

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%
<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.

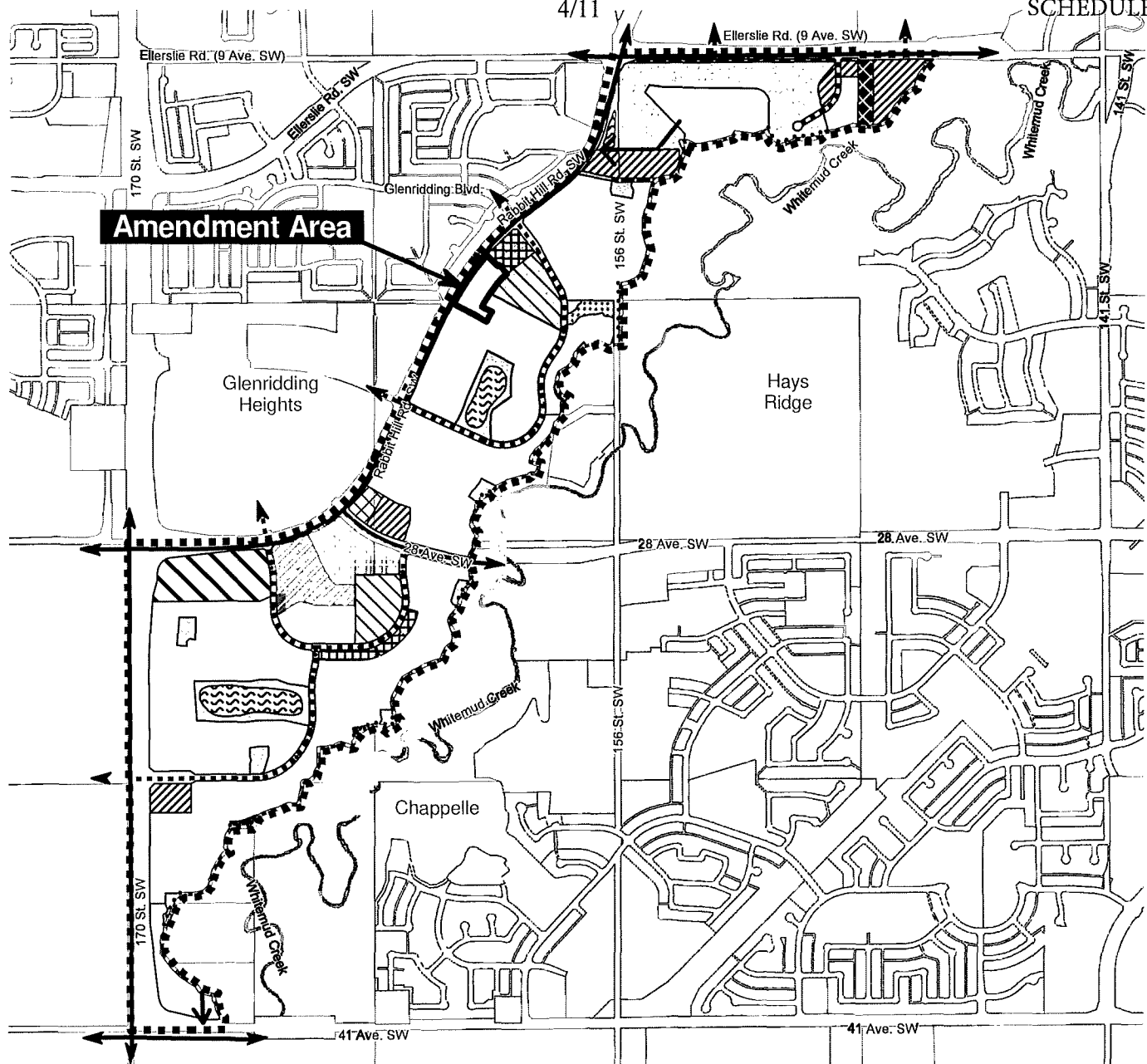
- b. deleting the map entitled "Bylaw 18999 Amendment to Glenridding Ravine Neighbourhood Structure Plan (as amended)" and replacing it with "Bylaw 19569 Amendment to Glenridding Ravine Neighbourhood Structure Plan" attached hereto as Schedule "A" and forming part of this Bylaw;
- c. deleting "Figure 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	23 rd	day of	February	, A.D. 2021;
READ a second time this	23 rd	day of	February	, A.D. 2021;
READ a third time this	23 rd	day of	February	, A.D. 2021;
SIGNED and PASSED this	23 rd	day of	February	, A.D. 2021;

