

Bylaw 15177

A Bylaw to amend Bylaw 14010, as amended,  
the Southeast Area Structure Plan, through an amendment to Bylaw 14010,  
being the Charlesworth Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 30, 2005, the Municipal Council of the City of Edmonton, passed Bylaw 14010, as amended, being the Southeast Area Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 14010, as amended, the Southeast Area Structure Plan, by adding a new neighbourhood; and

WHEREAS on June 30, 2005, Council adopted the Southeast Neighbourhood One Neighbourhood Structure Plan by passage of Bylaw 14010; and

WHEREAS Council found it desirable to amend Charlesworth Neighbourhood Structure Plan through the passage of Bylaw 14825 and 14980; and

WHEREAS an application was received by the Planning and Development Department to amend the Charlesworth Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Charlesworth Neighbourhood 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. That Bylaw 14010, as amended, is hereby amended as follows:

- a. deleting the Map entitled "Charlesworth Neighbourhood Structure Plan - Bylaw 14980;" and substituting therefor the Map entitled "Charlesworth Neighbourhood Structure Plan - Bylaw 15177" attached hereto as Schedule "A" and forming part of this Bylaw;
- b. deleting the statistics entitled "Charlesworth Neighbourhood Structure Plan - Bylaw 14980" and substituting therefor the following:

**CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 15177**

	Area (ha)	% of GDA
Gross Area	197.16	
Arterial Roadways	8.06	
Pipeline Right-of-Ways	3.09	
Existing Ellerslie Campus Schools	8.78	
Gross Developable Area	177.23	100.00
Community Commercial	13.97	7.9
Existing Religious Assembly Parcels	3.64	2.1
Municipal Reserve Parks	7.40	4.2
City Level Park	46.61	26.3
Institutional/City Level Park	7.95	4.5
Stormwater Management Facilities	16.11	9.1
Circulation	17.09	9.6
<b>Total</b>	<b>112.77</b>	<b>63.7</b>
<b>Total Non-Residential</b>	<b>64.46</b>	<b>36.3</b>

	Area (ha)	Units/ ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	55.08	18	991	60	3.45	3,419
Medium Density Residential	8.29	50	415	25	2.87	1,191
High Density Residential	1.09	225	245	15	1.43	350
<b>Total Residential</b>	<b>64.46</b>		<b>1,651</b>	<b>100.0</b>		<b>4,960</b>

Gross Developable Population Density: 28.0 persons per gross hectare  
Net Population Density: 76.9 persons per net residential hectare  
Net Residential Unit Density: 25.61 residential units per hectare  
LD / MDR / HDR Ratio: 60% / 25% / 15%

**Student Generation Statistics**

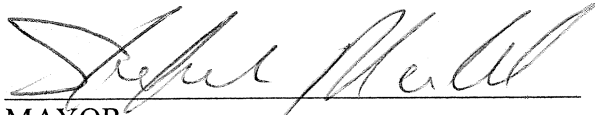
Level	Public	Separate	Total
Grades K-8	670	223	893
Grades 9-12	260	87	347
<b>Total</b>	<b>930</b>	<b>310</b>	<b>1,240</b>

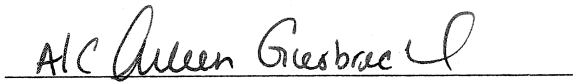
- c. deleting "Figure 6.0 – Development Concept" and substituting therefore "Development Concept" attached hereto as Schedule "B" and forming part of this part of this Bylaw;
- d. deleting "Figure 7.0 – Pedestrian Network System" and substituting therefore "Figure 7.0 – Pedestrian Network System" attached hereto as Schedule "C" and forming part of this part of this Bylaw;
- e. deleting "Figure 8.0 – Sanitary Servicing System" and substituting therefore "Figure 8.0 – Sanitary Servicing System" attached hereto as Schedule "D" and forming part of this part of this Bylaw;
- f. deleting "Figure 9.0 – Stormwater Servicing System" and substituting therefore "Figure 9.0 – Stormwater Servicing System" attached hereto as Schedule "E" and forming part of this part of this Bylaw;
- g. deleting "Figure 10.0 – Water Servicing System" and substituting therefore "Figure 10.0 – Water Servicing System" attached hereto as Schedule "F" and forming part of this part of this Bylaw;
- h. deleting "Figure 11.0 – Transportation Network" and substituting therefore "Figure 11.0 – Transportation Network" attached hereto as Schedule "G" and forming part of this part of this Bylaw;
- i. deleting "Figure 12.0 – Staging Plan" and substituting therefore "Figure 12.0 – Staging Plan" attached hereto as Schedule "H" and forming part of this part of this Bylaw;
- j. deleting the second sentence of the second paragraph of "Section 2.4 City of Edmonton Housing Mix Guidelines" and substituting therefore the following: "The resulting overall housing mix for the NSP is 60% LDR, 25% MDR, 15% HDR.";
- k. deleting the second sentence of the first paragraph of Section 4.2.2 Land Use Concept Commercial" and replacing with: "The design and site location for Major Commercial provides superior site visibility, vehicle access / egress and proximity to local transit service."

