

Bylaw 21026

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 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, 16087, and 18041; and

WHEREAS an application was received by Administration 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 by amending the Granville Neighbourhood Structure Plan as follows:
 - a. deleting the second paragraph of 2.3 - Residential Land Use, and replacing it with:

“Residential land use is designed for medium and low-density housing. Of the approximately 60 ha of residential land, approximately 17 ha will be medium density housing in the form of row housing, low-rise apartments, and stacked town housing, and based on an overall average density of 50 units per hectare or 40 units per hectare

for mixed use development. Low-density residential (LDR) development will occupy approximately 47 ha of land mostly in the form of single-detached housing with a variety of lot sizes based on an overall average density of 25 units per hectare. The ratio of low density residential to medium density residential will be approximately 57% to 43%.”

- b. deleting the third paragraph of 2.3.2 - Medium Density Residential, and replacing it with:

“The Medium Density Residential (MDR) site located in the extreme southeast corner of the NSP area shall be buffered from the Glastonbury Community with Low Density Residential in the eastern portion of the site.”
- c. deleting the map entitled “Bylaw 18041 – Approved Granville Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 21026 - Amendment to Granville Neighbourhood Structure Plan” attached hereto as Schedule “A”, and deleting the “amendment area” indicator, and forming part of this bylaw;
- d. deleting the statistics “Granville Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 18041” and replacing it with the statistics entitled “Granville Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 21026, attached hereto as Schedule “B”, and forming part of this bylaw;
- e. deleting “Exhibit 2 – Proposed Development Concept” and replacing it with “Exhibit 2 – Development Concept”, attached hereto as Schedule “C” and forming part of this bylaw;
- f. deleting “Exhibit 3 – Transportation Network” and replacing it with “Exhibit 3 – Transportation Network”, attached hereto as Schedule “D”, and forming part of this bylaw;
- g. deleting “Exhibit 4 - Pedestrian & Bicycle Linkages” and replacing it with “Exhibit 4 - Pedestrian & Bicycle Linkages”, attached hereto as Schedule “E”, and forming part of this bylaw;
- h. deleting “Exhibit 5 - Stormwater Management” and replacing it with “Exhibit 5 - Stormwater Management”, attached hereto as Schedule “F”, and forming part of this bylaw;
- i. deleting “Exhibit 6 - Sanitary Services” and replacing it with “Exhibit 6 - Sanitary Services”, attached hereto as Schedule “G”, and forming part of this bylaw;

- j. deleting “Exhibit 7 - Water Servicing” and replacing it with “Exhibit 7 - Water Servicing”, attached hereto as Schedule “H”, and forming part of this bylaw;
- k. deleting “Exhibit 8 - Sequence of Development” and replacing it with “Exhibit 8 - Sequence of Development”, attached hereto as Schedule “I”, and forming part of this bylaw;
- l. deleting “Exhibit 9 - Local Context” and replacing it with “Exhibit 9 - Local Context”, attached hereto as Schedule “J”, and forming part of this bylaw;
- m. deleting “Exhibit 10 - Land Ownership” and replacing it with “Exhibit 10 - Land Ownership”, attached hereto as Schedule “K”, and forming part of this bylaw;
- n. deleting “Exhibit 11 - Resource Well Sites and Pipelines” and replacing it with “Exhibit 11 - Resource Well Sites and Pipelines”, attached hereto as Schedule “L”, and forming part of this bylaw; and
- o. deleting “Exhibit 12 - Land Features and Topography” and replacing it with “Exhibit 12 - Land Features and Topography”, attached hereto as Schedule “M”, and forming part of this bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Whitemud Drive

Winterburn Rd (215 St.) City Limits

Guardian Rd.

Granville Drive





Glastonbury Blvd.

Granville Link

Amendment Area

**BYLAW 21026
AMENDMENT TO
GRANVILLE**
Neighbourhood Structure Plan
(as amended)



-  Low Density Residential
-  Medium Density Residential
-  Commercial Mixed Use
-  Neighbourhood Commercial
-  Commercial Site Specific
-  Commercial Direct Development Control
-  School / Park
-  Park
-  Stormwater Facility
-  Pipeline R/W
-  Berm
-  N.S.P. Boundary
-  Amendment Area

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.

**GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYAW 21026
Amended January 24, 2025**

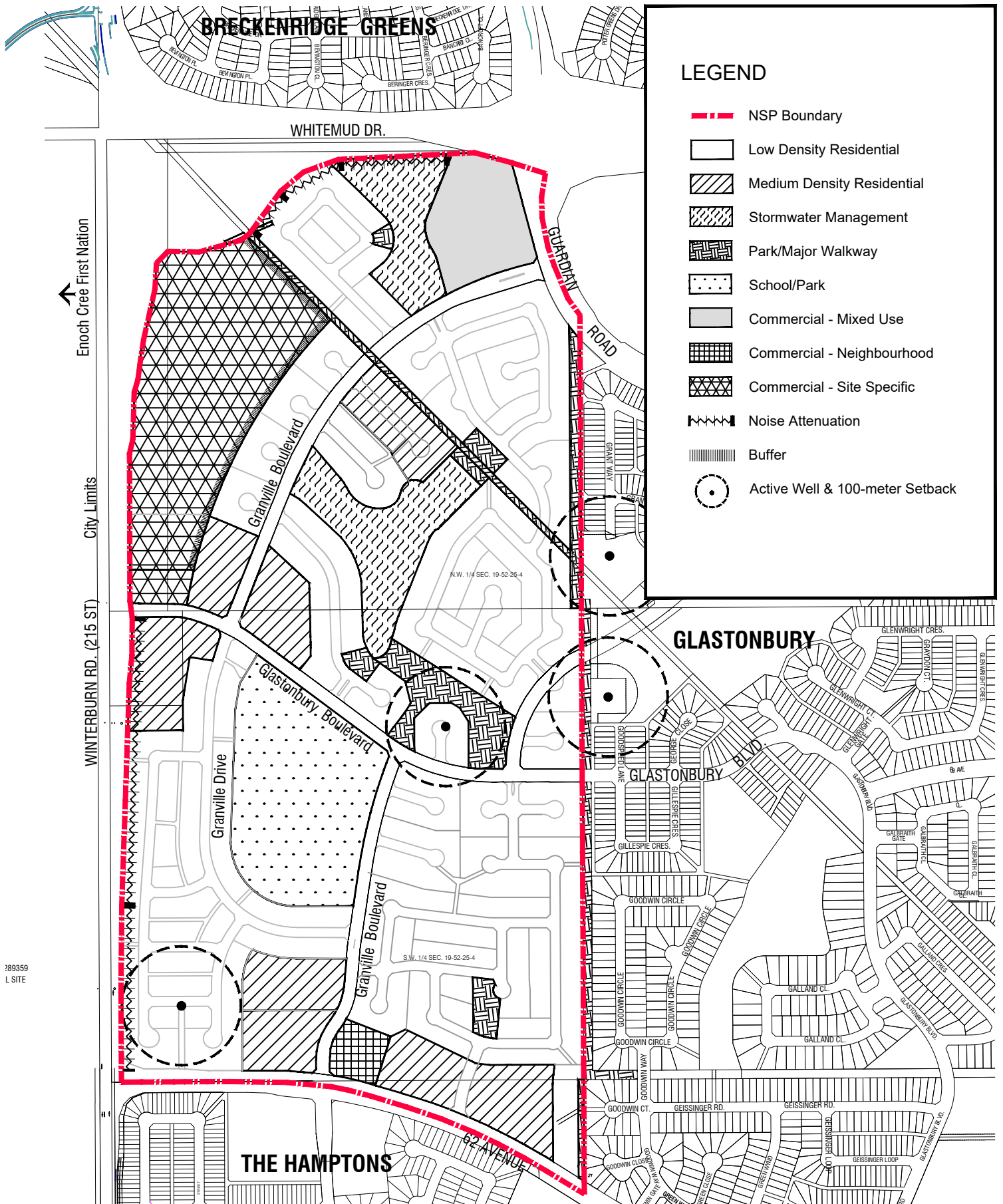
		<u>AREA (ha)</u>				
GROSS AREA*		136.22				
Arterial Roadways						
Whitemud Drive	7.25					
215 Street (includes widening)	7.98					
207 Street (Guardian Road)	1.50					
62 Avenue	1.70	18.43				
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Resource Pipelines and Facilities						
Chevron Canada Resources Ltd.	1.02					
Northwestern Utilities Limited	0.79	1.81				
Plan 0321752 (Glastonbury Commercial)	0.43	0.43				
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GROSS DEVELOPABLE AREA		115.55				
Stormwater Management Facilities						
		6.85				
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Municipal Reserve						
School / Park	8.67					
Dispersed Parks	3.04	11.71				
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Non-Residential Land Uses						
Commercial / Mixed Use*	3.17					
Neighbourhood Commercial	0.81					
Commercial – 215 Street	11.25	15.83				
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Circulation (Collector, Local Roads and Walkways – 18% of GDA)		20.80				
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Sub-Total		54.59				
NET RESIDENTIAL AREA		60.96				
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RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Low Density Res.	46.88	25	1,172.11	2.8	3,281.91	56.9% LDR 43.1% MDR
Medium Density Res. (MDR)	10.38	45	467.1	2.8	1,307.88	
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	142.65	2.8	399.42	33.8 upnrha
Low-rise/Medium Density	3.1	90	279	1.8	502.2	
TOTAL	63.53		2,060.86		5,491.41	Persons per Gross Developable Hectare 48

STUDENT GENERATION STATISTICS

LEVEL	<u>Public</u>	<u>Separate</u>	<u>Total</u>
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.



