

Bylaw 18999

A Bylaw to amend Bylaw 13717, as amended, being the
Windermere Area Structure Plan through an amendment to the
Glenridding Ravine Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on May 25, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13717, being the Windermere Area Structure Plan; and

WHEREAS City Council found it desirable from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on December 13, 2016 Council adopted, as Appendix “D” to Bylaw 13717, as amended, the Glenridding Ravine Neighbourhood Structure Plan by the passage of Bylaws 17798, 18266 and 18816; and

WHEREAS an application was received by City Planning to amend the Glenridding Ravine Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend Bylaw 13717, as amended, the Windermere Area Structure Plan through an amendment to the Glenridding Ravine 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 assembled enacts as follows:

1. The Glenridding Ravine Neighbourhood Structure Plan, being Appendix “D” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:
 - a. delete the land use and population statistics entitled “Glenridding Ravine Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw

18816” and replace with “Glenridding Ravine Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 18999” attached hereto as Schedule “A” and forming part of this Bylaw;

- b. delete the map entitled “Bylaw 18816 – Amendment to Glenridding Ravine Neighbourhood Structure Plan (as amended)” and replace with the map “Bylaw 18816 Glenridding Ravine Neighbourhood Structure Plan (as amended)” attached hereto as Schedule “B” and forming part of this Bylaw;
- c. delete “Figure 7.0: Land Use Concept” and replace with “Figure 7.0: Land Use Concept” attached hereto as Schedule “C” and forming part of this Bylaw;
- d. delete “Figure 8.0: Transportation Network Plan” and replace with “Figure 8.0: Transportation Network Plan” attached hereto as Schedule “D” and forming part of this Bylaw;
- e. delete “Figure 9.0: Pedestrian Network Plan” and replace with “Figure 9.0: Pedestrian Network Plan” attached hereto as Schedule “E” and forming part of this Bylaw;
- f. delete “Figure 10.0: Sanitary Servicing Plan” and replace with “Figure 10.0: Sanitary Servicing Plan” attached hereto as “Schedule “F” and forming part of this Bylaw;
- g. delete “Figure 11.0: Stormwater Servicing Plan” and replace with “Figure 11.0: Stormwater Servicing Plan” attached hereto as “Schedule “G” and forming part of this Bylaw;
- h. delete “Figure 12.0: Water Servicing Plan” and replace with “Figure 12.0: Water Servicing Plan” attached hereto as “Schedule “H” and forming part of this Bylaw; and

- i. delete “Figure 13.0: Staging Concept Plan” and replace with “Figure 13.0: Staging Concept Plan” attached hereto as “Schedule “T” 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

**Glenridding Ravine Neighbourhood
Structure Plan Land Use and
Population Statistics - Bylaw 18999**

| LAND USE | Area (ha) | % of GA | |
|---|------------------|-----------------|---------|
| Gross Area | 197.93 | | |
| Environmental Reserve Easement (ER) | 0.74 | | |
| Public Upland Area (Lands between Urban Development Line and Top-of-Bank) | 5.51 | | |
| Utility Right-of-Way | 1.76 | | |
| Existing Jagare Ridge Golf Course | 12.39 | | |
| Arterial Road Right-of-Way | 22.19 | | |
| | Area (ha) | % of GDA | |
| Gross Developable Area | 155.34 | 100.0% | |
| Commercial | | | |
| <i>Community Commercial</i> | 6.02 | 3.9% | |
| Urban Services | 4.04 | 2.6% | |
| Parkland, Recreation, School, Municipal Reserve* | 9.14 | 5.9% | % of MR |
| <i>Urban Village Park</i> | 6.50 | 4.21% | |
| <i>Pocket Parks</i> | 1.40 | 0.91% | |
| <i>Greenway (MR)</i> | 0.15 | 0.10% | |
| <i>Top-of-Bank Parks</i> | 1.09 | 0.71% | |
| Transportation | | | |
| <i>Circulation</i> | 30.89 | 20.0% | |
| <i>Greenway (ROW)</i> | 0.14 | 0.1% | |
| <i>Transit Centre</i> | 0.79 | 0.5% | |
| Infrastructure / Servicing | | | |
| <i>Stormwater Management Facilities</i> | 8.91 | 5.8% | |
| Total Non-Residential Area | 59.93 | 38.80% | |
| Net Residential Area (NRA) | 95.41 | 61.20% | |