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK



(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

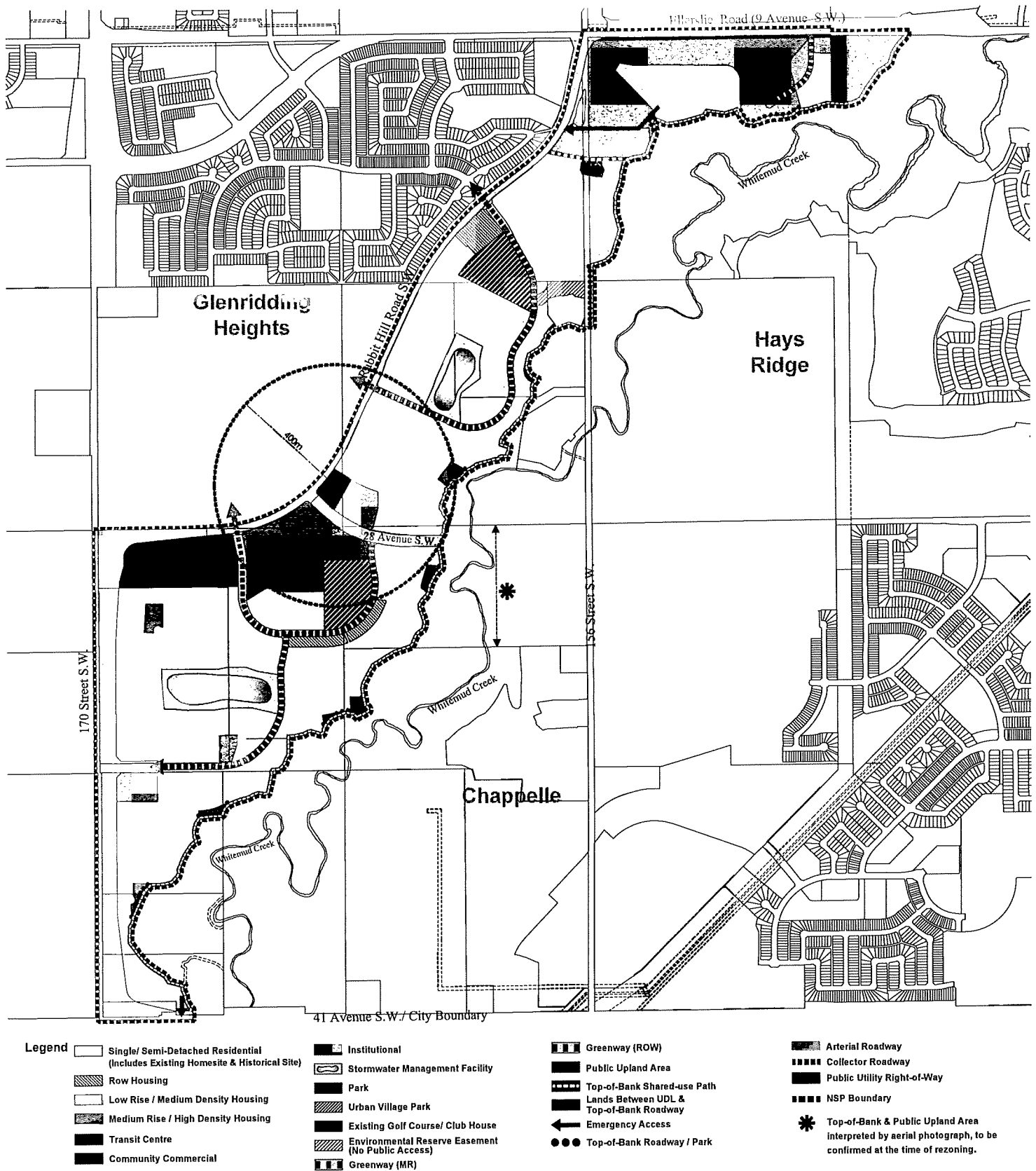
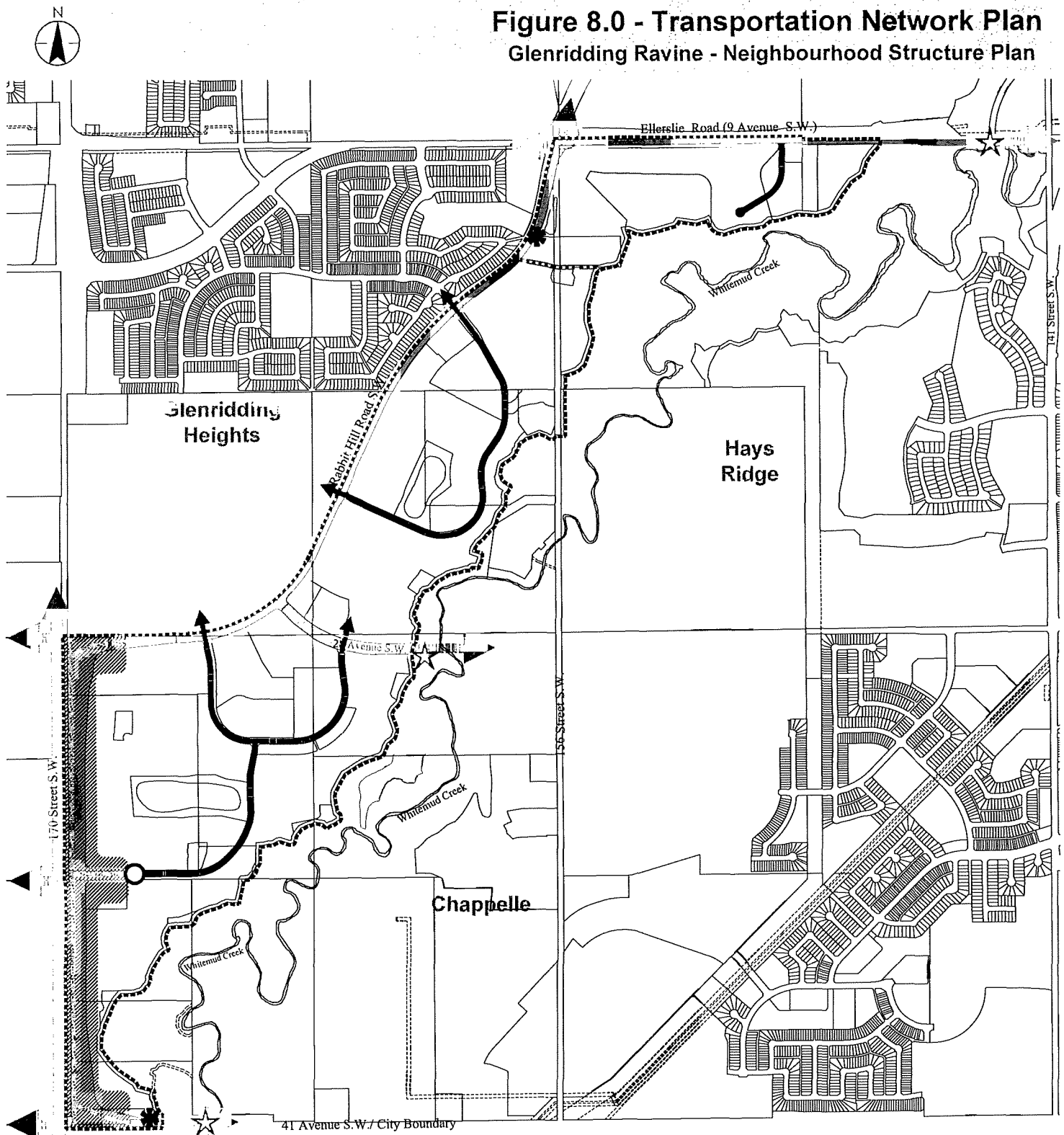


Figure 8.0 - Transportation Network Plan
Glenridding Ravine - Neighbourhood Structure Plan



Legend

- | | | | |
|--|-------------------------------|--|--|
| | Collector Roadway | | Emergency Access |
| | Arterial Roadway | | Wildlife Crossing |
| | 170 Street S.W. Urban Freeway | | Area Of Influence - Road Right-of-Way based on 170 Street Concept Plan |
| | 170 Street S.W. Frontage Road | | NSP Boundary |
| | Roundabout | | |

Figure 9.0 - Pedestrian Network Plan
Glenridding Ravine - Neighbourhood Structure Plan

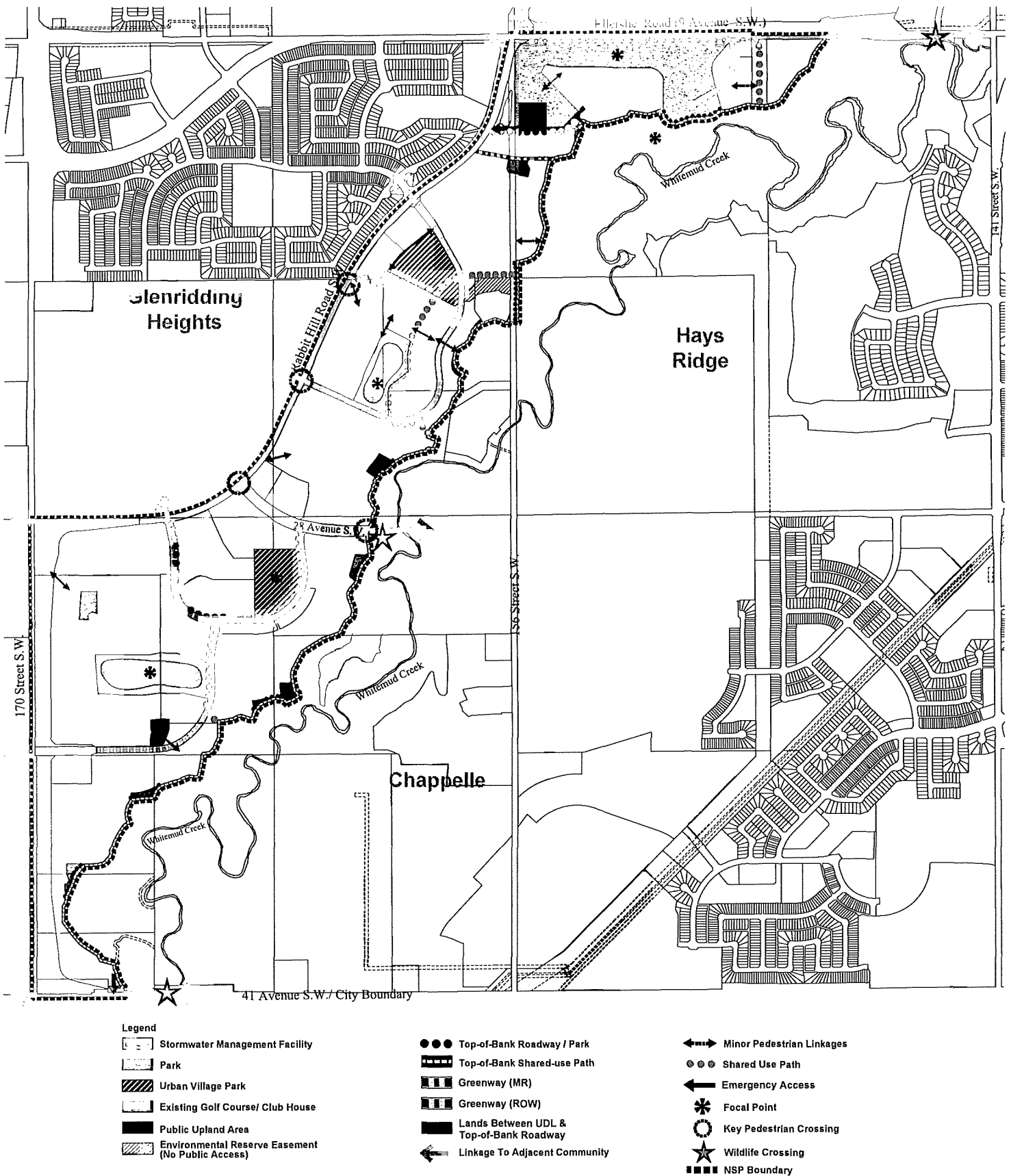
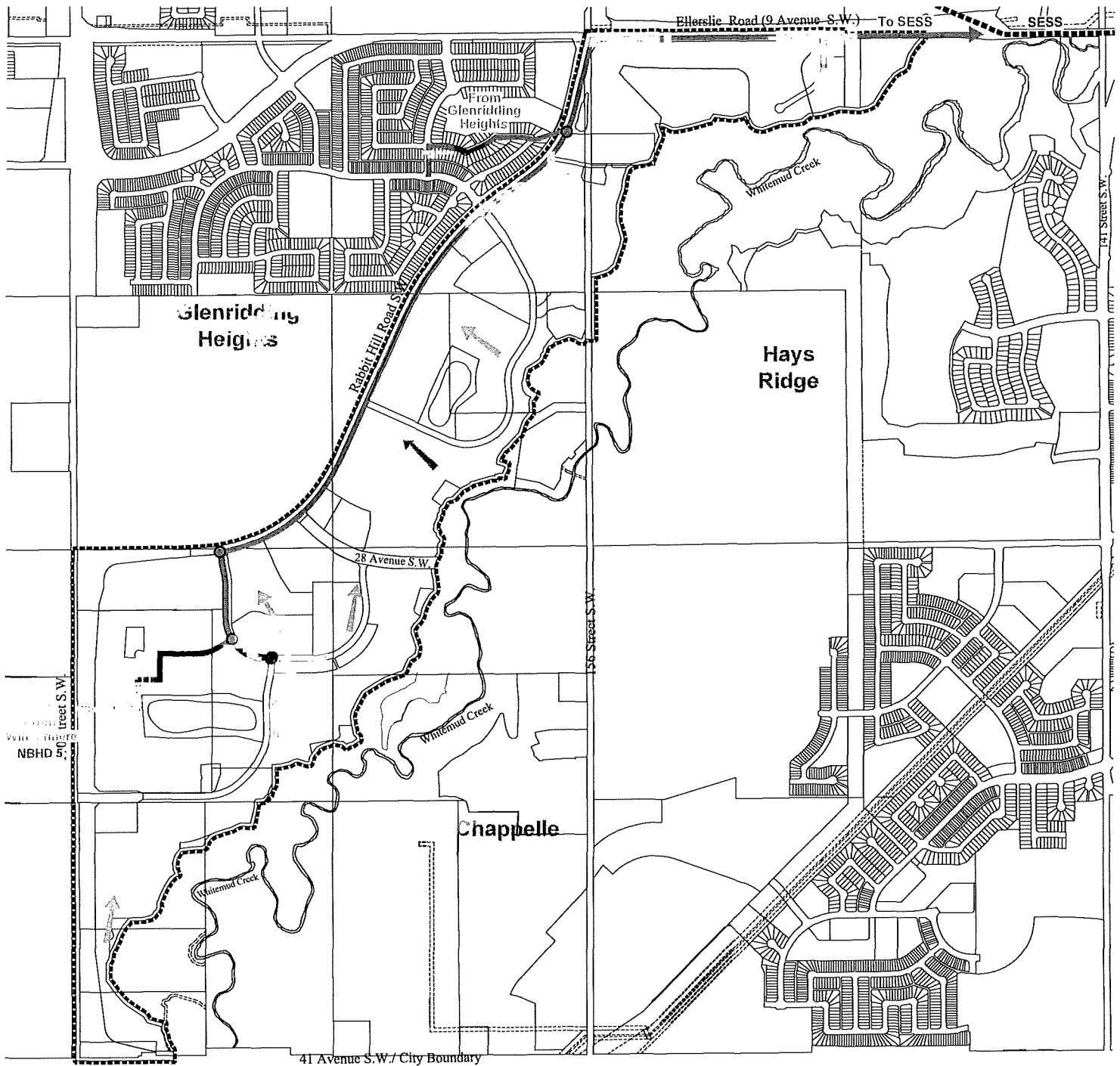




