

Bylaw 20043

A Bylaw to amend Bylaw 11749, as amended, being The Grange Area Structure Plan,
through an amendment to Bylaw 11751, being The Hamptons Neighbourhood 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, being The Grange Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 11749, as amended, The Grange Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on June 2, 1998 Council adopted as part of Bylaw 11749, as amended, The Hamptons Neighbourhood Structure Plan by passage of Bylaw 11751; and

WHEREAS Council found it desirable from time to time to amend The Hamptons Neighbourhood Structure Plan through the passage of Bylaws 12871, 13062, 13188, 13299, 13459, 13595, 14166, 14302, 14540, 14734, 15381, 15615, 15703, 16154, 16284, and 17015; and

WHEREAS an application was received by Administration to further amend The Hamptons Neighbourhood 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. Appendix "B" to Bylaw 11749, The Grange Area Structure Plan, as amended is hereby further amended as follows:

a) deleting the paragraph in Section 5.3.2 Community Commercial in its entirety and replacing it with the following:

"A community commercial site (2.94 ha) will be located entirely to the east of the future re-aligned 199 Street right-of-way. There will be two commercial sites (1.92 ha & 1.51 ha) located north of Lessard Road, west of 199 Street. These commercial areas will provide for low intensity commercial, office and service uses. The parcel locations relative to 62 Avenue, Anthony Henday Drive, Lessard Road and residential development provide excellent opportunities to serve commuting and through traffic on adjacent areas, development will be sensitive and in scale with surrounding residential neighbourhoods."

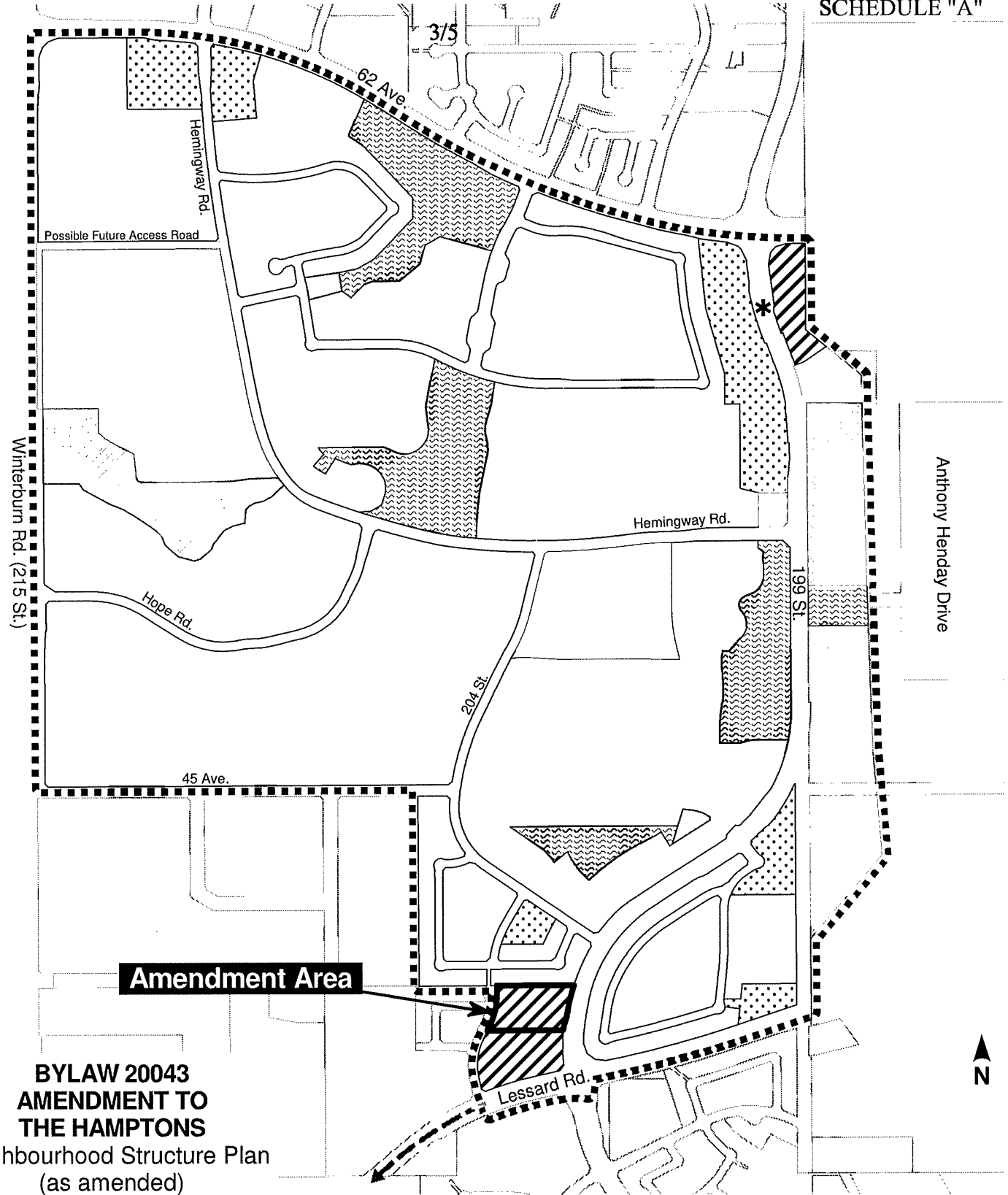
- b) deleting the fourth paragraph in Section 5.6 Urban Services in its entirety.
- c) deleting the map entitled “Bylaw 17015 Amendment to The Hamptons Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 20043 Amendment to The Hamptons Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- d) deleting the statistics entitled “The Hamptons Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 17015” and replacing it with “The Hamptons Neighbourhood Structure Plan - Land use and Population Statistics - Bylaw 20043”, attached hereto as Schedule “B” and forming part of this Bylaw; and
- e) deleting the map entitled “Figure 7.0 - Development Concept: The Hamptons Neighbourhood Structure Plan” and replacing it with “Figure 7.0 - Development Concept: The Hamptons Neighbourhood Structure Plan”, attached hereto as Schedule “C” and forming part of this Bylaw.

