

Bylaw 21036

A Bylaw to amend Bylaw 13717, as amended, being the  
Windermere Area Structure Plan through an amendment to the  
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 Heights Neighbourhood Structure Plan by the passage of Bylaw 15803; and

WHEREAS Council has amended the Glenriding Heights Neighbourhood Structure Plan through the passage of Bylaw 16292, 16740, 16961, 17185, 17706, 17797, 18670, 19024, 19683, and 19931; and

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

WHEREAS Council considers it desirable to amend 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. The Glenridding Heights Neighbourhood Structure Plan, being Appendix “C” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:

a. delete row 4 of Table 2 - Environmental Site Assessments, section 2.4.7 Environmental Assessment and replace it with:

	Titled Owner	Legal Description	ESA
4	Private Corporation	Lot 1, Plan 8322113	Phase 1 ESA Signed Off

b. delete row 4 of Table 3 - Historic Resources Overview, section 2.4.8 Historical Resources and replace it with:

	Titled Owner	Legal Description	HRO	HRIA
4	Private Corporation	Lot 1, Plan 8322113	Clearance	n/a

c. add the following to the end of section 3.2 Goals and Objectives:

**"Institutional:**

38. Accommodate a future institutional development within the NSP area.";

d. delete the text within section 3.2.5 Historical Resources, Implementation and replace it with:

**"Table 3 – Historical Resources Overview**, identifies the lands within the plan area that have had Historical Resource Overview (HRO) studies reviewed and approved by Alberta Culture and Community Spirit (ACCS).";

e. delete the text within section 3.2.5 Historical Resources, Rationale and replace it with:

"All lands within the boundaries of the plan area have undergone a Historic Resources Overview and been reviewed and approved by Alberta Culture and Community Spirit (ACCS).";

f. delete the "Technical Summary" section in its entirety within section 3.2.5 Historical Resources;

g. add a new section following section 3.2.10 Infrastructure, Servicing and Staging:

### **3.2.11 Institutional**

The plan designates an institutional use within the NSP as shown on Figure 7.0. The site is 2 ha in area and intended to accommodate a religious assembly.

Objective (38)	NSP Policy	Implementation
Accommodate opportunities for institutional development within the NSP.	Development of Religious Assembly uses shall be allowed under the Institutional designation.	<b>Figure 7.0 – Land Use Concept</b> illustrates the location of the Institutional site within the western portion of the plan area.
<p><b>Rationale</b></p> <p>The development of a Religious Assembly site within the NSP will expand the types of amenities available for local residents and the larger community. The location of the site at the edge of the neighbourhood and near the Plan’s major focal point (the District Park) will be compatible with surrounding land uses and beneficial to both the Institutional use and the utilization of the District Park.</p>		

h. delete the map entitled “Bylaw 19931 – Glenridding Heights Neighbourhood Structure Plan” and replace it with the map entitled “Bylaw 21036 – Amendment to Glenridding Heights Neighbourhood Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;

i. delete the statistics entitled “Glenridding Heights Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 19931” and replace with “Glenridding Heights Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 21036” attached hereto as Schedule “B” and forming part of this bylaw;

j. delete the map “Figure 6.0 - Environmental Site Assessment” and replace it with “Figure 6 - Environmental Site Assessment Overview” attached hereto as Schedule “C” and forming part of this bylaw;

- k. delete the map “Figure 7.0 - Land Use Concept” and replace it with “Figure 7.0 - Land Use Concept” attached hereto as Schedule “D” and forming part of this bylaw;
- l. delete the map “Figure 8.0 – Transportation Network” and replace it with “Figure 8 – Transportation Network” attached hereto as Schedule “E” and forming part of this bylaw;
- m. delete the map “Figure 9.0 – Pedestrian Network” and replace it with “Figure 9 – Pedestrian Network” attached hereto as Schedule “F” and forming part of this bylaw;
- n. delete the map “Figure 10.0 – Sanitary Servicing” and replace it with “Figure 10 – Sanitary Servicing” attached hereto as Schedule “G” and forming part of this bylaw;
- o. delete the map “Figure 11.0 – Stormwater Servicing” and replace it with “Figure 11 – Stormwater Servicing” attached hereto as Schedule “H” and forming part of this bylaw;
- p. delete the map “Figure 12.0 – Water Servicing” and replace it with “Figure 12 – Water Servicing” attached hereto as Schedule “I” and forming part of this bylaw; and
- q. delete the map “Figure 13.0 – Staging Concept” and replace it with “Figure 13 – Staging Concept” attached hereto as Schedule “J” 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.

