

Bylaw 18816

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 and 18266; 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 first sentence in paragraph one of “3.2.6 Residential” and replace with “Approximately 94 hectares (ha) of the plan area is designated for residential land uses”.
- b. delete sentence one of paragraph two of “3.2.6 Residential” and replace with “The plan designates a portion of land as Low Density Residential (LDR) which allow for the development of single detached, semi-detached and duplex housing at a density of approximately 25 units/ha”.
- c. delete sentence one of paragraph three of “3.2.6 Residential” and replace with “The plan designates a portion of land as Medium Density Residential (Row Housing) and will be developed, with alley access, at a maximum height of 3 storeys and density of approximately 45 units/ha”.
- d. delete paragraph four of “3.2.6 Residential” and replace with “The plan area provides Medium Density Residential (Low-Rise/Medium Density Housing) which will be developed at a maximum height of 4 storeys and an averaged blended density of 111 units/ha”
- e. delete Objective (25) under “3.2.6 Residential” and replace with “Provide a range of housing choices in a variety of physical forms to meet the needs of different household types, income levels and ages. The plan area designates a portion of land as High Density Residential. The High Density housing area will employ (RA8) Medium Rise Apartment Zone, or another appropriate zone to achieve densities of approximately 225 units/ha”.
- f. delete the land use and population statistics entitled “Glenridding Ravine Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 18266” and replace with “Glenridding Ravine Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 18816” attached hereto as Schedule “A” and forming part of this Bylaw;

- g. delete the map entitled “Bylaw 18266 Approved Glenridding Ravine Neighbourhood Structure Plan” and replace with the map “Bylaw 18816 – Amendment to Glenridding Ravine Neighbourhood Structure Plan (as amended)” attached hereto as Schedule “B” and forming part of this Bylaw; and
- h. delete “Figure 7: Land Use Concept” and replace with “Figure 7: Land Use Concept” attached hereto as Schedule “C” and forming part of this Bylaw.
- i. delete “Figure 8.0: Transportation Network” and replace with “Figure 8: Transportation Network” attached hereto as Schedule “D” and forming part of this Bylaw.
- j. delete “Figure 9.0: Pedestrian Network” and replace with “Figure 9: Pedestrian Network” attached hereto as Schedule “E” and forming part of this Bylaw.
- k. delete “Figure 10.0: Sanitary Servicing” and replace with “Figure 10: Sanitary Servicing” attached hereto as “Schedule “F” and forming part of this Bylaw.
- l. delete “Figure 11.0: Stormwater Servicing” and replace with “Figure 11: Stormwater Servicing” attached hereto as “Schedule “G” and forming part of this Bylaw.

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

THE CITY OF EDMONTON

MAYOR

CITY CLERK

**Glenridding Ravine Neighbourhood
Structure Plan Land Use and
Population Statistics - Bylaw 18816**

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	23.09	
	Area (ha)	% of GDA
Gross Developable Area	154.44	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)	94.51	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>	77.38	25	1,935	50%	2.80	5,417
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	27%	1.80	1,880
Medium Rise / High Density	3.20	225	720	18%	1.50	1,080
Total	94.30		3,893	100.00%		8,920

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	618
Elementary	309
Junior High	154
Senior High	154
Separate School Board	309
Elementary	154
Junior High	77
Senior High	77
Total Student Population	927

*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.