| | | |
|-------------------------|-------------------|---------------|
| READ a first time this | 20th day of April | , A. D. 2022; |
| READ a second time this | 20th day of April | , A. D. 2022; |
| READ a third time this | 20th day of April | , A. D. 2022; |
| SIGNED and PASSED this | 20th day of April | , A. D. 2022. |














THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 20043
AMENDMENT TO
THE HAMPTONS**
Neighbourhood Structure Plan
(as amended)

- | | | | |
|--|--|---|--------------------------------------|
|  | Low Density Residential |  | Stormwater Management Facility |
|  | Medium Density Residential |  | Urban Services |
|  | High Density Residential (Medium Rise Apartment) |  | All Direction Access |
|  | Commercial |  | Conceptual Expansion of Lessard Road |
|  | Neighbourhood Commercial |  | N.S.P. Boundary |
|  | School / Park |  | Amendment Area |
|  | Conserved Natural 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 may not developed exactly as illustrated.

SCHEDULE "B"

Table 2
The Hamptons Neighbourhood Structure Plan
Land Use and Population Statistics
Bylaw 20043

| | AREA (ha) | % of GA |
|--|-----------|---------|
| GROSS AREA | 284.56 | 100% |
| Arterial Roadways | 12.51 | 4.40% |
| GROSS DEVELOPABLE AREA | 272.05 | 100.0% |
| Non-Residential Land Uses | | |
| Commercial | 4.65 | 1.71% |
| Neighbourhood Commercial | 0.46 | 0.17% |
| Urban Services | 7.86 | 2.89% |
| Parkland, Recreation, School (Municipal Reserve) | | |
| CKC / School / Park | 26.30 | 9.67% |
| Natural Area (Municipal Reserve) | 7.53 | 2.77% |
| Transportation | | |
| Circulation | 45.35 | 16.67% |
| Infrastructure / Servicing | | |
| Stormwater Management Facilities | 20.44 | 7.51% |
| TOTAL Non-Residential Area | 112.84 | 41.48% |
| NET RESIDENTIAL AREA | 159.21 | 58.52% |

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

| Land Use | Area (ha) | Units/ha | Units | Pop/Unit | Population | % OF NRA |
|----------------------------------|-----------|----------|-------|----------|------------|----------|
| Low Density Residential (LDR) | | | | | | |
| Single/Semi-Detached | 138.38 | 25 | 3,460 | 2.80 | 9,687 | 86.92% |
| Medium Density Residential (MDR) | | | | | | |
| Row Housing | 1.54 | 45 | 69 | 2.80 | 194 | 0.97% |
| Low-rise/Medium Density Housing | 13.68 | 90 | 1,231 | 1.80 | 216 | 3.59% |
| Medium to High Rise | 5.61 | 225 | 1,262 | 1.50 | 1,893 | 3.53% |
| Total Residential | 159.21 | | 6,022 | | 13,990 | 100.0% |

