

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 "I" and forming part of this Bylaw.

READ a first time this	9th	day of	September	, A. D. 2019;
READ a second time this	9th	day of	September	, A. D. 2019;
READ a third time this	9th	day of	September	, A. D. 2019;
SIGNED and PASSED this	9th	day of	September	, A. D. 2019.

THE CITY OF EDMONTON



MAYOR


A/ 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%
<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	1,982	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

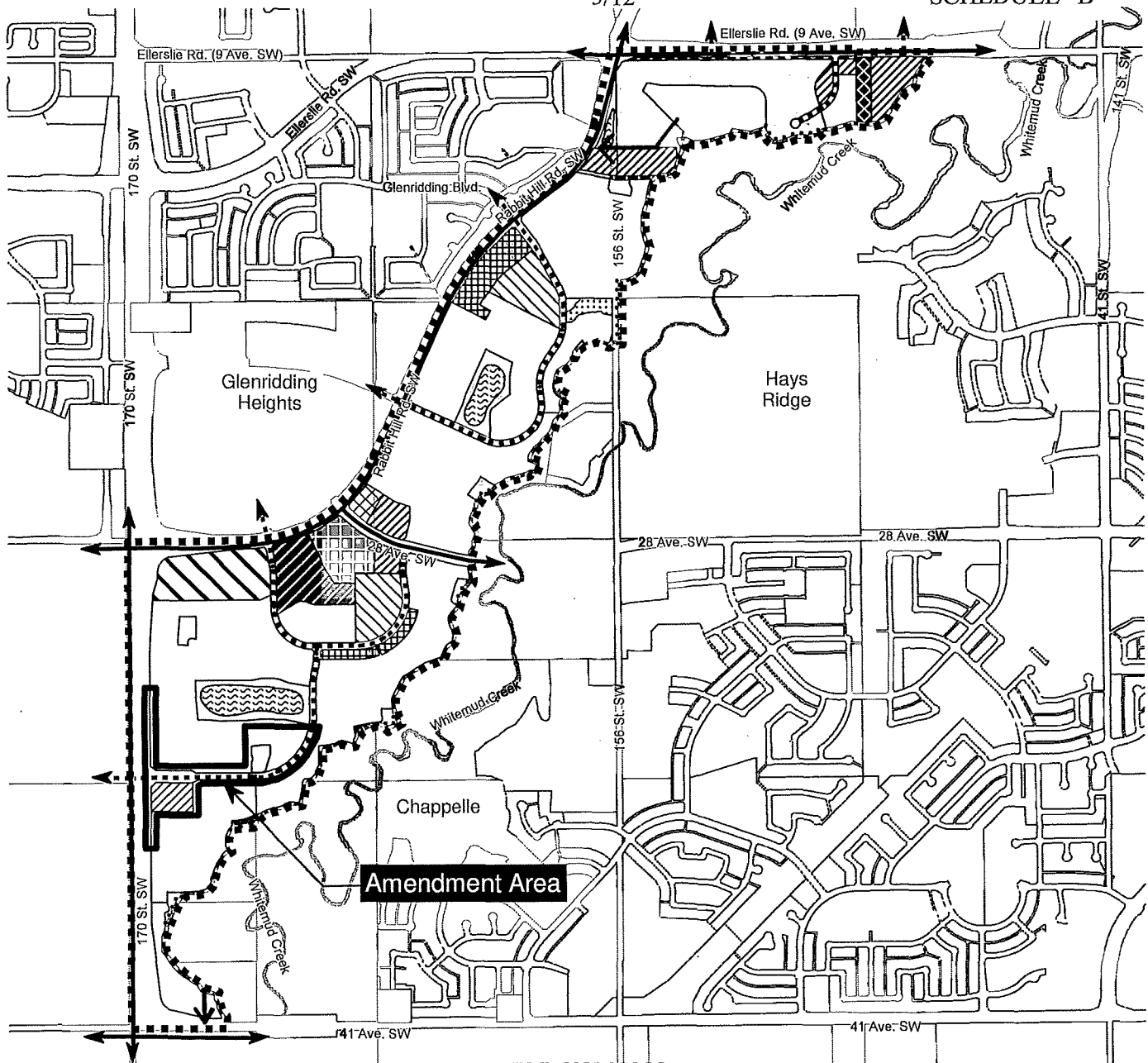
Population Density (ppnrha)						95
Unit Density (upnrha)						41
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	50%	/	32%	/	18%	
Population (%) within 500 m of Parkland						81%
Population (%) within 400 m of Transit Service						100%
Population (%) within 600 m of Commercial Service						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
GLENRIDDING 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

