

Bylaw 20011

A Bylaw to amend Bylaw 13717, as amended, being the  
Windermere Area Structure Plan through an amendment to the  
Glenridding Ravine 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 from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on December 13, 2016 Council adopted, as Appendix “D” to Bylaw 13717, as amended, the Glenridding Ravine Neighbourhood Structure Plan by the passage of Bylaws 17798, 18266, 18816, 18999, 19314, and 19569; and

WHEREAS an application was received by Administration to amend the Glenridding Ravine Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Glenridding Ravine 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 Ravine Neighbourhood Structure Plan, being Appendix “D” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:

a. add the following paragraph after the fourth paragraph of Section 3.2.6 Residential:

“The plan area provides a Medium Rise/High Density Residential site which will be developed with a maximum height of 6 storeys and a density of 225 units/ha.”

b. replace Objective 25 of Section 3.2.6 Residential with the following:

“Provide a range of housing choices in a variety of physical forms to meet the needs of different household types, income levels, and ages. The plan area designates a portion of land

as Medium Rise / High Density Residential. The Medium Rise / High Density housing area will employ (RA8) Medium Rise Apartment Zone, or another appropriate zone to achieve a minimum density of 75 units/ha.”

- c. add a new Section after 3.2.8 Commercial and renumber the subsequent Sections:

### **3.2.9 - Mixed Use**

The Glenridding Ravine NSP includes a Mixed-use commercial/residential site which is intended to allow for the development of residential (medium to high density), office, and retail uses. This site will be compatible with surrounding residential development, and serve the day-to-day needs of the neighbourhood, commuters, and the surrounding community. The location of the Mixed-use site will have direct access to 170 Street and Rabbit Hill Road. This mixed-use site will provide opportunities for stand-alone commercial, residential buildings, or residential with main floor commercial.

#### Rationale

The Glenridding Ravine NSP identifies one Mixed-Use site within the neighbourhood at the southwest corner of Glenridding Ravine Drive and Rabbit Hill Road. The Mixed-use development will provide local businesses with the opportunity for office space, and commercial and residential uses to live and work in the same neighbourhood, reducing travelling outside the community and being closer to home.

- d. deleting the map entitled “Bylaw 19569 Amendment to Glenridding Ravine Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 20011 Amendment to Glenridding Ravine Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- e. deleting the statistics “Glenridding Ravine Neighbourhood Structure Plan Proposed Land Use and Population Statistics - Bylaw 19569” and replacing it with “Glenridding Ravine Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 20011”, attached hereto as Schedule “B” and forming part of this Bylaw;
- f. deleting “Figure 7.0 Land Use Concept Plan” and replacing it with “Figure 7.0 - Land Use Concept Plan”, attached hereto as Schedule “C” and forming part of this Bylaw;
- g. deleting “Figure 8.0 Transportation Network Plan” and replacing it with “Figure 8.0 - Transportation Network Plan”, attached hereto as Schedule “D” and forming part of this Bylaw;

- h. deleting “Figure 9.0 Pedestrian Network Plan” and replacing it with “Figure 9.0 - Pedestrian Network Plan”, attached hereto as Schedule “E” and forming part of this Bylaw;
- i. deleting “Figure 10.0 Sanitary Servicing Plan” and replacing it with “Figure 10.0 - Sanitary Servicing Plan”, attached hereto as Schedule “F” and forming part of this Bylaw;
- j. deleting “Figure 11.0 Stormwater Servicing Plan” and replacing it with “Figure 11.0 - Stormwater Servicing Plan”, attached hereto as Schedule “G” and forming part of this Bylaw;
- k. deleting “Figure 12.0 Water Servicing Plan” and replacing it with “Figure 12.0 - Water Servicing Plan”, attached hereto as Schedule “H” and forming part of this Bylaw; and
- l. deleting “Figure 13.0 Staging Concept Plan” and replacing it with “Figure 13.0 - Staging Concept Plan”, 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.