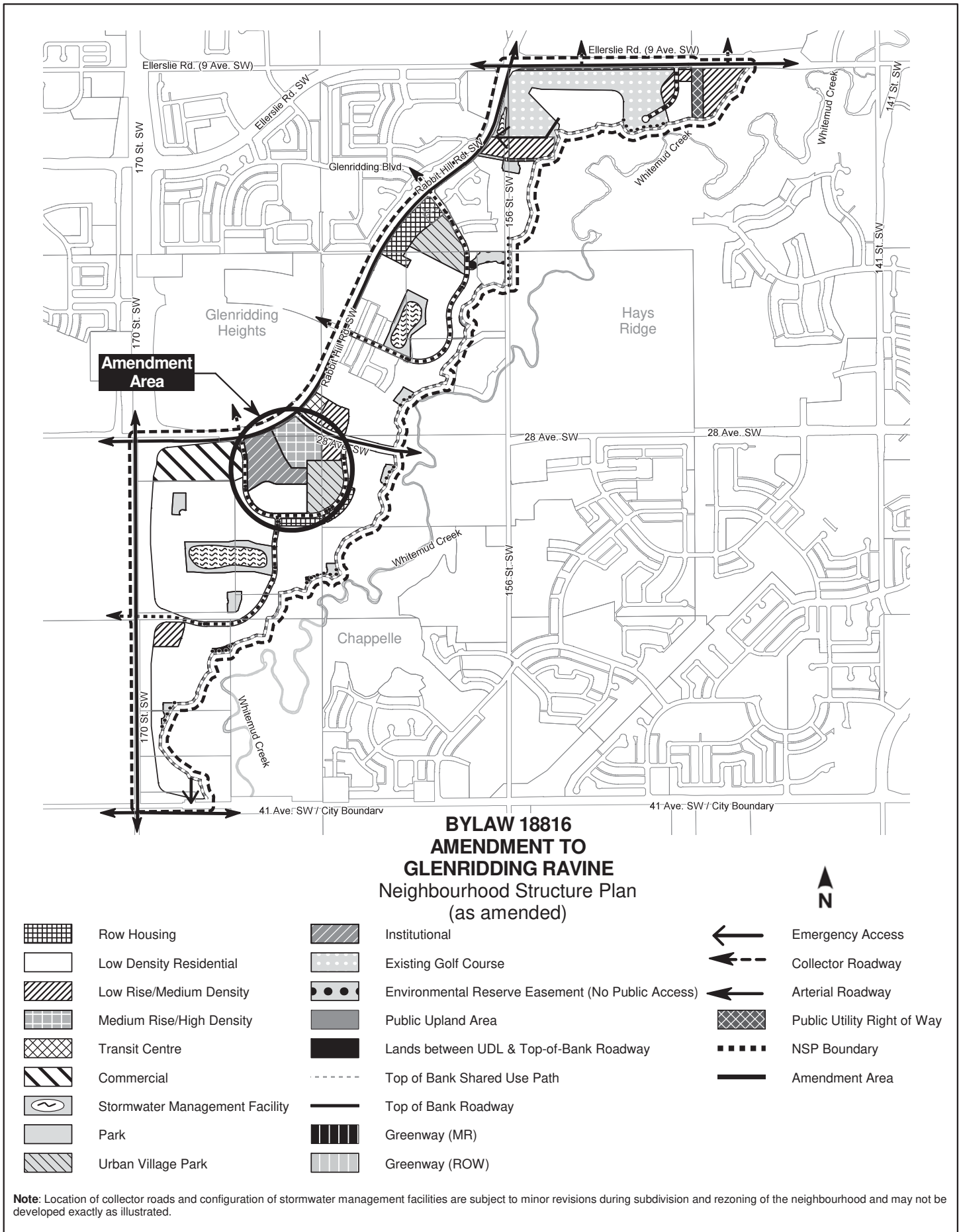