SUSTAINABILITY MEASURES

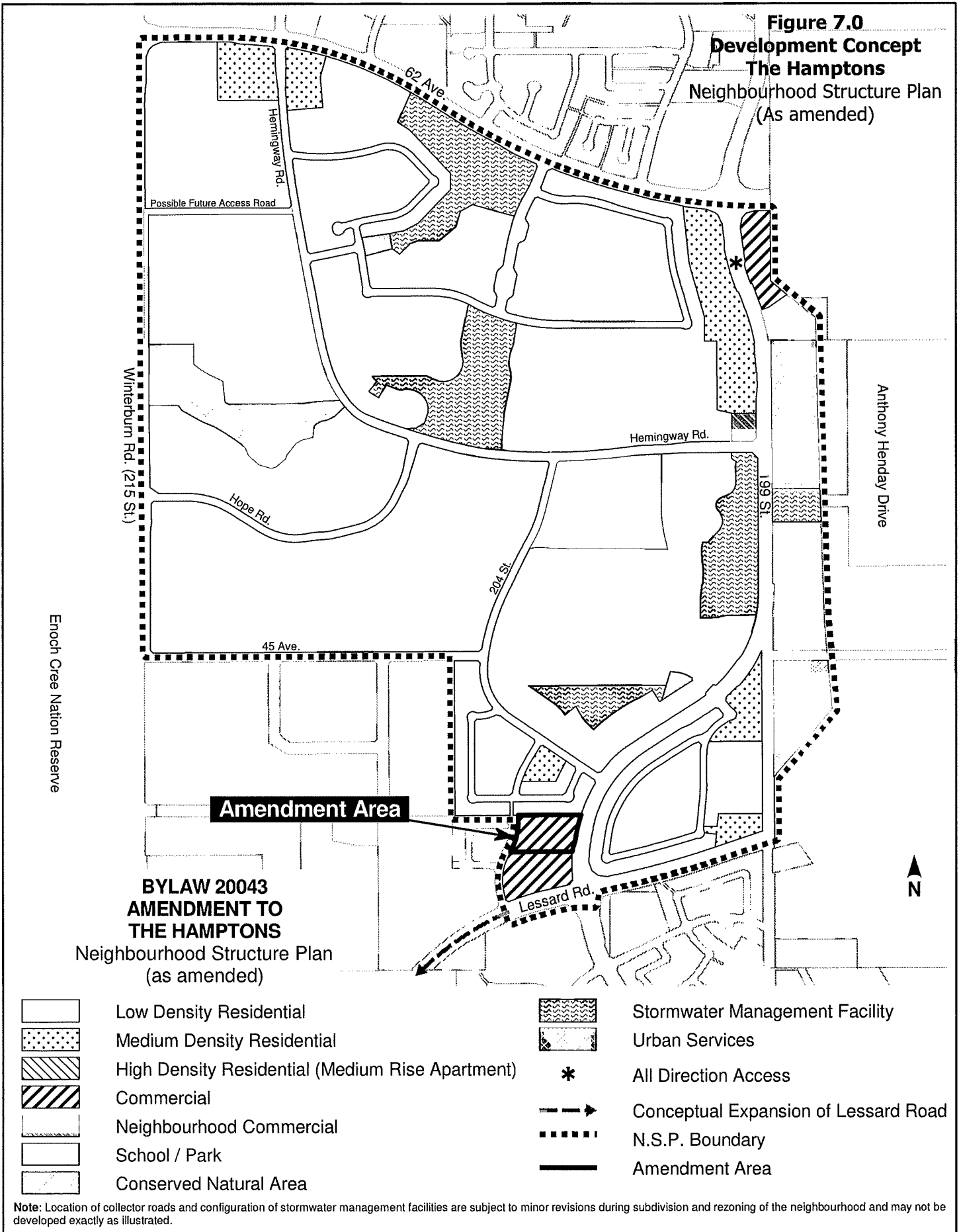
| | |
|--|-----------|
| Population Per Net Hectare (ppnha) | 87.9 |
| Units Per Net Residential Hectare (upnrha) | 37.8 |
| [Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio | 57% / 43% |
| Persons per Gross Developable Hectare | 51.4 |

For purposes of the Capital Region Board Net Density is 37.8 upnrha (based on 6,022 units divided by 159.21 hectares of Net Residential Area).














STUDENT GENERATION COUNT

| | | |
|---------------------------------|-----|-------|
| Public School Board | | 1,088 |
| Grades K-8 | 544 | |
| Grades 9-12 | 544 | |
| Separate School Board | | 218 |
| Grades K-8 | 109 | |
| Grades 9-12 | 109 | |
| Total Student Population | | 1,306 |

Figure 7.0
Development Concept
The Hamptons
 Neighbourhood Structure Plan
 (As amended)



BYLAW 20043
AMENDMENT TO
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- | | | | |
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