

Bylaw 16284

A Bylaw to amend Bylaw 11749, as amended, being The Grange Area Structure Plan, through an amendment to Bylaw 11751, being The Hamptons Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on May 25, 1998, the Municipal Council of the City of Edmonton passed Bylaw 11749, being The Grange Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 11749, as amended, The Grange Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on June 2, 1998 Council adopted as part of Bylaw 11749, as amended, The Hamptons Neighbourhood Structure Plan by passage of Bylaw 11751; and

WHEREAS Council found it desirable from time to time to amend The Hamptons Neighbourhood Structure Plan through the passage of Bylaws 12871, 13062, 13188, 13299, 13459, 13595, 14166, 14302, 14540, 14734, 15381, 15615, 15703 and 16154; and

WHEREAS an application was received by the Sustainable Development to further amend The Hamptons Neighbourhood 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. Appendix "B" to Bylaw 11749, The Grange Area Structure Plan, as amended is hereby further amended as follows:

- a) deleting within the Fourth paragraph of section 5.2.2 Medium Density Residential “Approximately 140.09 ha of the plan area is designated as Low Density Residential (LDR) which will allow for the development of single detached and semi-detached housing at a density of approximately 25 units per ha” and replacing with “Approximately 138.38 ha of the plan area is designated as Low Density Residential (LDR) which will allow for the development of single detached and semi-detached housing at a density of approximately 25 units per ha”
- b) deleting therefrom the land use and population statistics entitled “The Hamptons Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 16154” and substituting therefore the following:

**THE HAMPTONS NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 16284**

	AREA (ha)	% of GA
GROSS AREA	284.56	100%
Arterial Roadways	12.51	4.36%
GROSS DEVELOPABLE AREA	272.05	100.0%
Commercial		
Major Commercial	3.62	1.26%
Neighbourhood Commercial	0.40	0.14%
Parkland, Recreation, School (Municipal Reserve)		
CKC / School / Park	26.30	9.16%
Natural Area (Municipal Reserve)	7.53	2.62%
Transportation		
Circulation	45.35	16.67%
Infrastructure / Servicing		
Stormwater Management Facilities	20.44	7.12%
PUL/Water Quality Sediment Ponds	9.20	3.2%
TOTAL Non-Residential Area	112.84	39.65%
NET RESIDENTIAL AREA	159.21	56.00%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	% OF NRA
Low Density Residential (LDR)						
Single/Semi-Detached	138.38	25	3,460	2.8	9,688	86.92%
Medium Density Residential (MDR)						
Row Housing	1.54	45	69	2.8	194	0.97%
Low-rise/Medium Density Housing	18.05	90	1,625	1.8	2,925	11.34%
Medium to High Rise	1.24	225	279	1.5	419	0.78%
Total Residential	159.21		5,433		13,226	100.0%
Units Per Net Residential Hectare	34					

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	83.1
Units Per Net Residential Hectare (upnrha)	34.1
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	64% / 36%
Persons per Gross Developable Hectare	48.6

For purposes of the Capital Region Board Net Density is 34.1 upnrha (based on 5,433 units divided by 159.21 hectares of Net Residential Area).

STUDENT GENERATION COUNT

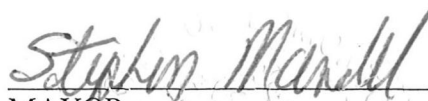
Public School Board		1,088
Grades K-8	544	
Grades 9-12	544	
Separate School Board		218
Grades K-8	109	
Grades 9-12	109	
Total Student Population		1,306

- c) deleting the map entitled “Bylaw 16154 - Amendment to The Hamptons Neighbourhood Structure Plan (as amended)” and substituting therefore the map entitled “Bylaw 16284 Amendment to The Hamptons Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- d) deleting “Figure 2.0 – Context Plan”, and substituting therefor with “The Hamptons NSP Context Plan – Figure 2”, attached hereto as Schedule “B” and forming part of this Bylaw;
- e) deleting “Figure 3.0 – Land Ownership”, and substituting therefor with “The Hamptons NSP Land Ownership – Figure 3”, attached hereto as Schedule “C” and forming part of this Bylaw;
- f) deleting “Figure 4.0 – Site Contours”, and substituting therefor with “The Hamptons NSP Site Contours – Figure 4”, attached hereto as Schedule “D” and forming part of this Bylaw;
- g) deleting “Figure 5.0 – Site Features – 1996 Air Photo”, and substituting therefor with “The Hamptons NSP Site Features – 2011 Air Photo – Figure 5”, attached hereto as Schedule “E” and forming part of this Bylaw;
- h) deleting “Figure 6.0 – Resource Operations and Facilities”, and substituting therefor with “The Hamptons NSP Resource Operations and Facilities – Figure 6”, attached hereto as Schedule “F” and forming part of this Bylaw

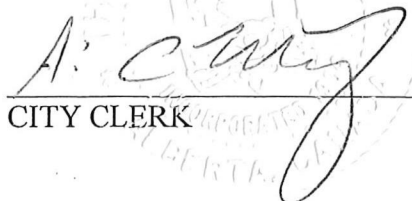
- i) deleting “Figure 7.0 – Development Concept”, and substituting therefor with “The Hamptons Development Concept – Figure 7”, attached hereto as Schedule “G” and forming part of this Bylaw;
- j) deleting the map entitled “Figure 8.0 - Storm Drainage” and substituting therefore the map entitled “The Hamptons NSP Storm Drainage – Figure 8”, attached hereto as Schedule “H” and forming part of this Bylaw;
- k) deleting the map entitled “Figure 9.0 – Sanitary Sewerage” and substituting therefore the map entitled “The Hamptons NSP Sanitary Sewerage – Figure 9”, attached hereto as Schedule “I” and forming part of this Bylaw;
- l) deleting the map entitled “Figure 10.0 – Circulation System” and substituting therefore the map entitled “The Hamptons NSP Circulation Plan – