

Edmonton North Area Structure Plan

Bylaw 5739 August 15, 1979

Office Consolidation September 2010

Prepared by:

***Planning and Policy Services Branch
Planning and Development Department
City of Edmonton***

Bylaw 5739 (as amended) was adopted by Council in August 1979. In September 2010, this document was consolidated by virtue of the incorporation of the following bylaws, which were amendments to the original Bylaw 5739.

Bylaw 5739	Approved August 15, 1979 (Adopt the Edmonton North ASP)
Bylaw 6253	Approved February 23, 1982 (Add conditions to approval of street “loop system”)
Bylaw 7311	Approved September 28, 1983 (Locate power substation)
Bylaw 7362	Approved September 28, 1983 (Relocate District Park)
Bylaw 10683	Approved April 18, 1994 (Relocate District Park and fire station; delete Town Centre Neighbourhood 10, LRT connection and religious sites)
Bylaw 11541	Approved July 9, 1997 (Add commercial site, modify circulation system and stormwater management facilities in Eaux Claires Neighbourhood 9)
Bylaw 12950	Approved March 15, 2002 (Alter location and number of school sites; remove Schonsee sensitive area; confirm easterly ESA site)
Bylaw 13058	Approved June 12, 2002 (Add commercial site in Schonsee Neighbourhood 5; recognize changes from Klarvatten NSP)
Bylaw 13887	Approved January 13, 2005 (Redesignate the site northeast of 170 Avenue and 82 Street from “Commercial” to “Neighbourhood Commercial”)
Bylaw 14442	Approved December 12, 2006 (Identify housing opportunity for First Time Home Buyers on surplus school site)
Bylaw 14492	Approved February 26, 2007 (Introduce an additional stormwater management facility within the northwest portion of the plan area)
Bylaw 14608	Approved June 27, 2007 (Redesignate the site located east of 97 Street between 157 Avenue and 160 Avenue from Highway Commercial uses to Commercial uses)
Bylaw 14624	Approved July 9, 2007 (Redesignate the site located east of 82 Street and south of 170 Avenue from Commercial uses to Residential uses)
Bylaw 14598	Approved July 9, 2007 (Change the boundary between Crystallina and Joviz, the collector road network, relocate the school sites, parks and open space, the additional stormwater management facility in Crystallina Nera and reorient the stormwater management facility in Joviz)
Bylaw 14719	Approved September 12, 2007 (Redesignate the site located east of 97 Street and south of 157 Avenue from Highway Commercial uses to Transit Centre and Park & Ride uses)
Bylaw 15054	Approved December 17, 2008 (Redesignate a site located east of 97 Street and south of 157 Avenue from Transit Centre and Park & Ride uses to Commercial uses)
Bylaw 15226	Approved July 6, 2009 (Amend the boundary between Neighbourhoods 5 and 4)

- Bylaw 15315 Approved January 20, 2010 (Redesignate a site located east of 97 Street and north of 157 Avenue from Commercial and Residential use to Transit Centre and Park & Ride uses)
- Bylaw 15425 Approved April 26, 2010 (to remove a Neighbourhood Commercial designation from the northeastern portion of the Klarvatten neighbourhood)
- Bylaw 15548 Approved September 13, 2010 (Redesignate a site located east of 82 Street and north of 170 Avenue from Commercial to Residential)

Editor's Note:

This is an office consolidation edition for the Edmonton North ASP, as approved by City Council on August 15, 1979. This edition contains all amendments and additions to Bylaw 5739. For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owner's names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. All text changes are noted in the right margin and are italicised where applicable. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

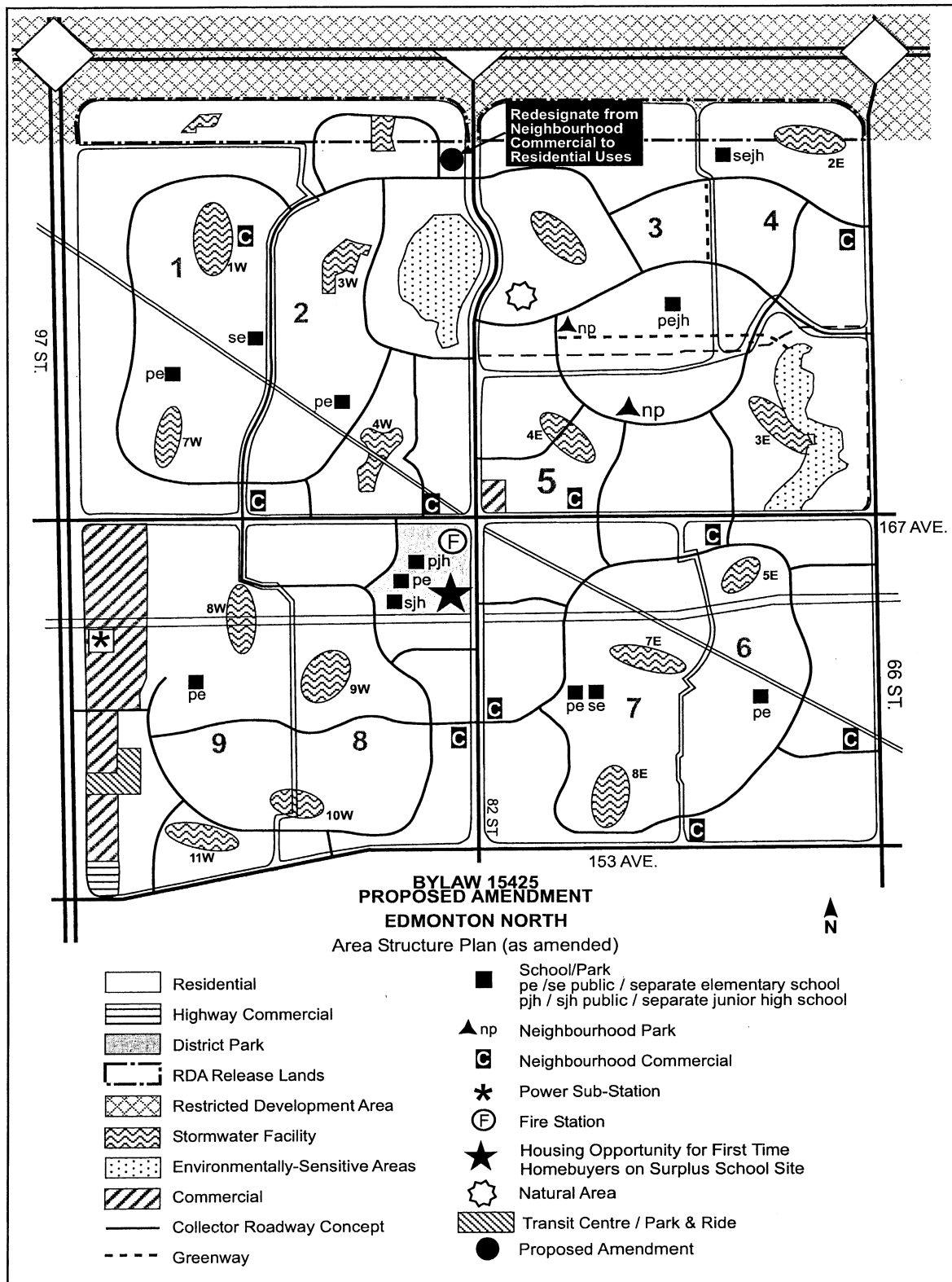
City of Edmonton
Planning and Development Department

