

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>	
<b>GROSS AREA*</b>					<b>136.22</b>	
<b>Arterial Roadways</b>						
Whitemud Drive					7.25	
215 Street (includes widening)					7.98	
207 Street (Guardian Road)					1.50	
62 Avenue					1.70	18.43
<b>Resource Pipelines and Facilities</b>						
Chevron Canada Resources Ltd.					1.02	
Northwestern Utilities Limited					0.79	1.81
Plan 0321752 (Glastonbury Commercial)					0.43	0.43
<b>GROSS DEVELOPABLE AREA</b>					<b>115.55</b>	
<b>Stormwater Management Facilities</b>					6.85	
<b>Municipal Reserve</b>						
School / Park					8.67	
Dispersed Parks					3.04	11.71
<b>Non-Residential Land Uses</b>						
Commercial / Mixed Use*					3.17	
Neighbourhood Commercial					0.81	
Commercial – 215 Street					11.25	15.83
<b>Circulation (Collector, Local Roads and Walkways – 18% of GDA)</b>					20.80	
<b>Sub-Total</b>					54.59	
<b>NET RESIDENTIAL AREA</b>					60.96	
<b>RESIDENTIAL LAND USE ANALYSIS</b>						
<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>Pop/Unit</b>	<b>Population</b>	<b>LDR/MDR RATIO</b>
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	
<b>TOTAL</b>	<b>60.36</b>		<b>2,057</b>		<b>5,480</b>	<b>Persons per Gross Developable Hectare</b>
						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.

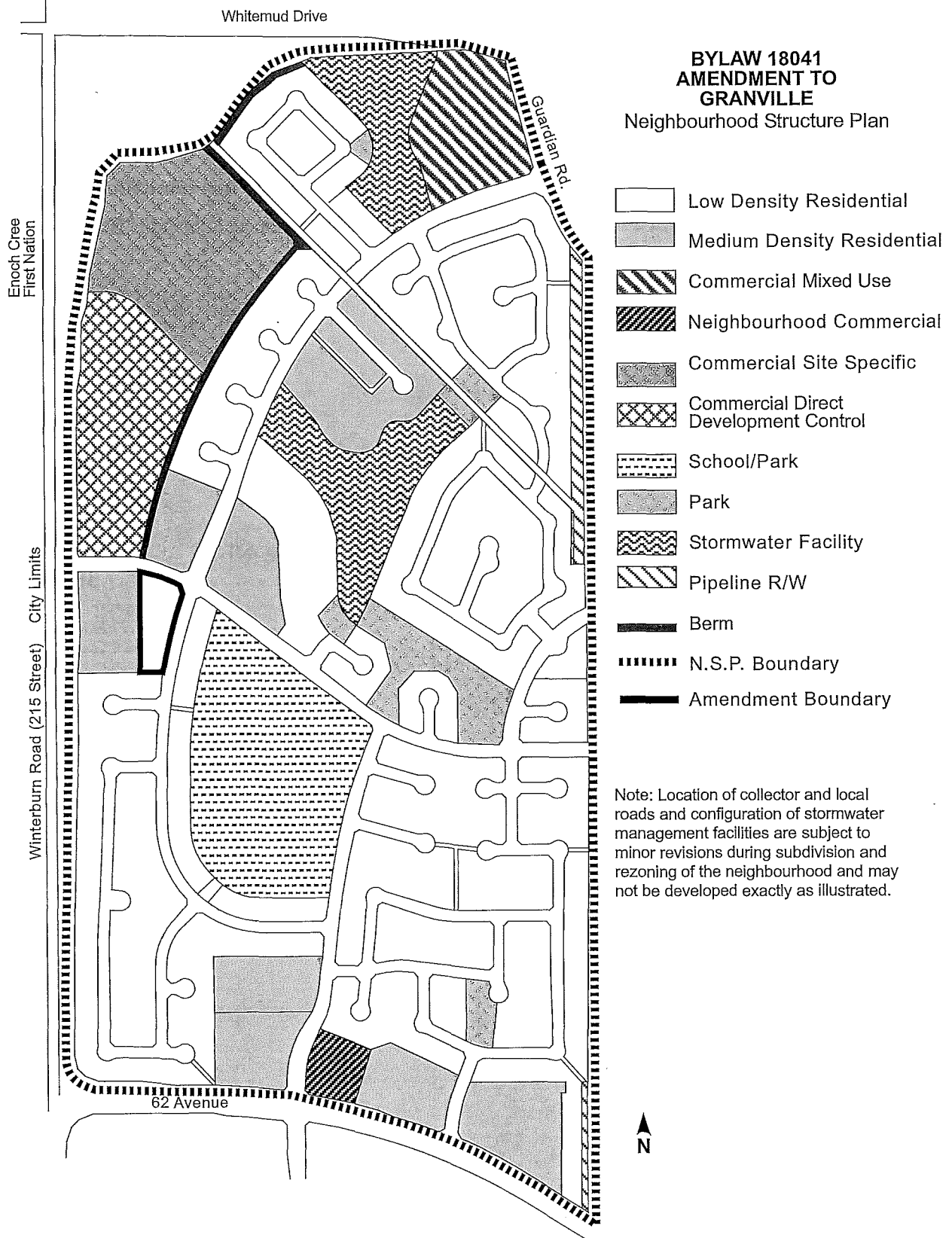
- b. deleting the map entitled "Bylaw 15754 – Approved Granville Neighbourhood Structure Plan" and substituting the map entitled "Bylaw 18041 Amendment to Granville Neighbourhood Structure Plan" attached hereto as Schedule "A" and forming part of this Bylaw; and
- c. deleting the map entitled "Exhibit 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	12th	day of	June	, A. D. 2017;
READ a second time this	12th	day of	June	, A. D. 2017;
READ a third time this	12th	day of	June	, A. D. 2017;
SIGNED and PASSED this	12th	day of	June	, A. D. 2017.

