

Bylaw 17706

A Bylaw to amend Bylaw 13717, as amended, being the
Windermere Area Structure Plan through an amendment to
Glenriding Heights Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on May 25, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13717, being the Windermere Area Structure Plan; and

WHEREAS City Council found it desirable to from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on July 4, 2011 Council adopted, as Appendix “C” to Bylaw 13717, as amended, the Glenriding Neighbourhood Structure Plan by the passage of Bylaw 15803; and

WHEREAS Council has amended the Glenriding Neighbourhood Structure Plan through the passage of Bylaw 16292, 16961 and 17185; and

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

WHEREAS City Council considers it desirable to amend Bylaw 15803, the Glenriding Heights 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 assembled enacts as follows:

1. That Appendix “C” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is hereby amended by:
 - a. delete the fifth paragraph under section 3.2.6 **Residential** and replace it with:

The Glenriding Heights NSP proposes an overall residential density of approximately 89.5 persons per net residential hectare and 36.5 units per net residential hectare. The area, number of dwelling units, and population attributed to each form of residential development is shown in **Table 5 – Land Use and Population Statistics**.

- b. delete the first paragraph under section 3.2.7 **Commercial** and replace it with the following:

The Glenriding Heights NSP includes one neighbourhood commercial site which is envisioned to be a destination point within the NSP. The area attributed to Commercial development is shown in **Table 5 – Land Use & Populations Statistics**;

- c. delete section 3.2.7. **Commercial** Objective (20), NSP Policy, Implementation, and Rationale and replace it with the following:

Objective (20)	NSP Policy	Implementation
<i>Provide a neighbourhood commercial shopping node to meet the needs of residents and provide local employment opportunities within the neighbourhood.</i>	Neighbourhood Commercial development opportunities shall be provided to serve the small scale needs of residents located within the Glenriding Heights NSP area.	Figure 7 – Land Use Concept illustrates the location and general configuration of the neighbourhood commercial area, which shall be confirmed prior to rezoning approval. Neighbourhood Commercial shall be implemented through the CB1 Zone of the Edmonton Zoning Bylaw.
<p>Rationale</p> <p>The Glenriding Heights NSP identifies one neighbourhood commercial site within the neighbourhood. Commercial uses provide local employment opportunities for residents to live and work in the same neighbourhood, reducing the dependency on commuting outside of the community and offering the appeal of being closer to home. Community Commercial needs shall be met in adjacent neighbourhoods.</p>		

- d. delete section 3.2.7. **Commercial** Objective (21), NSP Policy, Implementation, and Rationale and replace it with the following:

Objective (21)	NSP Policy	Implementation
<i>Locate the neighbourhood commercial site along arterial or collector roadways to ensure high visibility and convenient access opportunities.</i>	Neighbourhood commercial sites shall be placed along arterial and/or collector roadways, transit routes and along major pedestrian corridors to ensure high visibility and accessibility.	Figure 7 – Land Use Concept illustrates the location and conceptual configuration of the neighbourhood commercial area, which will be confirmed prior to rezoning approval.
<p>Rationale</p> <p>The neighbourhood commercial site is located at the intersection of Rabbit Hill Road and a collector roadway in the central portion of the neighbourhood allowing for convenient access to commercial activities. The location of the commercial site serves the small format retail needs of Glenriding Heights and Glenriding Ravine residents.</p>		

- e. delete section 3.2.7. **Commercial** Objective (22), NSP Policy, Implementation, and Rationale and replace it with the following:

Objective (22)	NSP Policy	Implementation
<i>Provide convenient pedestrian access to commercial development so that residents have opportunity to walk to commercial services.</i>	Neighbourhood commercial development should be designed with pathways that interconnect building entrances, parking, transit stops, public sidewalks and crossings, adjacent properties, adjoining off street paths or pedestrian walkways and other key destinations on or adjacent to the site.	The Development Officer should have regard for building placement, pedestrian accessibility and activity areas in assessing and conditioning development applications for neighbourhood commercial development under the applicable zone.
<p>Rationale</p> <p>Safe and attractive pedestrian linkages should be provided between various uses within commercial sites, into the neighbourhood and to nearby transit routing. The internal pedestrian system and linkages should foster connectivity from various parts of the site and surrounding area. Pedestrian routes should be direct and should minimize potential conflicts with vehicles.</p>		

