

Bylaw 21130

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, 18041, and 21026; 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 first paragraph of 2.2 - Distribution of Land Uses, and replacing it with:

“Granville is planned as a residential area of approximately 136 ha, of which approximately 58 ha are designated for residential development.”
 - b. deleting the second paragraph of 2.3 Residential Land Use, and replacing it with:

“Residential land use is designed for high, medium and low-density housing. Of the approximately 58 ha of residential land, approximately 1.0 ha will be high density housing in the form of medium-rise apartments under the Site Specific Direct Control (DC2) zone with an overall average density of 225 units per hectare. Approximately 10.8 ha of medium density residential (MDR) development will be in the form of row housing, low-rise apartments, and stacked town housing with zones, such as RF5, RF6 and RA7, and based on an overall average density of 90 units per hectare for low-rise MDR, or 45 units per hectare for MDR or mixed use development. Low-density residential (LDR) development will occupy approximately 46 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 and high density residential will be approximately 54% to 46%.”

- c. adding subsection 2.3.3 - High Density Residential (Medium Rise Apartments) after 2.3.2 - Medium Density Residential, with the following contents:

“High Density Residential (HDR) is strategically located along collector roads nearby to commercial amenities.

HDR developments will incorporate design principles to create building forms that limit massing, sun shadow, and wind impacts on low density residential sites, foster diversity, and fit within the context of the neighbourhood. The principles will deal with human-scaled buildings, quality materials, landscaping and building setbacks, and promote pedestrian circulation through the sites and to other sites within the area.

Granville includes one 0.97 ha HDR Site Specific Development Control Provision area towards the western boundary, at Glastonbury Boulevard NW and Granville Drive NW (see Exhibit 2).

The HDR site will provide variation in housing typology by offering a mix of unit types, and is easily accessible by multiple modes of transportation. The addition of HDR will add to the diversity of the neighbourhood. It will also help to establish sufficient density to support school and park facilities and services. The site will abut a major commercial area offering complementary services and amenities.

The type of HDR pursued during the development stage is subject to consumer and market demands. The area, estimated number of dwelling units and population attributed to the HDR development is shown in the Land Use and Population Statistics.”

- d. deleting the second paragraph and subsequent three bullet points of 2.4 - Commercial Land Use, and replacing them with:

“Four commercial sites are included in Granville (see Exhibit 2):

- A 3.17 ha commercial/mixed use site in the northeast at Guardian Road and Whitemud Drive;
- A 5.66 ha Site Specific/Direct Development Control site in the northwest at 215 Street;
- A 0.81 ha neighbourhood commercial site in the south located at 62 Avenue; and
- A 2.11 ha general commercial site in the northwest at 215 Street and Glastonbury Boulevard.”

- e. deleting the first sentence of the fifth paragraph of 2.4 - Commercial Land Use, and replacing it with:

“A commercial site is proposed along 215 Street in the northwest sector of this NSP. This site totals 11.52 ha and accommodates the protected Winterburn Oblate Mission Site.”

- f. adding, as the last paragraph of 2.4 - Commercial Land Use, the following contents:

“A general commercial site is proposed along 215 Street and south of Glastonbury Boulevard. This 2.11-hectare site will allow for a variety of commercial businesses.”

- g. deleting the first paragraph of 2.7 - Berm & Buffers, and replacing it with:

“Buffering shall be provided in all instances where commercial uses adjoin low density residential uses.”

- h. deleting the first paragraph of 2.7.1 - Commercial/Residential Interface & Buffer, and replacing it with:

“Commercial uses within the northwest quadrant of Granville will require buffering to mitigate impacts on adjoining low density residential uses.”

- i. adding, as the last paragraph of 2.7.1 - Commercial/Residential Interface & Buffer, the following contents:

“An HDR Site in the northwest quadrant will employ Site Specific Direct Control zoning (DC) to ensure quality design and appropriate siting and massing in relation to the low density residential area adjoining to the north.”

