

Bylaw 21041
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, 16548, 17662, 18125, 18402, 18542, 18568, 18914, 19009, 19455, 19558, 20423, and 20666; and

WHEREAS an application was received by Administration to 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 the map entitled “Bylaw 20666 Amendment to Edgemont Neighbourhood Area Structure Plan” and substituting therefore with the map entitled “Bylaw 21041 Amendment to Edgemont Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
 - b) deleting the statistics entitled “Edgemont Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 20666” and substituting therefore with “Table 6 - Land Use and Population Statistics”, attached hereto as Schedule “B” and forming part of this Bylaw;

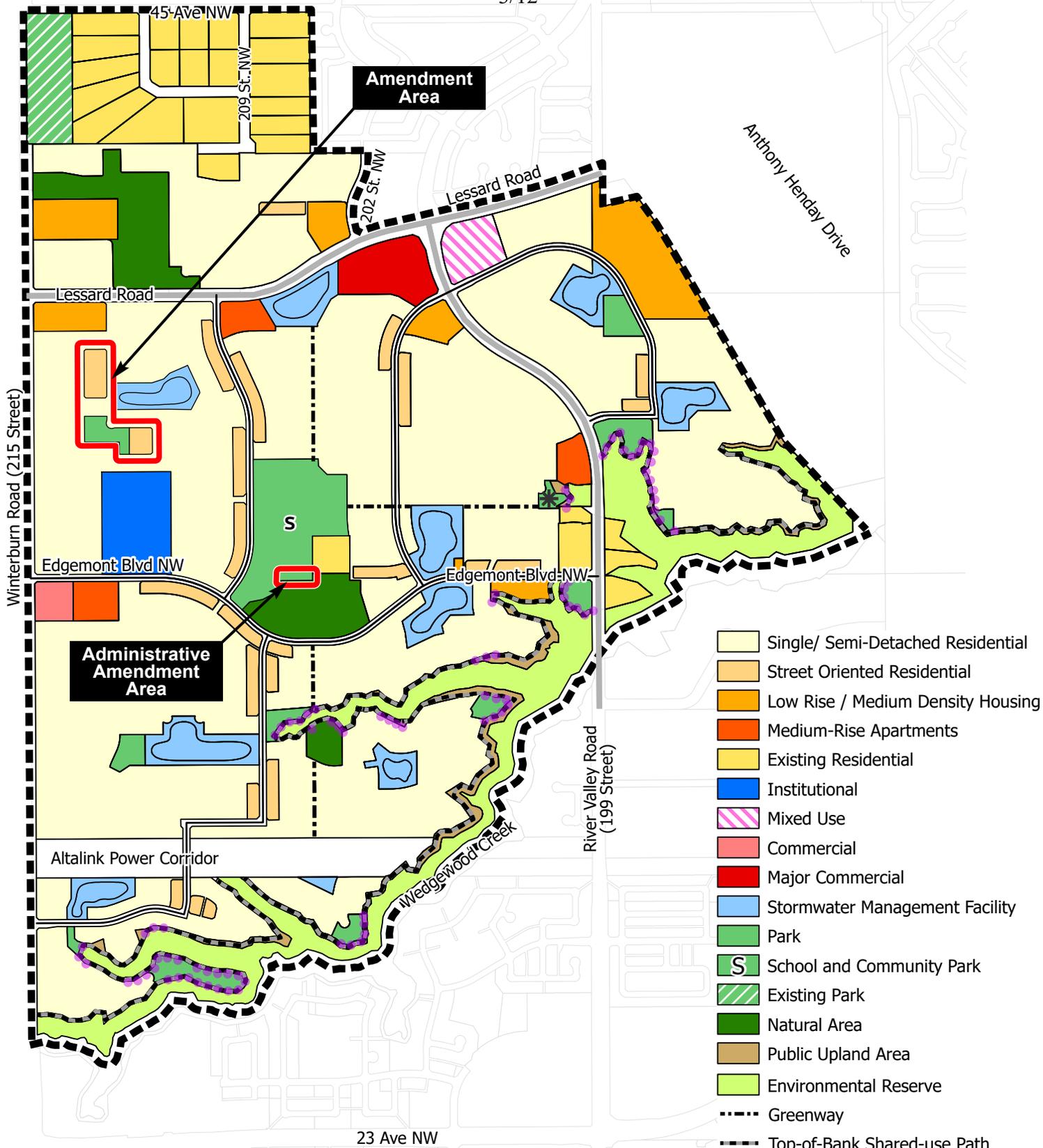
- c) deleting “Figure 6 – Land Use Concept” and substituting therefore with “Figure 6 – Land Use Concept”, attached hereto as Schedule “C” and forming part of this Bylaw;
- d) deleting “Figure 7 – Ecological Connectivity” and substituting therefore with “Figure 7 – Ecological Connectivity”, attached hereto as Schedule “D” and forming part of this Bylaw;
- e) deleting “Figure 8 – Parkland, Recreational Facilities & Schools” and substituting therefore with “Figure 8 – Parkland, Recreational Facilities & Schools”, attached hereto as Schedule “E” and forming part of this Bylaw;
- f) deleting “Figure 9 – Transportation Network” and substituting therefore with “Figure 9 – Transportation Network”, attached hereto as Schedule “F” and forming part of this Bylaw;
- g) deleting “Figure 10 - Sanitary Servicing” and substituting therefore with “Figure 10 - Sanitary Servicing”, attached hereto as Schedule “G” and forming part of this Bylaw;
- h) deleting “Figure 11 – Stormwater Network” and substituting therefore with “Figure 11 – Stormwater Network”, attached hereto as Schedule “H” and forming part of this Bylaw;
- i) deleting “Figure 12 – Water Network” and substituting therefore with “Figure 12 – Water Servicing”, attached hereto as Schedule “I” and forming part of this Bylaw; and
- j) deleting “Figure 13 – Staging Concept” and substituting therefore 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