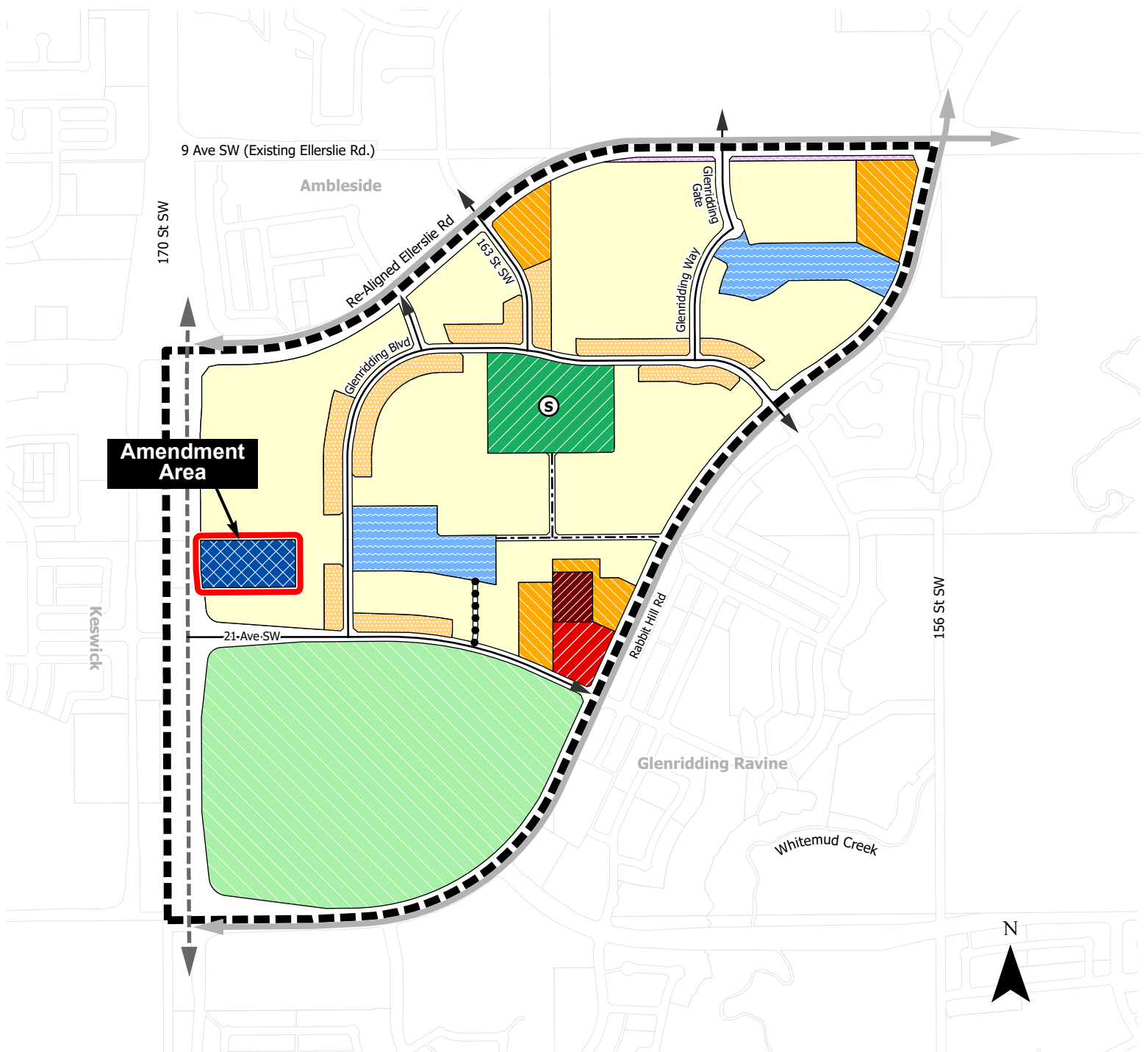
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 21036  
AMENDMENT TO  
GLENRIDGING HEIGHTS  
Neighbourhood Structure Plan  
(as amended)**

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

**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.

**GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE & POPULATION STATISTICS - BYLAW 21036**

	Area (ha)	% of GA	
<b>Gross Area</b>	<b>160.0</b>	<b>100%</b>	
Arterial Road Right-of-Way	19.6	12.3%	
Utility Right-of-Way (Atco Gas)	0.6	0.4%	
		<b>% of GDA</b>	
<b>Gross Developable Area</b>	<b>139.8</b>	<b>100%</b>	
Commercial	1.3		
<i>Neighbourhood Commercial</i>		1.3	1.0%
Parkland, Recreation, School, Municipal Reserve*	42.8		
<i>District Park</i>		37.4	26.7%
<i>School / Park</i>		5.3	3.8%
<i>Greenways</i>		0.1	0.1%
Transportation	28.6		
<i>Circulation</i>		28.0	20.0%
<i>Greenways</i>		0.6	0.5%
Institutional	2.0		
Infrastructure / Services	7.1		
<i>Stormwater Management Facilities</i>		7.1	5.1%
<b>Total Non-Residential Area</b>	<b>81.9</b>	<b>59%</b>	
<b>Net Residential Area (NRA)</b>	<b>58.0</b>	<b>41%</b>	

**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	43.3	25	1,083	2.80	3,031	74.7%
Medium Density Residential (MDR)						
Row Housing	7.8	45	352	2.80	985	13.5%
Low-Rise/Medium Density Housing	6.1	90	545	1.80	982	10.5%
Mid-Rise/High Density Housing						
Mid Rise Units	0.8	225	180	1.50	270	1.4%
<b>Total</b>	<b>58.0</b>		<b>2,160</b>		<b>5,268</b>	<b>100%</b>

