

Bylaw 18715

A Bylaw to amend Bylaw 14135, as amended,
Being the Pylypow Industrial Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 11, 2006, the Municipal Council of the City of Edmonton passed Bylaw 14135, being the Pylypow Industrial Area Structure Plan; and

WHEREAS Council has amended 14135, being the Pylypow Industrial Area Structure Plan, through the passage of Bylaws 14322, 14522, 17543; and

WHEREAS an application was received by City Planning to amend the Pylypow Industrial Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Pylypow Industrial 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 as follows:

1. The Pylypow Industrial Area Structure Plan is hereby amended by:
 - a. deleting the statistics entitled the “Pylypow Area Structure Plan Land Use and Populations Statistics Bylaw 17543 (February 29, 2016)” and substituting the following:

	Area (ha)	% of GDA
Gross Area	332.4	
Pipelines and Utility Corridors	13.0	
Power Transmission Line	6.7	
Gross Developable Area	312.7	100
Open Space / Natural Area (including Lot 1R, Block 6, Plan 7520797)	14.7	5
Net Developable Area	298	95
Land Use		
Industrial	235.70	75
Light Industrial	58.25	
Medium Industrial	135.48	
Industrial Business	41.97	
Public Utilities	19.9	6.3
<i>Private Corporation</i> Water Reservoir	4.0	
Storm Ponds	14.9	
Circulation	35.7	11.4

- b. deleting the text in Section 2.3.2 Natural Areas and Open Space Development and replacing it with the following:

Objective	Policy	Implementation
<p>2.3.2</p> <p>To protect the Fulton Creek Natural Area (SE5094) from encroachment by adjacent development.</p>	<p>2.3.2</p> <p>The Fulton Creek natural area will be separated from adjacent urban development by a top-of-bank Multi-use Trail.</p>	<p>2.3.2</p> <p>The provision of a top-of-bank Multi-use trail abutting Fulton Creek will be required as a condition of subdivision approval for all lands adjacent to Fulton Creek in accordance with Map 3 – Development Concept.</p>

- c. deleting the text in Section 2.4.6 Circulation and replacing it with the following:

Objective	Policy	Implementation
<p>2.4.6</p> <p>To provide pedestrian and bicycle circulation opportunities in the Pylplow Industrial plan area.</p>	<p>2.4.6</p> <p>A multi-use trail network with appropriate lighting will be developed within the Plan area utilizing portions of the major utility rights-of-way, the required stormwater management facilities and adjacent to the Fulton Creek Natural Area.</p>	<p>2.4.6</p> <p>The provision of a multi-use trail network with appropriate lighting will be required as a condition of subdivision approval and executed through associated servicing agreements in accordance with Map 3 - Development Concept. The portion of the multi-use trail network that abuts the Fulton Creek Natural Area will be constructed as follows:</p> <ul style="list-style-type: none"> • on the North and Southwest sides of the Creek where the local road aligns and abuts the Creek, the multi-use trail will be incorporated into the local road design. A

		<p>second sidewalk will not be required as part of the local road design;</p> <ul style="list-style-type: none">• on the North and South of the creek, a hard surfaced multi-use trail will be required adjacent to the Creek and the land will be dedicated to the City as legal road right-of-way; and• on the South side of the Creek, abutting the regional storm water management facility (SWMF), a multi-use trail is not required. Rather, a granular trail is required to be provided for passive recreational uses only and incorporated into the design of the SWMF. This granular trail is required to be connected in a logical manner to both 34 Street and the multi-use trail network for the Creek area
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- d. deleting the map entitled “Bylaw 17543 - Amendment to Pylypow Industrial Area Structure Plan” and substituting the map entitled “Bylaw 18715 - Amendment to Pylypow Industrial Area Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw; and
- e. deleting the map entitled “Figure 3 - Pylypow Industrial - Development Concept” and substituting the map entitled “Figure 3 - Pylypow Industrial - Development Concept” attached hereto as Schedule “B” and forming part of this bylaw.

