

Bylaw 19009

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 and 18914; and

WHEREAS an application was received by City Planning to further 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 first sentence under 3.3.6 Residential and replacing with:

“The amount of the plan area designated for residential land use is provided in Table 6 – Land Use and Population Statistics.”
 - b) deleting the first paragraph under 3.3.7 Commercial and replacing with:

“Edgemont includes multiple commercial sites at various scales to meet the commercial needs of the area and provide local employment opportunities. The location and type of commercial areas are illustrated by Figure 6 – Land Use Concept”

- c) delete 3.3.7.1 Commercial “Objective” and replace with:
“To provide commercial nodes to meet the commercial needs of the area and provide local employment opportunities within the neighbourhood.”
- d) delete 3.3.7.1 Commercial “NASP Policy” and replace with:
“Commercial development opportunities shall be provided to serve the needs of residents located within the Edgemont NASP area and beyond.”
- e) delete of 3.3.7 Commercial “Rationale” and replace with:
“Commercial uses provide local employment opportunities for residents to live and work in the same neighbourhood, reducing the dependency on commuting outside of the community and offering and appeal of being closer to home

Major Commercial

Major commercial sites are sized and configured to accommodate a range of commercial uses under the (CSC) shopping Centre Zone of the Zoning Bylaw

Commercial

Commercial sites are located to provide a destination point for adjacent low rise/medium density housing and the overall neighbourhood”

- f) deleting the statistics entitled “Edgemont Neighbourhood Area Structure Plan – Land Use and Population Statistics – Bylaw 18914” and substituting with the following:

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN

LAND USE AND POPULATION STATISTICS

BYLAW 19009

	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>	10.33	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.17	0.0%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.09	3.1%	
Subtotal	102.69	24.4%	
Gross Developable Area	317.60		100.00%
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	7.67		2.4%
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	31.01		9.8%
Commercial			
Major Commercial	3.96		1.2%
Commercial	1.42		0.4%
Mixed Use*****	1.80		0.6%
Institutional****	11.35		3.6%
Transportation			
Circulation	63.52		20.0%
Infrastructure / Servicing			
Stormwater Management Facility	19.40		6.1%
Total Non-Residential Area	132.46		41.7%
Net Residential Area	185.14		58.3%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT						
	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	150.02	25	3751	2.8	10,501	81.0%
Street Oriented Residential	11.12	40	445	2.8	1,246	6.0%
Low Rise / Medium Density Housing	20.64	90	1,858	1.8	3,344	11.2%
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	185.14		6,810		16,225	100.0%

SUSTAINABILITY MEASURES		
Population Density		87.6
Units Density		36.8
LDR/MDR/HDR Ratio:		62% / 38%
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		1,270
Elementary School	635	
Junior / Senior High	635	
Separate School Board		634
Elementary School	317	
Junior / Senior High	317	
Total Student Population		1,904

*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.

- g) deleting the map entitled “Bylaw 18914 – Amendment to Edgemont Neighbourhood Area Structure Plan” and substituting therefore with the map entitled “Bylaw 19009 – Amendment to Edgemont Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- h) Deleting “Figure 6 – Land Use Concept, Edgemont Neighbourhood Area Structure Plan”, and substituting therefore with “Figure 6 – Land Use Concept, Edgemont Neighbourhood Area Structure Plan”, attached hereto as Schedule “B” and forming part of this Bylaw;
- i) deleting “Figure 8 – Parkland, Recreational Facilities & Schools”, and substituting therefore with “Figure 8 – Parkland, Recreational Facilities & Schools”, attached hereto as Schedule “C” and forming part of this Bylaw;
- j) deleting “Figure 9 – Transportation Network”, and substituting therefore with “Figure 9 – Transportation Network”, attached hereto as Schedule “D” and forming part of this Bylaw;
- k) deleting “Figure 10 – Sanitary Servicing”, and substituting therefore with “Figure 10 – Sanitary Servicing”, attached hereto as Schedule “E” and forming part of this Bylaw;
- l) deleting “Figure 11 – Stormwater Network”, and substituting therefore with “Figure 11 – Stormwater Network”, attached hereto as Schedule “F” and forming part of this Bylaw
- m) deleting “Figure 12 – Water Servicing”, and substituting therefore with “Figure 12 – Water Servicing”, attached hereto as Schedule “G” and forming part of this Bylaw; and

