

Bylaw 19569

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, 18816, 18999, and 19314; and

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

WHEREAS Council considers it desirable to amend 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 Table 5 - Land Use & Population Statistics and replace with the following:

**Glenridding Ravine Neighbourhood Structure Plan
Proposed Land Use and Population Statistics - Bylaw 19569**

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>	80.34	25	2,009	84%	2.80	5,624
Medium Density Residential (MDR)						
<i>Row Housing</i>	2.46	45	111	3%	2.80	310
<i>Low-Rise/Medium Density Housing</i>	8.74	111	970	9%	1.80	1,746
Medium Rise / High Density	3.87	225	871	4%	1.50	1,306
Total	95.41		3,960	100.00%		8,986

SUSTAINABILITY MEASURES

Population Density (ppnrha)						94
Unit Density (upnrha)						42
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	51%	/	27%	/	22%	
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.

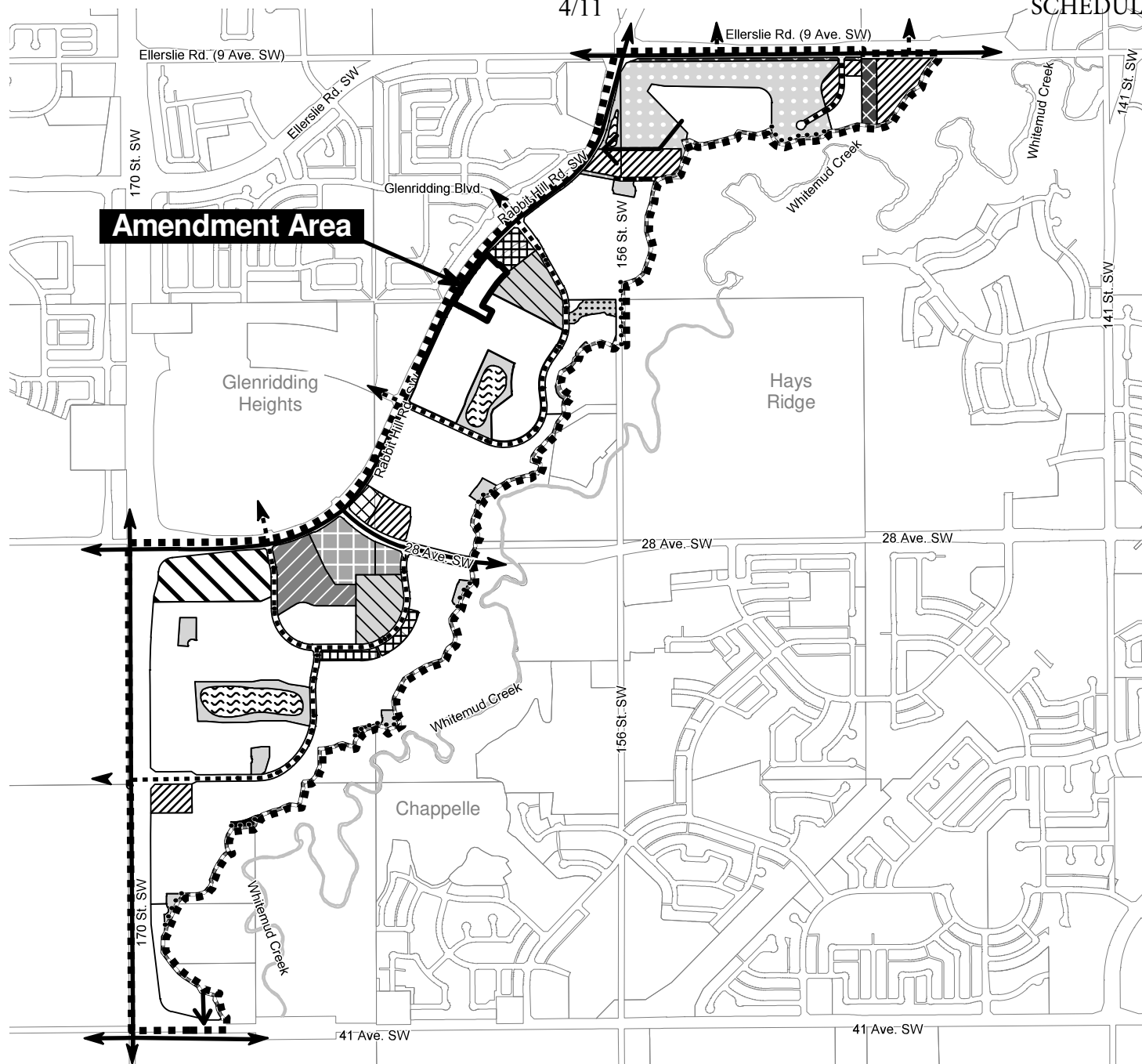
- b. deleting the map entitled “Bylaw 18999 Amendment to Glenridding Ravine Neighbourhood Structure Plan (as amended)” and replacing it with “Bylaw 19569 Amendment to Glenridding Ravine Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting “Figure 7.0 Land Use Concept Plan” and replace with “Figure 7.0 - Land Use Concept Plan” attached hereto as Schedule “B” and forming part of this Bylaw;
- d. deleting “Figure 8.0 Transportation Network Plan” and replace with “Figure 8.0 - Transportation Network Plan” attached hereto as Schedule “C” and forming part of this Bylaw;
- e. deleting “Figure 9.0 Pedestrian Network Plan” and replace with “Figure 9.0 - Pedestrian Network Plan” attached hereto as Schedule “D” and forming part of this Bylaw;
- f. deleting “Figure 10.0 Sanitary Servicing Plan” and replace with “Figure 10.0 - Sanitary Servicing Plan” attached hereto as Schedule “E” and forming part of this Bylaw;
- g. deleting “Figure 11.0 Stormwater Servicing Plan” and replace with “Figure 11.0 - Stormwater Servicing Plan” attached hereto as Schedule “F” and forming part of this Bylaw;
- h. deleting “Figure 12.0 Water Servicing Plan” and replace with “Figure 12.0 - Water Servicing Plan” attached hereto as Schedule “G” and forming part of this Bylaw; and
- i. deleting “Figure 13.0 Staging Concept Plan” and replace with “Figure 13.0 - Staging Concept Plan” attached hereto as Schedule “H” and forming part of this Bylaw.