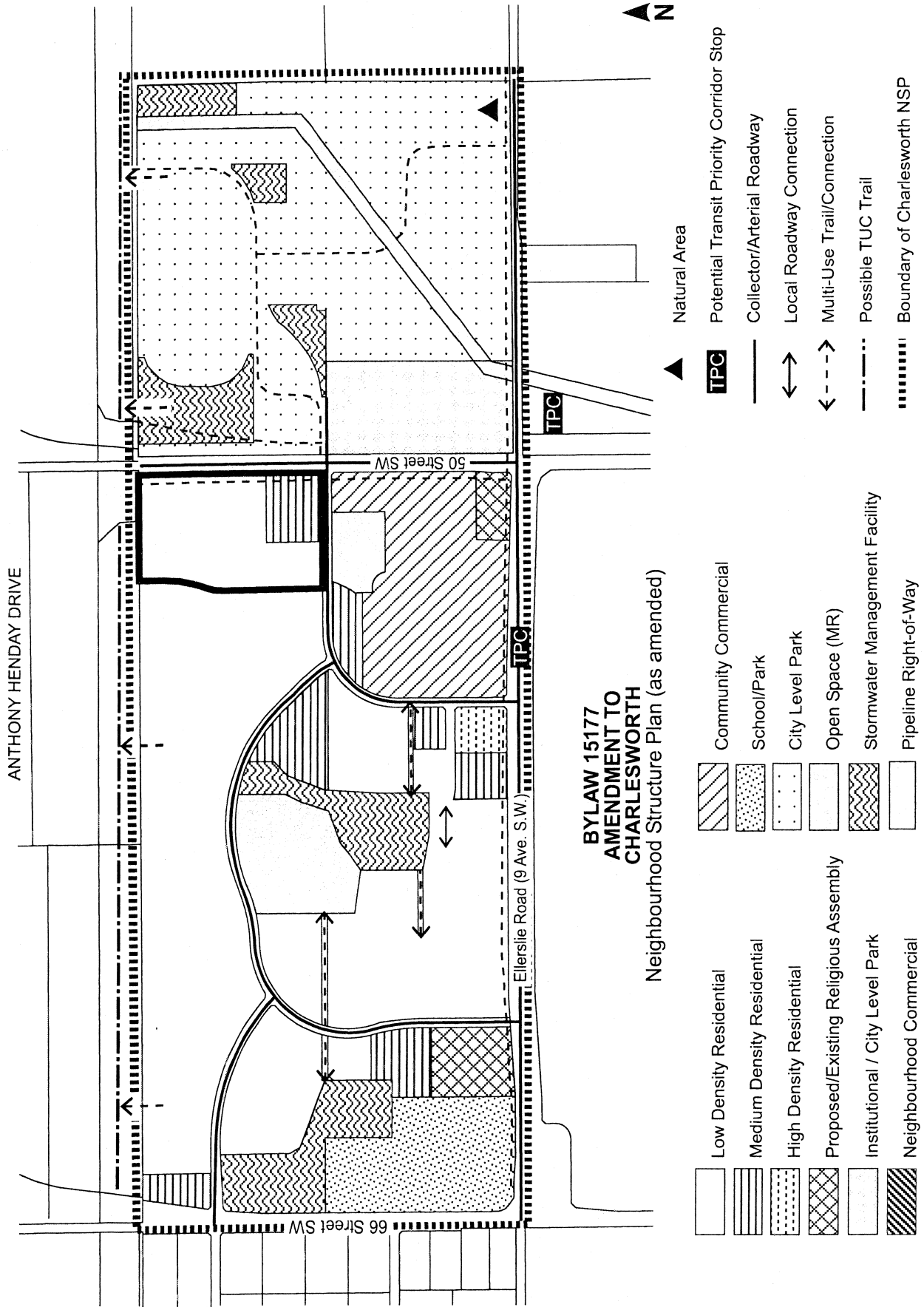
1. deleting "Section 4.2.2 Neighbourhood Commercial";

READ a first time this	11th	day of	May	, A. D. 2009;
READ a second time this	11th	day of	May	, A. D. 2009;
READ a third time this	11th	day of	May	, A. D. 2009;
SIGNED and PASSED this	11th	day of	May	, A. D. 2009.