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

| Land Use | Area (ha) | Units/ha | Units | % of NRA | People/Unit | Population |
|---|--------------|----------|--------------|----------------|-------------|--------------|
| Low Density Residential (LDR) | | | | | | |
| <i>Single/Semi-Detached Residential</i> | 78.49 | 25 | 1,962 | 82% | 2.80 | 5,494 |
| Medium Density Residential (MDR) | | | | | | |
| <i>Row Housing</i> | 4.31 | 45 | 194 | 5% | 2.80 | 543 |
| <i>Low-Rise/Medium Density Housing</i> | 9.41 | 111 | 1,045 | 10% | 1.80 | 1,880 |
| Medium Rise / High Density | 3.20 | 225 | 720 | 3% | 1.50 | 1,080 |
| Total | 95.41 | | 3,921 | 100.00% | | 8,998 |

SUSTAINABILITY MEASURES

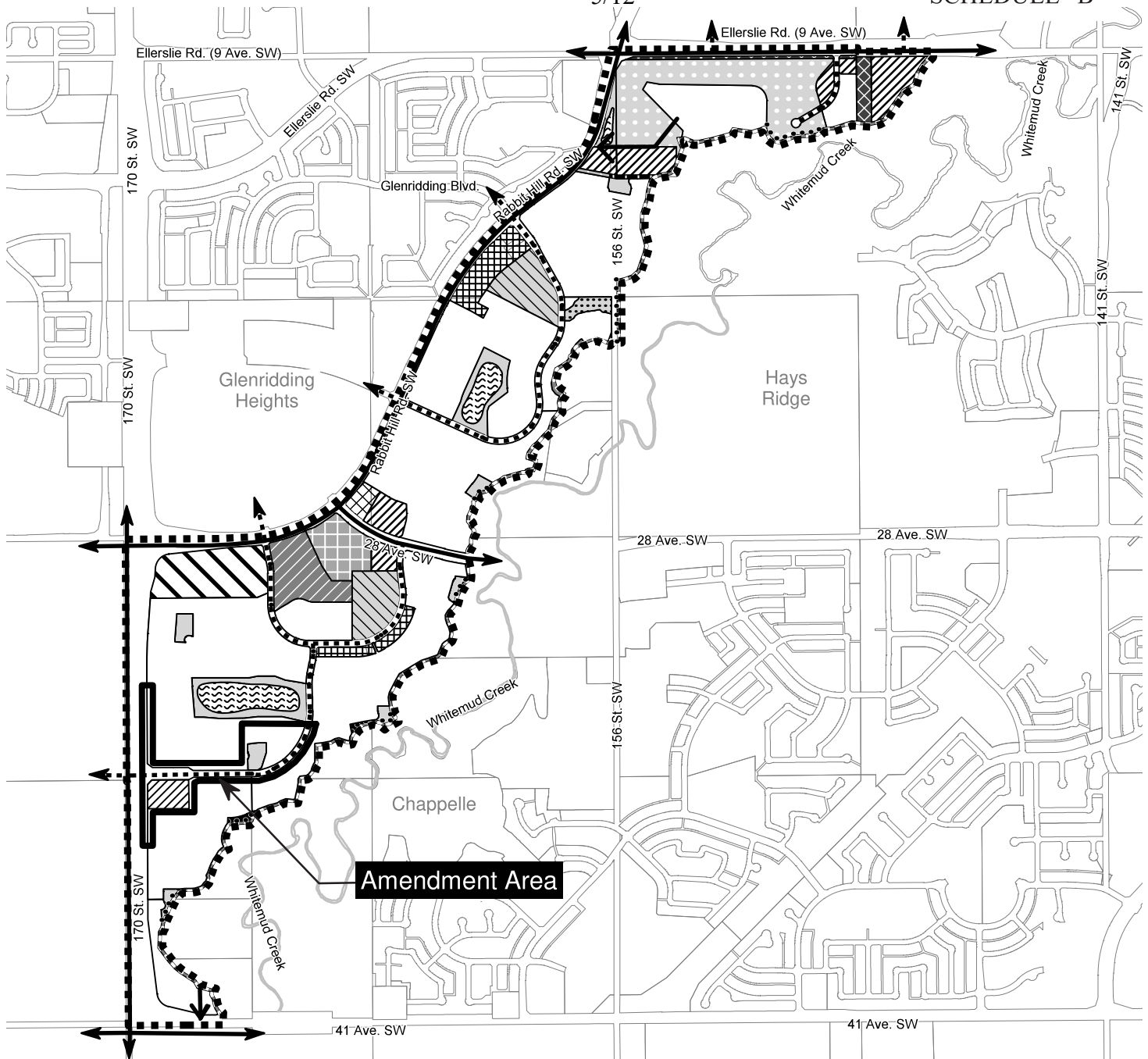
| | | | | | |
|---|-----|------|-------|---|------|
| Population Density (ppnrha) | | | | | 95 |
| Unit Density (upnrha) | | | | | 41 |
| Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing | 50% | / | 32% | / | 18% |
| Population (%) within 500 m of Parkland | | | | | 81% |
| Population (%) within 400 m of Transit Service | | | | | 100% |
| Population (%) within 600 m of Commercial Service | | | | | 61% |
| Presence / Loss of Natural Area Features | | Land | Water | | |
| Protected as Environmental Reserve (ha) | | 0.74 | n/a | | |
| Conserved as Naturalized Municipal Reserve (ha) | | n/a | n/a | | |
| Protected through other means (ha) | | n/a | n/a | | |
| Lost to Development (ha) | | 5.69 | n/a | | |

