

Bylaw 18667

A Bylaw to amend Bylaw 7464, as amended, being The Palisades Area Structure Plan,
through an amendment to the Carlton Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on April 24, 1984, the Municipal Council of the City of Edmonton passed Bylaw 7464 being The Palisades Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 7464, being The Palisades Area Structure Plan by adding new neighbourhoods; and

WHEREAS April 26, 1999, Council adopted as Appendix "C" to Bylaw 7464, as amended, the Carlton Neighbourhood Structure Plan by passage of Bylaw 12001; and

WHEREAS Council found it desirable to amend Bylaw 12001, the Carlton Neighbourhood Structure Plan through the passage of Bylaw 12561, 13580, 13861, and 15448; and

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

WHEREAS Council considers it desirable to amend the Palisades Area Structure Plan, by amending the Carlton Neighbourhood Structure Plan; and

NOW THEREFORE upon the recommendation of the Planning and Development Department and after due compliance with the relevant provisions of the Municipal Government Act, S.A. 1994, c. M-26.1, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Appendix "C" to Bylaw 7464, as amended, The Palisades Area Structure Plan, is hereby amended by:

- a. deleting the third paragraph under “4.2 Development Concept” and replacing it with “The Imperial Gardens, subdivision with its large lots will remain compatible with the development and over time will have the opportunity to be developed as urban low and medium density residential, as depicted in the development concept.”
- b. deleting the first sentence in the third paragraph under “4.3 Residential Development” and replacing it with “Multiple family housing is identified for the southwest, south-central, northwest and north central sectors of the Neighbourhood.”
- c. deleting the third sentence of the third paragraph under “4.3 Residential Development” and replacing it with “These housing forms are proposed toward the edges of the Neighbourhood in locations where good transportation access is available, as well as pedestrian/bicycle access to the area’s amenities.”
- d. deleting the first sentence of the fourth paragraph under “4.3 Residential Development” and replacing it with “The existing Imperial Gardens subdivision is compatible with its low density and medium density designation under the plan”
- e. deleting paragraph six under “4.3 Residential Development” and replacing it with “The dwelling unit type proportions for low density / medium density unit mix is as follows. Low density residential is 72% and medium density is 28% of the total dwelling units.”
- f. deleting the statistics entitled “Carlton Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 15448” and substituting the following:

**CARLTON
NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18667**

LAND USE	Area (ha)	% of GDA
Gross Area	121.91	
167 Avenue Road Widening	0.46	
Utility Right-of-Way (Private Corporation)	1.64	
Gross Developable Area	119.81	100.0%
<i>Public Elementary School Site</i>	3.20	2.7%
<i>Neighbourhood Park</i>	6.03	5%
<i>Stormwater Management Facility</i>	4.60	3.84%
<i>Circulation</i>	23.96	20%
<i>Institutional</i>	5.46	4.56%
Net Residential Area	76.56	63.9%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units	% of Total Units	Population
Low Density Residential	66.46	1,163	71.85%	4,071
Medium Density Residential (RF5)	9.72	408	25.22%	1,270
Medium Density Residential (RA7)	0.38	48	2.93%	148
Total	76.56	1,619	100%	5,489

Density:
46 persons per gross developable hectare

Residential Density

Low Density Residential	17.5 units/hectare
Medium Density Residential (RF5)	42.0 units/hectare
Medium Density Residential (RA7)	125.0 units/hectare

Population Density *

Low Density Residential	3.5 persons/unit
Medium Density Residential (RF5)	3.11 persons/unit
Medium Density Residential (RA7)	3.11 persons/unit

STUDENT GENERATION STATISTICS**Public School Board**

Elementary	240 (2 students/gdh)
Junior High	120 (1 student/gdh)
Senior High	120 (1 student/gdh)

Catholic School Board

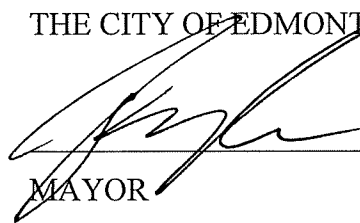
Elementary	120 (1 student/gdh)
Junior High	60 (0.5 students/gdh)
Senior High	60 (0.5 students/gdh)

*Population Density has not been updated based on current TOR


- g. deleting from Exhibit 4: Development Concept, the map entitled the “Bylaw 15448 – AMENDMENT TO CARLTON Neighbourhood Structure Plan (as amended)”, and substituting the map entitled “Bylaw 18667 APPROVED Neighbourhood Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw.

READ a first time this	4th	day of February	, A. D. 2019;
READ a second time this	4th	day of February	, A. D. 2019;
READ a third time this	4th	day of February	, A. D. 2019;
SIGNED and PASSED this	4th	day of February	, A. D. 2019.

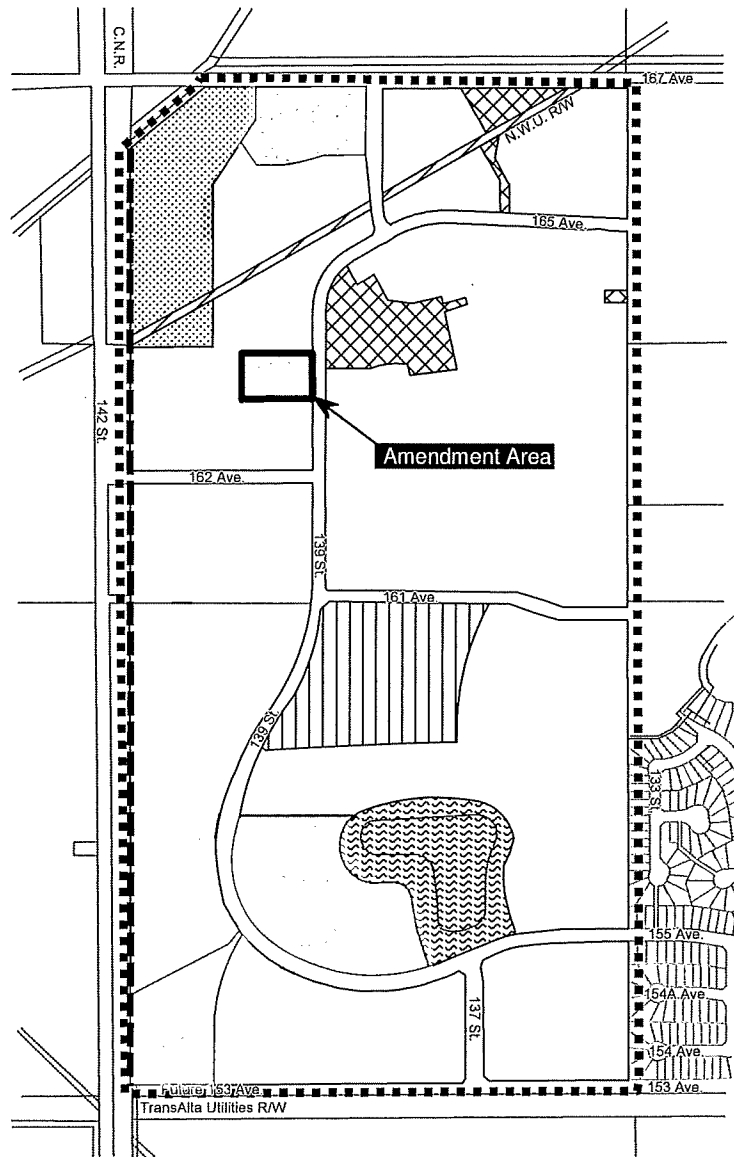
THE CITY OF EDMONTON













MAYOR



A/CITY CLERK



**BYLAW 18667
AMENDMENT TO
CARLTON**
Neighbourhood Structure Plan
(as amended)

	Low Density Residential		Neighborhood Park
	Medium Density Residential		School/Park
	Utility Corridor		Stormwater Management
	Buffer		Institutional
	NSP Boundary		Proposed Amendment Boundary



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.