THE CITY OF EDMONTON

  
MAYOR

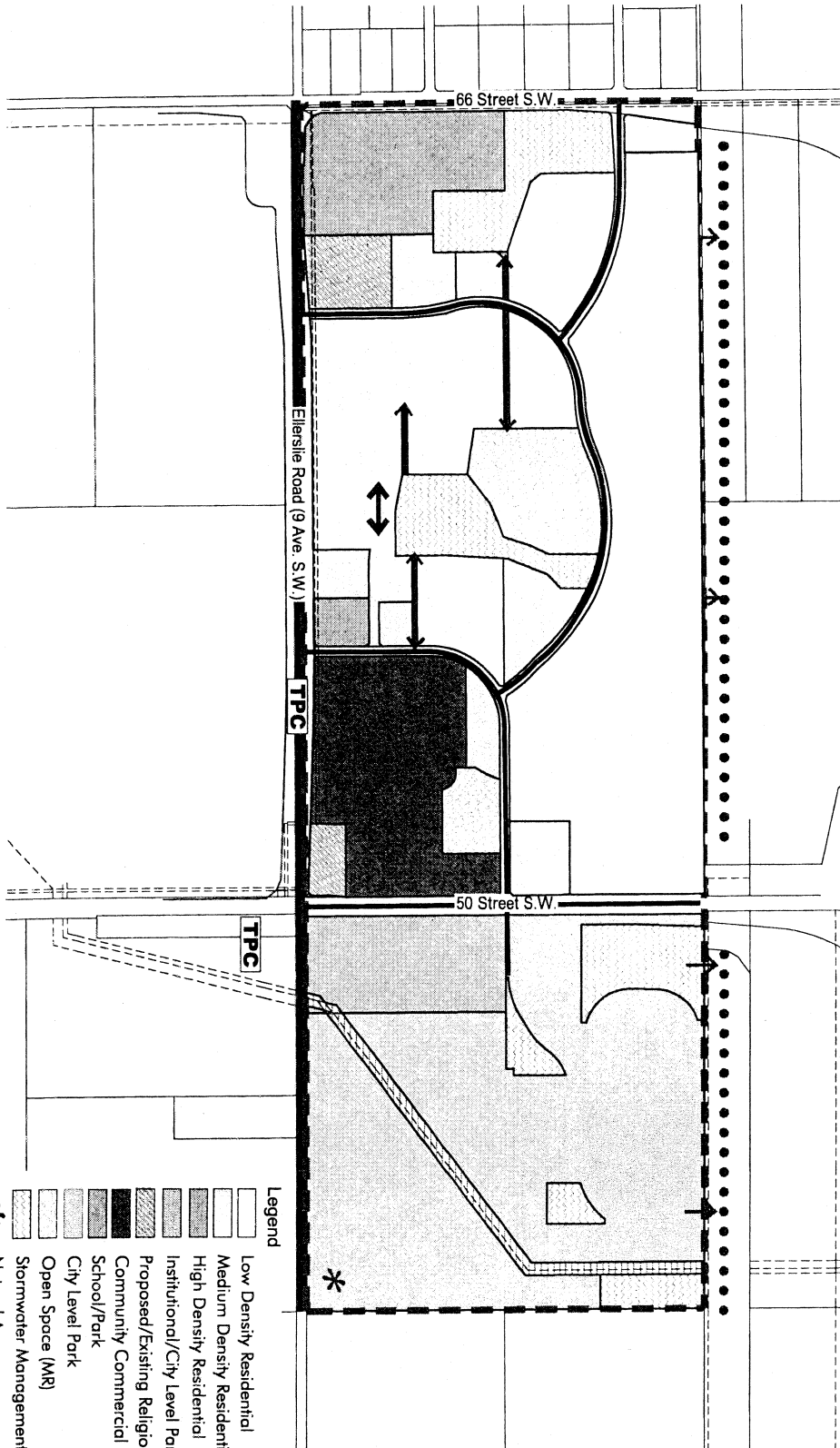
  
CITY CLERK



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.

# CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN

**Figure 6.0**  
Development Concept



**Legend**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional/City Level Park
- Proposed/Existing Religious Assembly
- Community Commercial
- School/Park
- City Level Park
- Open Space (MR)
- Stormwater Management Facility
- Natural Area
- Pipeline Right-of-way
- TPC Potential Transit Priority Corridor Stop
- Collector/Arterial Roadway
- Local Roadway Connection
- Possible TUC Trail
- Multi Use Trail/Connection
- Charlesworth NSP Boundary