STUDENT GENERATION STATISTICS

| | |
|---------------------------------|------------|
| Public School Board | 621 |
| Elementary | 311 |
| Junior High | 155 |
| Senior High | 155 |
| Separate School Board | 311 |
| Elementary | 155 |
| Junior High | 78 |
| Senior High | 78 |
| Total Student Population | 932 |

*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.

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



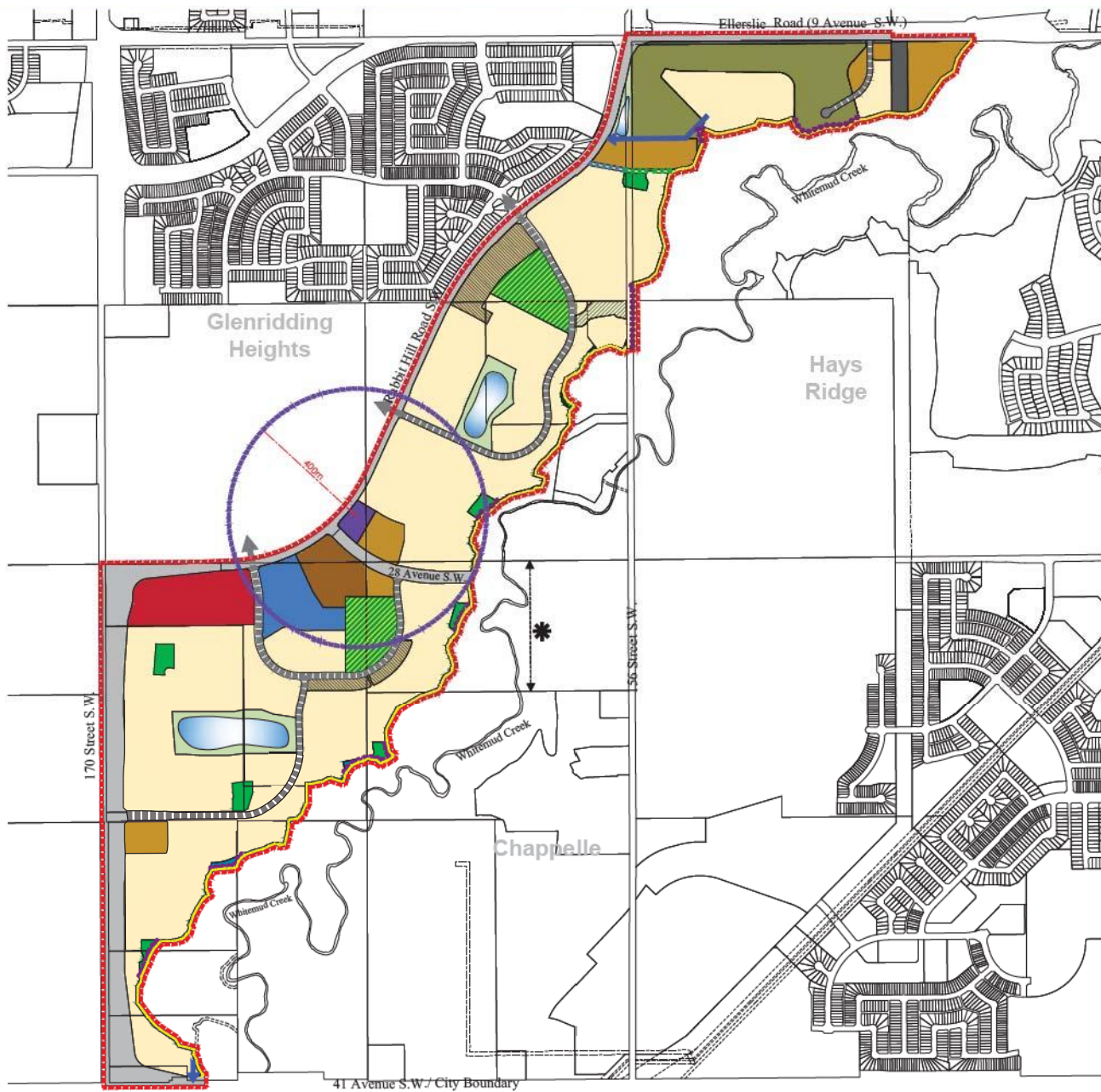
BYLAW 18999
AMENDMENT TO
GLENRIDGING RAVINE
 Neighbourhood Structure Plan
 (as amended)



| | | | | | |
|--|--------------------------------|--|---|--|-----------------------------|
| | Row Housing | | Institutional | | Emergency Access |
| | Low Density Residential | | Existing Golf Course | | Collector Roadway |
| | Low Rise/Medium Density | | Environmental Reserve Easement (No Public Access) | | Arterial Roadway |
| | Medium Rise/High Density | | Public Upland Area | | Public Utility Right of Way |
| | Transit Centre | | Lands between UDL & Top-of-Bank Roadway | | NSP Boundary |
| | Commercial | | Top of Bank Shared Use Path | | Proposed Amendment Area |
| | Stormwater Management Facility | | Top of Bank Roadway | | |
| | Park | | Greenway (MR) | | |
| | Urban Village Park | | Greenway (ROW) | | |

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 7.0 - Land Use Concept Plan



- Legend**
- Single / Semi-Detached Residential (Includes Existing Homesite & Historical Site)
 - Row Housing
 - Low Rise / Medium Density Housing
 - Medium Rise / High Density Housing
 - Transit Centre
 - Community Commercial
 - Institutional
 - Stormwater Management Facility
 - Park
 - Urban Village Park
 - Existing Golf Course/ Club House
 - Environmental Reserve Easement (No Public Access)
 - Greenway (MR)
 - Greenway (ROW)
 - Public Upland Area
 - Top-of-Bank Shared-use Path
 - Lands Between UDL & Top-of-Bank Roadway
 - Emergency Access
 - Top-of-Bank Roadway / Park
 - Arterial Roadway
 - Collector Roadway
 - Public Utility Right-of-Way
 - NSP Boundary
 - Top-of-Bank & Public Upland Area interpreted by aerial photograph, to be confirmed at the time of rezoning.

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 8.0 - Transportation Network Plan