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Edmonton North Area Structure Plan (Bylaw 15425, Approved on April 26, 2010)



Chapter 1

INTRODUCTION

Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site as illustrated on the approved land use Plan map and as specified under the Community Services Zone. The Community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.

*Bylaw 14442
December 12, 2006*

1.1 Statement of Objective

The objective of this plan is to provide a framework for the orderly and economic development of the plan area within all the guidelines and requirements of Provincial and Municipal regulations. It shall:

Amended by Editor

- 1) Maintain a continuous and adequate supply of serviced residential land thus assuring house buyers housing in an area of their choice.
- 2) Provide a balance of land uses, affording opportunities for housing, employment, recreation, leisure, education and social interaction, to a socio-economical cross section of people.
- 3) Provide a linked open space (park) system for the recreational use of the residents to form part of the city-wide system of walkway/bicycle paths that exist or are being planned in the City.
- 4) Provide a public transit system.

1.2 Boundaries of the Area

The area is bounded on the west by 97 Street; the east by 66 street, on the south by 153 Avenue, on the north by the Restricted Development Area. The plan area is contiguous to Dickinsfield, Londonderry and Castle Downs Stage I, all within the City boundaries.

1.3 Background Information

On October 23, 1969, the Mayor and Council of the City of Edmonton gave its consent in the statutory form for the annexation of some nine and one-half sections of land in north Edmonton for the purpose of

development. These annexation lands comprised both the developing Castle Downs area and the proposed Edmonton North Area, (Castle Downs Stage II) and were brought within City jurisdiction effective January 1, 1971.

The existing Castle Downs Stage I Outline Plan was approved by City Council in January, 1972. Since that time, development has proceeded in each of the six designated neighbourhoods such that the area was almost entirely serviced at the end of 1978.

In 1974 the Province established a Restricted Development Area one half mile wide immediately north of the Study Area and within the City boundaries. *In 1994 the Province of Alberta released 66.5 ha of land from the south portion of the Transportation and Utility Corridor/Restricted Development Area to be available for urban development. Approximately 26.5 ha were released between 97 Street and 82 Street and were incorporated into the Klarvatten neighbourhood. The remaining 40.0 ha were released between 82 Street and 66 Street. The current ASP allows for the addition of these lands to the adjacent neighbourhoods (3 and 4).*

Bylaw 10683
April 18, 2003

Bylaw 12950
March 15, 2002

1.4 Edmonton General Plan

The Edmonton North Area Structure Plan conforms in all aspects to the principles and objectives of the Edmonton General Plan, *which was the enabling legislation in place at the time of this ASP approval.*

Amended by Editor

The 1977 Planning Act facilitated the adoption of a new General Municipal Plan in 1980, which replaced the 1970 General Plan. In May 1995, the 1977 Planning Act was repealed and replaced with the Municipal Government Act. Under the new legislation, the General Municipal Plan had to be replaced with a Municipal Development Plan before September 1, 1998. Plan Edmonton, Edmonton's Municipal Development Plan (Bylaw 11777, as amended) was approved by City Council on August 31, 1998.

Municipal Development Plan

The Edmonton Municipal Development Plan sets out a strategy to accommodate the development of the City.

The Municipal Development Plan recognizes the Edmonton North ASP as part of the Suburban Area. The Plan states that the suburban area should be managed in a manner that ensures adequate infrastructure and services and maintains a balance of residential, commercial, industrial and recreational land uses.

Bylaw 13058
June 12, 2002

CHAPTER 2

SEQUENCE OF DEVELOPMENT

2.1 Information on Existing Uses and Ownership

At the time of the ASP approval, Edmonton North was divided into two distinct land use patterns. This division was made by the east-west quarter lines of Sections 33 and 34. The north halves of Sections 33 and 34 and the area north had maintained a relatively unfragmented massing of general agricultural land units. Less than half of the plan area was under active crop production. In the southwest quarter of Section 33 and in the south half of Section 34 directly abutting the existing built-up areas, country residences and a few other small land holdings had proliferated. A 120 foot wide utility Right-of-Way ran east-west across the development area. A natural gas pipeline traversed the area in a southeasterly direction.

Amended by Editor

There were about 89 separate parcels of land controlled by 73 separate owners in the whole study area covering 2,560 acres, of which 14 large parcels embraced more than 1,500 acres and 58 small parcels of less than 5 acres each, occupied about 240 acres.

