

ATTACHMENT 1

Amendment to the Hermitage General Outline Plan

1. That the Hermitage General Outline Plan be amended by deleting the map entitled “Approved Hermitage General Outline Plan Map (Resolution approved on September 16, 2013)” and replacing with the attached Appendix “A”.
2. That the Hermitage General Outline Plan be amended by deleting the statistics entitled “Hermitage General Outline Plan Land Use and Population Statistics - Resolution, September 16, 2013” and replacing with the attached Appendix “B”.
3. That the Hermitage General Outline Plan be amended by deleting the map entitled “Transportation Network Map (Resolution, September 16, 2013)” and replacing it with Appendix “C”.
4. That the Hermitage General Outline Plan be amended by deleting the map entitled “Hermitage General Outline Plan Map (Resolution, approved September 16, 2013)” and replacing it with Appendix “D”.



**RESOLUTION
AMENDMENT TO
HERMITAGE
General Outline 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.

- | | |
|-----------------------------------|----------------------------------|
| Single Family | Pipeline |
| Low-Rise / Medium Density Housing | Ravine Lands |
| Row Housing | School / Park |
| Duplex | Storm Facility |
| Commercial (DC2) | Walkway |
| Commercial (CNC) | Boundary of General Outline Plan |
| Mixed Use | Amendment Area |



**HERMITAGE GENERAL OUTLINE PLAN
LAND USE AND POPULATION STATISTICS
RESOLUTION**

	Area (ha)	%GDA
Gross Area	269.65	
Arterial Road Right-of-Way	5.80	--
Pipeline and Utility Right-of-Way	2.83	--
Gross Developable Area	261.02	100.0
Commercial	8.43	3.23
Ravine Lands	7.47	2.86
Parkland, Recreation, School (Municipal Reserve)	28.00	10.73
Walkways	7.42	2.84
Buffer	9.35	3.58
Infrastructure/Service (Stormwater Management Facilities)	2.05	0.79
Circulation	52.60	20.15
Total Non-Residential Area	115.32	44.18
Net Residential Area (NRA)	145.70	55.82

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT
HERMITAGE (EXISTING DEVELOPED NEIGHBORHOOD)**

Land Use	Area (ha)	Units/ha*	Units	People/Unit	Population	% of NRA
Low Density Residential ¹	63.63	16	1017	2.80	2847	43.67
Medium Density Residential – Row Housing ²	40.36	42	1695	2.20	3729	27.70
Medium Density Residential - Apartment ³	17.01	90	1531	1.30	1990	11.67
Total Residential	121.00	--	4243	--	8566	83.05

*Notes:

1. Low Density Units are based on June 2009 City of Edmonton Statistics
2. MDR – 42 Units/ha based on unit counts as constructed
3. HDR – 90 Units/ha based on unit counts as constructed

Population Density (calculated without the Renaissance Estates Development): 32.82 ppgdha

Unit Density (calculated without the Renaissance Estates Development): 35.06 upnrha

LDR/MDR/HDR Ratio: 44/28/12 %

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT
RENAISSANCE ESTATES REDEVELOPMENT AREA**

Land Use ¹	Area (ha)	Units/ha*	Units	People/Unit	Population	% of NRA
Low Density Residential	14.37	25	359	2.80	1005	10.00
Medium Density Residential – Row Housing	2.27	45	102	2.80	286	1.58
Medium Density Residential – Apartment	8.06	90	725	1.80	1305	5.61
Total Residential	24.70	--	1186	--	2596	17.19

*Notes:

1. Unit densities are based on City of Edmonton NSP Terms of Reference

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT
HERMITAGE - FUTURE**

Land Use	Area (ha)	Units/ha	Units*	People/Unit	Population	% of NRA
Low Density Residential	78.00		1376	--	3853	53.54
Medium Density Residential – Row Housing	42.63		1797	--	4015	29.26
Medium Density Residential - Apartment	25.07		2256	--	3296	17.21
Total Residential	145.70	--	5429	--	11164	100.0