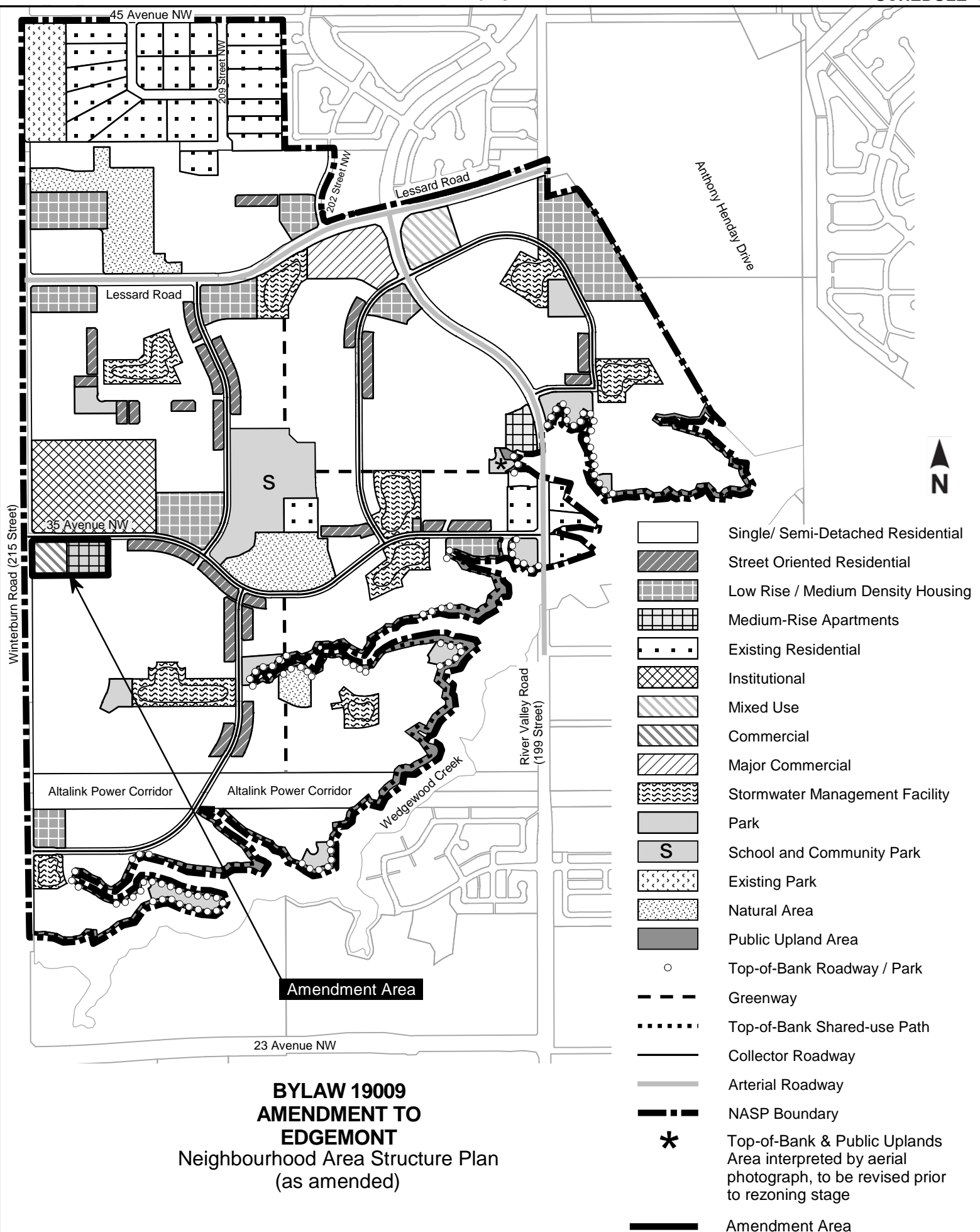
- n) deleting “Figure 13 – Staging Concept”, and substituting therefore with “Figure 13 – Staging Concept”, attached hereto as Schedule “H” and forming part of this Bylaw;

READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

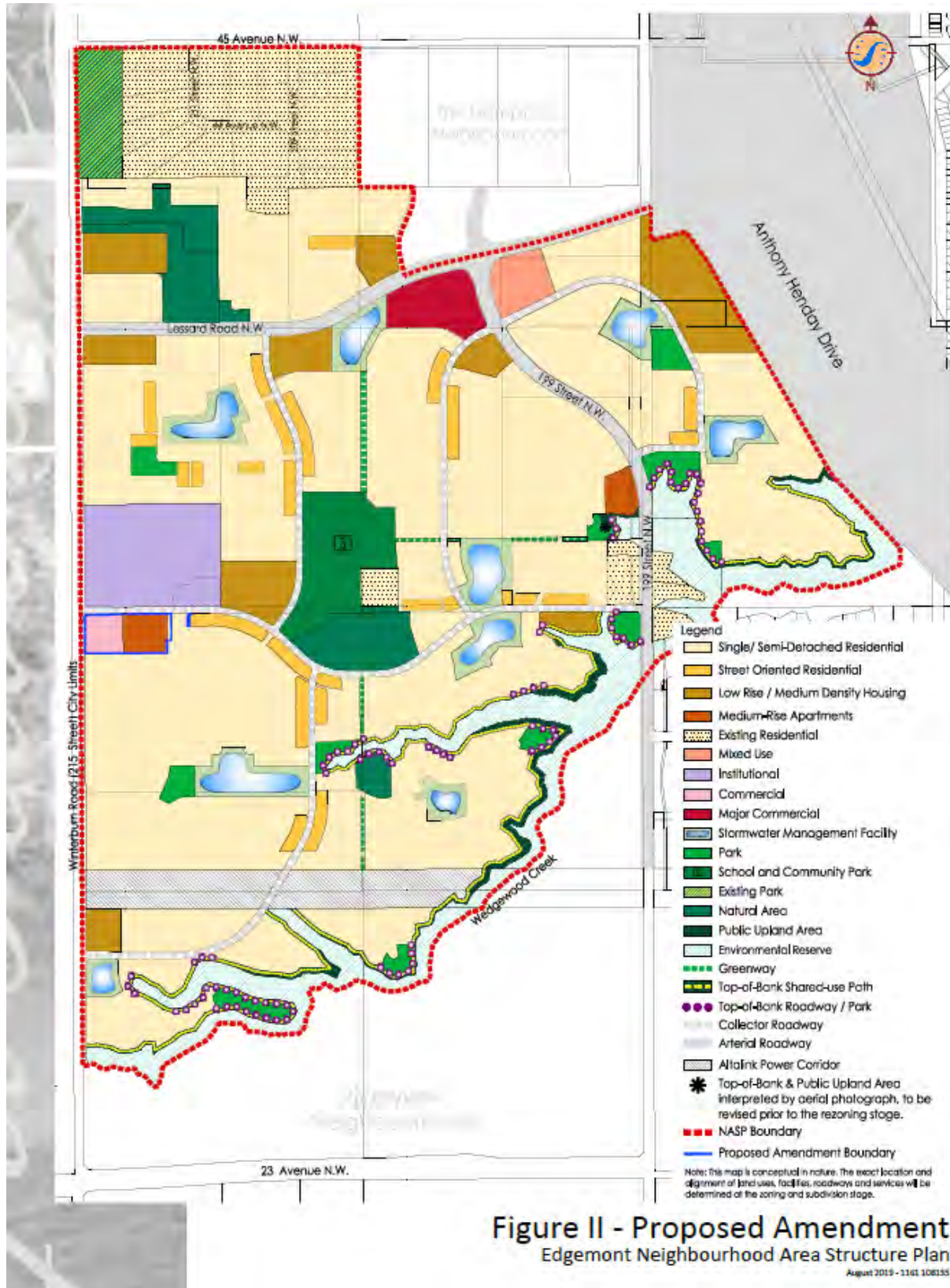
CITY CLERK



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..