LEGEND

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

GRANVILLE

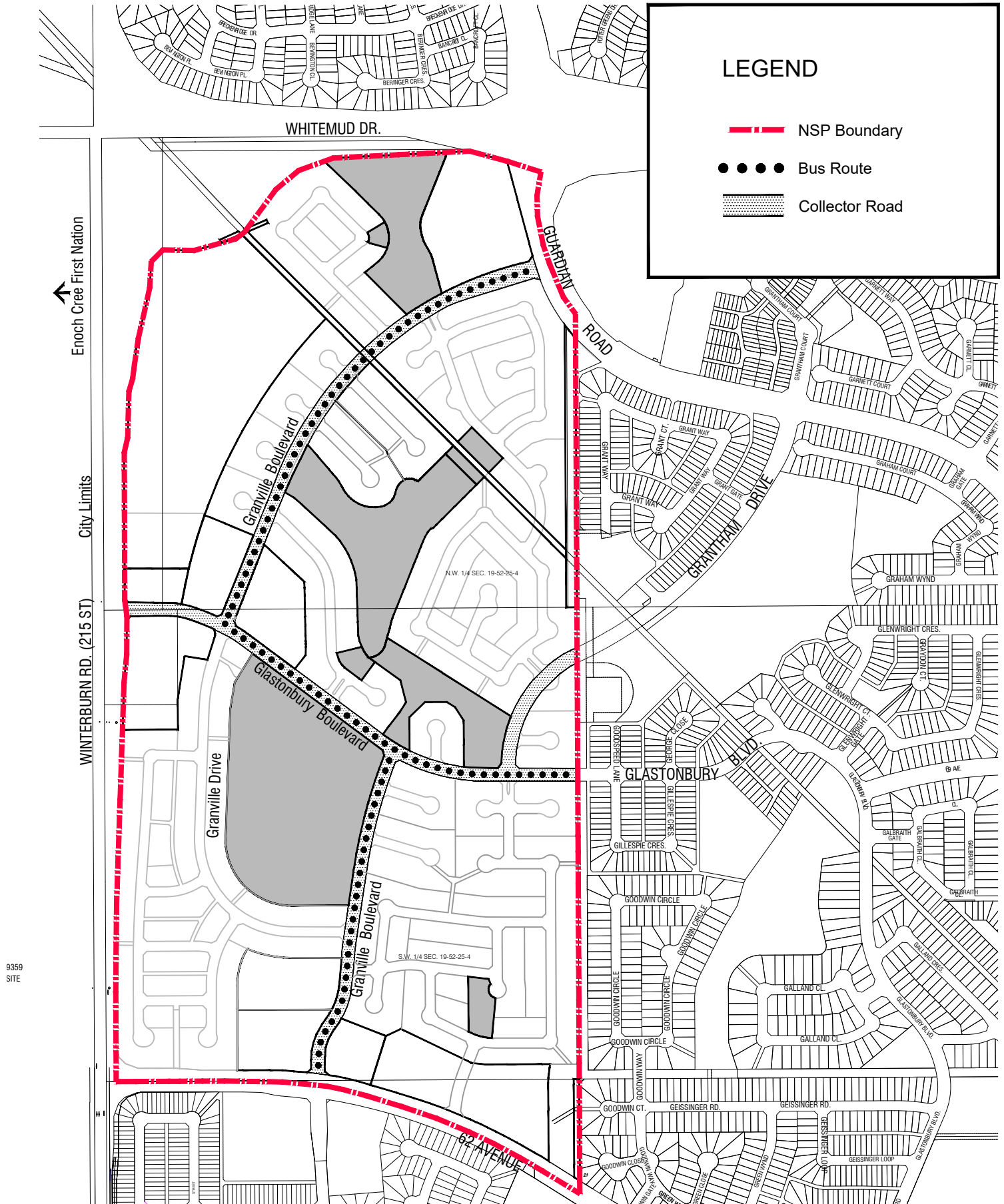
Neighbourhood Structure Plan

EXHIBIT 2 | DEVELOPMENT CONCEPT

DATE: November 2024



289359
L SITE



LEGEND

NSP Boundary

Bus Route

Collector Road

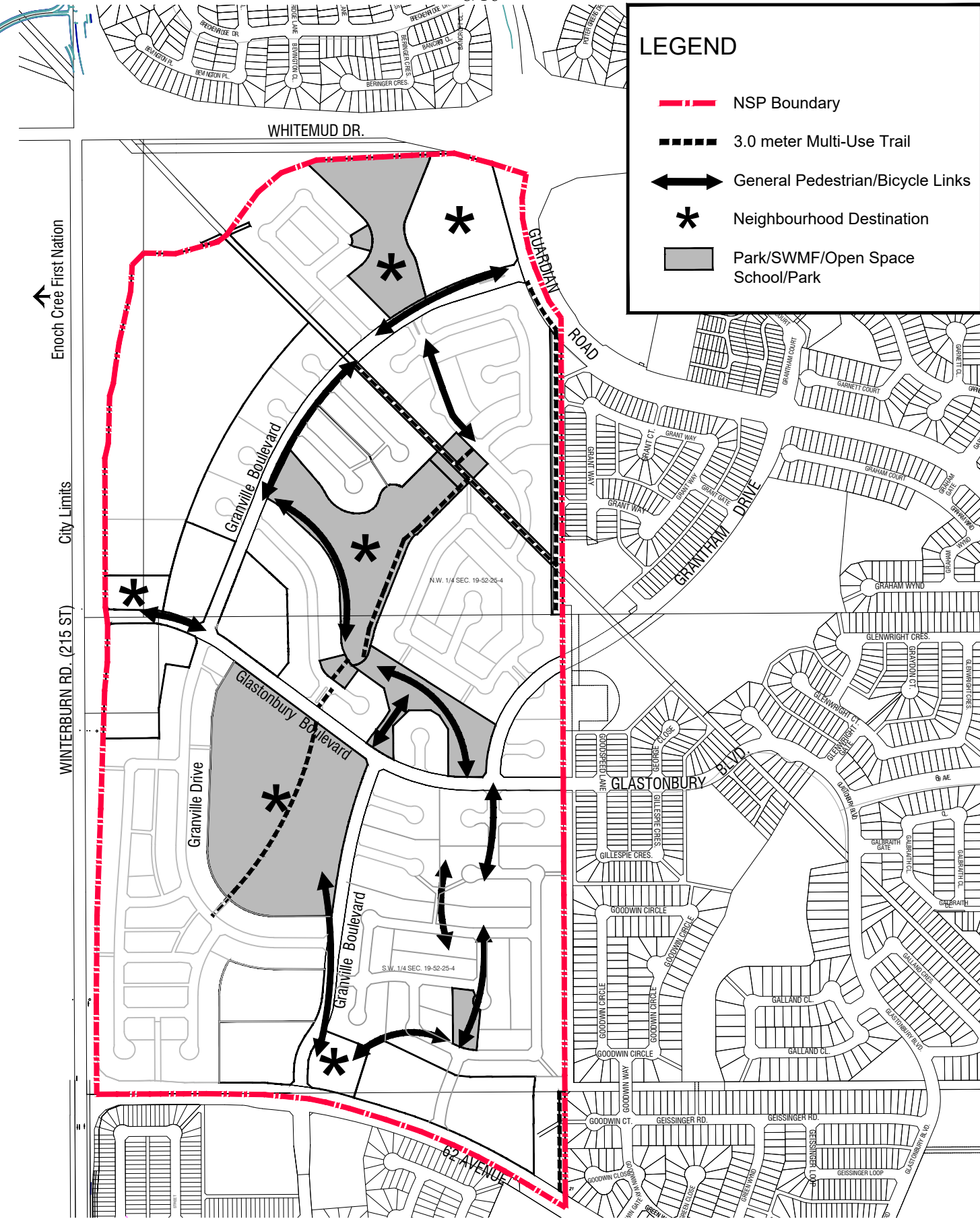
GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 3 | TRANSPORTATION NETWORK