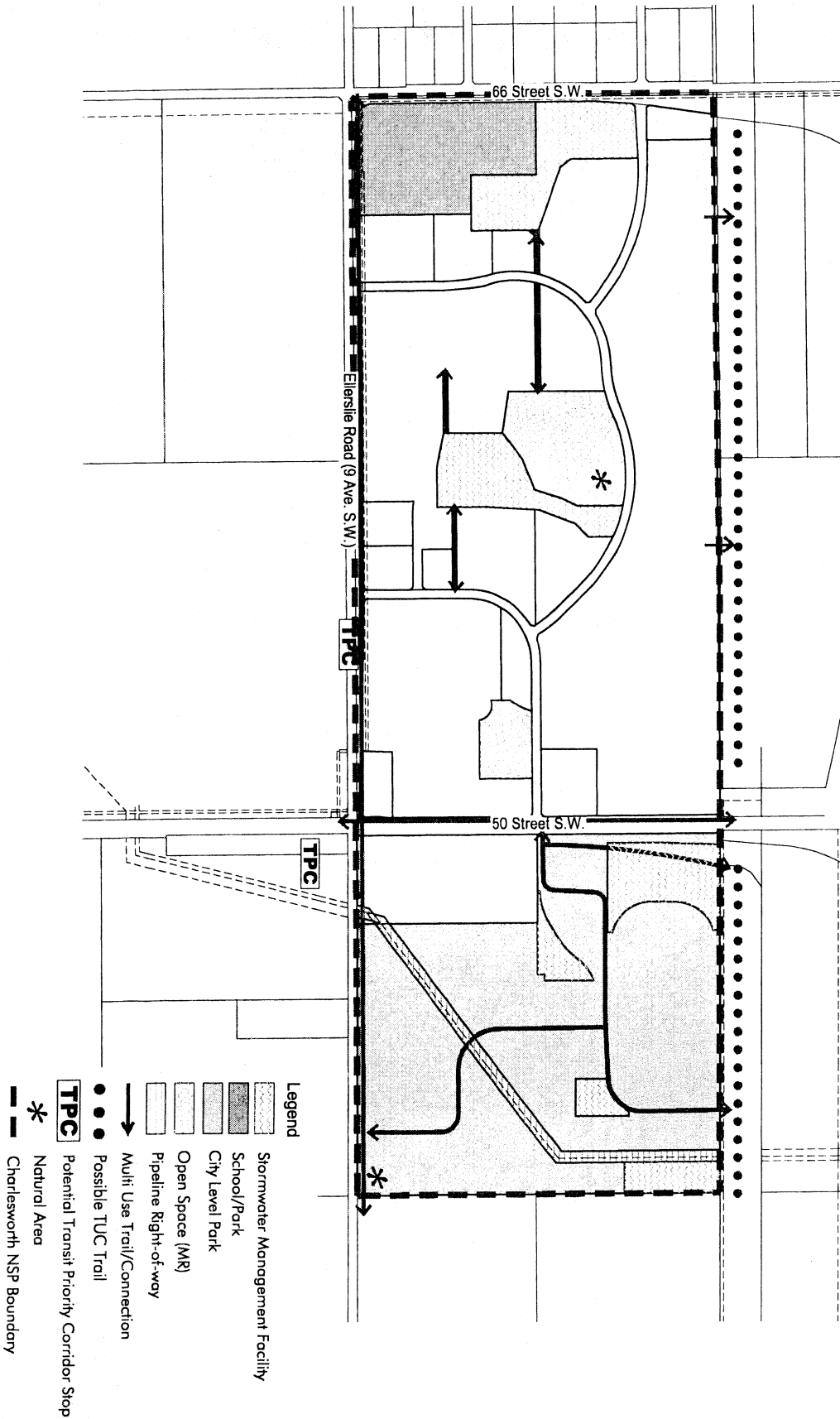


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# CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



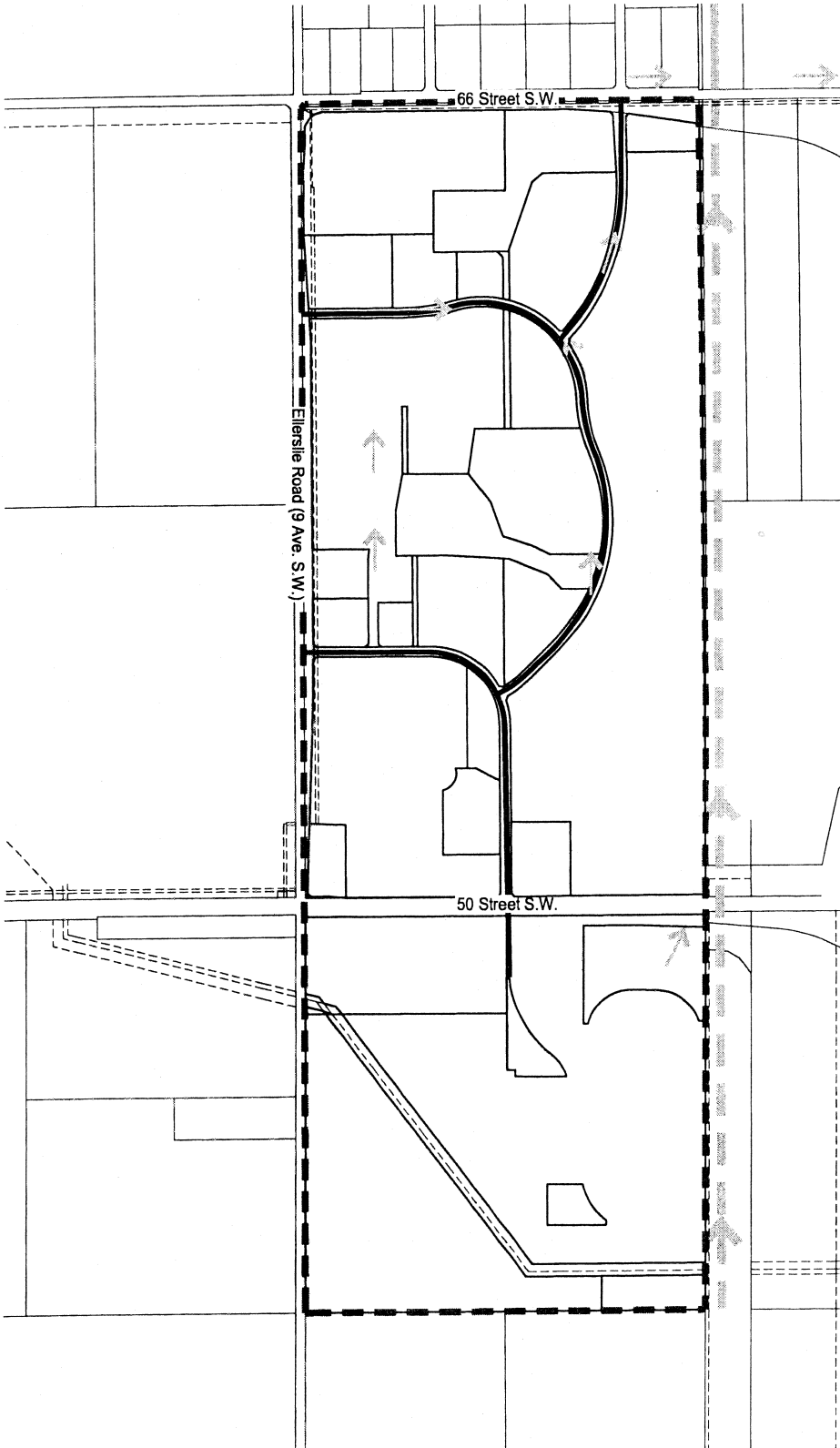
**Figure 7.0**  
Pedestrian Network System



# CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN



**Figure 8.0**  
Sanitary Servicing System



**Legend**

- Existing Sanitary Trunk
- Future Sanitary Trunk
- Direction of Flow
- Charlesworth NSP Boundary

