

Bylaw 16462

A Bylaw to amend Bylaw 7361, as amended,  
the Castle Downs Extension Area Structure Plan,  
through an amendment to the Rapperswill Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, Council passed Bylaw 7361, as amended the Castle Downs Extension Area Structure Plan; and

WHEREAS Council found it desirable to from time to time amend Bylaw 7361, as amended, the Castle Downs Extension Area Structure Plan by adding new neighbourhoods; and

WHEREAS on January 20, 2010, Council adopted as part of the Castle Downs Extension Area Structure Plan, Bylaw 15289, the Rapperswill Neighbourhood Structure Plan; and

WHEREAS Council has further amended the Castle Downs Extension Area Structure Plan through the passage of Bylaw 15757 and 15780; and

WHEREAS an application was received by Sustainable Development to amend the Rapperswill Neighbourhood Structure Plan; and

WHEREAS Council found it desirable to amend Castle Downs Extension Area Structure Plan through an amendment to the Rapperswill 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 as follows:

1. Appendix "C" to Bylaw 7361, as amended, the Castle Downs Extension Area Structure Plan by, is hereby further amended as follows:
  - a. deleting the second paragraph of section 2.7 Urban Intensification Strategy and replacing with the following: *"The Rapperswill NSP includes two MDR sites of 1.5ha or larger which may be suitable for higher density uses such as town-housing, rowhousing, street-oriented row-housing or low-rise apartment buildings. The result is an overall housing mix of 74% LDR to 26% MDR. The housing mix ratio conforms to Council's guidelines of establishing more compact transit-supportive developments and higher density neighbourhoods."*
  - b. deleting the sixth paragraph of section 5.2 The Development Concept and replacing it with the following: *"Using the assumptions presented in Appendix A, the neighbourhood is projected to accommodate 1,091 low density units and 388 medium density residential/low rise apartment units. This ratio is within the range recommended by the Suburban Neighbourhood Design Principles."*
  - c. deleting the first paragraph of section 5.3.3 Medium Density Residential and replacing it with the following: *"One medium density site is located in the southwest Plan area as part of an overall mixed use area and a second site is located immediately east of the mixed use area north of 167 Avenue and east of the collector."*
  - d. deleting the second paragraph of section 5.3.3 Medium Density Residential and replacing it with the following: *"The site in the mixed use area is well situated in close proximity to the stormwater management amenity and has safe and convenient access to collector roadways. The site may take the form of apartment housing, stacked townhousing or row housing with densities up to 125 units per hectare. Building heights are restricted to 14.0 m or 4 storeys."*
  - e. deleting the second paragraph of section 5.3.3 Medium Density Residential and replacing it with the following: *"The second site is also located in the south central portion of this neighbourhood and is also designated for medium density residential. It will have access from the central collector roadway. Care will be taken to ensure transitions between medium and lower densities are respected in terms of character and form."*

- f. deleting the sixth paragraph of section 5.3.3 Medium Density Residential and replacing it with the following: *“Approximately 74 percent of the units will be designated for low density and 26 percent will be medium density units.”*
- g. deleting the first paragraph of section 5.5 Commercial and replacing it with the following: *“A commercial land use designation is proposed for an approximately 7.79 hectares portion of land in the South West corner of the neighbourhood.”*
- h. deleting the statistics entitled the “Rapperswill Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 15780” and replacing with the following:

**RAPPERSWILL NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 16462**

	Area (ha)			% of GA		
<b>GROSS AREA</b>	<b>98.61</b>			<b>100.0%</b>		
Arterial Road Rights-of-Way	2.32			2.4%		
Utility Rights-of-Way (including Gate Station)	2.84			2.9%		
<b>GROSS DEVELOPABLE AREA</b>	<b>93.45</b>			<b>100.0%</b>		
Commercial						
Major Commercial	7.79			8.3%		
Parkland, Recreation, School (Municipal Reserve)						
CKC / School / Park	6.63			7.1%		
Natural Area (Municipal Reserve)	6.71			7.2%		
Transportation						
Circulation	17.79			19.0%		
Infrastructure / Servicing						
Stormwater Management Facilities	6.82			7.3%		
<b>TOTAL Non-Residential Area</b>	<b>45.74</b>			<b>48.9%</b>		
<b>Net Residential Area (NRA)</b>	<b>47.71</b>			<b>51.1%</b>		
<b>RESIDENTIAL LAND USE AREA, UNIT &amp; POPULATION COUNT</b>						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	43.63	25	1,091	2.8	3,055	88.0%
Medium Density Residential (MDR)						
Row Housing	1.53	45	69	2.8	194	3.1%
Low-rise/Medium Density Housing	2.55	125	319	1.8	719	9.1%
<b>Total Residential</b>	<b>47.71</b>		<b>1,478</b>		<b>3,823</b>	<b>100.0%</b>
<b>SUSTAINABILITY MEASURES</b>						
Population Per Net Hectare (ppnha)					80.0	
Units Per Net Residential Hectare (upnrha)					31.4	
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio					74% / 26%	
Population (%) within 500m of Parkland					100.0%	
Population (%) within 400m of Transit service					100.0%	
Population (%) within 600m of Commercial service					87.4%	