DATE: November 2024





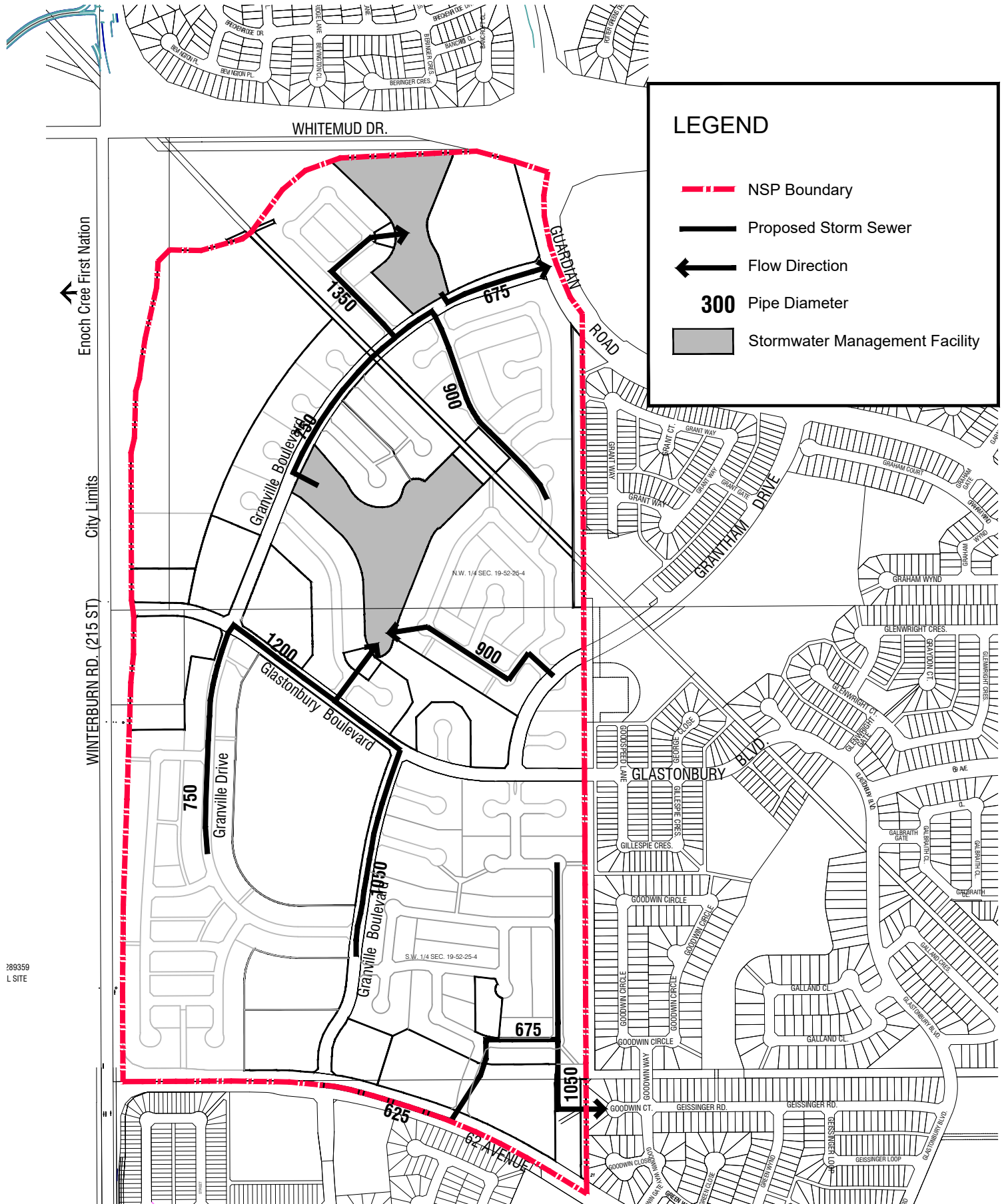
GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 4 | PEDESTRIAN & BICYCLE LINKAGES

DATE: November 2024





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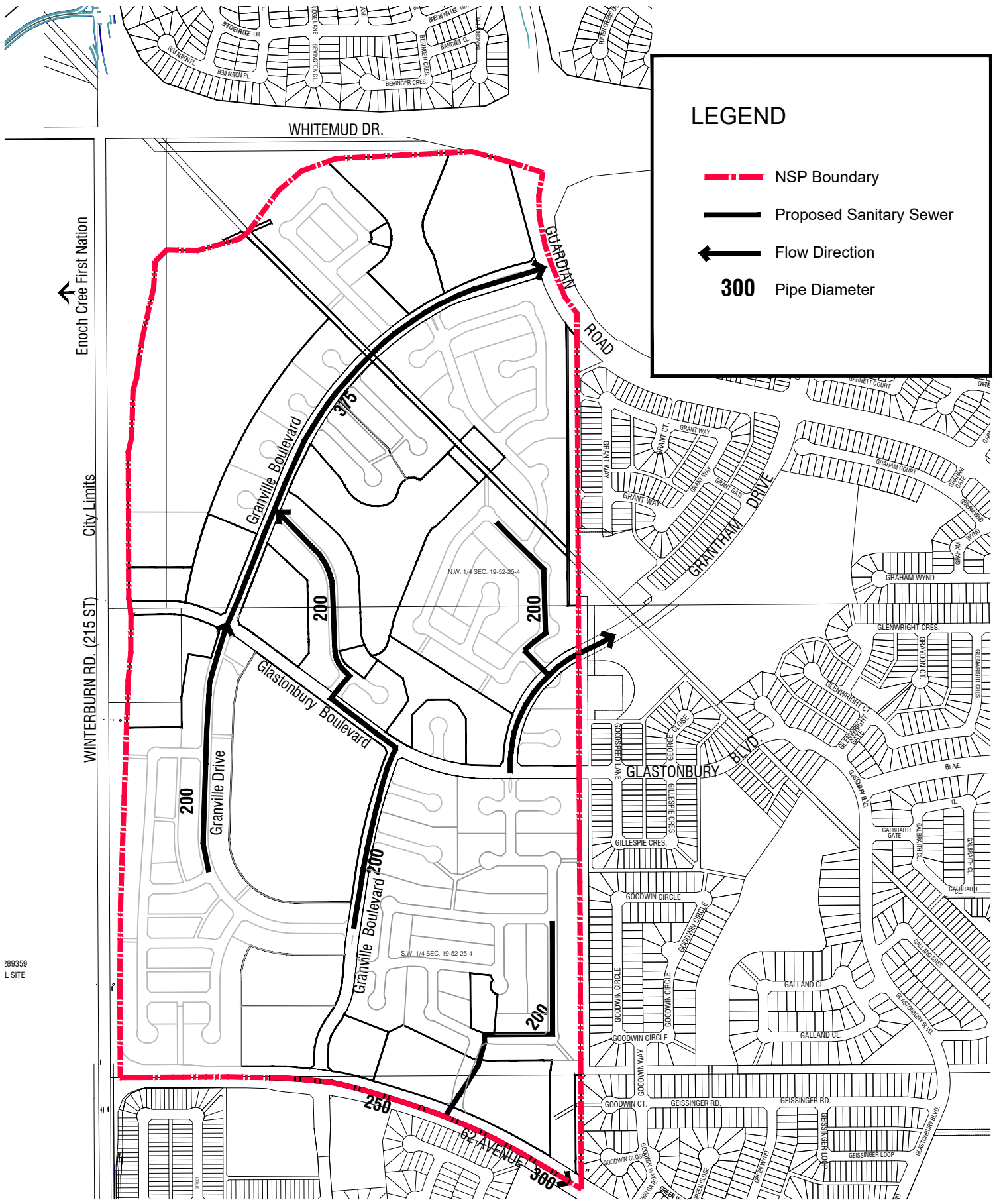
GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 5 | STORMWATER MANAGEMENT

DATE: November 2024





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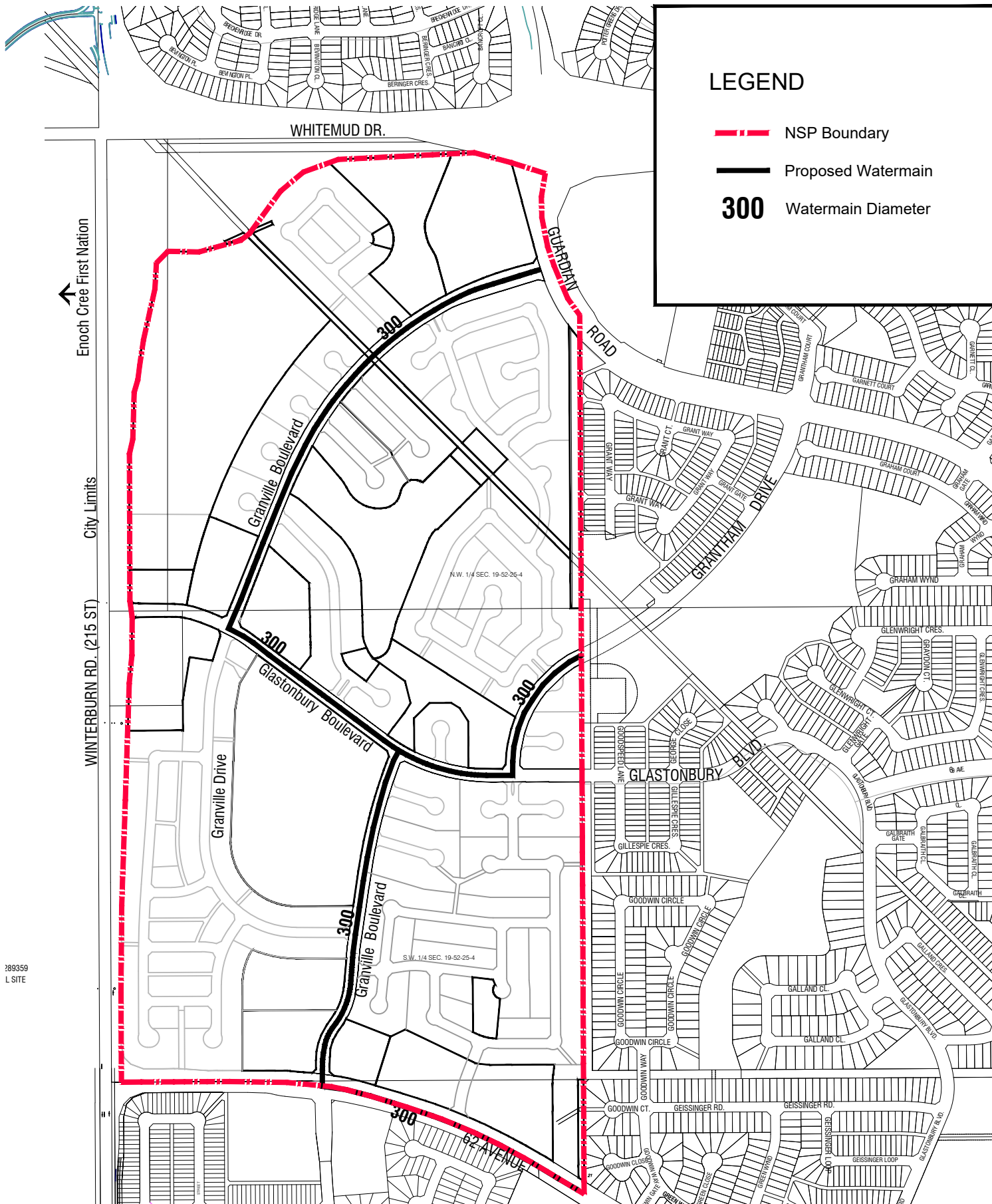
GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 6 | SANITARY SERVICES