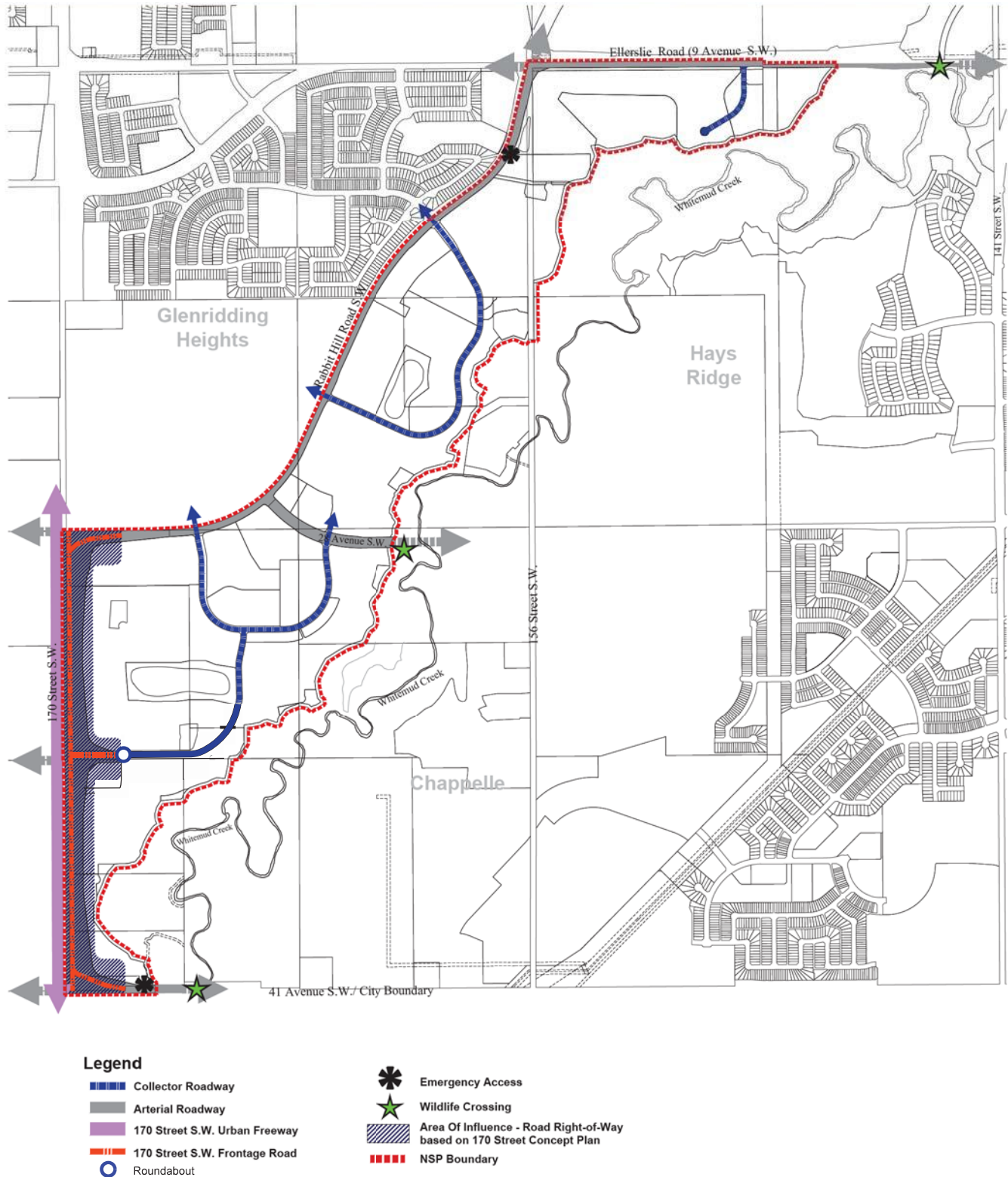


Figure 9.0 - Pedestrian Network Plan

