

Bylaw 11/2025 – Erin Ridge North ASP Amendment Housekeeping Items

Several housekeeping changes are proposed to the Erin Ridge North Area Structure Plan with this bylaw, including:

- Amending Section 3.6 and Table 3-2 Development Statistics to:
 - Add the newest 2024 census information, which impacts the number of people per dwelling unit for each residential land use. The number of people per single-detached house declined from 2.9 to 2.8 (a decrease of 0.1 persons), while the number of people per apartment unit increased from 1.76 to 2.0 (an increase of 0.24 persons). The number of persons per medium density dwelling unit (at 2.23) has not changed.
 - Update Municipal Reserve (MR) lands that have been registered, and that are still owed. Currently, the statistics table indicates that 0.3 hectares± of MR is registered, and 5.3 hectares± of MR is owed in Phase 2. Administration is updating Figure 8 to show that 2.89 hectares± of MR is registered, and 2.58 hectares± of MR is owed in Phase 2. In total, over all phases, 9.14 hectares± of MR is registered, and 2.58 hectares± of MR is still owed.
 - Add four new As-Built Tables, to show the number of residential dwelling units built and anticipated to be built, and the amount of land (in hectares) for each. This is to show the progress of development in each phase of the ASP, and overall.
- Other housekeeping amendments include:
 - Update the text with the new Land Use Bylaw number, and land use district names throughout the ASP.
 - Amend section 1.3, regarding the timeframe of the plan, as build out of the area will not be completed in 2025. The timeline has been proposed to extend to 2028.
 - Amend the wording of section 1.7.1, to reflect the lack of funding, and anticipated dissolution of the Edmonton Metropolitan Region Board.
 - Update an MDP reference in section 2.1.4, to reflect the new wording in *Flourish*.
 - Update the student population projections in section 3.5.3, based on the newest Erin Ridge North population estimated and the 2024 census data.
 - Amend all Figures, including Figure 11a, Current Development 2021 Aerial Map, and replace with a 2024 Aerial Map to show the ongoing progress of development.