

Bylaw 17662

A Bylaw to amend Bylaw 15717, as amended, being the
Edgemont Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 22, 2011 the Municipal Council of the City of Edmonton passed Bylaw 15717, the Edgemont Neighbourhood Area Structure Plan;

WHEREAS Council found it desirable from time to time to amend the Edgemont Neighbourhood Area Structure Plan through the passage of Bylaws 16285, 16398 and 16548; and

WHEREAS an application was received by Sustainable Development to further amend the Edgemont Neighbourhood Area Structure Plan;

WHEREAS Council considers it desirable to amend the Edgemont Neighbourhood 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. That Bylaw 15717, as amended, the Edgemont Neighbourhood Area Structure Plan is hereby amended by:

- a. deleting “row housing” from NASP Policy 3.3.2.1 a) and replacing it with “residential”;
- b. deleting “row housing” from Implementation 3.3.2.1 a) and replacing it with “residential”;
- c. deleting the second bullet point from 3.3.6 and replacing it with the following:

“Street Oriented Residential will allow for zero lot line single-detached, semi-detached, row housing, and stacked row housing with smaller front yard setbacks (street oriented) and rear lane garage access, at an approximate density of 40 units per ha.”;

- d. deleting “row housing” from NASP Policy of Objective 3.3.6.1 and replacing it with “street oriented residential”;
- e. deleting the third paragraph, “Row Housing”, of the Rationale for Objective 3.3.6.1 and replacing it with the following:

“Street Oriented Residential

This designation allows for the development of zero lot line single-detached, semi-detached, row housing, and stacked row housing primarily along collector roadways. Lands developed under this designation will have reduced front yard setbacks (street oriented) and vehicular access to the rear of the property via laneways, adding to the safety and visual appeal of the streetscape.”;

- f. deleting “row housing” from NASP Compliance of Capital Region Land Use Policy III.D. and replacing it with “residential”;
- g. deleting the statistics entitled “Edgemont Neighbourhood Area Structure Plan – Land Use and Population Statistics – Bylaw 16548” and substituting with the following:

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN

LAND USE AND POPULATION STATISTICS

BYLAW 17662

	Area (ha)	% of GA	% of GDA
GROSS AREA	420.29	100.00%	
Environmental Reserve			
Environmental Reserve (Existing)	4.13	1.0%	
Environmental Reserve	26.83	6.4%	
Public Upland Area (ER)	10.33	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.17	0.0%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.39	3.2%	
Subtotal	102.99	24.5%	
GROSS DEVELOPABLE AREA	317.30		100.0%
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	7.87		2.5%
Greenway	1.42		0.5%
Natural Area – NW 339 (North)	4.84		1.5%
Natural Area – NW 339 (South)	1.12		0.4%
Natural Area – NW 318***	8.69		2.8%
Total Parkland	32.40		10.6%
Commercial			
Major Commercial	8.80		2.8%
Convenience Commercial (CNC)	0.78		0.2%
Institutional****	11.35		3.6%
Transportation			
Circulation	63.46		20.0%
Infrastructure / Servicing	19.78		6.2%
Stormwater Management Facility	19.78		6.2%
Total Non-Residential Area	136.57		43.0%
Net Residential Area (NRA)	180.73		57.0%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single / Semi-Detached	153.91	25	3,848	2.8	10,774	85.2%
Medium Density Residential (MDR)						
Street Oriented Residential	6.55	40	262	2.8	734	3.6%
Low Rise/Medium Density Housing	20.27	90	1,824	1.8	3,284	11.2%
Total Residential	180.73		5,934		14,791	100.0%

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	81.8
Units Per Net Residential Hectare (upnrha)	32.8
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	64.8 / 35.1
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit service	97.0%
Population (%) within 600m of Commercial Service	63.0%
Protected as Environmental Reserve (ha) = 30.96 ha	
Protected through other means (Land) (ha) = 32.34	

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 5,950 units divided by 180.73 hectares of Net Residential Area)

STUDENT GENERATION

Public School Board	1,269	*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.
Elementary	635	
Junior / Senior High	635	
Separate School Board	635	
Elementary	317	
Junior High	159	** Areas dedicated as municipal reserve to be confirmed by legal survey.
Senior High	159	*** NW318 shall be acquired through combination of MR dedication, purchase, land/property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).
Total Student Population	1,904	**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.

