

Bylaw 19558

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, 19009, and 19455; 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 third sentence under 3.3.8 Institutional and replacing with:
"This existing parcel is approximately 5.5 ha and is located along the western boundary of the plan area, close to the intersection of Winterburn Road (215 Street) and Edgemont Boulevard (35 Avenue)."

- b) deleting the map entitled “Bylaw 19455 – Amendment to Edgemont Neighbourhood Area Structure Plan” and substituting therefore with the map entitled “Bylaw 19558 – Amendment to Edgemont Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- c) 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; and
- d) deleting the statistics entitled “Edgemont Neighbourhood Area Structure Plan Land Use and Population Statistics – Bylaw 19455” and substituting therefore with “Edgemont Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 19558”, attached hereto as Schedule “C” and forming part of this bylaw.

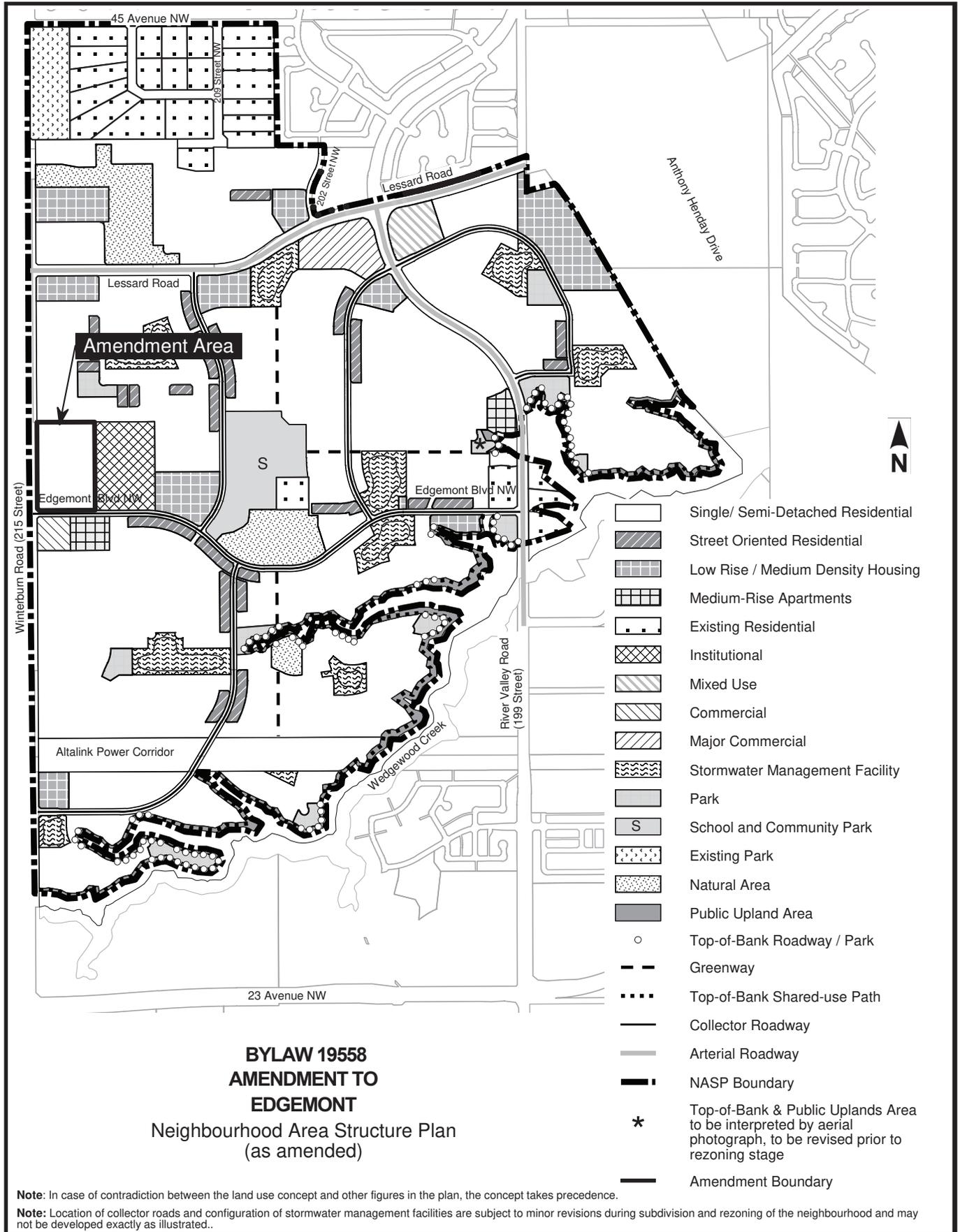
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 19558