READ a first time this	day of	, A.D. 2021;
READ a second time this	day of	, A.D. 2021;
READ a third time this	day of	, A.D. 2021;
SIGNED and PASSED this	day of	, A.D. 2021.













THE CITY OF EDMONTON

MAYOR

CITY CLERK



-  Row Housing
-  Low Density Residential
-  Low Rise/Medium Density
-  Medium Rise/High Density
-  Transit Centre
-  Commercial
-  Stormwater Management Facility
-  Park
-  Urban Village Park
-  Institutional
-  Existing Golf Course
-  Environmental Reserve Easement
(No Public Access)

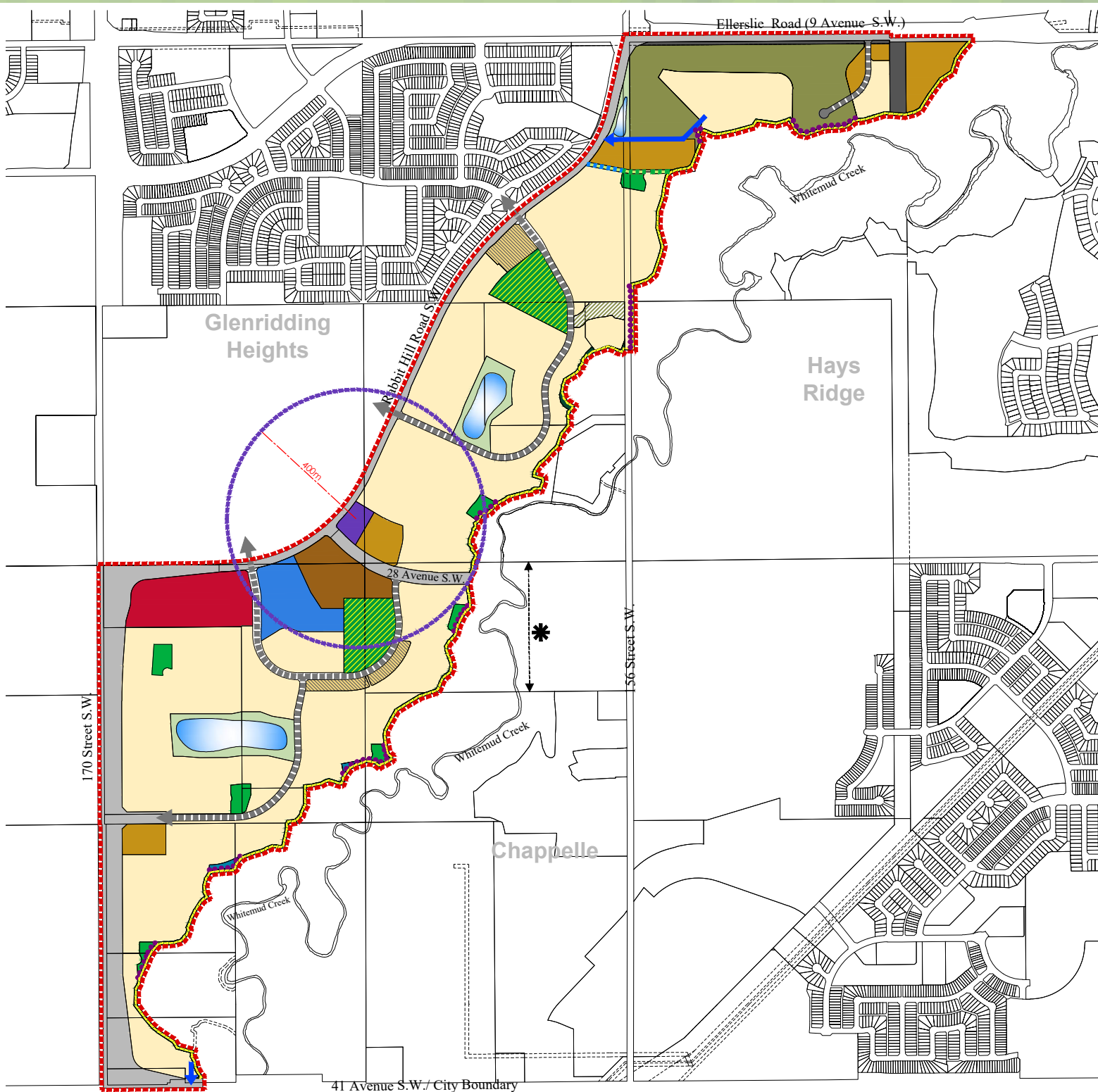
-  Public Upland Area
-  Lands between UDL & Top-of-Bank Roadway
-  Top of Bank Shared Use Path
-  Top of Bank Roadway
-  Greenway (MR)
-  Greenway (ROW)
-  Emergency Access
-  Collector Roadway
-  Arterial Roadway
-  Public Utility Right of Way
-  NSP Boundary
-  Amendment Area



