

Bylaw 19455

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, 18914 and 19009; and

WHEREAS an application was received by Administration to 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 second sentence under 3.3.9 Parkland, Recreation Facilities, and Schools and replacing with:
“Ten stormwater management facilities (SWMF) and a utility corridor provide additional open space.”
- b) deleting the first sentence under Table: Rationale, Stormwater Management Facilities (SWMF), Section 3.3.9 Parkland, Recreation Facilities, and Schools and replacing with:
“Ten stormwater management facilities are integrated into the park system in the Edgemont area.”
- c) deleting the first sentence in the third paragraph, Stormwater Servicing under Section 3.3.11 Infrastructure Servicing and Staging and replacing with:
“Ten stormwater management facilities (SWMF) are designated within the Edgemont NASP (see Figure 11 – Stormwater Servicing).”
- d) deleting Row 9 under NASP Compliance within Section: Edmonton Suburban Design Principles in Section 4.0 Planning Policy and Context, and replacing with:
“There are 12 smaller Top-of-Bank and pocket parks located throughout the neighbourhood, as well as several greenways, Top-of-Bank trails, and ten SWMFs that will meet the needs of residents for smaller and dispersed park space.”
- e) deleting the statistics entitled “Edgemont Neighbourhood Area Structure Plan Land Use and Population Statistics – Bylaw 19009” and substituting with the following:

**EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND
POPULATION STATISTICS BYLAW 19455**

TABLE 6 – LAND USE AND POPULATION STATISTICS						
	Area (ha.)		% of GDA			
GROSS AREA	420.29		100.0%			
Environmental Reserve						
<i>Environmental Reserve (Existing)</i>	4.13					
<i>Environmental Reserve</i>	26.83					
<i>Public Upland Area (ER)</i>	10.33					
Lands between Urban Development Lin and Top of Bank Roadway**	0.17					
Existing Rural Residential	31.83					
Altalink Power Corridor	11.44					
Existing Municipal Reserve	4.87					
Artrial Roads	13.09					
Total Non-Developable Area	102.69					
GROSS DEVELOPABLE AREA	317.60		100.0%			
Municipal Reserve (MR)**						
<i>School/Community Park</i>	8.46		2.7%			
<i>Pocket and Top-of-Bank Park</i>	7.67		2.4%			
<i>Greenway</i>	1.42		0.4%			
<i>Natural Area - NW 339 (North)</i>	4.84		1.5%			
<i>Natural Area - NW 339 (South)</i>	1.12		0.4%			
<i>Natural Area - NW 318***</i>	7.50		2.4%			
Total Parkland	31.01		9.8%			
Commercial						
<i>Major Commercial</i>	3.96		1.2%			
<i>Convenience Commercial (CNC)</i>	1.42		0.4%			
<i>Mixed use</i>	1.80		0.6%			
Institutional	11.35		3.6%			
Transportation						
<i>Circulation</i>	63.52		20.0%			
Infrastructure / Servicing						
<i>Stormwater Management Facility</i>	19.70		6.2%			
Total Non-Residential Area	132.76		41.8%			
Net Residential Area (NRA)	184.84		58.2%			
Residential Land Use, Dwelling Unit Count and Population						
	Area (ha)	Units/ha.	Units	People/ Units	Population	%of NRA
Single/Semi-Detached	149.72	25	3,743	2.8	10,480	81.0%
Rowhousing	11.12	40	445	2.8	1,246	6.0%
Low-Rise/Multi-/Medium Units	20.64	90	1,858	1.8	3,344	11.2%
medium to High Rise Units	2.56	225	576	1.5	864	1.4%
Mixed use	0.8	225	180	1.5	270	0.4%
Total Residential	184.84		6,801		16,204	100%
Sustainability Measures						
Population Density (ppn/ha.)				87.7		
Unit Density (upn/ha.)				36.8		
Single Semi-Detached/ Rowhousing, Low Rise/Multi-/Medium Units and High Rise				62%	38%	
Population(%) within 500m of Parkland				100%		
Population(%) within 400m of Transit				97%		
Population(%) within 600m of Commercial Service				63%		
Student Generation						
Public School Board				1,270	* 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 to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC. **Areas deducted to Municipal Reserve to be confirmed by legal survey. *** NW 318 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 reserve at the time of subdivision ***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential	
Elementary	635					
Junior High/Senior High	635					
Separate School Board				634		
Elementary	317					
Junior High/ Senior High	317					
Total Student Population				1,904		

Notes

* 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 to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC.

