

BYLAW 28-98

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE STRATHCONA CENTRE AREA STRUCTURE PLAN BYLAW 49-86 AS AMENDED.

WHEREAS it is deemed advisable to amend the Strathcona Centre Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, pursuant to the authority conferred upon it by the Municipal Government Act, S.A. 1994 c-M26.1 and amendments thereto, enacts as follows:

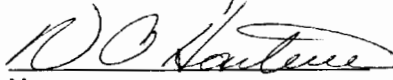
That Bylaw 49-86, as amended, be amended as follows:

1. That this Bylaw 28-98 is to be cited as the "Strathcona Centre Area Structure Plan Amendment No. 3".
2. That Schedule "A" attached hereto is hereby adopted as part of the Bylaw.

Read a first time this 12 day of May, 1998.

Read a second time this 12 day of May, 1998.

Read a third time and finally passed this 12 day of May, 1998.



Mayor



Corporate Secretary

Date Signed: May 22, 1998

PROPOSED AMENDMENT
STRATHCONA CENTRE AREA STRUCTURE PLAN

The proposed amendment reduces the number of units in the Medium Density Residential area next to the Private Institutional area. As well, the reduced number of units is spread over a larger area, further reducing the density of the ASP. The Medium Density area is extended to the north boundary of the plan. Bishop Drive is also renamed to Bethel Drive (previously approved by Strathcona County).

The amendment is summarized by the revised "**DEVELOPMENT CONCEPT**" (**FIGURE 3**), the revised "**POPULATION STATISTICS & STUDENT GENERATIONS**" (**TABLE 2**), and the following changes to the text:

Under 3. **RESIDENTIAL** (third paragraph, fifth sentence)

DELETE:

"... 225 units ..."

ADD:

"... 135 units ..."

Under the entire document

DELETE:

"Bishop Drive"

ADD:

"Bethel Drive"

LEGEND

- SINGLE TO 4-UNIT RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- PUBLIC INSTITUTIONAL/PARK
- PRIVATE INSTITUTIONAL
- STORM WATER DETENTION AREA
- STRATHCONA STATION SHOPPING CENTRE
- PARK / WALKWAY LINKS
- PEDESTRIAN WALKWAY
- BUS ROUTE
- NOISE ATTENUATION WALL
- AREA STRUCTURE PLAN BOUNDARY
- AMENDMENT BOUNDARY
- CONTROLLED INTERSECTION
- RIGHT IN / OUT INTERSECTION
- PARK AND OPEN SPACE
- INDUSTRIAL
- PARK/OPEN SPACE
- UNCONTROLLED INTERSECTION
- RIGHT OUT INTERSECTION