MAYOR

CITY CLERK



**BYLAW 21041
AMENDMENT TO
EDGEMONT
Neighbourhood Area Structure Plan
(as amended)**



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.
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.

- Single/ Semi-Detached Residential
- Street Oriented Residential
- Low Rise / Medium Density Housing
- Medium-Rise Apartments
- Existing Residential
- Institutional
- Mixed Use
- Commercial
- Major Commercial
- Stormwater Management Facility
- Park
- S School and Community Park
- Existing Park
- Natural Area
- Public Upland Area
- Environmental Reserve
- Greenway
- Top-of-Bank Shared-use Path
- Collector Roadway
- Arterial Roadway
- NASP Boundary
- Top-of-Bank Roadway / Park
- Top-of-Bank & Public Uplands Area to be interpreted by aerial photograph, to be revised prior to rezoning stage



Table 6 - Land Use and Population Statistics

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	Area (ha)	% of GA	% of GDA
Gross Area	420.29	100.00%	
Environmental Reserve			
<i>Environment Reserve (Existing)</i>	4.13	1.0%	
<i>Environmental Reserve</i>	26.83	6.4%	
<i>Public Upland Area (ER)</i>	10.45	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.26	0.1%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.15	3.1%	
Subtotal	102.96	24.5%	
Gross Developable Area	317.33		100.00%
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	8.08		2.5%
Greenway	1.42		0.4%
Natural Area - NW 339 (North)	4.84		1.5%
Natural Area - NW 339 (South)	1.12		0.4%
Natural Area - NW 318***	7.50		2.4%
Total Parkland	31.42		9.9%
Commercial			
Major Commercial	3.96		1.2%
Convenience Commercial (CNC)	1.42		0.4%
Mixed Use****	1.80		0.6%
Institutional****	5.43		1.7%
Transportation			
Circulation	63.47		20.0%
Infrastructure / Servicing			
Stormwater Management Facility	20.32		6.4%
Total Non-Residential Area	127.82		40.3%
Net Residential Area	189.51		59.7%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	154.82	25	3871	2.8	10,837	81.7%
Street Oriented Residential	11.89	40	476	2.8	1,332	6.3%
Low Rise / Medium Density Housing	19.44	90	1,750	1.8	3,149	10.3%
Medium-Rise Apartments	2.56	225	576	1.5	864	1.4%
Mixed Use *****	0.80	225	180	1.5	270	0.4%
Total Residential	189.51		6,852		16,452	100.0%

SUSTAINABILITY MEASURES

Population Density	87.0
Units Density	36.0
LDR/MDR/HDR Ratio:	63% / 37%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

STUDENT GENERATION COUNT

Public School Board	952
Elementary	635
Junior / Senior High	317
Separate School Board	476
Elementary	317
Junior / Senior High	159
Total Student Population	1,428

*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.

** Area dedicated as municipal reserve to be confirmed by legal survey.

*** NW318 shall be acquired through combination of MR dedication, purchase, land property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).