Edgemont NASP: Land Use Concept - Bylaw 19009



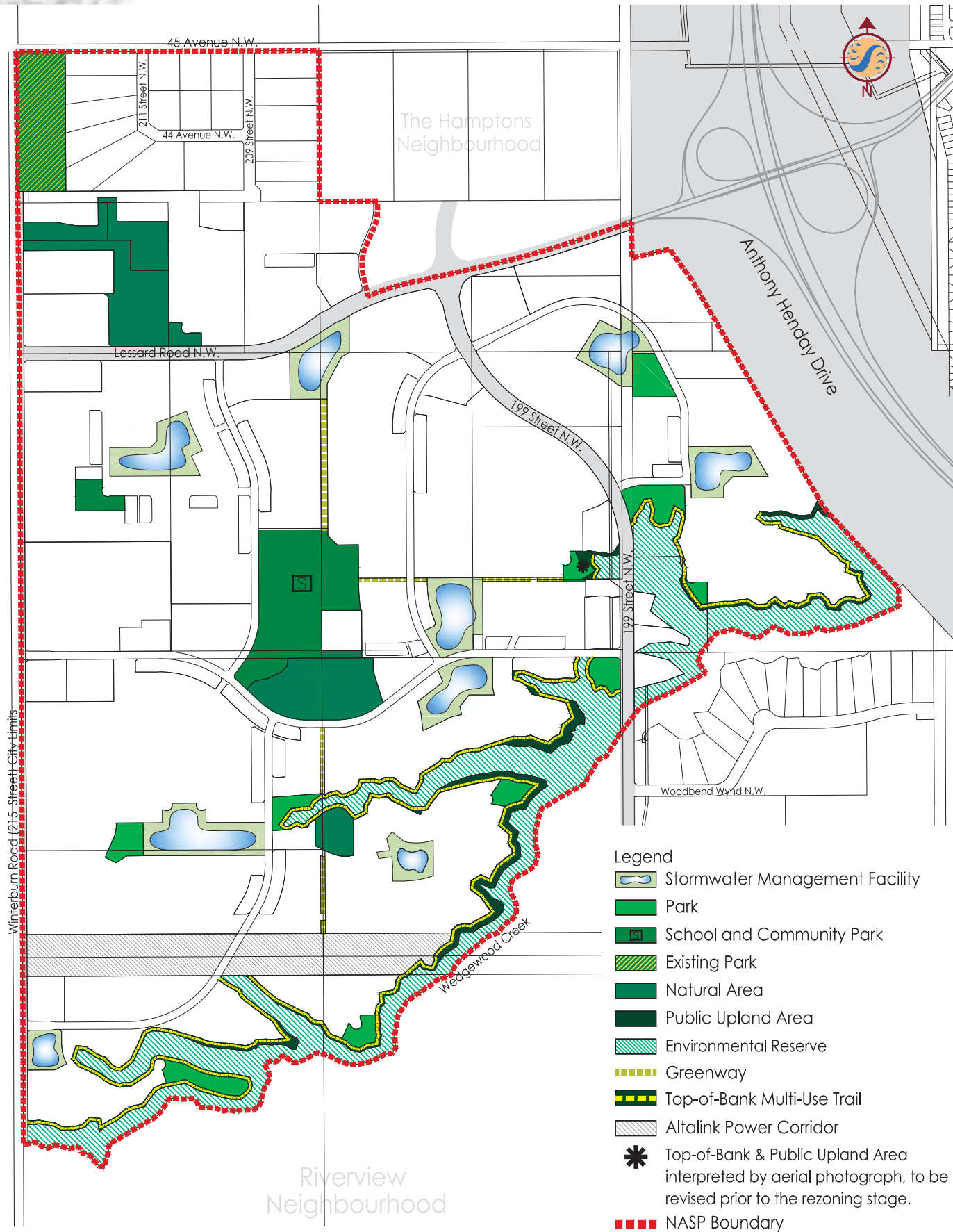


Figure 8 - Parkland, Recreational Facilities & Schools
Edgemont Neighbourhood Area Structure Plan

