



Bylaw 20233

A Bylaw to amend Bylaw 5739, as amended, being the Edmonton North
Area Structure Plan through an amendment to the Eaux Claires Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on August 15, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5739, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, the Edmonton North Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on December 14, 1983 Council adopted, as part of Appendix "A" to Bylaw 5739, as amended, the Eaux Claires Neighbourhood Structure Plan by passage of Bylaw 7312, as amended; and

WHEREAS Council found it desirable from time to time to amend the Eaux Claires Neighbourhood Structure Plan through the passage of Bylaws 9664, 11166, 11297, 11543, 11660, 11944, 12083, 12135, 12137, 12212, 12327, 12490, 12854, 13003, 13038, 13481, 14412, 14609, 14720, 15055 15316, 15741, 17793, and 18225; and

WHEREAS an application was received by Administration to further amend the Eaux Claires Neighbourhood Structure Plan, as amended; and

WHEREAS Council considers it desirable to amend the Eaux Claires Neighbourhood Structure Plan, as amended;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, S.A. 2000, c. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Eaux Claires Neighbourhood Structure Plan, as amended, is hereby further amended by:
 - a. deleting the first sentence in the third paragraph of Section 4.4 "SCHOOLS AND PARKS"

and replacing with the following :

‘In keeping with the City's Storm Water Management Policy, a 0.25 hectare viewpoint park is provided at the northern point of the southern lake.’

- b. deleting the text of Section 4.5 “STORM WATER LAKES” and replacing it with the following:

“As integral features within the plan area, two storm water facilities are provided at approximately the location identified by the Lake District (Edmonton North) Area Structure Plan. Both facilities take advantage of the existence of natural depressions which are subjected to seasonal flooding.

In addition to the primary function of storm water retention, these facilities offer both active and passive recreational opportunities, enhancing the neighbourhood. Both of these facilities have been designed to be accessible to the public by their very location and the provision of public access areas and view point parks, as noted on the plan.

The western portion of the southern storm water management facility shall be designed as a dry-pond to allow for active recreation and parks use of the site. This dry pond will ensure that land is available for parks and recreational programming.

The west end of the southern storm water facility in the Belle River neighbourhood extends into the Eaux Claires neighbourhood.”

- c. deleting the title of Section 4.5 “STORM WATER LAKES” and replacing it with “STORMWATER MANAGEMENT FACILITIES”
- d. deleting the map entitled “Figure 3 - Eaux Claires NSP - Bylaw 18225 - Approved Eaux Claires Neighbourhood Structure Plan” and replacing it with “Figure 3 - Eaux Claires NSP - Bylaw 20233 Amendment to Eaux Claires Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw; and
- e. deleting the Land Use and Population Statistics entitled “Eaux Claires Neighbourhood Structure Plan Land Use and Population Statistics” and replacing it with “Eaux Claires

Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 20233”
attached hereto as Schedule “B”, and forming part of this bylaw.

READ a first time this	13th day of September	, A. D. 2022;
READ a second time this	13th day of September	, A. D. 2022;
READ a third time this	13th day of September	, A. D. 2022;
SIGNED and PASSED this	13th day of September	, A. D. 2022.

