

Bylaw 19683

A Bylaw to amend Bylaw 13717, as amended, being the Windermere Area Structure Plan through an amendment to the Glenriding Heights 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 to from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on July 4, 2011 Council adopted, as Appendix "C" to Bylaw 13717, as amended, the Glenriding Heights Neighbourhood Structure Plan by the passage of Bylaw 15803; and

WHEREAS Council has amended the Glenriding Heights Neighbourhood Structure Plan through the passage of Bylaw 16292, 16740, 16961, 17185, 17706, 17797, 18670, and 19024; and

WHEREAS an application was received by Administration to amend the Glenriding Heights Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Glenriding Heights 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:

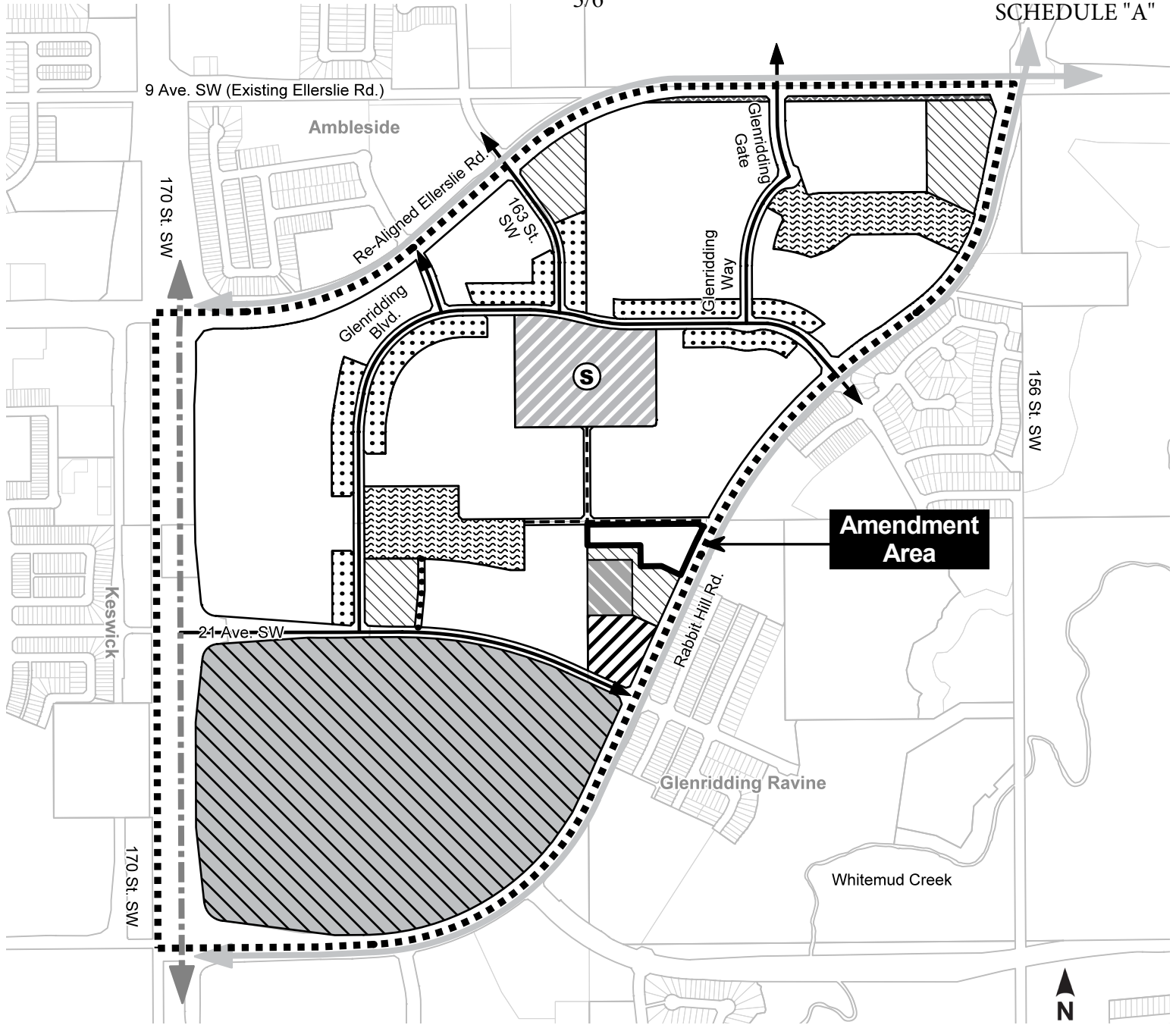
1. The Glenridding Heights Neighbourhood Structure Plan, being Appendix “C” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:
 - a. delete the map entitled “Bylaw 19024 – Amendment to Glenridding Heights Neighbourhood Structure Plan” and substitute the map entitled “Bylaw 19683 – Amendment to Glenridding Heights Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw; and
 - b. delete the statistics entitled “GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATIONS STATISTICS BYLAW 19024” and substitute therefore with “GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATIONS STATISTICS BYLAW 19683” attached hereto as Schedule “B” and forming part of this bylaw; and
 - c. delete the map “Figure 7.0 - Land Use Concept” and replace it with “Figure 7.0 - Land Use Concept” 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



