

Bylaw 19280

A Bylaw to amend Bylaw 16323, as amended, being the  
Graydon Hill Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton, passed Bylaw 16323, being the Graydon Hill Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Graydon Hill Neighbourhood Area Structure; and

WHEREAS an application was received by the Administration to amend the Graydon Hill Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Graydon Hill Neighbourhood Area 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. Bylaw 16323, as amended, the Graydon Hill Neighbourhood Area Structure Plan is hereby amended by:
  - a. deleting the second sentence of Section 2.3 “Land Ownership” and replace it with the following: “The two remaining parcels are held by non-participating landowners and although not participating in the NASP process, the Rosehill Cemetery has been consulted and are aware that an NASP is proposed for the subject lands.”

- b. deleting all the paragraphs of Section 2.4.3 “Natural Area and Ecological Resources” and replacing it with the following:  
“The City of Edmonton’s inventory of Environmentally Sensitive and Significant Natural Area (Geowest, 1993) identifies no natural areas within the NASP boundary. A tree stand, SW26 is located directly to the east of the neighbourhood within Heritage Valley Neighbourhood 14.”
- c. deleting the first paragraph of Section 3.2.3 “Ecology” and replacing it with the following: “The Graydon Hill NASP ensures that the ravine tip is maintained and protected. Consideration is given to ecological linkages between the adjacent natural area, parks, stormwater management facility and the ravine tip. Public access to the ravine tip and adjacent natural areas will be provided via pedestrian linkages, pocket park, and a Top-of-Bank shared-use path/roadway.”
- d. deleting the second sentence in the first paragraph for Objective 11, Rationale, under Section 3.2.3 “Ecology” and replacing it with “The plan area is primarily agricultural land and the only ecological component identified by the City of Edmonton Ecological Network map is the SW26 Natural Area (which is located in the adjacent neighbourhood, Heritage Valley 14) to the east.”
- e. deleting the second sentence in the second paragraph for Objective 11, Rationale, under Section 3.2.3 “Ecology” and replacing it with “From an ecological perspective, the NASP concept includes the following components: ravine tip, a stormwater management facility, pocket park and a north-south shared-use path.”
- f. deleting Objective 12 “Conserve the Environmentally Sensitive Area (SW26) within the plan area.” of Section 3.2.3 “Ecology” and renumbering the subsequent Objectives appropriately;
- g. deleting the first bullet point from the Implementation column of new Objective 19 of Section 3.2.7 “Parks and Open Space” and replace it with the following: “The Pocket Park and open spaces are conceptually illustrated in Figure 7 - Land Use Concept.”
- h. deleting the Natural Area Subsection from new Objective 19, Rationale for Section 3.2.7 “Parks and Open Space” and replacing it with the following:  
“A Natural Area is located east of the eastern boundary of the plan, in Heritage Valley

14. A Natural Area Buffer of approximately 0.63 ha will also be provided between the Natural Area and urban development which will protect the natural area from impacts due to development and proximity to residential lots. The Natural Area buffer will be measured from the drip line outwards 10 metres and will be dedicated as greenway right-of-way.”

- i. deleting the Municipal Reserve Subsection from new Objective 19, Rationale for Section 3.2.7 “Parks and Open Space” and replacing it with the following:  
 “Overall, land provided for municipal reserve dedication for the Graydon Hill NASP is approximately 4.4%, which is within the Municipal Reserve entitlement of 10%. Municipal Reserve dedication exceeding the 10% entitlement will be purchased by the City of Edmonton based on market value.”
- j. deleting new Objective 22 “Conserve the Environmentally Sensitive Area (SW26) within the plan area.” of Section 3.2.3 “Ecology” and renumbering the subsequent Objectives appropriately;
- k. deleting the first paragraph of Section 3.2.8 “Institutional and Special Study Area” and replacing it with the following:  
 “The Graydon Hill NASP designates an existing cemetery site as institutional (portion of NW ¼ 24-51-25-W4). The institutional site is approximately 32.6 ha and is located in the western portion of the plan area.”
- l. deleting new Objective 23 “Maintain the land use designation of Special Study Area for the Government of Alberta lands.” of Section 3.2.8 “Institutional and Special Study Area” and renumbering the subsequent Objectives appropriately’
- m. deleting the first column of new Objective 25 of Section 3.2.9 “Transportation” and replacing it with the following:  
 “Promote connectivity and pedestrian access to amenity areas such as the park, natural areas to the east, open spaces, and institutional uses by providing an alternative circulation system.”
- n. deleting “Table 1 - Land Ownership” and substituting it with the following “Table 1 - Land Ownership”:

Table 1 - Land Ownership

Map Reference Number	Titled Owner	Legal Description	Area in NASP	Titled Area
1	Private Non-Corporate <sup>NP</sup>	Lot 1, Block 1, Plan 072	1.43 ha	1.43 ha
2	Private Non-Corporate <sup>NP</sup>	Portion of N.W. ¼ Sec. 24-51-25-4	31.87 ha	31.87 ha
3	Private Corporate	Portion of N.W. ¼ Sec. 24-51-25-4	27.79 ha	27.79 ha
	Ellerslie Road (9 <sup>th</sup> Avenue S.W.) & 141 Street Road Rights of Way		2.07 ha	
Total			63.15 ha	63.16 ha

<sup>NP</sup> Indicates a non-participating landowner

- o. deleting “Table 2 - Environmental Site Assessments” and substituting it with the following “Table 2 - Environmental Site Assessments”:

Table 2 - Environmental Site Assessments

Map Reference Number	Titled Owner	Legal Description	ESA
1	Private Non-Corporate <sup>NP</sup>	Lot 1, Block 1, Plan 072	Required
2	Private Non-Corporate <sup>NP</sup>	Portion of N.W. ¼ Sec. 24-51-25-4	Phase I ESA Signed-Off
3	Private Corporate	Portion of N.W. ¼ Sec. 24-51-25-4	Phase I ESA Signed-Off

<sup>NP</sup> Indicates a non-participating landowner

- p. deleting “Table 3 - Historical Resources Overview” and substituting it with the following “Table 3 - Historical Resources Overview”:

Table 3 - Historical Resources Overview

Map Reference Number	Titled Owner	Legal Description	SoJ	HRIA
1	Private Non-Corporate <sup>NP</sup>	Lot 1, Block 1, Plan 072	Required	
2	Private Non-Corporate <sup>NP</sup>	Portion of N.W. ¼ Sec. 24-51-25-4	Required	
3	Private Corporate	Portion of N.W. ¼ Sec. 24-51-25-4	Clearance	Clearance

<sup>NP</sup> Indicates a non-participating landowner

- q. deleting “Table 5 - Land Use and Population Statistics” and substituting it with the following “Table 5 - Land Use and Population Statistics”;

Table 5 - Land Use and Population Statistics

Graydon Hill Neighbourhood Area Structure Plan Land Use and Population Statistics						
LAND USE	Area (ha)	% of GA				
Gross Area	63.16	100.0%				
Environmental Reserve	2.53					
Public Upland Area (ER)	0.88					
Land Between Urban Development Line and Top of Bank Roadway*	0.01					
Arterial Road Right-of-Way	2.48					
	Area (ha)	% of GDA				
Gross Developable Area	57.26	100.0%				
Institutional	32.60	32.60	56.9%			
Cemetery**						
Parks and Open Space***	2.51	4.4%				
Pocket Park		1.25				
Natural Area		1.26				
Transportation	3.98	7.0%				
Circulation		3.98				
Infrastructure / Servicing	2.14					
Stormwater Management Facilities		2.14	3.7%			
Total Non-Residential Area	41.23	72.00%				
Net Residential Area (NRA)	16.03	28.00%				
RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-Detached and Row Housing	13.61	25	340	61%	2.80	953
Row Housing****		45				
Medium Density Residential (MDR)						
Low-Rise/Medium Density Housing	2.42	90	218	39%	1.80	392
Total	16.03		558	100%		1,345

**SUSTAINABILITY MEASURES**

Population Density (ppnrha):			84
Unit Density (upnrha)			35
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing			65% 35%
Population (%) within 500 m of Parkland			100%
Population (%) within 400 m of Transit Service			93%
Population (%) within 600 m of Commercial Service			0%
<b>Presence / Loss of Natural Area Features</b>	<b>Land</b>	<b>Water</b>	
Protected as Environmental Reserve (ha)	3.42	n/a	
Conserved as Naturalized Municipal Reserve (ha)	1.26	n/a	
Protected through other means (ha)	n/a	n/a	
Lost to Development (ha)	2.14	n/a	

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>		<b>229</b>
Elementary	115	
Junior High	57	
Senior High	57	
<b>Separate School Board</b>		<b>115</b>
Elementary	57	
Junior High	29	
Senior High	29	
<b>Total Student Population</b>		<b>344</b>

\*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

\*\* Municipal Reserve for Cemetary lands to be provided as DRC on Title

\*\*\*Areas dedicated to Municipal Reserve to be confirmed by legal survey.

