

Bylaw 19931

A Bylaw to amend Bylaw 13717, as amended, being the  
Windermere Area Structure Plan through an amendment to the  
Glenriding Heights Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on May 25, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13717, being the Windermere Area Structure Plan; and

WHEREAS City Council found it desirable to from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on July 4, 2011 Council adopted, as Appendix "C" to Bylaw 13717, as amended, the Glenriding Heights Neighbourhood Structure Plan by the passage of Bylaw 15803; and

WHEREAS Council has amended the Glenriding Heights Neighbourhood Structure Plan through the passage of Bylaw 16292, 16740, 16961, 17185, 17706, 17797, 18670, 19024, and 19683; and

WHEREAS an application was received by Administration to amend the Glenriding Heights Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Glenriding Heights Neighbourhood Structure Plan;

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. The Glenridding Heights Neighbourhood Structure Plan, being Appendix “C” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:
  - a. Add the sentence at the end of the third paragraph in Section 3.2.6 Residential:

“Site-specific / Direct Control zoning may be used to develop innovative housing forms, such as street oriented row housing and medium density residential development, which will accommodate alternative development that cannot be achieved through standard zoning.”
  - b. Add the sentence after the first paragraph in Section 3.2.6 Residential - Objective 15 - Implementation:

“Site Specific Direct Control Provisions may be utilized to develop innovative housing forms.”
  - c. Delete the sentence in Section 3.2.6 - Residential - Objective 15 - Rationale - Row Housing and replace:

“Row Housing areas will employ appropriate land use zones available through the Zoning Bylaw, which may include standard zones and Site Specific / Direct Control Provisions.”
  - d. delete the map entitled “Bylaw 19683 – Amendment to Glenridding Heights Neighbourhood Structure Plan” and replace it with the map entitled “Bylaw 19931 – Amendment to Glenridding Heights Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
  - e. delete the statistics entitled “Glenridding Heights Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 19683” and replace with “Glenridding Heights Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 19931” attached hereto as Schedule “B” and forming part of this bylaw;

- f. delete the map “Figure 7.0 - Land Use Concept” and replace it with “Figure 7.0 - Land Use Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- g. delete the map “Figure 8.0 – Transportation Network” and replace it with “Figure 8.0 – Transportation Network” attached hereto as Schedule “D” and forming part of this bylaw;
- h. delete the map “Figure 9.0 – Pedestrian Network” and replace it with “Figure 9.0 – Pedestrian Network” attached hereto as Schedule “E” and forming part of this bylaw;
- i. delete the map “Figure 10.0 – Sanitary Servicing” and replace it with “Figure 10.0 – Sanitary Servicing” attached hereto as Schedule “F” and forming part of this bylaw;
- j. delete the map “Figure 11.0 – Stormwater Servicing” and replace it with “Figure 11.0 – Stormwater Servicing” attached hereto as Schedule “G” and forming part of this bylaw;
- k. delete the map “Figure 12.0 – Water Servicing” and replace it with “Figure 12.0 – Water Servicing” attached hereto as Schedule “H” and forming part of this bylaw; and
- l. delete the map “Figure 13.0 – Staging Concept” and replace it with “Figure 13.0 – Staging Concept” attached hereto as Schedule “I” and forming part of this bylaw.

READ a first time this	day of	, A.D. 2022;
READ a second time this	day of	, A.D. 2022;
READ a third time this	day of	, A.D. 2022;
SIGNED and PASSED this	day of	, A.D. 2022.