The area has been re-zoned from AG to accommodate various forms of residential and commercial development, as outlined in the individual neighbourhood structure plans.

Amended by Editor

As of June 2002 Lago Lindo (the northwesterly neighbourhood) was “built out”. This means that although there may still be building lots within the neighbourhood there is no more land available for subdivision purposes. The four southerly neighbourhoods (Eaux Claires, Belle Rive, Mayliewan and Ozerna) between 153 Avenue and 167 Avenue were all at least 60 percent built out. Klarvatten, to the east of Lago Lindo was approaching the 50 percent built out level.

*Bylaw 13058
June 12, 2002*

2.2 Neighbourhood Designation

The Plan provides for a total of nine neighbourhoods, which are based on school generation catchment figures each focusing upon a Public Elementary School. Because of the implementation of the Storm Water Management System and the definition of the Study Area by the major Transportation Grid System, the entire Study Area should be looked upon as an entity to itself and not as an extension to any existing development.

Amended by Editor

2.3 Staging of Development

A number of factors define which areas of the plan are suitable for initial development, principally the availability of municipal services (sanitary, storm and water), and in addition, reasonable proximity to community facilities such as schools, shopping, etc., and the existence of parcels of land under the control of one owner or group of owners, of adequate size to be viable residential units.

The first stages of development should not be limited to only one area with progression from that point, but rather should take advantage of the availability of storm, sanitary and water facilities which are all available in three locations in the west part of the plan at 167 Avenue and in the south part of the plan at 88 A Street and 76/72 Streets (see exhibit 1). Staging beyond the areas initially developable from existing services will be contingent upon the provision of new water supply and sanitary trunk sewer and should proceed generally in a northerly direction from the initial stages of development in order to accommodate the proposed Storm Water Management System.

2.4 Environmental Aspects

Although the Edmonton North Area is relatively flat, the Study Area has micro drainage patterns and subtle but interesting topographical features. The area falls gently from north to south approximately 30 to 40 feet in total elevation change over a distance of two miles. This general slope is altered by a series of depressions informally linked to hold varying amounts of precipitation and spring runoff, totaling close to 300 acres of land. The depressions bowl inward from the peripheral areas of the lands and stretch from north to south forming the natural drainage pattern of the land. A series of micro ridges of spines run concurrent with the north-south axis through the area, offering natural enclaves. A significant topographical feature, a Slough of some 5 acres in combination with a hillock directly to the west, offers a possible unique feature of importance (i.e. possible archaeological site) for incorporation into the final land use design. Vegetation cover on a wide scale, with reasonable preservation qualities, is lacking throughout the area, although a stand of coniferous trees of some 50 to 60 feet in height should be considered and incorporated into the design.

The Planning and Development Department has completed an inventory of major natural features in an area that includes the Edmonton North Area Structure Plan. A number of sites were classified using the criteria developed for the City's Inventory of Environmentally Sensitive and Significant Natural Areas (1993). This inventory has identified five sites within Edmonton North (Lake District). Figure 3 shows the location of

*Bylaw 10683
April 18, 1994*

these areas and the identification numbers assigned to them by the inventory.

Site NE 8089 is described as a deciduous woodland and wetland. Site NE 8099, just to the east, has similar features but includes a larger wetland component. Sites NE 8094 and NE 8095 are described as one site in the inventory. It consists of "a large sedge meadow north of 167 Avenue" with "upland vegetation of willow and aspen" south of 167 Avenue. Site NE 8084 consists of three wetlands with some sedges, weeds, cattails, and willows.

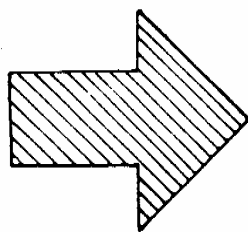
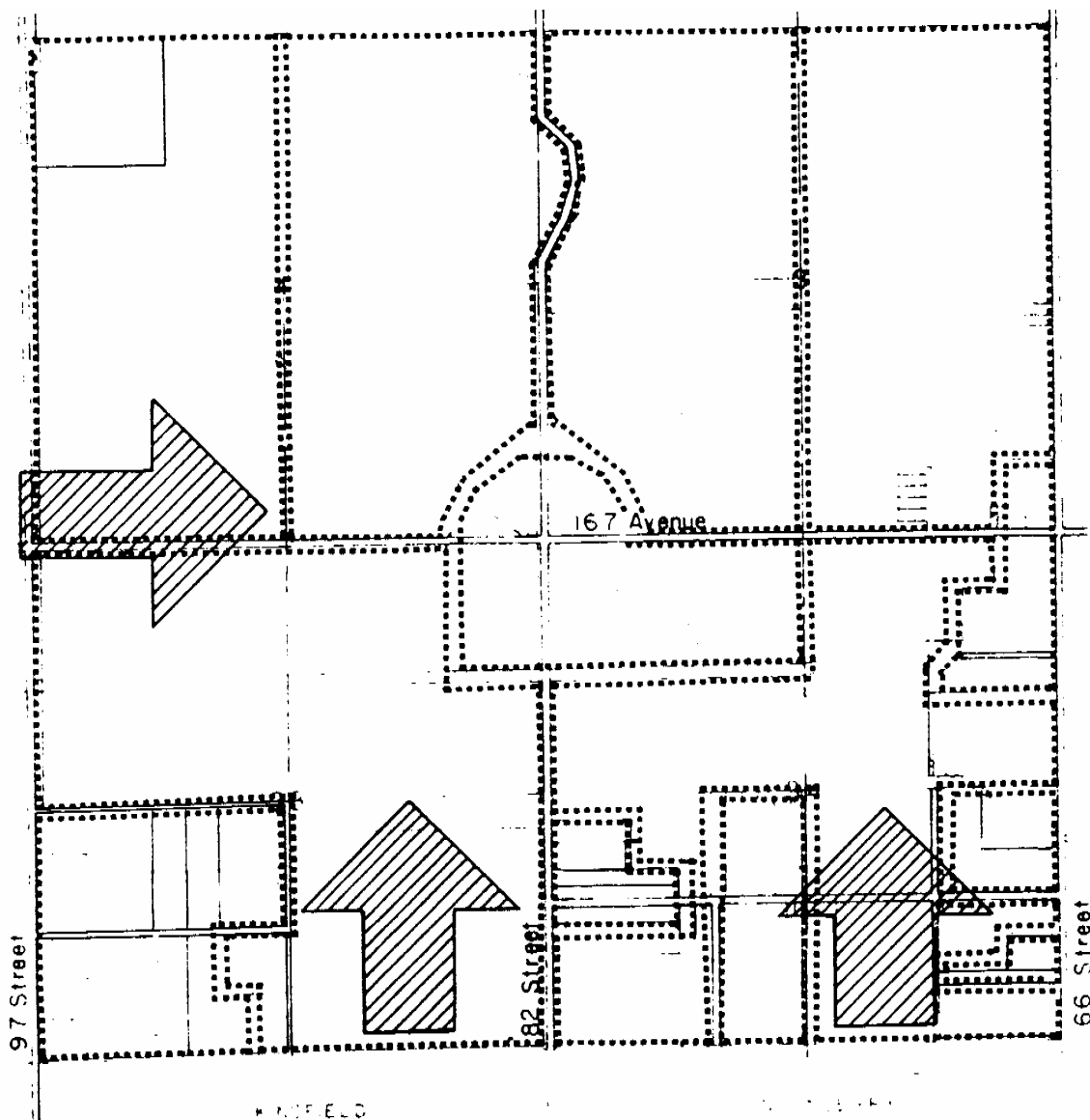
Neighbourhood structure plans should also consider other local natural features not identified in the City's inventory of the major natural areas.

