Bylaw 19707

A Bylaw to amend Bylaw 11870, as amended, the
Ellerslie Area Structure Plan, through an amendment to Bylaw 12112,
being the Summerside Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 5, 1999, the Municipal Council of the City of Edmonton, passed Bylaw 11870, as amended, being the Ellerslie Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on September 20, 1999 Council adopted as Appendix "A" to Bylaw 11870, as amended, the Summerside Neighbourhood Structure Plan by passage of Bylaw 12112; and

WHEREAS Council found it desirable to amend Bylaw 12112, as amended, the Summerside Neighbourhood Structure Plan through the passage of Bylaws 13025, 13666, 14013, 14267, 14509, 14519, 14694, 14811, and 16149; and

WHEREAS an application was received by Administration to amend the Summerside Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to further amend the Ellerslie 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. Appendix "A" to Bylaw 11870, as amended, the Ellerslie Area Structure Plan is hereby amended as follows:

   a. adding the following text under Section 5.3.1 - Neighborhood Commercial, after the last paragraph:

      "A third low intensity commercial site is located in the south west portion of the plan area at the intersection of 25 Avenue and 91 Street."

   b. deleting the map entitled "Bylaw 16149 – Amendment to Summerside Neighbourhood Structure Plan" and replacing it with "Bylaw 19707 – Amendment to the Summerside Neighbourhood Structure Plan" attached hereto as Schedule A" and forming part of this bylaw;

   c. deleting "Figure 6.0 – Development Concept", and replacing it with "Figure 6.0 – Development Concept", attached hereto as Schedule "B" and forming part of this bylaw; and

   d. deleting the Land Use and Population Statistics entitled "Summerside Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 16149" and replacing it with "Summerside Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19707" attached as Schedule "C".

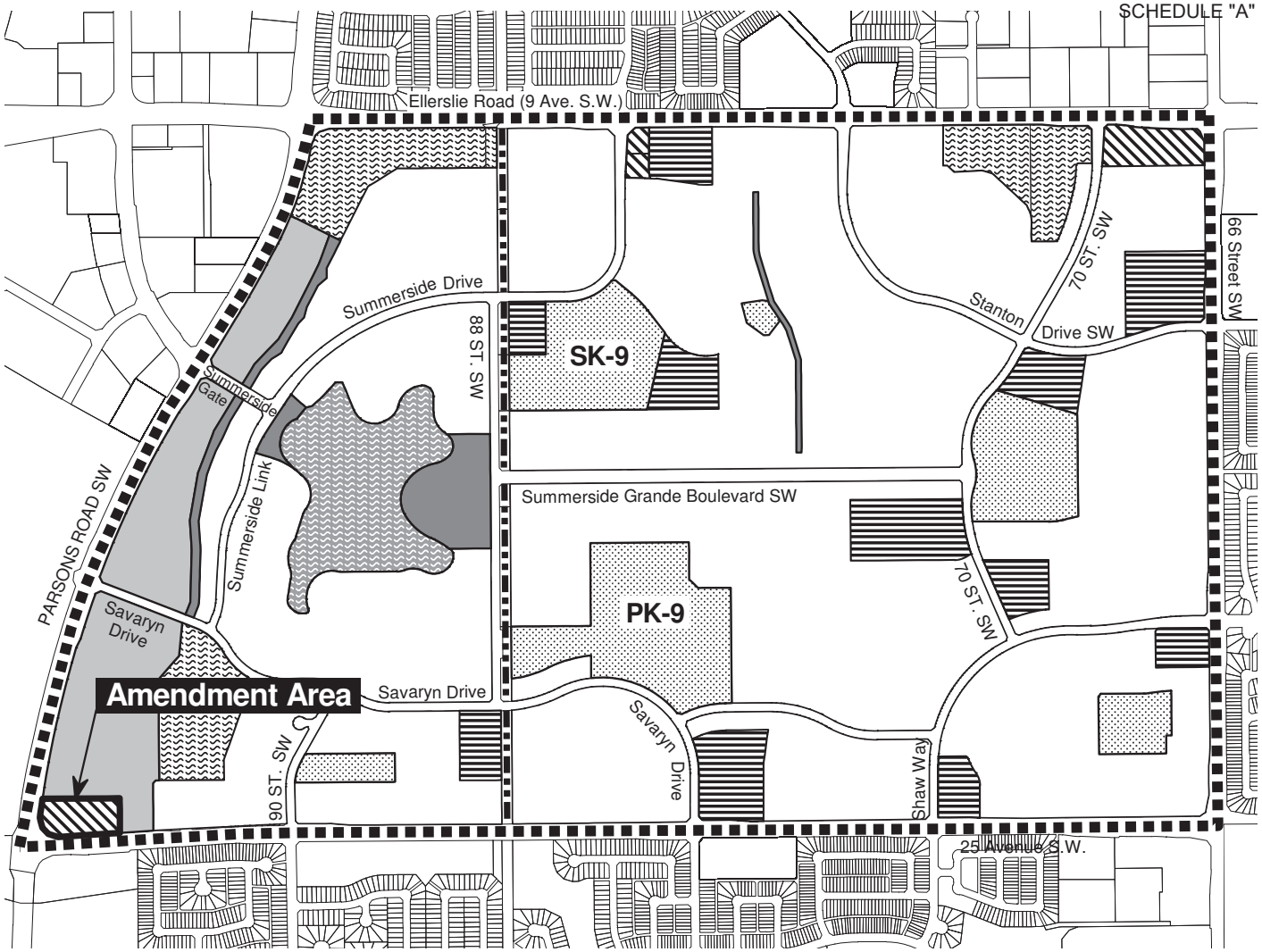
READ a first time this	18th day of May	, A. D. 2021;
READ a second time this	18th day of May	, A. D. 2021;
READ a third time this	18th day of May	, A. D. 2021;
SIGNED and PASSED this	18th day of May	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