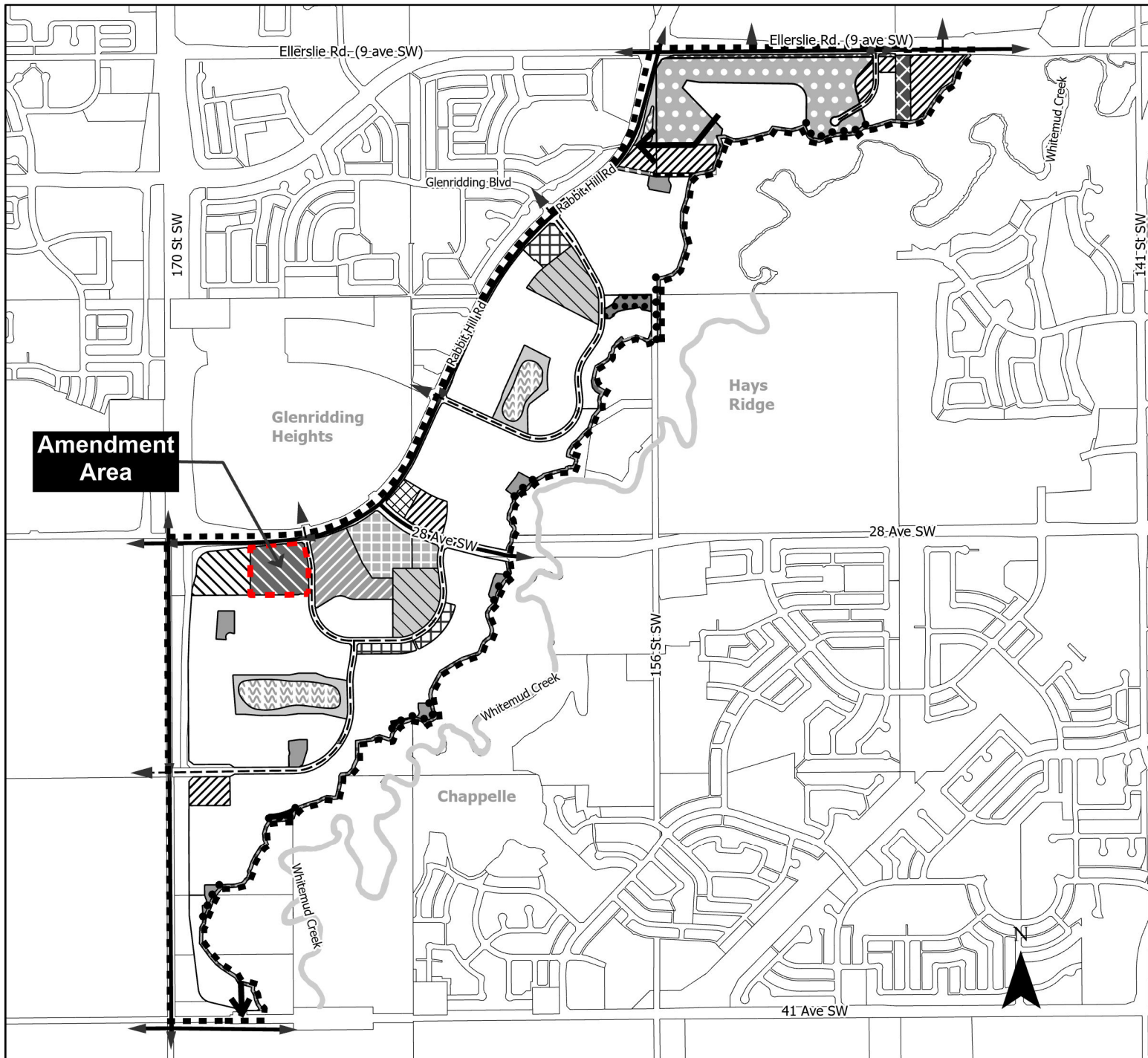
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 20011  
AMENDMENT TO  
GLENRIDGING RAVINE  
Neighbourhood Structure Plan  
(as amended)**

- |                                |   |                             |
|--------------------------------|---|-----------------------------|
| Row Housing                    | Urban Village Park                                | Public Utility Right of Way |
| Low Density Residential        | Institutional                                     | Top of Bank Shared Use Path |
| Low Rise/Medium Density        | Existing Golf Course                              | Top of Bank Roadway         |
| Medium Rise/High Density       | Environmental Reserve Easement (No Public Access) | Emergency Access            |
| Transit Centre                 | Public Upland Area                                | Collector Roadway           |
| Commercial                     | Lands between UDL & Top-of-Bank Roadway           | Arterial Roadway            |
| Stormwater Management Facility | Greenway (MR)                                     | NSP Boundary                |
| Park                           | Greenway (ROW)                                    |                             |
|                                | Mixed Use Commercial/Residential                  |                             |

**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.

**Glenriding Ravine Neighbourhood Structure Plan  
Land Use and Population Statistics - Bylaw 20011**

<b>GROSS AREA</b>	<b>197.93</b>	
Environmental Reserve	0.74	
Public Upland Area (Lands Between UDL and Top-of-Bank)	5.51	
Utility Right-of-Way	1.76	
Existing Jagare Ridge Golf Course	12.39	
Arterial Road Right-of-Way	21.67	
<b>Subtotal</b>	<b>42.07</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>155.86</b>	
Community Commercial	3.24	2.1%
Mixed-Use	3.30	2.1%
Urban Service	4.04	2.6%
Parkland, Recreation, School (Municipal Reserve)		
Urban Village Park	6.50	4.2%
Pocket Park	1.40	0.9%
Greenways (MR)	0.15	0.1%
Top-of-Bank Parks	1.09	0.7%
Transportation		
Circulation	30.89	19.8%
Greenway (ROW)	0.14	0.1%
Transit Centre	0.79	0.5%
Infrastructure / Servicing		
Stormwater Management Facility	8.91	5.7%
<b>TOTAL Non-Residential Area</b>	<b>60.45</b>	<b>38.8%</b>
<b>Net Residential Area (NRA)</b>	<b>95.41</b>	<b>61.2%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ ha</b>	<b>Units</b>	<b>People / Unit</b>	<b>Pop.</b>	<b>% of NRA</b>
Low Density Residential	80.34	25	2,008	2.8	5,622	84.2%
Row Housing	2.46	45	110	2.8	308	2.5%
Low-Rise / Medium Density Residential	8.74	111	970	1.8	1,746	9.1%
Medium Rise / High Density Residential	3.87	225	870	1.5	1,305	4.0%
<b>TOTAL Residential</b>	<b>95.41</b>		<b>3,958</b>		<b>8,981</b>	

