

Bylaw 19384

A Bylaw to amend Bylaw 15902,  
Being the Hays Ridge Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on April 16, 2012, the Municipal Council of the City of Edmonton passed Bylaw 15902, being the Hays Ridge Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend the Hays Ridge Neighbourhood Area Structure Plan through the passage of Bylaw 18568; and

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

WHEREAS Council considers it desirable to amend the Hays Ridge 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 as follows:

1. The Hays Ridge Neighbourhood Area Structure Plan is hereby amended by:
  - a. deleting the second paragraph in the “Rationale” below Objective 3.4.6.2. and replacing it with the following:

“Two high density residential developments are planned next to the commercial site in the south east corner of the neighbourhood next to the 28 Avenue SW entrance. These sites have the potential to accommodate high-density apartment housing, including lifestyle housing or senior’s housing with assisted living facilities. This location would take advantage of accessible transit facilities and convenient access to the commercial site.”
  - b. deleting the text under Implementation for 3.4.6.3 and replacing it with the following:

“The density defined in Table 3 - Proposed Land Use Concept and Population Statistics is about 39 units per net residential hectare”

- c. deleting the land use and population statistics entitled “Hays Ridge NASP Table 3 – Proposed Land Use Concept and Population Statistics” and replacing it with:

**HAYS RIDGE NASP TABLE 3 – PROPOSED LAND USE CONCEPT AND POPULATION STATISTICS  
BYLAW 19384**

	Area (ha)	% of GA	% of GDA
<b>GROSS AREA</b>	<b>196.55</b>	<b>100.0%</b>	
Environmental Reserve	14.17	7.2%	
Potential ER (To be confirmed by studies)	23.91	12.2%	
Golf Course below Top-of-Bank	22.05	11.2%	
Lands between Top-of-Bank and Urban Development Line	3.53	1.8%	
Lands between Urban Development Line and Top-of-Bank Roadway	0.81	0.04%	
Utility R/W	4.60	2.3%	
Arterial Road R/W	7.40	3.8%	
<b>GROSS DEVELOPABLE AREA</b>	<b>118.12</b>	<b>100.0%</b>	
Golf Holes # 8, 9, 14, 15, 16, 17, 18 (including Private Ponds)	21.70	18.4%	
Parkland, Recreation, School (Municipal Reserve) <sup>1</sup>			
School/Park Site	7.35	6.2%	8.8%
Pocket Parks	3.05	2.6%	
Community Commercial	5.12	4.3%	
Transportation			
Circulation <sup>2</sup>	16.2	13.7%	
Infrastructure/Service			
Stormwater Management Facilities (Public)	2.39	2.0%	
<b>TOTAL Non-Residential Area</b>	<b>55.81</b>	<b>47.2%</b>	
<b>Net Residential Area (NRA)</b>	<b>62.31</b>	<b>52.8%</b>	

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

	Area(ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>							
Single/Semi-Detached	49.69	25	1242	51.3%	2.8	3478	79.7%
<b>Medium Density Residential (MDR)</b>							
Row Housing	8.21	45	369	15.3%	2.2	813	13.2%
Low-Rise/Medium Density Units	1.35	90	122	5.0%	1.8	219	2.2%
<b>High Density Residential (HDR)</b>							
Medium to High Rise Units	3.06	225	689	28.4%	1.5	1033	4.9%
<b>Total Residential</b>	<b>62.31</b>		<b>2,422</b>			<b>5,543</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnrha)		84.3
Unit Density (upnrha)		35.3
[Single/Semi-Detached] / [Row Housing; Low-Rise/Medium Density Units; Medium to High Rise Units] Units Ratio		56.5% // 43.5%
Population (%) within 500m of Parkland	100%	
Population (%) within 400m of Transit Service	100%	
Population (%) within 600m of Commercial Service	50%	
Presence/Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	63.66	
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development	n/a	n/a

**STUDENT GENERATION**

<b>Public School Board</b>		437
Elementary	236	
Junior High	118	
Senior High	118	
<b>Separate School Board</b>		236
Elementary	118	
Junior High	59	
Senior High	59	
<b>Total Student Population</b>		<b>673</b>

<sup>1</sup> Areas dedicated to Municipal Reserves to be confirmed by legal survey

<sup>2</sup> includes all collector roadways, local roadways, lanes, and walkway/road right-of-ways

- d. adding the map entitled “Bylaw 19384 Amendment to Hays Ridge Neighbourhood Area Structure Plan” and attached hereto as Schedule “A” before the Table of Contents
- e. deleting the map entitled “Figure 10 Hays Ridge Neighbourhood Area Structure Plan Land Use Concept” and replacing it with the Map entitled “Bylaw 19384 Amendment to Hays Ridge Neighbourhood Area Structure Plan - Figure 10 Land Use Concept” and attached hereto as Schedule “B”

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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MAYOR

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CITY CLERK

Ellerslie Road (9 Ave. SW)