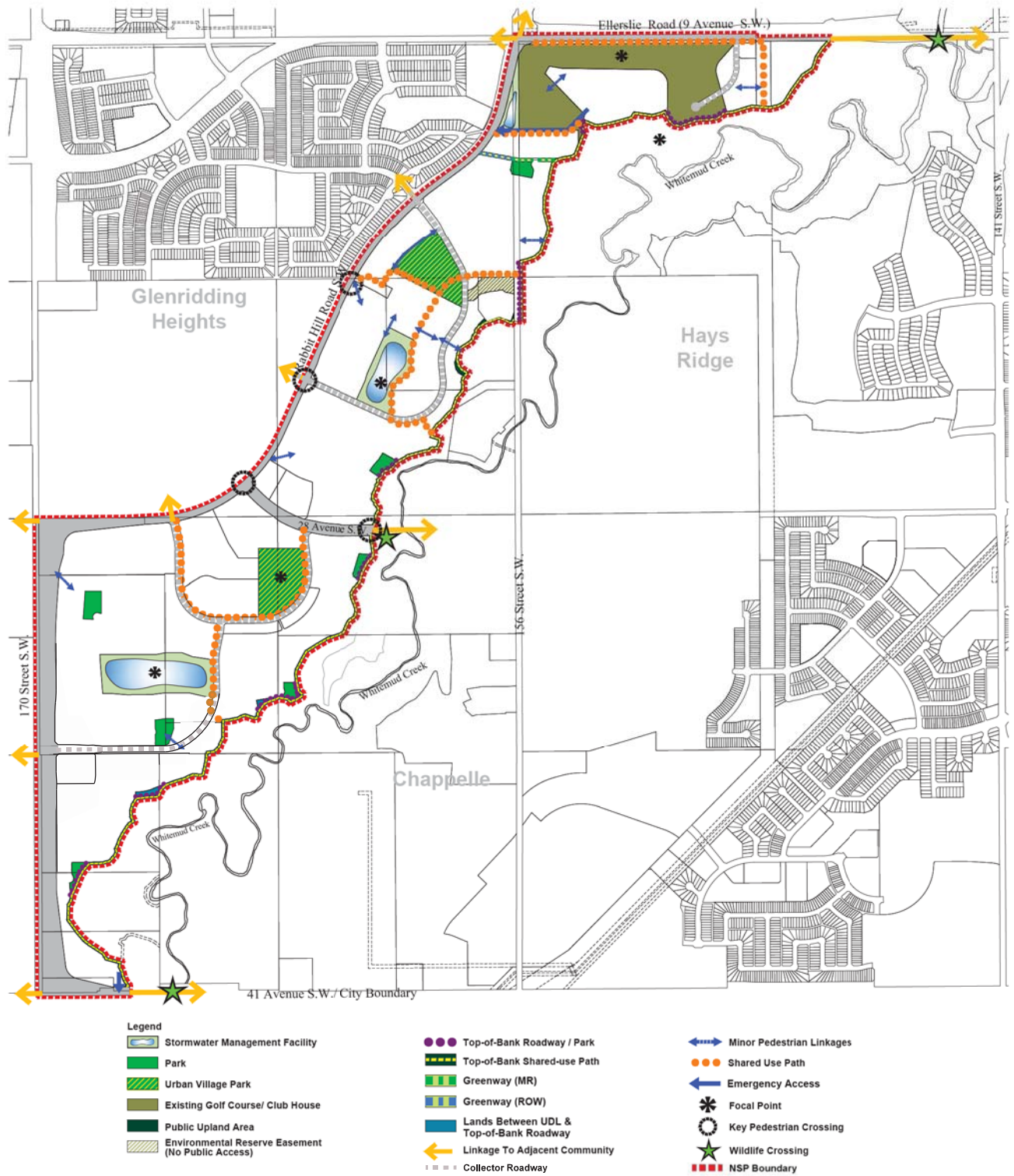


Figure 10.0 - Sanitary Servicing Plan

