

Bylaw 18125

A Bylaw to amend Bylaw 15717, as amended, being the
Edgemont Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 22, 2011 the Municipal Council of the City of Edmonton passed Bylaw 15717, the Edgemont Neighbourhood Area Structure Plan;

WHEREAS Council found it desirable from time to time to amend the Edgemont Neighbourhood Area Structure Plan through the passage of Bylaws 16285, 16398, 16548 and 17662; and

WHEREAS an application was received by City Planning to further amend the Edgemont Neighbourhood Area Structure Plan;

WHEREAS Council considers it desirable to amend the Edgemont Neighbourhood 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. That Bylaw 15717, as amended, the Edgemont Neighbourhood Area Structure Plan is hereby amended by:
 - a. inserting the following NASP Policy in section 3.3.3 “Ecology”;

“3.3.3.3 d) Where Lessard Road abuts NW 318, construction disturbance to vegetation north of the arterial roadway shall be minimized as much as possible.
 - b. inserting the following Implementation in section 3.3.3 “Ecology”

3.3.3.3 d) For construction of retaining walls along the north edge of the ultimate Lessard Road rights-of-way, a maximum 5 m construction disturbance area may be permitted. The

limits of the disturbance area shall be approved at the engineering drawing submission stage.

New natural plantings species native to NW318 shall be provided in the future landscaping design of the disturbed areas.”

- c. inserting the following after the last paragraph in section 3.3.6.1 “Rational.”;

“Standard zones within the Edmonton Zoning Bylaw will be applied to facilitate residential development consistent with contemporary trends and market innovations. Innovative or intensive housing styles, such as reverse-housing, shallow lot or zero lot line housing, etc., add variety to the streetscape and make neighbourhoods more interesting places to live. The use of site specific Direct Control Provisions (DC1 or DC2) or Special Area Zones may be utilized to achieve these alternative housing forms within this neighbourhood.”
- d. deleting the first paragraph from section 3.3.7 “ Commercial” and replacing with:

“Edgemont includes two commercial sites. The two commercial sites are located at the intersection of Lessard Road and 199 Street, one with an approximate area of 4.0 ha and the second being 0.8 ha.”
- e. deleting the first sentence of the first paragraph from section 3.3.7.1 “Rational” and replacing with:

“The land use concept provides one major commercial site and one neighbourhood convenience commercial site within the neighbourhood.”
- f. deleting the second paragraph from section 3.3.7.1 “Rational” and replacing with:

“The major commercial site is located at the intersection of two arterial roadways (199 Street and Lessard Road) within the neighbourhood. This parcel is sized and configured to accommodate a range of commercial uses under the (CSC) Shopping Centre Zone of the Zoning Bylaw.”
- g. deleting the first sentence of the first paragraph from section 3.3.7.2 “Rational” and replacing with:

“Prominent frontage along Lessard Road and 199 Street are significant components influencing the location of the commercial sites.”
- h. deleting the statistics entitled “Edgemont Neighbourhood Area Structure Plan – Land Use and Population Statistics – Bylaw 17662” and substituting with the following:

**EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18125**

	Area (ha)	% of GA	% of GDA
Gross Area	420.29	100.00%	
Environmental Reserve			
<i>Environment Reserve (Existing)</i>	4.13	1.0%	
<i>Environmental Reserve</i>	26.83	6.4%	
<i>Public Upland Area (ER)</i>	10.33	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.17	0.0%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.09	3.1%	
Subtotal	102.69	24.4%	
Gross Developable Area	317.60		100.00%
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	7.67		2.4%
Greenway	1.42		0.4%
Natural Area - NW 339 (North)	4.84		1.5%
Natural Area - NW 339 (South)	1.12		0.4%
Natural Area - NW 318	7.50		2.4%
<i>Total Parkland</i>	<i>31.01</i>		<i>9.8%</i>
Commercial			
Major Commercial	3.96		1.2%
Convenience Commercial (CNC)	0.78		0.2%
Institutional	11.35		3.6%
Transportation			
Circulation	63.52		20.0%
Infrastructure / Servicing			
Stormwater Management Facility	19.35		6.1%
Total Non-Residential Area	129.97		40.9%
Net Residential Area	187.63		59.1%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single / Semi-Detached	154.35	25	3,858	2.8	10,802	82.3%
Medium Density Residential (MDR)						
Street Oriented Residential	11.11	40	444	2.8	1,243	5.9%
Low Rise / Medium Density Housing	22.18	90	1,996	1.8	3,592	11.8%
Total Residential	187.63		6,298		15,637	100.0%

SUSTAINABILITY MEASURES

Population Density	83.3
Units Density	33.6
[Low Density Residential / Medium Density Residential] Unit Ratio:	61.3% / 38.7%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

STUDENT GENERATION COUNT

Public School Board		1,270
Elementary School	635	
Junior / Senior High	635	
Separate School Board		634
Elementary School	317	
Junior / Senior High	317	
Total Student Population		1,904

Notes:

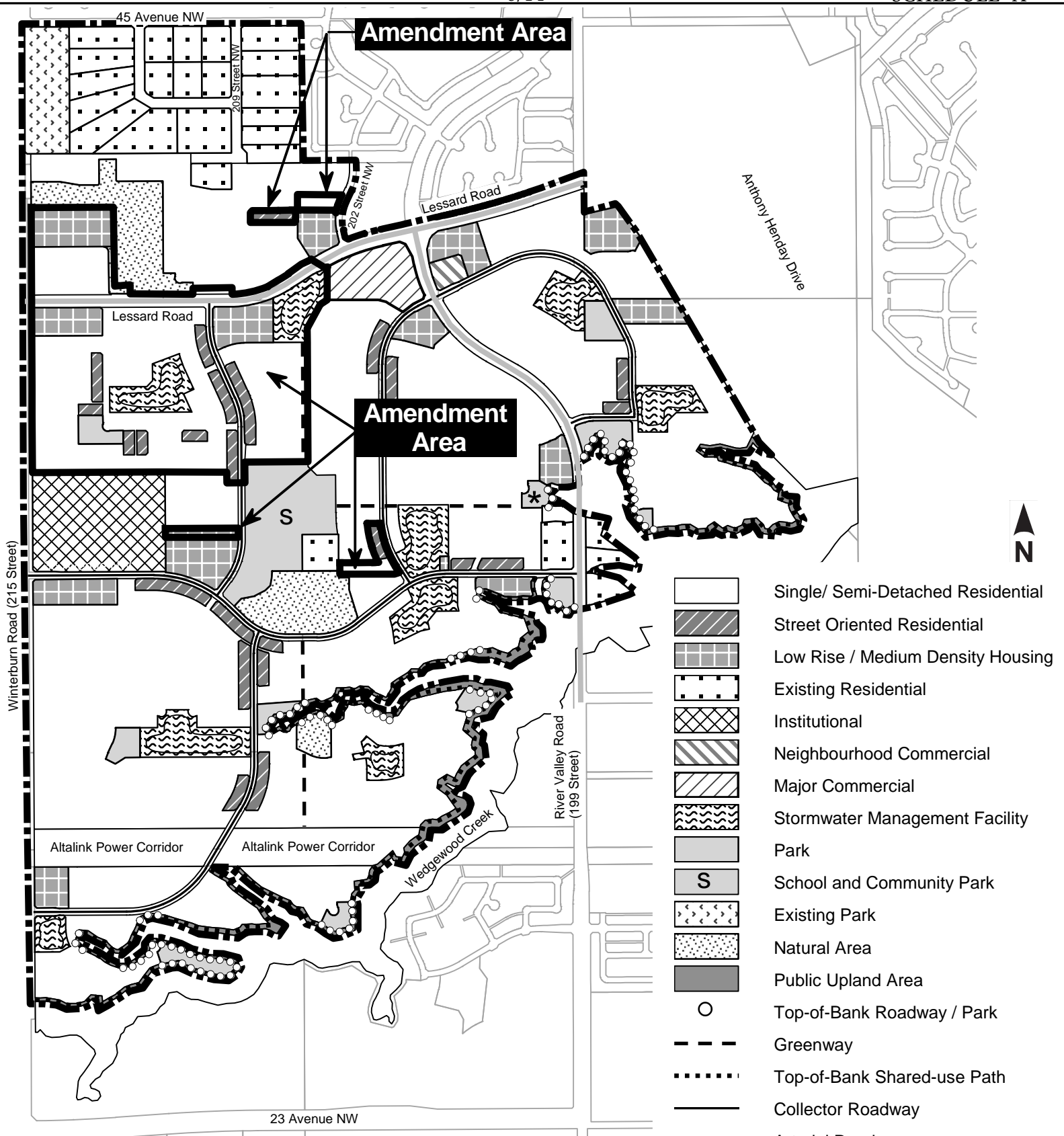
*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.

** Area dedicated as municipal reserve to be confirmed by legal survey.

*** NW318 shall be acquired through combination of MR dedication, purchase, land/property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).

**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision

- i. deleting therefrom the map entitled the “Bylaw 17662 – Edgemont Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Bylaw 18125 Amendment to Edgemont Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- j. deleting “Figure 6 – Land Use Concept, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 6 – Land Use Concept, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “B” and forming part of this Bylaw;
- k. deleting “Figure 7 - Ecological Connectivity, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 7 – Ecological Connectivity, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “C” and forming part of this Bylaw
- l. deleting “Figure 8 – Parkland, Recreational Facilities & Schools, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 8 – Parkland, Recreational Facilities & Schools, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “D” and forming part of this Bylaw;
- m. deleting “Figure 9 – Transportation Network, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 9 – Transportation Network, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “E” and forming part of this Bylaw;
- n. deleting “Figure 10 – Sanitary Servicing, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 10 – Sanitary Servicing, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “F” and forming part of this Bylaw;
- o. deleting “Figure 11 – Stormwater Network, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 11 – Stormwater Network, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “G” and forming part of this Bylaw;
- p. deleting the map entitled “Figure 12 – Water Servicing, Edgemont Neighbourhood Area Structure Plan” and substituting therefore the map entitled “ Figure 12 - Water Servicing, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “H” and forming part of this Bylaw; and



- Single/ Semi-Detached Residential
- Street Oriented Residential
- Low Rise / Medium Density Housing
- Existing Residential
- Institutional
- Neighbourhood Commercial
- Major Commercial
- Stormwater Management Facility
- Park
- School and Community Park
- Existing Park
- Natural Area
- Public Upland Area
- Top-of-Bank Roadway / Park
- Greenway
- Top-of-Bank Shared-use Path
- Collector Roadway
- Arterial Roadway
- NASP Boundary
- Amendment Boundary
- Top-of-Bank & Public Uplands Area interpreted by aerial photograph, to be revised prior to rezoning stage

**BYLAW 18125
AMENDMENT TO EDMONTON
Neighbourhood Area Structure Plan
(as amended)**

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.