**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.

***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential

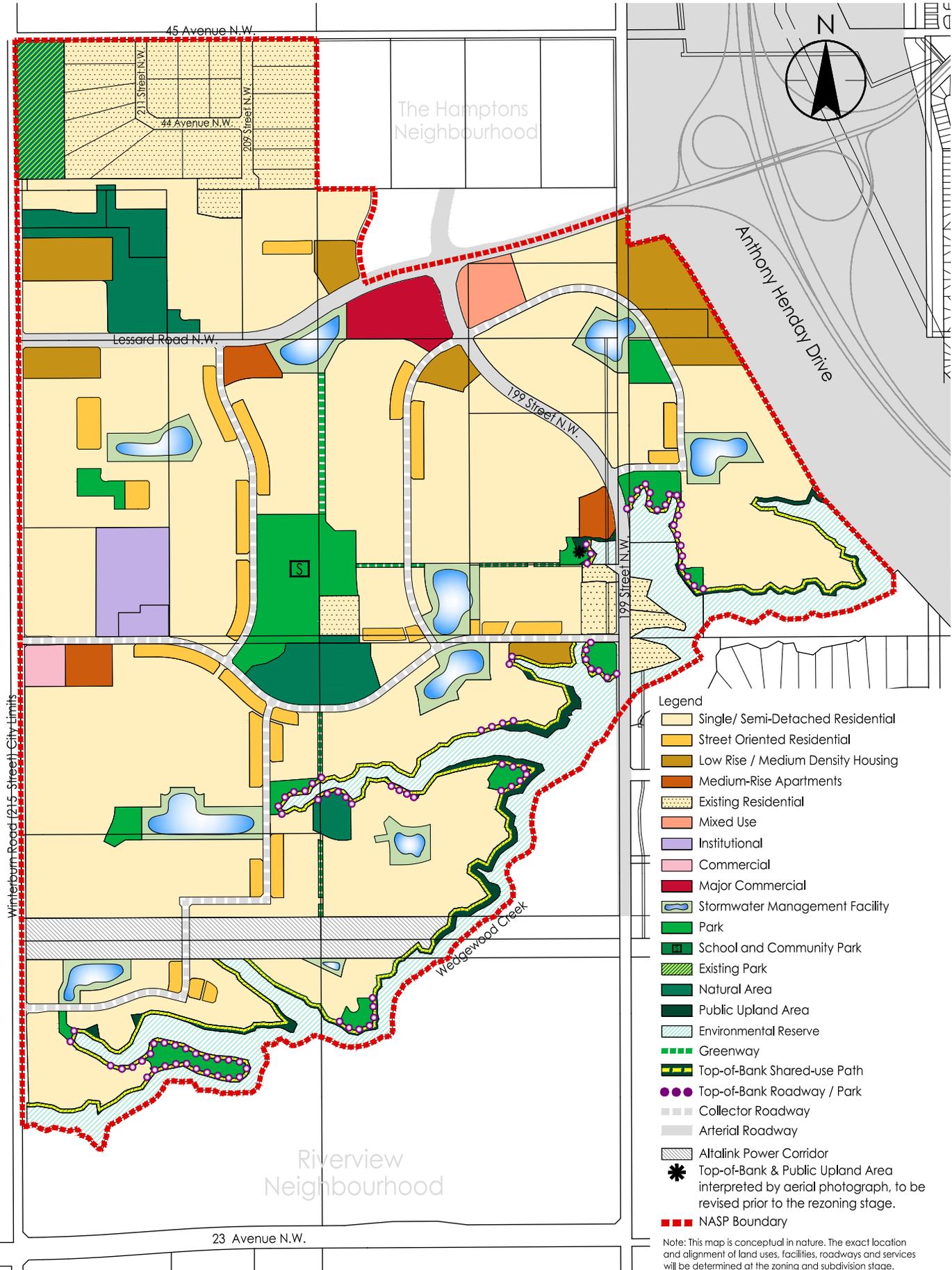