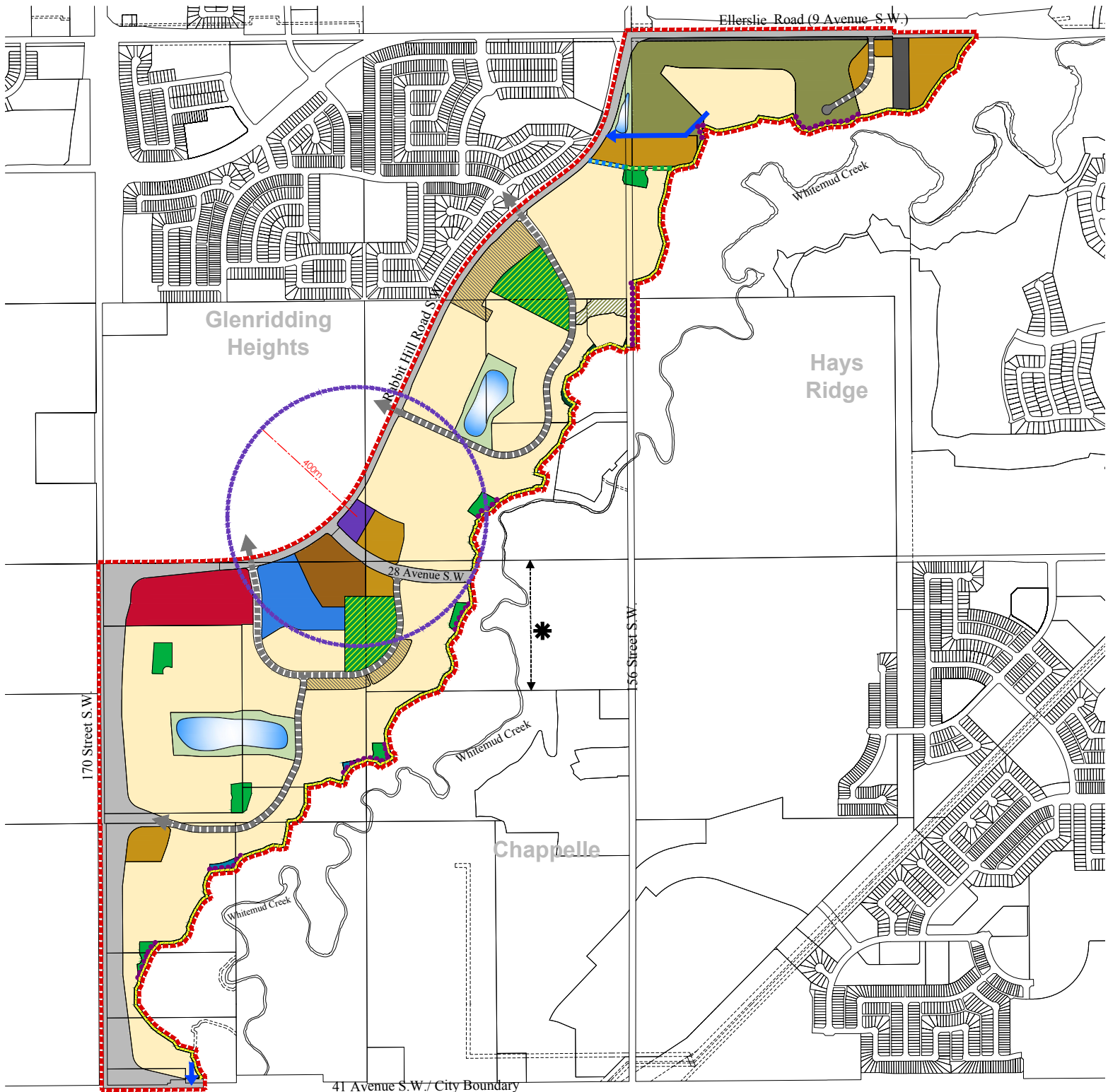


Figure 7 - Land Use Concept Glenridding Ravine - Neighbourhood Structure Plan



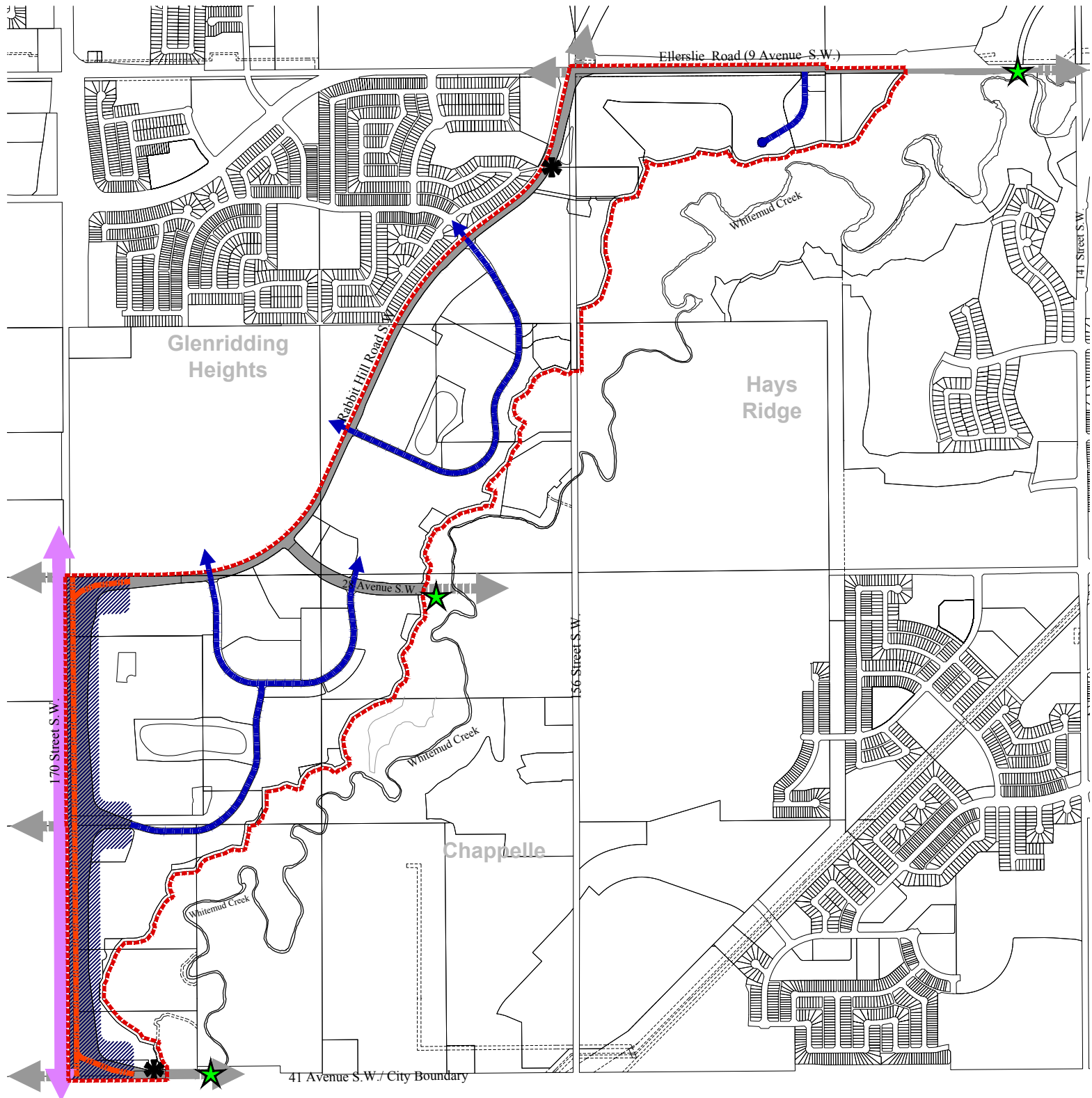
Legend

- | | | | |
|--|---|---|---|
| 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 | Top-of-Bank & Public Upland Area interpreted by aerial photograph, to be confirmed at the time of rezoning. |
| Community Commercial | Environmental Reserve Easement (No Public Access) | Top-of-Bank Roadway / Park | |
| | Greenway (MR) | | |