**STUDENT GENERATION COUNT**

<b>Public School Board</b>		<b>360</b>
Elementary School	180	
Junior / Senior High School	180	
<b>Separate School Board</b>		<b>146</b>
Elementary School	72	
Junior High School	37	
Senior High School	37	
<b>Total Student Population</b>		<b>506</b>

- i. deleting the Map entitled “Bylaw 15780, the Rapperswill Neighbourhood Structure Plan, as amended” and substituting therefore the Map entitled “Bylaw 16462, the Rapperswill Neighbourhood Structure Plan, as amended” attached hereto as Schedule “A” and forming part of this Bylaw;
- j. deleting the Map entitled “Figure 5 – Land Use Concept” and substituting therefore the Map entitled “Figure 5 – Land Use Concept” attached hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this                    17th            day of            June                    , A. D. 2013;

READ a second time this                17th            day of            June                    , A. D. 2013;

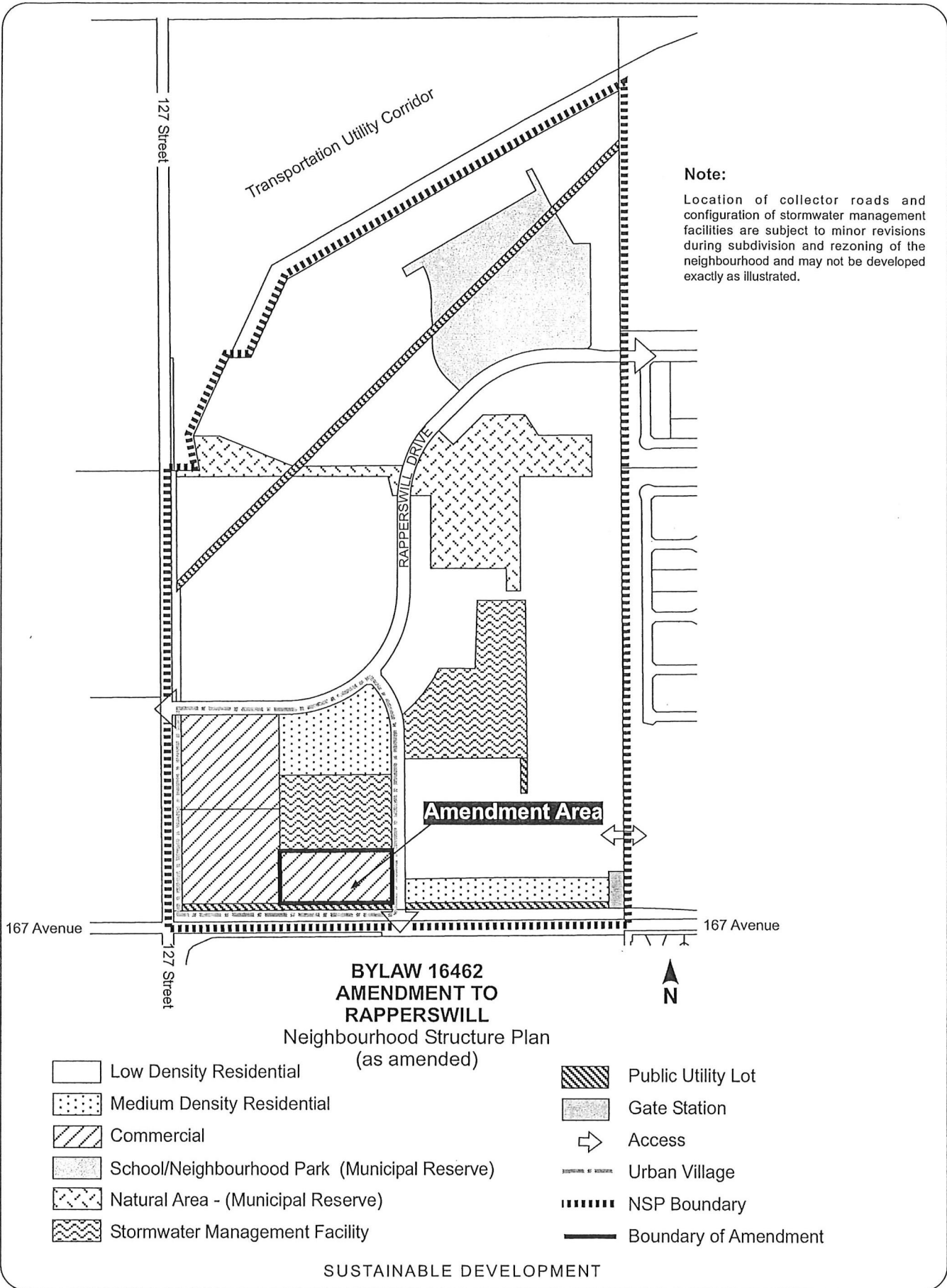
READ a third time this                  17th            day of            June                    , A. D. 2013;

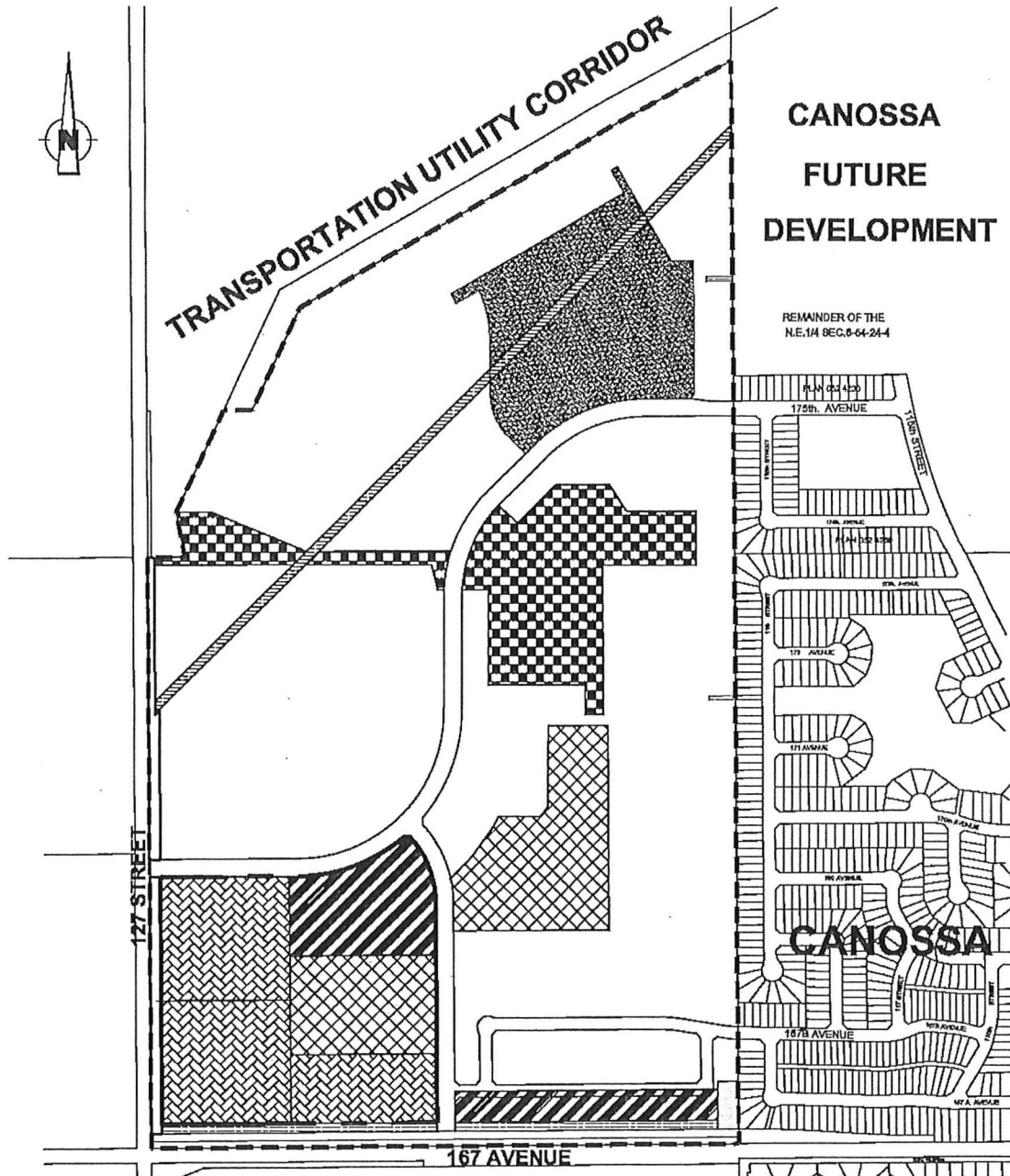
SIGNED and PASSED this                17th            day of            June                    , A. D. 2013.

THE CITY OF EDMONTON

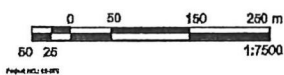
  
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 MAYOR

  
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 CITY CLERK





- Legend**
- |                                       |   |
|---------------------------------------|---|
| Neighbourhood Structure Plan Boundary | Public Utility Lot  |
| Low Density Residential               | Stormwater Management Facility (SWMF) (Constructed Wetland) |
| Medium Density Residential            | Gate Station  |
| Commercial                            | Mixed Use Area  |
| Natural Area (MR)                     |   |
| School/Neighbourhood Park (MR)        |   |



**NEIGHBOURHOOD STRUCTURE PLAN  
RAPPERSWILL**

**PROPOSED NSP  
LAND USE CONCEPT**

**FIGURE 5**