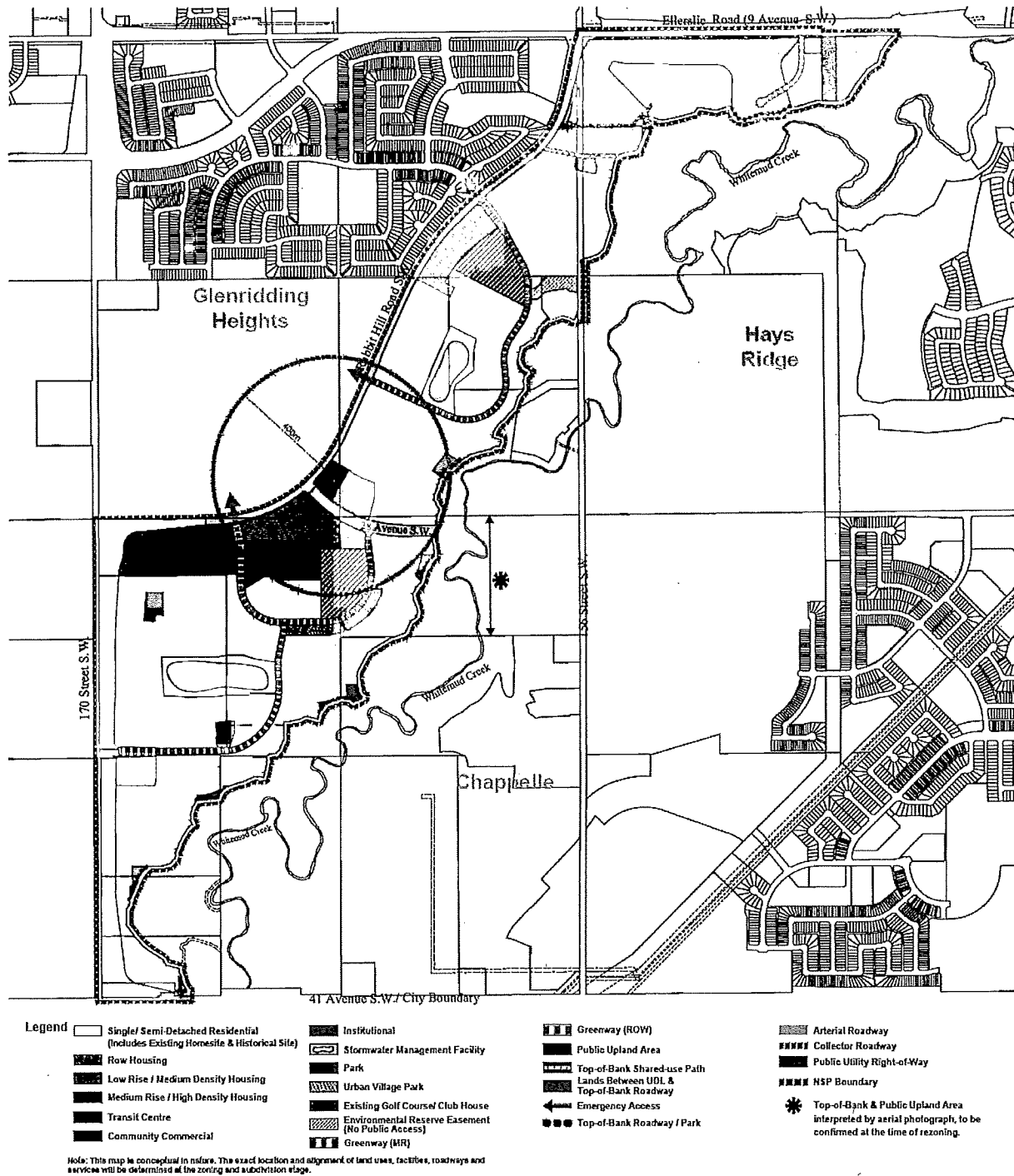