DATE: November 2024





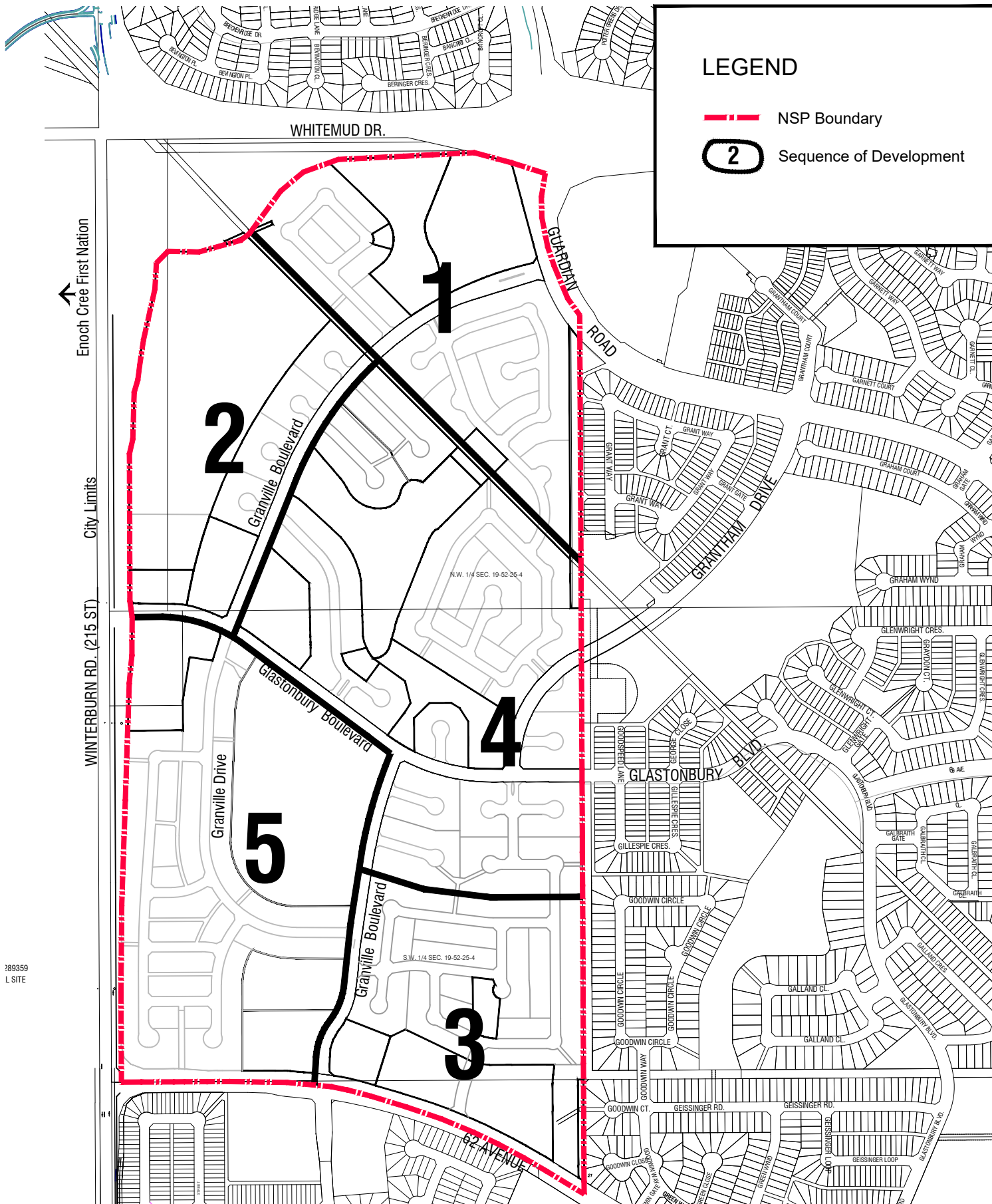
GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 7 | WATER SERVICING