**SUSTAINABILITY MEASURES**

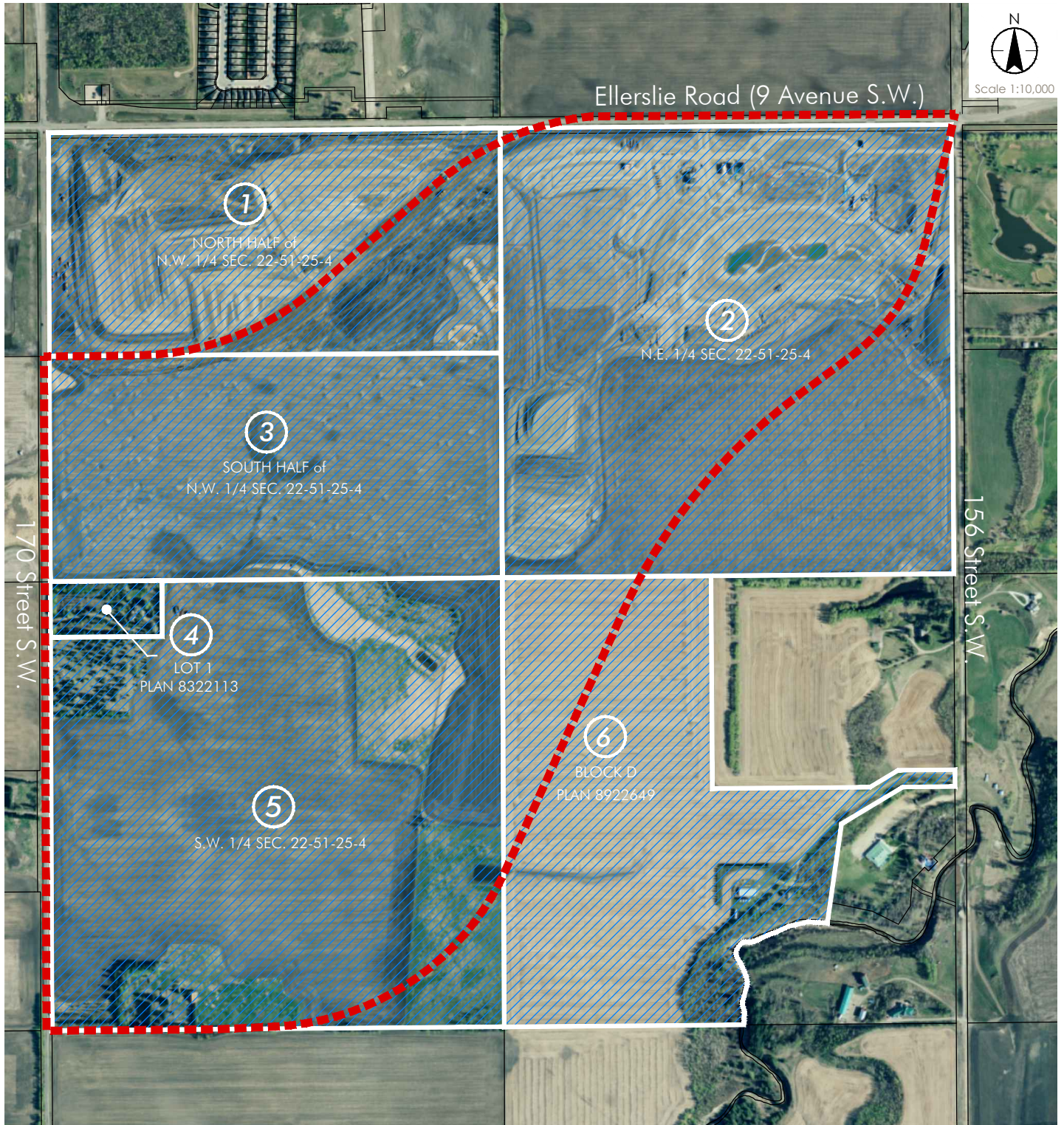
Population Per Net Hectare (ppnrha)						91
Dwelling Units Per Net Residential Hectare (du/nrha)						37
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio						50% / 50%
Population (%) within 500m of Parkland						92%
Population (%) within 400m of Transit 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 through other means (ha)			n/a	n/a		
Lost to Development (ha)			n/a	n/a		

**STUDENT GENERATION STATISTICS**


<b>Public School Board</b>	<b>559</b>
Elementary	280
Junior High	140
Senior High	140