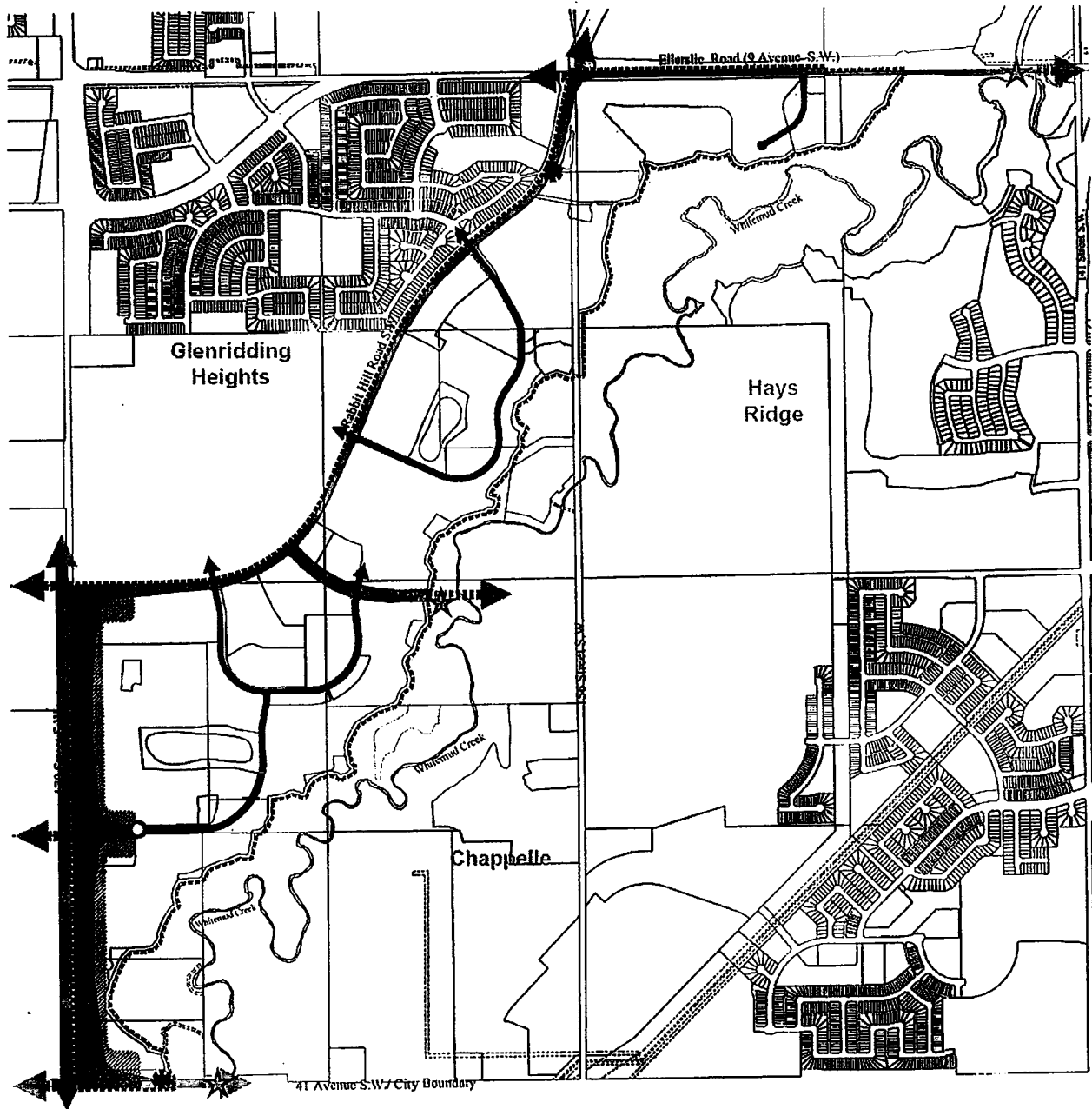