Figure 6 - Land Use Concept
Edgemont Neighbourhood Area Structure Plan

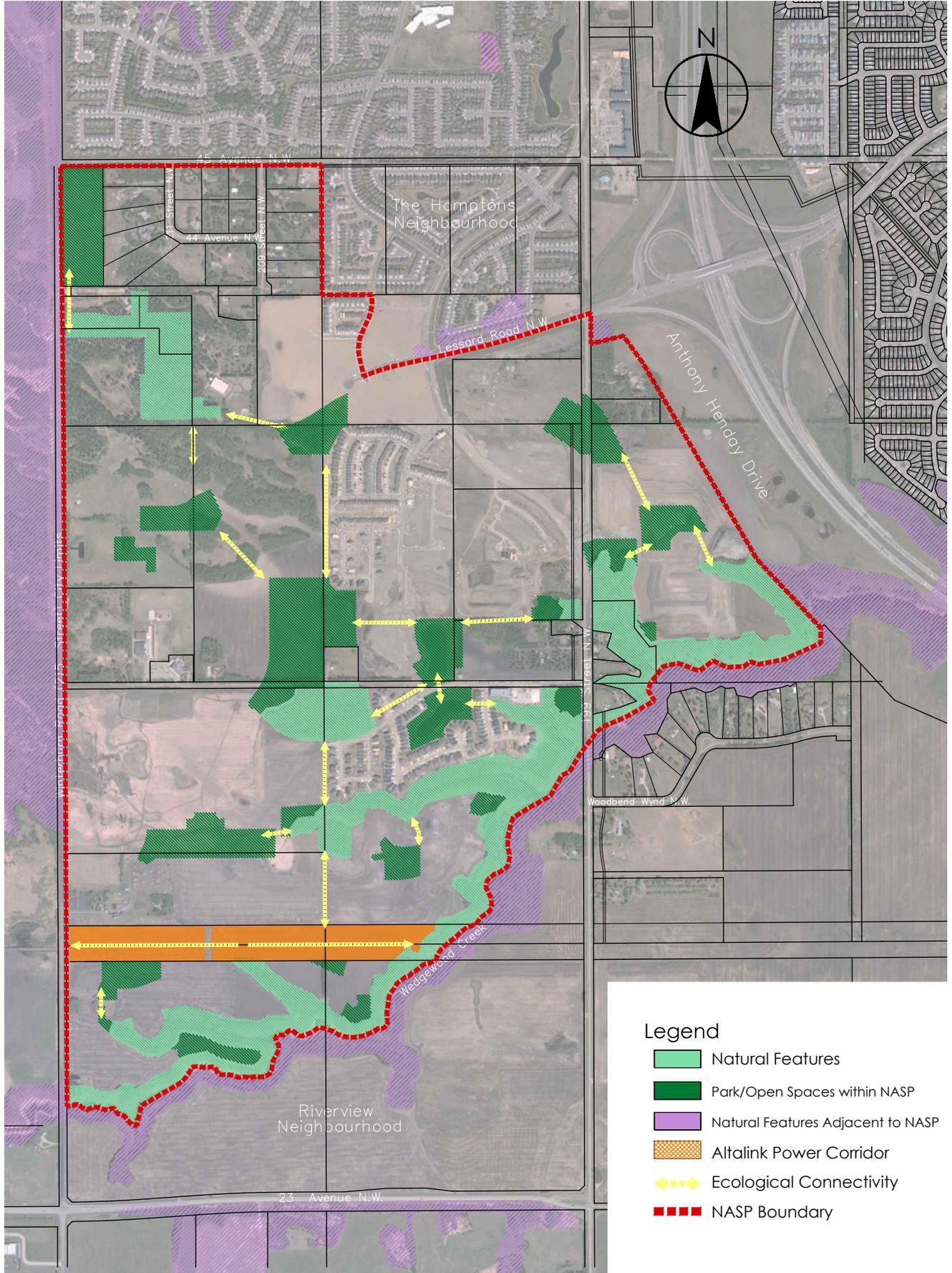