- h. deleting therefrom the map entitled the “Bylaw 16548 – Edgemont Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Bylaw 17662 Amendment to Edgemont Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- i. deleting “Figure 6 – Land Use Concept, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 6 – Land Use Concept, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “B” and forming part of this Bylaw;
- j. deleting “Figure 8 – Parkland, Recreational Facilities & Schools, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 8 – Parkland, Recreational Facilities & Schools, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “C” and forming part of this Bylaw;
- k. deleting “Figure 9 – Transportation Network, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 9 – Transportation Network, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “D” and forming part of this Bylaw;
- l. deleting “Figure 10 – Sanitary Servicing, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 10 – Sanitary Servicing, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “E” and forming part of this Bylaw;
- m. deleting “Figure 11 – Stormwater Network, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 11 – Stormwater Network, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “F” and forming part of this Bylaw;
- n. deleting the map entitled “Figure 12 – Water Servicing, Edgemont Neighbourhood Area Structure Plan” and substituting therefore the map entitled “ Figure 12 - Water Servicing, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “G” and forming part of this Bylaw;

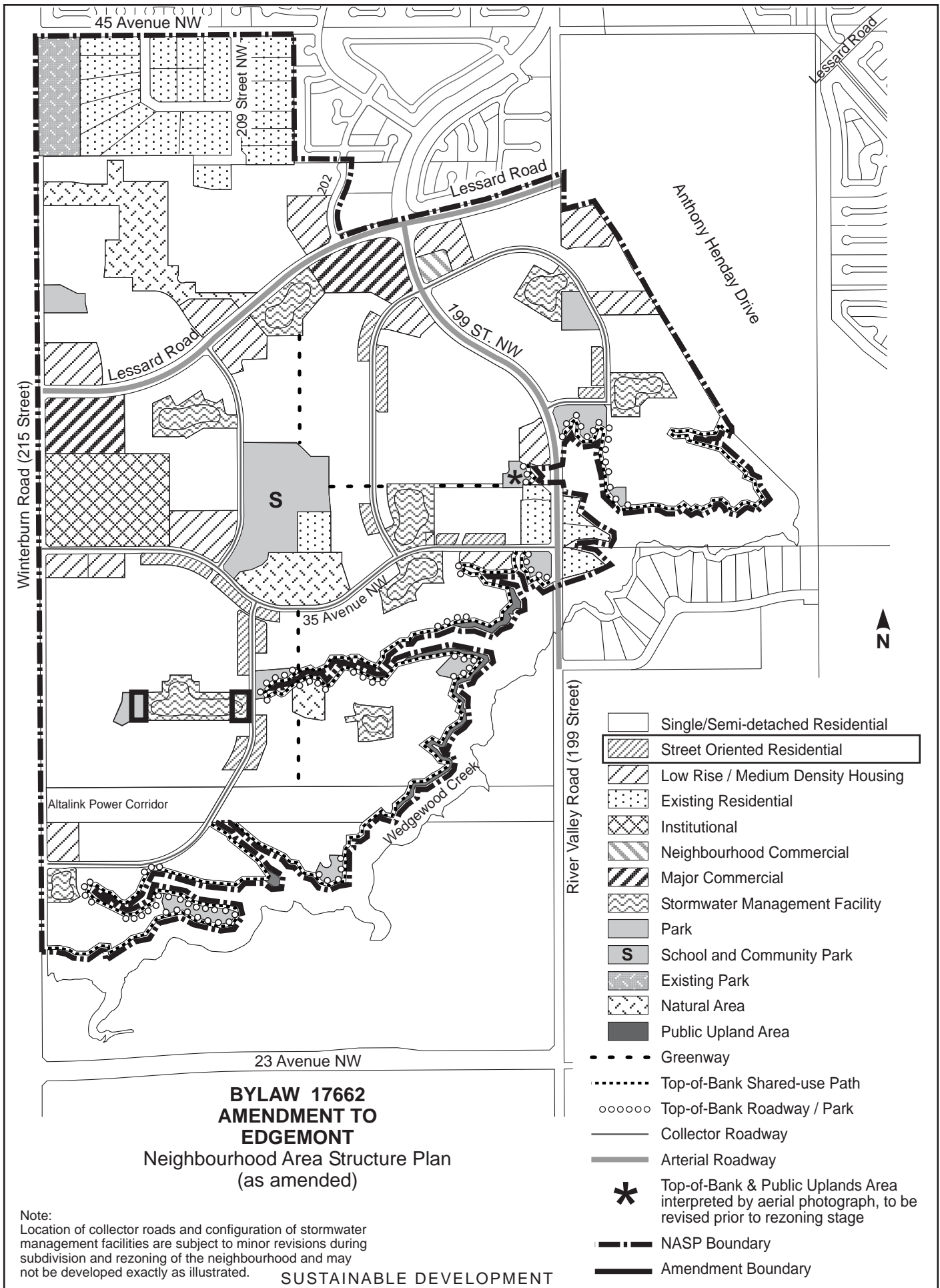
- o. deleting the map entitled “Figure 13 – Staging Concept, Edgemont Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Figure 13 – Staging Concept, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “H” and forming part of this Bylaw.