A/CITY CLERK

SCHEDULE "A"

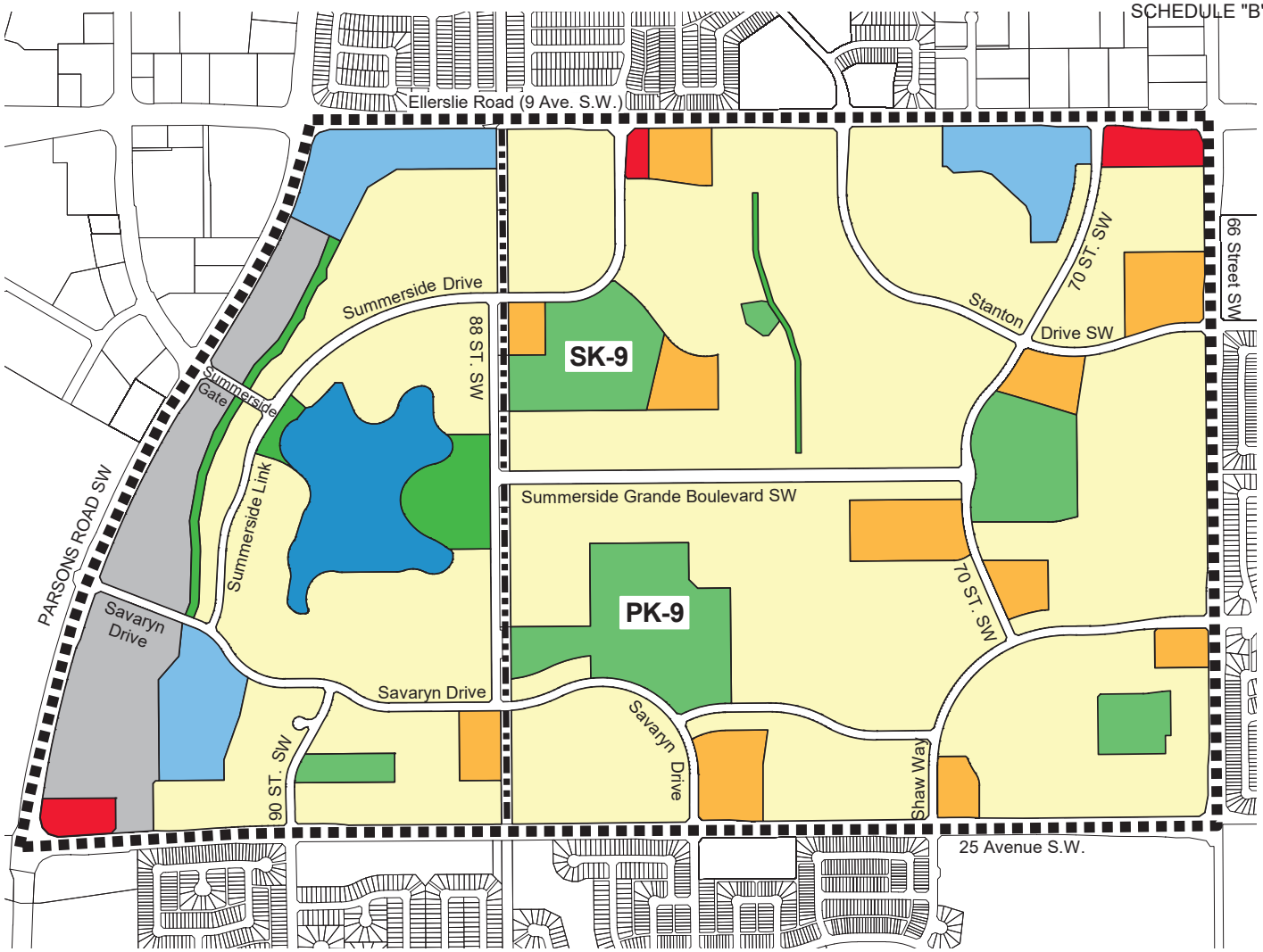


BYLAW 19707
AMENDMENT TO
SUMMERSIDE
Neighbourhood Structure Plan
(as amended)

N

	Low Density Residential		Private Open Space (Parks/Linkages)
	Medium Density Residential		School/Park Site
	Neighbourhood Commercial		Industrial (Special Area)
	Stormwater Facility/PUL		Power Corridor
	Private Open Space (Lake)		Boundary of NSP
PK-9	Public K-9 School		Amendment Area
SK-9	Separate K-9 School		

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.



	Low Density Residential		Private Open Space (Parks/Linkages)
	Medium Density Residential		School/Park Site
	Neighbourhood Commercial		Industrial (Special Area)
	Stormwater Facility/PUL		Power Corridor
	Private Open Space (Lake)		Boundary of NSP
PK-9	Public K-9 School		
SK-9	Separate K-9 School		

N

Figure 6
Development Concept
Summerside Neighbourhood Structure Plan

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.

SUMMERSIDE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19707

	Area (ha)	% of GDA
Gross Area	**391.25**	