**BYLAW 19569
AMENDMENT TO
GLENRIDDING RAVINE
Neighbourhood Structure Plan
(as amended)**

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 Glenridding Ravine - Neighbourhood Structure Plan

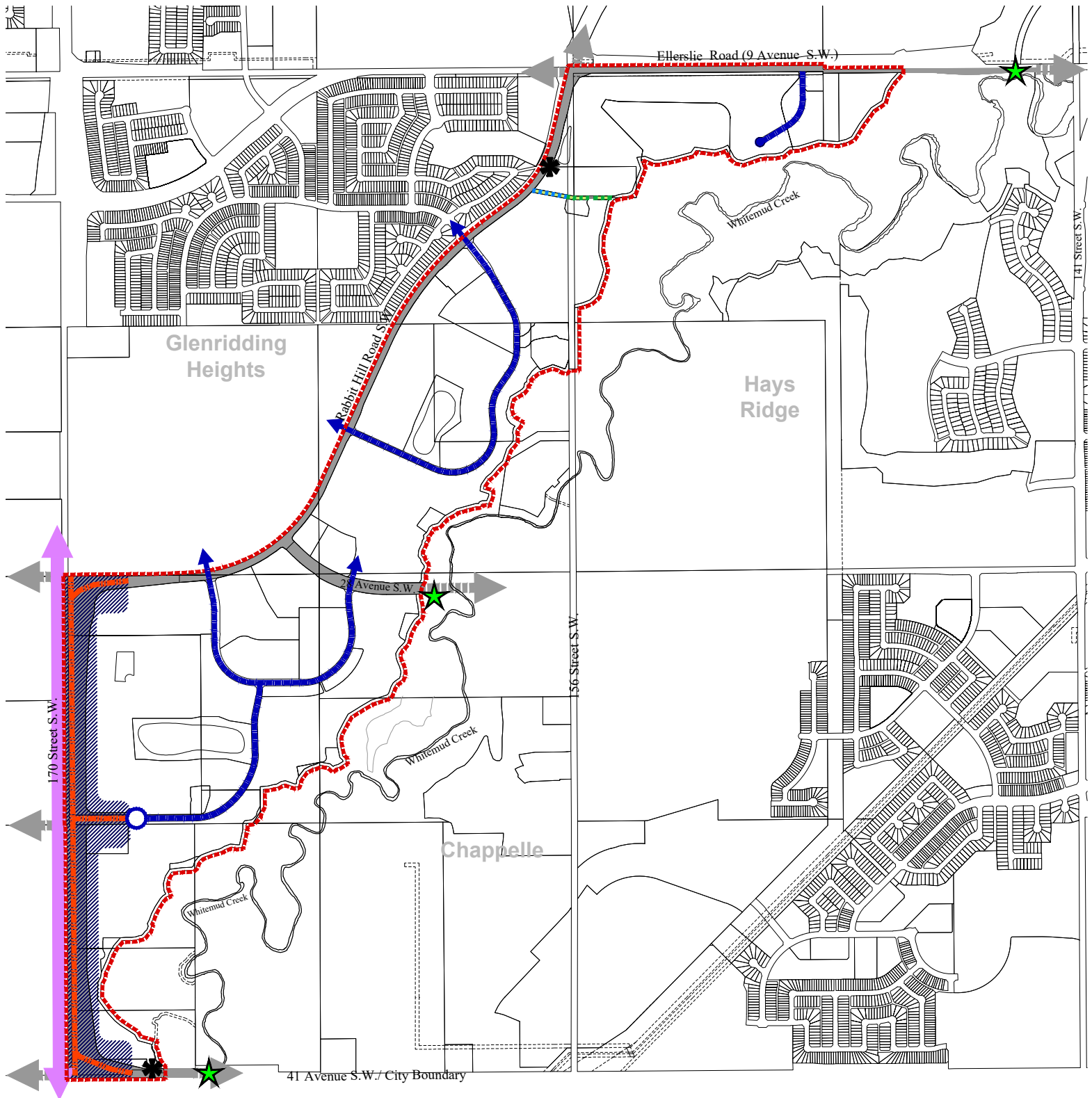


Legend

Single / Semi-Detached Residential (Includes Existing Homesite & Historical Site)	Institutional	Greenway (ROW)	Arterial Roadway
Row Housing	Stormwater Management Facility	Public Upland Area	Collector Roadway
Low Rise / Medium Density Housing	Park	Top-of-Bank Shared-use Path	Public Utility Right-of-Way
Medium Rise / High Density Housing	Urban Village Park	Lands Between UDL & Top-of-Bank Roadway	NSP Boundary
Transit Centre	Existing Golf Course/ Club House	Emergency Access	
Community Commercial	Environmental Reserve Easement (No Public Access)	Top-of-Bank Roadway / Park	
	Greenway (MR)		
			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 Glenridding Ravine - Neighbourhood Structure Plan