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



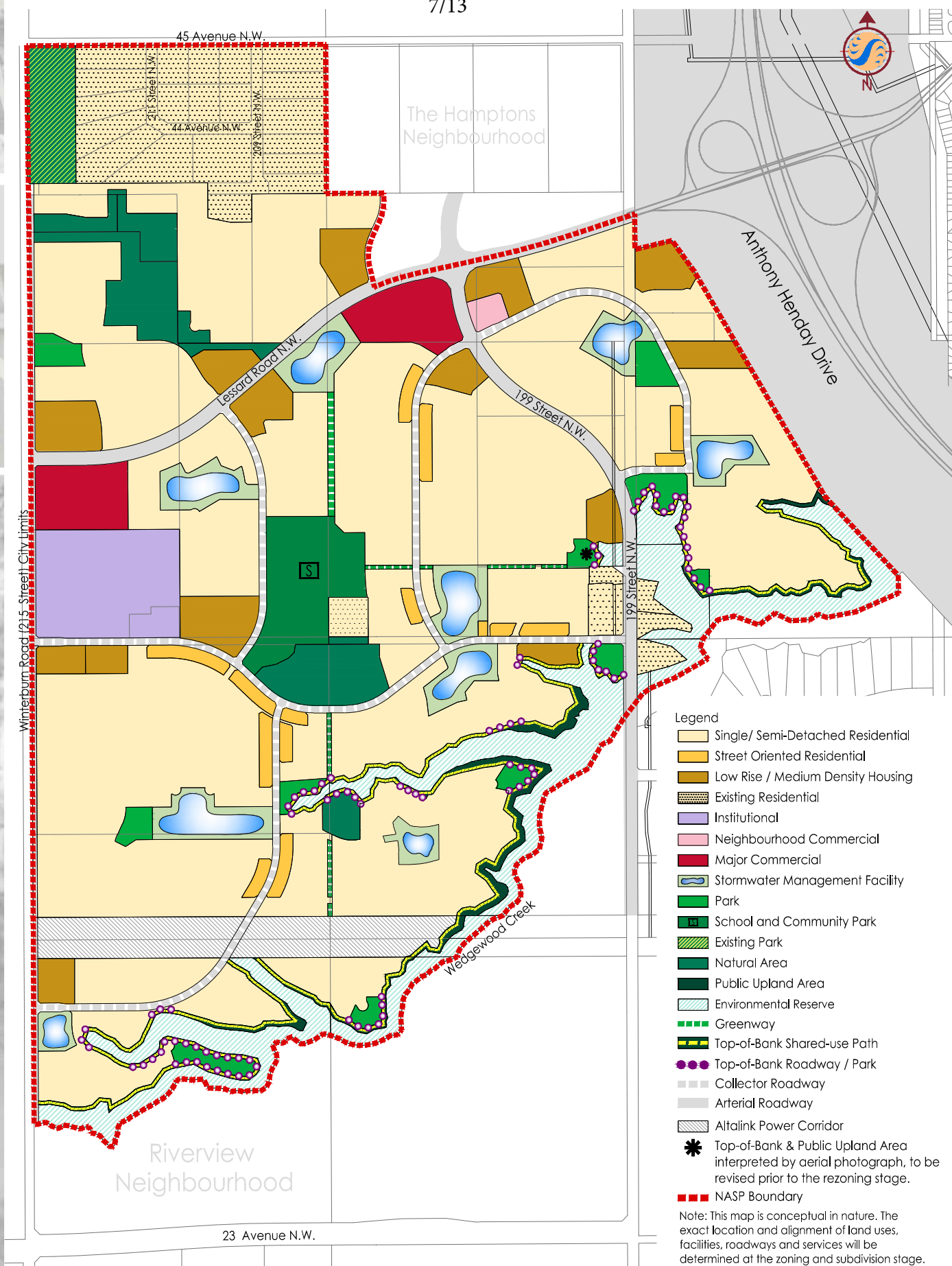


Figure 6 - Land Use Concept
Edgemont Neighbourhood Area Structure Plan