Figure 8.0 - Transportation Network Plan

**Legend**

-  Collector Roadway
-  Arterial Roadway
-  170 Street S.W. Urban Freeway
-  170 Street S.W. Frontage Road
-  Roundabout





-  Emergency Access
-  Wildlife Crossing
-  Area Of Influence - Road Right-of-Way based on 170 Street Concept Plan
-  NSP Boundary

Figure 9.0 - Pedestrian Network Plan

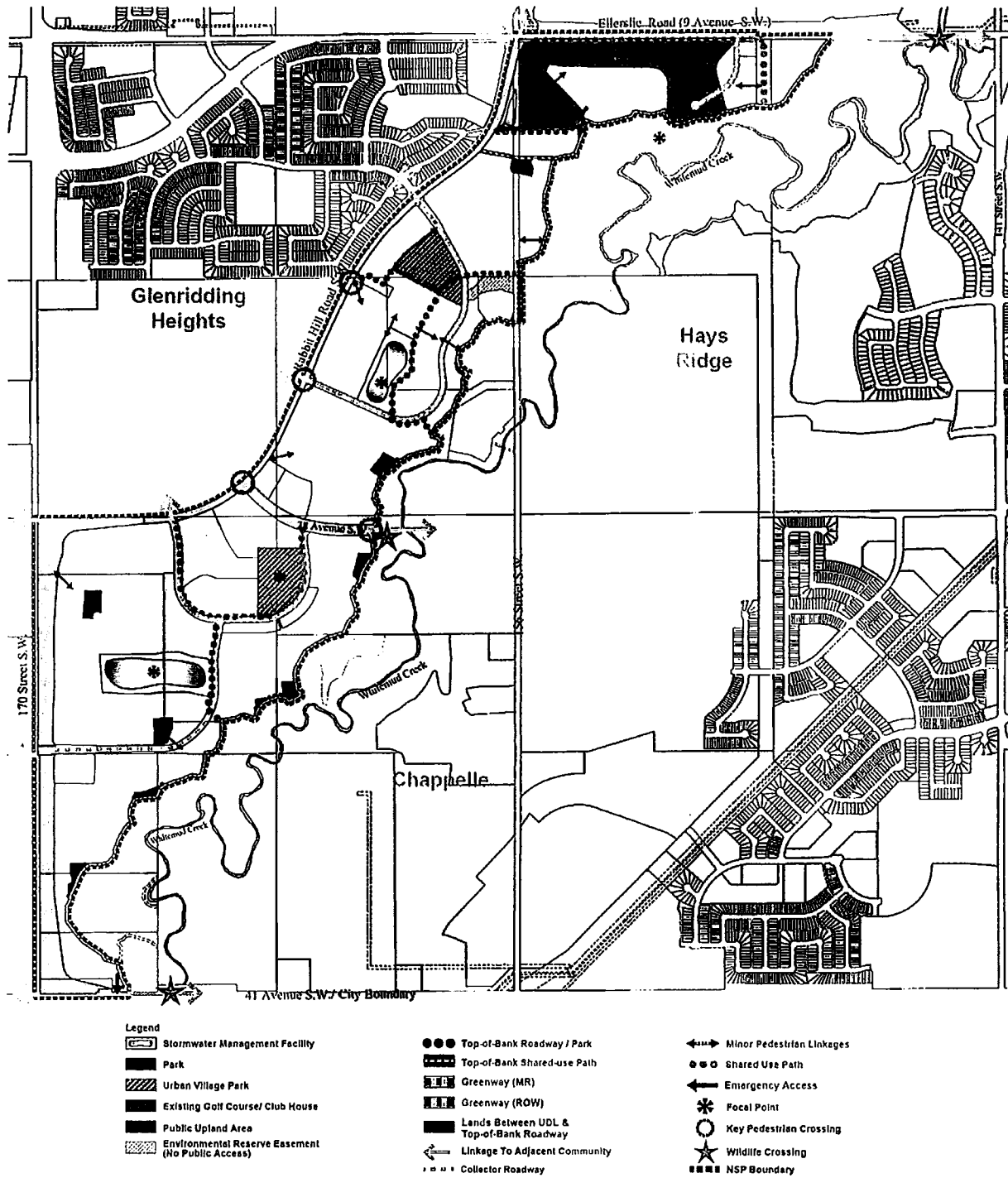
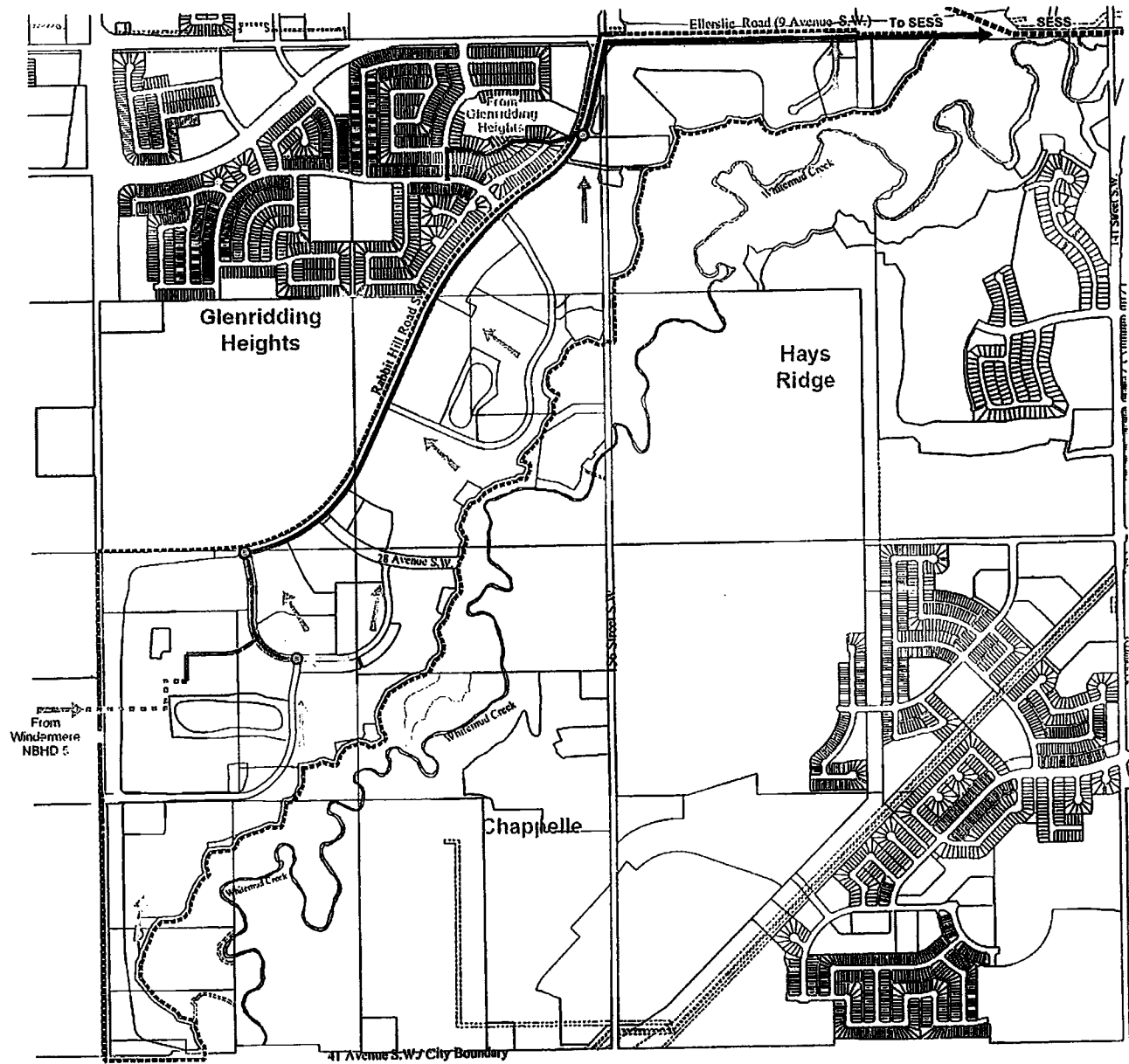