# Glenridding Heights Neighbourhood Structure Plan

Figure 6 - Environmental Site  
Assessment Overview



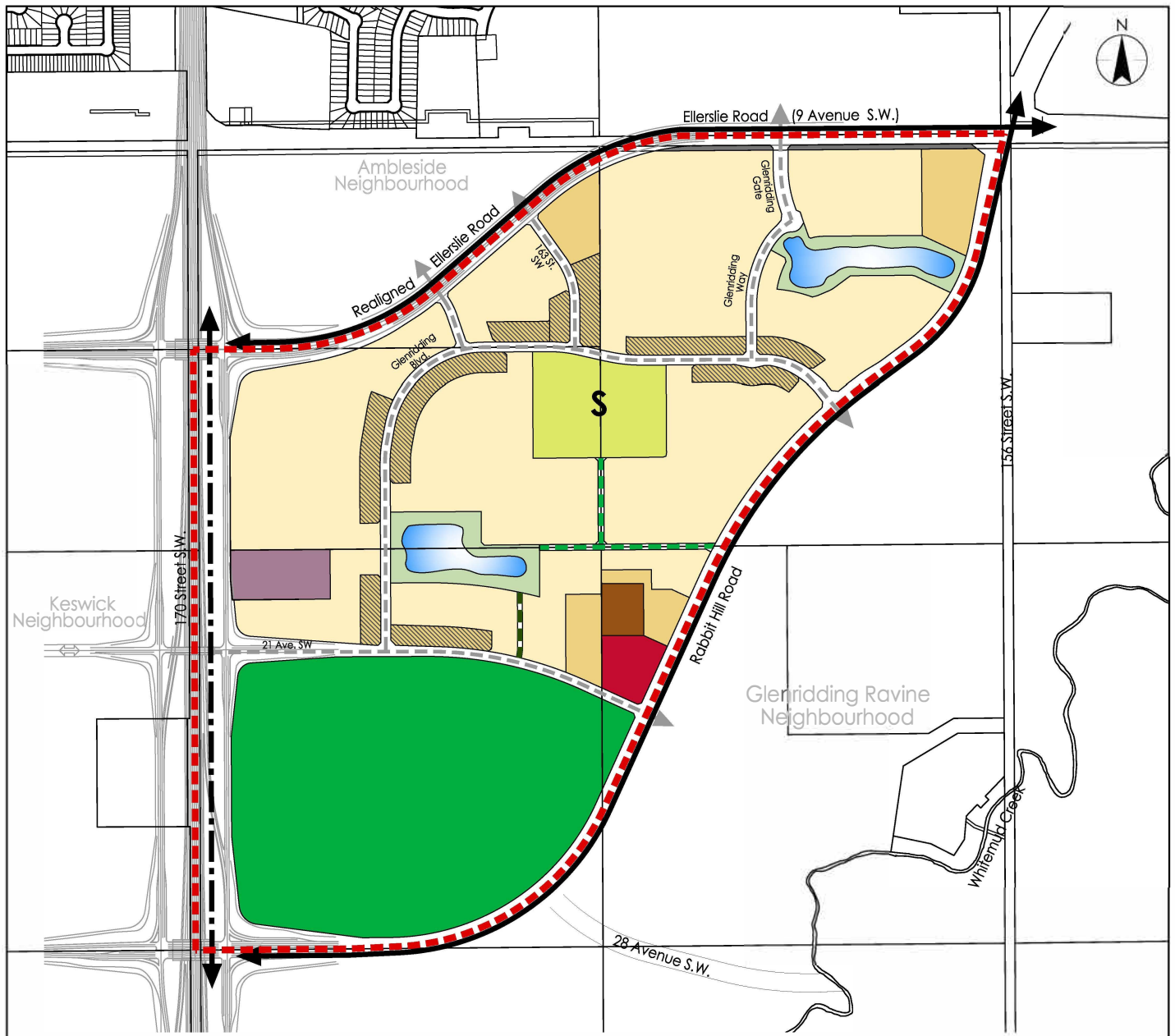
### Legend

 Environmental Site  
Assessment Completed

 Map Reference Number

 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.



Legend

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

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.