Figure 10.0 - Sanitary Servicing Plan Plan

Glenridding Ravine - Neighbourhood Structure Plan

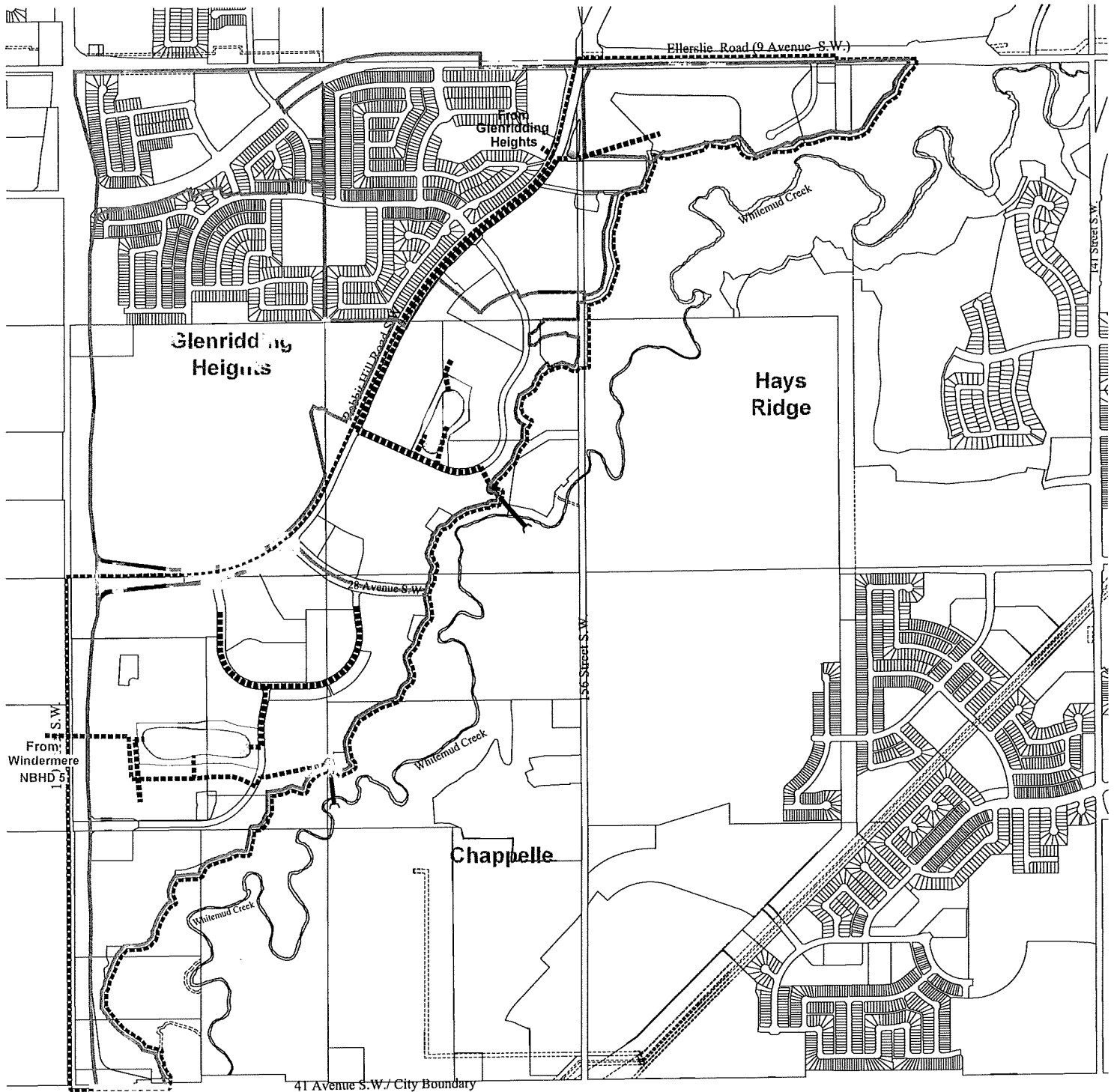


Legend

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

Figure 11.0 - Stormwater Servicing Plan