Figure 7 - Ecological Connectivity
Edgemont Neighbourhood Area Structure Plan

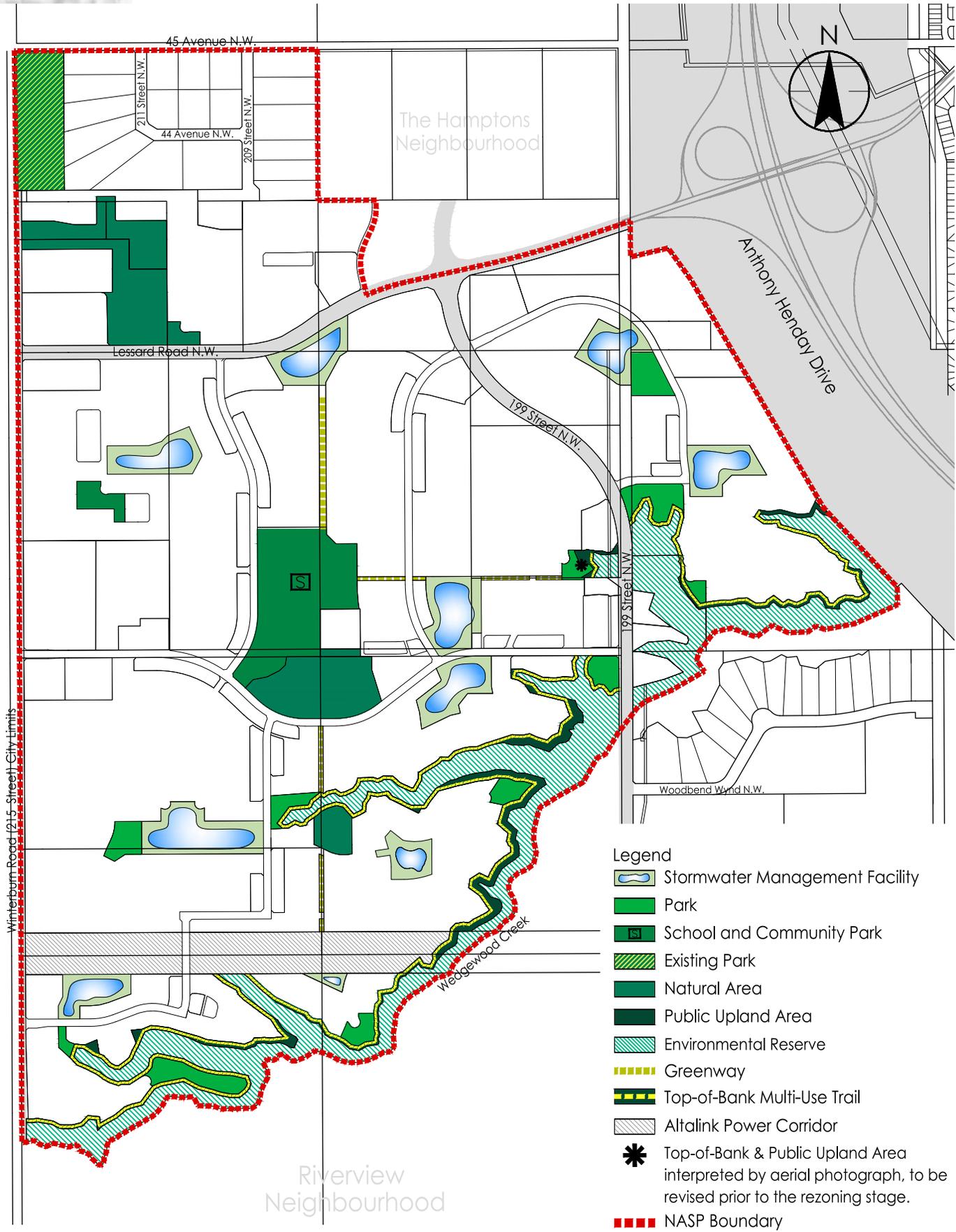
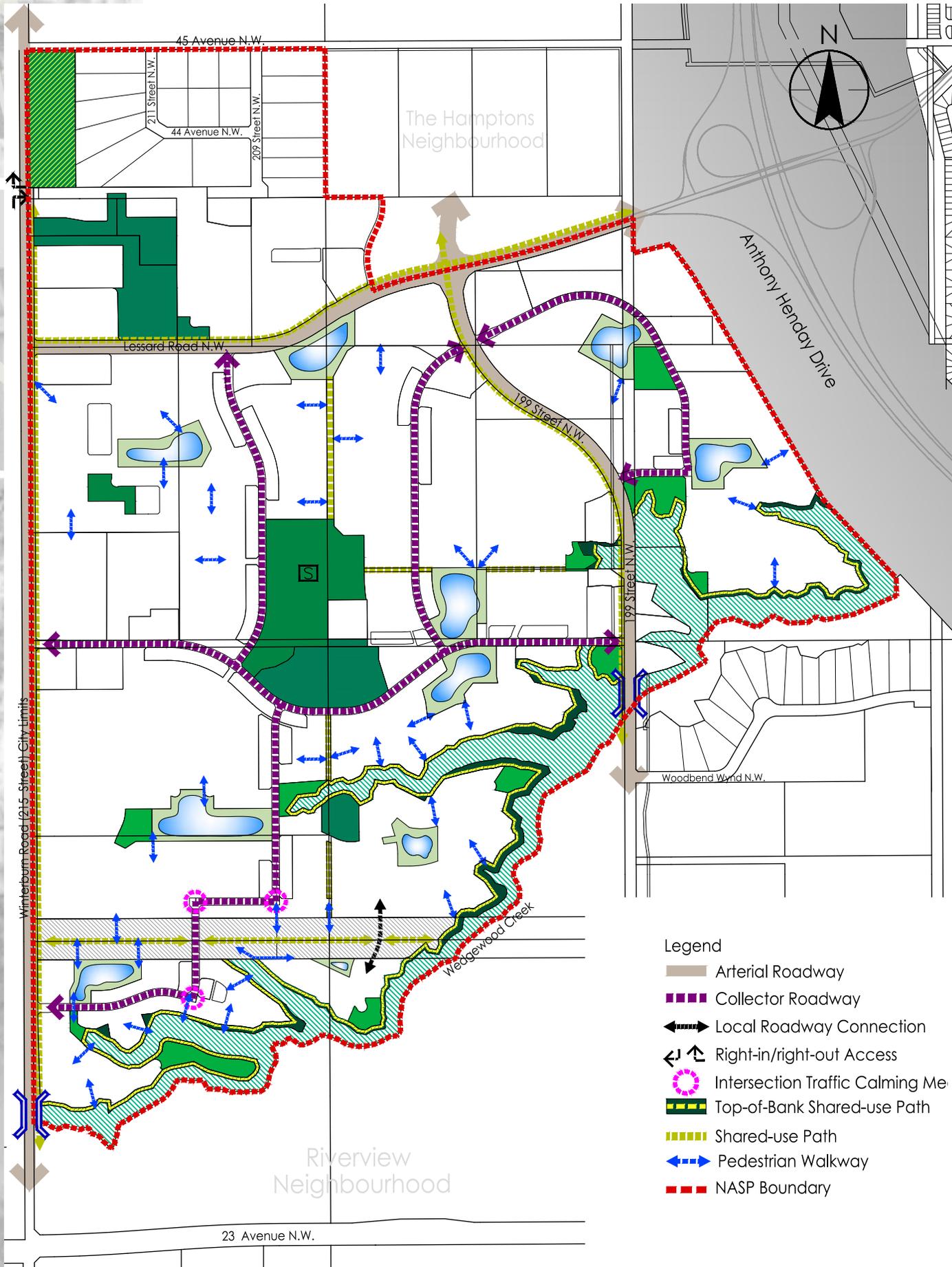