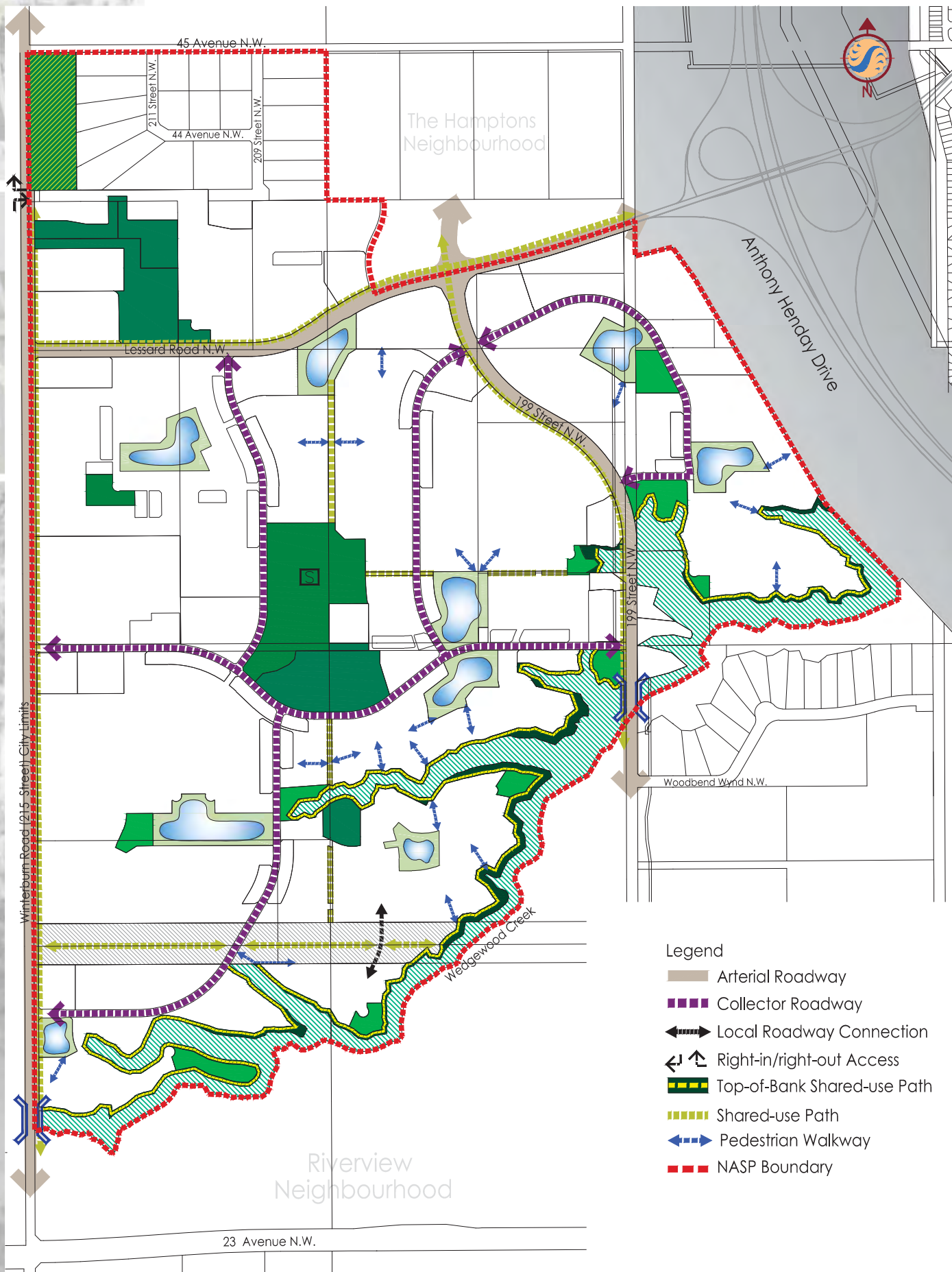


Figure 9 - Transportation Network

Edgemont Neighbourhood Area Structure Plan

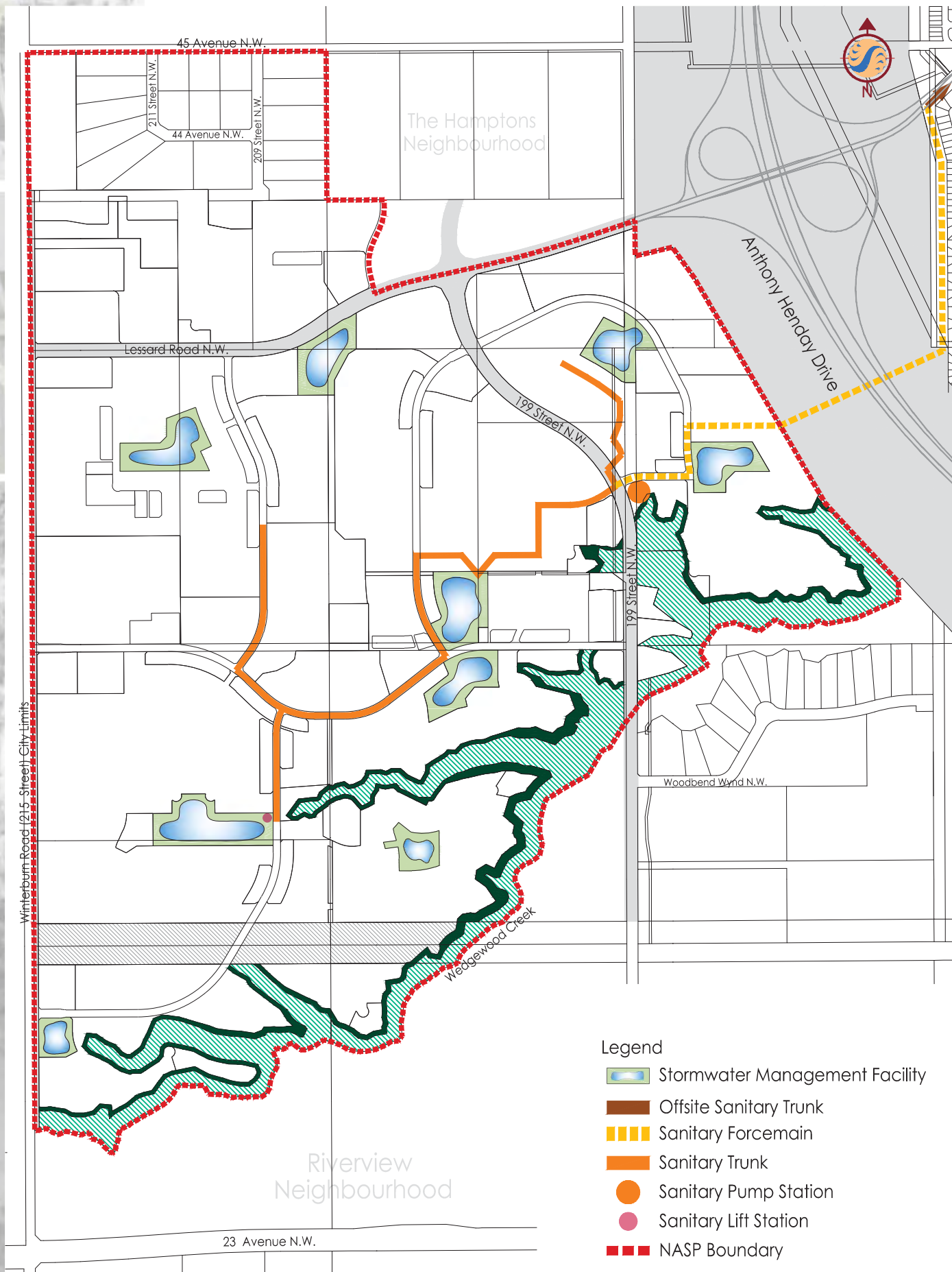