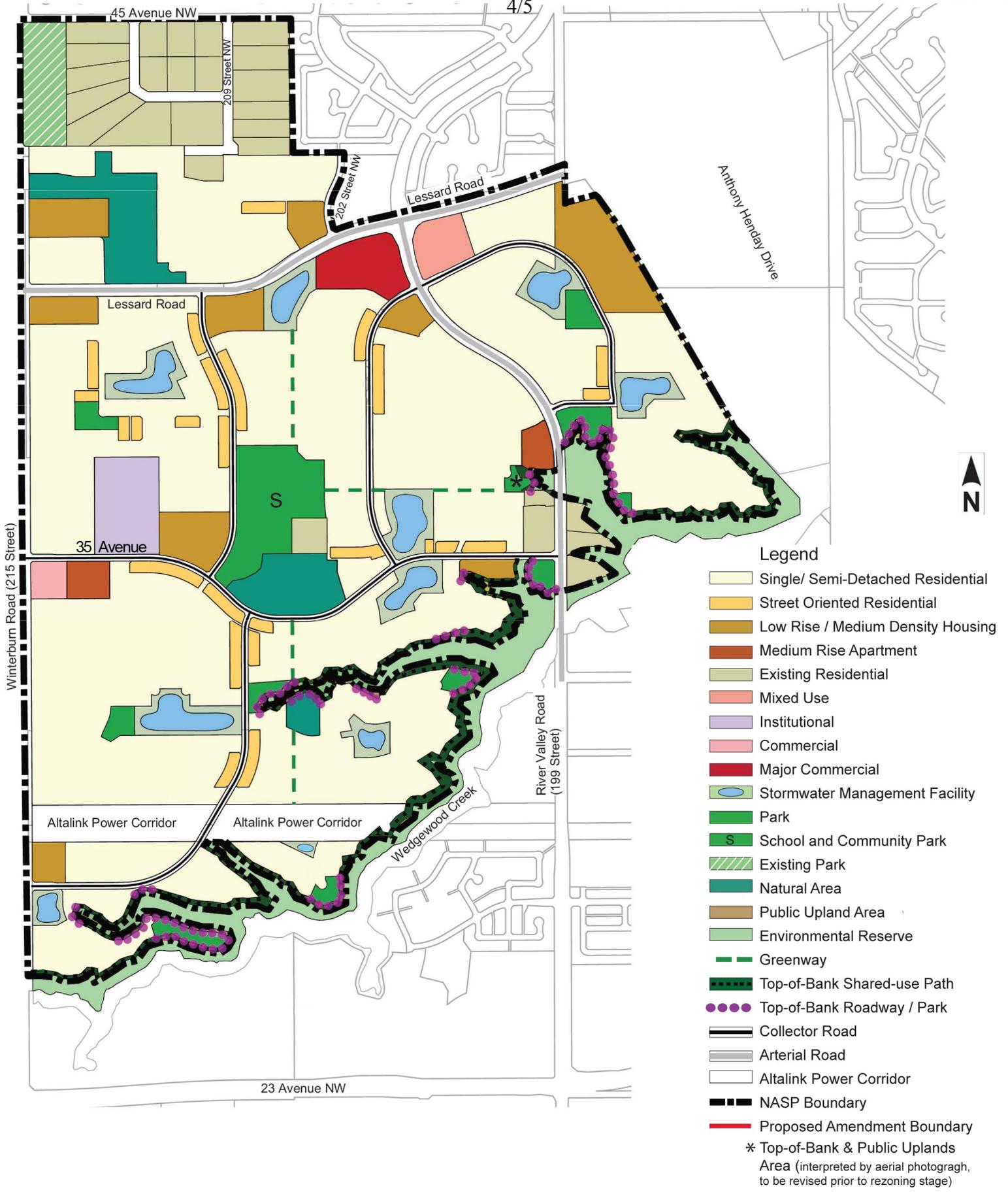


Figure 6 - Land Use Concept
Edgemont Neighbourhood Area Structure Plan

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

BYLAW 19558	Area (ha)	% of GA
GROSS AREA	420.29	
Environmental Reserve		
Environmental Reserve (Existing)	4.13	
Environmental Reserve	26.83	
Public Upland Area (ER)	10.33	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.17	
Existing Rural Residential	31.83	
AltaLink Power Corridor	11.44	
Existing Municipal Reserve	4.87	
Arterial Road	13.09	
Subtotal	102.69	24.4%
Gross Developable Area	317.60	
Municipal Reserve (MR) **		
School/ Community Park	8.46	2.7%
Pocket and Top-of-Bank Park	7.67	2.4%
Greenway	1.42	0.4%
Natural Area - NW 339 (North)	4.84	1.5%
Natural Area - NW 339 (South)	1.12	0.4%
Natural Area - NW 318***	7.50	2.4%
Total Parkland	31.01	9.8%
Commercial		
Major Commercial	3.96	1.2%
Commercial	1.42	0.4%
Mixed Use *****	1.80	0.06%
Institutional ****	5.43	1.7%
Transportation		
Circulation	63.86	20.1%
Infrastructure / Servicing		
Stormwater Management Facility	19.70	6.2%
Total Non-Residential Area	127.18	40.0%
Net Residential Area (NRA)	190.42	60.0%

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	Units / ha	Units	% of NRA	People/ Unit	Population
Single/ Semi-Detached	155.30	25	3,882	81.6%	2.8	10,869
Street Oriented Residential	11.12	40	444	5.8%	2.8	1,243
Low Rise/ Medium Density Housing	20.64	90	1,857	10.8%	1.8	3,342
Medium-Rise Apartments	2.56	225	576	1.3%	1.5	864
Mixed Use*****	0.80	225	180	0.4%	1.5	270
Total Residential	190.42		6,939	100.0%		16,588

Sustainability Measures

Population Density	87.1 persons per net residential hectare
Units Density	36.4 units per net residential hectare
LDR/ MDR/ HDR Ration	81%/19%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

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

** Area dedicated as municipal reserve to be confirmed by legal survey.

*** NW318 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.

Student Generation Count

Public School Board		1,293
Elementary School	647	
Junior / Senior High	647	
Separate School Board		645
Elementary School	323	
Junior / Senior High	323	
Total Student Populations		1,939