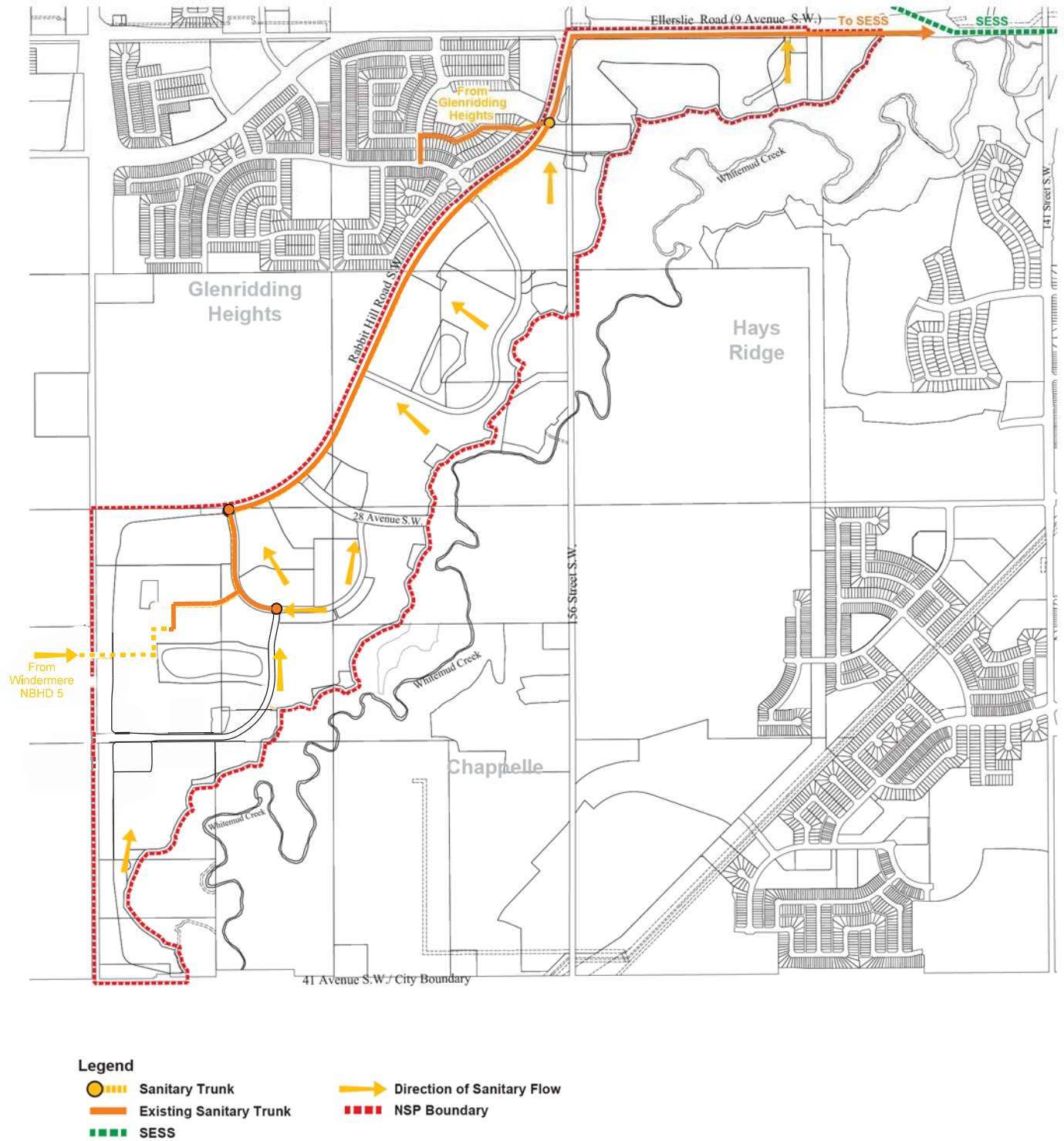
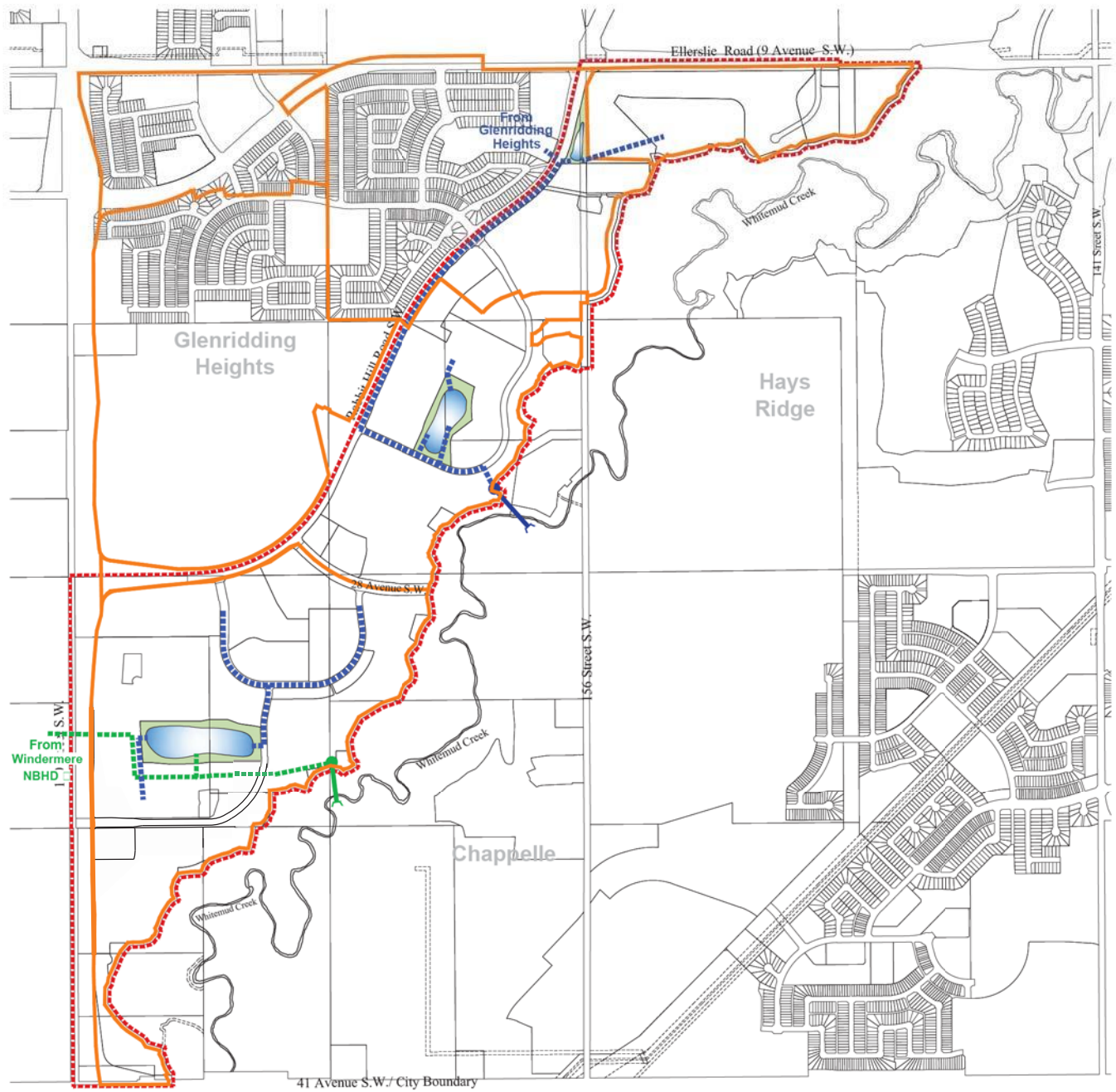