\*\*\*\* Row Housing will be limited to 10% of the total low density residential lots

- r. deleting the map entitled “Bylaw 16323 Proposed Graydon Hill Neighbourhood Area Structure Plan” and replacing it with “Bylaw 19280 Amendment to Graydon Hill Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- s. deleting “Figure 1 - Location Plan” and replacing it with “Figure 1 - Location Plan” attached hereto as Schedule “B” and forming part of this Bylaw;
- t. deleting “Figure 2 - Context Plan” and replacing it with “Figure 2 - Context Plan” attached hereto as Schedule “C” and forming part of this Bylaw;
- u. deleting “Figure 3 - Land Ownership” and replacing it with “Figure 3 - Land Ownership” attached hereto as Schedule “D” and forming part of this Bylaw;
- v. deleting “Figure 4 - Site Contours” and replacing it with “Figure 4 - Site Contours” attached hereto as Schedule “E” and forming part of this Bylaw;
- w. deleting “Figure 5 - Site Features” and replacing it with “Figure 5 - Site Features” attached hereto as Schedule “F” and forming part of this Bylaw;
- x. deleting “Figure 6 - Environmental Site Assessment Overview” and replacing it with “Figure 6 - Environmental Site Assessment Overview” attached hereto as Schedule “G” and forming part of this Bylaw;
- y. deleting “Figure 7 - Land Use Concept” and replacing it with “Figure 7 - Land Use Concept” attached hereto as Schedule “H” and forming part of this Bylaw;

- z. deleting “Figure 8 - Special Area Zone” and replacing it with “Figure 8 - Special Area Zone” attached hereto as Schedule “I” and forming part of this Bylaw;
- aa. deleting “Figure 9 - Transportation Network” and replacing it with “Figure 9 - Transportation Network” attached hereto as Schedule “J” and forming part of this Bylaw;
- bb. deleting “Figure 10 - Pedestrian Network” and replacing it with “Figure 10 - Pedestrian Network” attached hereto as Schedule “K” and forming part of this Bylaw;
- cc. deleting “Figure 11 - Sanitary Servicing” and replacing it with “Figure 11 - Sanitary Servicing” attached hereto as Schedule “L” and forming part of this Bylaw;
- dd. deleting “Figure 12 - Stormwater Servicing” and replacing it with “Figure 12 - Stormwater Servicing” attached hereto as Schedule “M” and forming part of this Bylaw;
- ee. deleting “Figure 13 - Water Servicing” and replacing it with “Figure 13 - Water Servicing” attached hereto as Schedule “N” and forming part of this Bylaw;
- ff. deleting “Figure 14 - Staging Concept” and replacing it with “Figure 14 - Staging Concept” attached hereto as Schedule “O” and forming part of this Bylaw

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

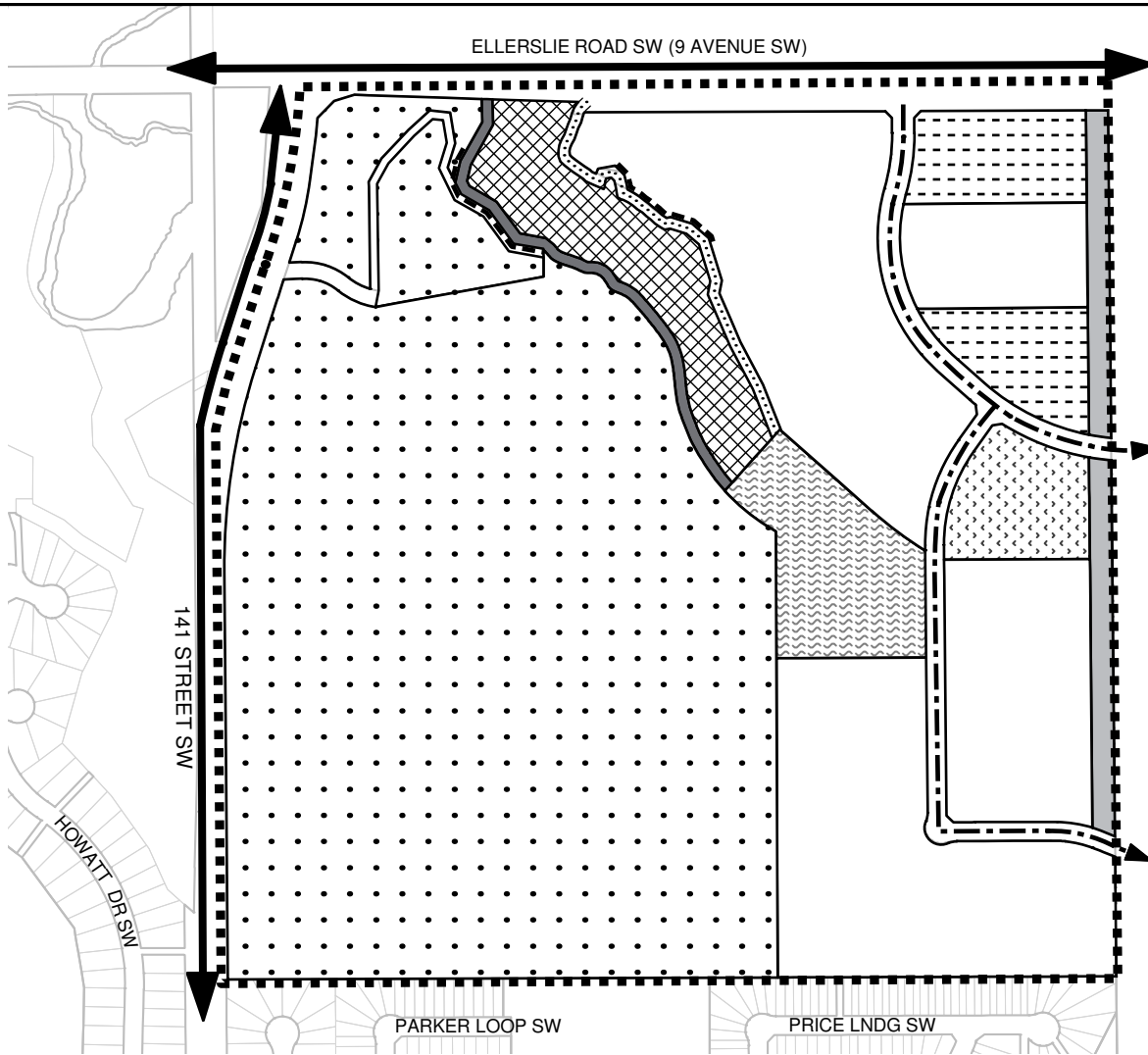
THE CITY OF EDMONTON

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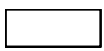
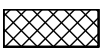
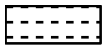

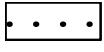
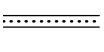

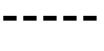



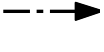


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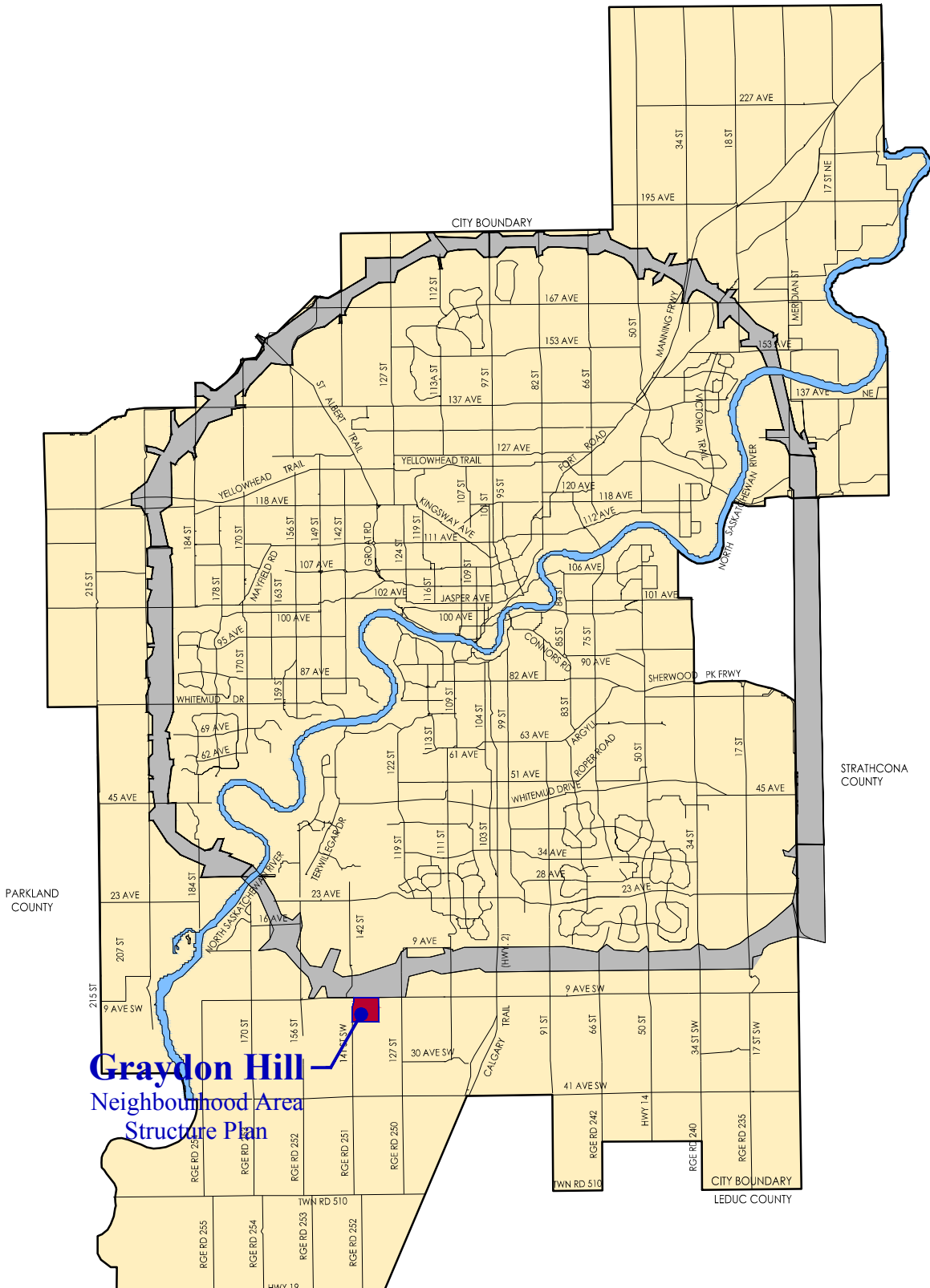
**BYLAW 19280  
AMENDMENT TO  
GRAYDON HILL  
Neighbourhood Area Structure Plan**

