

Bylaw 21129

A Bylaw to amend Bylaw 11749, as amended
being The Grange Area 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, as amended, being The Grange Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend The Grange Area Structure Plan through the passage of Bylaws 12869, 13187, 13298, 13594, 13624, 13928, 14165, 14301, 14404, 14698, 14733, 15380, 15614, 15702, 16153, 16283, 18040, 20042, and 24116;

WHEREAS an application was received by Administration to further amend The Grange 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. Bylaw 11749, The Grange Area Structure Plan, as amended is hereby further amended as follows:
 - a. deleting the last paragraph of 2.1 - Edmonton Municipal Development Plan: Maintaining a Balanced Mix and Density of Dwellings, and replacing it with:

“The Grange ASP provides for a balanced mix of residential housing forms consistent with City policies.”
 - b. deleting the fourteenth paragraph of 2.3 - Suburban Neighbourhood Design Principles: Design Principle 15, and replacing it with:

“It is intended that a range of low, medium, and high density residential housing forms will be developed within The Grange. Opportunities for innovative site design and building siting can be pursued generally at the neighbourhood plan level and through the redistricting and subdivision processes.”

- c. deleting the last paragraph of 5.2 - Development Concept: Residential, and replacing it with:
 “Two special High Density Residential (HDR) sites, one located in the north-eastern portion of The Hamptons Neighbourhood Structure Plan (1.24 ha) and the other near the western boundary of the Granville Neighbourhood Structure Plan (0.97 ha), have a proposed maximum density of 225 units per hectare and a maximum height of 23.0 m or 6 storeys. The High Density Residential designation will accommodate residential uses to allow for mid-rise apartment buildings.”
- d. deleting the map entitled “Bylaw 24116 – The Grange Area Structure Plan” from the plan;
- e. deleting the figure entitled “Figure 7.0 Development Concept (Bylaw 24116, October 2, 2024)” and replacing it with the figure entitled “Figure 7.0 Development Concept - Bylaw 21129 The Grange Area Structure Plan”, attached hereto as Schedule “A ” and deleting the “amendment area” indicator, and forming part of this Bylaw; and
- f. deleting the statistics entitled “The Grange Area Structure Plan - Neighbourhood Three Granville Neighbourhood Structure Plan Land Use and Demographic Profile (Bylaw 18040)” and replacing it with “The Grange Area Structure Plan - Neighbourhood Three Granville Neighbourhood Structure Plan Land Use and Demographic Profile (Bylaw 21129)”, attached hereto as Schedule “B” 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

SCHEDULE "A"