A more detailed evaluation of these natural areas will be required in the neighbourhood structure plans to review the classification and to determine the potential effects of proposed development on these features. Detailed information regarding proposed development, surface drainage, groundwater, infrastructure development and suitability will be required to determine the best option for the natural areas being considered. The ecological boundaries of these areas must be considered and must not be limited to the neighbourhood boundary. This type of detailed information is not available until planning and engineering work at the neighbourhood structure plan level is underway. The feasibility of retaining natural areas will be assessed in detail at the neighbourhood structure plan level.

Neighbourhoods will be planned in response to these detailed evaluations. The design of neighbourhood utility infrastructure, particularly the location of stormwater management facilities and roadways, and the final determination of land uses must be consistent with the conclusions of these assessments.

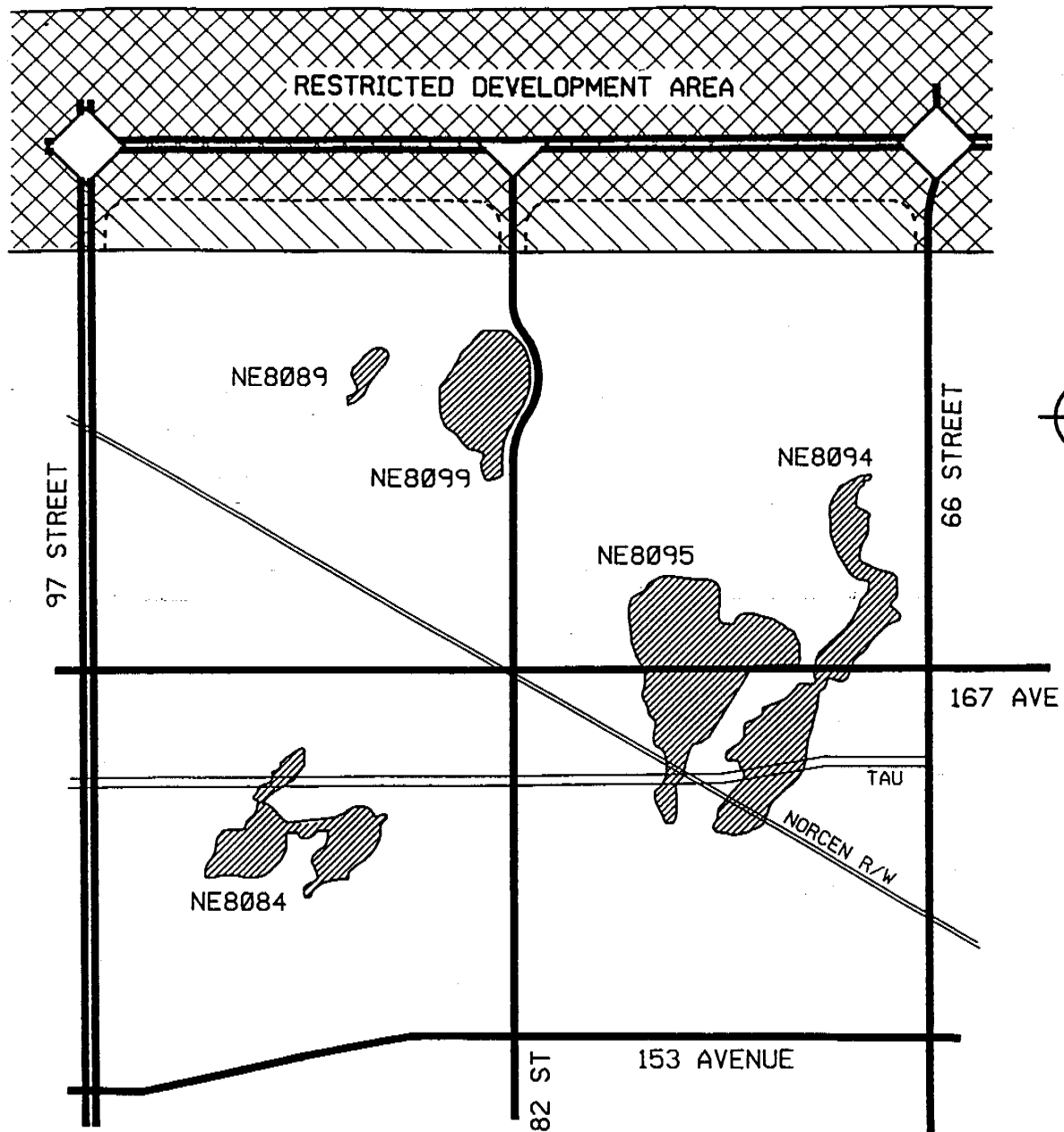
The Edmonton North Area has predominately a silty clay loam composition, classified as a Class 2 Zone. This is similar or slightly inferior to other growth areas around the periphery of the City.