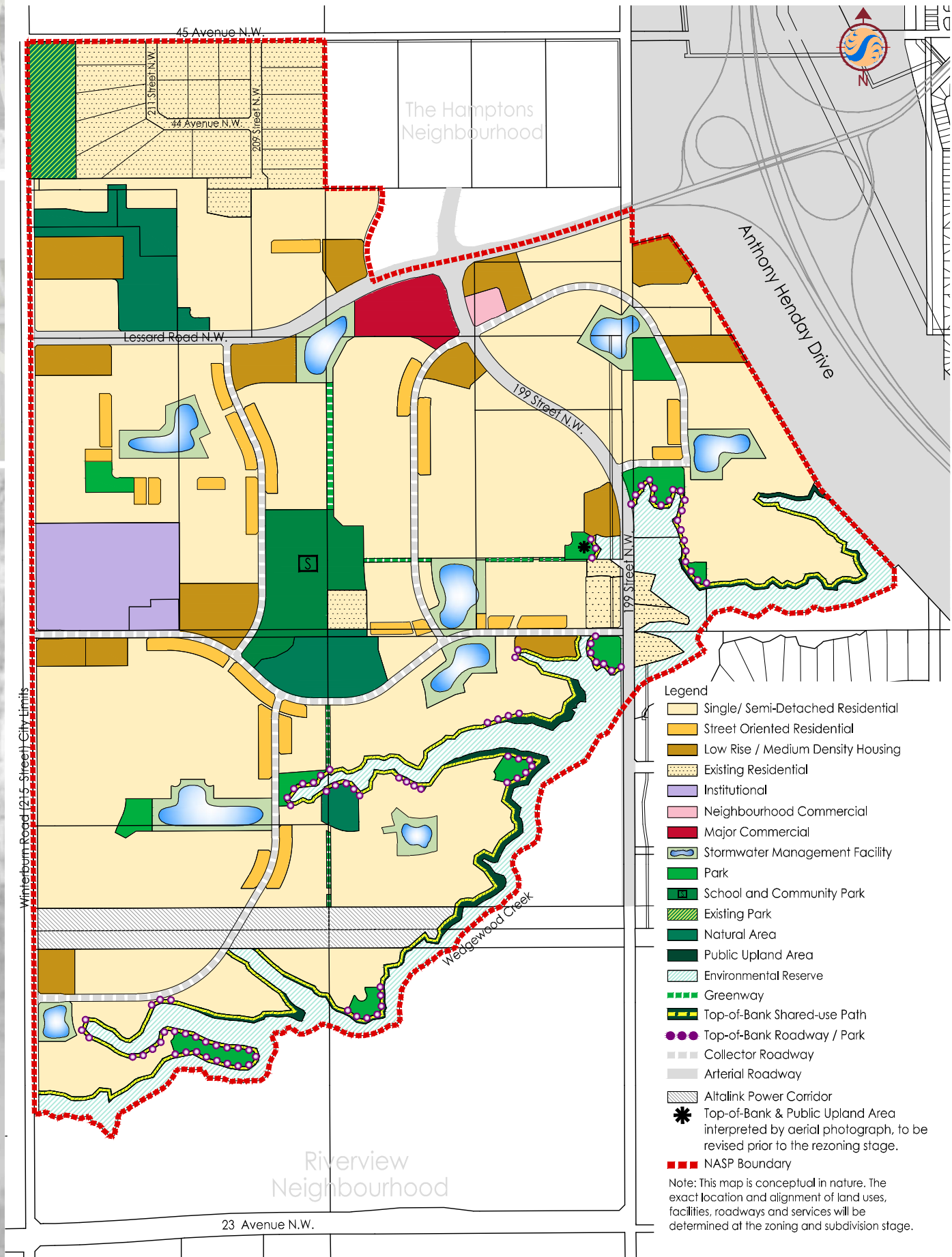


Figure 6 - Land Use Concept
Edgemont Neighbourhood Area Structure Plan

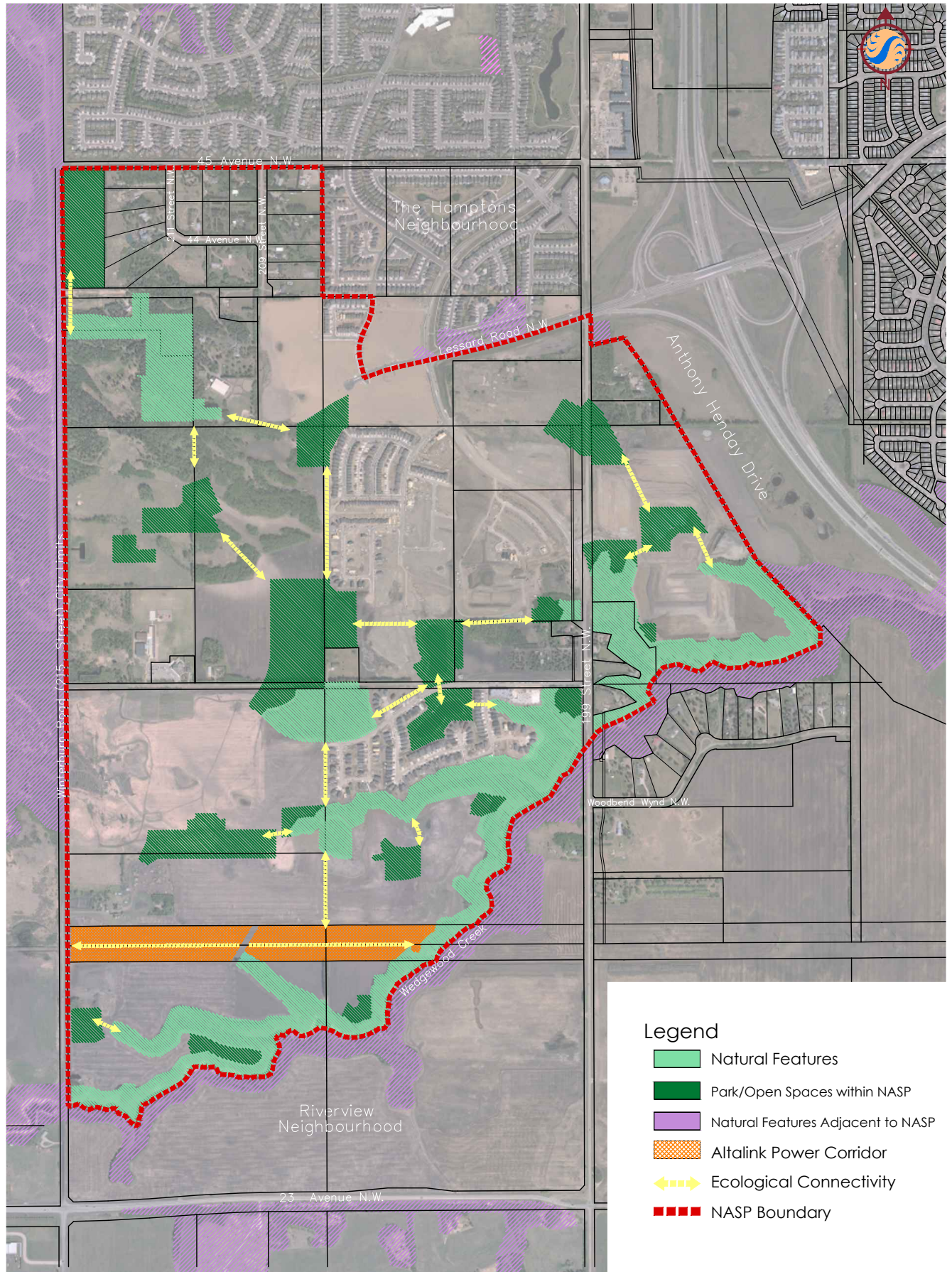


Figure 7 - Ecological Connectivity
Edgemont Neighbourhood Area Structure Plan

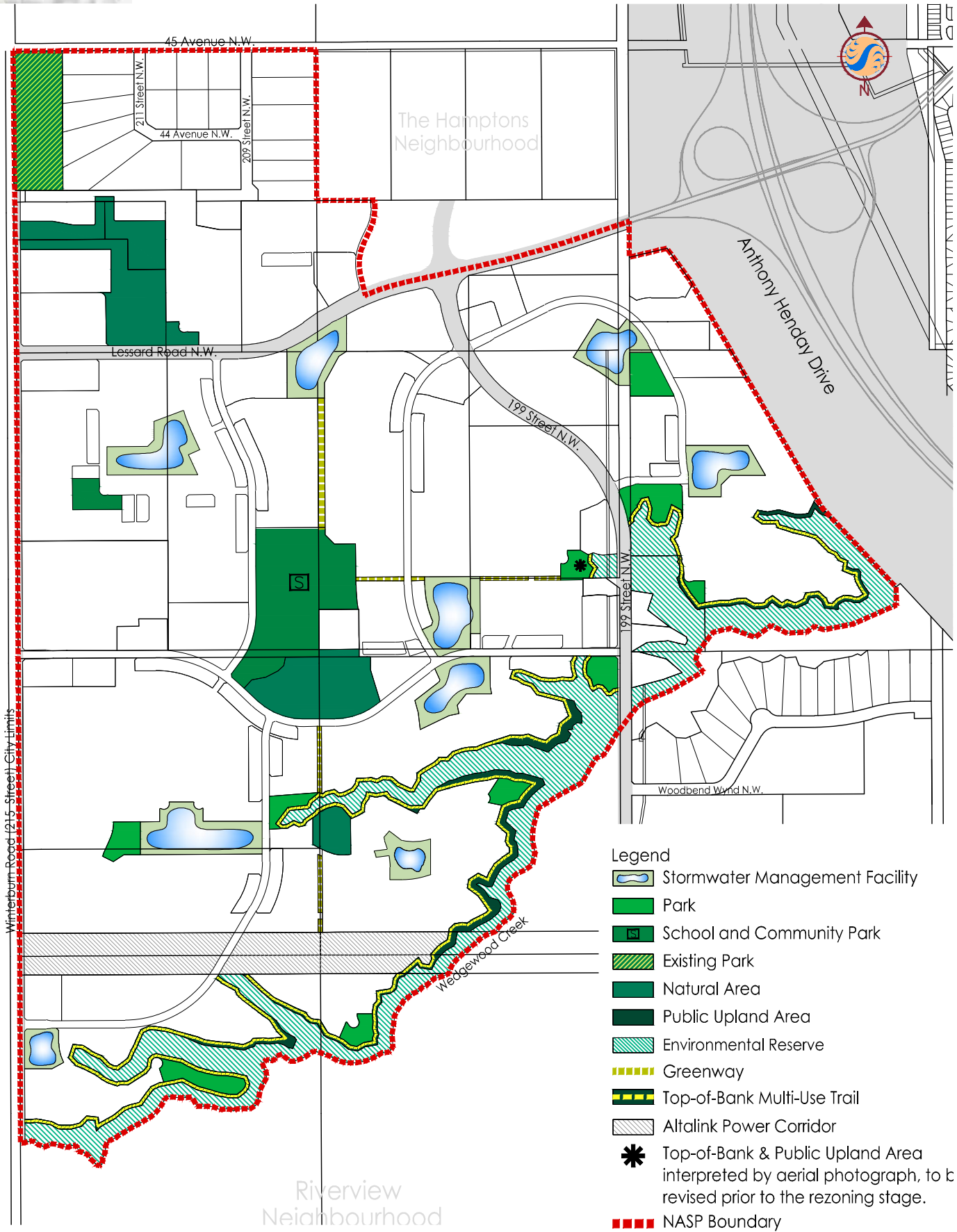
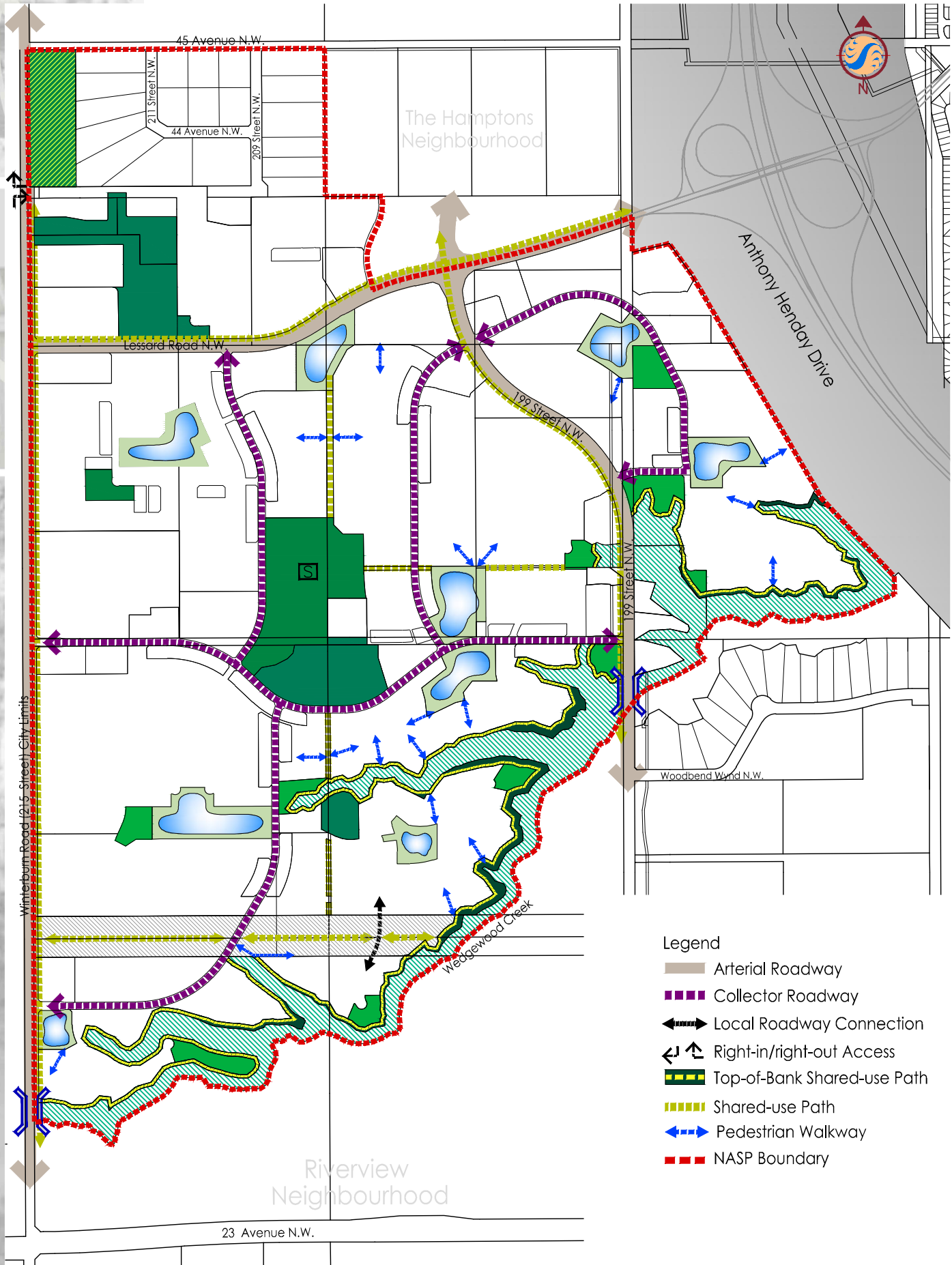


Figure 8 - Parkland, Recreational Facilities & Schools
 Edgemont Neighbourhood Area Structure Plan



- Legend
- Arterial Roadway
 - Collector Roadway
 - Local Roadway Connection
 - Right-in/right-out Access
 - Top-of-Bank Shared-use Path
 - Shared-use Path
 - Pedestrian Walkway
 - NASP Boundary