- |   |                                |   |                             |
|---|--------------------------------|---|-----------------------------|
|  | Low Density Residential        |  | Environmental Reserve       |
|  | Medium Density Residential     |  | Public Upland Area          |
|  | Institutional (Cemetery)       |  | Top-of-Bank Shared-Use Path |
|  | Park                           |  | Top-of-Bank Roadway         |
|  | Stormwater Management Facility |  | Public Utility R/W          |
|  | Natural Area                   |  | Collector Roadway           |
|   |                                |  | Arterial Roadway            |
|   |                                |  | NASP 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.



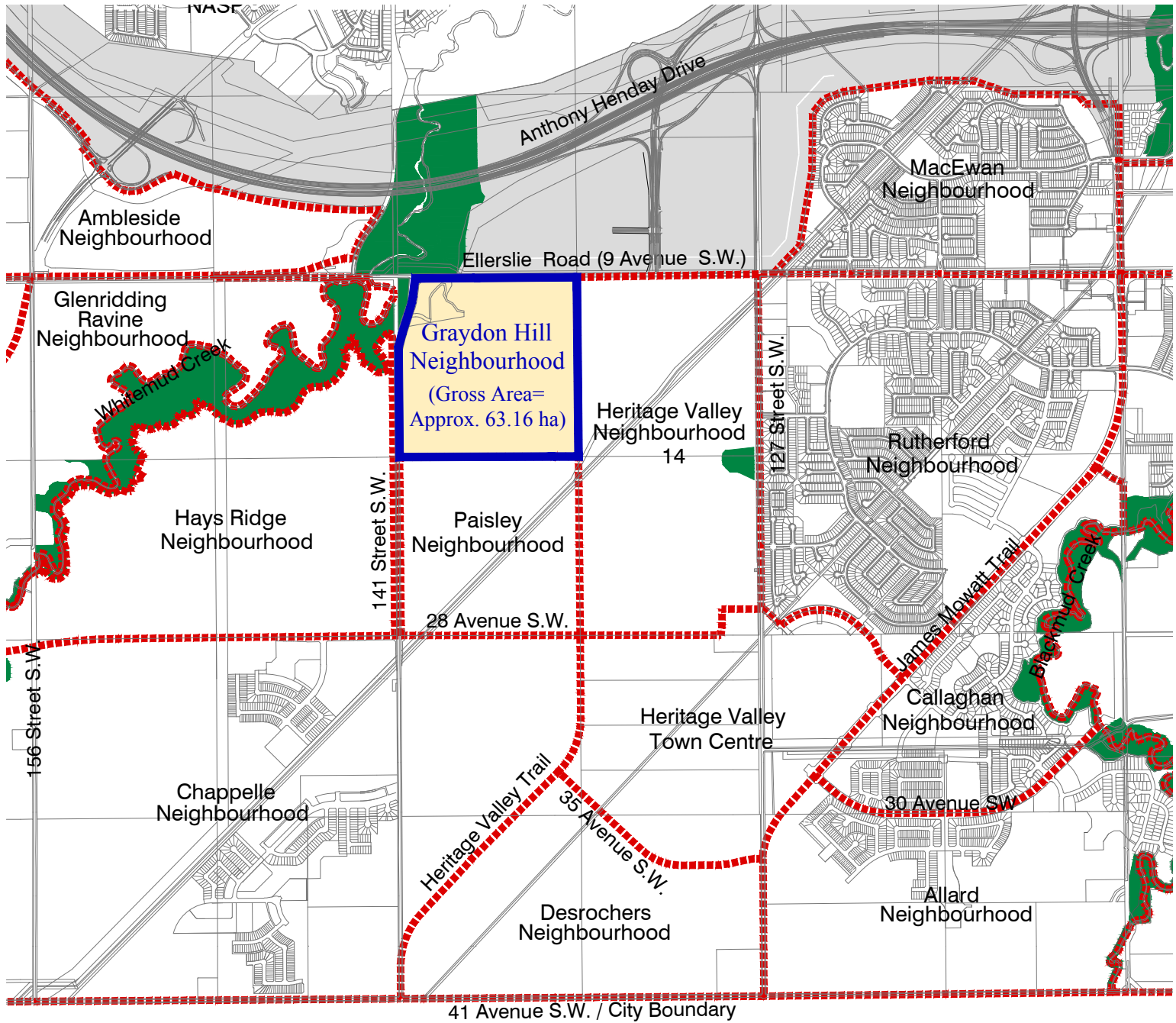
Figure 1  
Location Plan



**Graydon Hill**  
Neighbourhood Area  
Structure Plan



# Figure 2 Context Plan

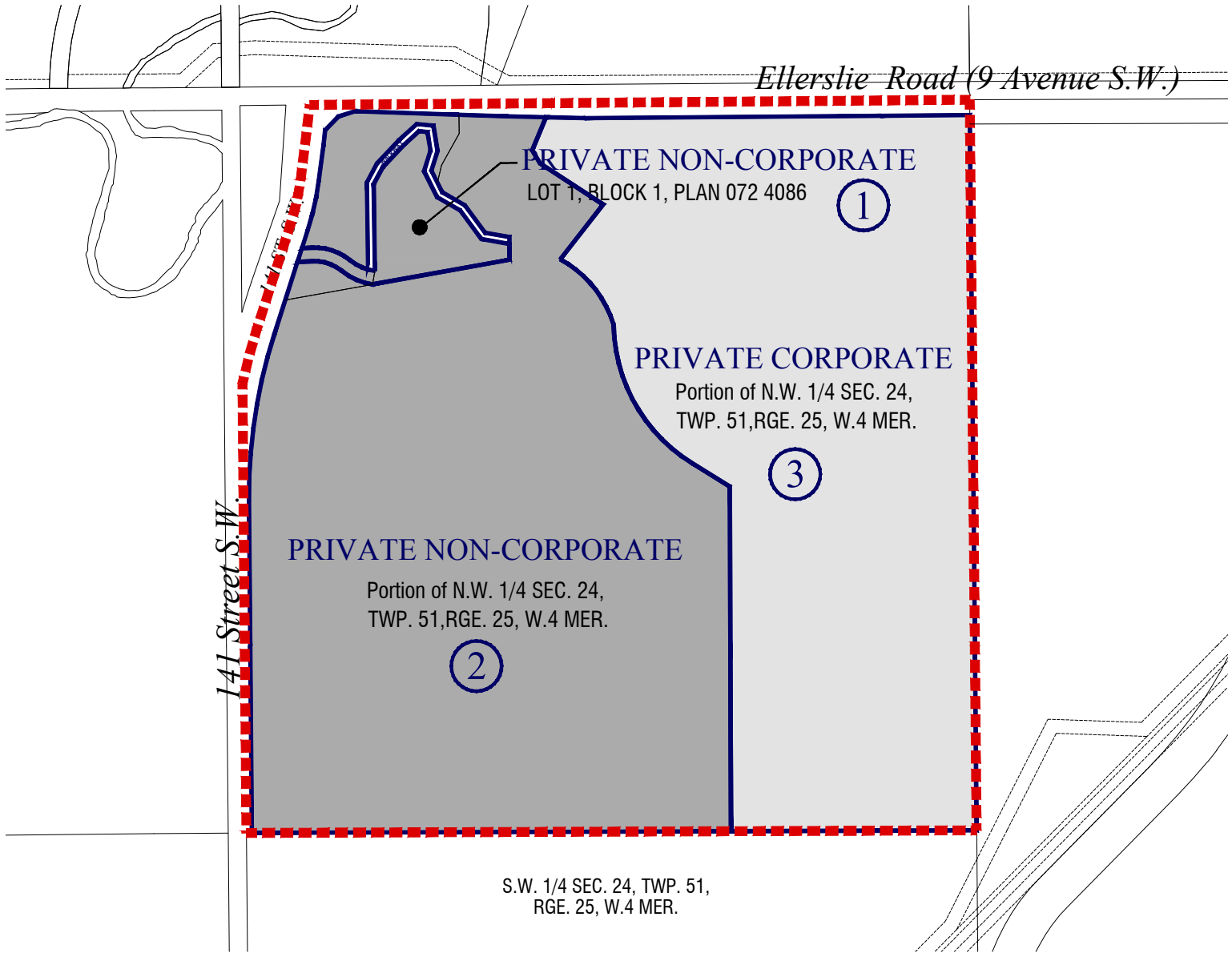


Legend

-  Graydon Hill NASP Boundary
-  Adjacent Neighbourhood Boundary



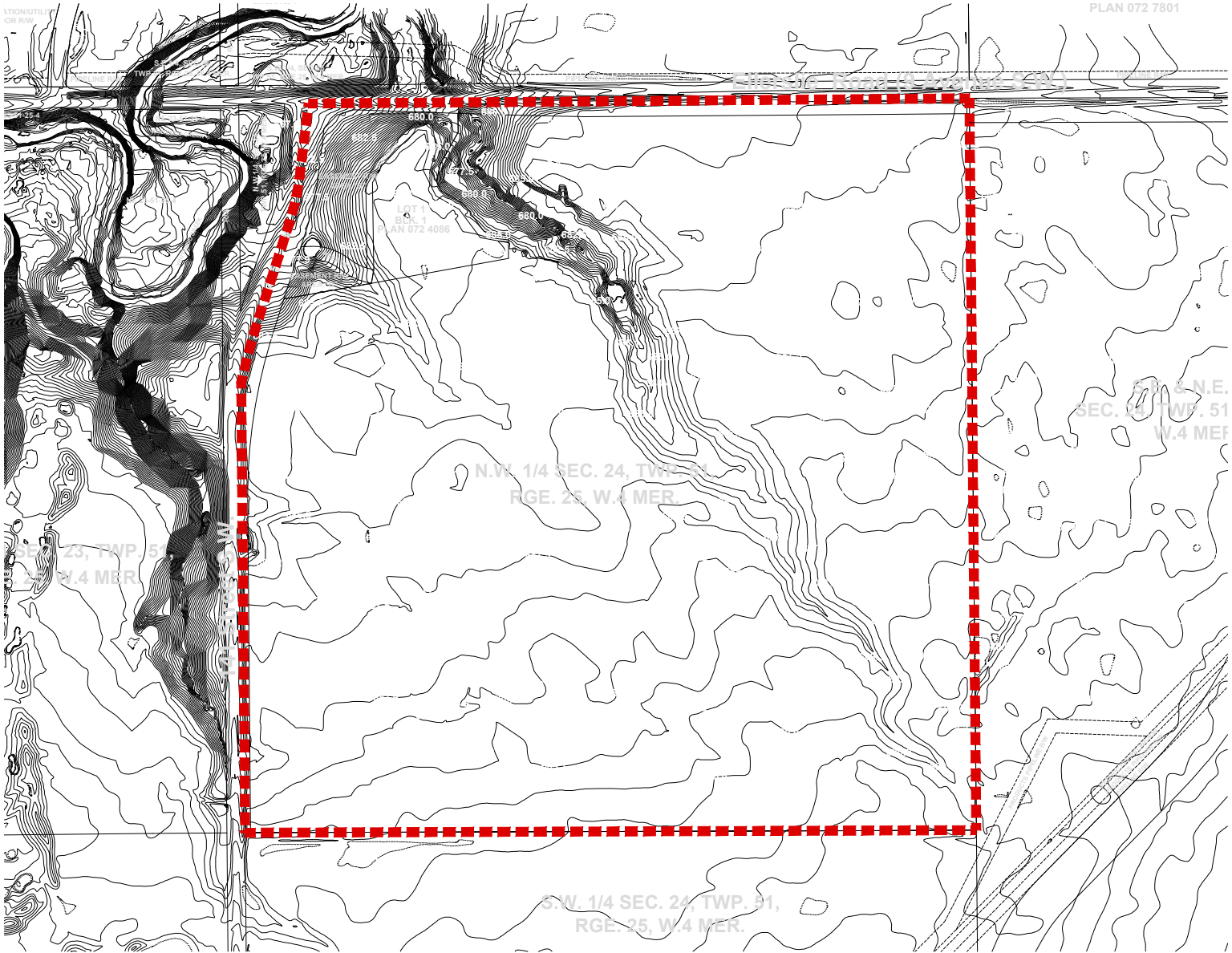
# Figure 3 Land Ownership



### Legend

-  Government Of Alberta
-  Private Corporate
-  Private Non-Corporate
-  Map Reference Number
-  NASP Boundary