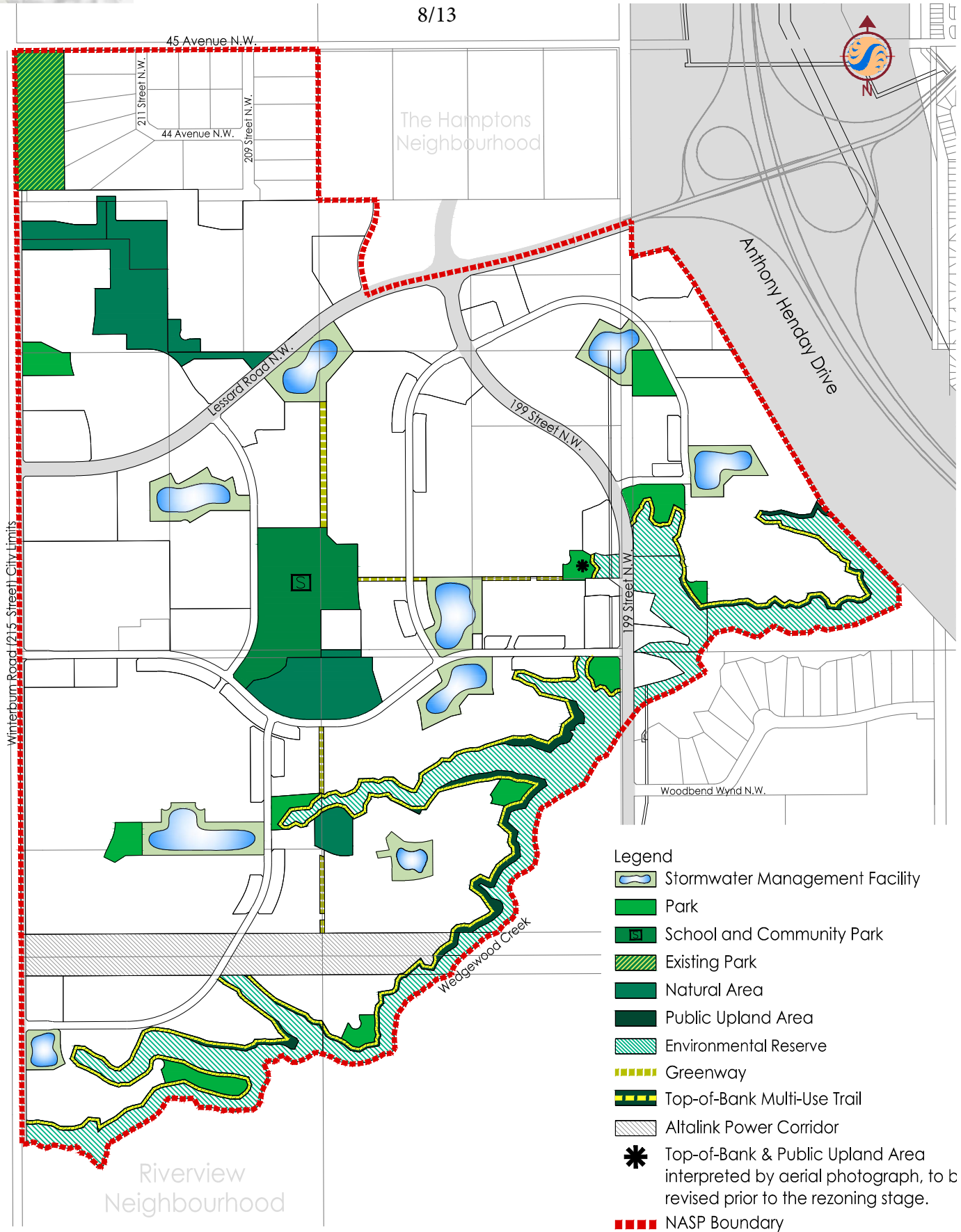


Figure 8 - Parkland , Recreational Facilities & Schools
 Edgemont Neighbourhood Area Structure Plan