Figure 11.0 - Stormwater Servicing Plan

**Legend**


- | | |
|--|--|
|  Stormwater Management Facility |  Storm Basin Boundary |
|  Storm Trunks |  NSP Boundary |
|  Outfall | |
|  Potential Outfall | |

Figure 12.0 - Water Servicing Plan

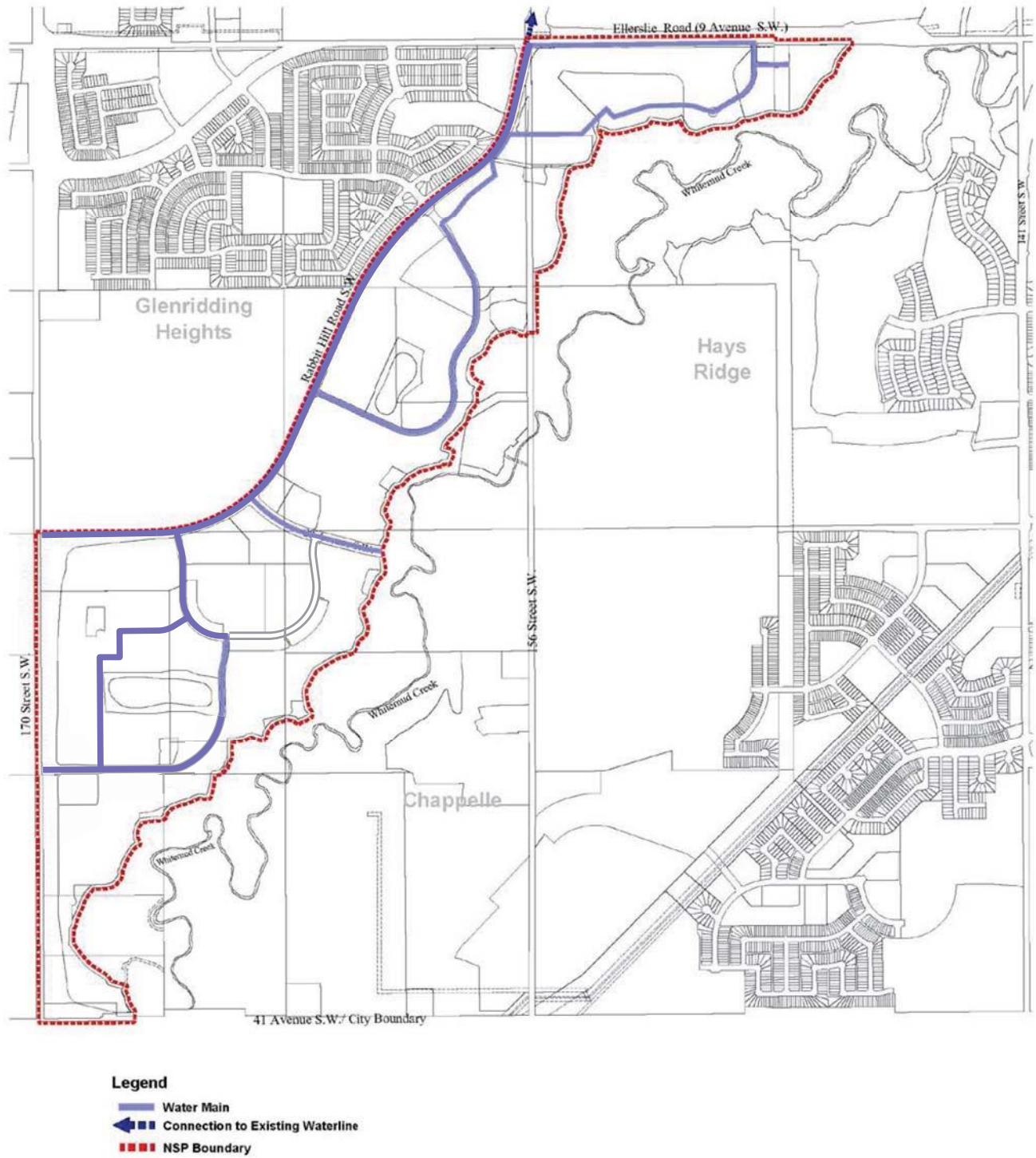


Figure 13.0 - Staging Concept Plan