SCALE - 1:12,500  
ORIGINAL SHEET - ANSI A



February 22, 2024  
1161 111655

Client/Project

GLENRIDDING HEIGHTS  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

7.0

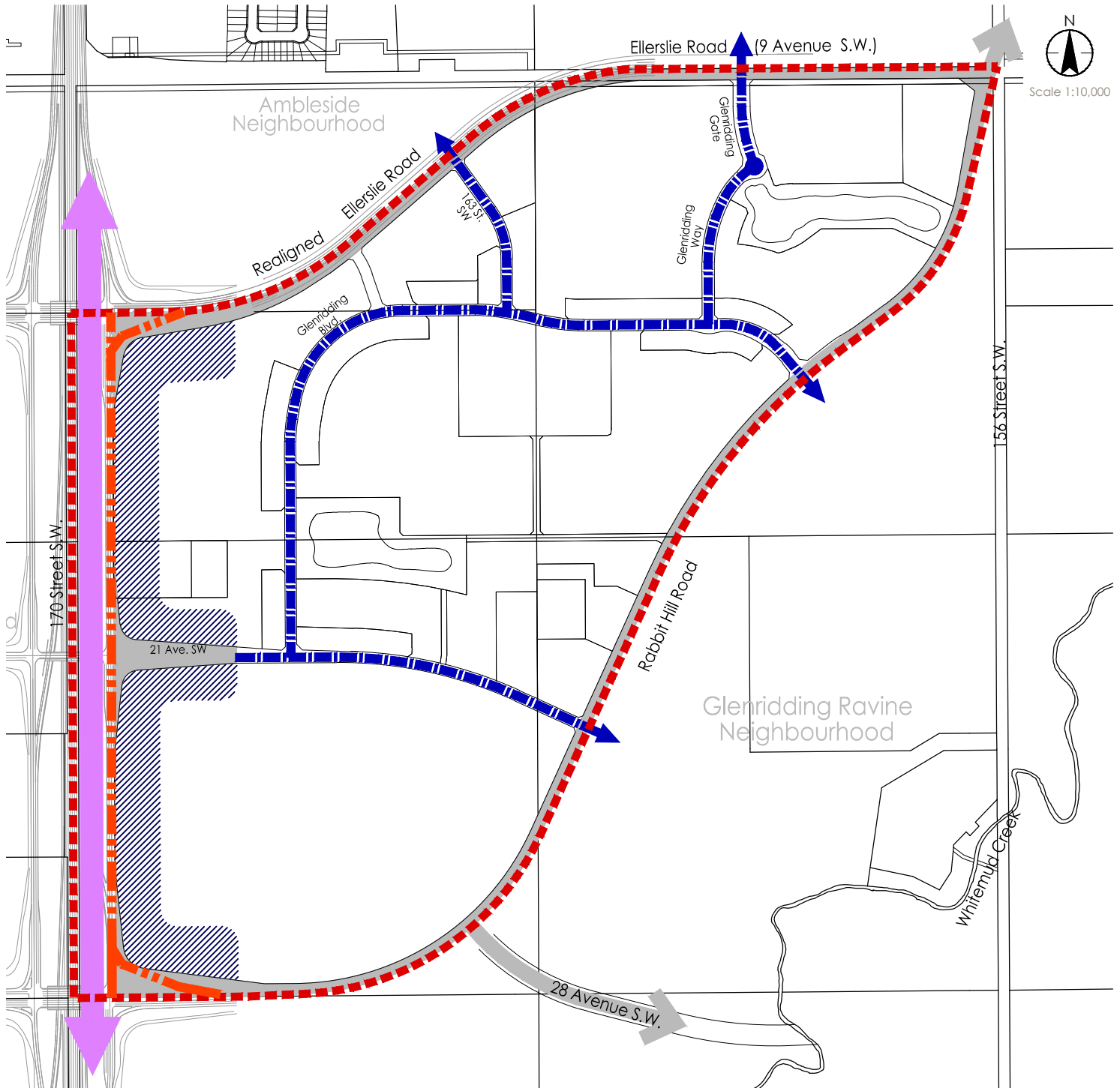
Title

LAND USE CONCEPT







# Glenriding Heights Neighbourhood Structure Plan

Figure 8 -  
Transportation Network



### Legend

-  Collector Roadway
-  Arterial Roadway
-  170 Street S.W. Urban Freeway
-  170 Street S.W. Frontage Road



Area Of Influence - Road Right Of Way To Be Determined By 170 Street Concept Planning Study

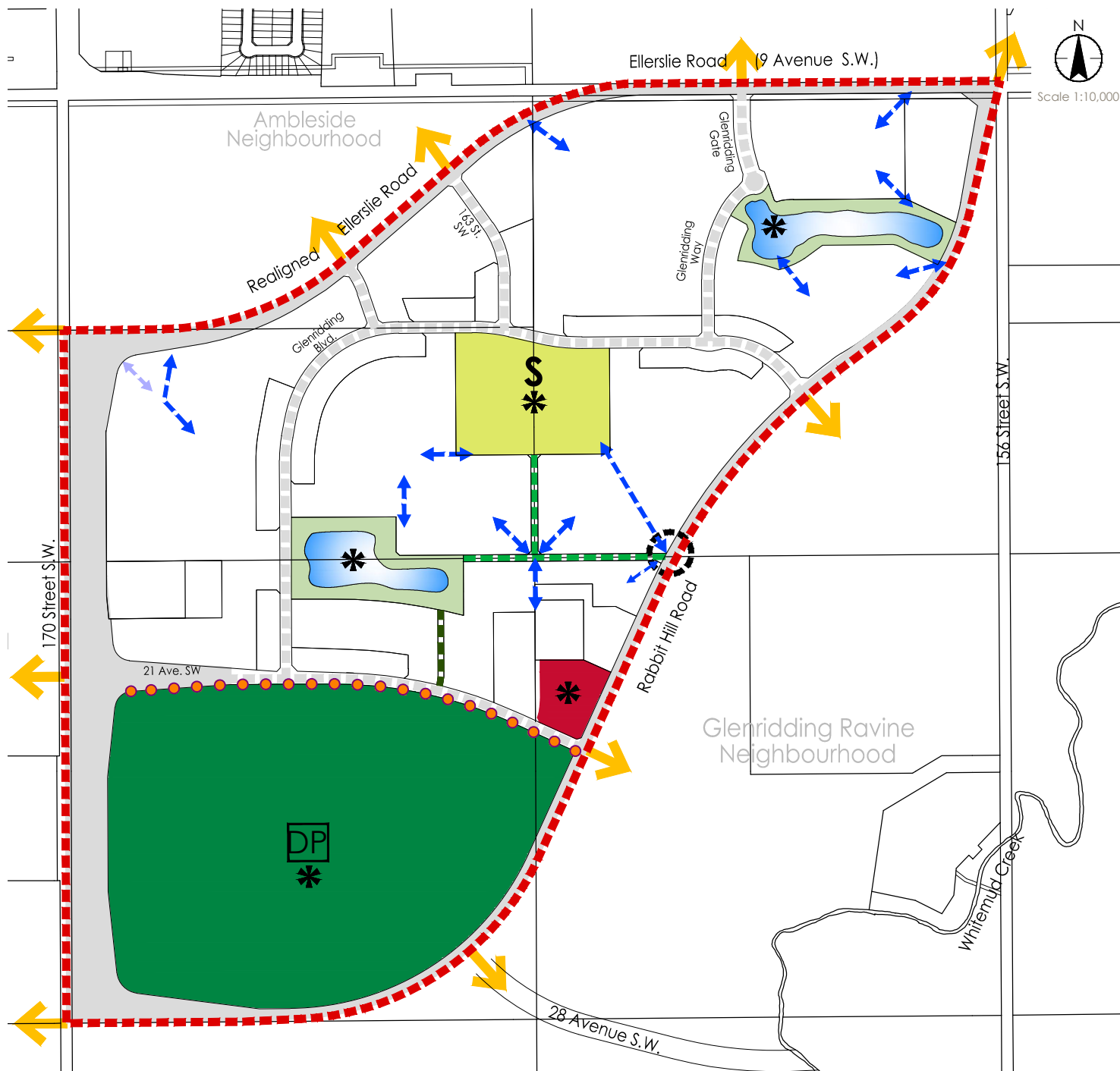


NSP Boundary

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.