Arterial Roadways and Widenings	19.75	
Utility/Pipeline Rights of Way	3.88	
Gross Developable Area	**367.62**	**100.0%**
Parks and Schools	29.67	8%
Stormwater Management Facilities and Public Utility Lots		
Stormwater Management Facilities	12.81	3.5%
Public Utility Lots	3.75	1.0%
Circulation		
Industrial Circulation	3.10	0.8%
Residential Circulation	66.31	18.0%
Other Non-Residential Land Uses		
Industrial	21.52	5.8%
Neighbourhood Commercial	4.57	1.2%
Private Open Space (FW Lake, Beach Club and Open Space)	22.32	6.1%
TOTAL Non- Residential Area	**164.05**	**44.6%**
Net Residential Area	**203.57**	**55.4%**

	Area	units/ ha	Units	% of Total Units	People /Unit	Population
Low Density Residential						
Single Semi-Detached Residential	183.37	25	4,584	74.3%	2.8	12,835
Medium Density Residential						
Row housing	5.20	45	234	3.8%	2.8	655
Low Rise/Medium Density Residential	15.00	90	1,350	21.9%	1.8	2,430
Total Residential	**203.57**		**6,168**	**100.00**		**15,920**

Units per Net Residential Hectare (upnrha): 30.3
LDR/MDR Ratio: 74.3% / 25.7%