Figure 10 - Sanitary Servicing
 Edgemont Neighbourhood Area Structure Plan

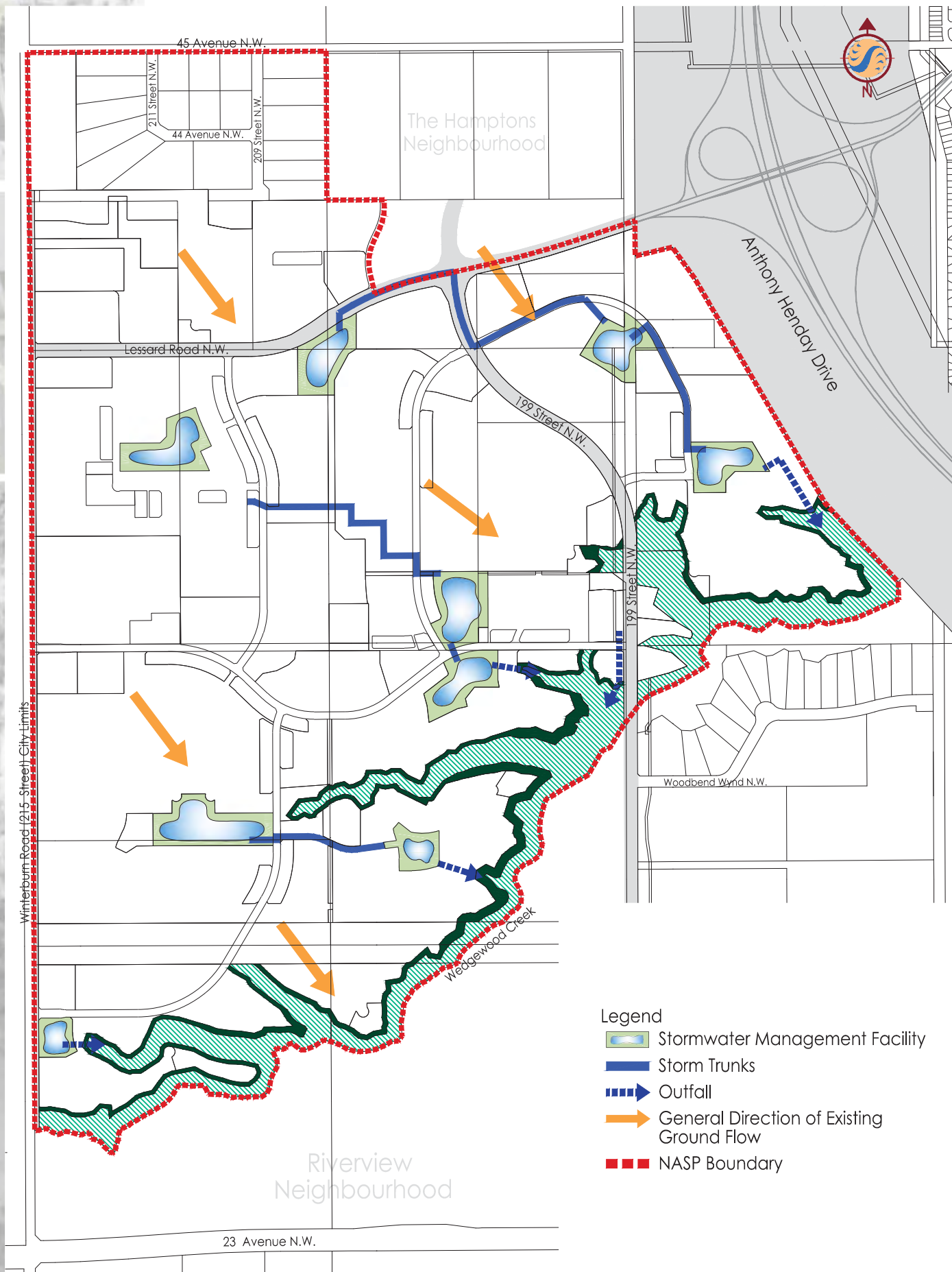