Figure 9 - Transportation Network

Edgemont Neighbourhood Area Structure Plan

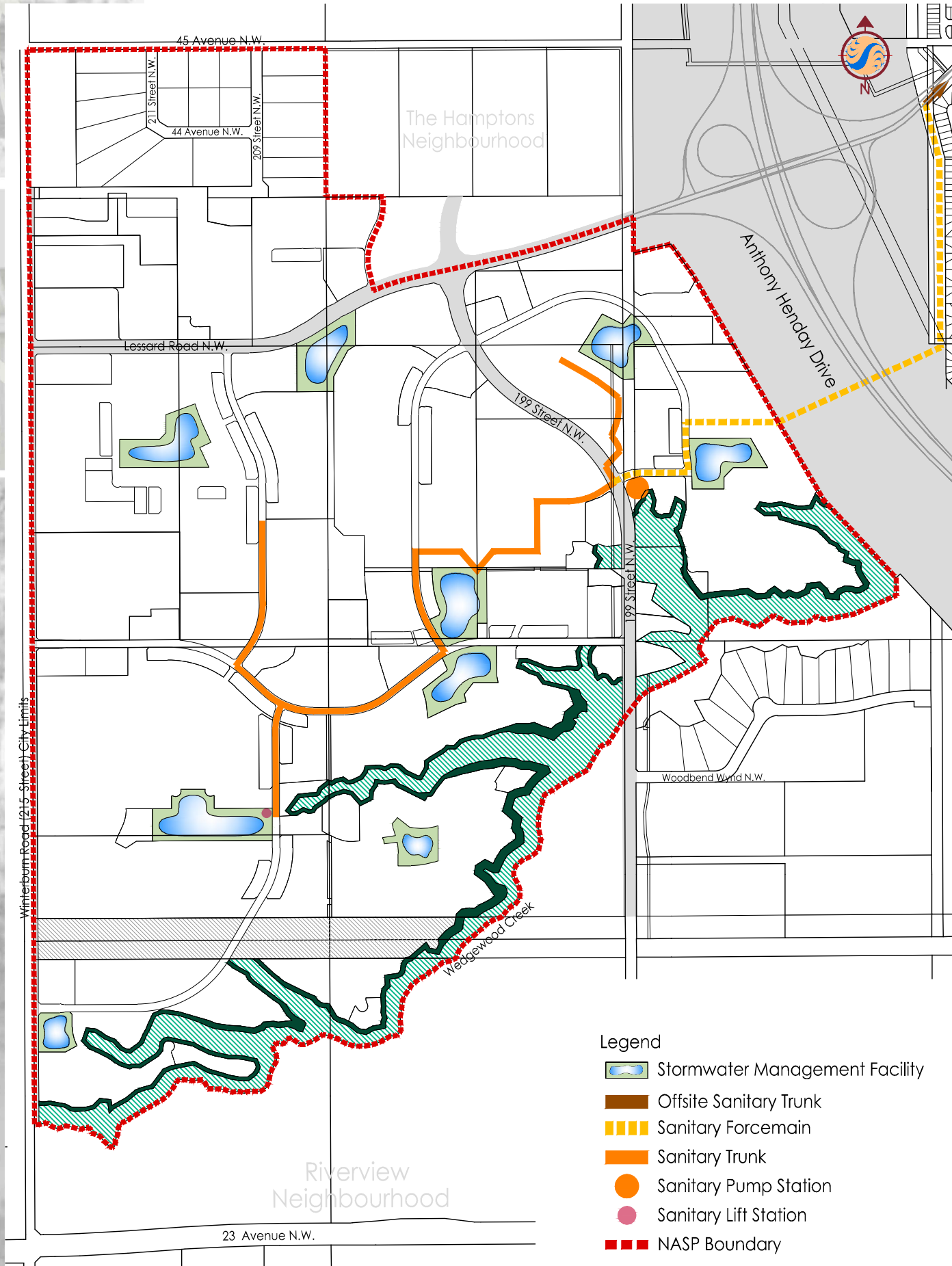