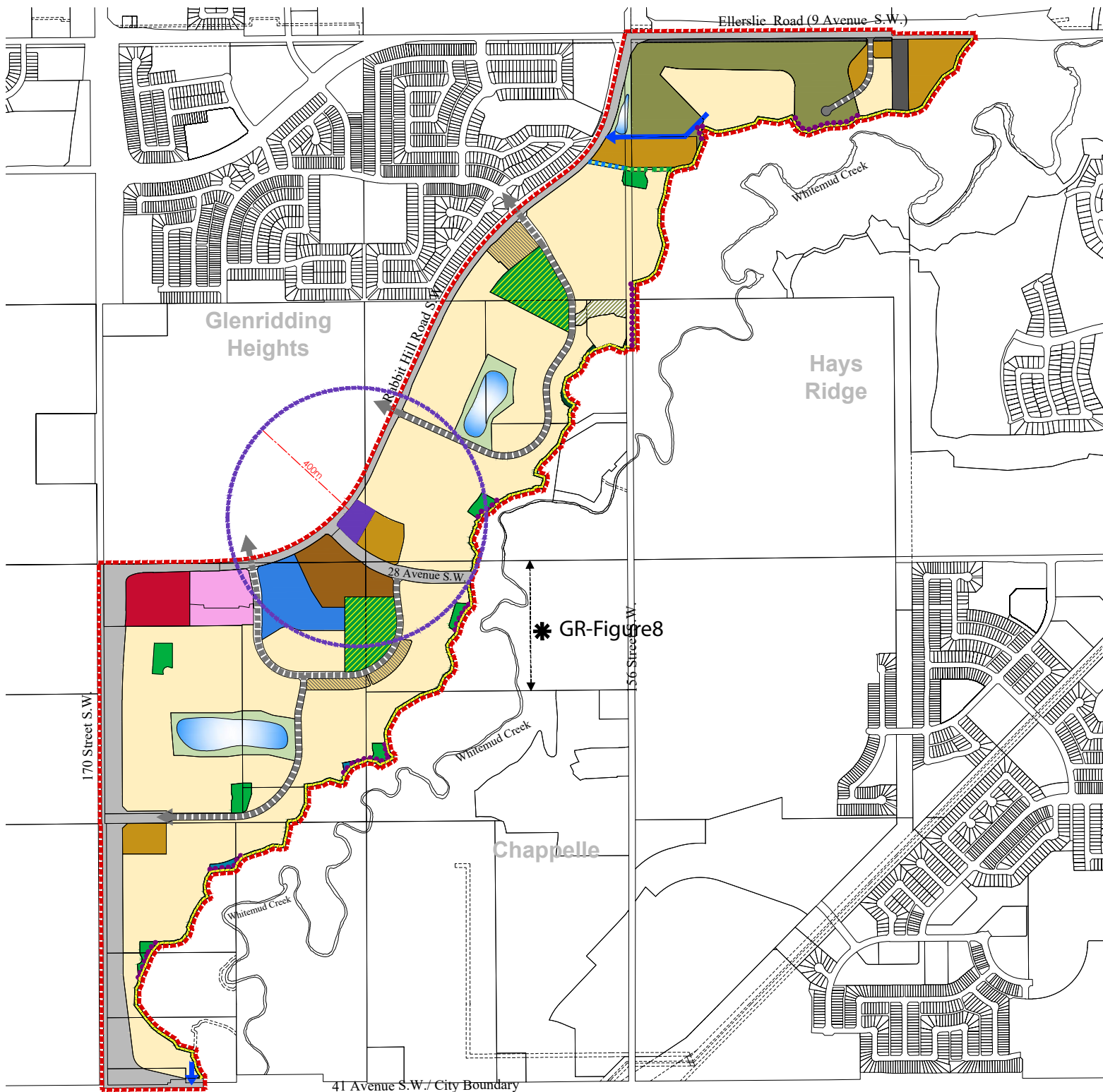
**SUSTAINABLE MEASURES**

Population Density (ppnrha) = 94.1  
Unit Density (upnrha) = 41.5  
Low Density / Medium Density Unit Ratio = 50% /50%  
Population (%) within 500m of Parkland =81%  
Population (%) within 400m of Transit Service = 100%

**Presence/ Loss of Natural Area features**

Protected as Environmental Reserve (ha)= 0.74 ha  
Conserved as Naturalized Municipal Reserve (ha) = N/A  
Protected through other means (please specify) (ha) = N/A  
Lost to Development (ha) = 5.69 ha