# Figure 4 Site Contours

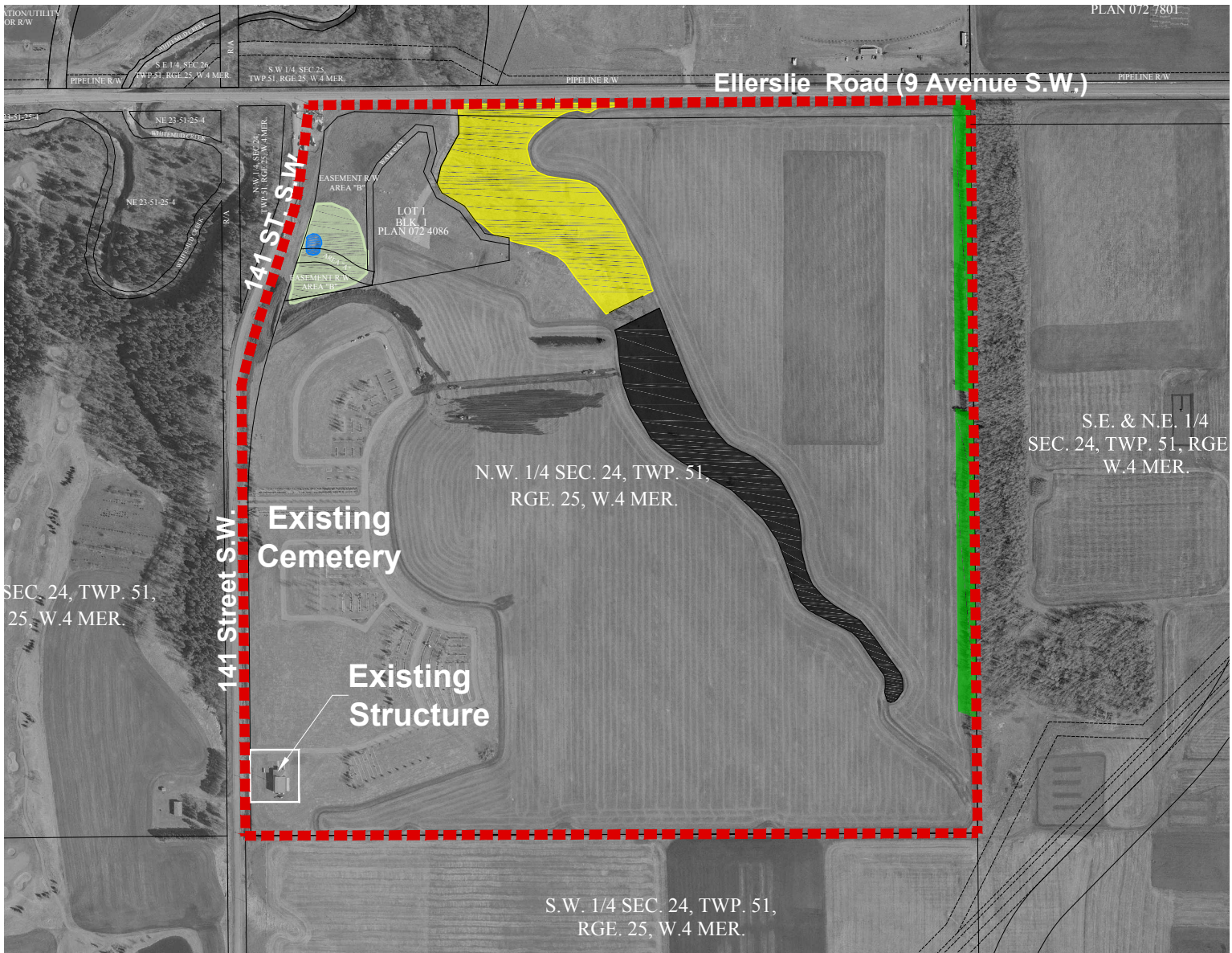


### Legend

■■■■ NASP Boundary



Figure 5  
Site Features

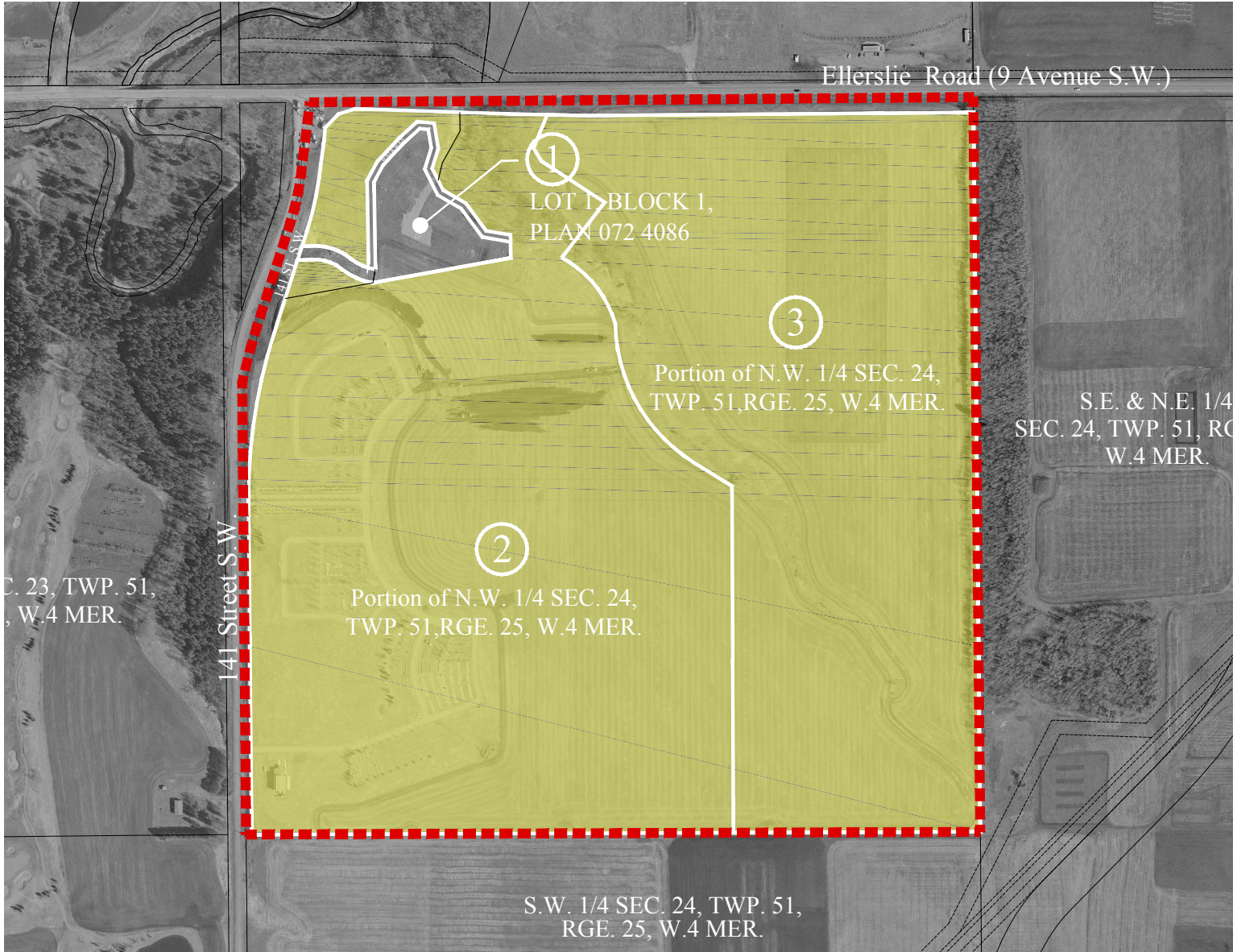


Legend

- |   |                    |   |               |   |               |
|---|--------------------|---|---------------|---|---------------|
|  | Existing Structure |  | Drainage Area |  | NASP Boundary |
|  | Woodlot (SW26)     |  | Wetland       |   |               |
|  | Ravine Tip         |  | Woodlot       |   |               |



# Figure 6 Environmental Site Assessment Overview



### Legend

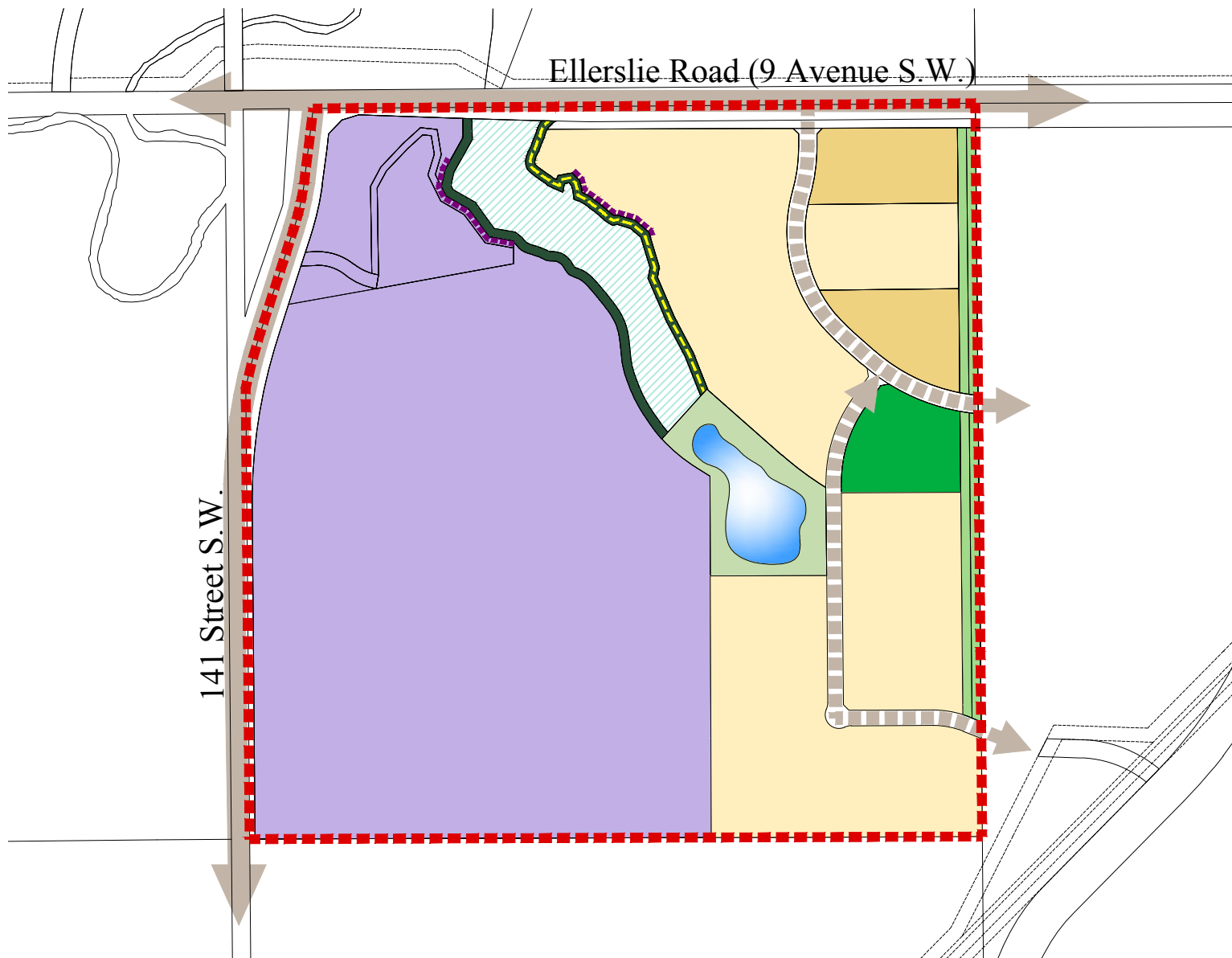
 Environmental Site Assessment Completed