Exhibit 1 General Development Staging (Bylaw 5379 August 15, 1979)



REPRESENTS THE AREAS OF INITIAL DEVELOPMENT STAGING (400 ACRES DEVELOPABLE UTILIZING EXISTING SYSTEMS ON A TEMPORARY BASIS) · ALL LANDS WILL BE SUBSEQUENTLY DEVELOPED UPON COMPLETION OF THE N.E. SANITARY INTERCEPTOR AND MAIN WATERLINE FROM THE WEST.(E.L.SMITH WATER TREATMENT PLANT)

GENERAL DEVELOPMENT STAGING



EDMONTON NORTH (LAKE DISTRICT)
NATURAL AREAS

CHAPTER 3

PLAN SUMMARY

The land use for the plan area is residential at a density of *40-45 persons per gross developable hectare*. The study plan gross area is 988 ha and the gross developable area is 970 ha, housing upwards to 46,245 people. Of the total residential land use area 50-80% is designated for Low Density Residential, while 20-50% is designated for Medium Density Residential. School generation requirements will be equitably distributed among the neighbourhoods. Details of the distribution and exact student generation figures will be calculated at the Neighbourhood Stage.

*Bylaw 13058
June 12, 2002*

*Bylaw 14598
July 9, 2007*

The Area Structure Plan is made up of four residential sectors comprised of nine neighbourhoods, five of which are in the north half and four in the south half of the study area. The neighbourhoods are composed of a variety of density, ownership patterns, and distribution while planning and development will adhere to the Density Distribution Guidelines.

The study area is serviced by an efficient and continuous collector system focusing upon the major north-south, east-west arterials which eventually link to the *Transportation and Utility Corridor* or the core of the City.

Amended by Editor

The original Edmonton North ASP included a Town Centre Neighbourhood (10) as a separate planning unit and defined a 65 ha town centre at the intersection of 82 Street and 167 Avenue. Changes in market demands and lower populations in residential neighbourhoods reduced the need for a substantial town centre. In April 1994, Bylaw 10683 was approved which effectively removed the town centre and the Town Centre Neighbourhood as a separate planning unit. The lands previously included in the Town Centre Neighbourhood were incorporated into the adjacent neighbourhoods. More information about the town centre and other commercial areas in the ASP is provided in Chapter 7.

Amended by Editor

The Plan Area will be serviced from an extension of existing adjacent major arterial systems which will border the area (97 Street (west) and 66 Street (east), 153 Avenue (south)) or penetrate the area (82 Street or 167 Avenue). Internally, a major collector system offers efficient and continuous service to all residential quadrants and will support the major surface transit system.

Amended by Editor

Open Space and Parks

This system will be generally related to the centralized school sites and adjacent park areas. The implementation of Storm Water Management Systems (lakes and swales) provides for the creation of parkettes and pedestrian related systems.

Portions of the Storm Water Management System should be considered for private use, thereby reducing public maintenance expenditures (i.e. 50/50 public to private control of lake edges; drainage swales designed as integral parts of multiple sites or incorporated into the rear of single family lots, leased to adjacent properties or community groups for uses such as garden plots). The use of the existing pipeline and *utility* Right-of-Way as auxiliary open space pedestrian links should be explored and implemented where feasible.

Amended by Editor

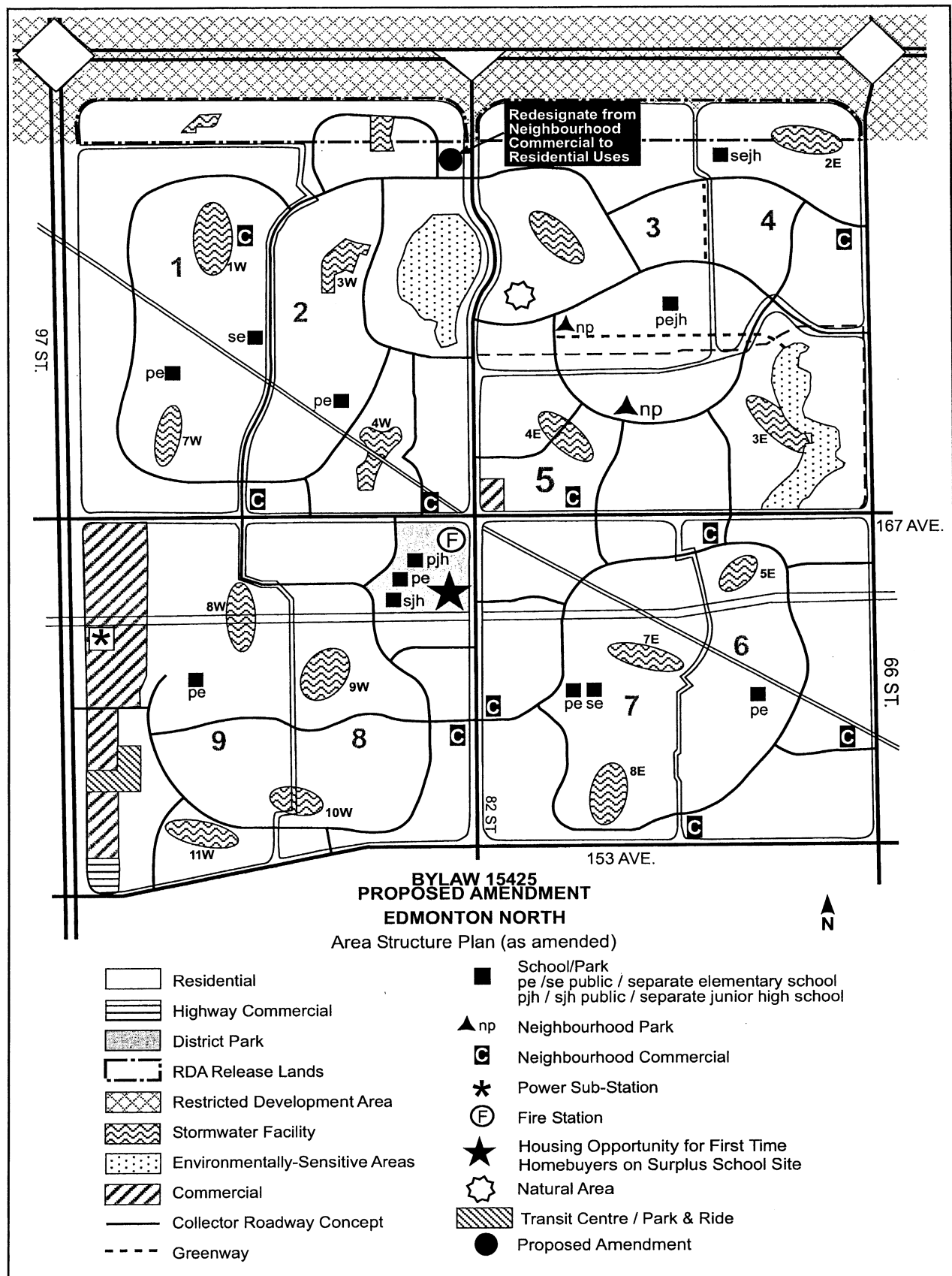
The District Park is to be located in the southwest corner of the 167 Avenue/82 Street intersection.

*Bylaw 10683
April 18, 1994*

Schools

The proposed location of schools reflects current City policy concerning schools, parks and neighbourhood definition. All school sites are divorced from storm water lakes although school sites may be located adjacent to swales in some cases. The proposed 9 neighbourhoods will meet the public land requirements (see Chapter 9). Specifics as to the detailed breakdown of school requirements can be found in Chapters 6 and 9.

Exhibit 2 Edmonton North ASP (As amended by Bylaw 15425, Approved on April 26, 2010)



CHAPTER 4

TRANSPORTATION

4.1 External Transportation Systems

The Transportation System is an extension of the existing roadway systems. The Study Area will connect to adjacent developed areas by the following systems:

<u>Avenues:</u>	167 (Castle Downs Road)
(east-west)	153 Avenue
<u>Streets:</u>	97 Street (western boundary)
(north-south)	82 Street
	66 Street (eastern boundary)

97 Street is a major north-south highway which connects to the future *Transportation and Utility Corridor*, and core of the City. 82 Street and 66 Street are auxiliary arterial networks which compliment the 97 Street function.

Amended by Editor

4.2 Internal Transportation System

The Study Area is serviced by an efficient and continuous collector system which links the four residential quadrants. This collector system will link onto the major arterial grid system by the use of collector link roadways which will be determined in more detail at the Neighbourhood Structure Plan Stage.

*Amended by Editor
and
Bylaw 10683
April 18, 1994*

In the original Edmonton North Area Structure Plan, a town centre was to be served by a "loop" arterial intersection of 167 Avenue and 82 Street. With the removal of the town centre, the initial impetus behind the "loop" intersection configuration was removed. As indicated in the Transportation Department's 167 Avenue/82 Street Facility Plan (#3Q30-253); this intersection was re-configured to a right angle, four-way intersection.

*Amended by Editor
Bylaw 15054
December 17, 2008
(deleted policy regarding
the Transit Terminal and
Park & Ride Facility
approved through Bylaw
14719, September 12,
2007)*

4.3 Public Transportation

Exhibit 2 also indicates the deletion of the possible Light Rail Transit (LRT) right-of-way shown in the original plan. Adequate right-of-way for a northern extension of the LRT exists along 97 Street. However, the City has no plan to extend LRT east from 97 Street to the town centre in the Lake District. Public transit service is provided along the internal

collector system throughout the Study Area.

A Transit Centre and Park & Ride is located north of 153 Avenue and east of 97 Street,

*Bylaw 15315
January 20, 2010
Amended by Editor*

4.4 Dedication

Lake rims, swales, and roadway buffers are incorporated within the circulation calculations (see Chapter 9 for details).

CHAPTER 5 UTILITIES

5.1 Water, Sanitary and Storm

Water supply lines will be extended into the area from the existing 36" diameter main in Castle Downs on 167 Avenue, from the existing 18" diameter main in Dickinsfield on 88 A Street, and from the existing 18" diameter main in Londonderry on 72 Street. The major water supply for the area will be from the west and will be achieved by completion of the supply main from the E. L. Smith plant to the proposed Castle Downs reservoir.

Completion of the water supply link through the area between the Castle Downs and Dickinsfield/Londonderry systems will also greatly enhance the system for all of North Edmonton.

The concept for the sanitary sewer system in the original Edmonton North ASP called for the interim use of the existing sanitary systems to the west and south of the plan area for parts of the ASP, while the balance of the area was to drain east by a new system that was never developed.

*Bylaw 10683
April 18, 1994*

The City of Edmonton Drainage Branch has since developed a new concept for sanitary drainage in North Edmonton, following lengthy discussions with many of the landowners in the Edmonton North ASP (Lake District). The new concept, entitled the North Edmonton Sanitary Trunk, will serve a vast area of undeveloped land and some existing development in North Edmonton. Figure 4, produced by the City of Edmonton Drainage Branch, shows the alignment of the North Edmonton Sanitary Trunk and the proposed basin to be served.