# Glenridding Heights Neighbourhood Structure Plan

## Figure 9 - Pedestrian Network

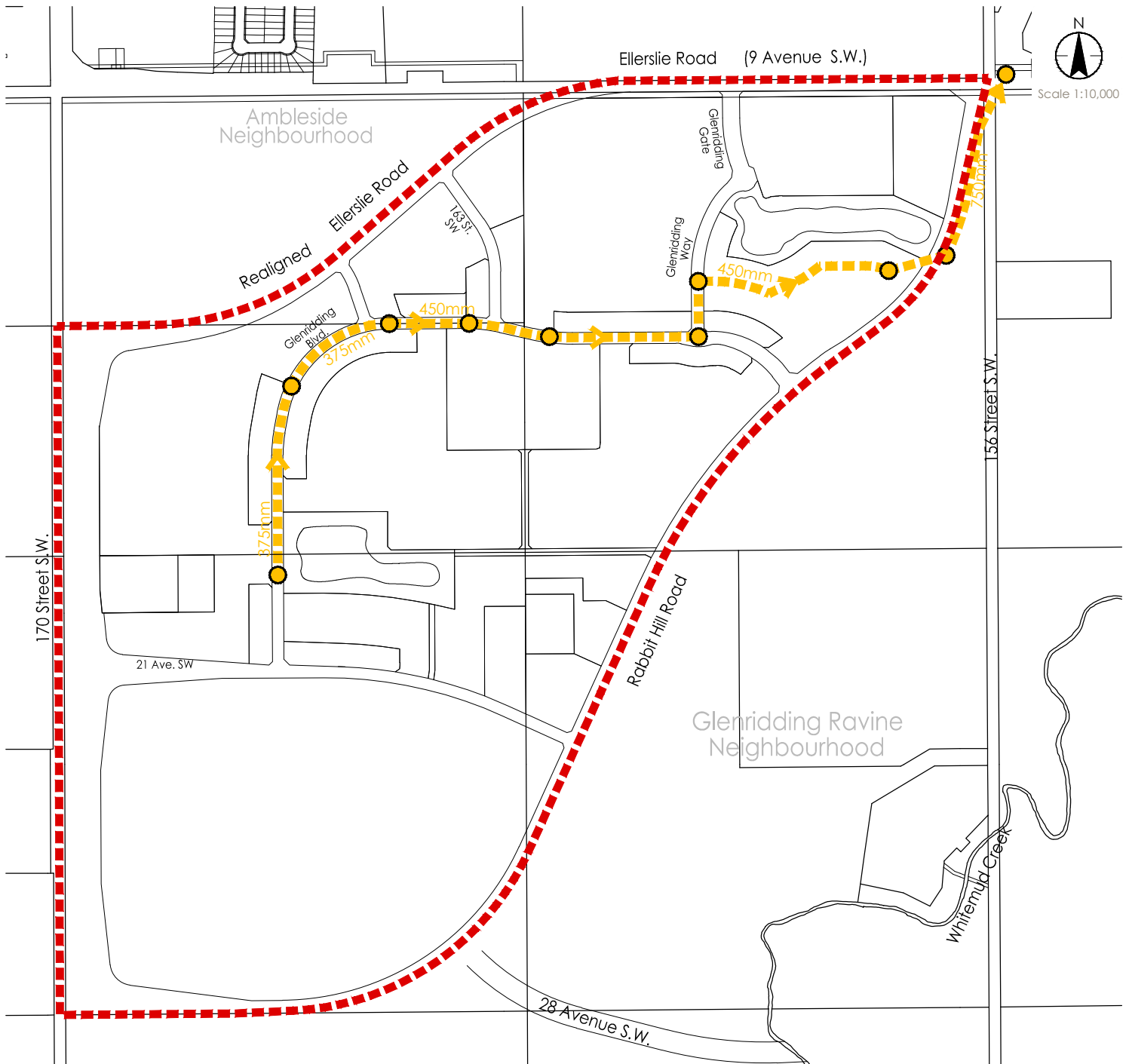


Legend

- |                                |                                     |                         |
|--------------------------------|-------------------------------------|-------------------------|
| Stormwater Management Facility | Greenway (Municipal Reserve)        | Shared Use Path         |
| School/ Park                   | Minor Pedestrian Linkages           | Focal Point             |
| District Park                  | Linkage To Adjacent Community       | Key Pedestrian Crossing |
| Neighbourhood Commercial       | Potential Minor Pedestrian Linkages | NSP Boundary            |
| Greenway                       |                                     |                         |

