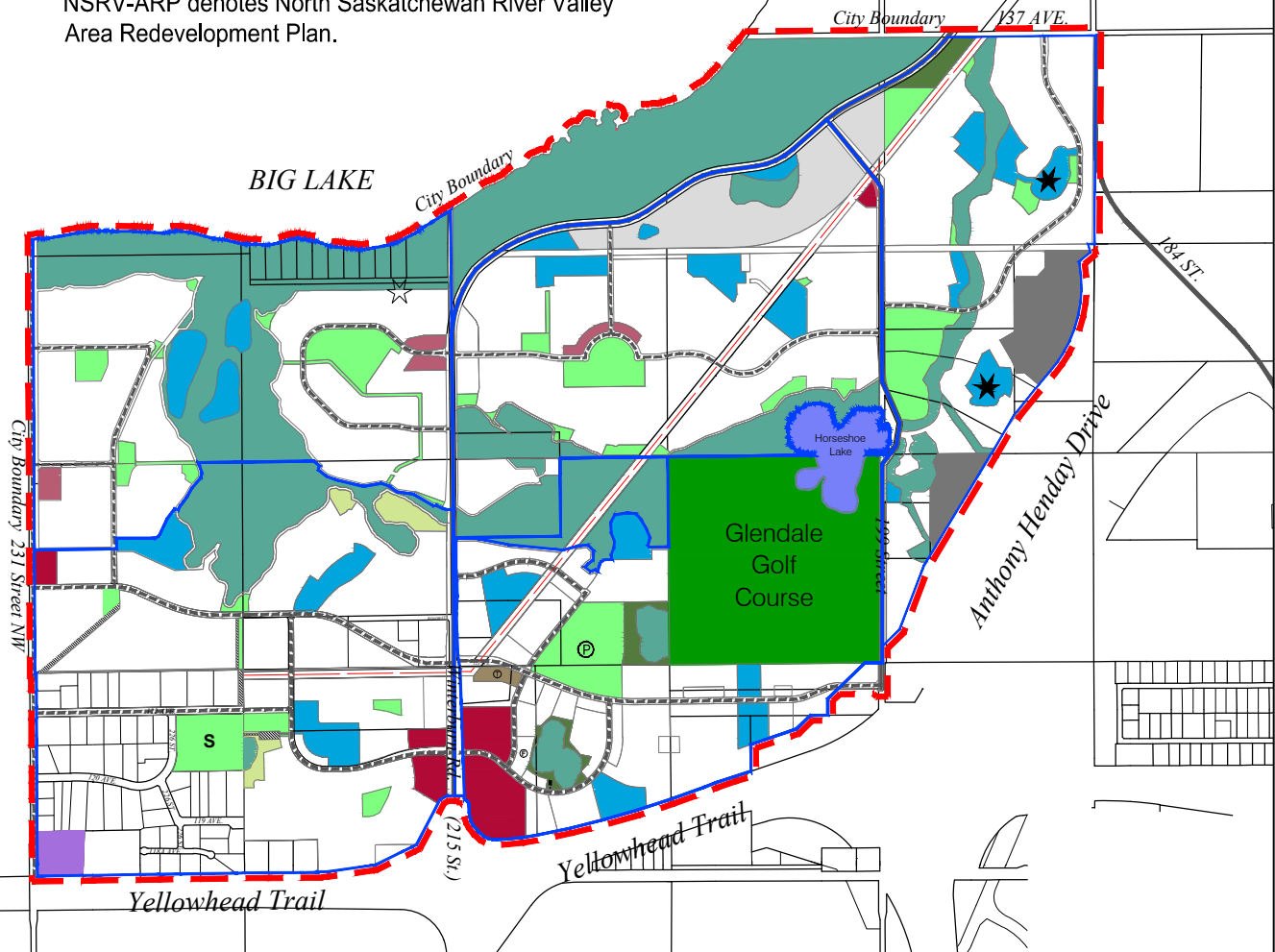
Student Generation Statistics						
Level	Total	Neighbourhood				
		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Public Elementary	1,139	259	209	208	205	258
Public Junior High School	570	130	105	104	103	129
Public Senior High School	571	130	105	104	103	129
Separate Elementary School	550	130	105	83	103	129
Separate Junior High School	275	65	52	42	51	65
Separate High School	275	65	52	42	51	65
Total	3,381	779	628	583	616	775

*Calculations for Neighbourhoods and 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 NSPs

**Calculations for "Future Residential and Associated Uses" derived from the land use statistics of the Trumpeter and Starling NSPs

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.
- This plan should not be used to determine neighbourhood statistics please refer to individual neighbourhood plans.
- NSRV-ARP denotes North Saskatchewan River Valley Area Redevelopment Plan.



SCALE - 1:NTS

January 18, 2021
1161 103060 KC

V:\1161\Active\1161103060\drawing\model_files\planning\asp_amend\Non-Credit MR Amendment_Jul 2020\asp Amend_big_lake_18jan2021.dwg



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Client/Project
ROHIT GROUP OF COMPANIES /
UNITED BIG LAKE COMMUNITIES
BIG LAKE ASP AMENDMENT

Figure No.
EXHIBIT 11.0

Title
NEIGHBOURHOOD
PLAN