- f. deleting therefrom the statistics entitled the “Glenridding Heights Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17185” and substituting with the following:

**GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17706**

Gross Area	160.5	100%
Arterial Road Right-of-Way	19.6	12.2%
Utility Right-of-Way (Atco Gas)	0.6	0.4%

		% of GDA	
Gross Developable Area	139.8		100%
Commercial	1.34		
<i>Neighbourhood Commercial</i>		1.34	1.0%
Parkland, Recreation, School, Municipal Reserve*	42.85		
<i>District Park</i>		37.40	26.7%
<i>Urban Village Park</i>		5.29	3.8%
<i>Greenways</i>		0.16	0.1%
Transportation	28.61		
<i>Circulation</i>		27.97	20.0%
<i>Greenways</i>		0.64	0.5%
Infrastructure / Services	7.08		
<i>Stormwater Management Facilities</i>		7.08	5.1%
Insitutional	2.57		
<i>Religious Assembly</i>		2.57	1.8%
Total Non-Residential Area	82.45		59.0%
Net Residential Area (NRA)	57.39		41.0%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	42.69	25	1,067	2.80	2,988	50.9%
Medium Density Residential (MDR)						
Row Housing	6.54	45	294	2.80	824	14.0%
Low-Rise/Medium Density Housing	8.16	90	734	1.80	1,322	35.0%
Total	57.39		2,096		5,134	100%

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnrha)		89.5
Dwelling Units Per Net Residential Hectare (du/nrha)		36.5
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio		51% / 49%
Population (%) within 500m of Parkland		92%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		88%
Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	n/a	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected though other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

STUDENT GENERATION STATISTICS

Public School Board	559
Elementary	280
Junior High	140
Senior High	140
Separate School Board	280
Elementary	140
Junior High	70
Senior High	70
Total Student Population	839

*Areas dedicated to Municipal Reserve to be confirmed by legal survey

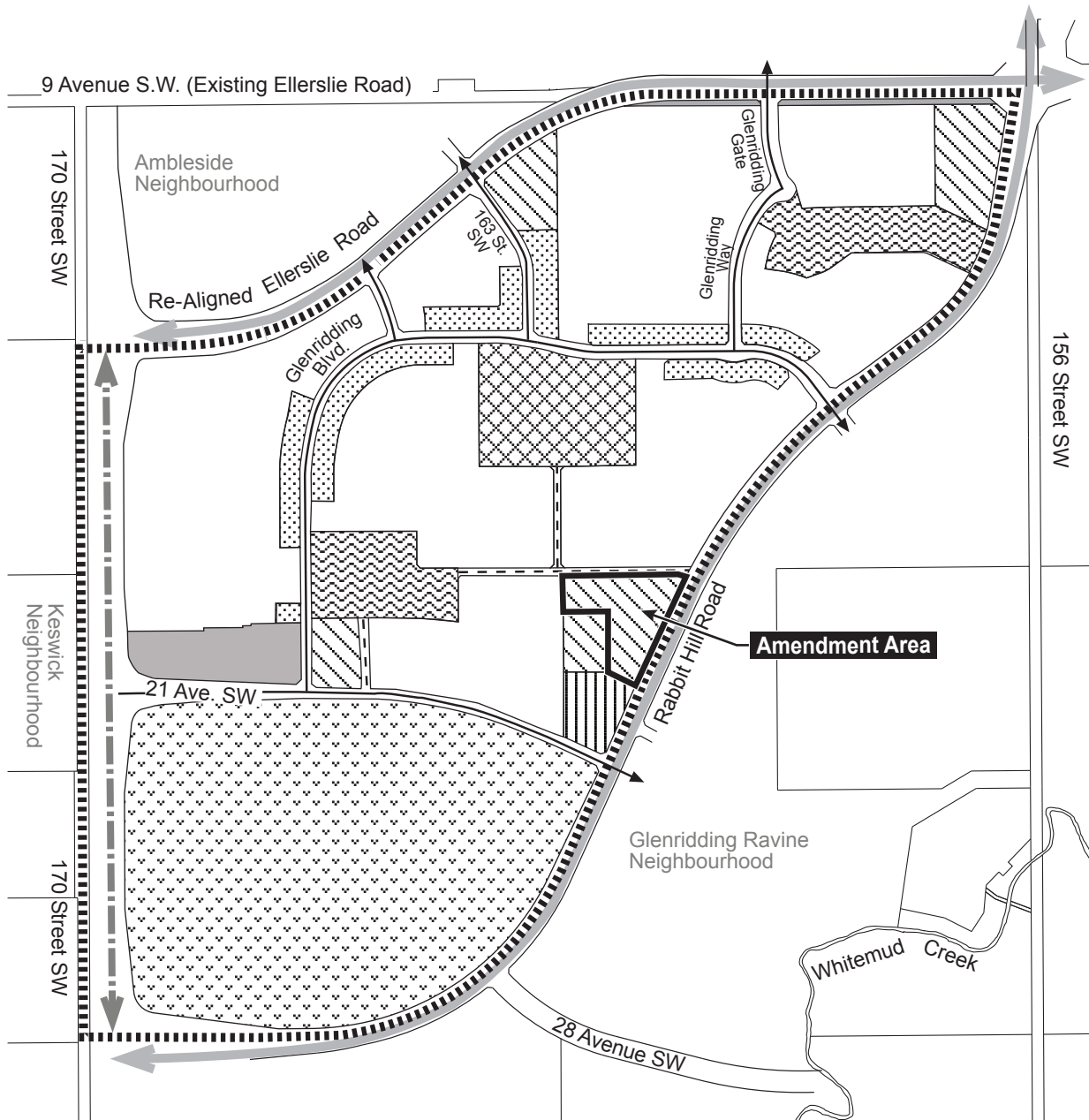
- g. deleting the Map entitled “Bylaw 17185 – Amendment to Glenridding Heights Neighbourhood Structure Plan” and substituting therefor the Map entitled “Bylaw 17706 – Amendment to Glenridding Heights Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- h. deleting the map entitled “Figure 7 – Land Use Concept” and substituting therefore the map entitled “Figure 7 – Land Use Concept” attached hereto as Schedule “B” and forming part of this bylaw; and
- i. deleting the map entitled “Figure 11 – Stormwater Servicing” and substituting therefore the map entitled “Figure 11 – Stormwater Servicing” attached hereto as Schedule “C” and forming part of this bylaw.















READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



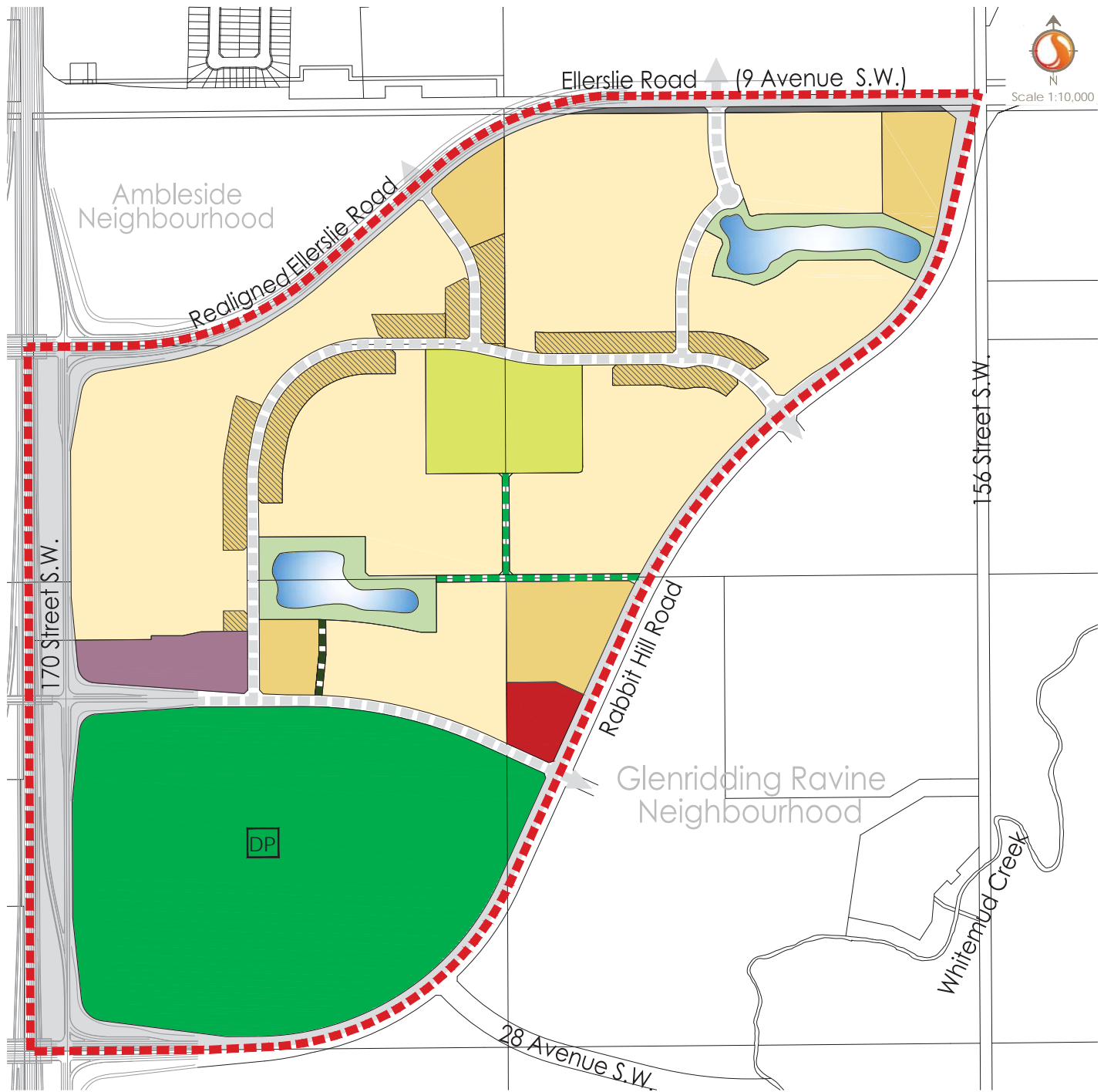
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|---|------------------------------------|---|----------------------|
|  | Single / Semi-Detached Residential |  | District Park |
|  | Row Housing |  | Greenway |
|  | Low-Rise / Medium Density Housing |  | Utility Right-of-Way |
|  | Neighbourhood Commercial |  | Collector Roadway |
|  | Stormwater Management Facility |  | Arterial Roadway |
|  | Urban Village Park |  | Urban Freeway |
|  | Institutional |  | NSP Boundary |

**BYLAW 17706
AMENDMENT TO
GLENRIDGING HEIGHTS
Neighbourhood Structure Plan**

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.

