

Bylaw 18040

A Bylaw to amend Bylaw 11749, as amended
being The Grange Area 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, as amended, being The Grange Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend The Grange Area Structure Plan through the passage of Bylaws 12869, 13187, 13298, 13594, 13624, 13928, 14165, 14301, 14404, 14698, 14733, 15380, 15614, 15702, 16153 and 16283;

WHEREAS an application was received by Sustainable Development to further amend The Grange 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. Bylaw 11749, The Grange Area Structure Plan, as amended is hereby further amended as follows:
 - a) deleting therefrom the land use and population statistics entitled “The Grange Area Structure Plan Land Use and Population Statistics Bylaw 16283” and substituting therefore the following:

TABLE 2
THE GRANGE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18040

	Area (ha)	% of GA
GROSS AREA	598.32	100.0%
Arterial Roads	48.50	8.1%
Resource Pipelines and Facilities	6.63	1.1%
GROSS DEVELOPABLE AREA	543.19	100.0%
Commercial		
Commercial Shopping Centre	11.04	2.03%
Commercial Other	19.06	3.51%
Parkland, Recreation, School (Municipal Reserve)		
District Campus Site and K-8 Public School	19.10	3.52%
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92% K-8
Public School and Neighbourhood Park (1 site)	7.90	1.45%
Winterburn Woodlot	6.45	1.19%
Oblate Mission Site Park	0.22	0.04%
Dispersed Parks	4.90	0.90%
Transportation		
Circulation	88.93	16.37%
Infrastructure / Servicing		
Stormwater Management Facilities	41.65	7.67%
Urban Services	16.75	3.08%
TOTAL Net Non-Residential Area	231.84	42.68%
Residential Area (NRA)	311.35	57.32%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	252.77	25	6,320	2.8	17,696	61.70%
Medium Density Residential (MDR)						
Row Housing	33.9	45	1,526	2.8	4,273	14.90%
Low-rise/Medium Density Housing	23.44	90	2,110	1.8	3,798	20.60%
Medium to High Rise	1.24	225	279	1.5	419	1.5%
Total Residential	311.35		10,235		26,246	100.0%

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	84.1
Units Per Net Residential Hectare (upnrha)	32.9
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	62% / 38%
Persons per Gross Developable Hectare	48.3

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 10,278 units divided by 311.35 hectares of Net Residential Area).

STUDENT GENERATION COUNT

Public School Board		2,183
Grades K-8	1,457	
Grades 9-12	726	
Separate School Board		1,913
Grades K-8	1,434	
Grades 9-12	479	
Total Student Population		4,095

READ a first time this _____ day of _____, A. D. 2017;
 READ a second time this _____ day of _____, A. D. 2017;
 READ a third time this _____ day of _____, A. D. 2017;
 SIGNED and PASSED this _____ day of _____, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK