

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

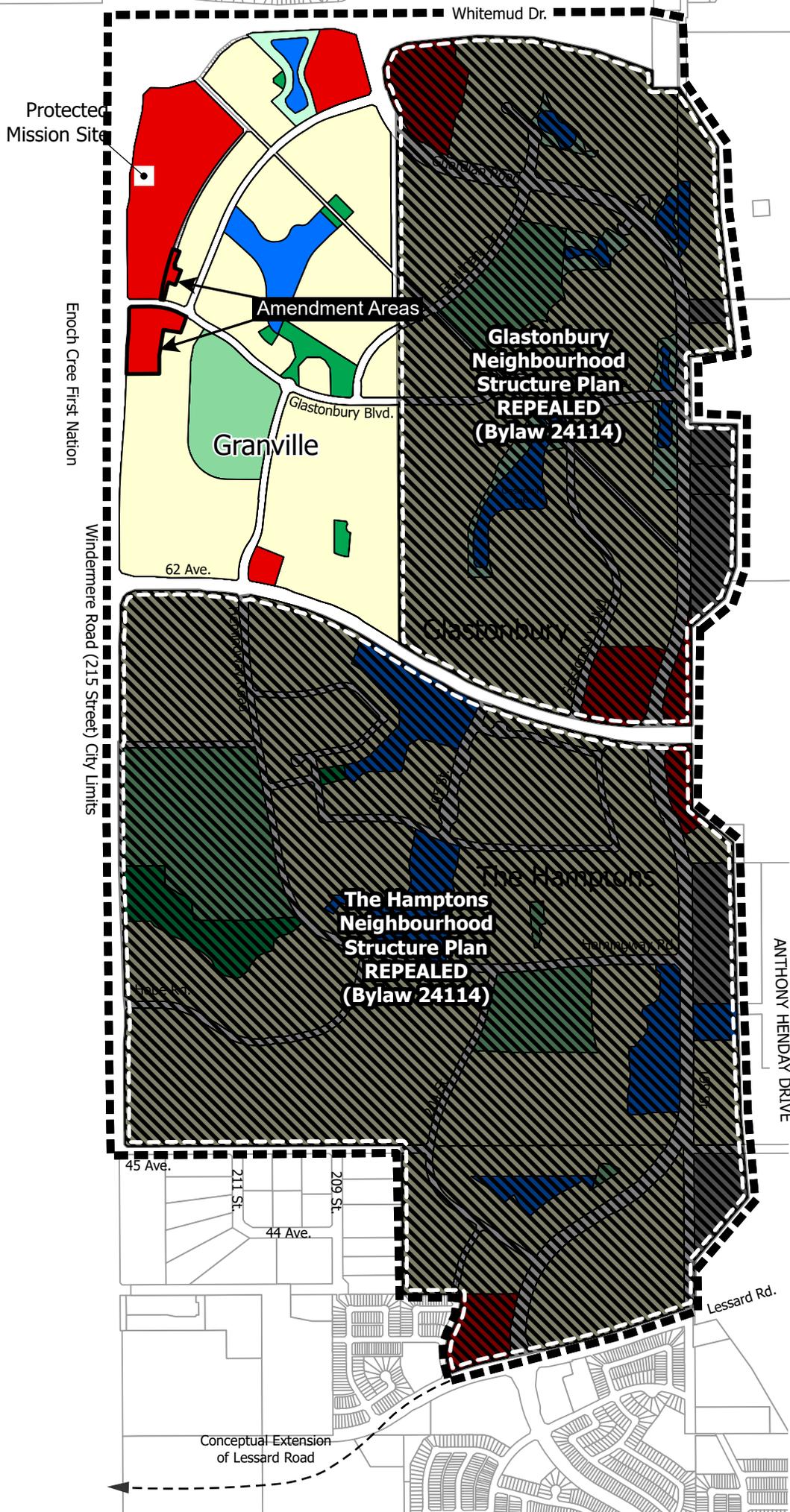
MAYOR

CITY CLERK

Figure 7.0
Development Concept

BYLAW 21129

THE GRANGE
Area Structure Plan
(as amended)



- 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 |

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

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 |

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.