

Bylaw 18041

A Bylaw to amend Bylaw 11749, as amended,
being The Grange Area Structure Plan,
by amending the Granville 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 August 28, 2007, Council adopted as part of The Grange Area Structure Plan, Bylaw 14699, the Granville Neighbourhood Structure Plan, as amended; and

WHEREAS Council found it desirable from time to time to amend the Granville Neighbourhood Structure Plan through the passage of Bylaws 15754 and 16087; and

WHEREAS an application was received by Sustainable Development to amend the Granville Neighbourhood Structure Plan; and

WHEREAS Council found it desirable to amend The Grange Area Structure Plan through an amendment to the Granville 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 as follows:

1. Appendix “C” to Bylaw 11749, The Grange Area Structure Plan, as amended, is hereby further amended as follows:

- a. deleting the statistics entitled the “Granville Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 16087” and substituting the following:

**GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYAW 18041**

	<u>AREA (ha)</u>	
GROSS AREA*	136.22	
Arterial Roadways		
Whitemud Drive	7.25	
215 Street (includes widening)	7.98	
207 Street (Guardian Road)	1.50	
62 Avenue	1.70	18.43
Resource Pipelines and Facilities		
Chevron Canada Resources Ltd.	1.02	
Northwestern Utilities Limited	0.79	1.81
Plan 0321752 (Glastonbury Commercial)	0.43	0.43
GROSS DEVELOPABLE AREA	115.55	
Stormwater Management Facilities	6.85	
Municipal Reserve		
School / Park	8.67	
Dispersed Parks	3.04	11.71
Non-Residential Land Uses		
Commercial / Mixed Use*	3.17	
Neighbourhood Commercial	0.81	
Commercial – 215 Street	11.25	15.83
Circulation (Collector, Local Roads and Walkways – 18% of GDA)	20.80	
Sub-Total		54.59
NET RESIDENTIAL AREA		60.96

RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Low Density Res.	47.02	25	1,175	2.80	3,290	57.1% LDR 42.90% MDR
Medium Density Res. (MDR)	10.24	45	460	2.80	1288	
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	143	2.80	400	33.7 upnrha
Low-rise/Medium Density	3.1	90	279	1.8	502	
TOTAL	60.36		2,057		5,480	Persons per Gross Developable Hectare 48

STUDENT GENERATION STATISTICS			
LEVEL	Public	Separate	Total
Grades K-8	312	94	406
Grades 9-12	156	46	202
	468	140	608

* Percentage for Low Density Residential (LDR) and Medium Density Residential (MDR) are based on the number of residential units

**The 3.17 ha of Mixed Use was counted above as commercial land use and is only used in the Residential Land Use Analysis for calculating population and number of units.

