

Bylaw 20042

A Bylaw to amend Bylaw 11749, as amended
being The Grange Area Structure Plan.

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on May 25, 1998, the Municipal Council of the City of Edmonton passed Bylaw 11749, as amended, being The Grange Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend The Grange Area Structure Plan through the passage of Bylaws 12869, 13187, 13298, 13594, 13624, 13928, 14165, 14301, 14404, 14698, 14733, 15380, 15614, 15702, 16153, 16283, and 18040;

WHEREAS an application was received by Administration to further amend The Grange Area 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. Bylaw 11749, The Grange Area Structure Plan, as amended is hereby further amended as follows:
 - a. deleting the following paragraph under Section 5.3.2 Neighbourhood Commercial:

“These neighbourhood commercial sites have been located along collector or arterial roadways to provide quick access and visibility with one in Neighbourhood Two along 199 Street on the north side of the looping collector road and the second in Neighbourhood Three along 215 Street on the south side of the northernmost collector roadway.”

and replacing it with the following paragraph:

“These neighbourhood commercial sites have been located along collector or arterial roadways to provide quick access and visibility with two sites in The Hamptons Neighbourhood along 199 Street NW on the north side of Hemingway Road NW, and two

in the Grandville Neighbourhood along 215 Street NW on the south side of the Glastonbury Boulevard NW, and on the northeast corner of 62 Avenue NW and Grandville Link NW.”

- b. deleting the map entitled “Bylaw 16283 – Amendment to The Grange Area Structure Plan” and replacing it with the map entitled “Bylaw 20042 - Amendment to The Grange Area Structure Plan”, attached hereto as Schedule “A ” and forming part of this Bylaw;
- c. deleting the statistics entitled “The Grange Area Structure Plan - Approved Land Use and Population Statistics - Bylaw 18040” and replacing it with “The Grange Area Structure Plan - Land Use and Population Statistics - Bylaw 20042”, attached hereto as Schedule “B” and forming part of this Bylaw; and
- d. deleting the map entitled “Figure 7.0 - Development Concept Plan” and replacing it with “Figure 7.0 - Development Concept Plan”, attached hereto as Schedule “C” 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