THE CITY OF EDMONTON

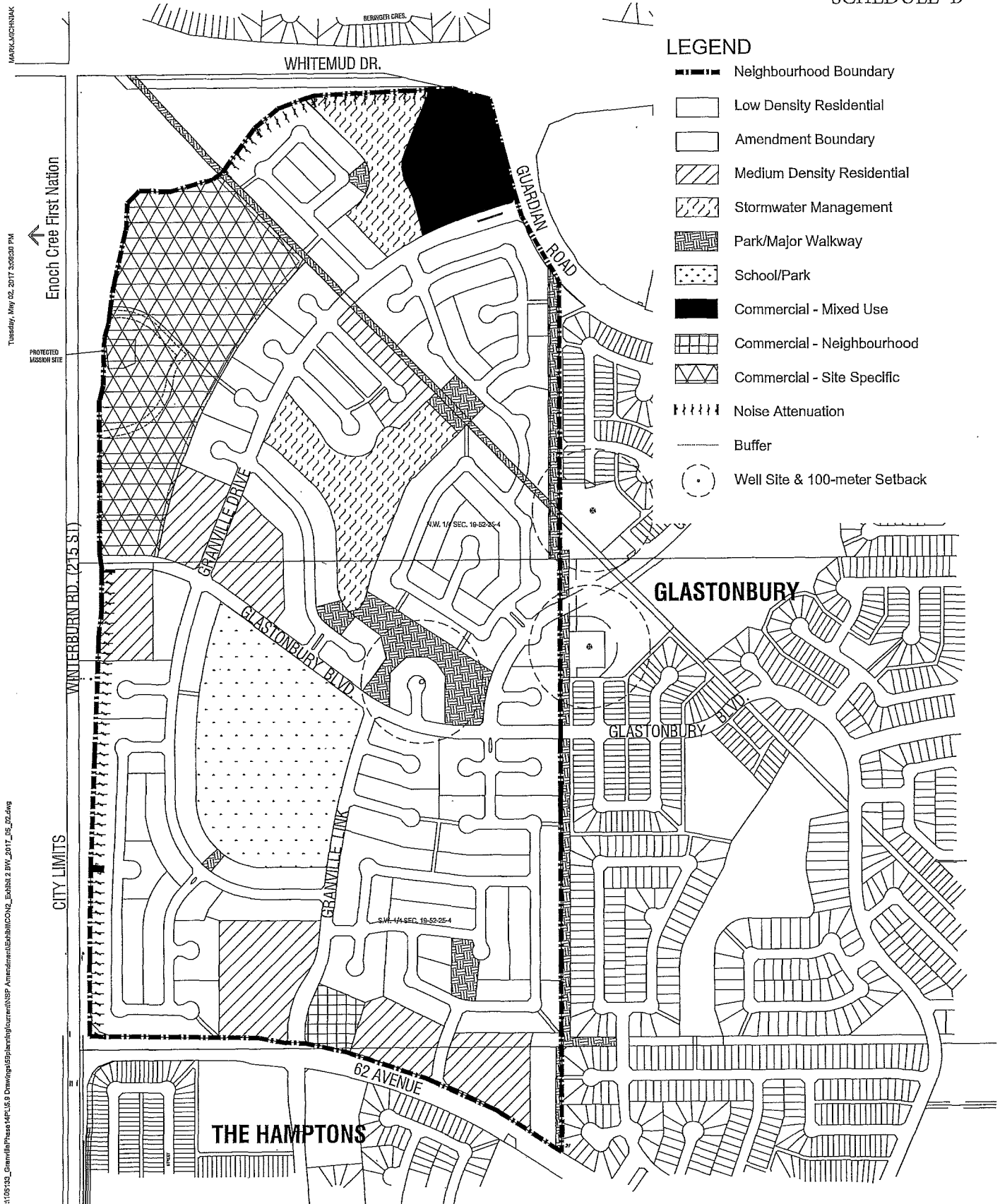
MAYOR

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



## 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