The North Edmonton Sanitary Trunk system will serve the majority of the Lake District Sanitary basin. A lateral trunk line will extend northward from the North Edmonton Sanitary Trunk to provide drainage for the existing portion of the Belle Rive Neighbourhood and the Lago Lindo Neighbourhood, as well as the undeveloped areas within the Edmonton North ASP (Lake District). The North Edmonton Sanitary Trunk will be constructed in stages approximately along the 153 Avenue alignment and ultimately connect to the Capital Region Wastewater Treatment Plant. Sanitary flows will be conveyed through the staged sections of the North Edmonton Sanitary Trunk (refer to Figure 4) and will be pumped into the existing system during dry weather flows. During wet weather, the North Edmonton Sanitary Trunk will be used as storage and pumping will resume when capacity is available in the downstream receiving system.

A system of storm water management is proposed for the area in which storm runoff is stored in a series of lakes and gradually released, passing through other lakes in the system, to the existing storm sewers in Dickinsfield and Londonderry. Each lake will be linked to its downstream neighbourhood by a conduit which will carry storm water from one lake to the next. Dry swales will also link each lake, these will serve the function of transmitting flow only from the most severe storm.

The system of storm water management will ensure that flows from such a major event are reduced from that which would occur from the same acting upon the area in its undeveloped form.

A total of 17 lakes (*Storm Water Management Facilities*) are proposed, many of which will be permanent water *bodies*. The storm system will be developed in an orderly and economic pattern such that residential development is adequately provided by storm services on the short and long term scale.

*Amended by Editor
Bylaw 14598
July 9, 2007*

Development of particular parts of the Area Structure Plan will not be possible unless the lake into which that area drains is constructed, which in turn requires a suitable outlet for the controlled discharge of the storm water stored in the lake. Initially the outlets available are the existing storm sewers in Dickinsfield and Londonderry, into which ultimately the whole area will drain. Available for use on a temporary basis is the existing storm sewer system in Castle Downs. These available outlets define the lakes which may be constructed first and therefore the areas which may develop first, namely the areas in the south and north-west. Development beyond these first stages will proceed in an orderly manner to the upstream lakes, i.e., generally in a northerly direction from the initial stages of development.

5.2 Power and Telephones

Power *originates* from a substation located east of 97 Street and adjacent to the *utility* Right-of-Way and north of 162 Avenue.

*Amended by Editor
Bylaw 7311
September 28, 1983*

5.3 Gas

Gas supply to the Study Area will be provided by the extension of the existing main in the *utility* Right-of-Way within Castle Downs Stage I, and servicing will penetrate into the development areas from this alignment.

Amended by Editor

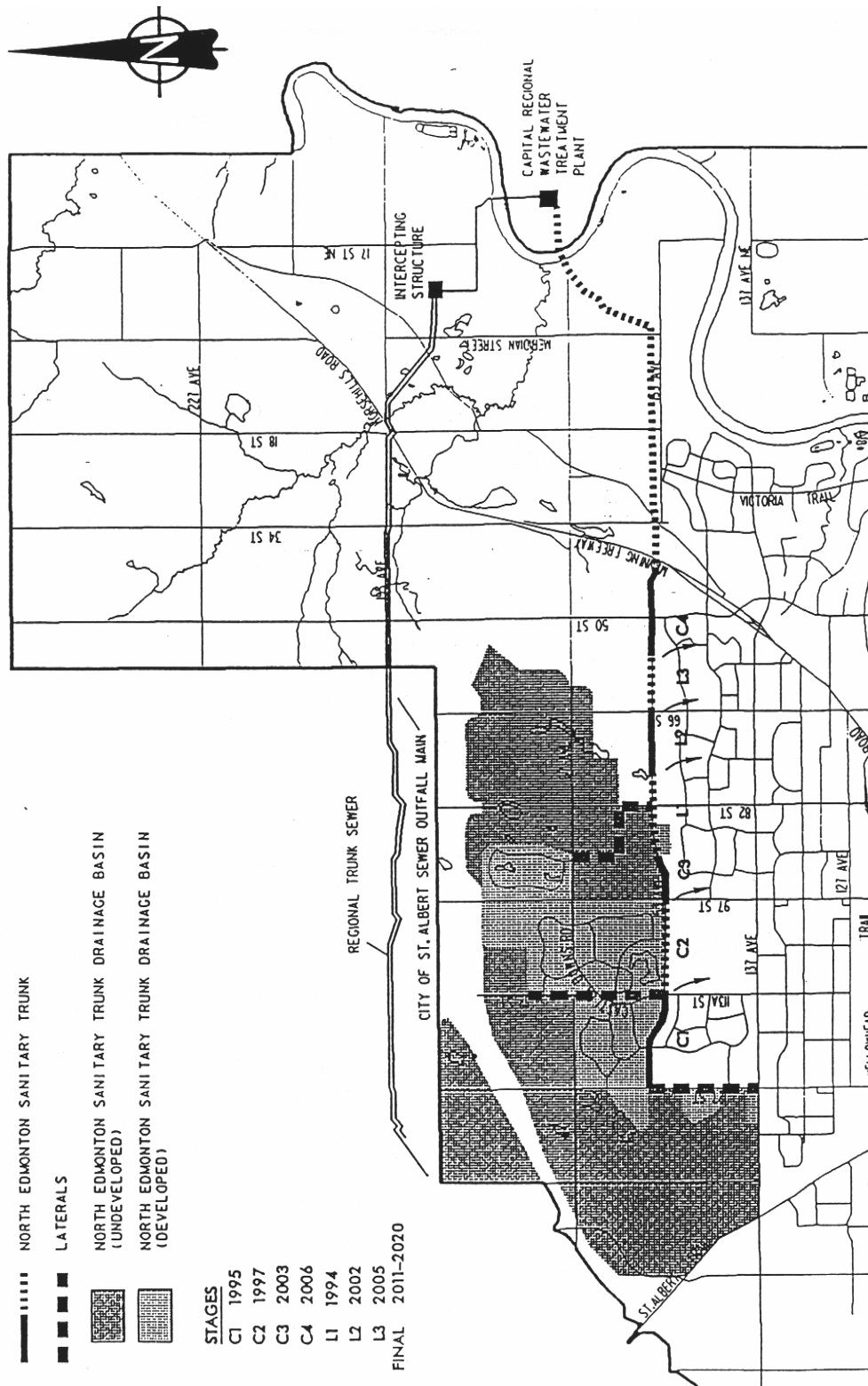
5.4 Existing Utility Facilities

The 120 foot wide *utility* Right-of-Way runs east-west across the plan area and divides the north half of Sections 33 and 34 almost in two equal components. A natural gas pipeline traverses the area in a southeasterly direction.