Legend


 Collector Roadway

 Arterial Roadway


 170 Street S.W. Urban Freeway

 170 Street S.W. Frontage Road

 Roundabout

 Emergency Access

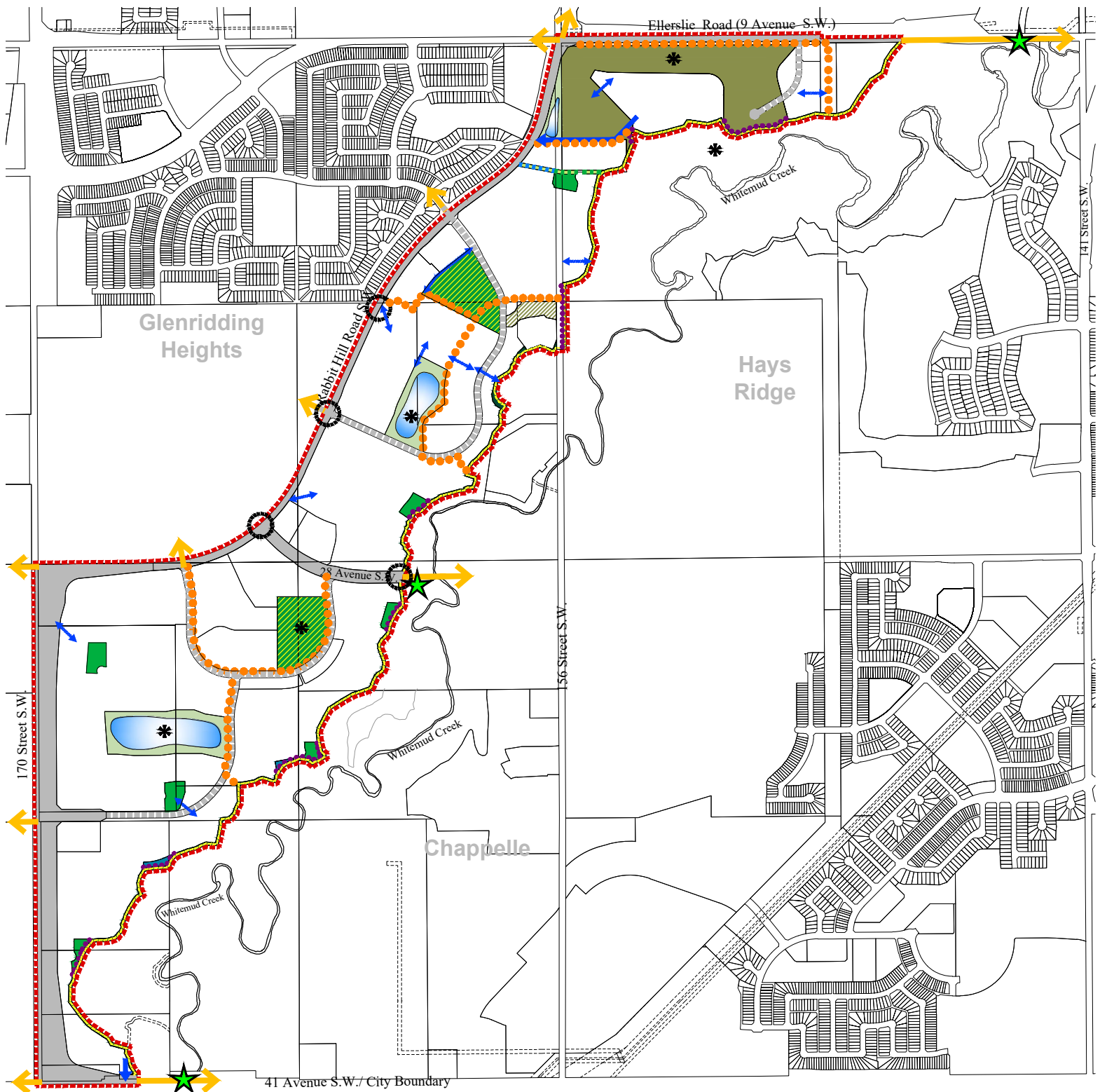
 Wildlife Crossing

 Area Of Influence - Road Right-of-Way
based on 170 Street Concept Plan

 NSP Boundary