- | | | | |
|--|------------------------------------|--|------------------------------|
| | Single / Semi-Detached Residential | | Greenway |
| | Row Housing | | Greenway (Municipal Reserve) |
| | Low-Rise / Medium Density Housing | | Utility Right-of-Way |
| | High Density Residential | | Collector Roadway |
| | Neighbourhood Commercial | | Arterial Roadway |
| | Stormwater Management Facility | | Urban Roadway |
| | School / Park | | NSP Boundary |
| | District Park | | Amendment Area |

**BYLAW 19683
AMENDMENT TO
GLENRIDDING HEIGHTS
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.

**GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE
PLAN LAND USE AND POPULATION STATISTICS
BYLAW 19683**

LAND USE	Area (ha)	% of GDA				
Gross Area	160.5	100%				
Arterial Road Right-of-Way	19.6	12.20%				
Utility Right-of-Way (ATCO Gas)	0.6	0.40%				
Gross Developable Area	139.8	100.00%				
<u>Commercial</u>						
Neighbourhood Commercial	1.3	1%				
<u>Parkland, Recreation, School, Municipal Reserve*</u>						
District Park	37.4	27%				
School / Park	5.3	4%				
Greenways	0.2	0%				
Transportation						
Circulation	28.0	20%				
Greenways	0.6	1%				
<u>Infrastructure / Servicing</u>						
Stormwater Management Facilities	7.1	5%				
Total Non-Residential	79.9	57%				
Total Residential	60.0	43%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<u>Low Density Residential (LDR)</u>						
Single/Semi-Detached	46.1	25	1,153	2.8	3,227	76.9%
<u>Medium Density Residential (MDR)</u>						
Row Housing	7.0	45	315	2.8	882	11.7%
Low-Rise/Medium Density Housing	6.1	90	545	1.8	982	10.1%
Mid-Rise/High Density Housing Mid-Rise Units	0.8	225	180	1.50	270	1.3%
Total	60.0		2,193		5,361	100.00%

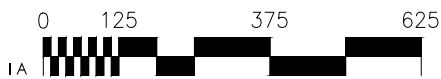
SUSTAINABILITY MEASURES					
Population Density (ppnrha)		89			
Unit Density (upnrha)		37			
Single/Semi-Detached:Row Housing/Low Rise:Mid-Rise Apartment Ratio		49%/51%			
Population within 500 m of Parkland		92%			
Population within 400 m of Transit Service		100%			
Population within 600 m of Commercial Service		88%			
Presence / Loss of Natural Area Features		Land	Water		
Protected as Environmental Reserve (ha)		n/a	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)	n/a		n/a		
STUDENT GENERATION STATISTICS					
Public School Board		559			
Elementary	280				
Junior High	140				
Senior High	140				
Separate School Board		280			
Elementary	140				
Junior High	70				
Senior High	70				
Total Student Population		839			
* Areas dedicated to Municipal Reserve to be confirmed by legal survey.					



Legend

- | | | |
|-----------------------------------|--------------------------------|-------------------|
| Single/ Semi-Detached Residential | Stormwater Management Facility | Utility R/W |
| Row Housing | School/ Park | Collector Roadway |
| Low-Rise/ Medium Density Housing | District Park | Arterial Roadway |
| High Density Residential | Greenway | Urban Roadway |
| Neighbourhood Commercial | Greenway (Municipal Reserve) | NSP Boundary |

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.



GLENRIDGING HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

7.0

Title

LAND USE CONCEPT