 Map Reference Number

 NASP Boundary



# Figure 7 Land Use Concept



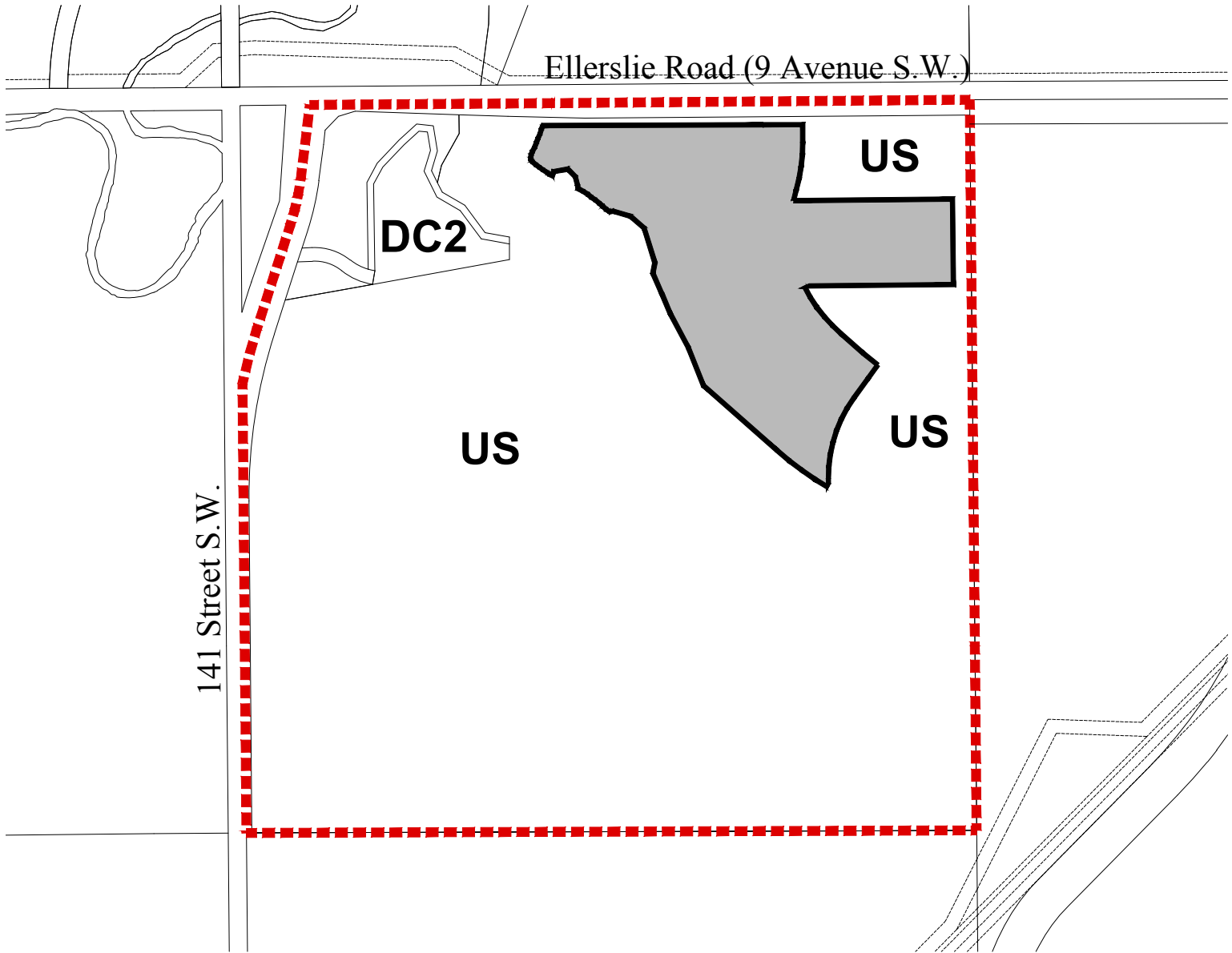
**Legend**

- |  |                                 |                             |
|--|---------------------------------|-----------------------------|
| Low Density Residential                    | Stormwater Management Facility  | Top-of-Bank Shared-Use Path |
| Medium Density Residential                 | Natural Area                    | Top-of-Bank Roadway         |
| Special Study Area (Government of Alberta) | Natural Area/Special Study Area | Public Utility R/W          |
| Institutional (Cemetery)                   | Environmental Reserve           | Collector Roadway           |
| Park                                       | Public Upland Area              | Arterial Roadway            |
|  |                                 | NASP 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.