DATE: November 2024





GRANVILLE

Neighbourhood Structure Plan

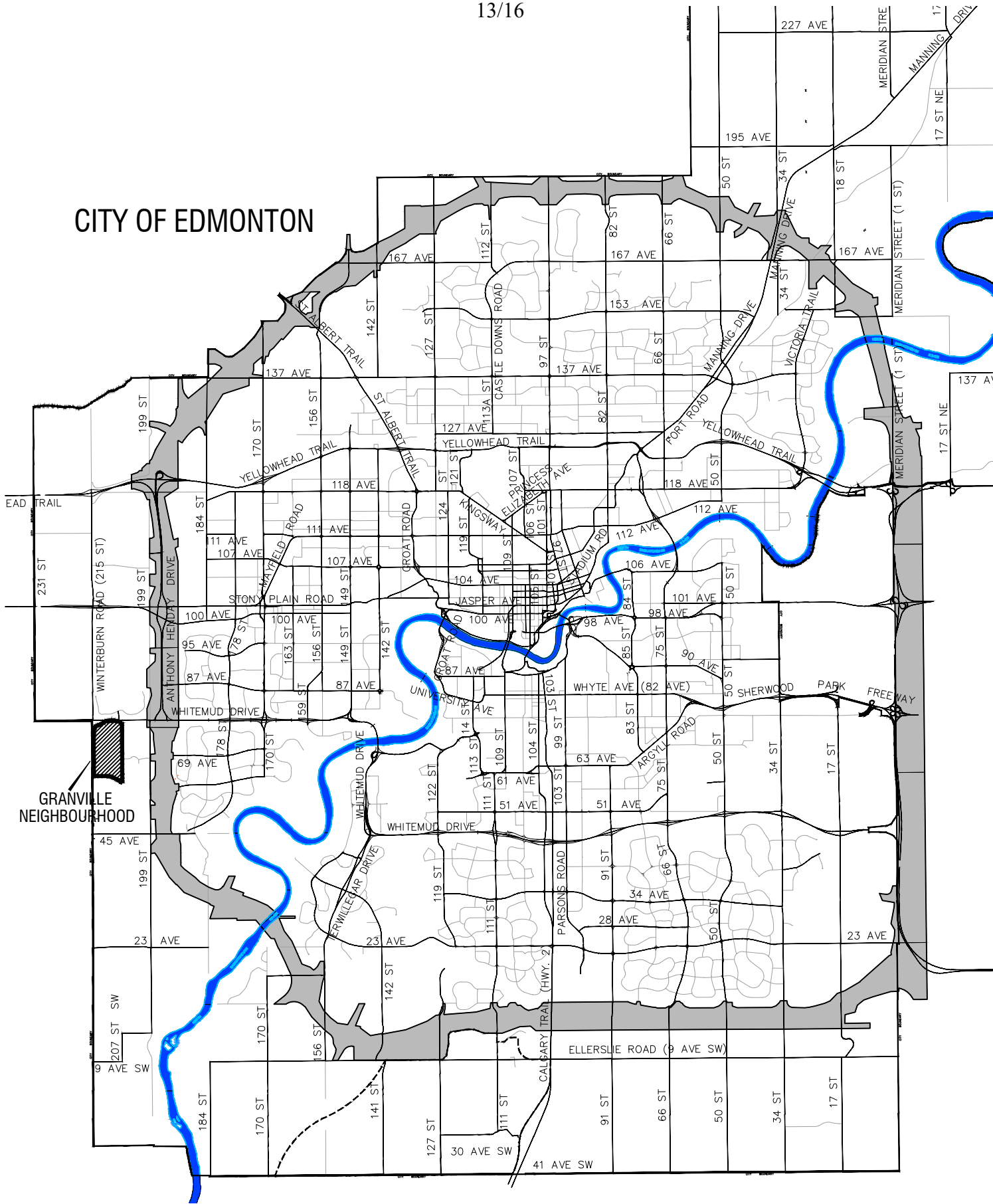
EXHIBIT 8 | SEQUENCE OF DEVELOPMENT

DATE: November 2024



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CITY OF EDMONTON



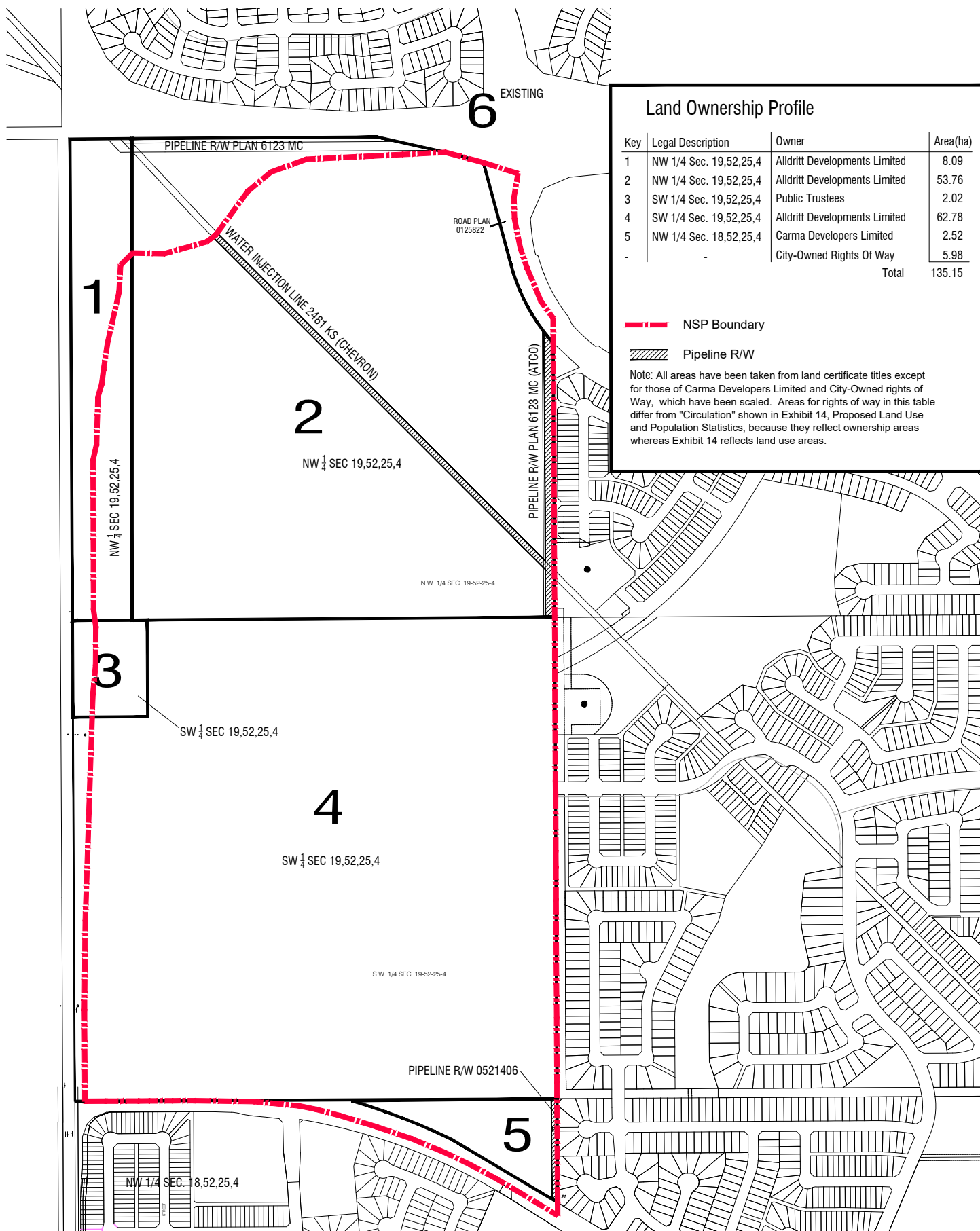
GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 9 | LOCAL CONTEXT

