

Bylaw 20299

A Bylaw to amend Bylaw 11749, as amended, being The Grange Area Structure Plan,
through an amendment to Bylaw 11750, being the Glastonbury 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 May 25, 1998 Council adopted as part of Bylaw 11749, as amended, The Glastonbury Neighbourhood Structure Plan by passage of Bylaw 11750; and

WHEREAS Council found it desirable to amend the Glastonbury Neighbourhood Structure Plan through the passage of Bylaws 12870, 13625, 13929 and 14405; and

WHEREAS an application received by Administration to further amend the Glastonbury 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:

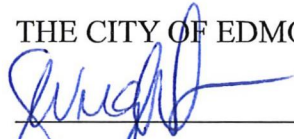
1. Appendix "B" to Bylaw 11749, The Grange Area Structure Plan, as amended is hereby further amended as follows:
 - a) deleting the table on the third page entitled "Glastonbury Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 14405" in its entirety;
 - b) deleting the map entitled "Bylaw 14405 – Approved Glastonbury Neighbourhood Structure Plan (as amended)" and replacing it with "Bylaw 20299 - Amendment to

Glastonbury Neighbourhood Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw; and


- c) deleting the land use and population statistics entitled “The Grange Area Structure Plan Neighbourhood One Glastonbury Neighbourhood Structure Plan Land Use and Demographic Profile” and replacing it with “Glastonbury Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20299”, attached hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this	6th day of December	, A.D. 2022;
READ a second time this	6th day of December	, A.D. 2022;
READ a third time this	6th day of December	, A.D. 2022;
SIGNED and PASSED this	6th day of December	, A.D. 2022.

THE CITY OF EDMONTON

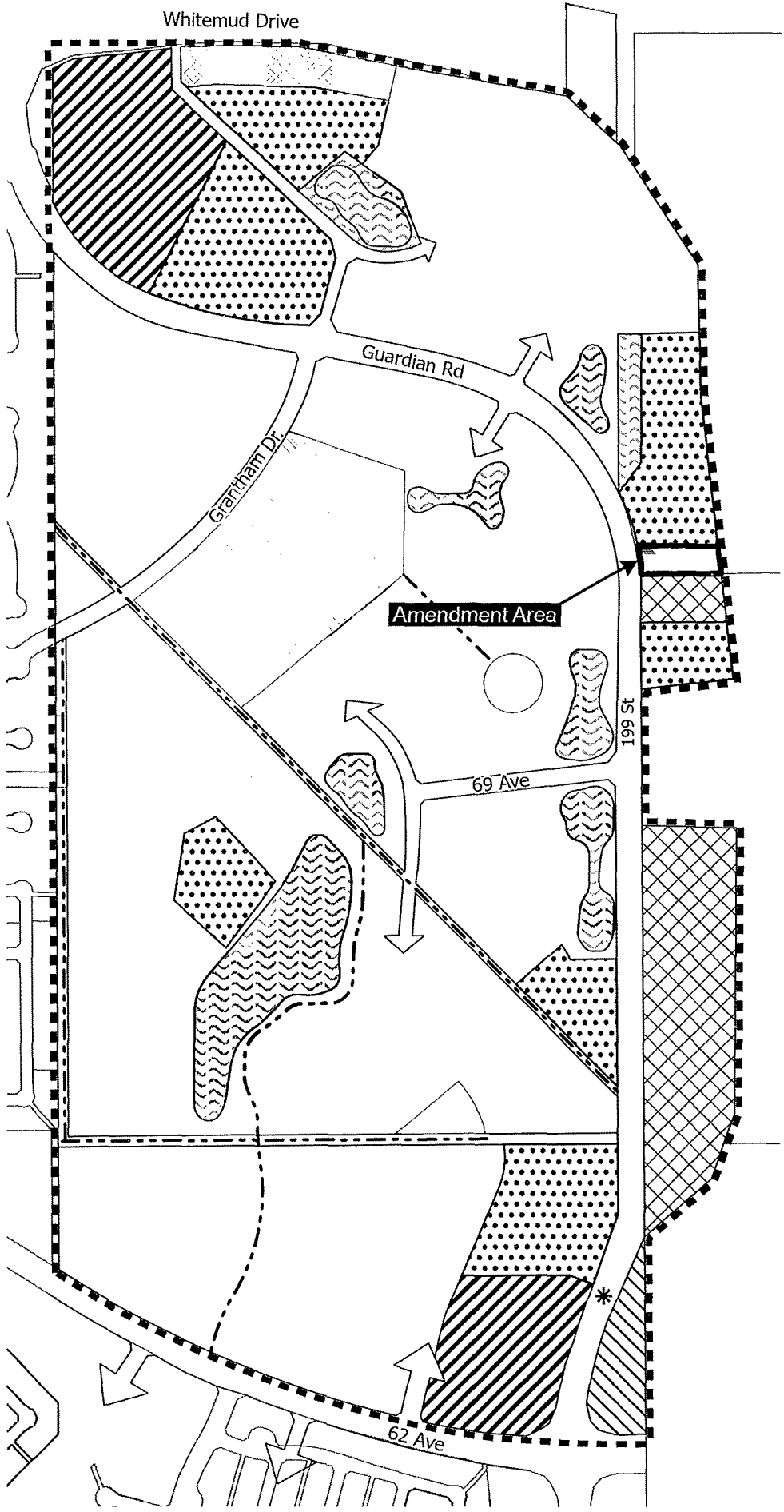


D MAYOR

A/ 

CITY CLERK

3/4



**BYLAW 20299
AMENDMENT TO
GLASTONBURY**
Neighbourhood Structure Plan
(as amended)



- Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- Restriction on Medium Density Residential as Described in Bylaw Report
- Commercial
- Neighbourhood Commercial
- School / Park
- Park
- Stormwater Facility
- Urban Services
- Pedestrian Linkage
- N.S.P. Boundary
- All Directional Access
- 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 may not be developed exactly as illustrated.

**GLASTONBURY NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20299**

	AREA (ha)
GROSS AREA	178.76
Arterial Roadways	
Whitemud Drive	6.93
207/189 Street	8.86
62 Avenue	<u>1.78</u>
	17.56
Resource Pipelines and Facilities	
<i>Private Corporation</i>	2.39
<i>Private Corporation</i>	2.16
<i>Private Corporation</i>	<u>0.27</u>
	4.82
GROSS DEVELOPABLE AREA	156.38
Stormwater Management Facilities	12.05
Municipal Reserve	
K-8 Public School and Neighbourhood Park	7.90
Dispersed Parks	<u>0.80</u>
	8.70
Non-Residential Land Uses	
Commercial - Shopping Centre	9.80
Neighbourhood Commercial	1.50
Urban Services	<u>7.55</u>
	18.85
Circulation (Collector and Local Roads, and Walkways)	24.59
Sub-Total	<u>64.19</u>
NET RESIDENTIAL AREA	92.19

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units/ha	Units	Pop./Unit	Population	LDR/MDR RATIO
Single/Semi-Detached	72.71	25	1,818	2.80	5,090	78.9%/21.1%
Row Housing	4.41	45	198	2.80	555	Units per Net
Low-rise/Medium Density Housing	13.51	90	1,216	1.80	2,189	Residential Hectare
Medium to High Rise Units	<u>1.53</u>	<u>225</u>	<u>344</u>	<u>1.50</u>	<u>514</u>	38.79 up/rha
TOTAL	92.19		3,576		7,988	

STUDENT GENERATION STATISTICS

LEVEL	Public	Separate	Total
Grades K-8	417	351	768
Grades 9-12	207	136	<u>343</u>
TOTAL	624	487	1,111