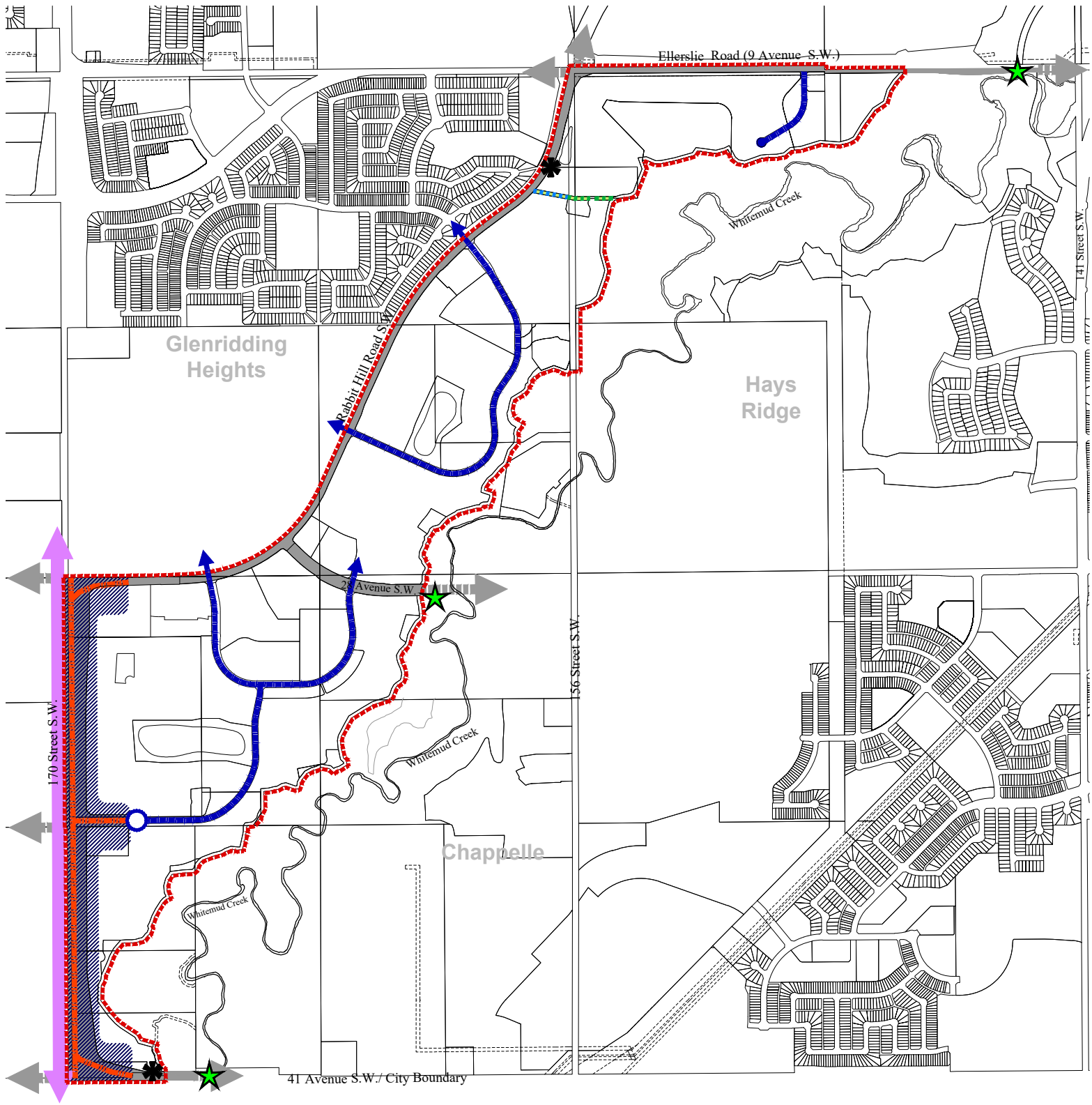
# Figure 7.0 - Land Use Concept Plan Glenriding Ravine - Neighbourhood Structure Plan












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|--|--|--|
| <p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> Single / Semi-Detached Residential (Includes Existing Homesite &amp; Historical Site)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d7ccc8; border: 1px solid black; margin-right: 5px;"></span> Row Housing</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></span> Low Rise / Medium Density Housing</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #a6c9ec; border: 1px solid black; margin-right: 5px;"></span> Medium Rise / High Density Housing</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Transit Centre</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e06666; border: 1px solid black; margin-right: 5px;"></span> Community Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e06666; border: 1px solid black; margin-right: 5px;"></span> Mixed Use/ Commercial / Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Institutional</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Stormwater Management Facility</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Urban Village Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Existing Golf Course/ Club House</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Environmental Reserve Easement (No Public Access)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Greenway (MR)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Greenway (ROW)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Public Upland Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Top-of-Bank Shared-use Path</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Lands Between UDL &amp; Top-of-Bank Roadway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Emergency Access</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Top-of-Bank Roadway / Park</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Arterial Roadway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Collector Roadway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Public Utility Right-of-Way</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-top: 2px dashed red; margin-right: 5px;"></span> NSP Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-top: 2px dashed red; margin-right: 5px;"></span> Top-of-Bank &amp; Public Upland Area interpreted by aerial photograph, to be confirmed at the time of rezoning.</li> </ul> |
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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.