Figure 9.0 - Pedestrian Network Plan

Glenridding Ravine - Neighbourhood Structure Plan



Legend

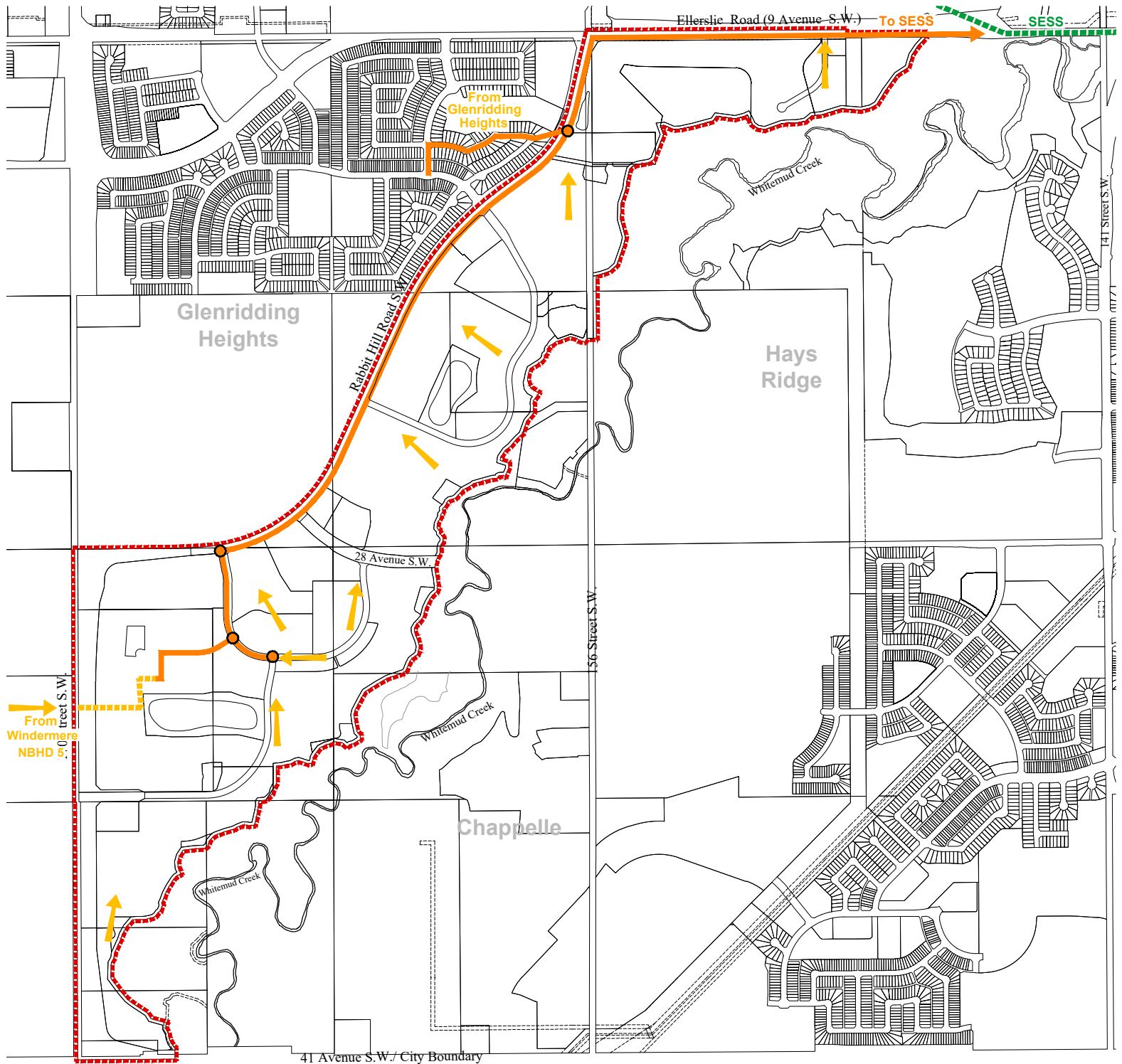
- Stormwater Management Facility
- Park
- Urban Village Park
- Existing Golf Course/ Club House
- Public Upland Area
- Environmental Reserve Easement (No Public Access)