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 - Transportation Network

Glenridding Ravine - Neighbourhood Structure Plan



Legend

Collector Roadway

Arterial Roadway

170 Street S.W. Urban Freeway

170 Street S.W. Frontage Road



Emergency Access



Wildlife Crossing



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



NSP Boundary

Figure 9 - Pedestrian Network

Glenridding Ravine - Neighbourhood Structure Plan

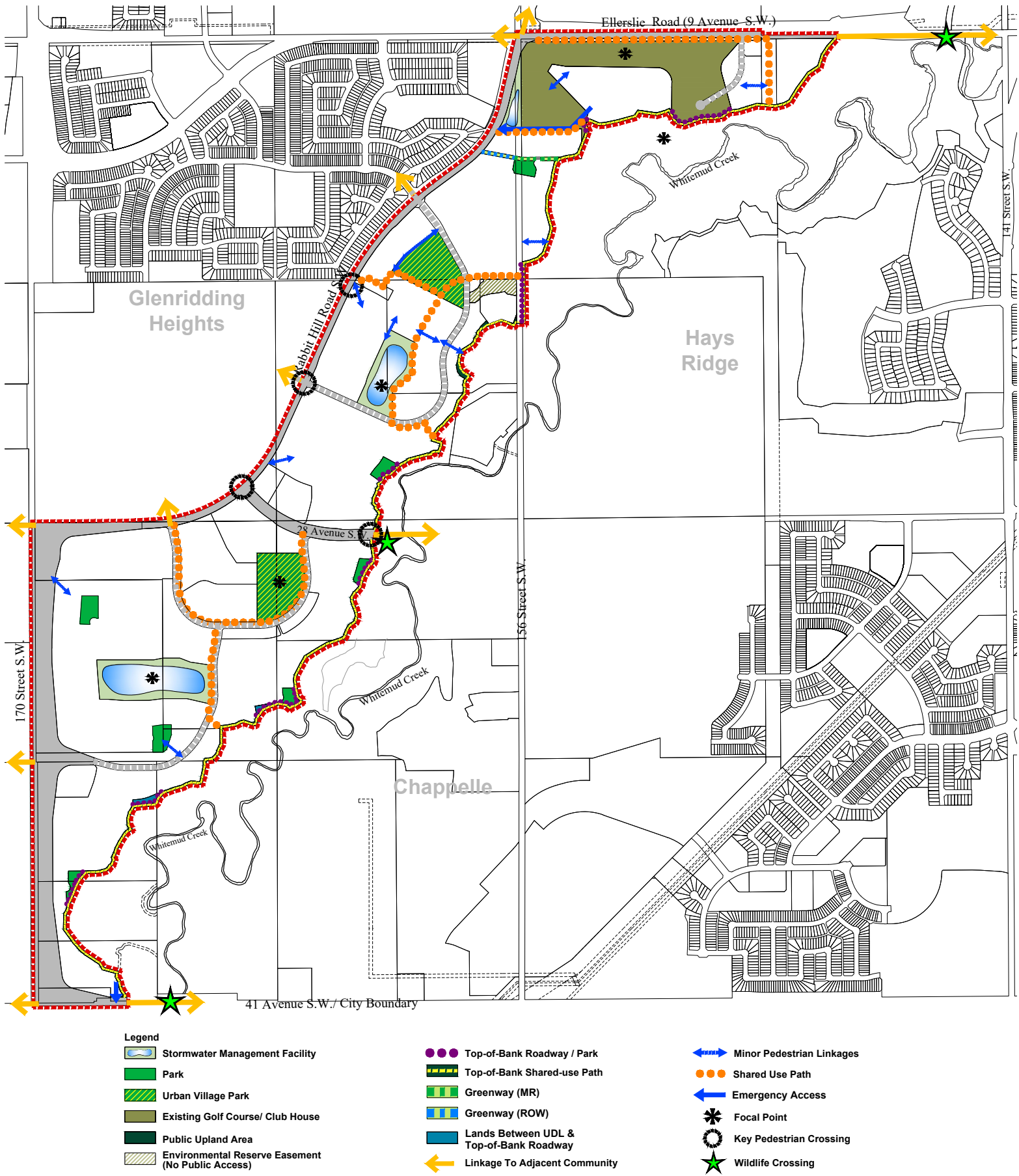
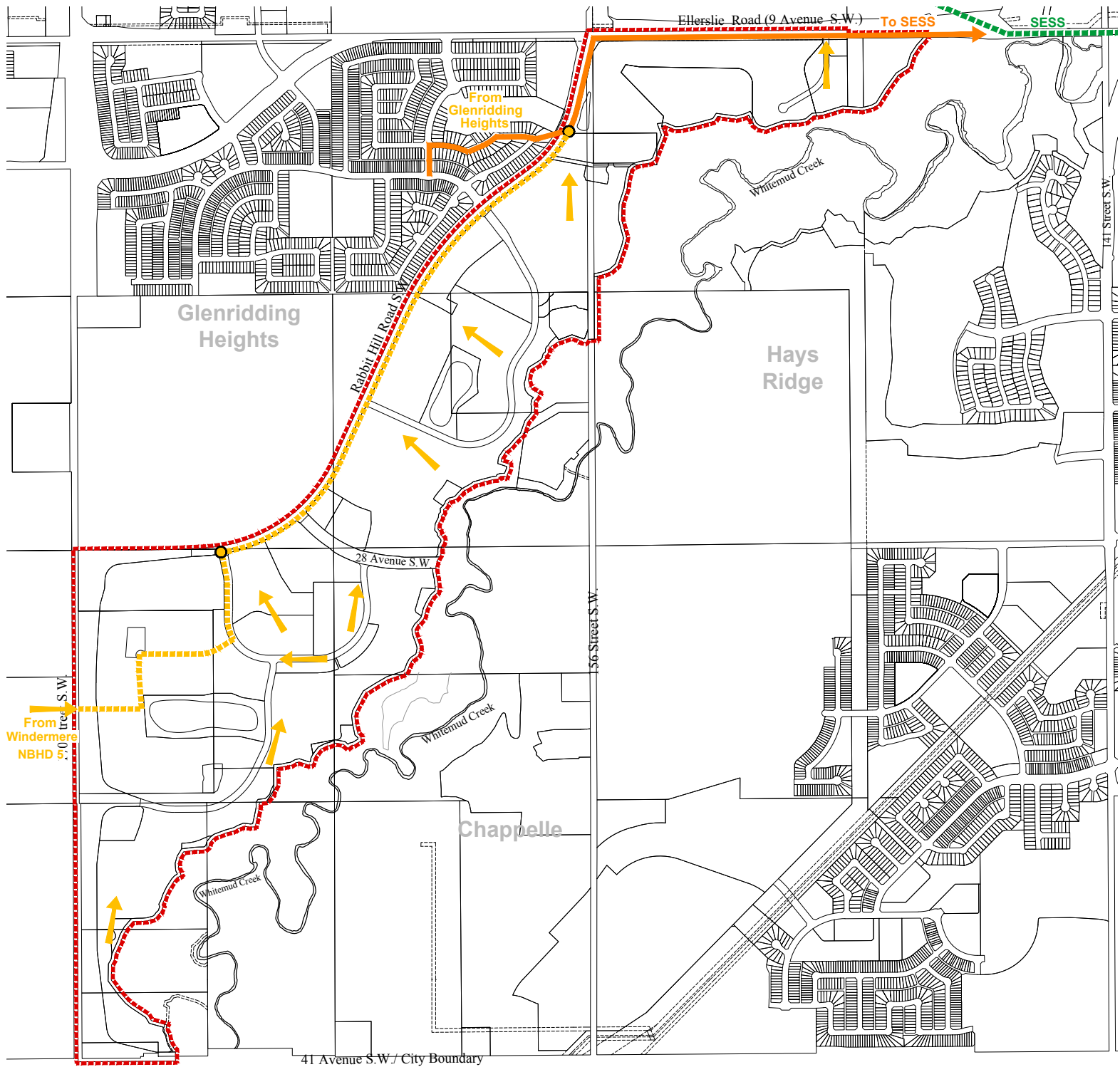