Glenriding Heights Neighbourhood Structure Plan

Figure 7 - Land Use Concept



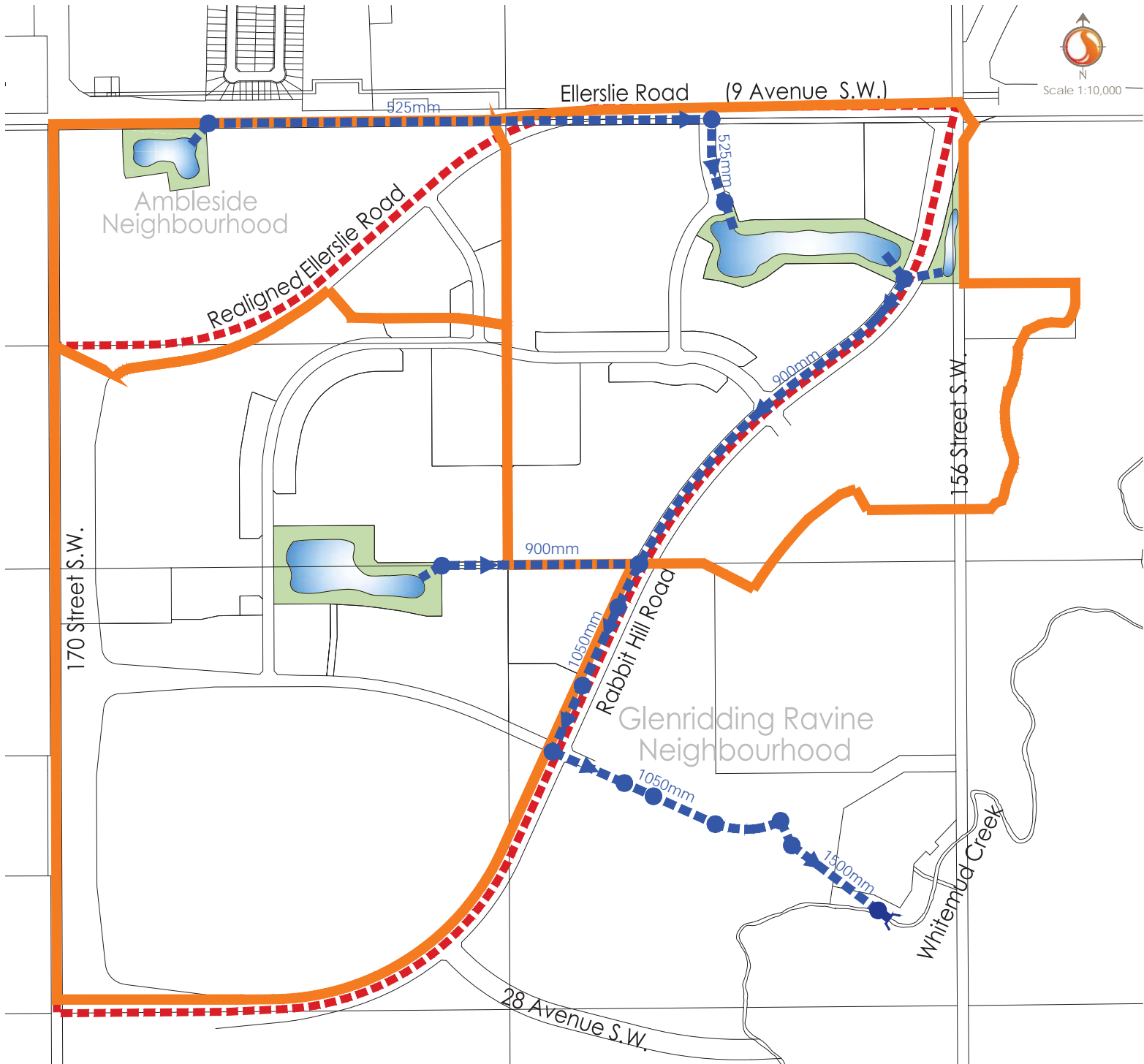
Legend

- | | | |
|-----------------------------------|------------------------------|-------------------|
| Single/ Semi-Detached Residential | Urban Village Park | Utility R/W |
| Row Housing | District Park | Collector Roadway |
| Low-Rise/ Medium Density Housing | Institutional | Arterial Roadway |
| Neighbourhood Commercial | Greenway | NSP Boundary |
| Stormwater Management Facility | Greenway (Municipal Reserve) | |






Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Glenridding Heights Neighbourhood Structure Plan

Figure 11 -
Stormwater Servicing



Legend

-  Stormwater Management Facility
-  Storm Trunks
-  Outfall
-  Storm Basin Boundary
-  NSP Boundary

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.