- j. deleting the fourth bullet point of 5.1.2 - Principles, A Liveable Residential Environment, and replacing it with:

“locate larger parcels of medium and high density development toward the collector and arterial road systems to provide efficient access;”

- k. deleting the second bullet point of 5.1.2 - Principles, Scale of Architecture & Community Enhancement, and replacing it with:

“provide attractive site planning that is sensitive to the provision of local amenity areas and streetscapes for medium and high density residential areas;”

- l. deleting the third bullet point of 5.1.2 - Principles, Scale of Architecture & Community Enhancement, and replacing it with:

“ensure transition, integration and buffering between commercial and and low and medium density residential land uses through the use of appropriate development guidelines;”

- m. deleting the first paragraph of 7.1 - The Grange Area Structure Plan, and replacing it with:

“The Grange ASP provides general guidelines to facilitate the orderly development in terms of proposed land uses, density of development, location of major roads and facilities and sequence of development. The Granville NSP is a more detailed extension of the land use framework described in the ASP and is consistent with development objectives described within The Grange ASP, namely:”

- n. deleting the first sentence of the third paragraph of 7.8 - Smart Choices, and replacing it with:

“Granville incorporates residential designations that offer home consumers the option of low, medium, and high density housing.”

- o. deleting the map entitled “Bylaw 21026 - Amendment to Granville Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 21130 - Amendment to Granville Neighbourhood Structure Plan” attached hereto as Schedule “A”, and deleting the “amendment area” indicator, and forming part of this bylaw;
- p. deleting the statistics entitled “Granville Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 21026” and replacing it with the statistics entitled “Granville Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 21130”, attached hereto as Schedule “B”, and forming part of this bylaw;
- q. 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;
- r. deleting “Exhibit 3 – Transportation Network” and replacing it with “Exhibit 3 – Transportation Network”, attached hereto as Schedule “D”, and forming part of this bylaw;
- s. 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;
- t. deleting “Exhibit 5 - Stormwater Management” and replacing it with “Exhibit 5 - Stormwater Management”, attached hereto as Schedule “F”, and forming part of this bylaw;
- u. deleting “Exhibit 6 - Sanitary Services” and replacing it with “Exhibit 6 - Sanitary Services”, attached hereto as Schedule “G”, and forming part of this bylaw; and

- v. deleting “Exhibit 7 - Water Servicing” and replacing it with “Exhibit 7 - Water Servicing”, attached hereto as Schedule “H”, 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



**BYLAW 21130
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
- Commercial General
- School / Park
- Park
- Stormwater Facility
- Pipeline R/W
- Berm
- High Density Residential (Medium Rise Apartments)
- 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
BYLAW 21130**

		<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
Resource Pipelines and Facilities		
Chevron Canada Resources Ltd.	1.02	
Northwestern Utilities Limited	0.79	1.81
Plan 0321752	0.43	0.43
GROSS DEVELOPABLE AREA		115.55
Stormwater Management Facilities	6.85	
Municipal Reserve		
School / Park	8.67	
Dispersed Parks	3.04	11.71
Non-Residential Land Uses		
Commercial / Mixed-Use*	3.17	
Neighbourhood Commercial	0.81	
Commercial - 215 Street	11.52	17.61
General Commercial	2.11	
Circulation (Collector, Local Roads and Walkways - 18% of GDA)	20.80	
Sub-Total		56.97
NET RESIDENTIAL AREA		58.58

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	[LDR] / [MDR/HDR] Ratio
Low Density Res.	46.08	25	1152	2.80	3226	53.92% LDR
Medium Density Res. (MDR)	7.84	45	353	2.80	988	46.01% MDR/HDR
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	143	2.80	400	36.92 upnrha
Low-Rise/Medium Density	3.1	90	279	1.80	502	
High-Density Residential (Medium Rise Apartments)	0.95	225	214	1.50	321	
TOTAL	57.98		2,141		5,438	Persons per Gross Developable Hectare 47

STUDENT GENERATION STATISTICS BASED ON NRA

LEVEL	Public	Separate	Francophone	Total
Elementary	234	117	7	359
Junior High	117	59	4	180
Senior High	117	59	4	180
	469	234	15	718