DATE: November 2024





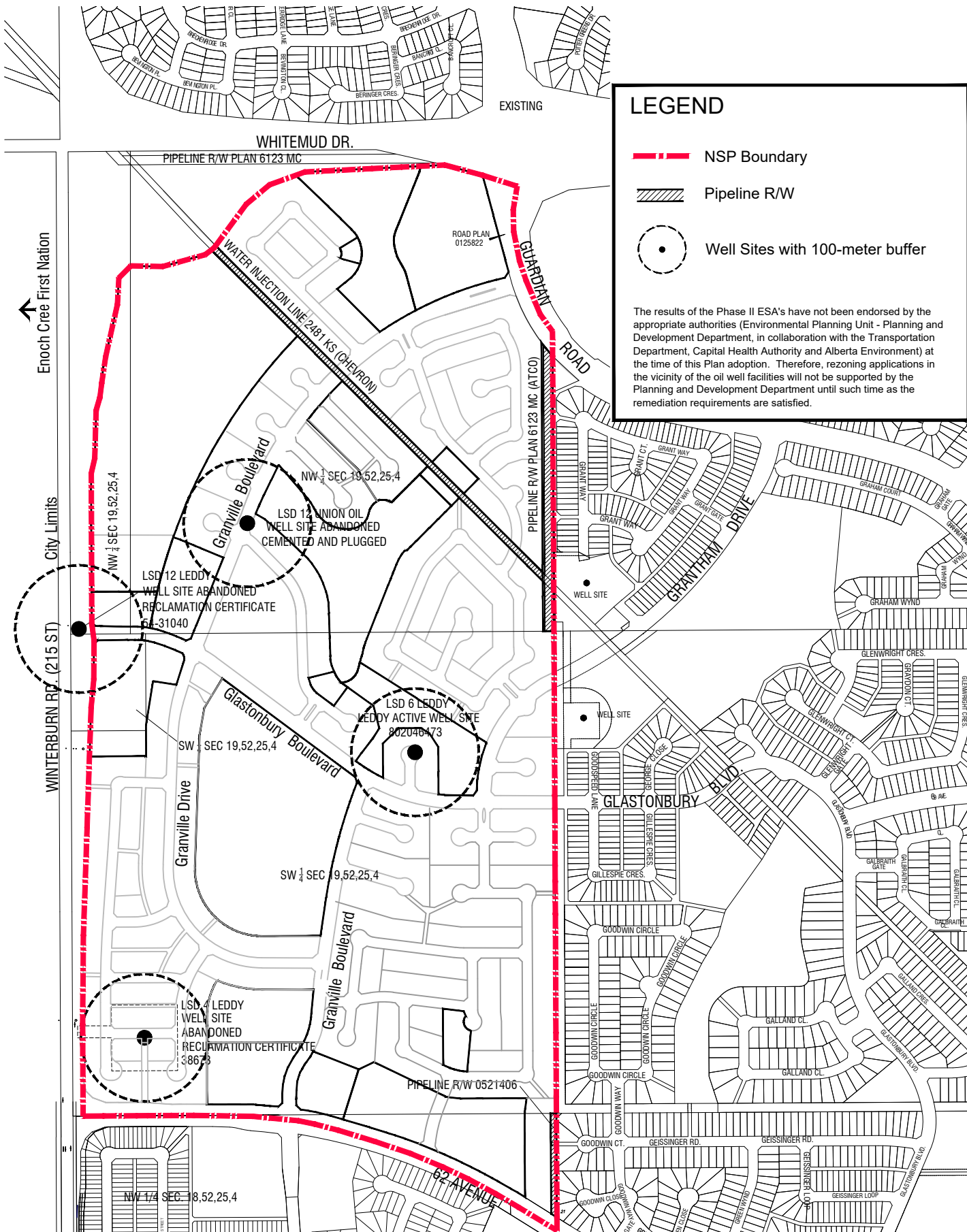
GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 10 | LAND OWNERSHIP

DATE: November 2024





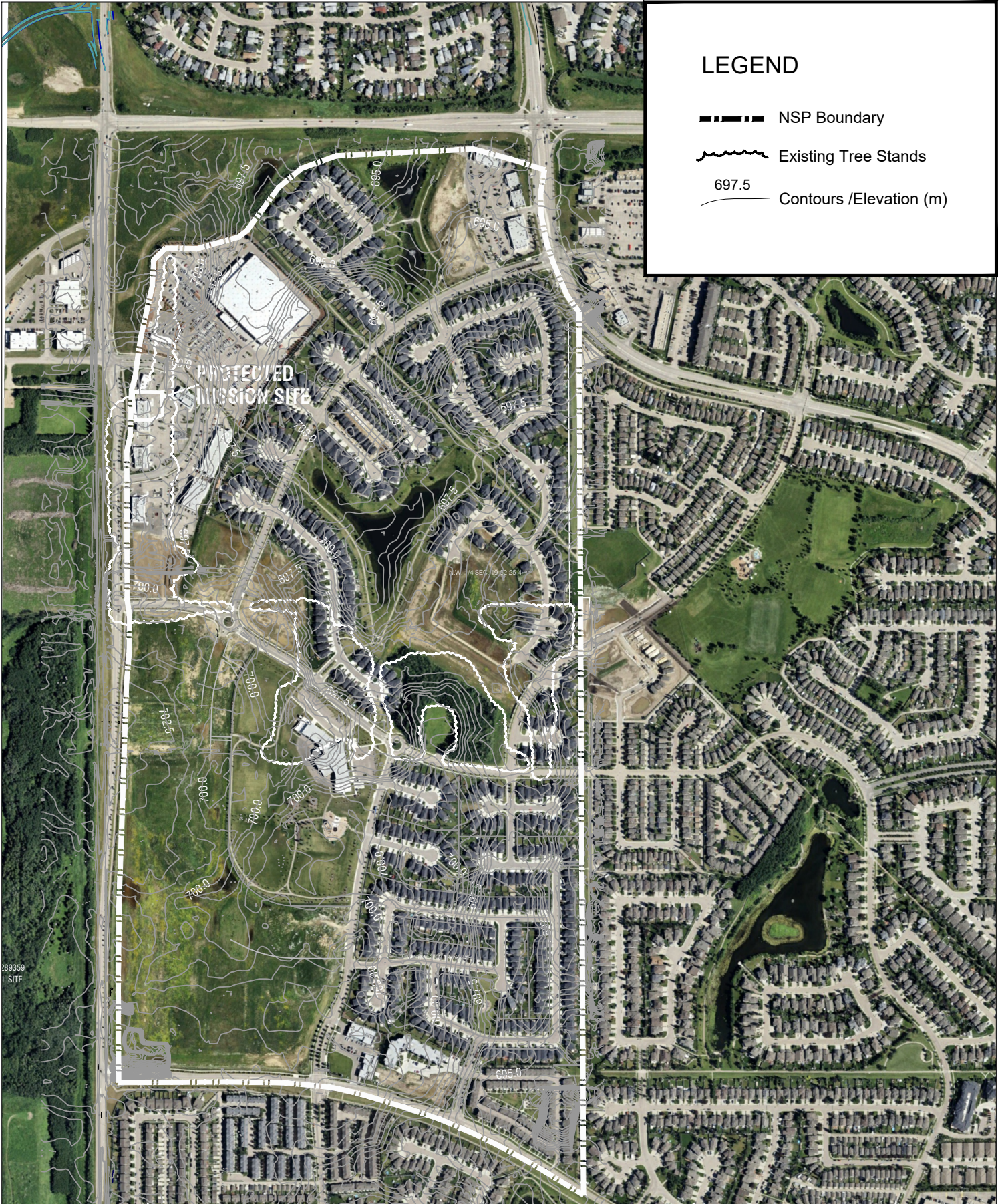
GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 11 | RESOURCE WELL SITES AND PIPELINES

DATE: November 2024





GRANVILLE

Neighbourhood Structure Plan

EXHIBIT 12 | LAND FEATURES AND TOPOGRAPHY

DATE: November 2024