Figure 8  
Special Area Zoning

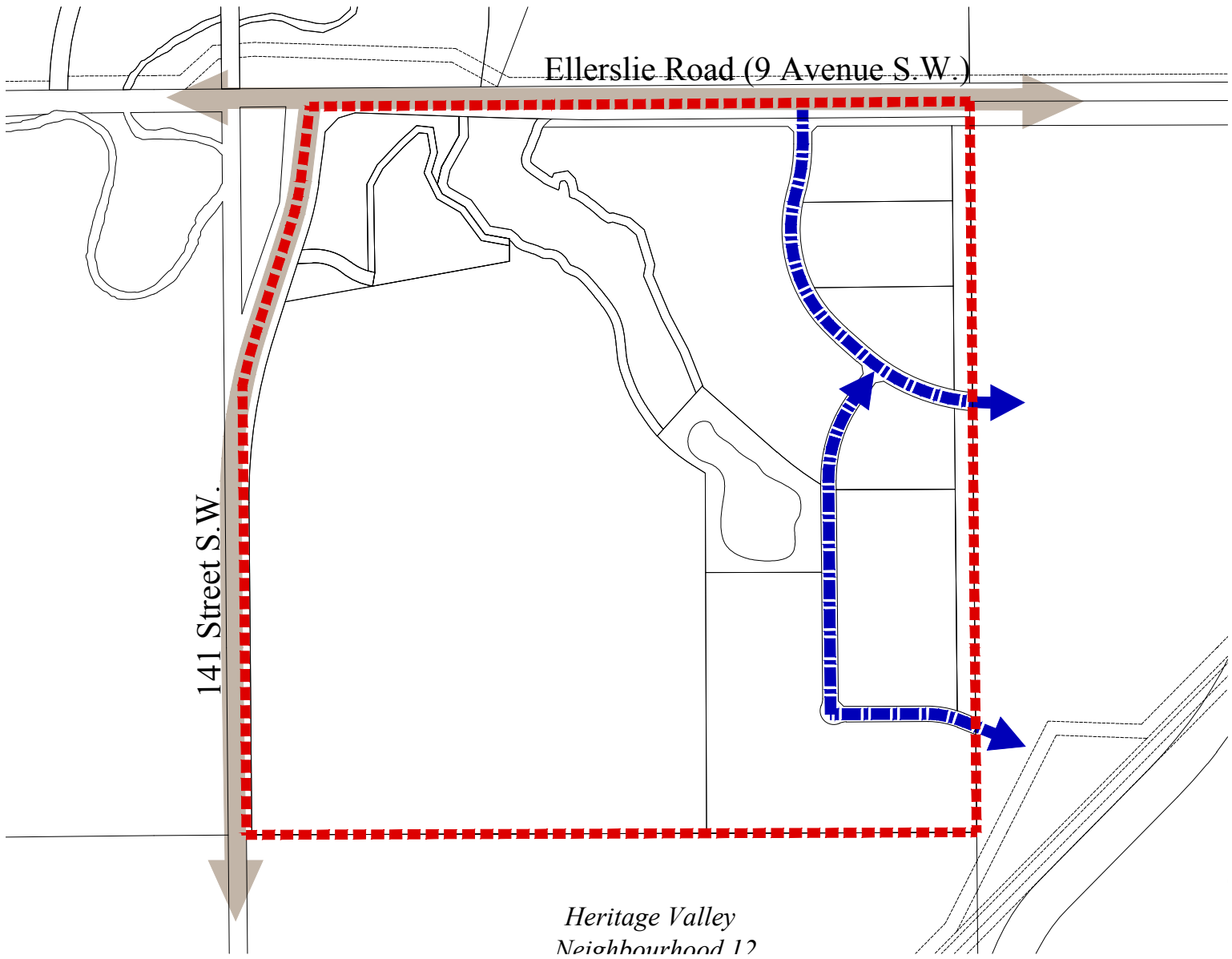


Legend




-  Special Area Boundary
-  NASP Boundary



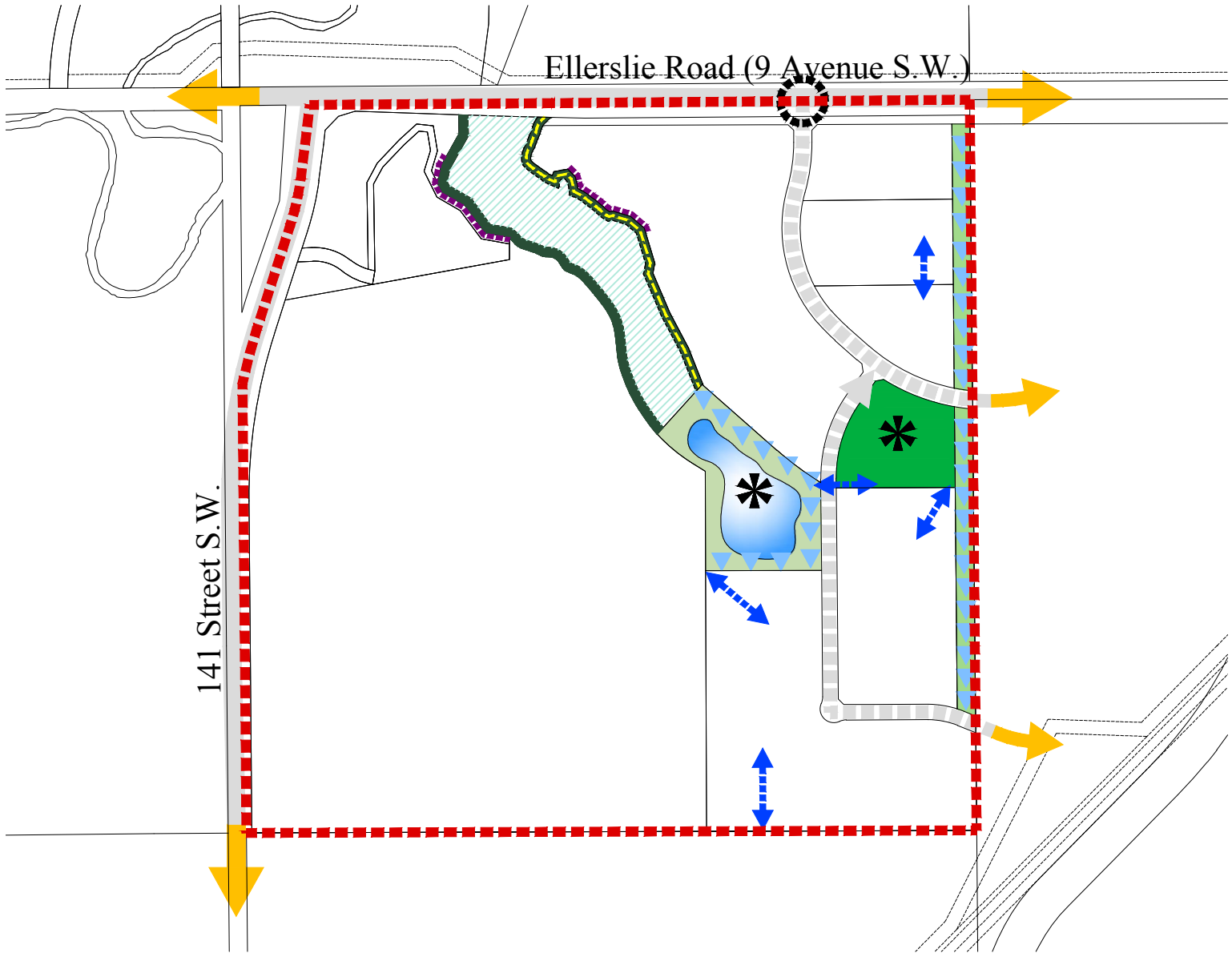
# Figure 9 Transportation Network



### Legend

-  Collector Roadway
-  Arterial Roadway
-  NASP Boundary

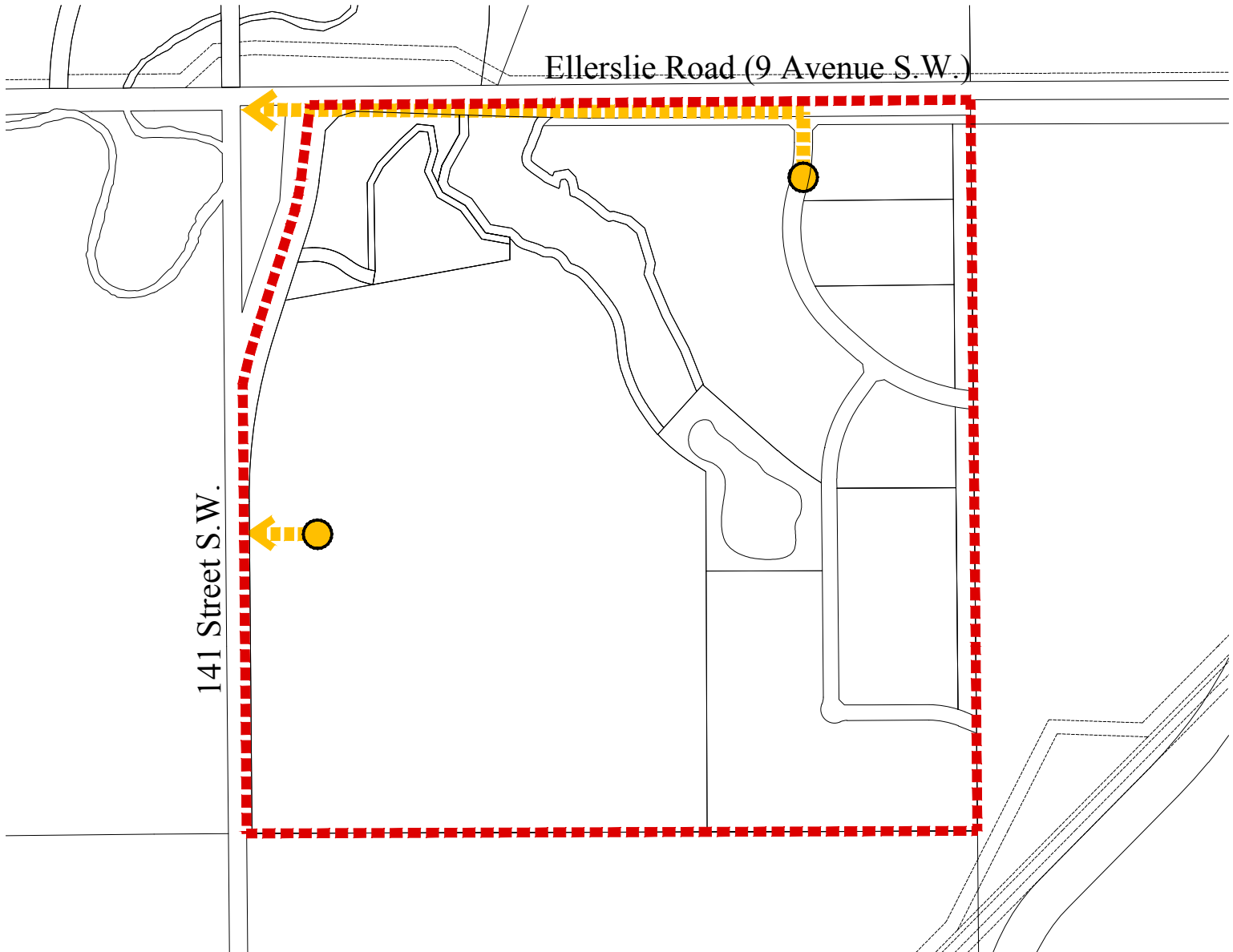
# Figure 10 Pedestrian Network



### Legend

- |  |   |   |
|--|---|---|
|  Stormwater Management Facility |  Top-of-Bank Shared-Use Path   |  Focal Point             |
|  Park                           |  Top-of-Bank Roadway           |  Key Pedestrian Crossing |
|  Natural Area                   |  Minor Pedestrian Linkages     |  NASP Boundary           |
|  Environmental Reserve          |  Shared Use Path               |   |
|  Public Upland Area             |  Linkage To Adjacent Community |   |