Figure 8 - Parkland, Recreational Facilities & Schools
 Edgemont Neighbourhood Area Structure Plan

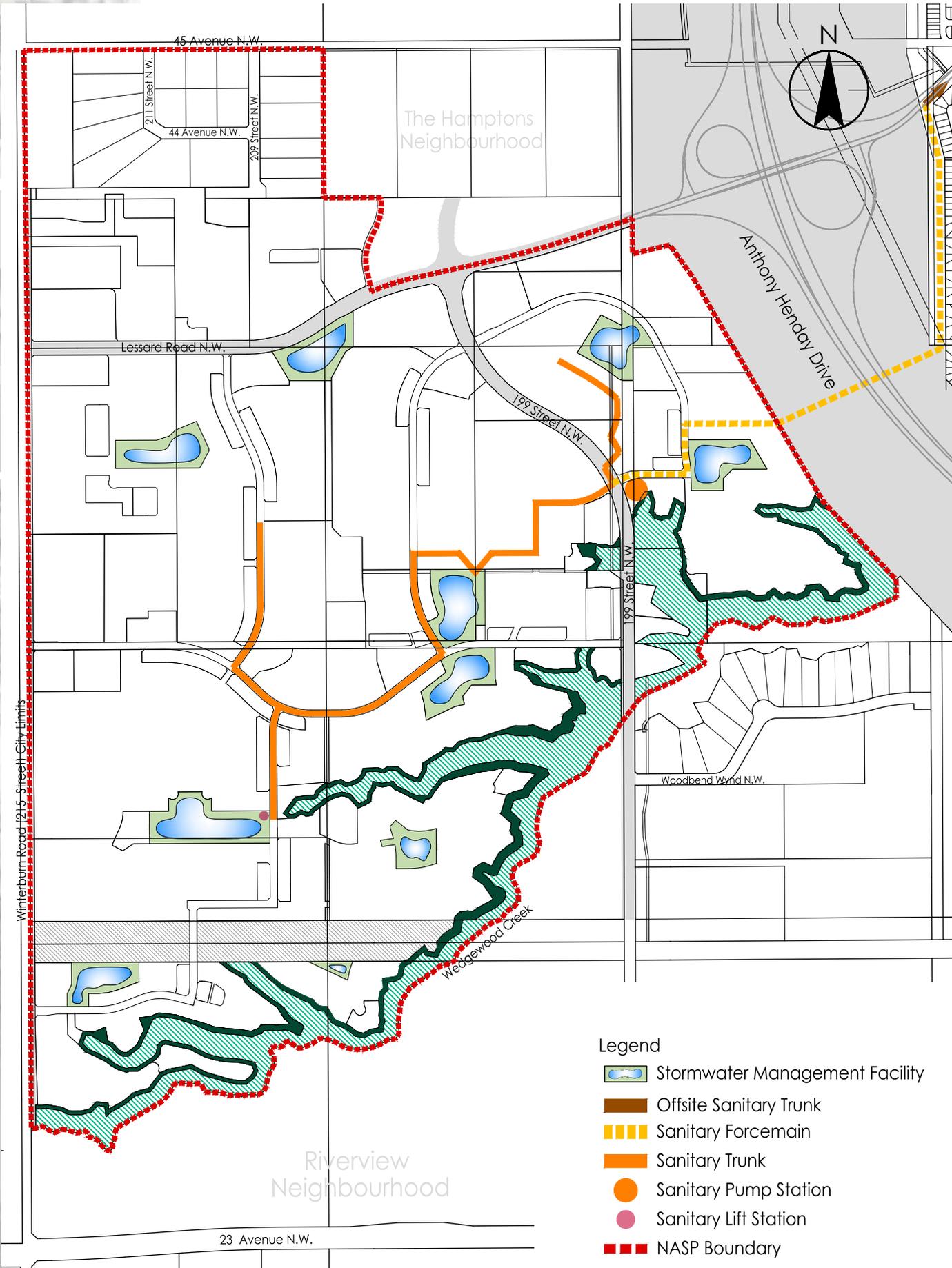


Legend

- Arterial Roadway
- Collector Roadway
- Local Roadway Connection
- Right-in/right-out Access
- Intersection Traffic Calming Measure
- Top-of-Bank Shared-use Path
- Shared-use Path
- Pedestrian Walkway
- NASP Boundary

Figure 9 - Transportation Network

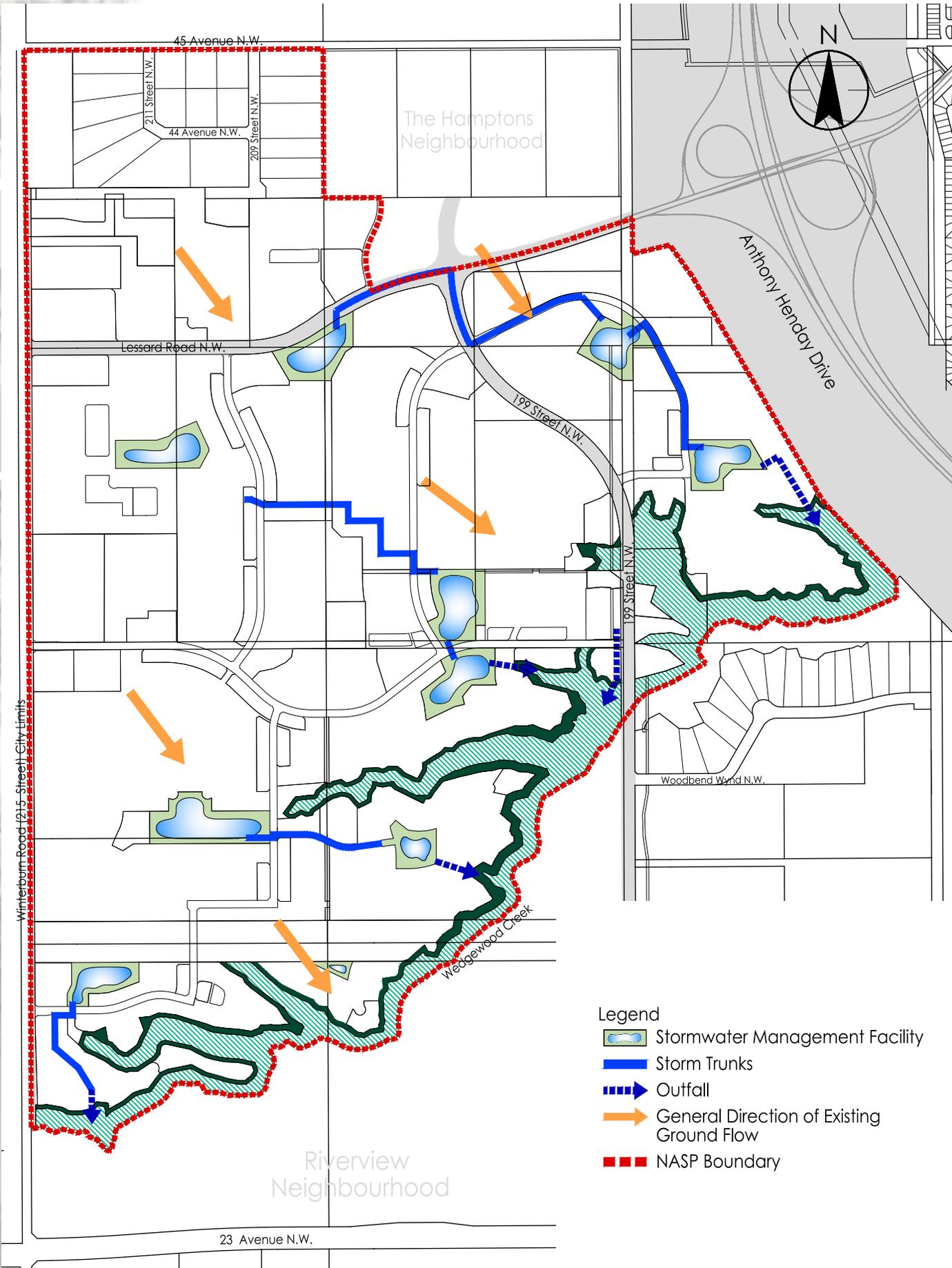
Edgemont Neighbourhood Area Structure Plan