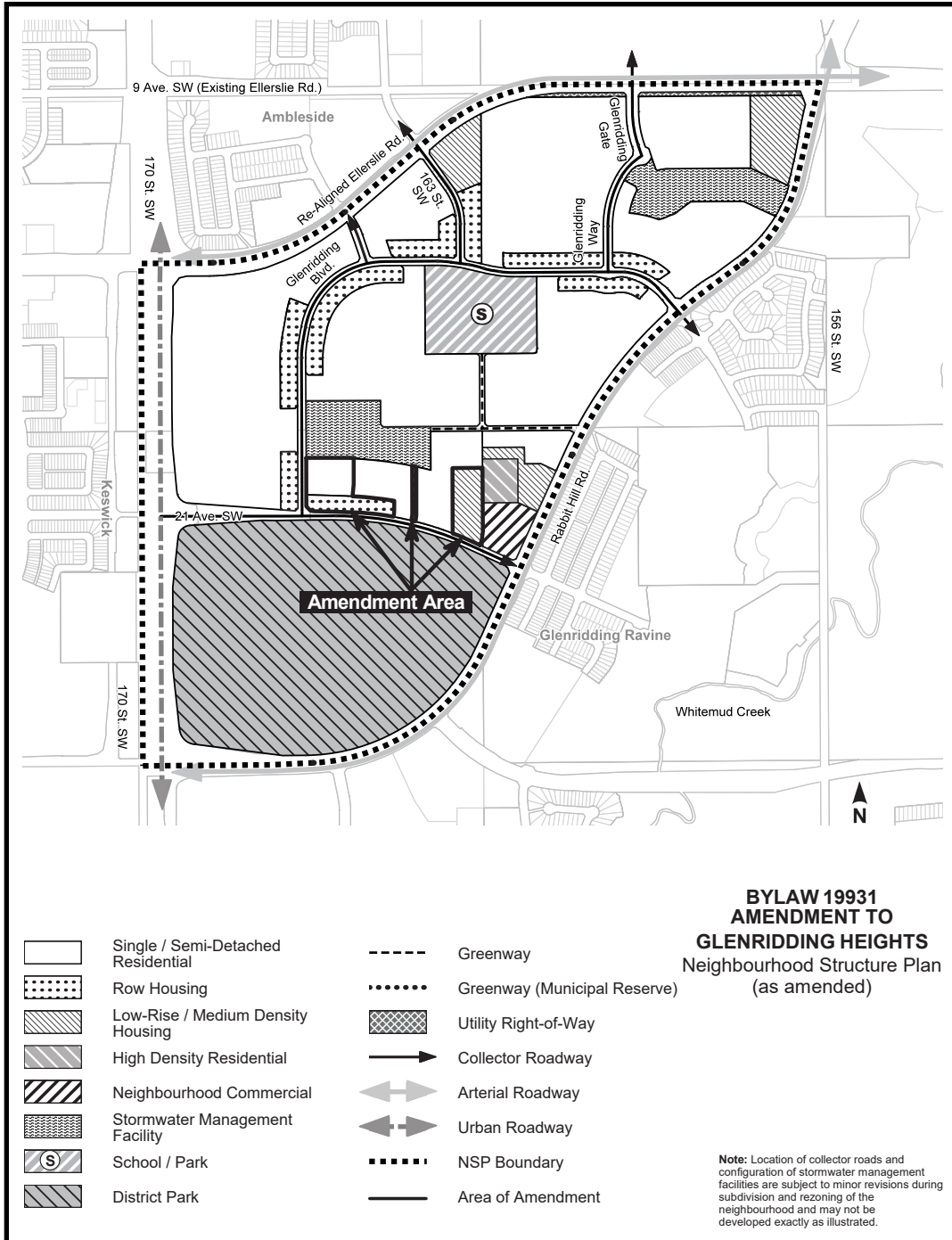
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 19931**

	Area ha	% of GDA
<b>LAND USE</b>		
<b>Gross Area</b>	<b>160.0</b>	100%
Arterial Road Right-of-Way	19.6	12.20%
Utility Right-of-Way (ATCO Gas)	0.6	0.40%
<b>Gross Developable Area</b>	<b>139.8</b>	<b>100.00%</b>
<u>Commercial</u>		
Neighbourhood Commercial	1.3	1.0%
<u>Parkland, Recreation, School, Municipal Reserve*</u>		
District Park	37.4	26.7%
School / Park	5.3	3.8%
Greenways	0.1	0.1%
<u>Transportation</u>		
Circulation	28.6	20%
Greenways	0.6	0.5%
<u>Infrastructure / Servicing</u>		
Stormwater Management Facilities	7.1	5.1%
<b>Total Non-Residential</b>	<b>79.8</b>	<b>57%</b>
<b>Total Residential</b>	<b>60.0</b>	<b>43%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<u>Low Density Residential (LDR)</u>						
Single/Semi-Detached	45.3	25	1,133	2.8	3,172	75.5%
<u>Medium Density Residential (MDR)</u>						
Row Housing	7.8	45	352	2.8	985	13.0%
Low-Rise/Medium Density Housing	6.1	90	545	1.8	982	10.1%
Mid-Rise/High Density Housing	0.8	225	180	1.50	270	1.3%
<b>Total</b>	<b>60.0</b>		<b>2,210</b>		<b>5,409</b>	<b>100.00%</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnrha)	<b>90</b>
Unit Density (upnrha)	<b>37</b>
Single/Semi-Detached:Row Housing/Low Rise:Mid-Rise Apartment Ratio	<b>50%/50%</b>
Population within 500 m of Parkland	<b>92%</b>
Population within 400 m of Transit Service	<b>100%</b>
Population within 600 m of Commercial Service	<b>88%</b>