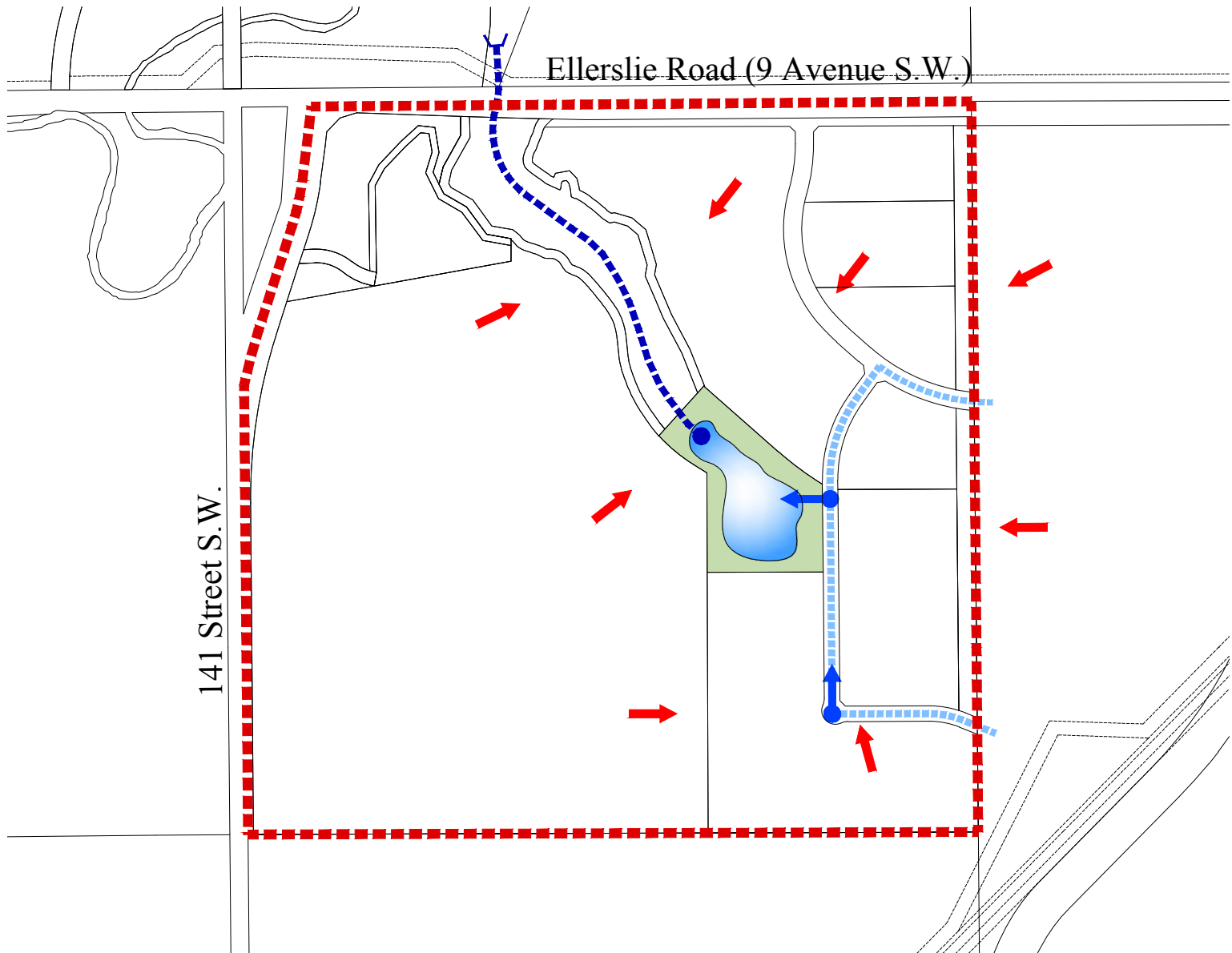
# Figure 11 Sanitary Servicing



### Legend

-  Sanitary Trunk
-  NASP Boundary

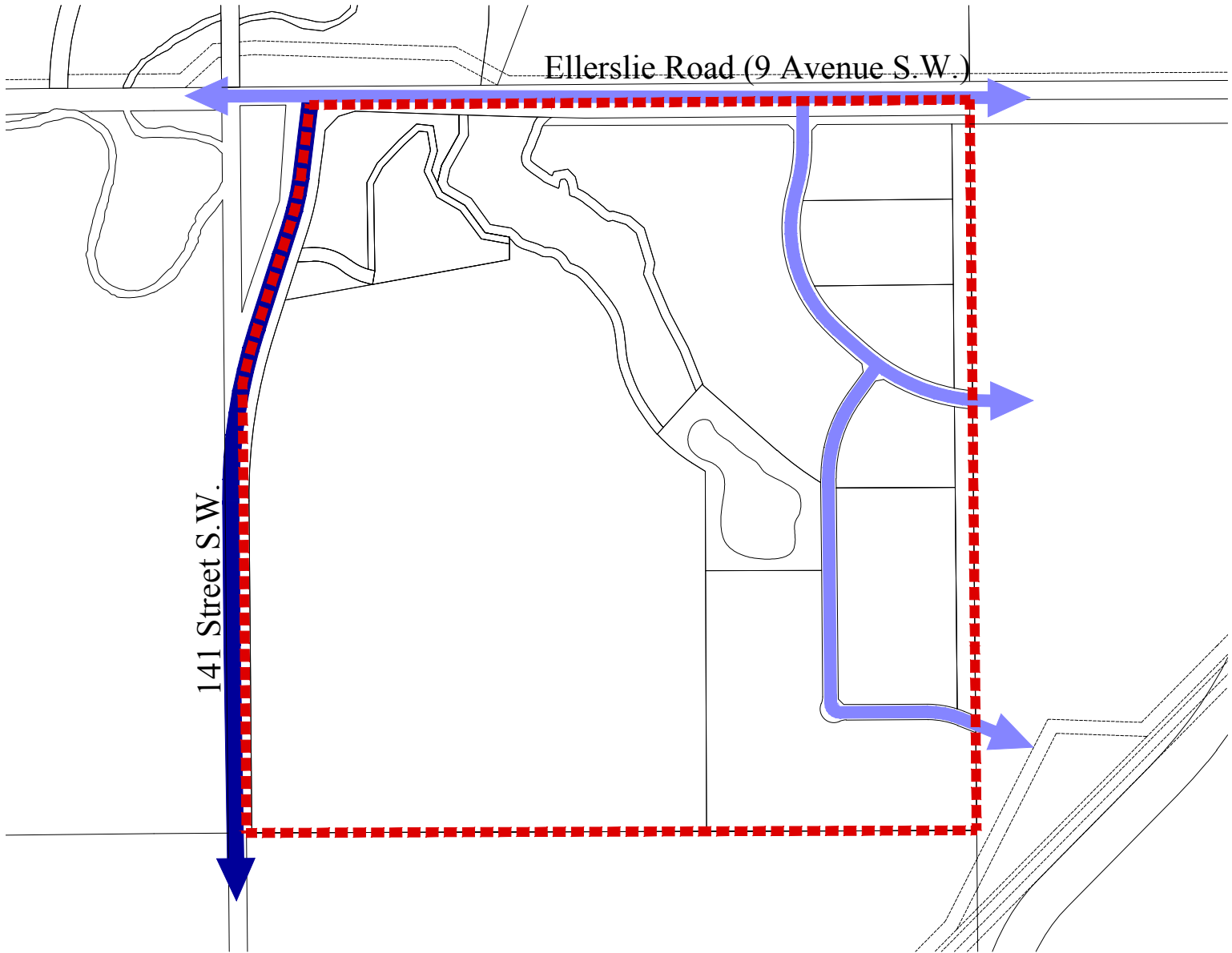
# Figure 12 Stormwater Servicing



### Legend

- |  |                                |  |                      |
|--|--------------------------------|--|----------------------|
|  | Stormwater Management Facility |  | Interconnecting Pipe |
|  | Storm Trunks                   |  | Flow Direction       |
|  | Outfall                        |  | NASP Boundary        |
|  | Potential Future SWMF          |  |                      |

Figure 13  
Water Servicing



Legend




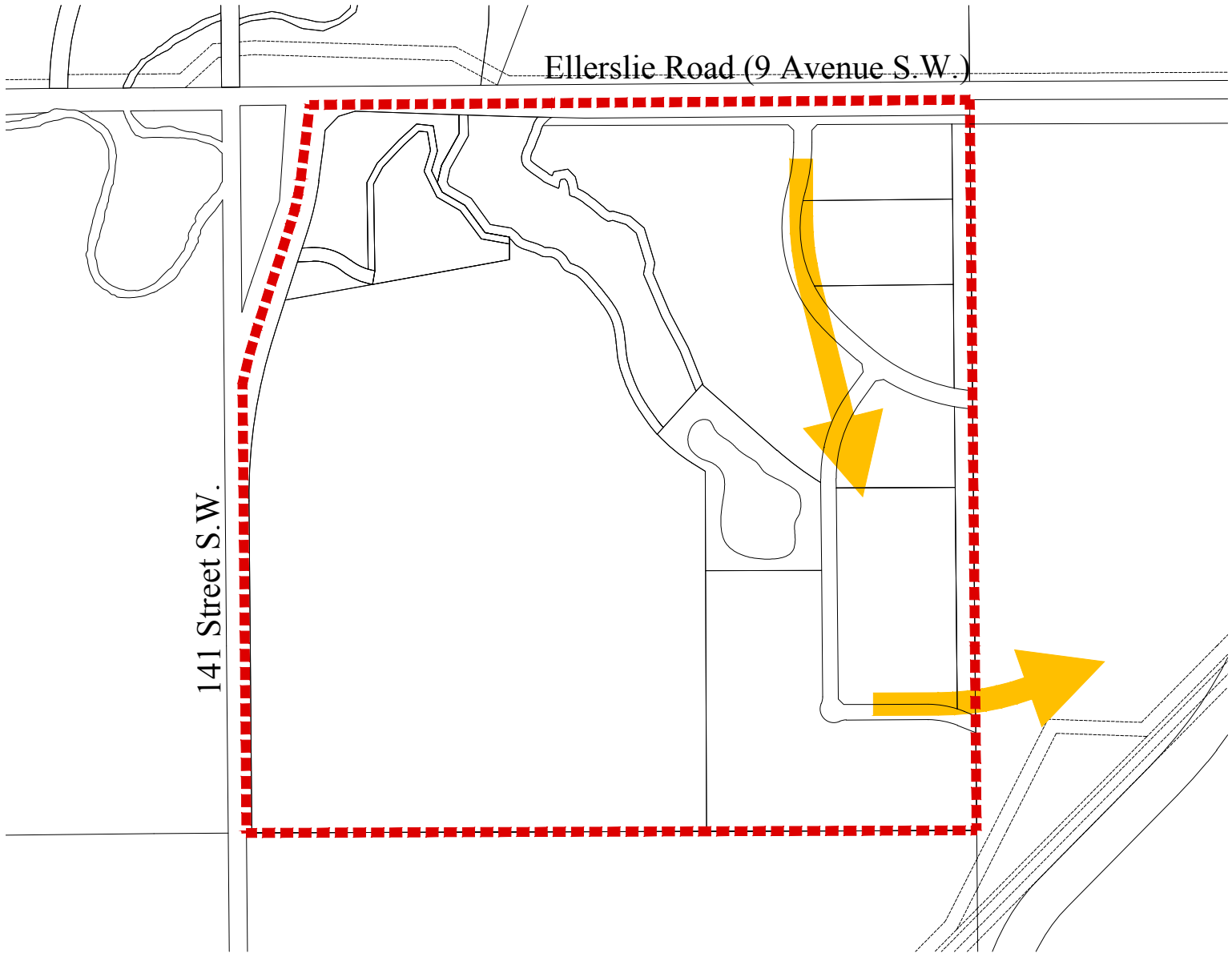

-  Water Main
-  Existing Water Main (450 mm)
-  NASP Boundary

Figure 14  
Staging Concept



Legend

 General Direction & Sequence of Development

 NASP Boundary