Legend

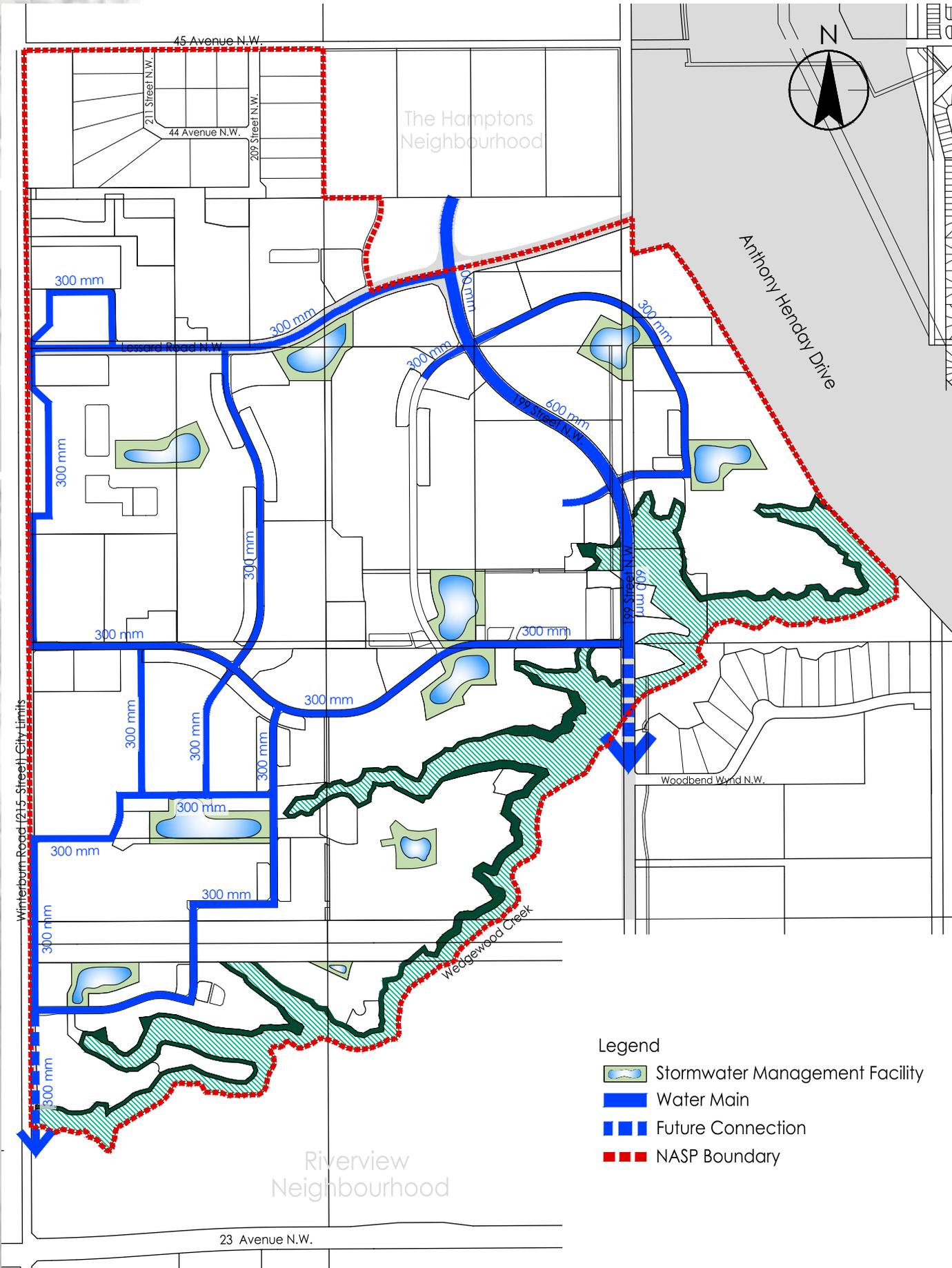
-  Stormwater Management Facility
-  Offsite Sanitary Trunk
-  Sanitary Forcemain
-  Sanitary Trunk
-  Sanitary Pump Station
-  Sanitary Lift Station
-  NASP Boundary