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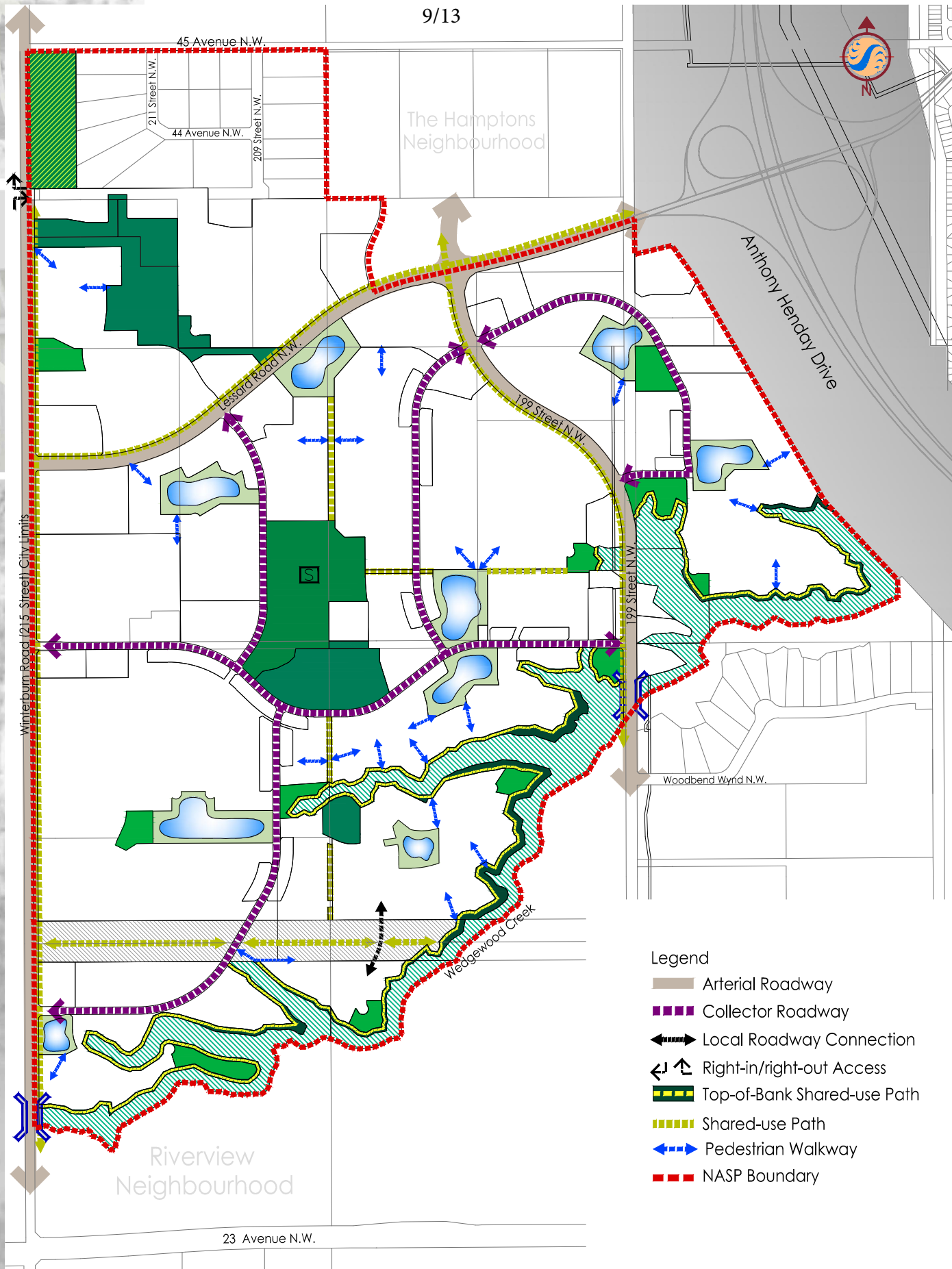