Whitemud Creek

156 Street SW

141 Street SW

Amendment Area

28 Avenue SW



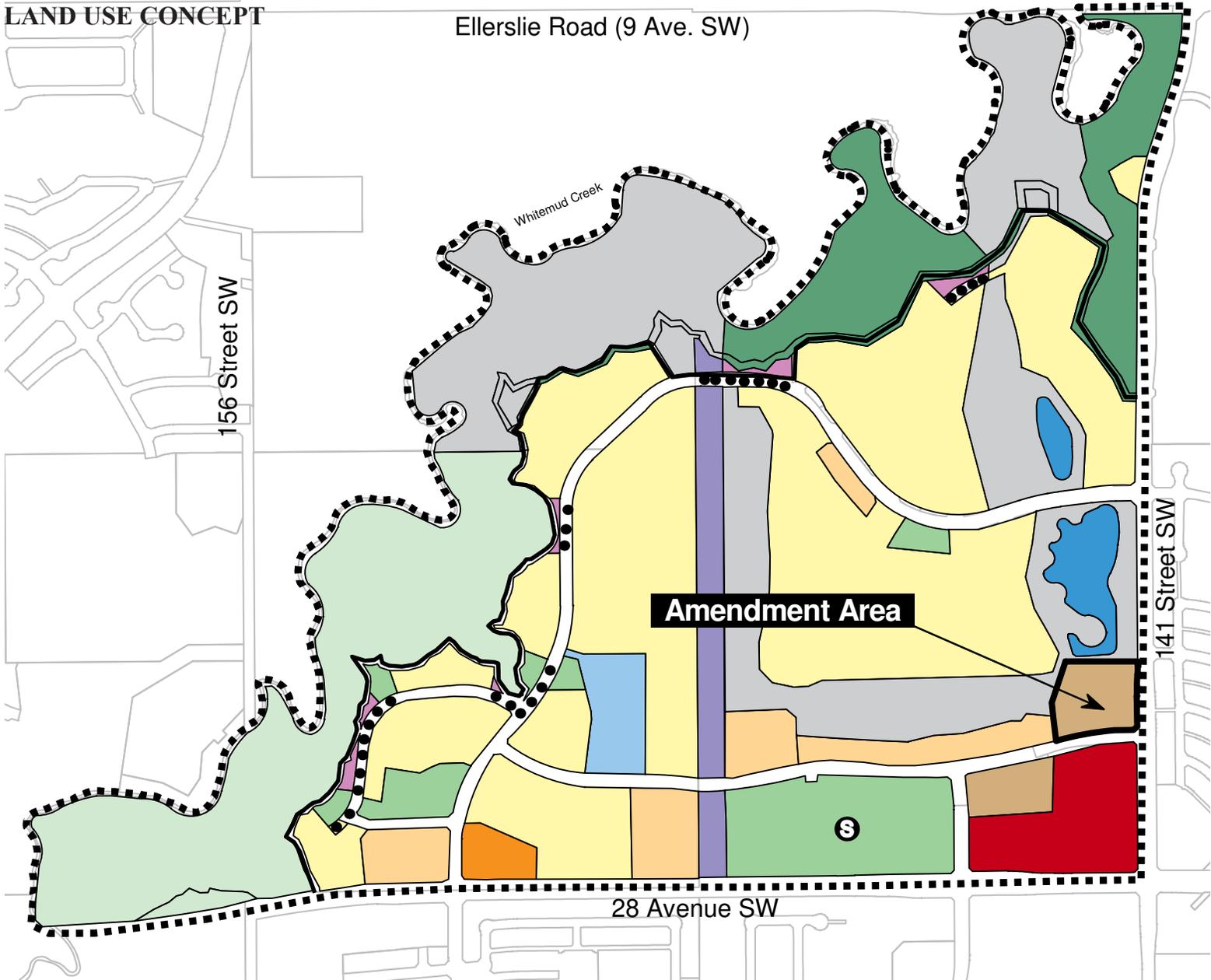
### BYLAW 19384 AMENDMENT TO HAYS RIDGE

#### Neighbourhood Area Structure Plan

	Single/Semi Detached		Existing Golf Course
	Row Housing		Potential Environmental Reserve (Further Study Required to Determine Top of Bank)
	Low Rise/Medium Density Units		Pipeline Right of Way
	High Density Residential		Public Upland Area
	Commercial		Top of Bank Roadway/Park
	School/Park Site		Top of Bank Walkway
	Park		Boundary of N.A.S.P.
	Environmental Reserve		Amendment Area
	Stormwater Management Facility		
	Private Stormwater Management Facility		

**Note:** In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**FIGURE 10**  
**LAND USE CONCEPT**



**Amendment Area**



**BYLAW 19384**  
**AMENDMENT TO**  
**HAYS RIDGE**  
Neighbourhood Area Structure Plan

- |   |  |  |   |
|---|--|--|---|
|  | Single/Semi Detached                   |  | Existing Golf Course  |
|  | Row Housing                            |  | Potential Environmental Reserve<br>(Further Study Required to<br>Determine Top of Bank) |
|  | Low Rise/Medium Density Units          |  | Pipeline Right of Way   |
|  | High Density Residential               |  | Public Upland Area  |
|  | Commercial                             |  | Top of Bank Roadway/Park  |
|  | School/Park Site                       |  | Top of Bank Walkway   |
|  | Park                                   |  | Boundary of N.A.S.P.  |
|  | Environmental Reserve                  |  | Amendment Area  |
|  | Stormwater Management Facility         |  |   |
|  | Private Stormwater Management Facility |  |   |

**Note:** In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.