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 10 - Sanitary Servicing



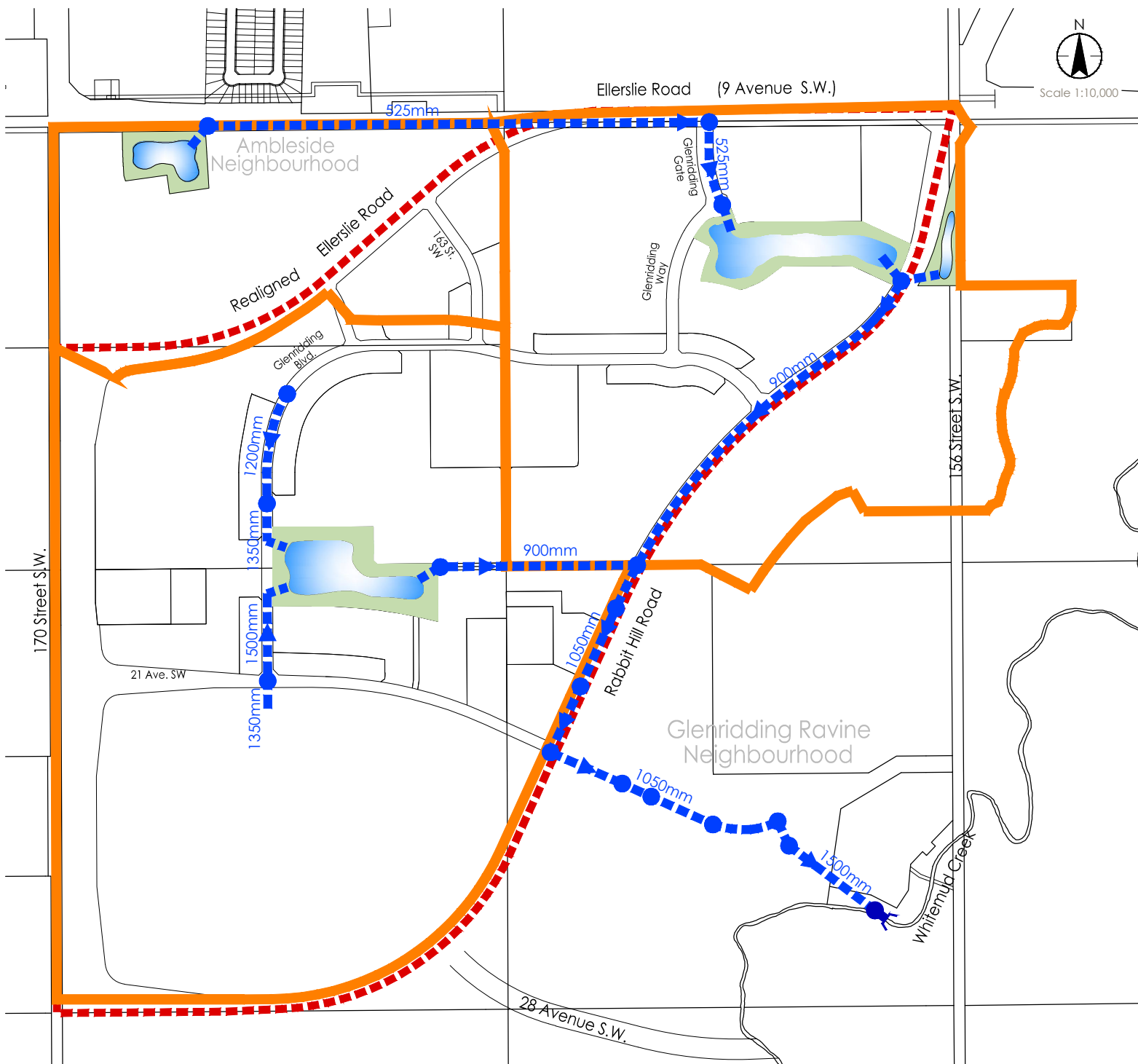
### Legend

-  Sanitary Trunk
-  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.