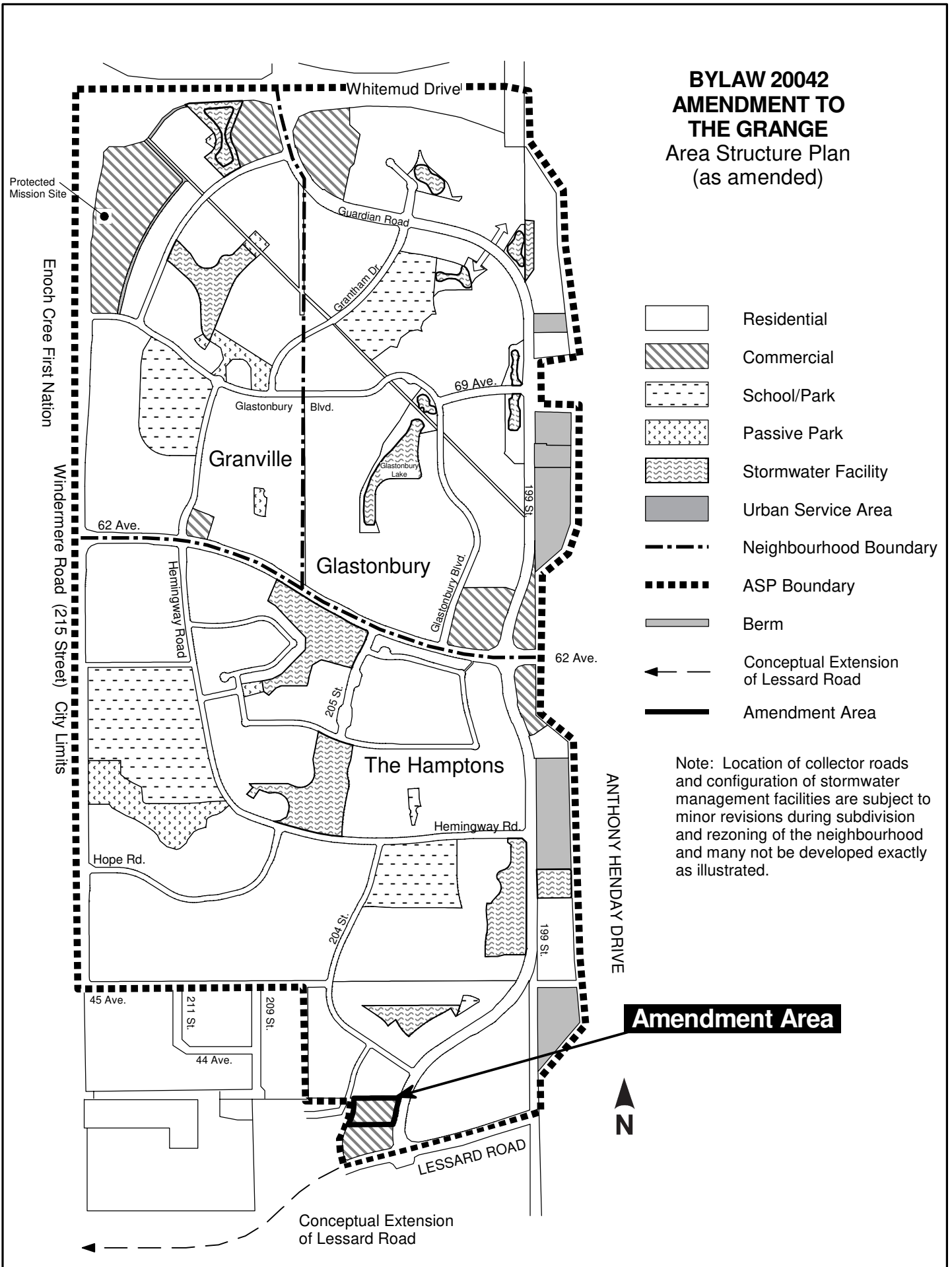
MAYOR

CITY CLERK

BYLAW 20042 AMENDMENT TO THE GRANGE Area Structure Plan (as amended)

-  Residential
-  Commercial
-  School/Park
-  Passive Park
-  Stormwater Facility
-  Urban Service Area
-  Neighbourhood Boundary
-  ASP Boundary
-  Berm
-  Conceptual Extension of Lessard Road
-  Amendment Area

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and many not be developed exactly as illustrated.



Amendment Area



Conceptual Extension of Lessard Road

SCHEDULE "B"

Table 2
The Grange Area Structure Plan
Land Use and Population Statistics
Bylaw 20042

	Area (ha)	% of GA
GROSS AREA	598.32	100.0%
Arterial Roads	48.50	8.1%
Resource Pipelines and Facilities	6.63	1.1%
GROSS DEVELOPABLE AREA	543.19	100.0%
Commercial		
Commercial Shopping Centre	11.04	2.03%
Commercial Other	20.57	3.79%
Parkland, Recreation, School (Municipal Reserve)		
District Campus Site and K-8 Public School	19.10	3.52%
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92%
K-8 Public School and Neighbourhood Park (1 site)	7.90	1.45%
Winterburn Woodlot	6.45	1.19%
Oblate Mission Site Park	0.22	0.04%
Dispersed Parks	4.90	0.90%
Transportation		
Circulation	88.93	16.37%
Infrastructure / Servicing		
Stormwater Management Facilities	41.65	7.67%
Urban Services	15.24	2.81%
TOTAL Net Non-Residential Area	231.84	42.68%
Residential Area (NRA)	311.35	57.32%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	252.77	25	6,320	2.8	17,696	61.70%
Medium Density Residential (MDR)						
Row Housing	33.9	45	1,526	2.8	4,273	14.90%
Low-rise/Medium Density Housing	23.44	90	2,110	1.8	3,798	20.60%
Medium to High Rise	1.24	225	279	1.5	419	1.5%
Total Residential	311.35		10,235		26,246	100.0%

SUSTAINABILITY MEASURES












Population Per Net Hectare (ppnha)	84.1
Units Per Net Residential Hectare (upnrha)	32.9
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	62% / 38%
Persons per Gross Developable Hectare	48.3

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 10,278 units divided by 311.35 hectares of Net Residential Area).