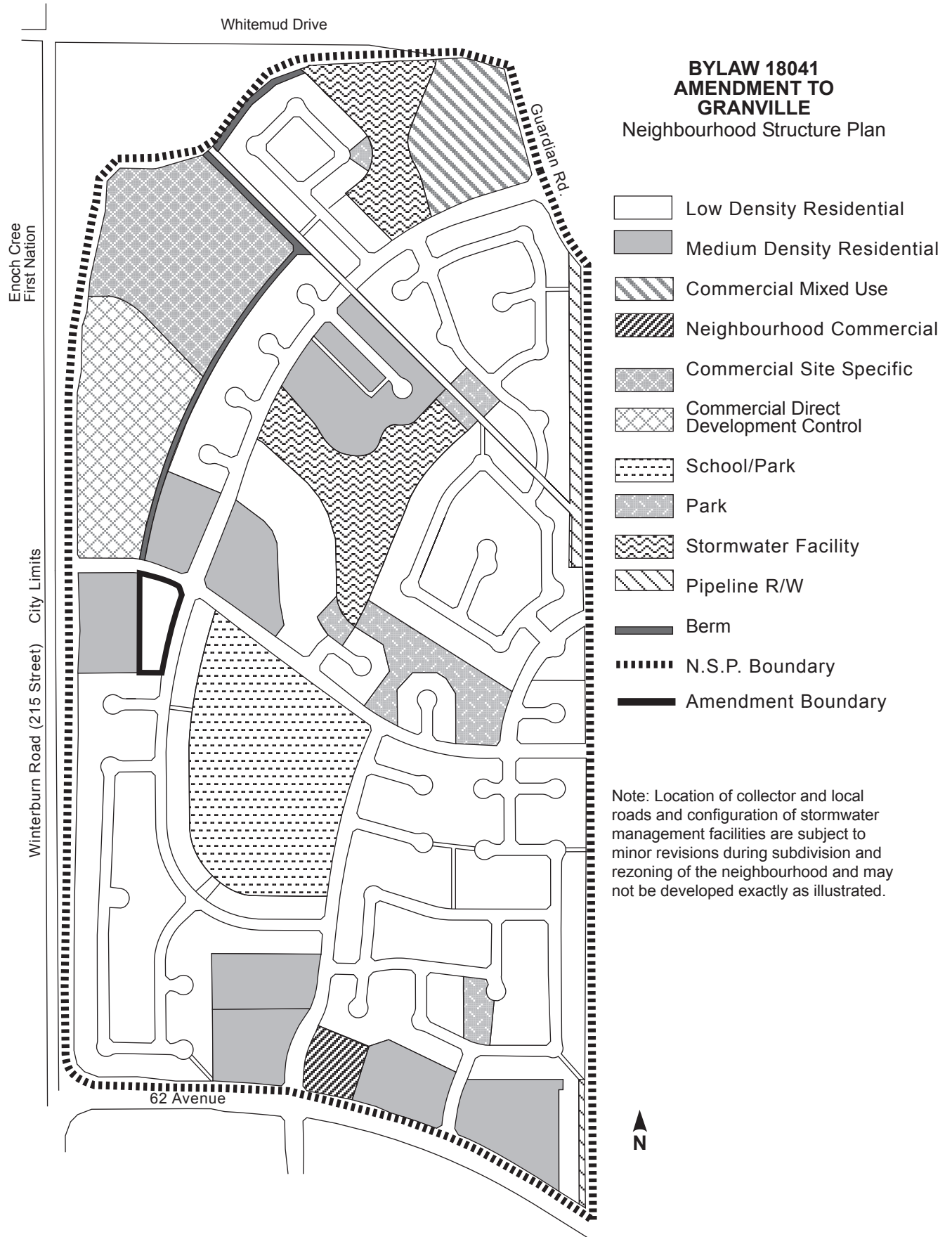
- b. deleting the map entitled “Bylaw 15754 – Approved Granville Neighbourhood Structure Plan” and substituting the map entitled “Bylaw 18041 Amendment to Granville Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw; and
- c. deleting the map entitled “Exhibit 2 – Development Concept” and substituting the map entitled “Exhibit 2 – Development Concept” attached hereto as Schedule “B” and forming part of this Bylaw.

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



LEGEND

- Neighbourhood Boundary
- Low Density Residential
- Amendment Boundary
- Medium Density Residential
- Stormwater Management
- Park/Major Walkway
- School/Park
- Commercial - Mixed Use
- Commercial - Neighbourhood
- Commercial - Site Specific
- Noise Attenuation
- Buffer
- Well Site & 100-meter Setback

Enoch Cree First Nation

PROTECTED MISSION SITE

WINTERBURN RD. (215 ST)
CITY LIMITS

WHITEMUD DR.

BERINGER CRES.

GUARDIAN ROAD

GRANVILLE DR

GLASTONBURY BLVD

GRANVILLE LINK

62 AVENUE

GLASTONBURY

GLASTONBURY BLVD

THE HAMPTONS

N.W. 1/4 SEC. 19-52-20-4

S.W. 1/4 SEC. 19-52-25-4



GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 2 | Development Concept

DATE: May 2, 2017
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 105133