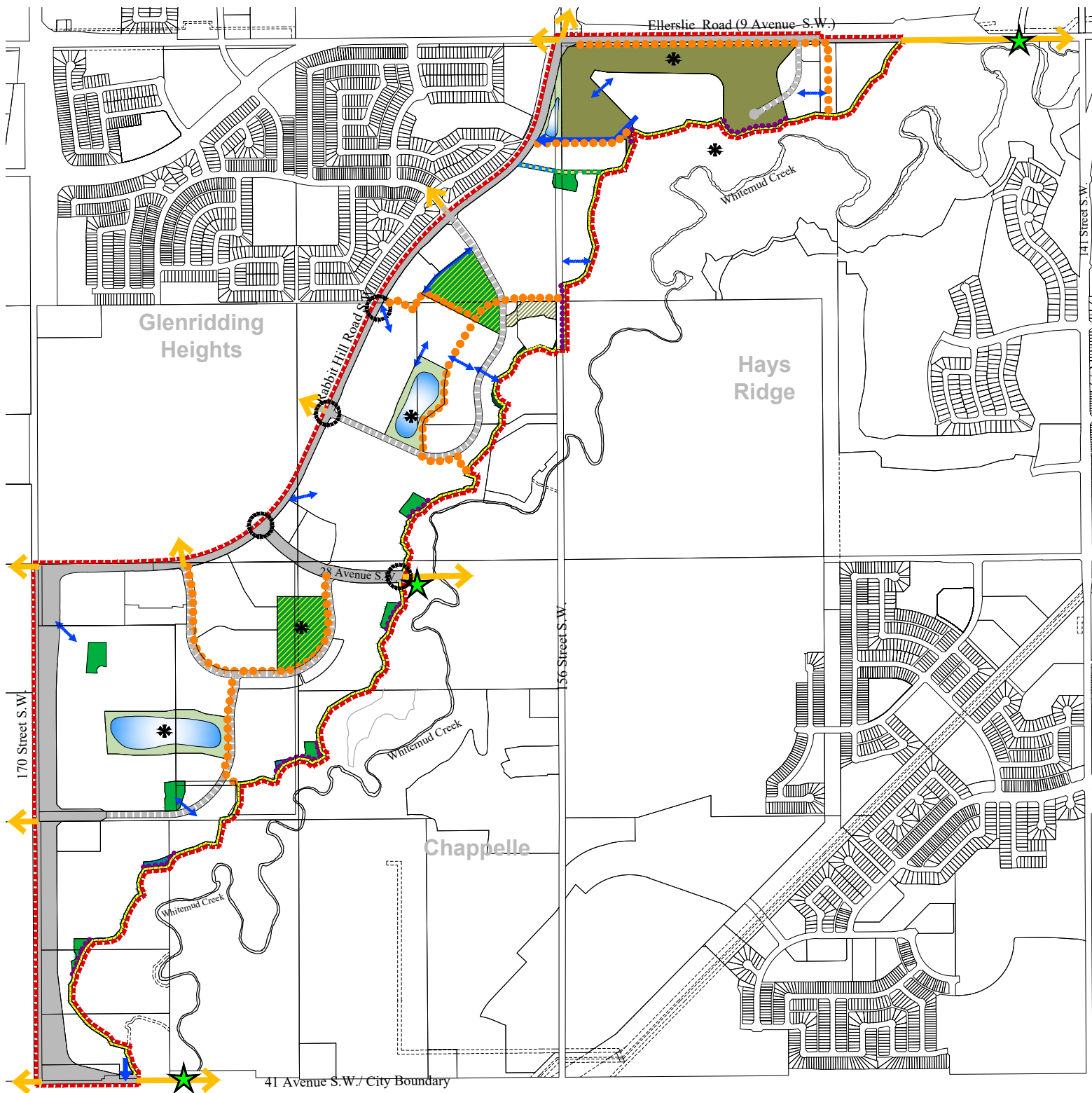
# Figure 8.0 - Transportation Network Plan Glenriding Ravine - Neighbourhood Structure Plan



### Legend

-  Collector Roadway
-  Arterial Roadway
-  170 Street S.W. Urban Freeway
-  170 Street S.W. Frontage Road
-  Roundabout
-  Emergency Access
-  Wildlife Crossing
-  Area Of Influence - Road Right-of-Way based on 170 Street Concept Plan
-  NSP Boundary

# Figure 9.0 - Pedestrian Network Plan Glenriding Ravine - Neighbourhood Structure Plan



**Legend**

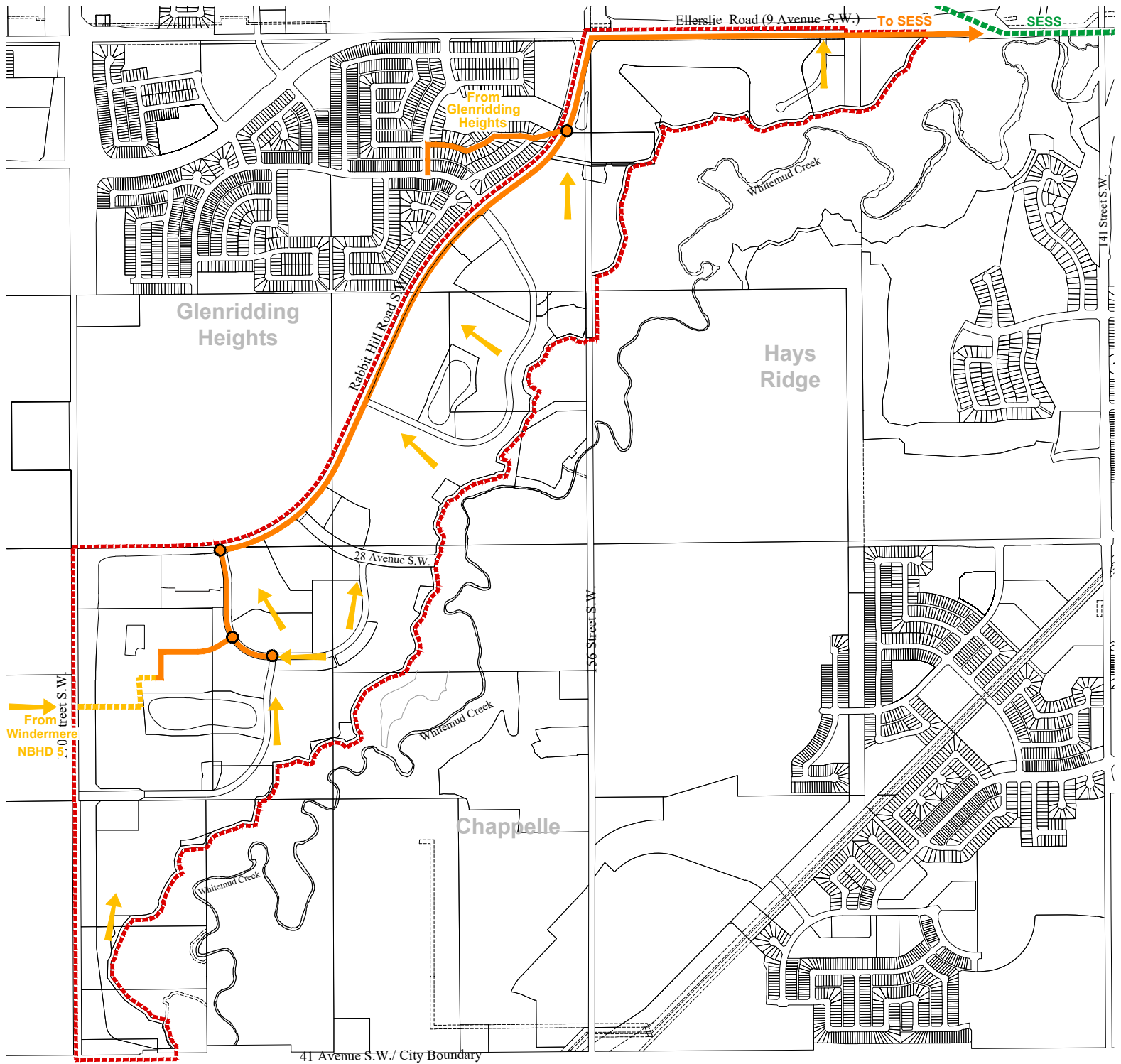
- Stormwater Management Facility
- Park
- Urban Village Park
- Existing Golf Course/ Club House
- Public Upland Area
- Environmental Reserve Easement (No Public Access)

- Top-of-Bank Roadway / Park
- Top-of-Bank Shared-use Path
- Greenway (MR)
- Greenway (ROW)
- Lands Between UDL & Top-of-Bank Roadway
- Linkage To Adjacent Community

- Minor Pedestrian Linkages
- Shared Use Path
- Emergency Access
- Focal Point
- Key Pedestrian Crossing
- Wildlife Crossing
- NSP Boundary