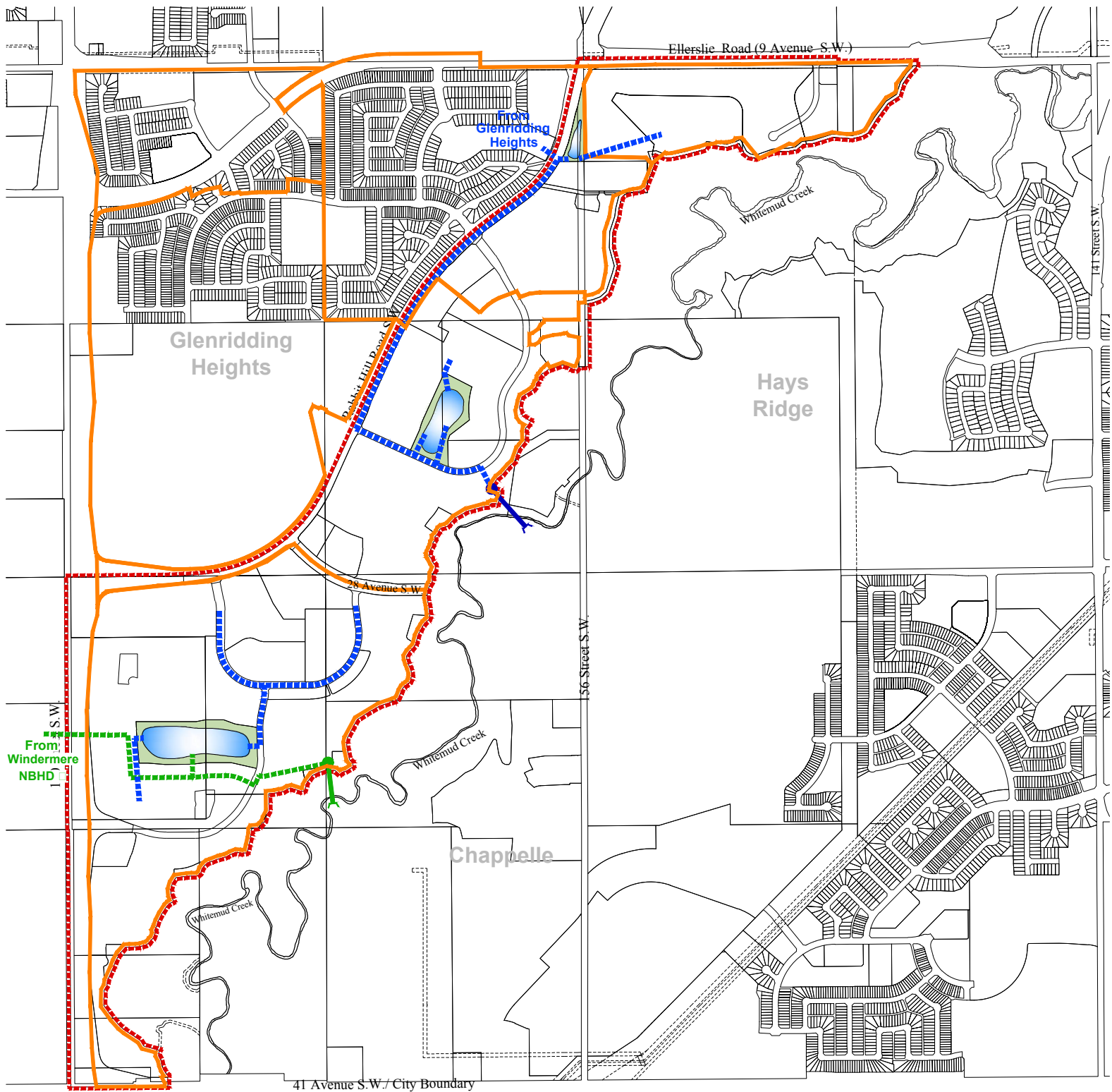
Figure 10 - Sanitary Servicing Glenridding Ravine - Neighbourhood Structure Plan



Legend

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

Figure 11- Stormwater Servicing Glenridding Ravine - Neighbourhood Structure Plan



Legend

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