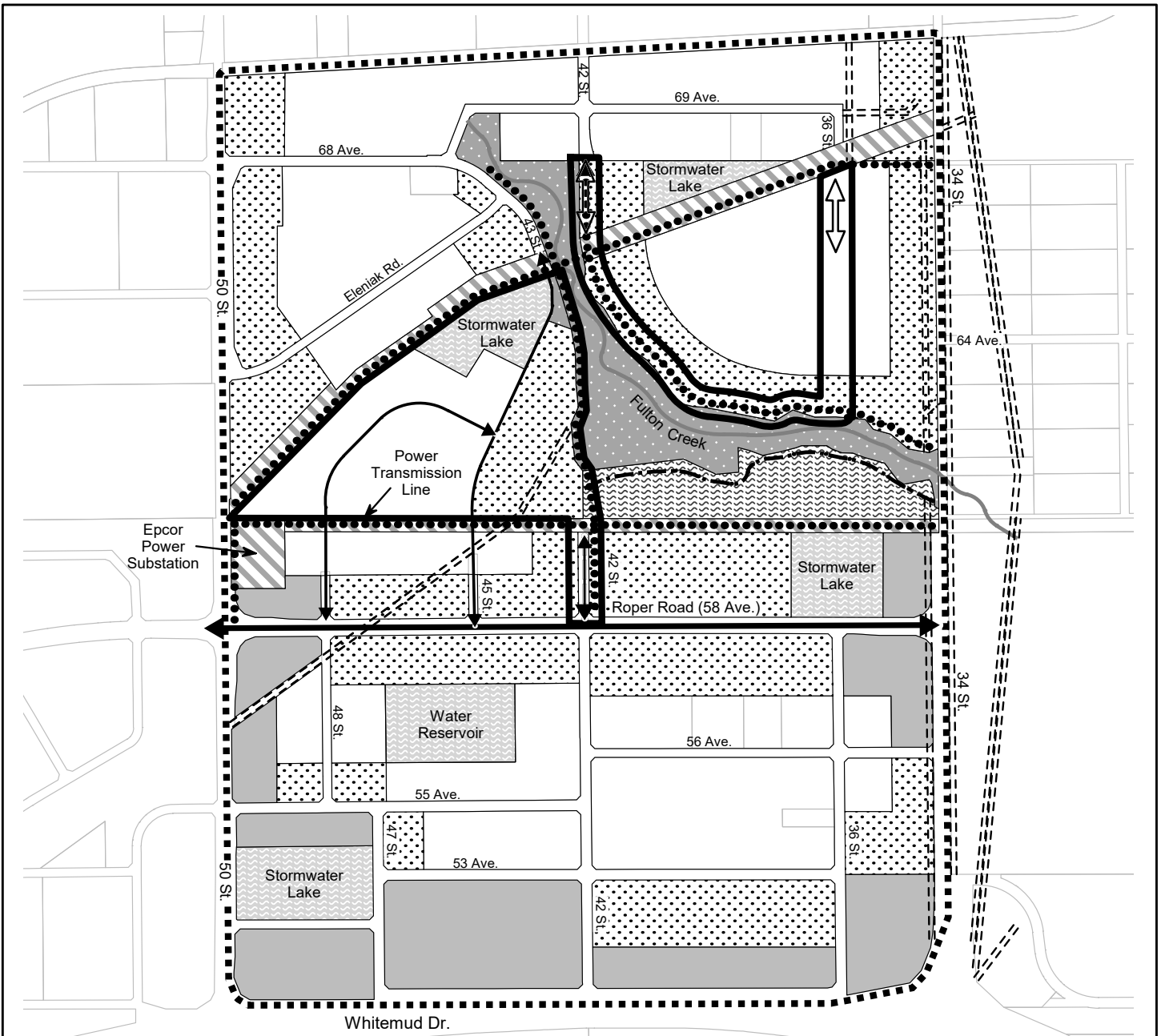
READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR
















CITY CLERK

Figure 3 - Pylypow Industrial - Development Concept



BYLAW 18715
 AMENDMENT
 PYLYPOW INDUSTRIAL
 Area Structure Plan
 (as amended)



- | | | | |
|---|---------------------------|---|--|
|  | Light Industrial Area |  | Arterial Roadway / Transit Route |
|  | Medium Industrial Area |  | Local Roadway / Transit Route |
|  | Industrial Business Area |  | Potential Connections |
|  | Open Space / Natural Area |  | Granular Trail incorporated into Stormwater Management Facility Design |
|  | Public Utility |  | Multi-use Trail |
|  | Regional Stormwater Lake |  | Boundary of ASP |
|  | Major Utility Corridor |  | Amendment Boundary |
|  | Minor Utility Corridor | | |

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.