# Figure 10.0 - Sanitary Servicing Plan Glenridding Ravine - Neighbourhood Structure Plan

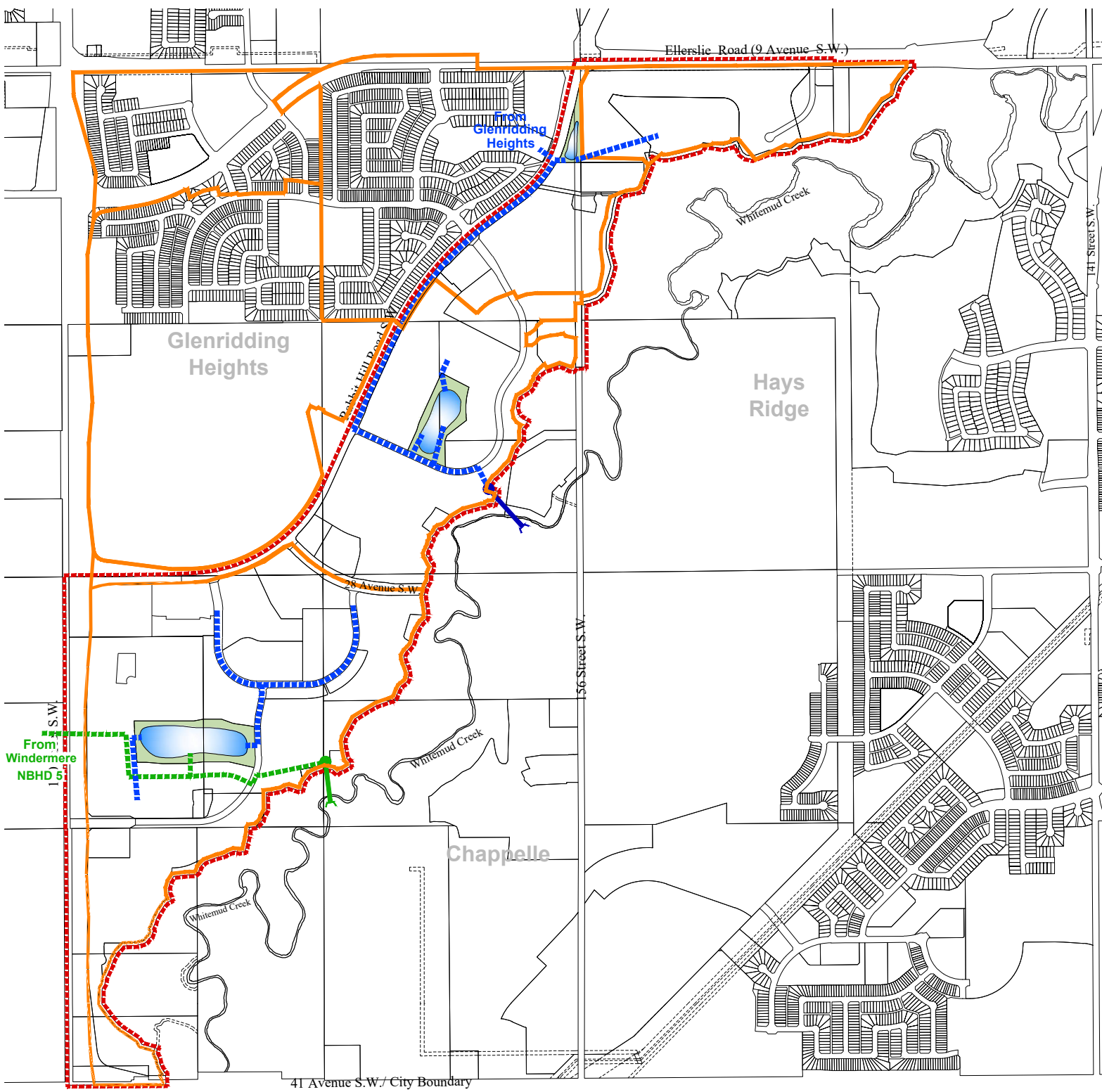


### Legend

-  Sanitary Trunk
-  Direction of Sanitary Flow
-  Existing Sanitary Trunk
-  NSP Boundary
-  SESS

# Figure 11.0 - Stormwater Servicing Plan

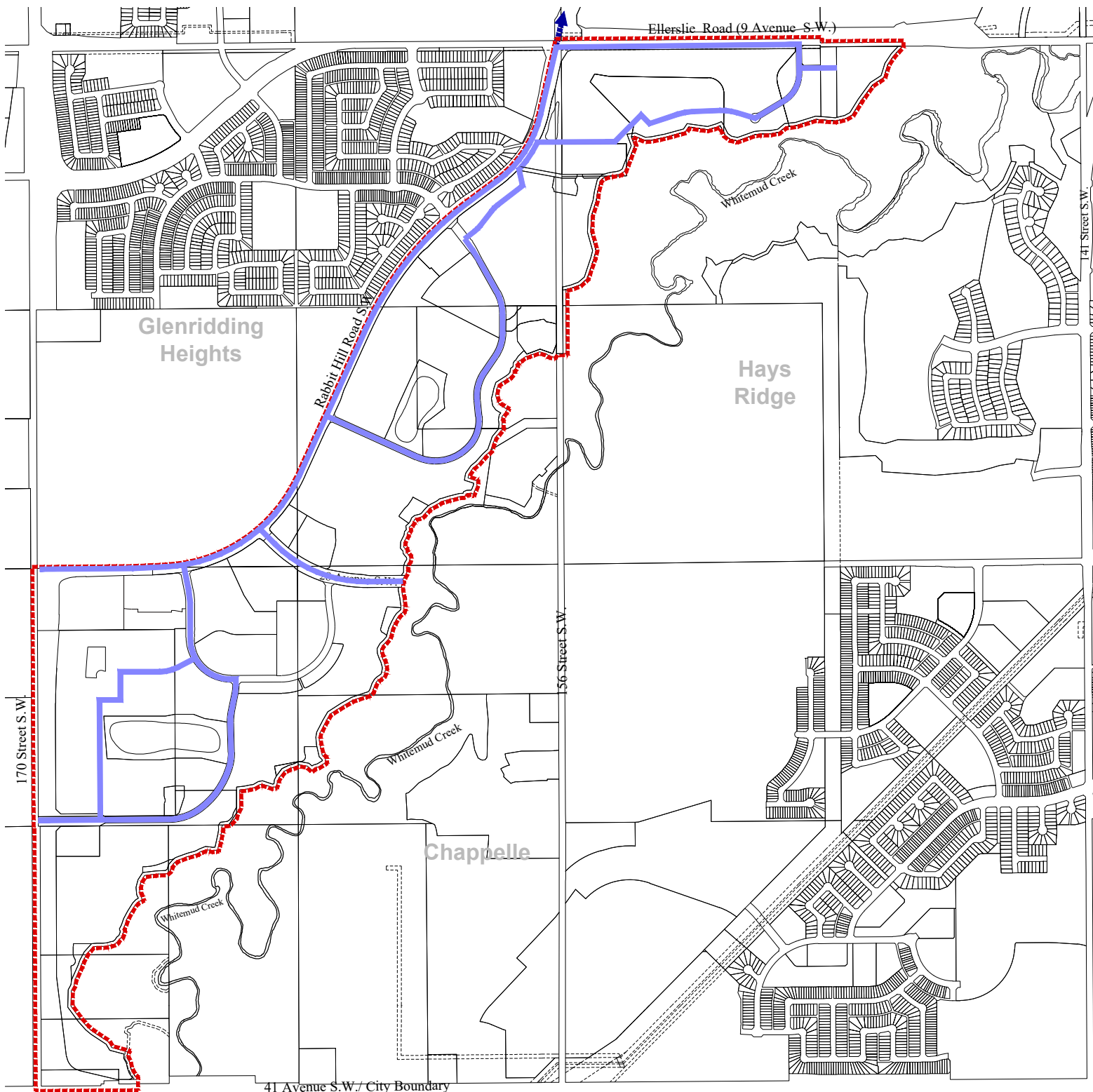
## Glenridding Ravine - Neighbourhood Structure Plan