- Top-of-Bank Roadway / Park
- Top-of-Bank Shared-use Path
- Greenway (MR)
- Greenway (ROW)
- Lands Between UDL & Top-of-Bank Roadway
- Linkage To Adjacent Community

- Minor Pedestrian Linkages
- Shared Use Path
- Emergency Access
- Focal Point
- Key Pedestrian Crossing
- Wildlife Crossing
- NSP Boundary

Figure 10.0 - Sanitary Servicing Plan Plan

Glenridding Ravine - Neighbourhood Structure Plan

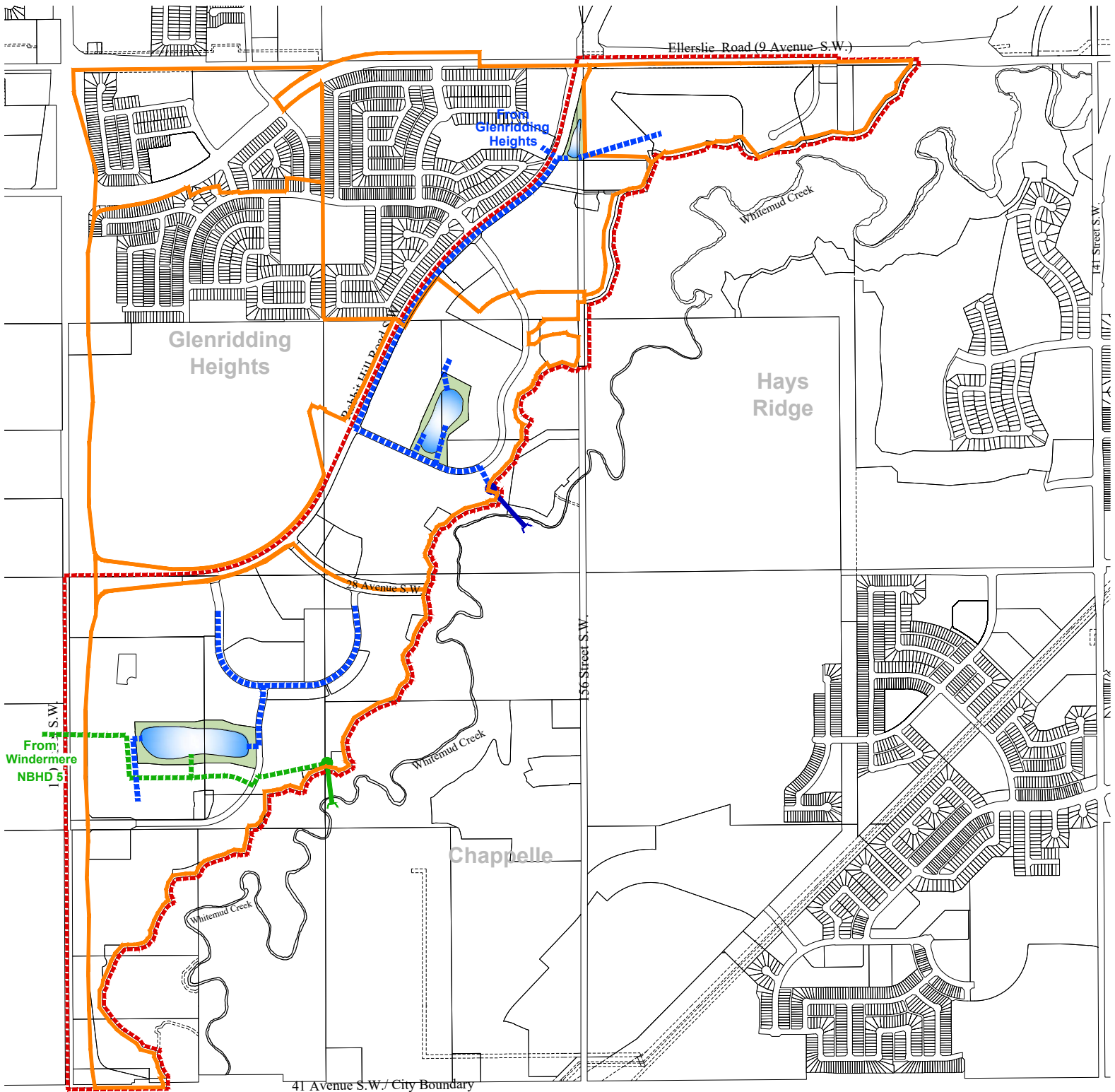


Legend

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

Figure 11.0 - Stormwater Servicing Plan

Glenridding Ravine - Neighbourhood Structure Plan

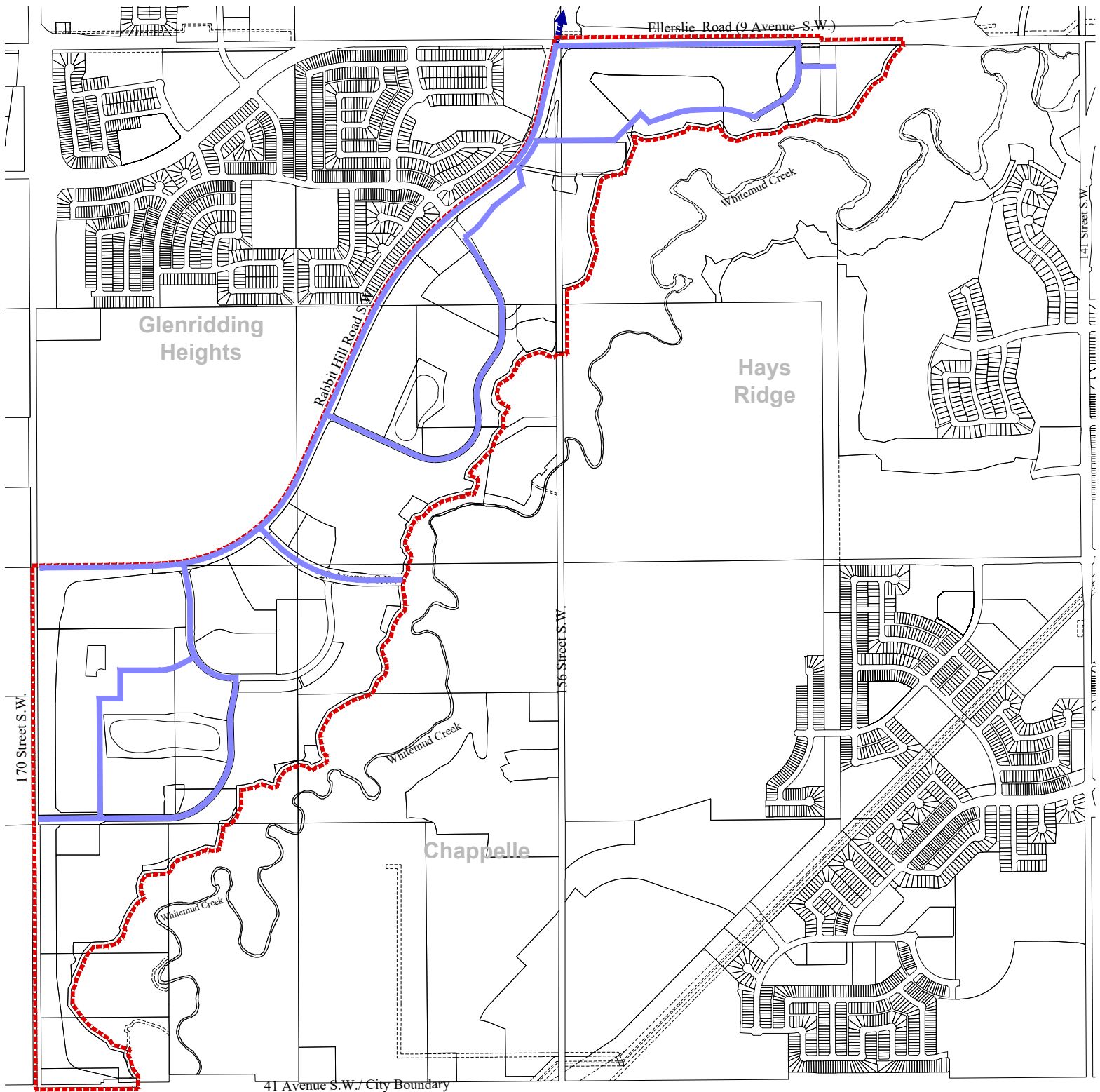


Legend

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