APRIL 1998
 0 25m 50m 100m 200m
 WALKER CONSULTING GROUP LTD

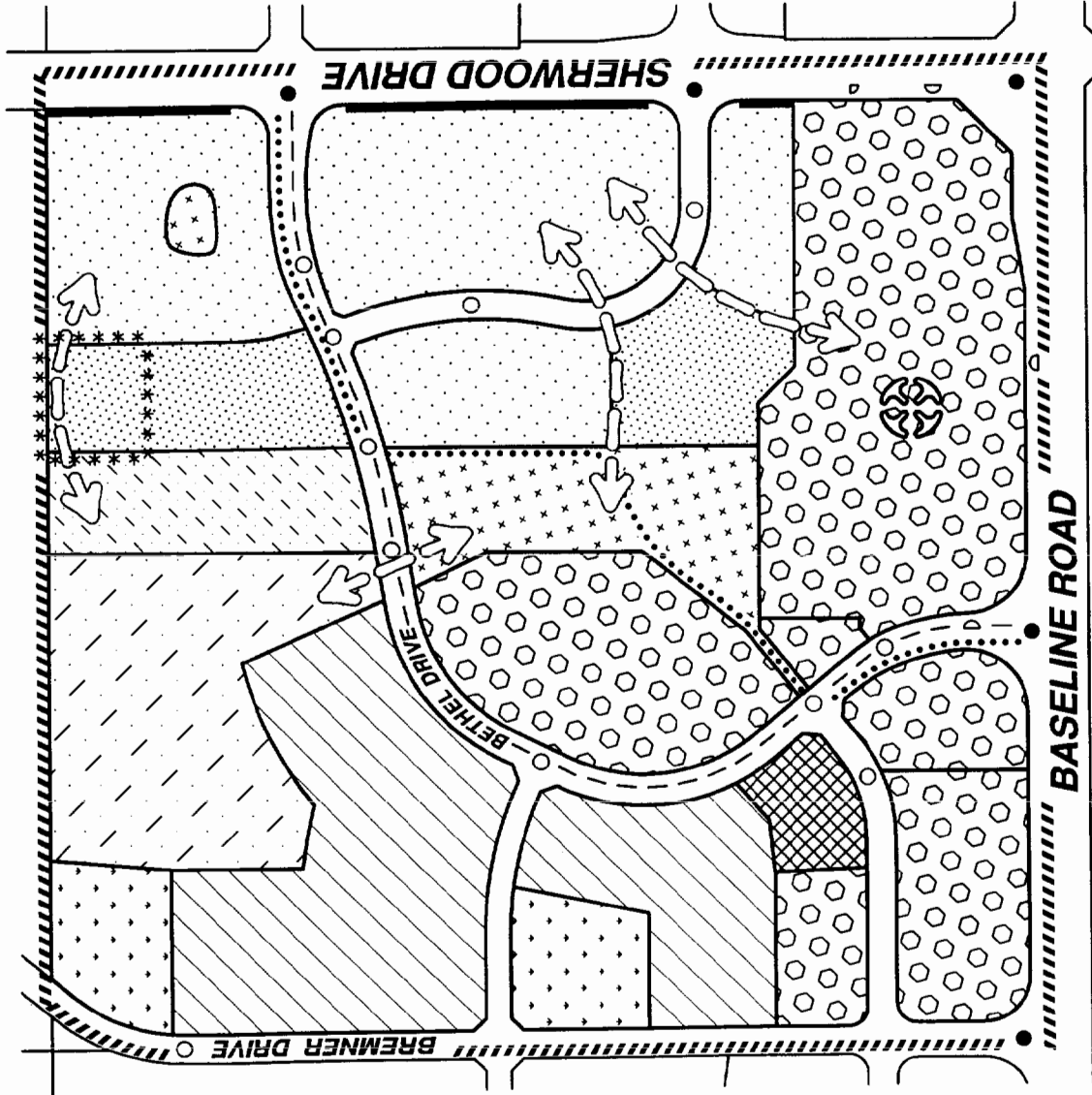


Figure 3 DEVELOPMENT CONCEPT (APRIL, 1998 AMENDMENT)