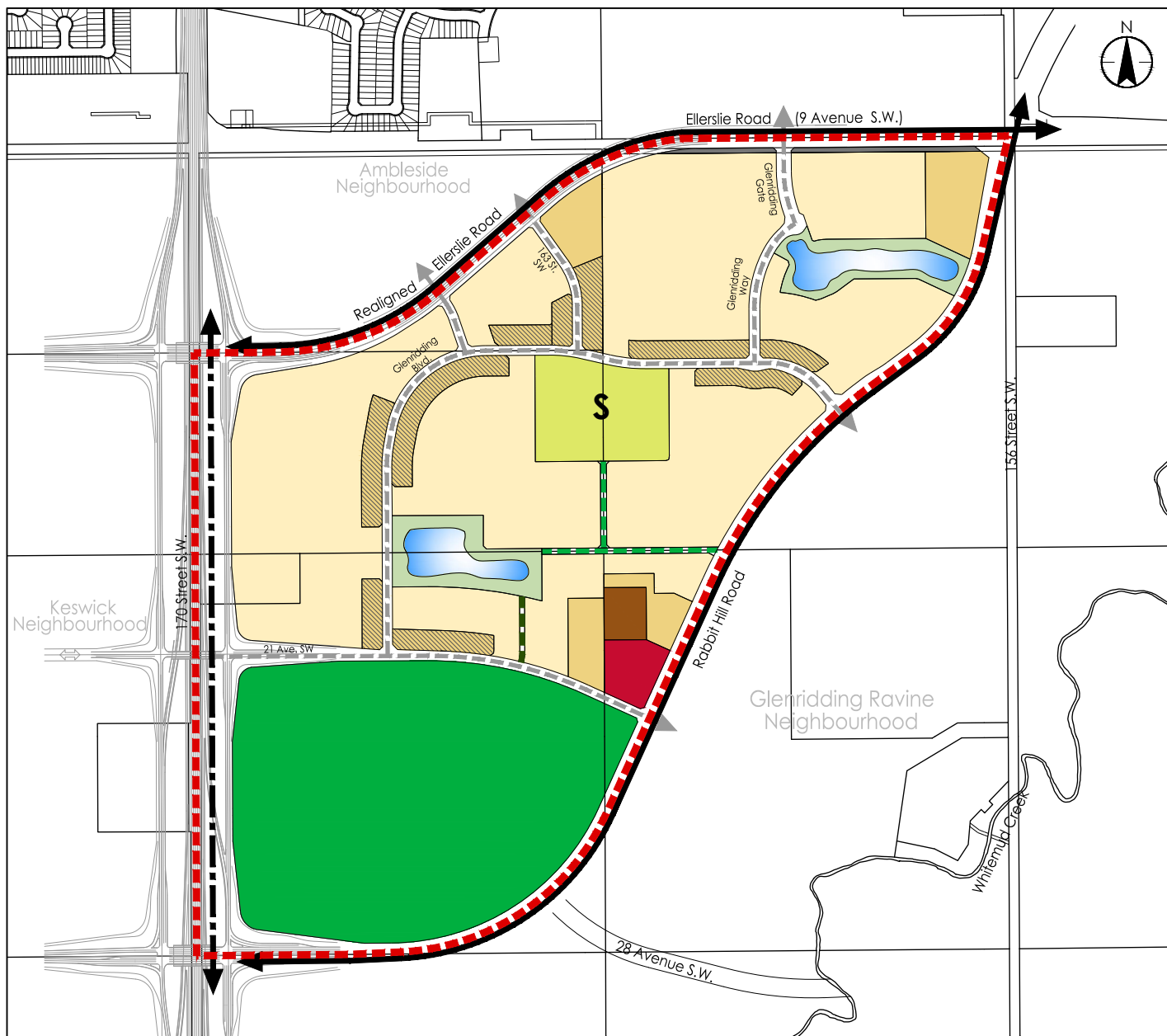
**Presence / Loss of Natural Area**

<b>Features</b>	<b>Land</b>	<b>Water</b>
Protected as Environmental Reserve ha	n/a	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>	<b>559</b>
Elementary	280
Junior High	140
Senior High	140
<b>Separate School Board</b>	<b>280</b>
Elementary	140
Junior High	70
Senior High	70
<b>Total Student Population</b>	<b>839</b>

\* Areas dedicated to Municipal Reserve to be confirmed by legal survey.



Legend

- |                                   |                                |                   |
|-----------------------------------|--------------------------------|-------------------|
| Single/ Semi-Detached Residential | Stormwater Management Facility | Utility R/W       |
| Row Housing                       | School/ Park                   | Collector Roadway |
| Low-Rise/ Medium Density Housing  | District Park                  | Arterial Roadway  |
| High Density Residential          | Greenway                       | Urban Roadway     |
| Neighbourhood Commercial          | Greenway (Municipal Reserve)   | NSP 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.