Glenridding Ravine - Neighbourhood Structure Plan



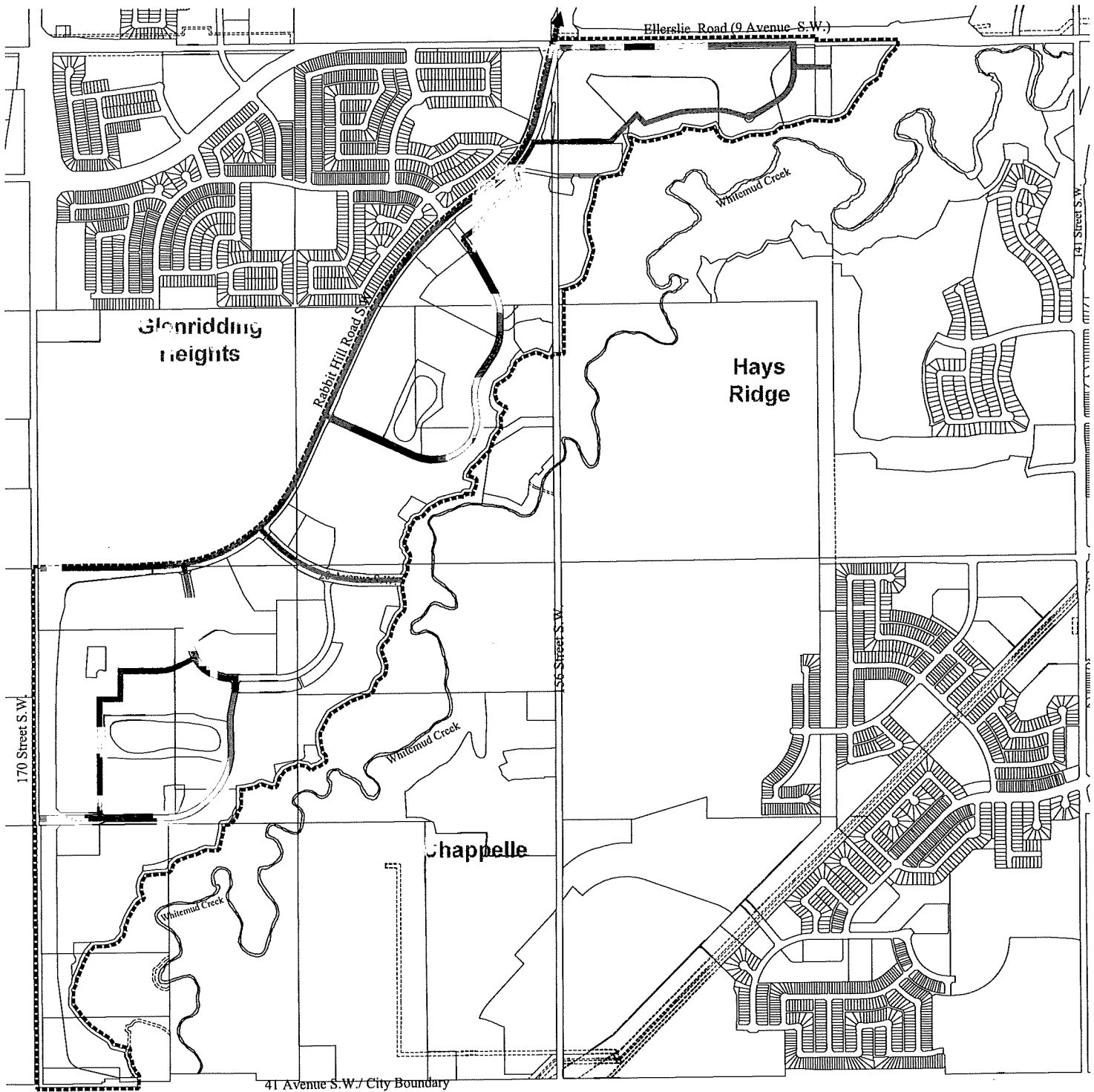
Legend

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



Figure 12.0 - Water Servicing Plan

Glenridding Ravine - Neighbourhood Structure Plan