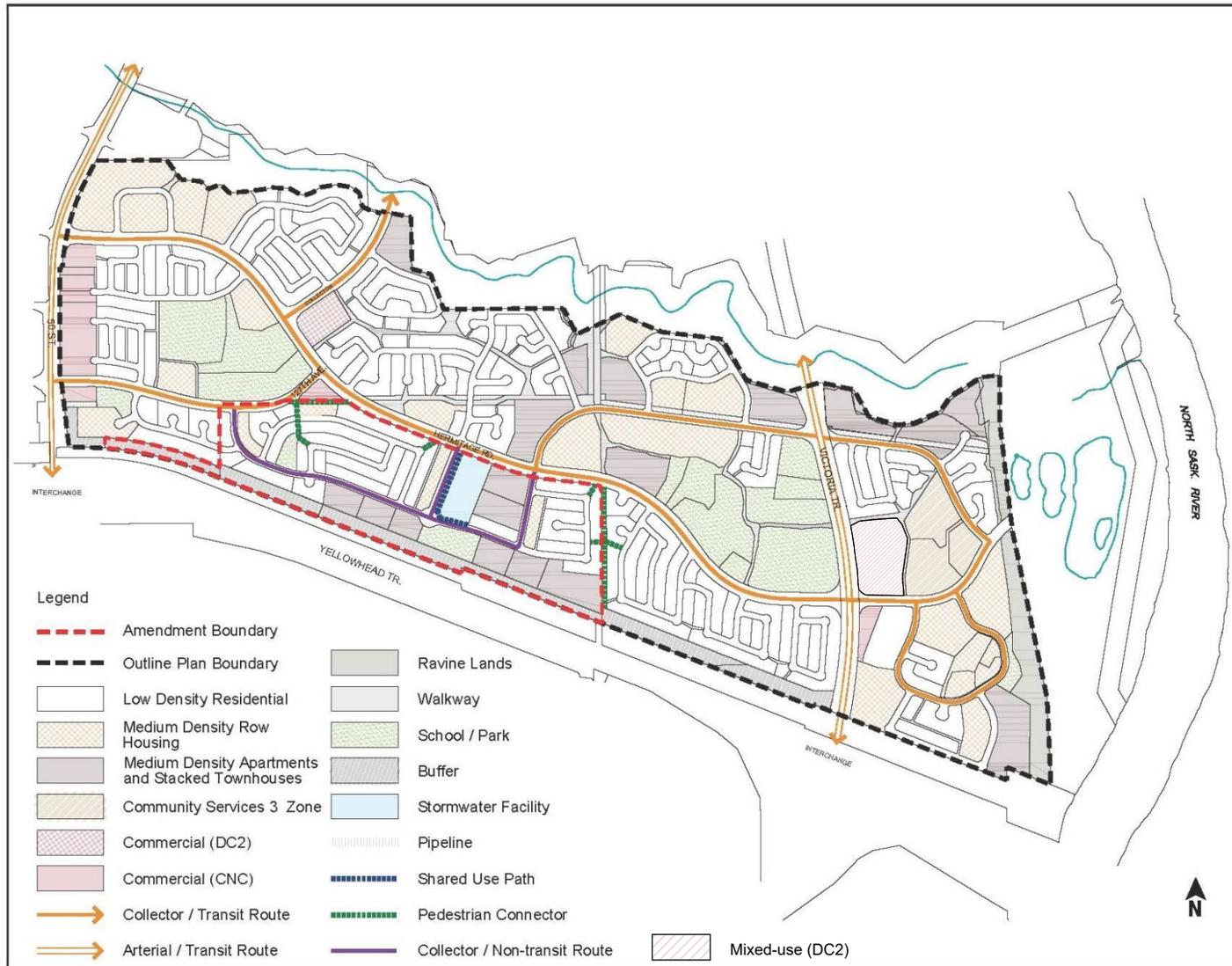
*Notes: Units/ha for the proposed Hermitage area after the addition of Renaissance Estates lands has been calculated by the addition of what is currently developed with what is forecasted to be developed in accordance with the City of Edmonton’s NSP Terms of Reference guidelines for unit and population density.

Population Density: 42.77 ppgdha
Unit Density: 37.27 upurha
LDR/MDR Ratio: 25/75%

STUDENT GENERATION COUNT

Public School Board		Separate School Board	
Elementary School	1407	Elementary School	432
Junior High School	594	Junior High School	216
Senior High School	702	Senior High School	108
Total Student Population	3455		

Transportation Network Map (Resolution)



Hermitage General Outline Plan Map (Resolution)