SCALE - 1:12,500  
ORIGINAL SHEET - ANSI A



October 4, 2021  
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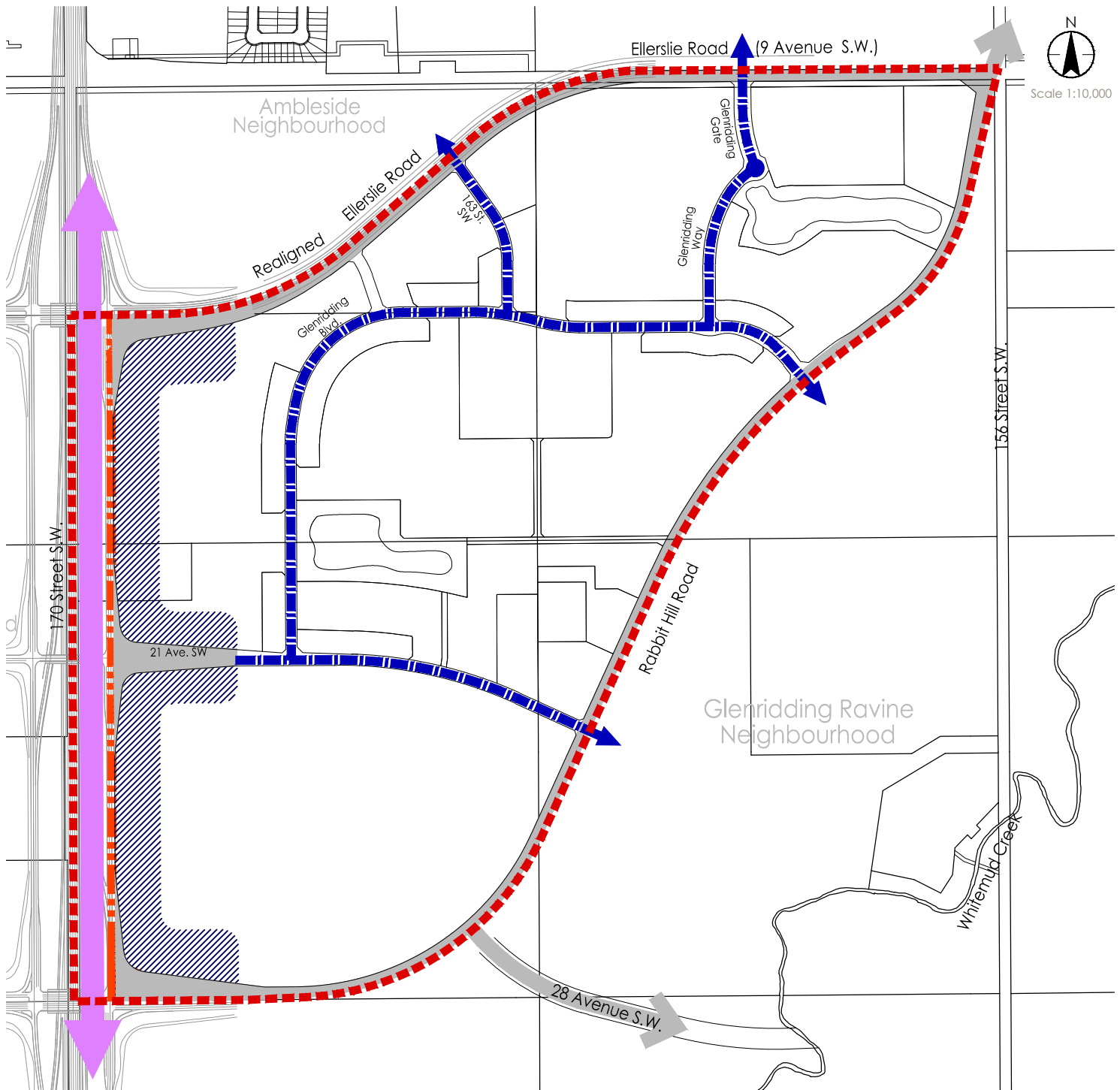
Client/Project  
ROHIT COMMUNITIES INC.  
GLENRIDGING HEIGHTS  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
7.0





Title  
LAND USE CONCEPT

# Glenriding Heights Neighbourhood Structure Plan

Figure 8 -  
Transportation Network



### Legend

-  Collector Roadway
-  Arterial Roadway
-  170 Street S.W. Urban Freeway
-  170 Street S.W. Frontage Road



Area Of Influence - Road Right Of Way To Be Determined By 170 Street Concept Planning Study