Legend




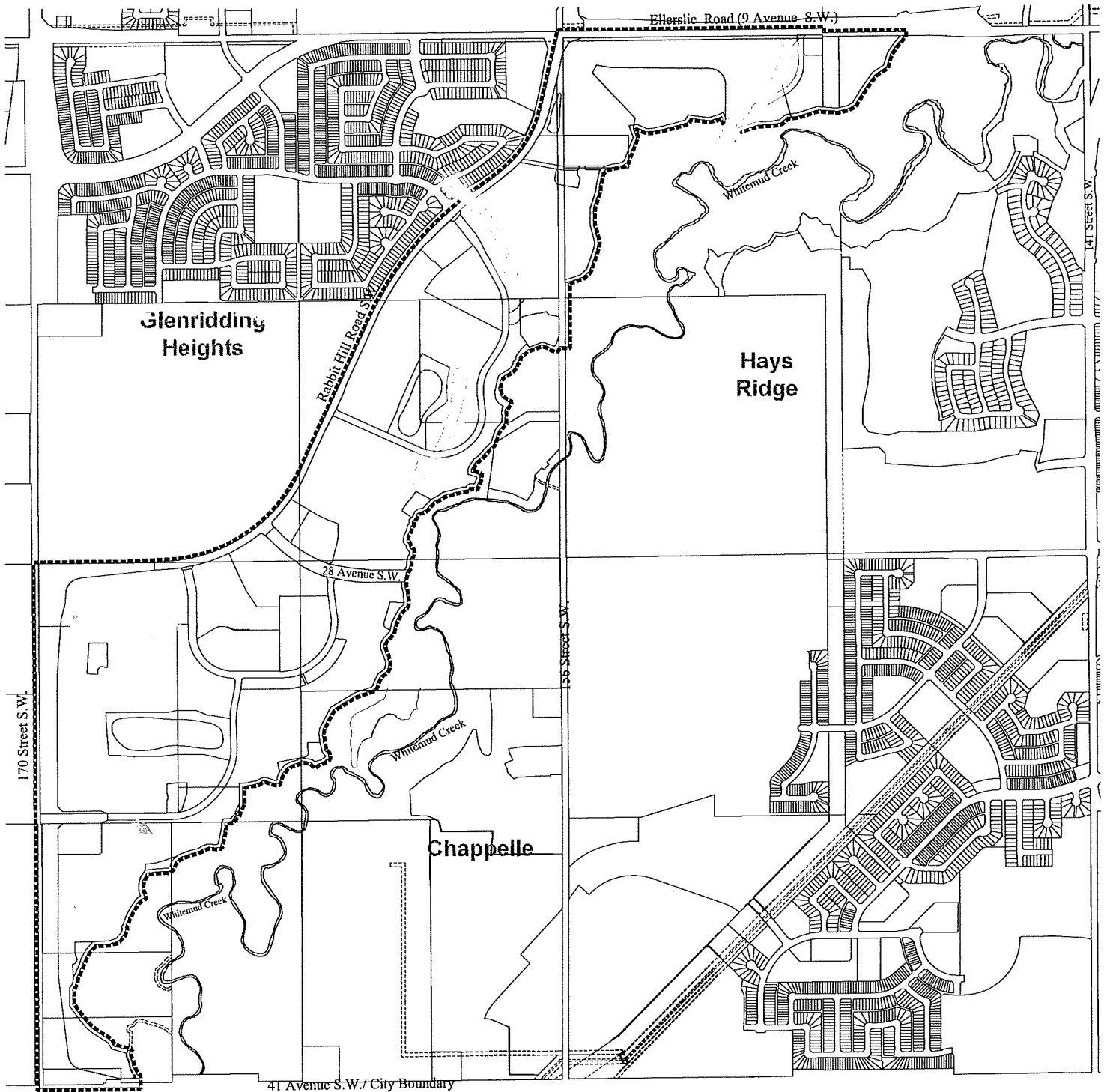
-  Water Main
-  Connection to Existing Waterline
-  NSP Boundary



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



Legend

General Direction & Sequence Of
 Development

■■■■ NSP Boundary