Figure 9 - Transportation Network

Edgemont Neighbourhood Area Structure Plan

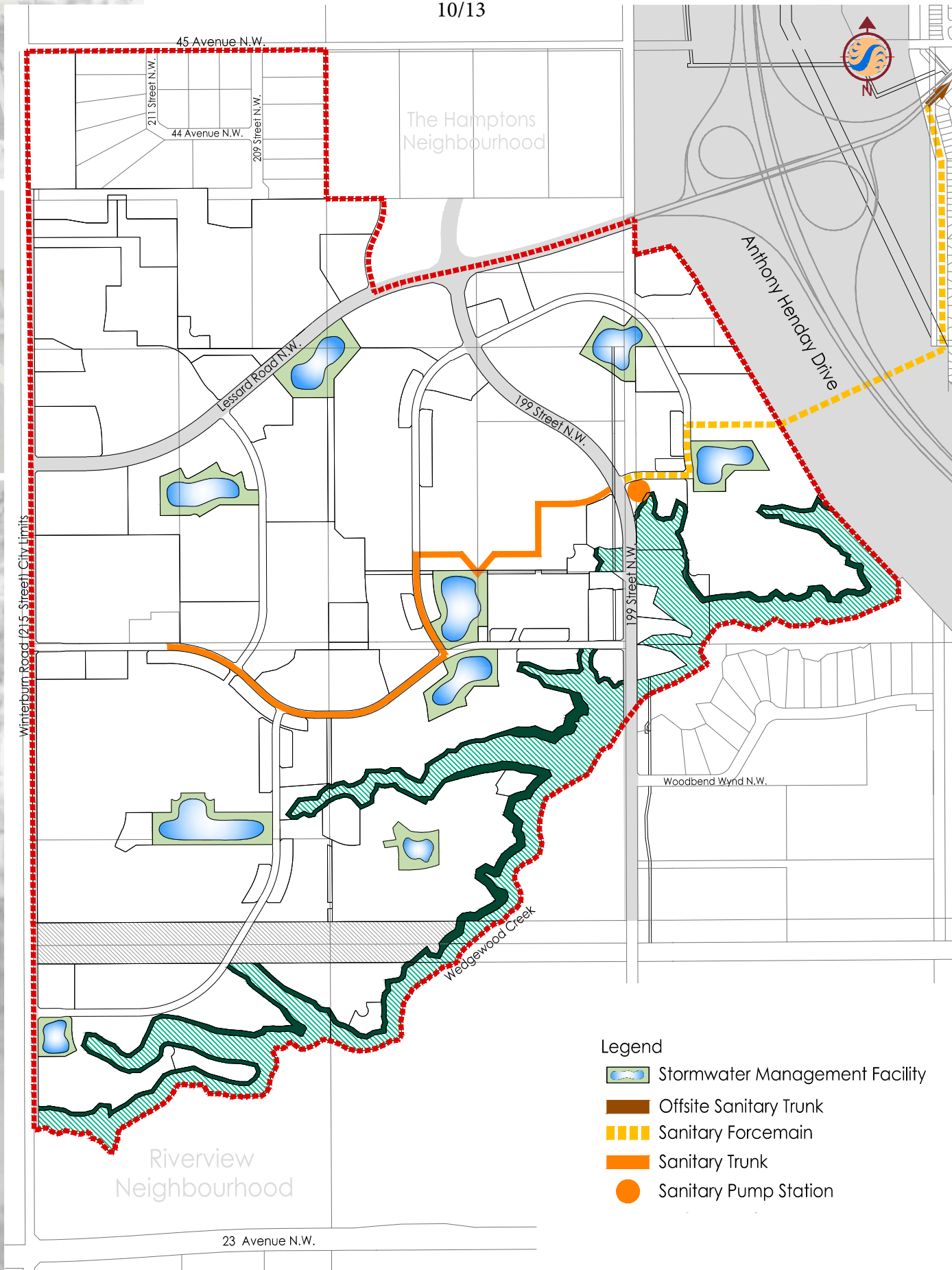


Figure 10 - Sanitary Servicing
Edgemont Neighbourhood Area Structure Plan