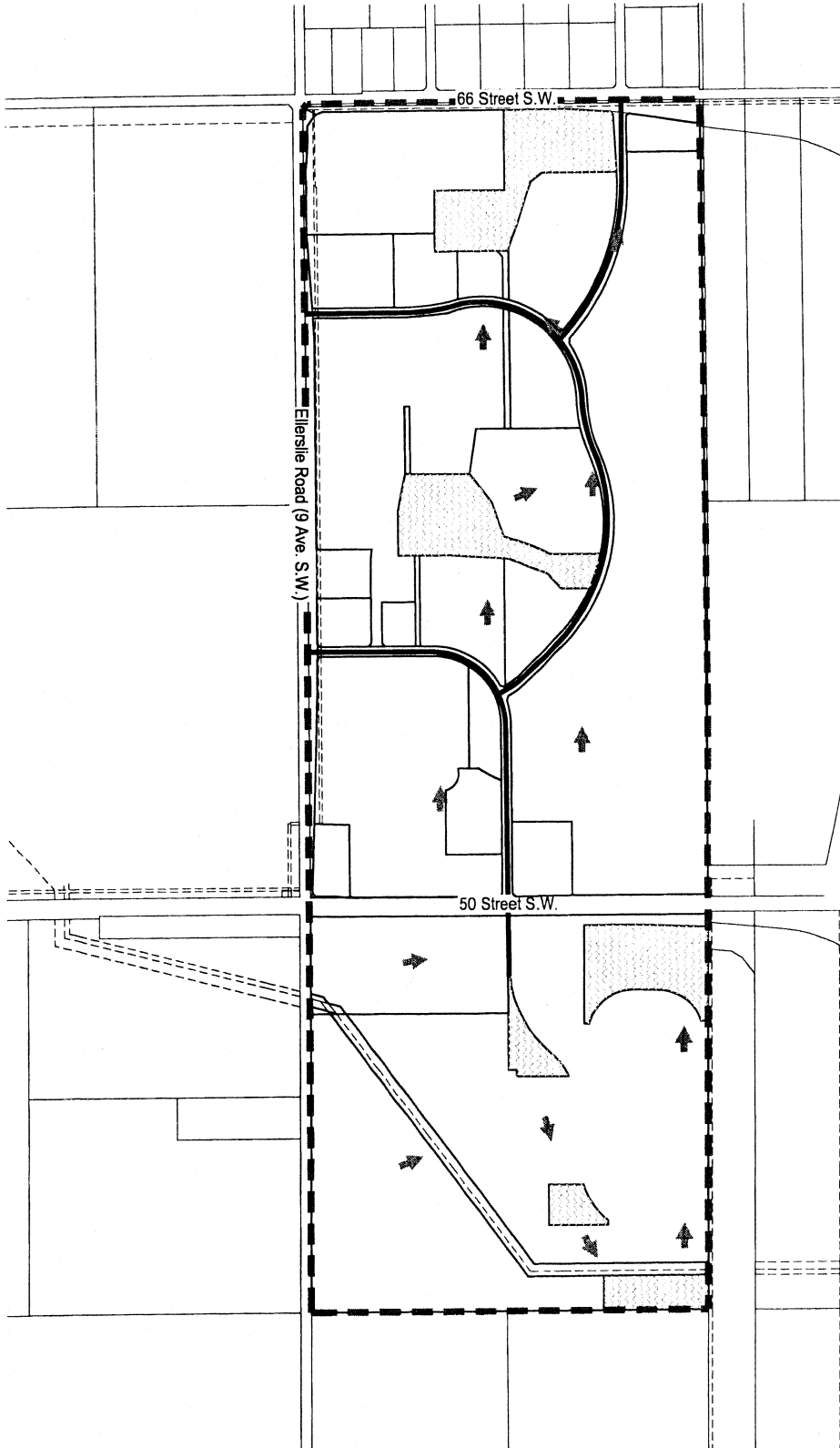


**Stantec**



# CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN

**Figure 9.0**  
Stormwater Servicing System



**Legend**



Stormwater Facility



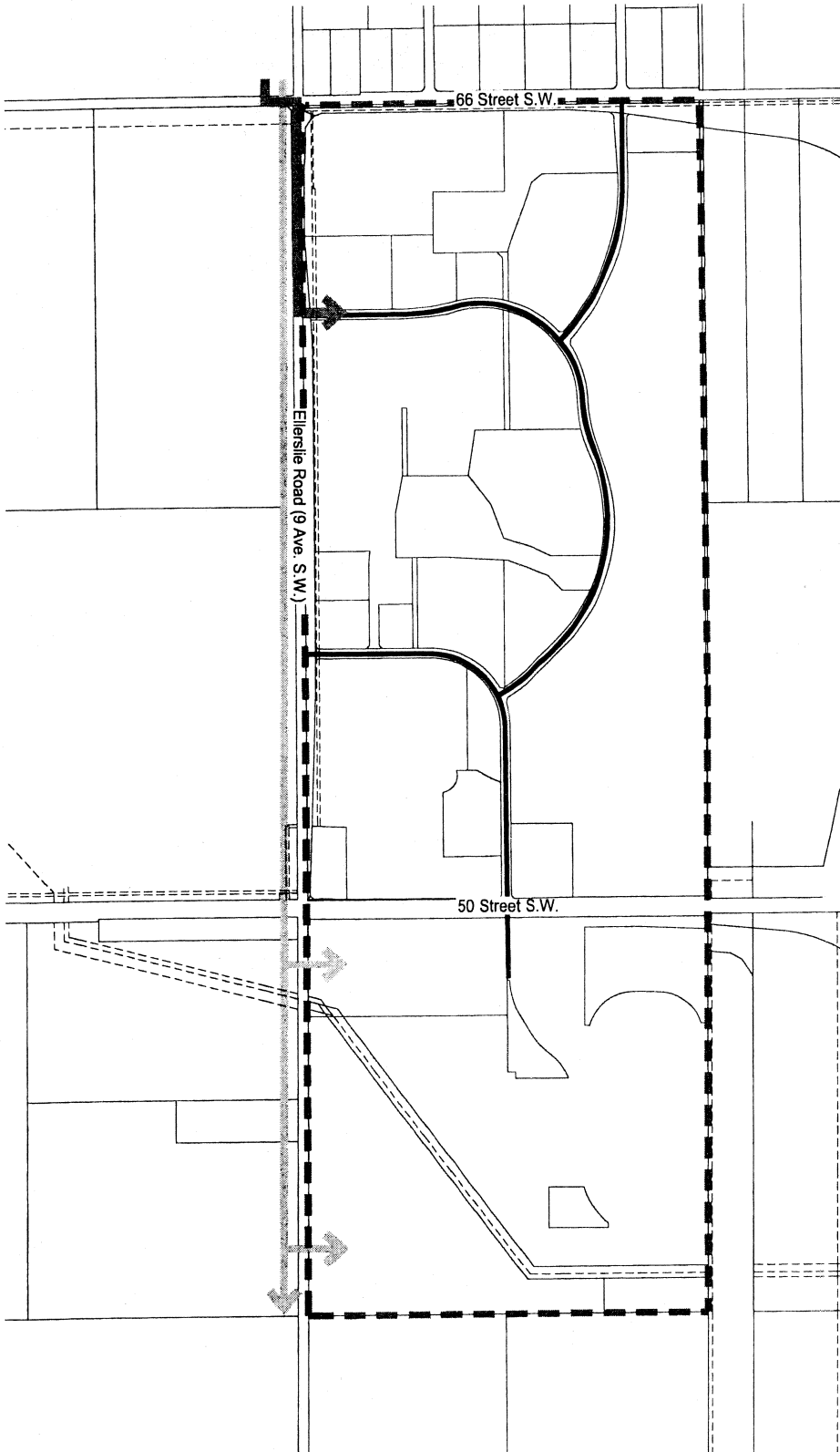
Direction of Flow



Charlesworth NSP Boundary

# CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN

**Figure 10.0**  
Water Servicing System



**Legend**

- Future Quaternary System
- Transmission Main
- Tertiary System
- Transmission Main
- Charlesworth NSP Boundary

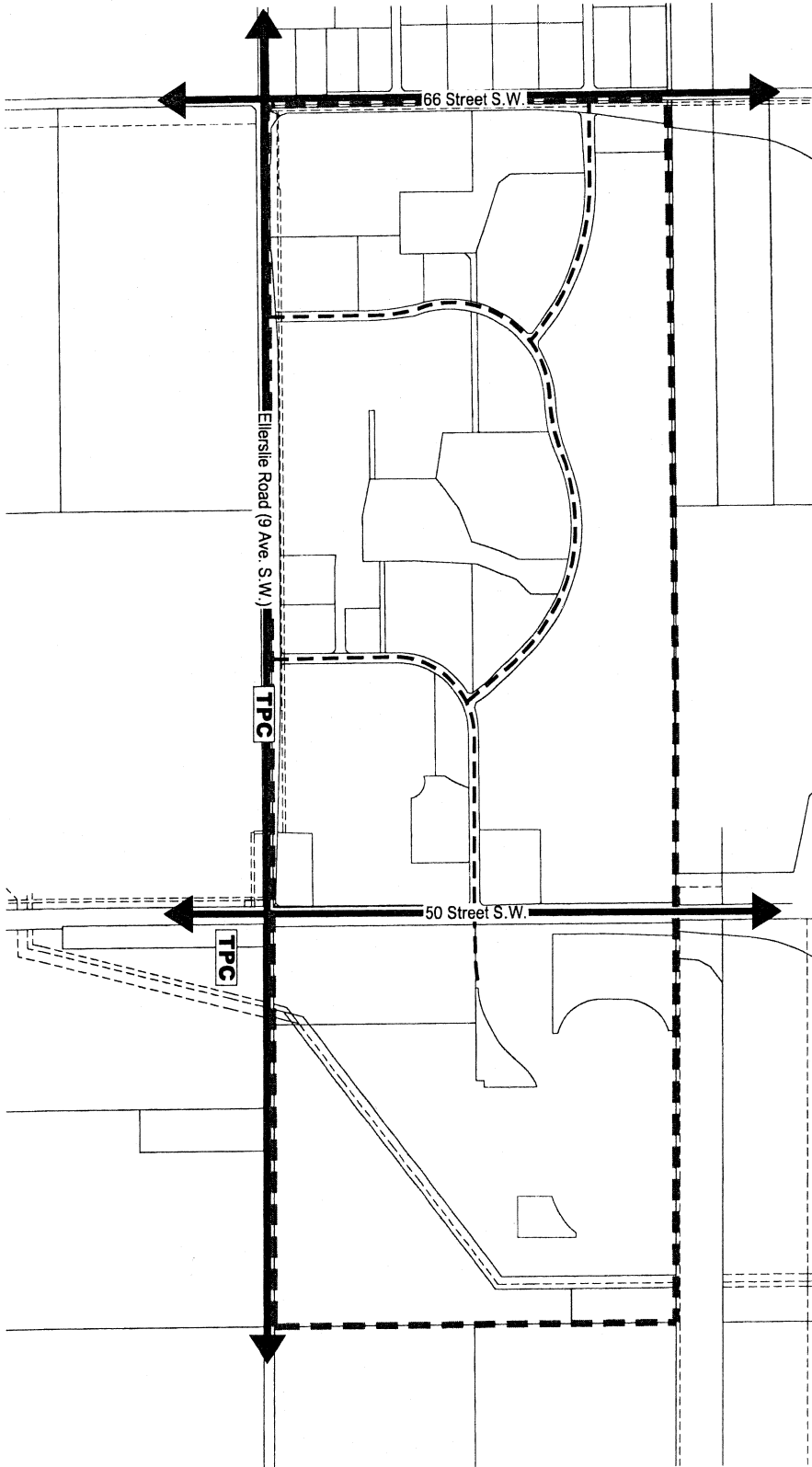








# CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN

SCHEDULE "G"