# Glenridding Heights Neighbourhood Structure Plan

Figure 11 -  
Stormwater Servicing



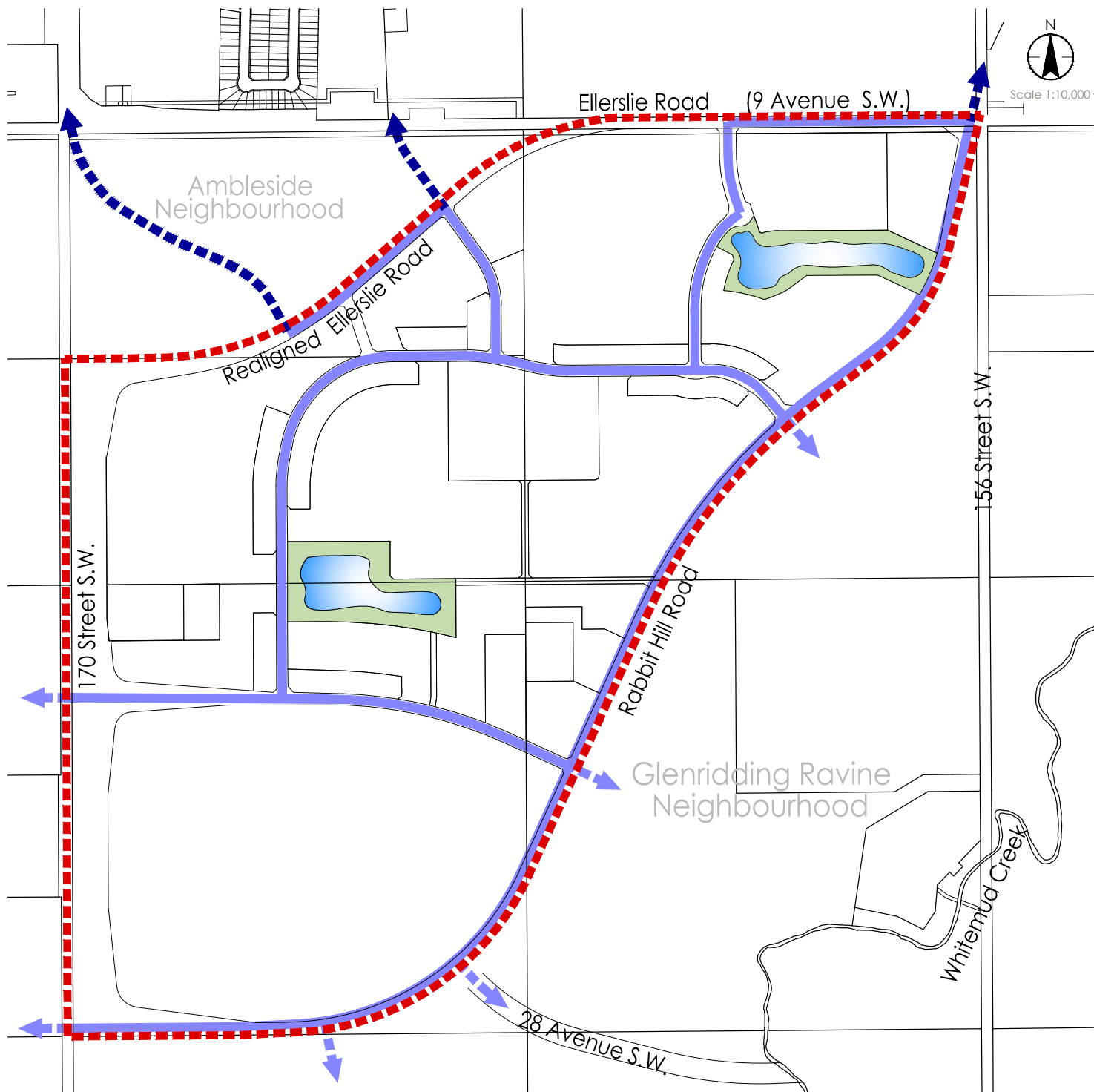
### Legend

-  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.

# Glenridding Heights Neighbourhood Structure Plan

## Figure 12 - Water Servicing



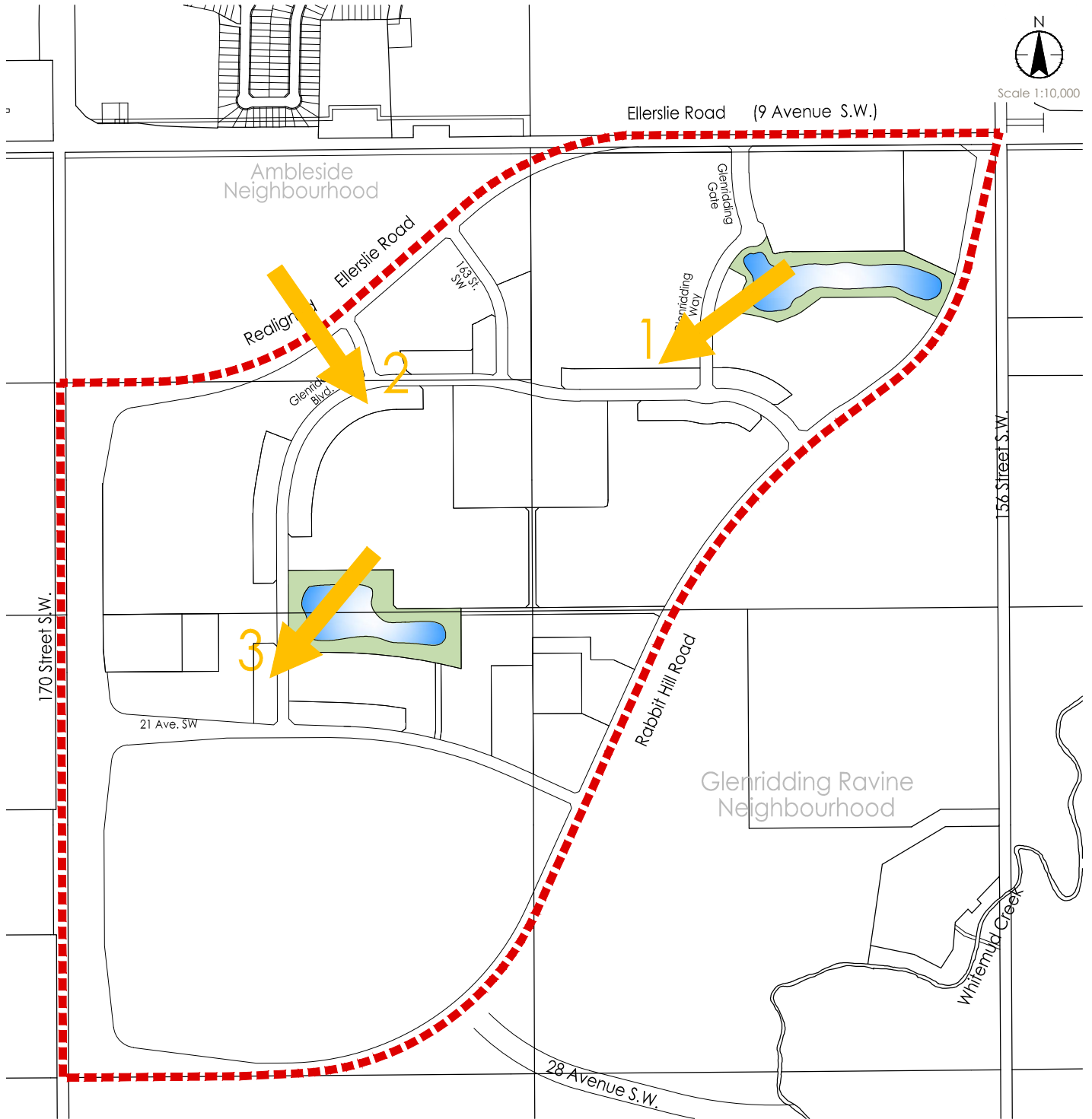
### Legend

-  Stormwater Management Facility
-  Water Main
-  Future Waterline Connection
-  Connection to Existing Waterline
-  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.

# Glenridding Heights Neighbourhood Structure Plan

Figure 13 - Staging Concept



### Legend

-  General Direction & Sequence Of Development
-  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.