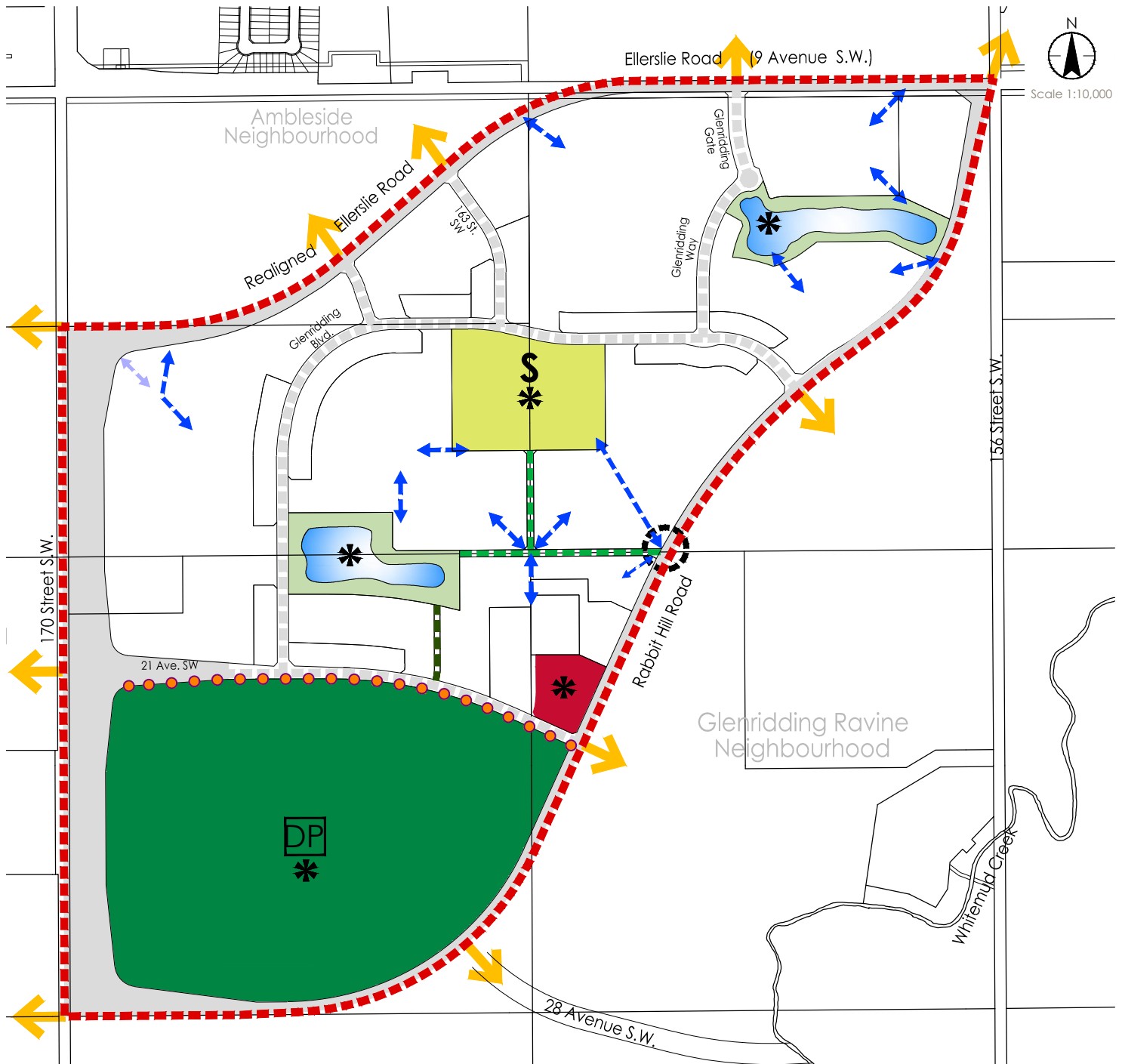
NSP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