Figure 10 - Sanitary Servicing Edgemont Neighbourhood Area Structure Plan

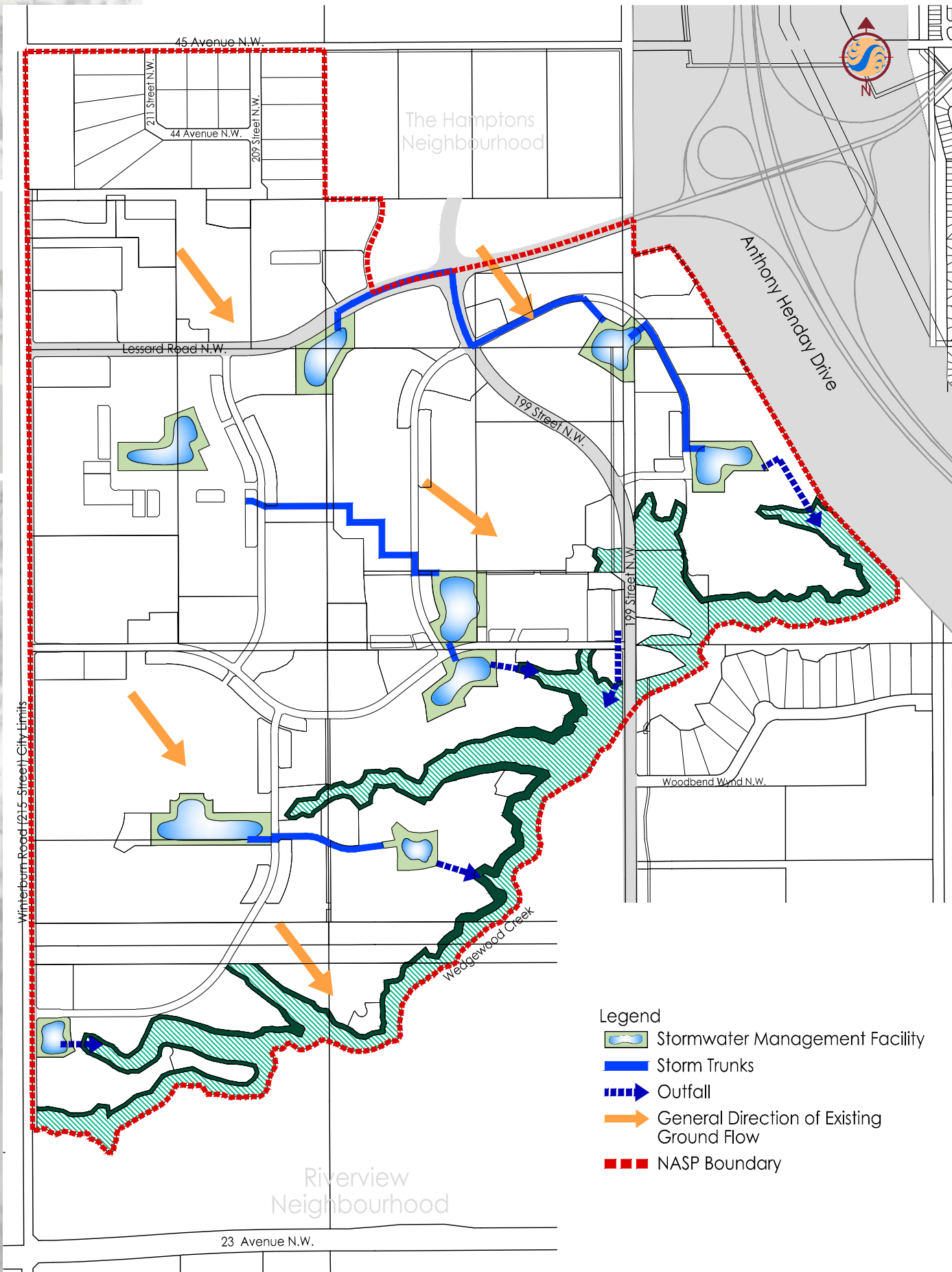
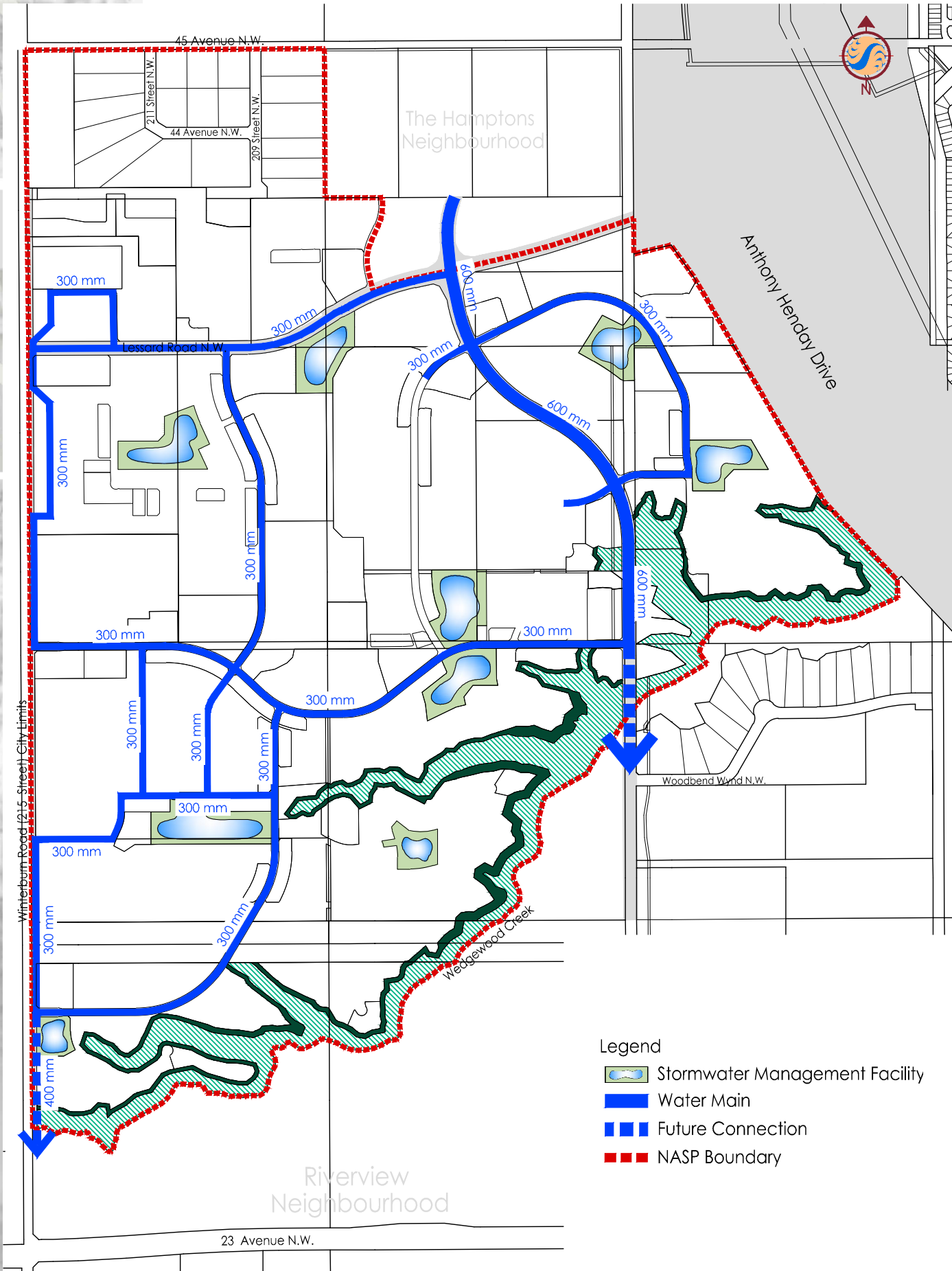