**Figure 11.0**  
Transportation Network



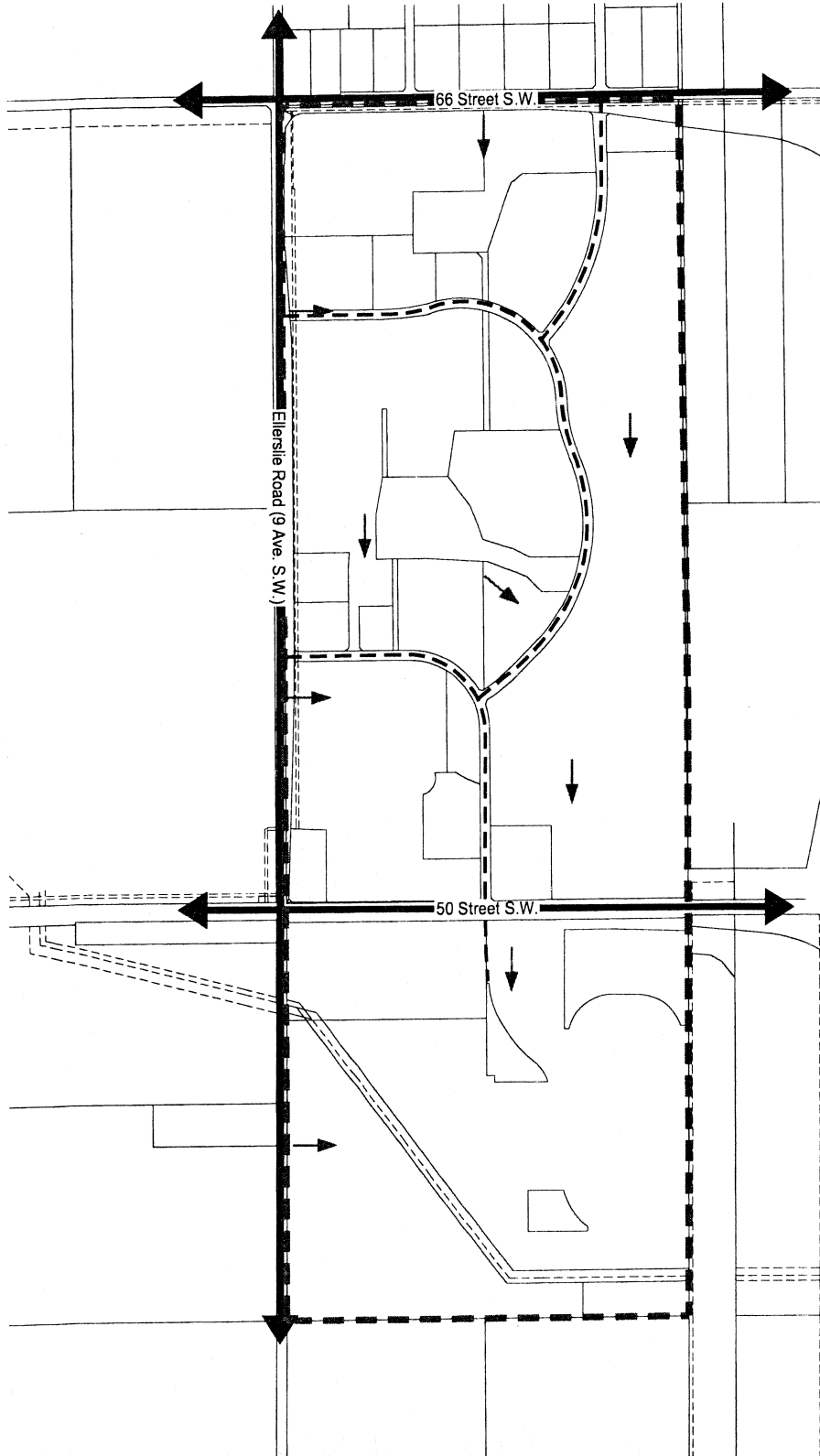
**Legend**

-  Arterial Roadway
-  Collector Roadway
-  Potential Transit Priority Corridor Stop
-  Charlesworth NSP Boundary



# CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN

**Figure 12.0**  
Staging Plan



**Legend**

- Stage Direction
- Arterial Roadway
- - - Charlesworth NSP Boundary