Figure 7.0
Development Concept

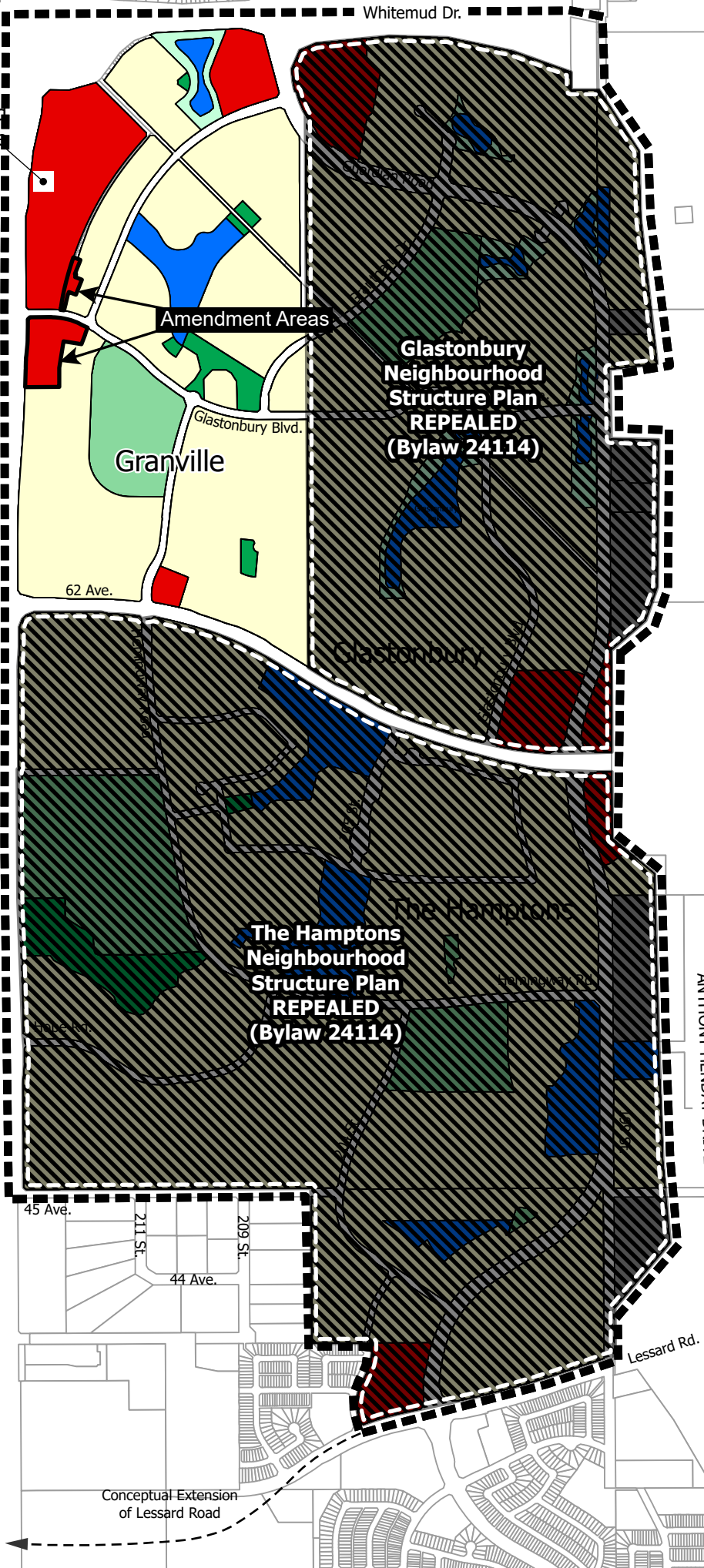
BYLAW 21129

THE GRANGE
Area Structure Plan
(as amended)

Protected
Mission Site

Enoch Cree First Nation

Windermere Road (215 Street) City Limits



- Residential
- Commercial
- School/Park
- Passive Park
- Stormwater Facility Boundary
- Urban Service Area
- ASP Boundary
- ▶ Conceptual Lessard Extension
- 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 many not be developed exactly as illustrated.



THE GRANGE AREA STRUCTURE PLAN – NEIGHBOURHOOD THREE
GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND DEMOGRAPHIC PROFILE
(Bylaw 21129)

	Area (ha)	% of GA
GROSS AREA	598.32	100.0%
Arterial Roads	48.50	8.1%
Resource Pipelines and Facilities	6.63	1.1%
GROSS DEVELOPABLE AREA	543.19	100.0%
Commercial		
Commercial Shopping Centre	11.04	2.03%
Commercial Other	22.95	4.23%
Parkland, Recreation, School (Municipal Reserve)		
District Campus Site and K-8 Public School	19.10	3.52%
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92%
K-8 Public School and Neighbourhood Park (1 site)	7.90	1.45%
Winterburn Woodlot	6.45	1.19%
Oblate Mission Site Park	0.22	0.04%
Dispersed Parks	4.90	0.90%
Transportation		
Circulation	88.93	16.37%
Infrastructure / Servicing		
Stormwater Management Facilities	41.65	7.67%
Urban Services	15.24	2.81%
TOTAL Net Non-Residential Area	234.22	43.12%
Residential Area (NRA)	308.97	56.88%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	251.97	25	6,299	2.8	17,638	61.08%
Medium Density Residential (MDR)						
Row Housing	31.36	45	1,411	2.8	3,952	13.69%
Low-rise/Medium Density	23.44	90	2,110	1.8	3,797	20.45%
Medium to High Rise	2.19	225	493	1.5	740	4.78%
Total Residential	308.97		10,313		26,127	100.00%

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	84.6
Units Per Net Residential Hectare	33.4
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	61% / 39%
Persons per Gross Developable Hectare	48.1

STUDENT GENERATION STATISTICS BASED ON NRA

LEVEL	Public	Separate	Francophone	Total
Elementary	1236	618	39	1892
Junior High	618	309	21	948
Senior High	618	309	21	948
	2472	1236	81	3788

STUDENT GENERATION STATISTICS BASED ON UNITS

LEVEL	Public	Separate	Francophone	Total
Elementary	2063	1031	52	3146
Junior High	1031	516	21	1568
Senior High	1031	516	21	1568
	4125	2063	93	6281

For purposes of the Capital Region Board Net Density is 33.4 upnrha (based on 10,313 units divided by 308.97 hectares of Net Residential Area).

Student generation statistics have been recalculated based on the 2022 model that estimates generation using both NRA and Unit Count, providing a range of 3788 to 6281 students.