### Legend

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

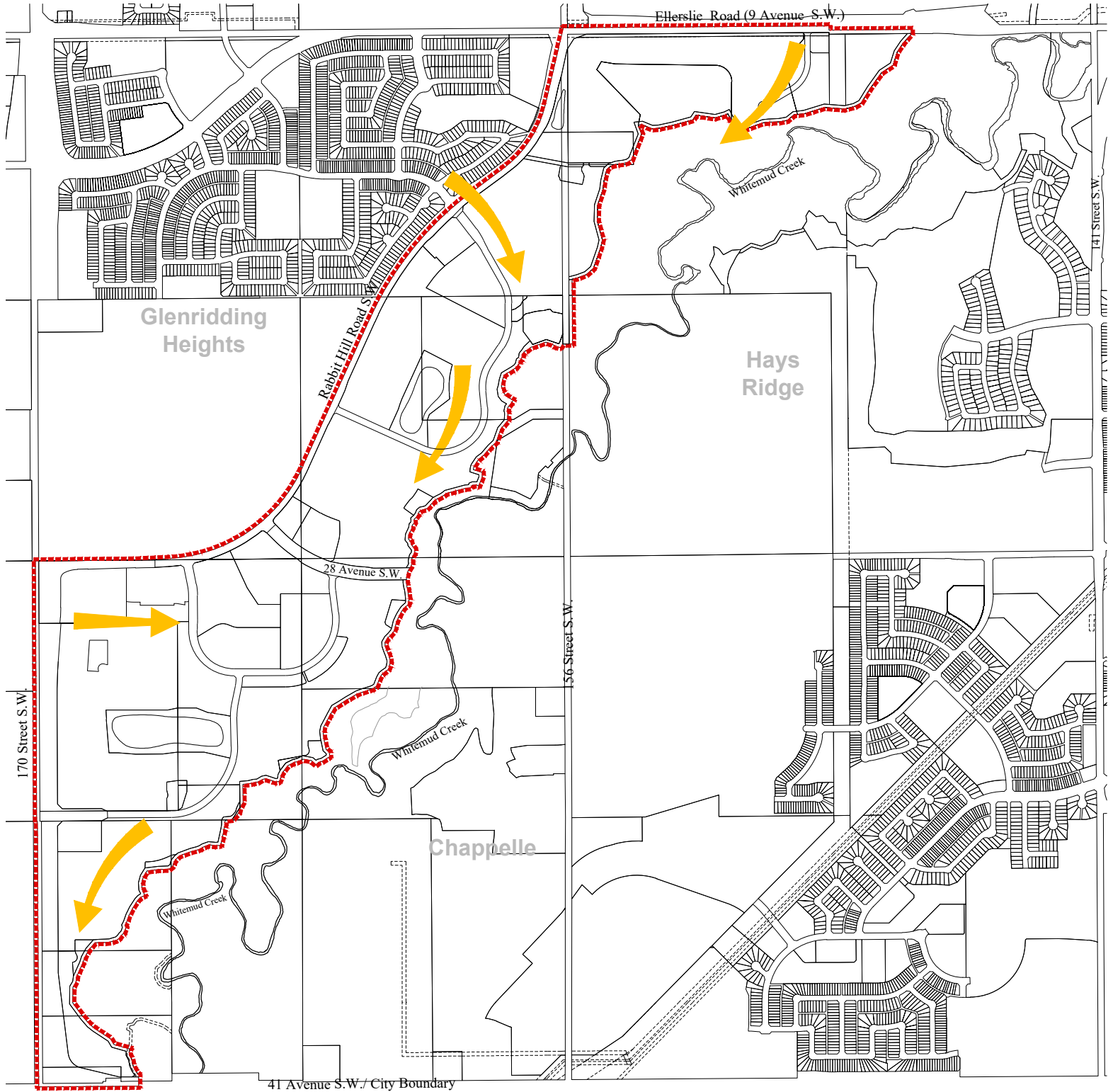
# Figure 12.0 - Water Servicing Plan Glenriding Ravine - Neighbourhood Structure Plan



### Legend

-  Water Main
-  Connection to Existing Waterline
-  NSP Boundary

# Figure 13.0 - Staging Concept Plan Glenridding Ravine - Neighbourhood Structure Plan



### Legend

-  General Direction & Sequence Of Development
-  NSP Boundary