Figure 11 - Stormwater Network
 Edgemont Neighbourhood Area Structure Plan



Legend





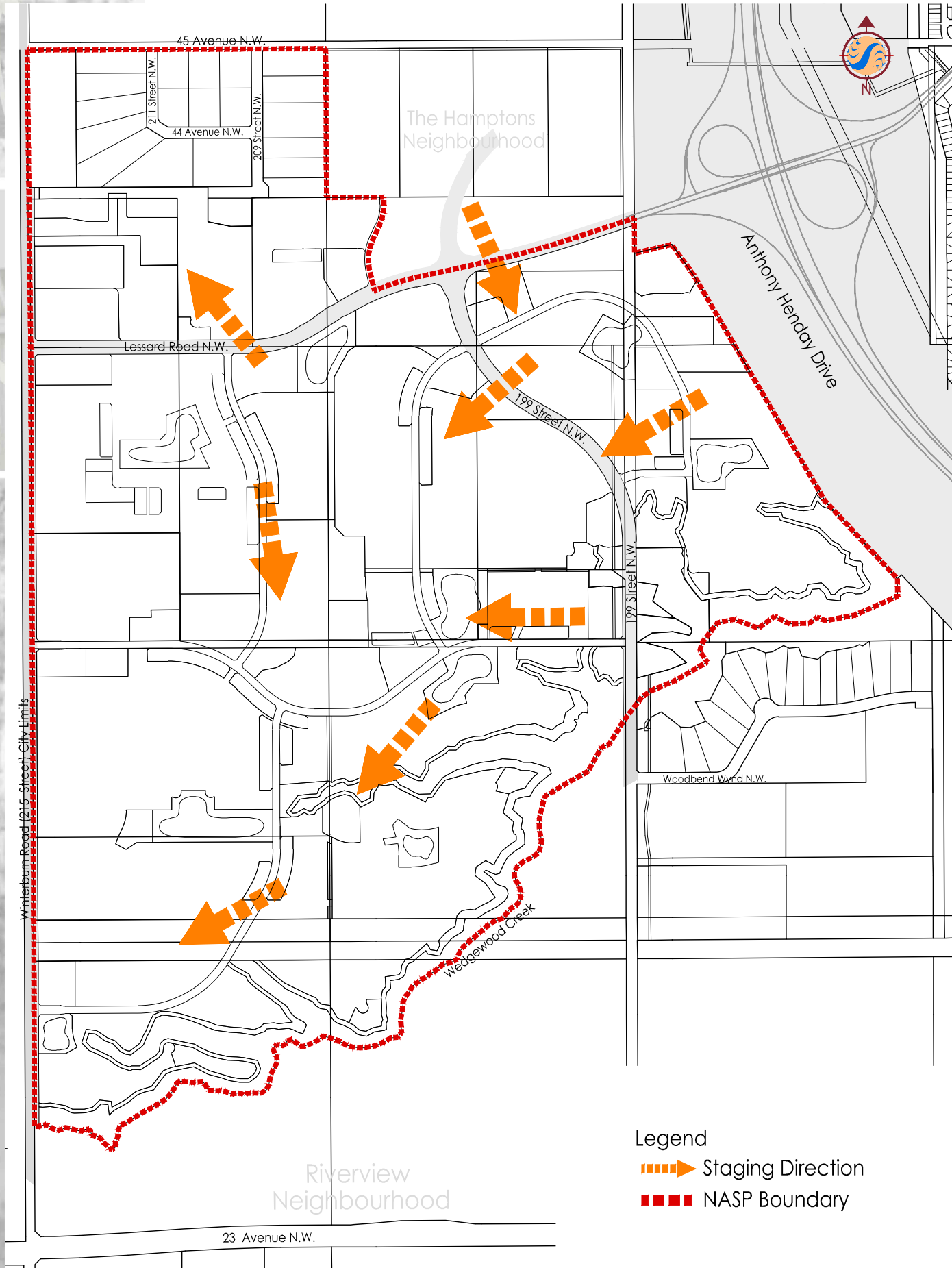
-  Stormwater Management Facility
-  Water Main
-  Future Connection
-  NASP Boundary

Figure 12 - Water Servicing
Edgemont Neighbourhood Area Structure Plan



Legend

- Staging Direction
- NASP Boundary

Figure 13 - Staging Concept
Edgemont Neighbourhood Area Structure Plan