Amended by Editor

North Edmonton Sanitary Trunk (NEST) Staging Plan (Figure 4 from Bylaw 10638, April 18, 1994)

**NORTH EDMONTON SANITARY TRUNK (NEST)
STAGING PLAN**



CHAPTER 6

PROVISION OF SOFT SERVICES

6.1 Schools

Public Elementary - (7 sites)

- all sites central to neighbourhood
- all sites not adjacent to storm water lakes

*Bylaw 12950
March 15, 2002*

Separate Elementary – (4 sites)

- central to each residential quadrant

Public Junior High – (2 sites)

- combined sites with P.E.
- southeast quadrant does not require a site because of adjacent facilities in Londonderry

*Bylaw 12950
March 15, 2002*

Separate Junior High - (2 sites)

- located in the S.W. and N.E. quadrants

Public And Separate High Schools

- public and separate high school requirements will be met by proposed facilities in Castle Downs Stage 1 (west) and Clareview (east)

6.2 Parks

There is a park element associated with each of the school sites. Provision has been made in the Parks and Recreation Master Plan 1979 - 1983 to create parkettes and this concept should be applied. *The District Park is to be located in the southwest corner of the 167 Avenue/82 Street intersection.*

*Bylaw 10683
April 18, 1994*

6.3 Fire

A fire station site to service the Area Structure Plan is to be *centrally located in the southwest corner of the 167 Avenue/82 Street intersection.*

*Bylaw 10683
April 18, 1994*

6.4 Police

Services from Londonderry substation.

6.5 Library

A library if required to serve the population could tentatively be incorporated into the *Area Structure Plan*.

Amended by Editor

CHAPTER 7

COMMERCIAL FACILITIES

7.1 Major Commercial Facilities

The original Edmonton North (Lake District) Area Structure Plan included a town centre which was intended to occupy approximately 65 ha at the intersection of 167 Avenue and 82 Street. It was to include a broad range of commercial, cultural, recreational, high density residential, and possible light industrial uses.

Amended by Editor

*Bylaw 10683
April 18 1994*

Significant changes have occurred within the Edmonton North (Lake District) trading area since the approval of the original ASP. Commercial development on adjacent arterial roads (137 Avenue and 50 Street, 97 Street) and the expansion of the Londonderry regional shopping centre have reduced anticipated market support for a substantial town centre. The trend toward lower populations in residential neighbourhoods further reduces this support. The original town centre was intended to serve a population of approximately 55,000 in the Lake District. Given current and anticipated neighbourhood populations, the total Lake District population is not likely to exceed 45,000.

For these reasons, the town centre was replaced by district retail commercial, community and government services, district park athletic fields, professional offices, and higher density residential development.

The Edmonton North ASP designates approximately 29 ha of land for commercial use. A commercial node is located along 97 Street, between 157 Avenue and 167 Avenue in the Eaux Claires Neighbourhood (# 9). Another commercial site (shopping centre) is located in the Schonsee Neighbourhood on the east side of 82 Street north of 167 Avenue.

*Amended by Editor
Bylaw 15054
December 17, 2008
Bylaw 14608
June 27, 2007*

7.2 Internal Commercial Facilities

Each of the nine neighbourhoods will be serviced by an adequate amount of service orientated retail space. Requirements will be defined at the Neighbourhood Structure Plan Stage.

CHAPTER 8

SPECIAL LAND USES

8.1 Social Housing

Site requirements for social housing will be identified at the Neighbourhood Structure Plan Stage and negotiated through the Development Agreement process.

8.2 Churches

The original Edmonton North ASP identified sites for religious assembly use. However, under the current Zoning Bylaw, religious assembly uses can be developed in the majority of land use districts normally included in residential neighbourhoods and it is therefore not necessary to designate religious assembly locations.

Amended by Editor

*Bylaw 10683
April 18, 1994*

8.3 Manufactured Homes

Manufactured Home Sites will be assessed at the neighbourhood stages to determine feasibility.

CHAPTER 9

PRELIMINARY STATISTICS

The preliminary statistics are indicated on Chart 1 and will be confirmed with detailed neighbourhood and subdivision plans.

Chart 1 Edmonton North ASP Land Use and Population Statistics

(As amended by Bylaw 15548, September 13, 2010)

	Area (ha)	% of GDA
Gross Area	988	
Utilities	24.0	
Gross Developable Area	964	
Residential	784	81.3
Municipal Reserve Entitlement	96.4	10.0
Commercial	26.6	2.8
Natural Area Management Plan (NE 8094)	48.7	5.1
Natural Area (NE8088)	4.9	0.5
Transit Centre and Park and Ride	3.3	0.3
Total	964	100.00%

	Units	% of Total Units	Population
Low Density Residential	9,276 – 9,932	50% - 80%	
Medium Density Residential	2,427 – 5,228	20% - 50%	
Total Residential	12,359 - 14,504		40,522 - 45,258

Density: 40-50 persons per gross developable hectare.

CHAPTER 10

FINANCIAL IMPACT STUDY

A Detailed Financial Impact Study was provided and prepared as a directive of City Council; however, the study was not provided in the ASP in accordance with the Freedom of Information and Protection of Privacy Act.

Amended by Editor