# Glenridding Heights Neighbourhood Structure Plan

## Figure 9 - Pedestrian Network

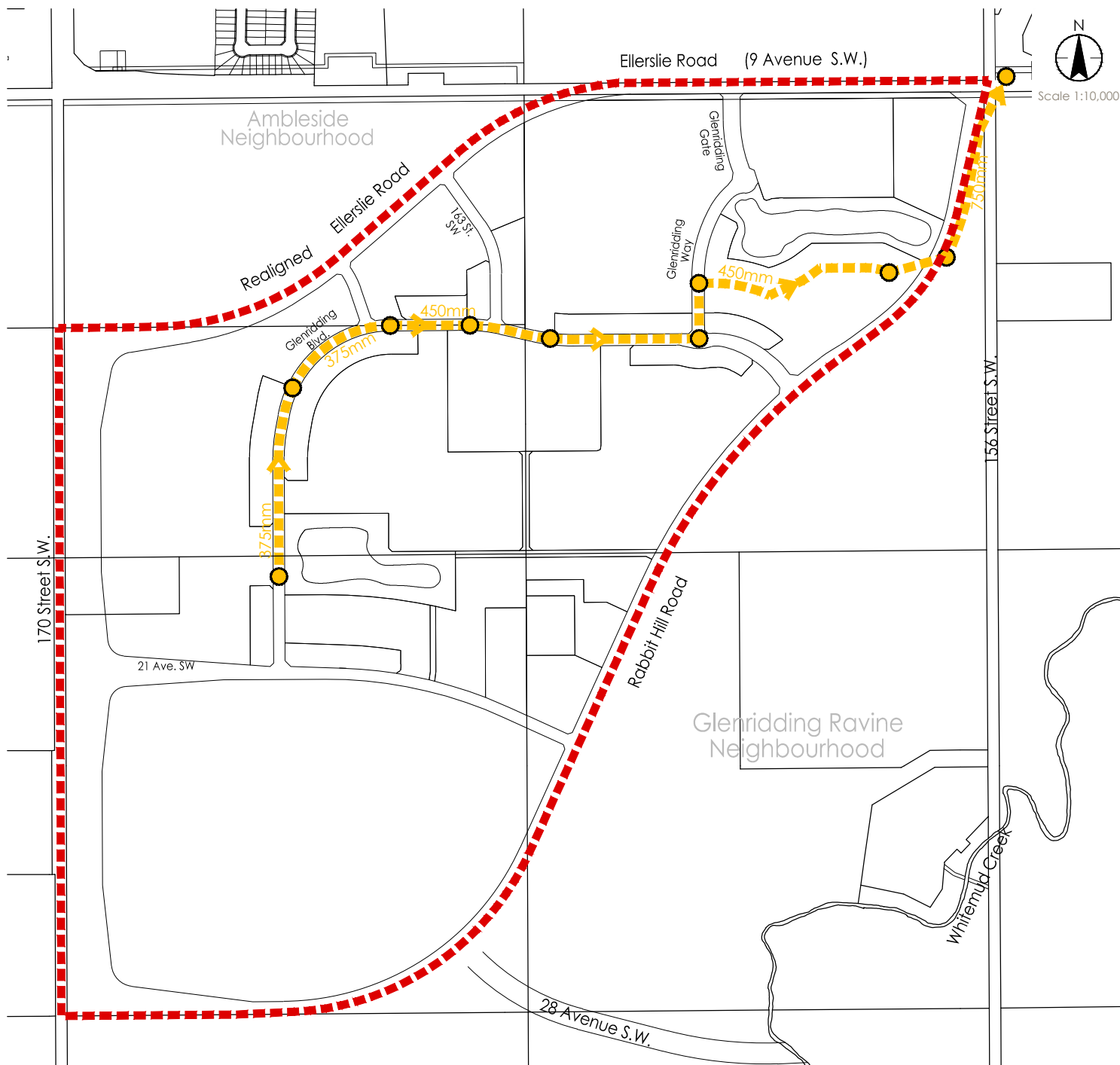


Legend

- |                                |                                     |                         |
|--------------------------------|-------------------------------------|-------------------------|
| Stormwater Management Facility | Greenway (Municipal Reserve)        | Shared Use Path         |
| School/ Park                   | Minor Pedestrian Linkages           | Focal Point             |
| District Park                  | Linkage To Adjacent Community       | Key Pedestrian Crossing |
| Neighbourhood Commercial       | Potential Minor Pedestrian Linkages | NSP Boundary            |
| Greenway                       |                                     |                         |