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

*** NW 318 shall be acquired through combination of MR dedication, purchase, land/property

634 exchange, or other mutually acceptable arrangement (see policy 3.3.9.4). **** Parcels designated for institutional uses will provide municipal reserve at the time of subdivision

***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential

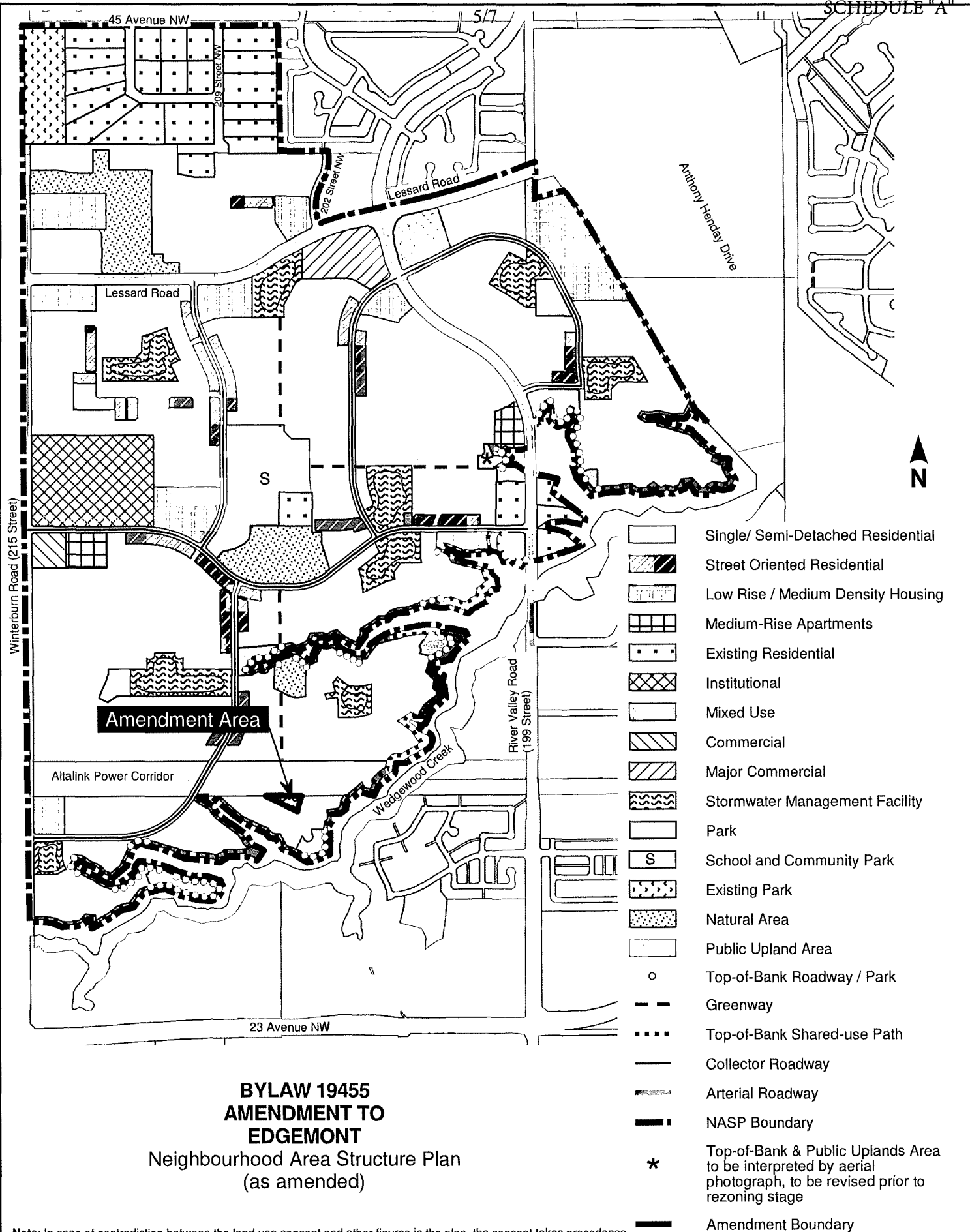
- f) deleting the map entitled “Bylaw 19009 – Amendment to Edgemont Neighbourhood Area Structure Plan” and substituting therefore with the map entitled “Bylaw 19455 – Amendment to Edgemont Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- g) deleting “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;
- h) deleting “Figure 11 – Stormwater Network”, and substituting therefore with “Figure 11- Stormwater Network”, attached hereto as Schedule “C” and forming part of this Bylaw.

READ a first time this	20th	day of	October	, A. D. 2020;
READ a second time this	20th	day of	October	, A. D. 2020;
READ a third time this	20th	day of	October	, A. D. 2020;
SIGNED and PASSED this	20th	day of	October	, A. D. 2020.

THE CITY OF EDMONTON


MAYOR


A/ 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..

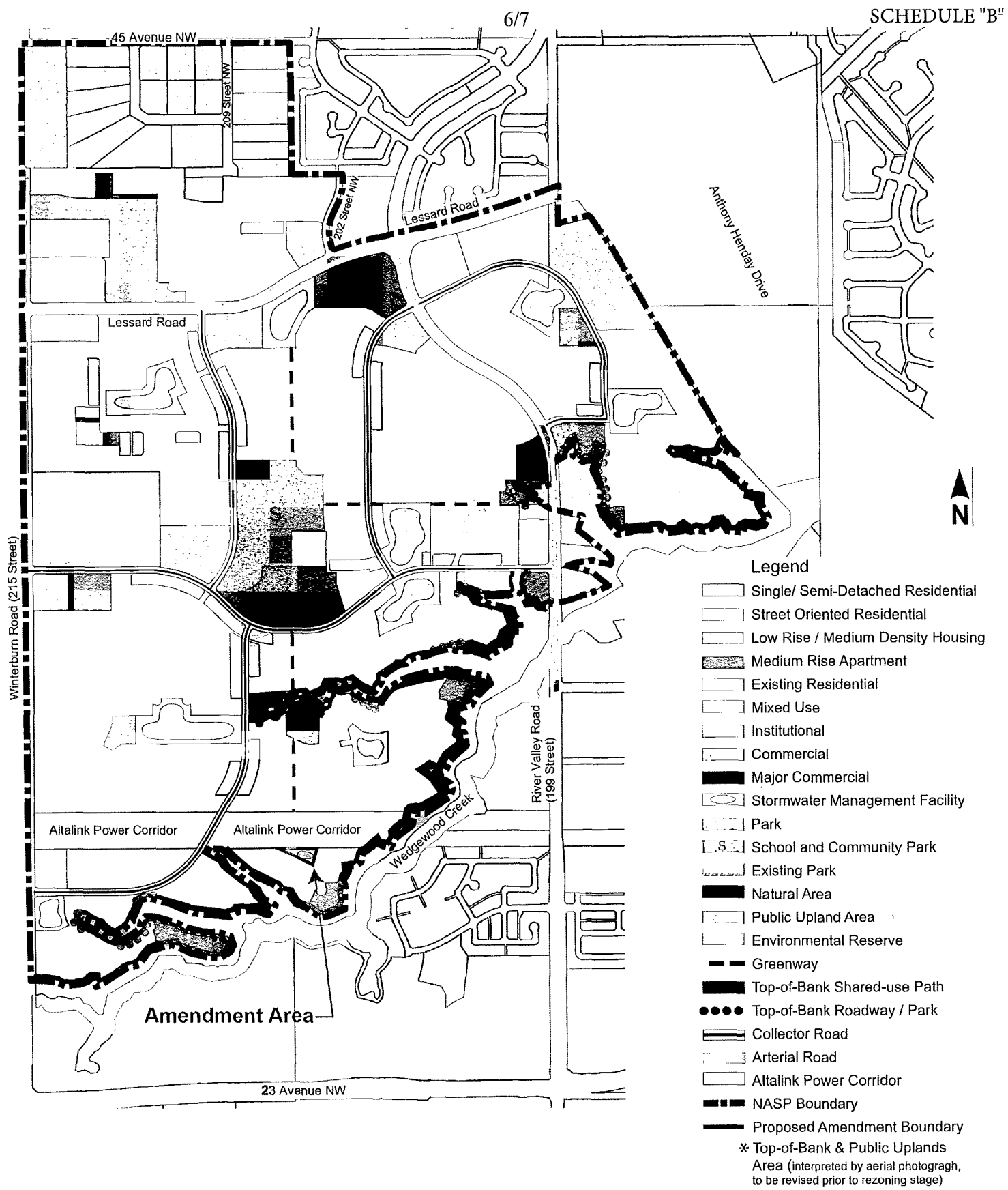


Figure 6 - Land Use Concept
Edgemont Neighbourhood Area Structure Plan

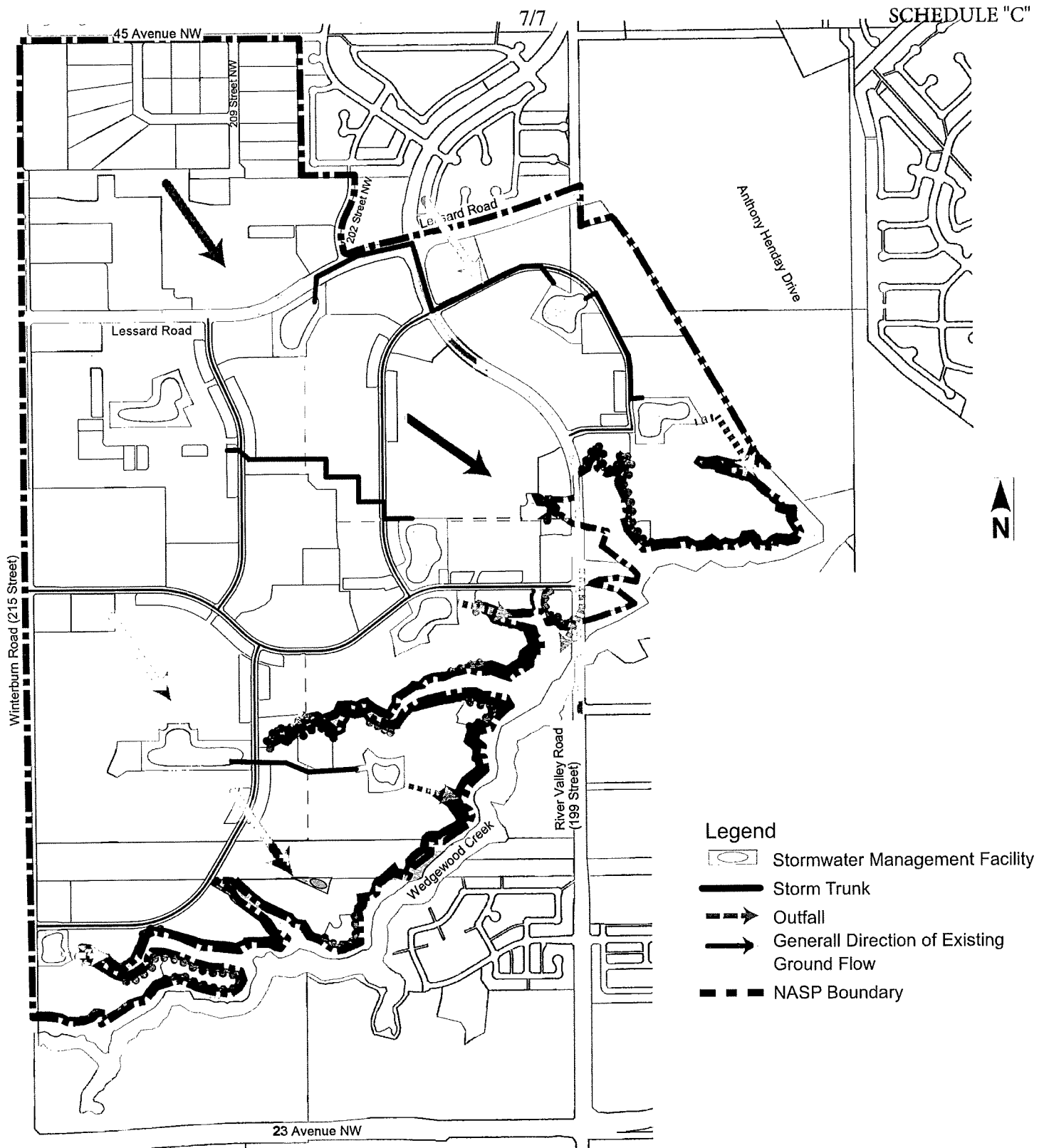


Figure 11 - Stormwater Network
 Edgemont Neighbourhood Area Structure Plan
 July 2020