STRATHCONA CENTRE

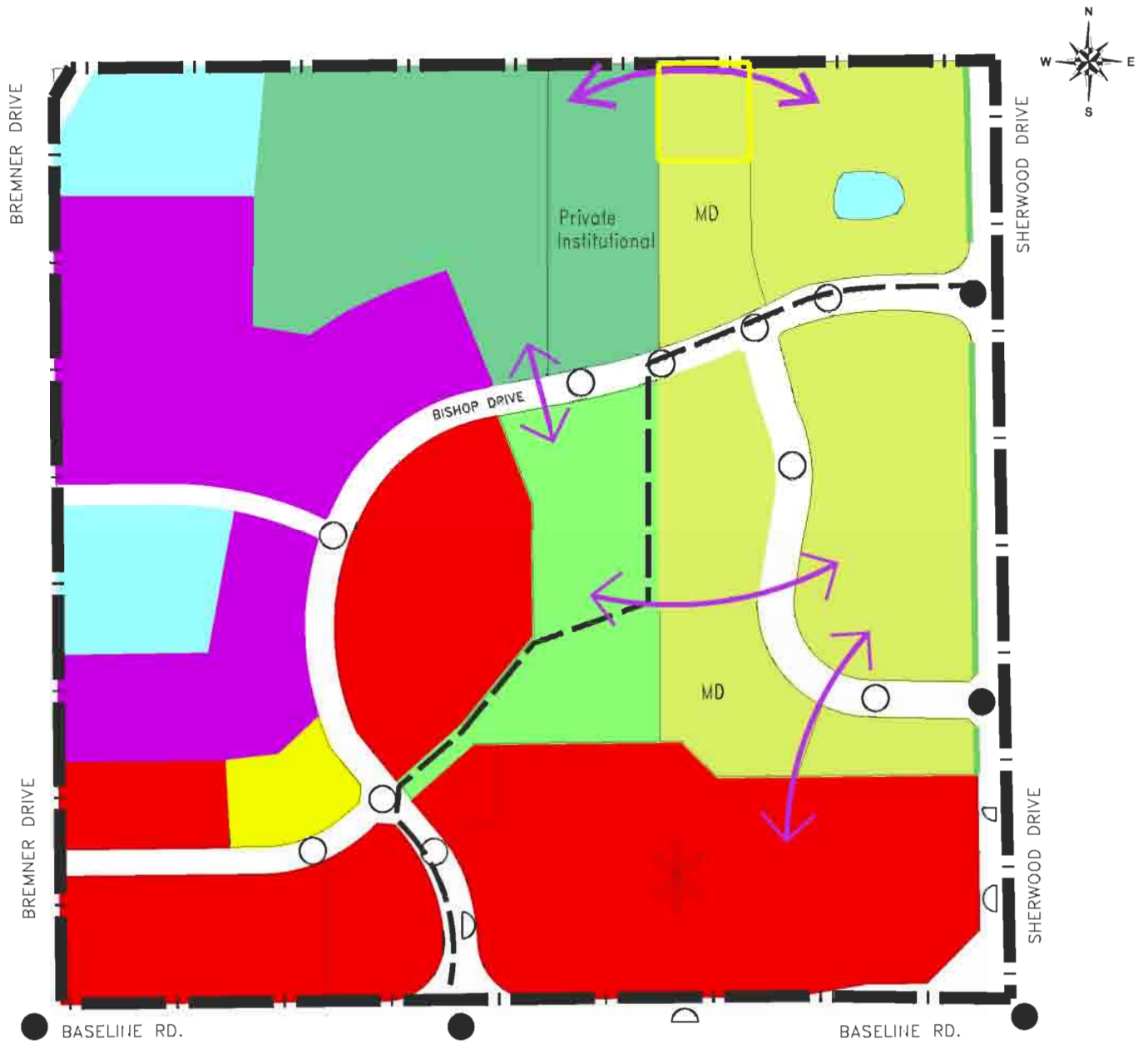
TABLE 2
POPULATION STATISTICS & STUDENT GENERATIONS (April 1998 Amendment)

POPULATION PROJECTIONS						
	Hectares (±)	Acres (±)	Percent (±)	Estimated No. of Units	Persons Per Unit	Population
Single to 4-Unit Residential	± 12.8 ha	± 31.6 ac	± 76.2%	260	* 3.26	848
Medium Density Residential	± 3.7 ha	± 9.1 ac	± 23.8%	435	** 1.10	479
TOTALS	16.5 ha	40.7 ac		695		1327

* Obtained from County.

** Obtained from County for medium density seniors' housing.

STUDENT GENERATIONS						
	Public		Separate		Student Factors Per Unit	
	Elem.	Jr.	Elem.	Jr.	Elem.	Sr.
Single to 4-Unit Residential (260 Units)	85	36	32	13	0.81	11
Medium Density Residential (435 Units)	0	0	0	0	0	0
TOTAL PROJECTED STUDENTS						211



Strathcona Centre Area Structure Plan Bylaw 28-98 (Amendment 3)

Residential		Controlled Intersection		Road Plan	
Commercial		Uncontrolled Intersection		ASP Boundary	
Industrial		Right in / Right Out Intersection		Park / Walkway Links	
Public Institutional / Park		Right out Intersection		Noise Attenuation Wall	
Storm Water Detention				Pedestrian Walkway	
Park / Open Space				Strathcona Station Shopping Centre	
Park and Ride				Amendment Boundary	