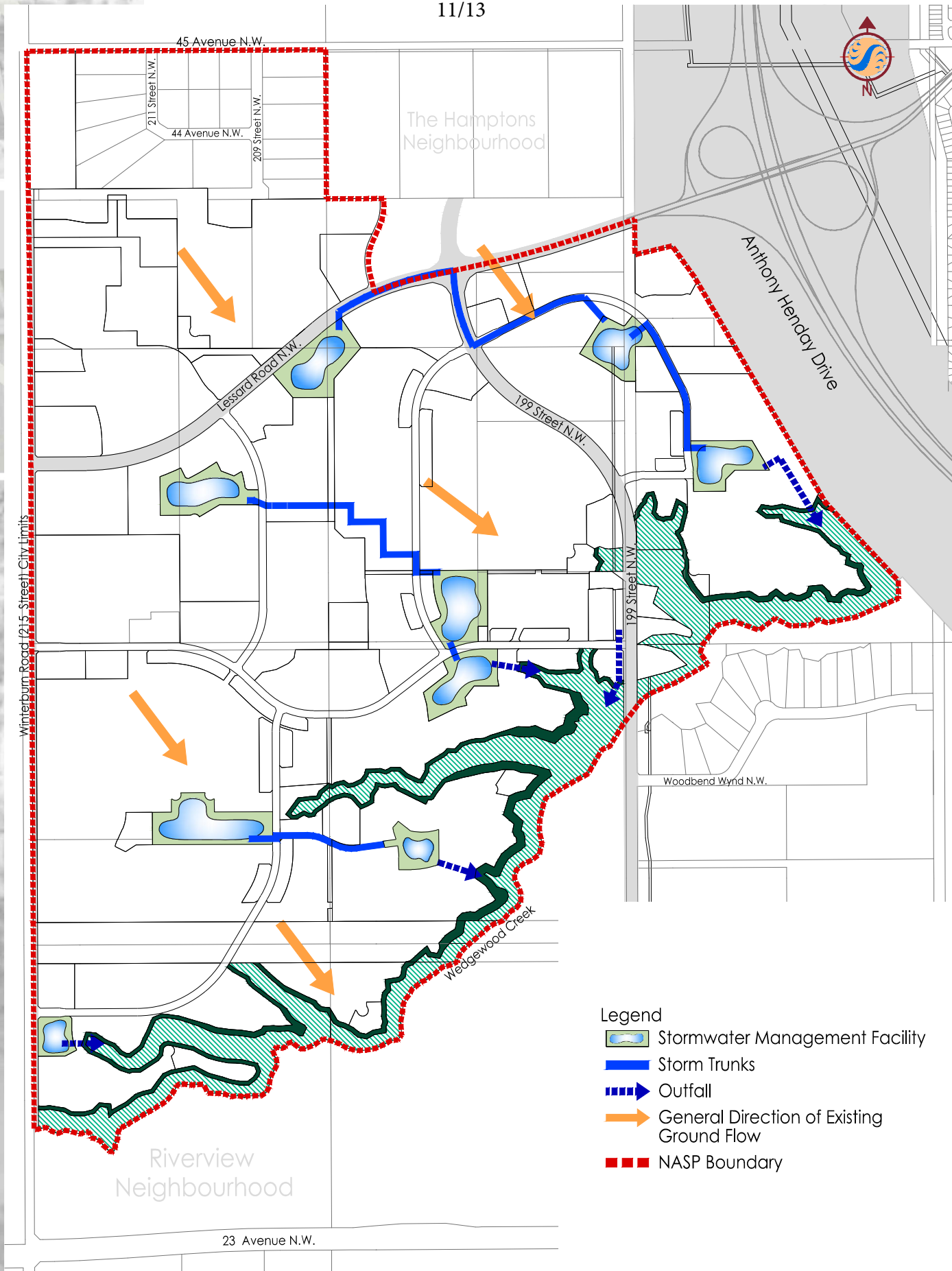


Figure 11 - Stormwater Network
Edgemont Neighbourhood Area Structure Plan

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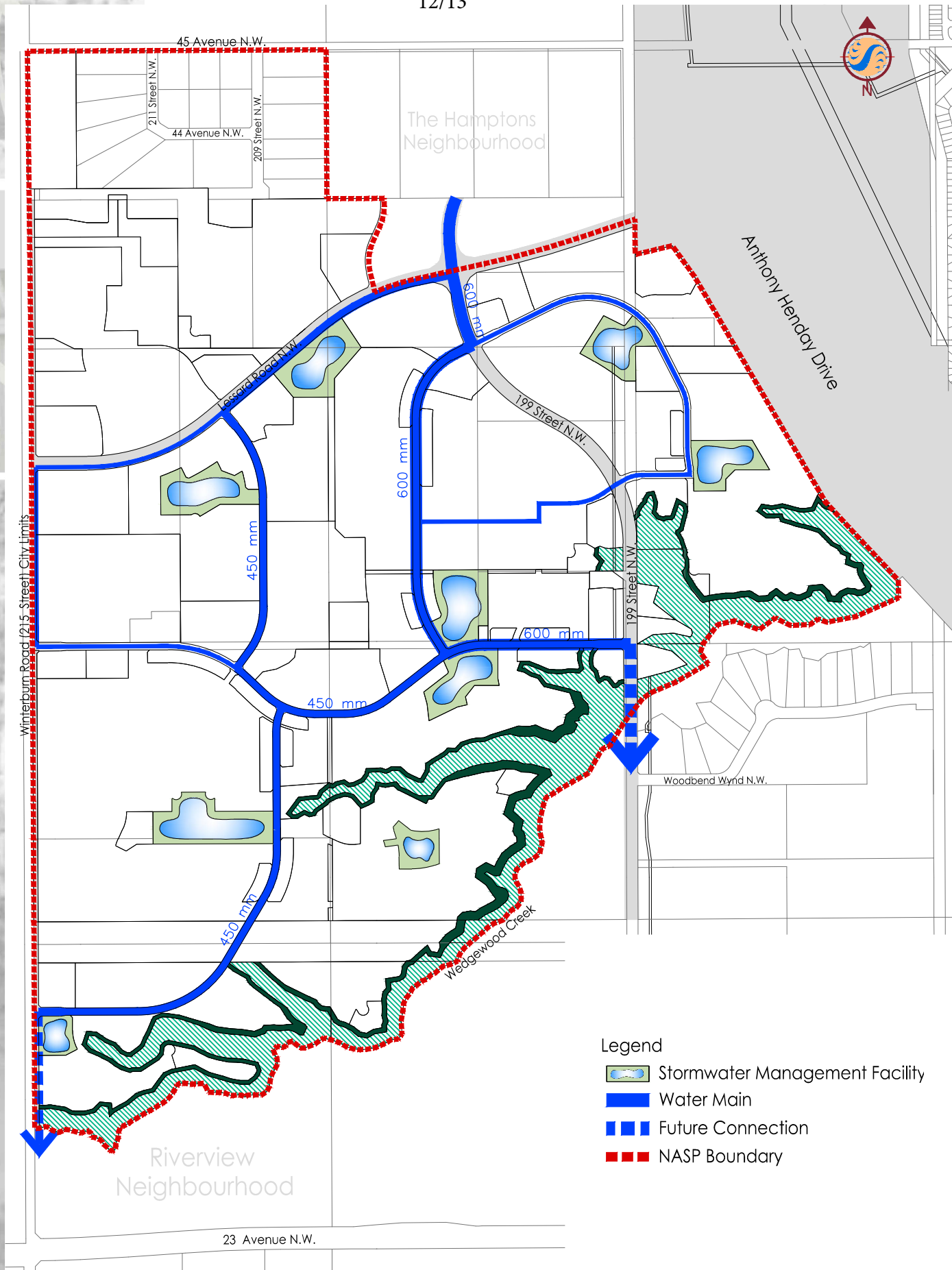