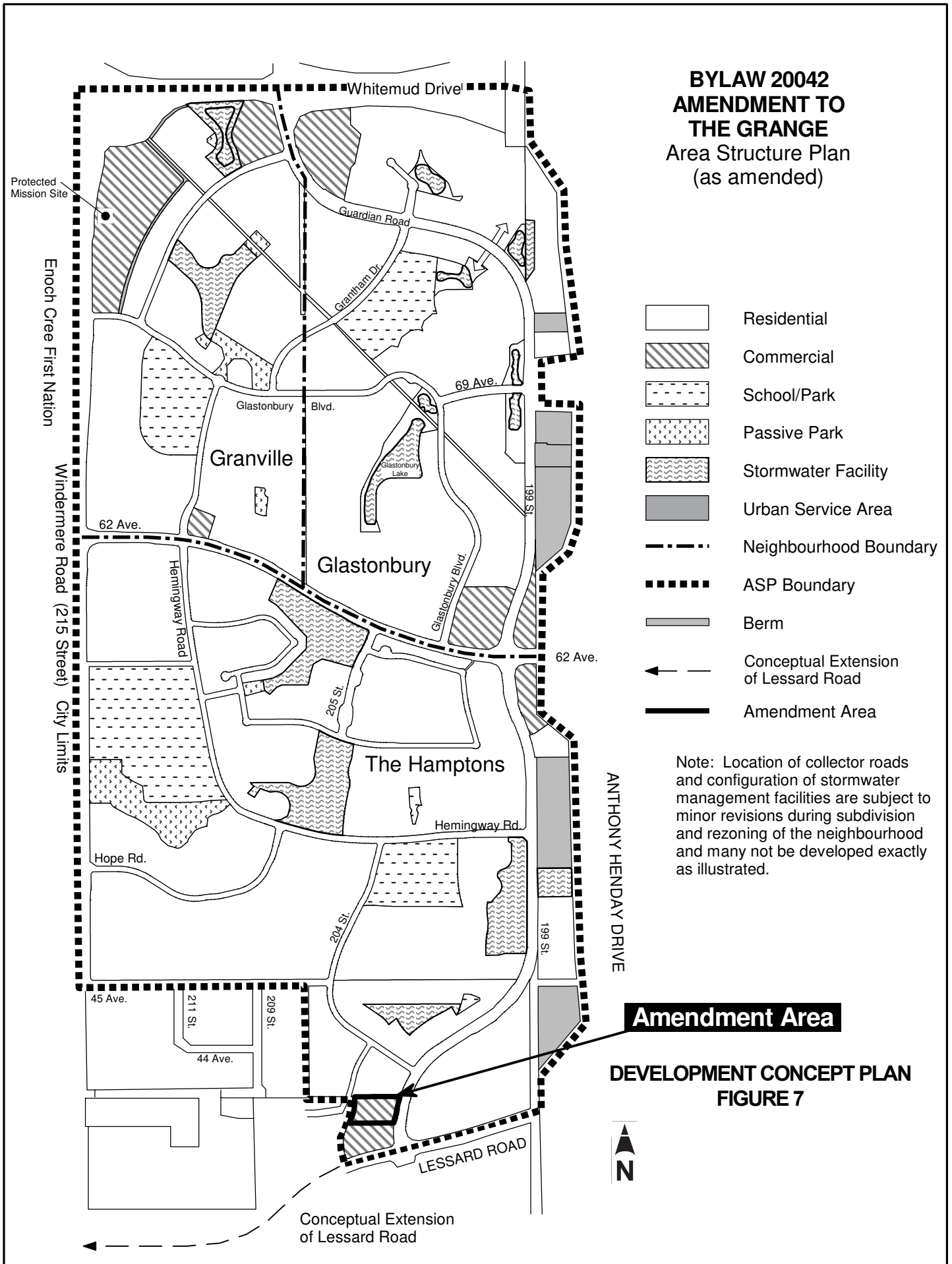
STUDENT GENERATION COUNT

Public School Board		2,183
Grades K-8	1,457	
Grades 9-12	726	
Separate School Board		1,913
Grades K-8	1,434	
Grades 9-12	479	
Total Student Population		4,095

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Amendment Area

**DEVELOPMENT CONCEPT PLAN
FIGURE 7**