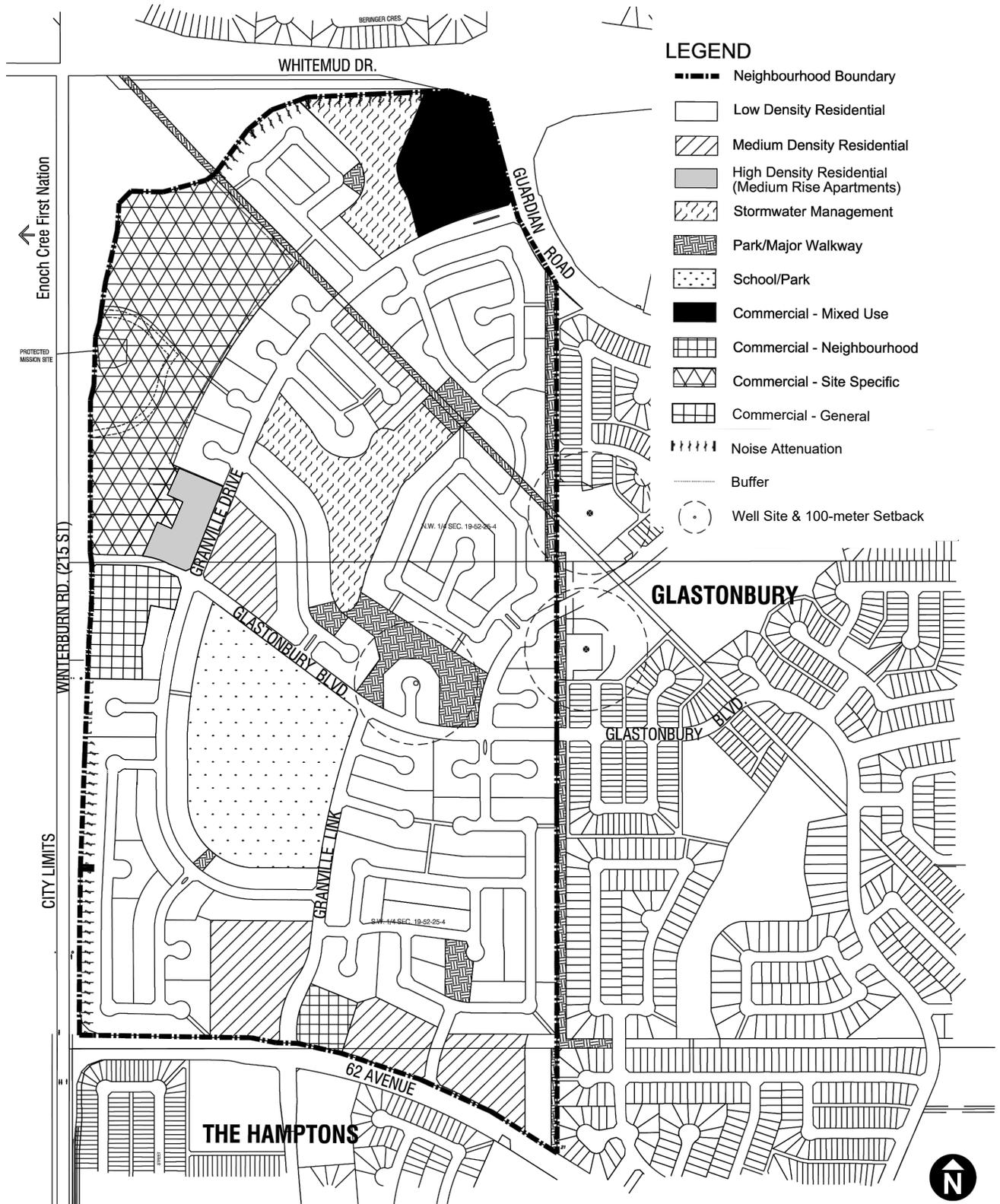
Student generation statistics have been recalculated based on the 2022 model that estimates generation using both NRA and Unit Count, providing a range of 718 to 1302 students.