Figure 12 - Water Servicing
Edgemont Neighbourhood Area Structure Plan

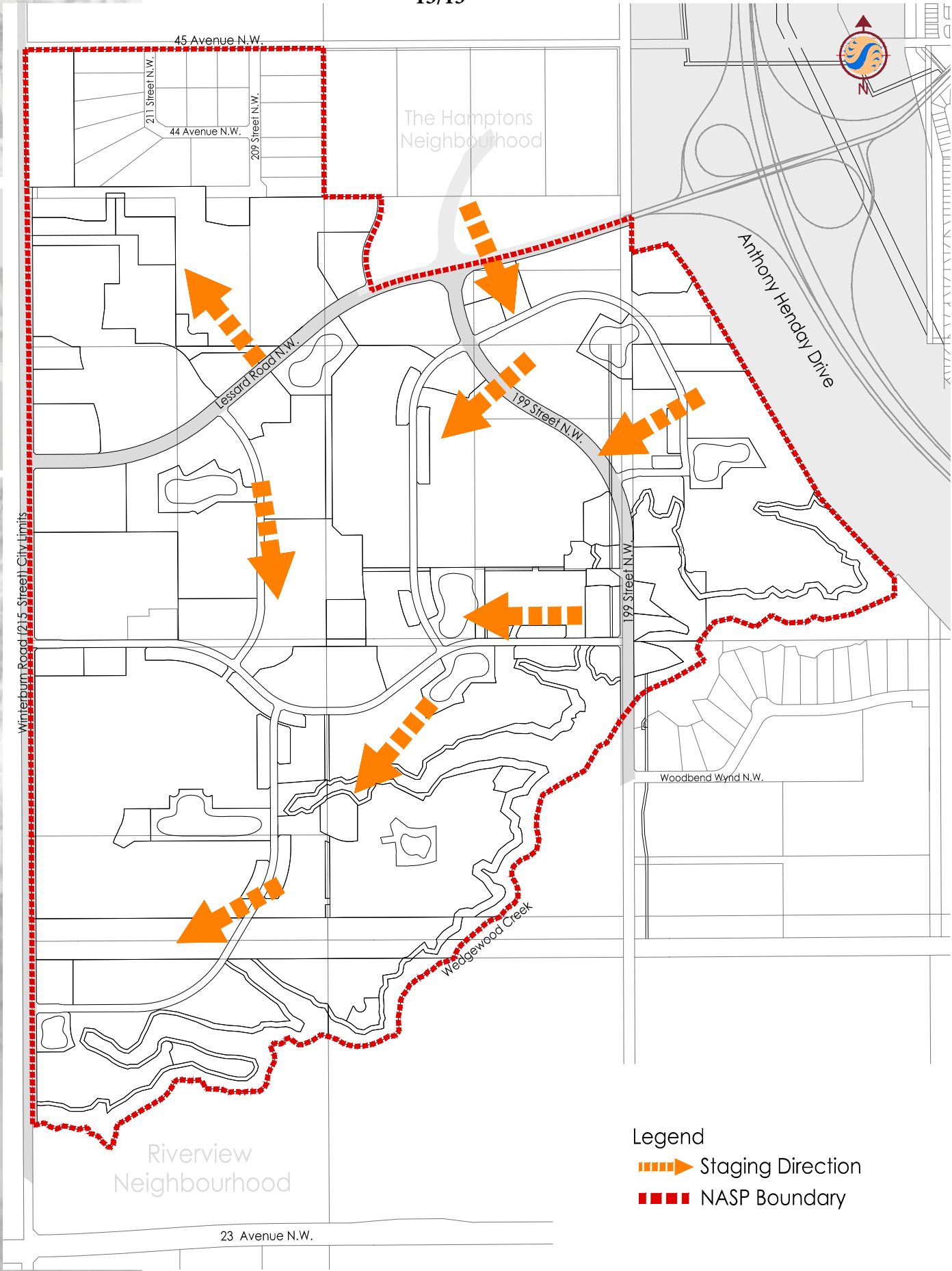


Figure 13 - Staging Concept
Edgemont Neighbourhood Area Structure Plan