THE CITY OF EDMONTON

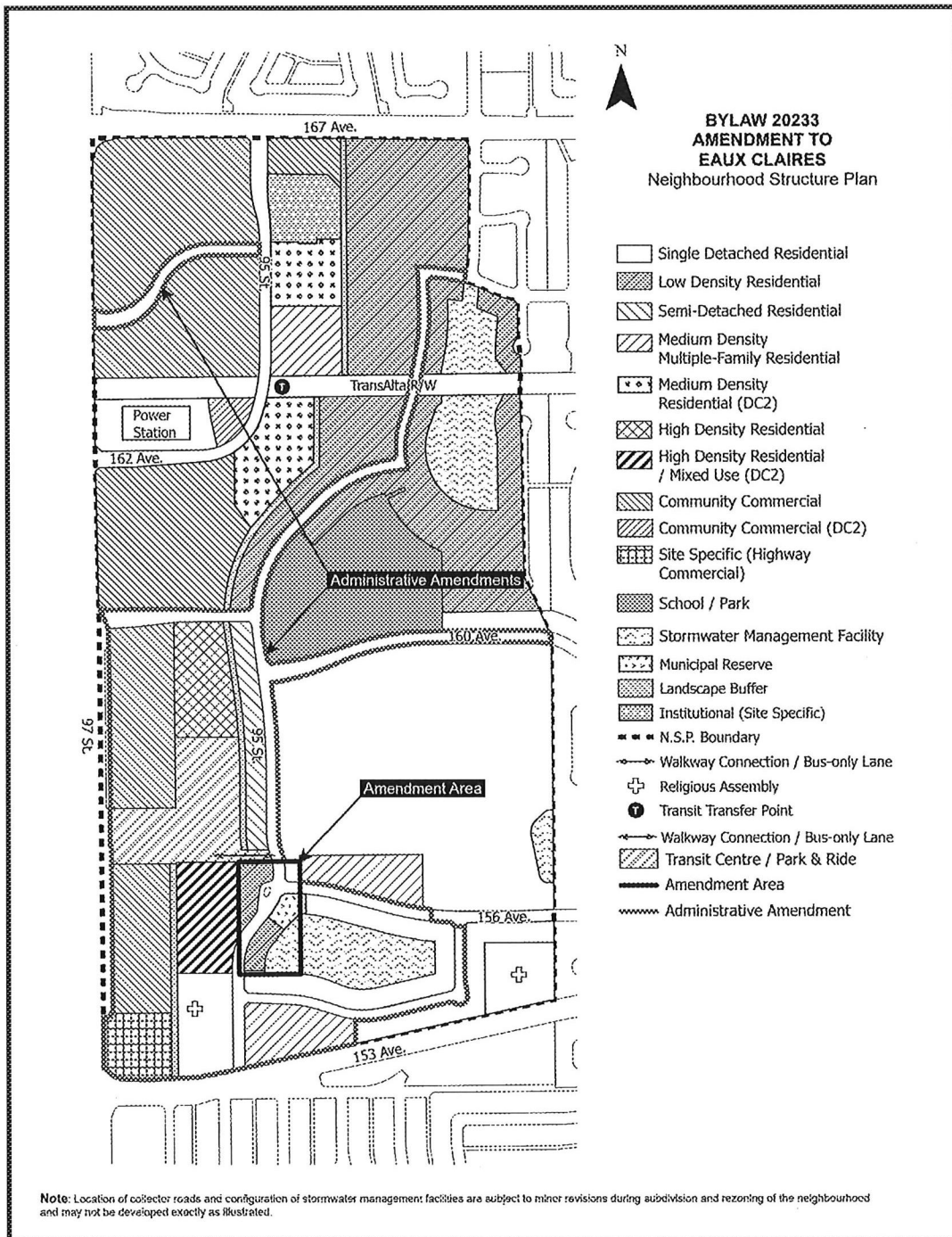


MAYOR



A | CITY CLERK

Figure 3 Eaux Claires NSP



Eaux Claires Neighbourhood Structure Plan
Land Use & Population Statistics Bylaw 20233

	AREA (ha)	% of GDA
GROSS AREA	119.50	
Power Substation & Utility Corridor	4.33	
Landscaped Buffer	1.61	
Arterial Roads	6.49	
GROSS DEVELOPABLE AREA (GDA)	107.07	100%
Viewpoint Park (South Lake)	0.25	0.2%
Park and School Sites	6.13	5.7%
Institutional (DC2)	1.38	1.3%
Highway Commercial	1.28	1.2%
Community Commercial	23.98	22.4%
Community Commercial (DC2)	0.45	0.4%
Institutional/Religious	2.93	2.7%
Stormwater Management Facilities	6.15	5.7%
Circulation	7.26	6.8%
Transit Centre and Park & Ride Facility	3.48	3.3%
Total Non Residential Area	53.29	49.8%

Residential Land Use, Dwelling Unit Count and Population						
Land Use	Area (ha)	Units/ha	Units	% of Units	Pop/Units	Population
Single/Semi-Detached	42.15	25	1053.75	40%	2.8	2,951
Low-rise/Medium Density Housing	7.79	90	701.1	27%	1.8	1,262
High-Rise Housing	3.84	225	864	33%	1.5	1,296
Total	53.78		2,619	100%		5,508
SUSTAINABILITY MEASURES						
Gross Population Density (persons per gross developable hectare)						51.45
Net Population Density (persons per net residential hectare)						102.43
Units Density (units per net residential hectare)						48.70
[Single/Semi-Detached]/[Low-Rise/Medium Density Housing; High-rise] Unit Ratio						36% / 64%