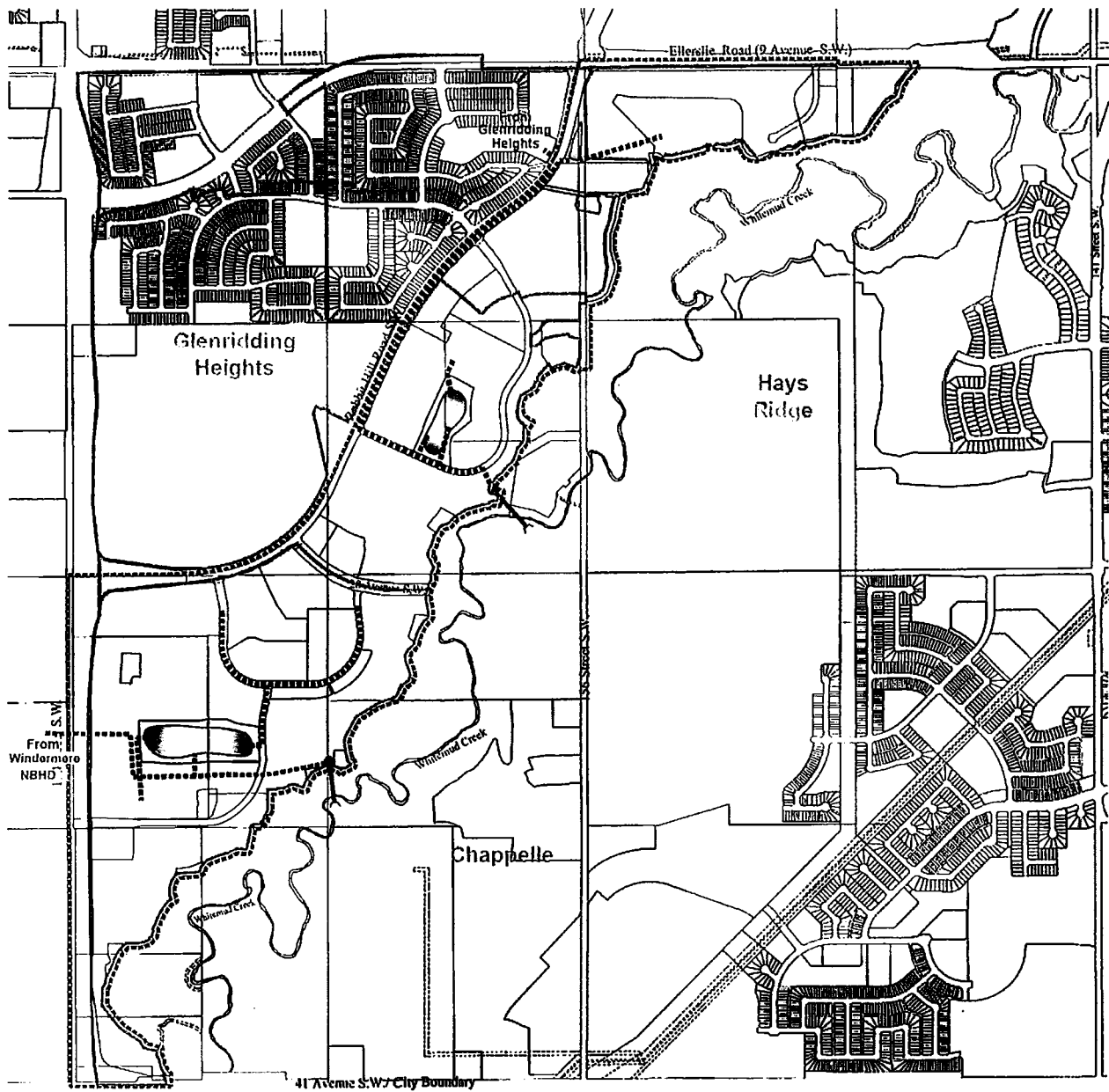
Figure 10.0 - Sanitary Servicing Plan



Legend

- Sanitary Trunk
- Existing Sanitary Trunk
- SESS
- Direction of Sanitary Flow
- NSP Boundary