Figure 10 - Sanitary Servicing Edgemont Neighbourhood Area Structure Plan



- Legend
-  Stormwater Management Facility
 -  Storm Trunks
 -  Outfall
 -  General Direction of Existing Ground Flow
 -  NASP Boundary

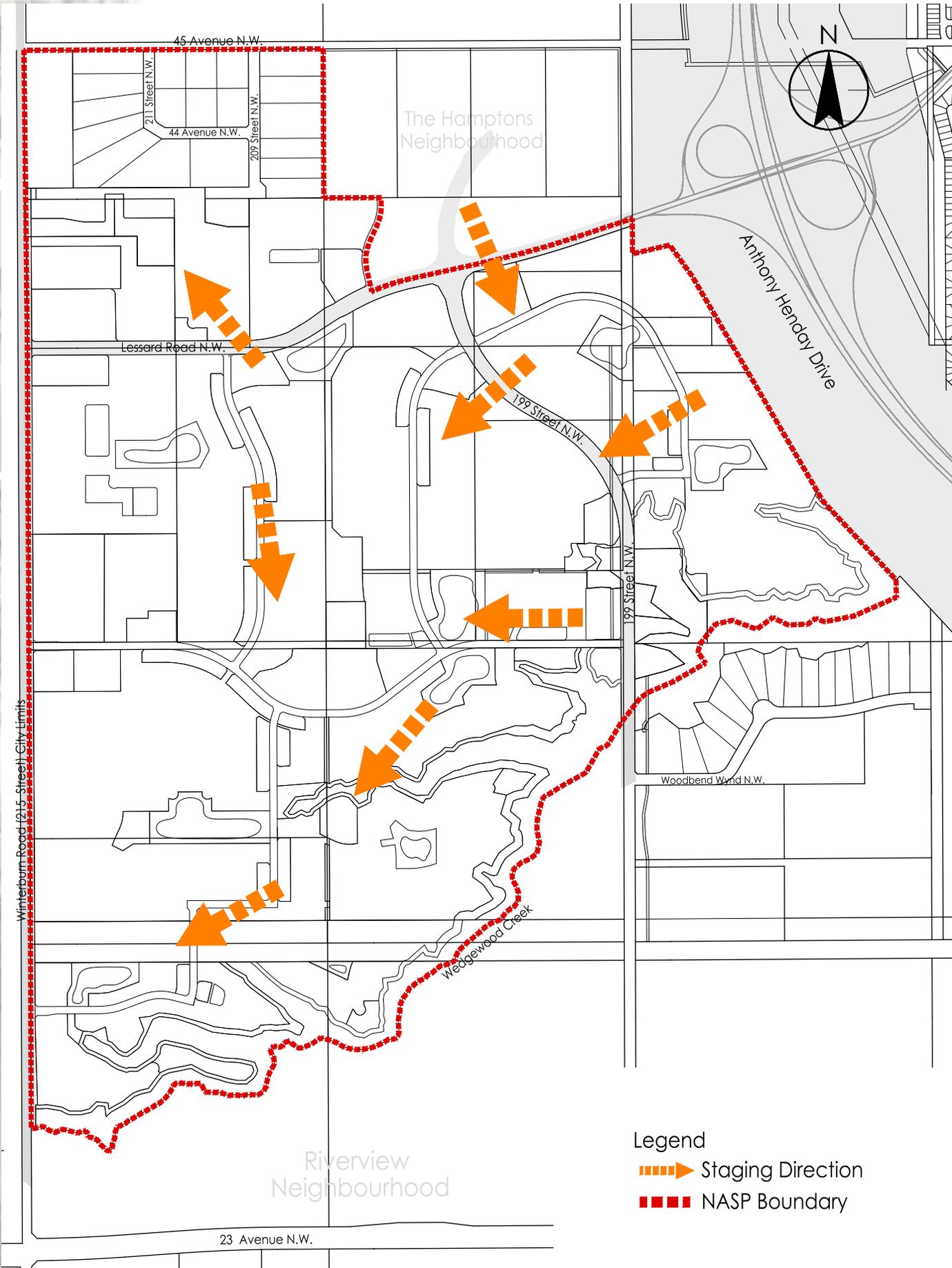
Figure 11 - Stormwater Network
 Edgemont Neighbourhood Area Structure Plan



Legend

-  Stormwater Management Facility
-  Water Main
-  Future Connection
-  NASP Boundary

Figure 12 - Water Servicing
Edgemont Neighbourhood Area Structure Plan



Legend

-  Staging Direction
-  NASP Boundary

Figure 13 - Staging Concept
Edgemont Neighbourhood Area Structure Plan