Figure 11 - Stormwater Network
Edgemont Neighbourhood Area Structure Plan

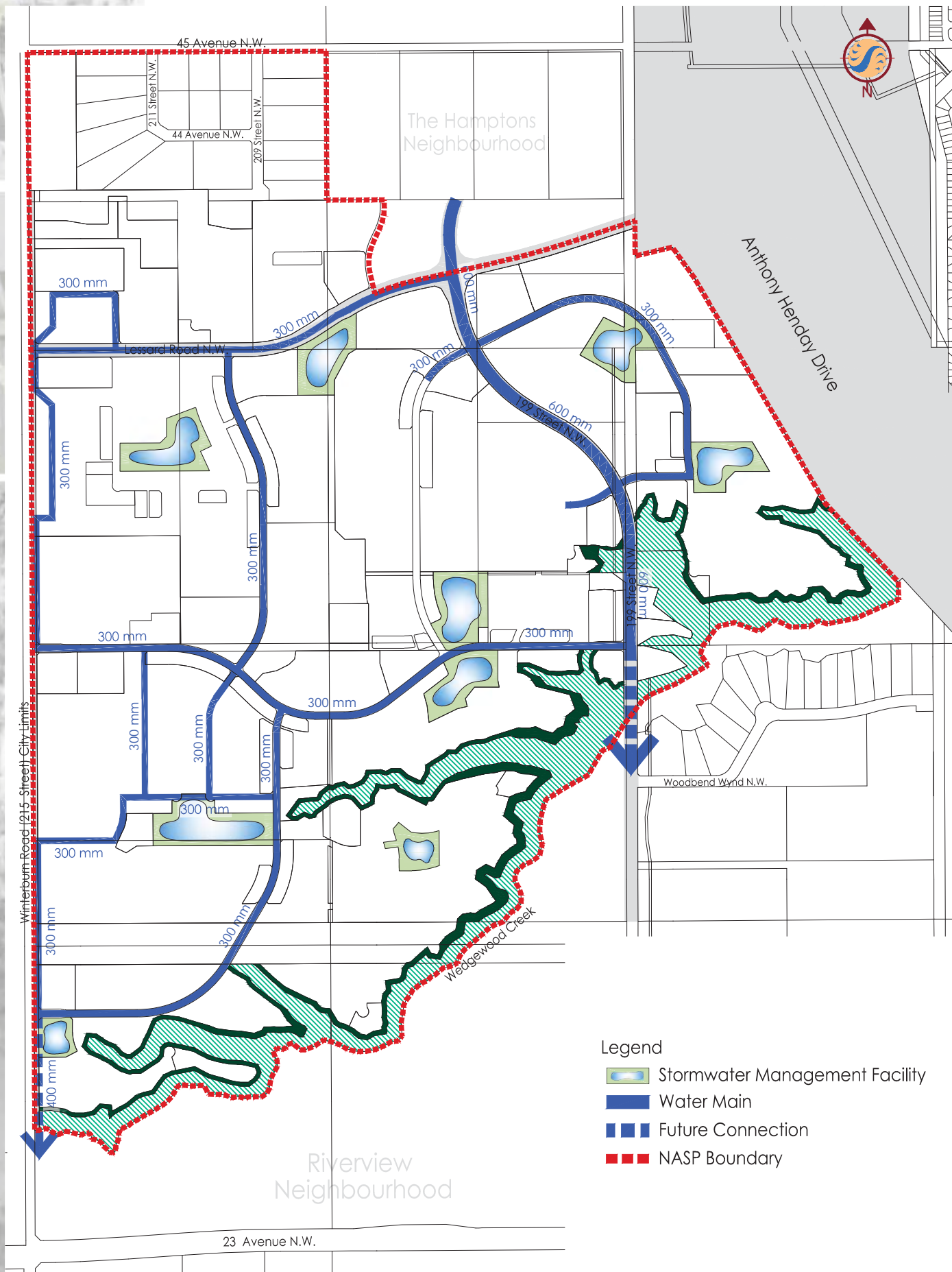


Figure 12 - Water Servicing