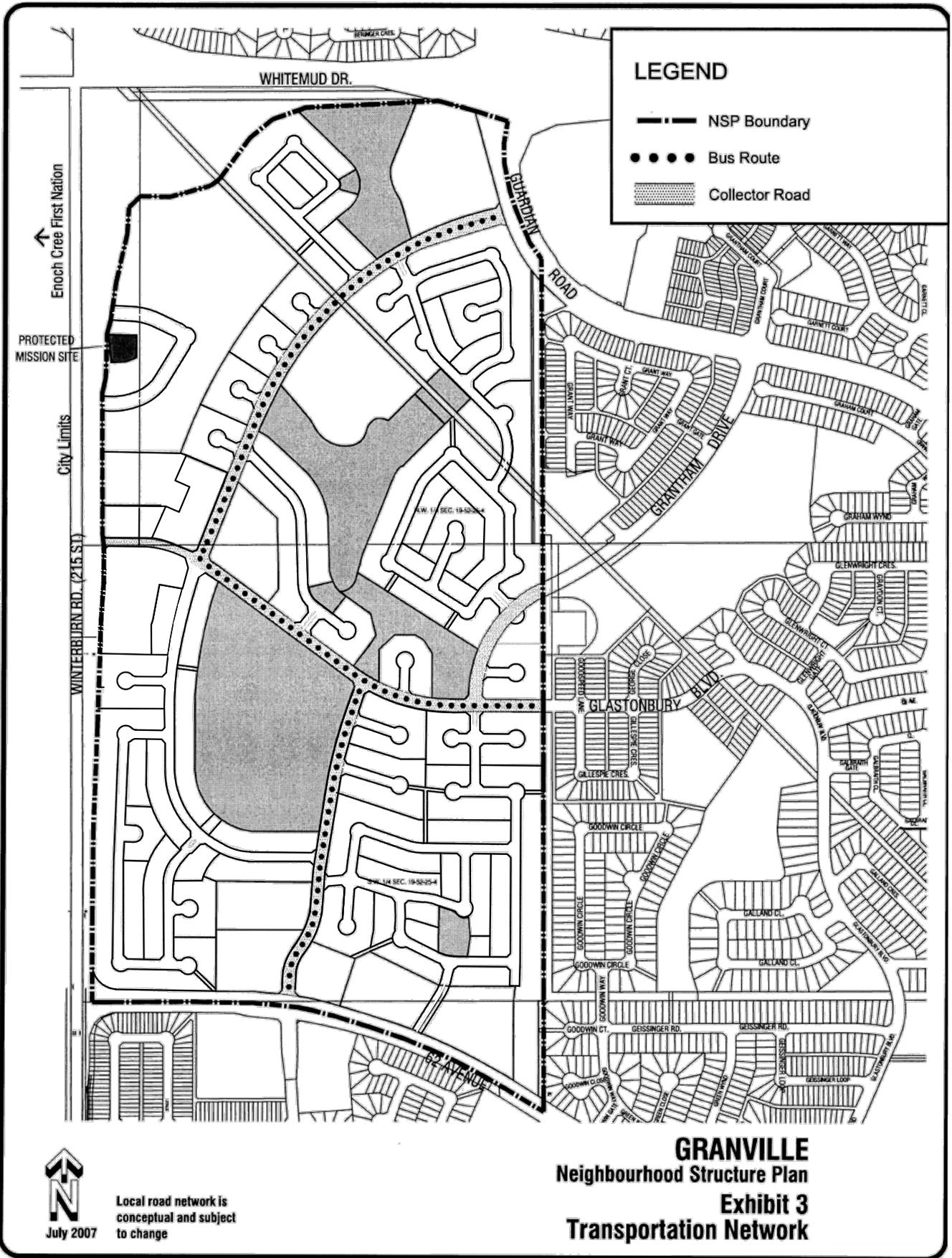
STUDENT GENERATION STATISTICS BASED ON UNITS

LEVEL	Public	Separate	Francophone	Total
Elementary	428	214	11	653
Junior High	214	107	4	325
Senior High	214	107	4	325
	857	321	19	1197

* 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
- Bus Route
- Collector Road



Local road network is conceptual and subject to change

GRANVILLE
 Neighbourhood Structure Plan
Exhibit 3
 Transportation Network