Figure 12.0 - Water Servicing Plan

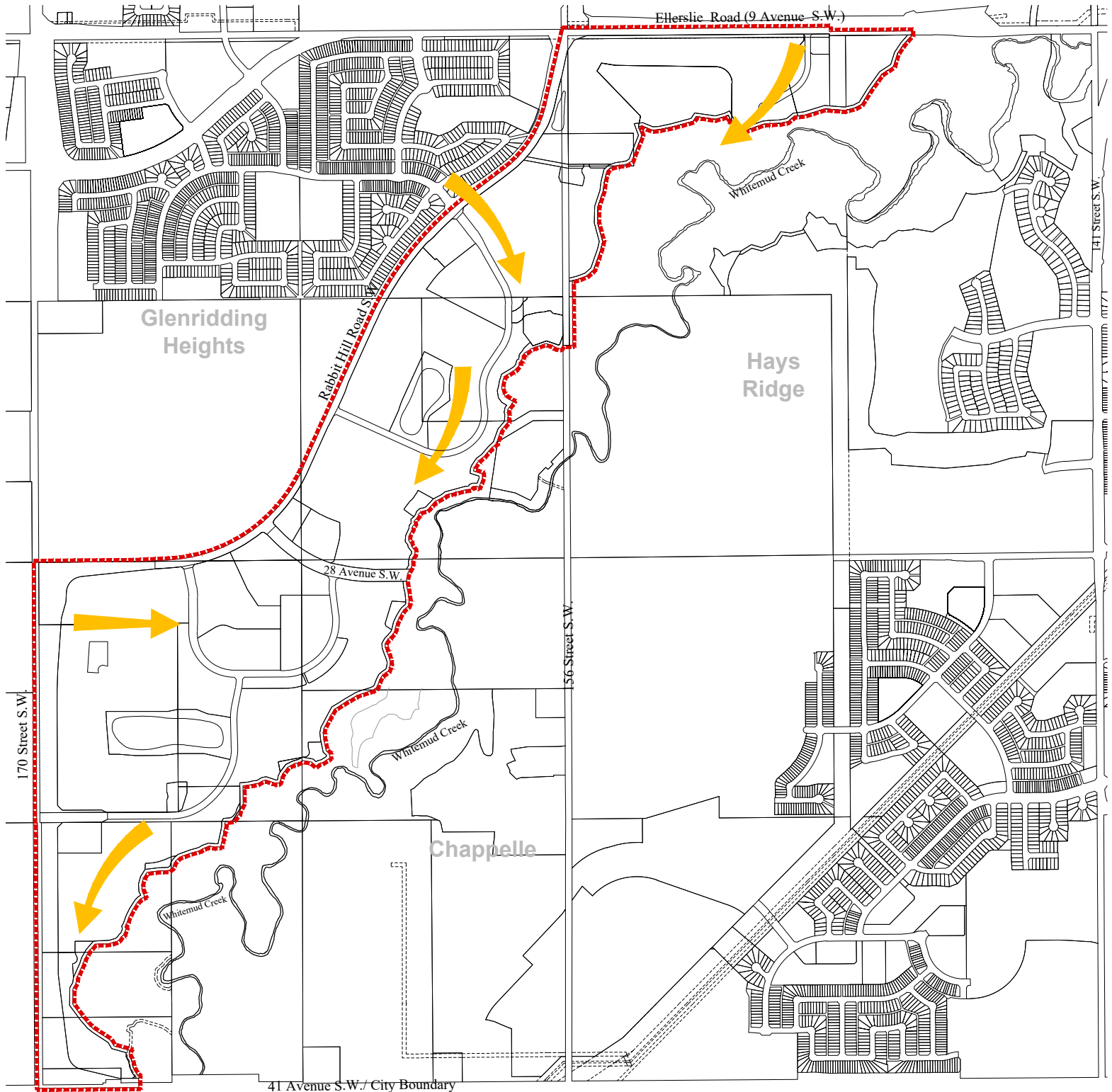
Glenridding Ravine - Neighbourhood Structure Plan



Legend

- Water Main
- ➡ Connection to Existing Waterline
- - - NSP Boundary

Figure 13.0 - Staging Concept Plan Glenridding Ravine - Neighbourhood Structure Plan



Legend

-  General Direction & Sequence Of Development
-  NSP Boundary