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

# Glenridding Heights Neighbourhood Structure Plan Figure 10 - Sanitary Servicing



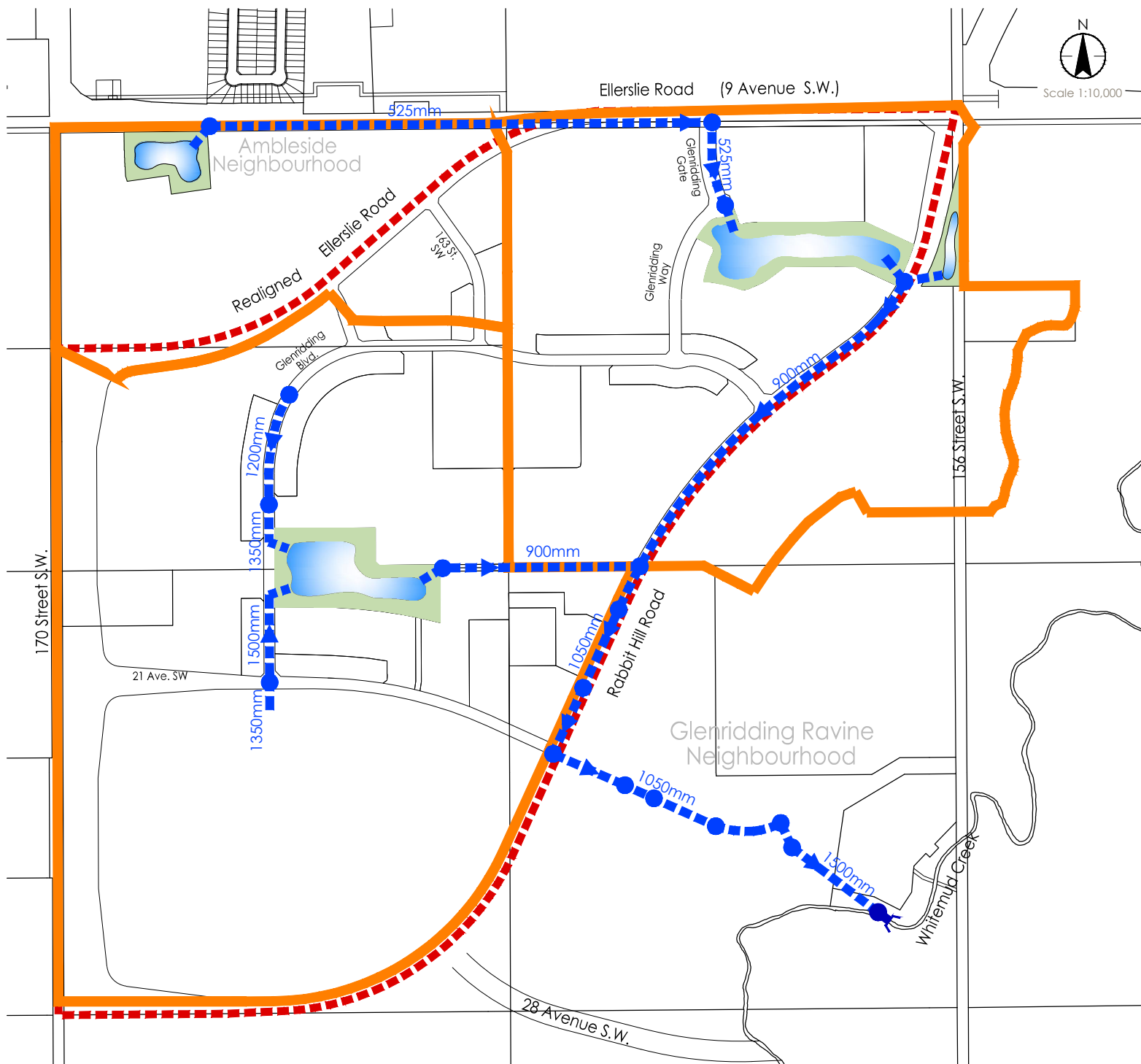
### Legend

-  Sanitary Trunk
-  NSP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

# Glenridding Heights Neighbourhood Structure Plan

Figure 11 -  
Stormwater Servicing



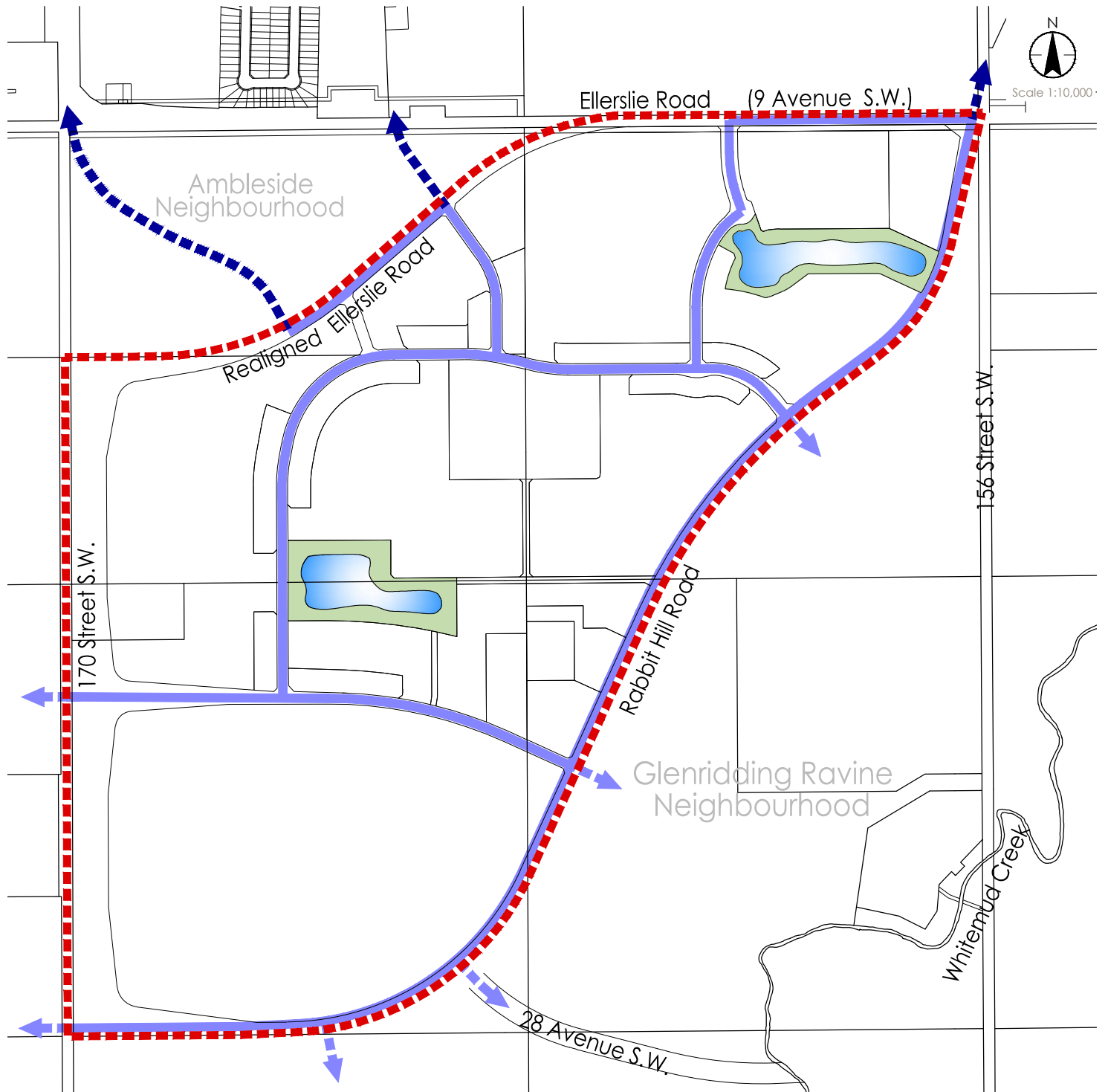
### Legend

- Stormwater Management Facility
- Storm Trunks
- Outfall
- Storm Basin Boundary
- NSP Boundary






Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

# Glenridding Heights Neighbourhood Structure Plan

## Figure 12 - Water Servicing



### Legend

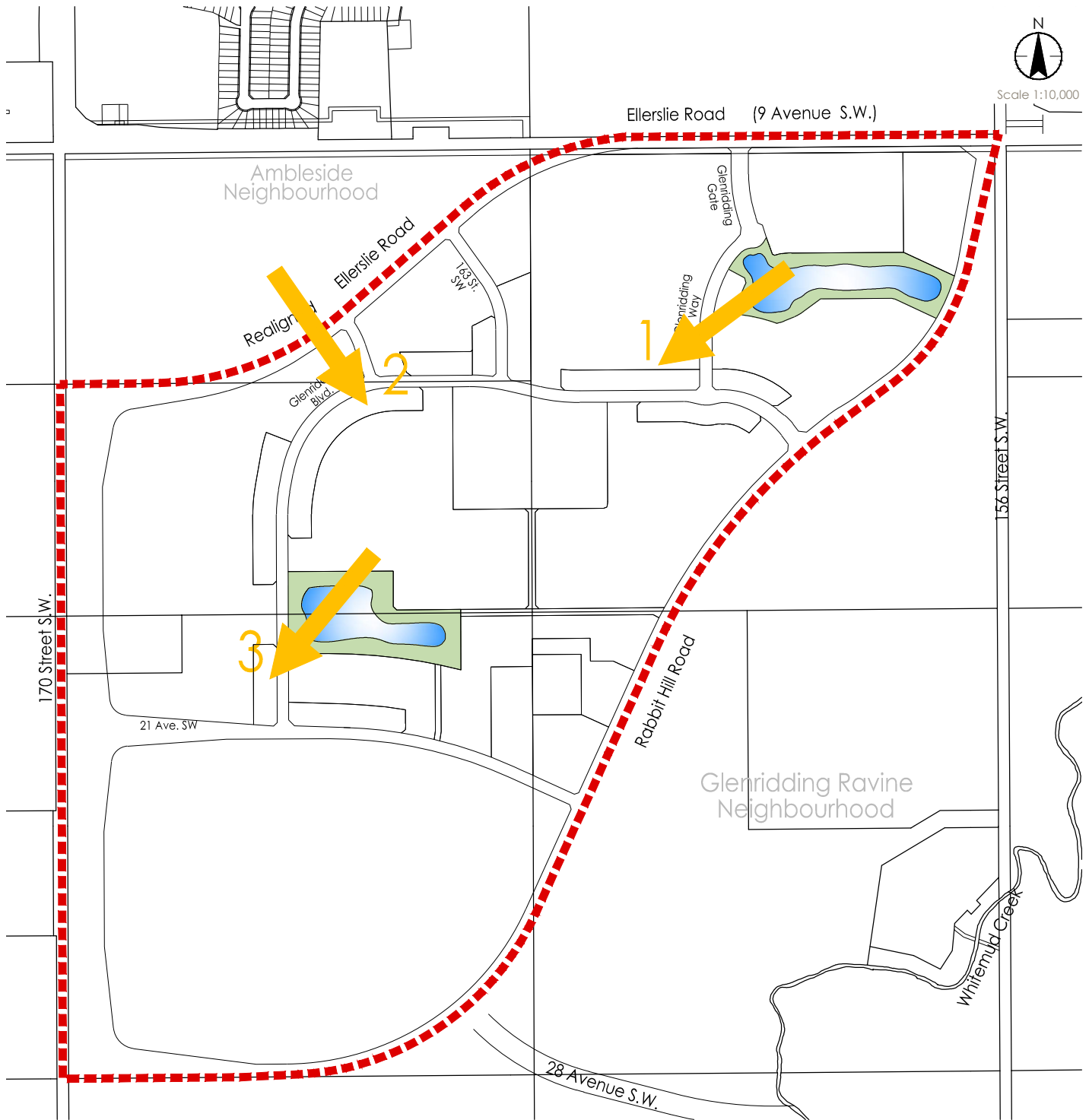
-  Stormwater Management Facility
-  Water Main
-  Future Waterline Connection
-  Connection to Existing Waterline
-  NSP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



# Glenriding Heights Neighbourhood Structure Plan

## Figure 13 - Staging Concept



### Legend

-  General Direction & Sequence Of Development
-  NSP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.