Edgemont Neighbourhood Area Structure Plan

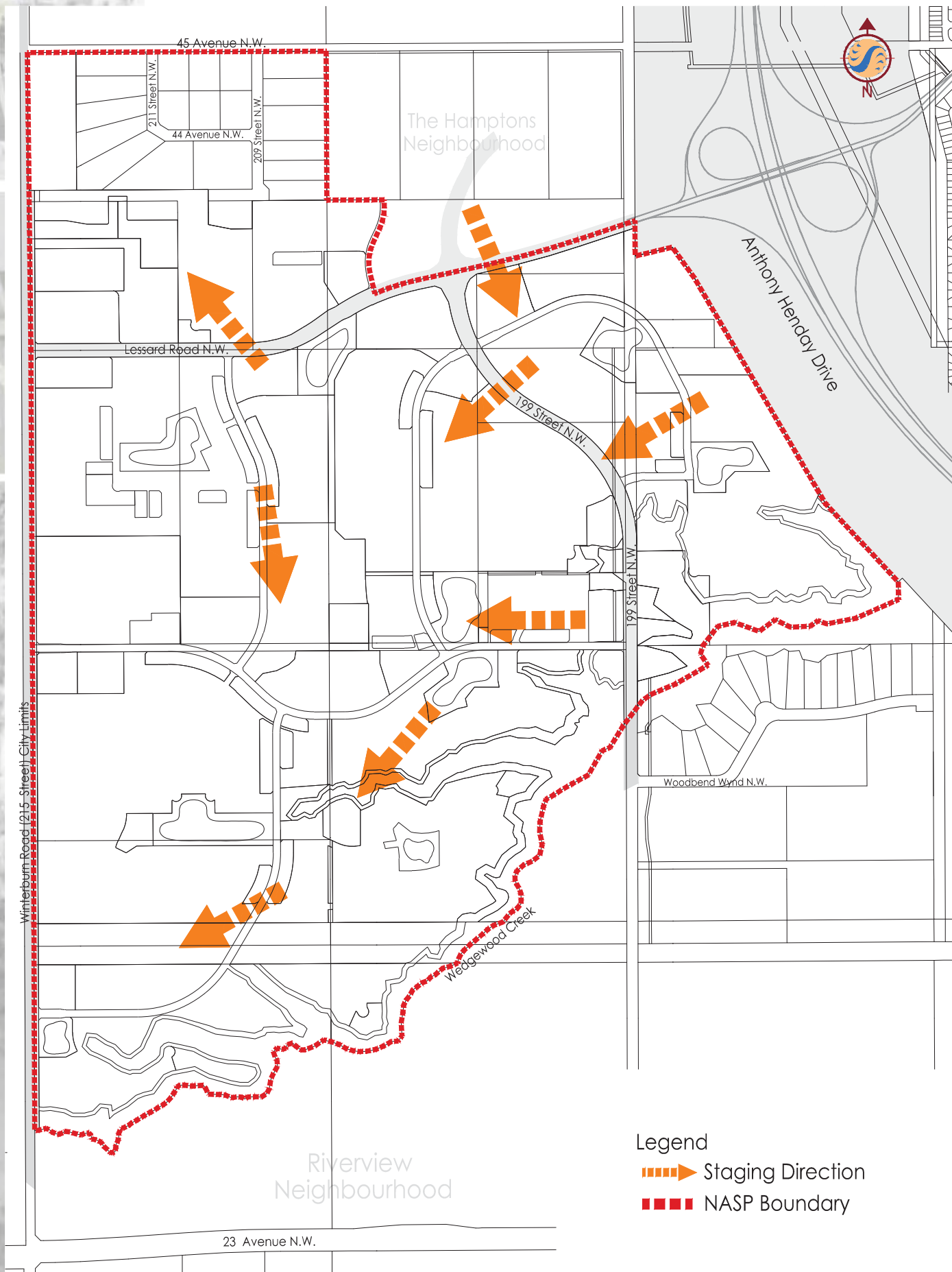


Figure 13 - Staging Concept
Edgemont Neighbourhood Area Structure Plan