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

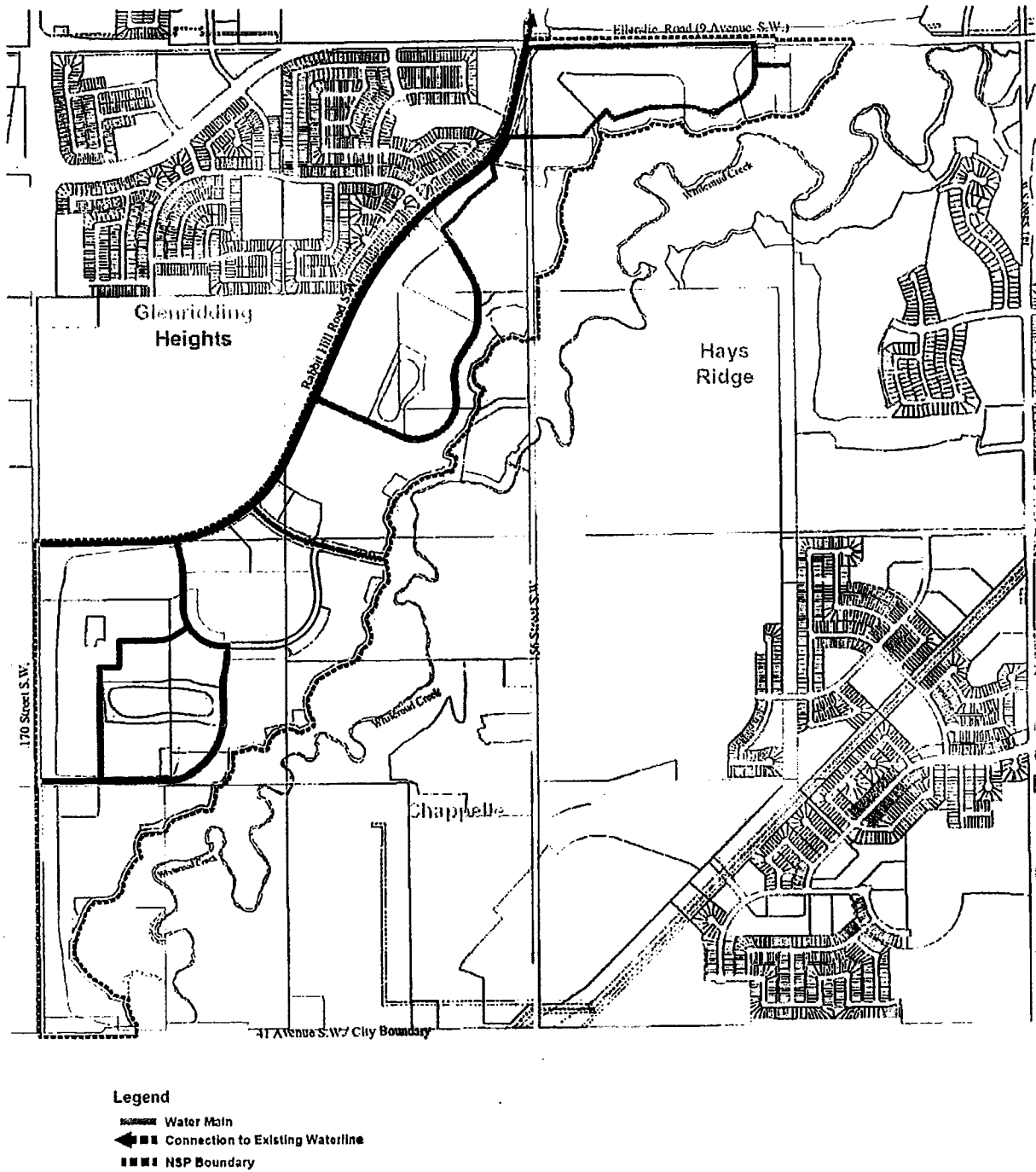
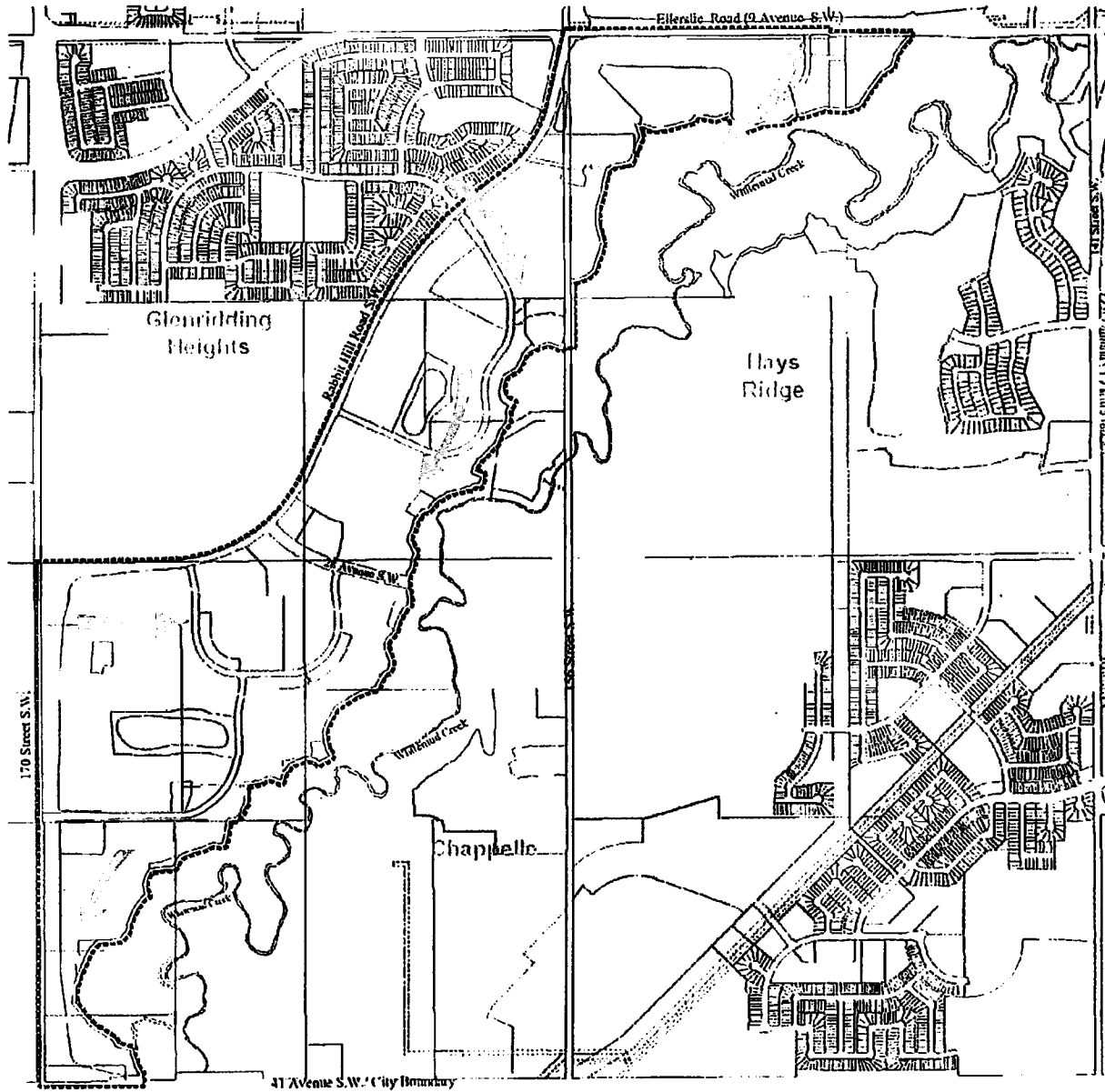


Figure 13.0 - Staging Concept Plan

**Legend**

- > General Direction & Sequence Of Development
- NSP Boundary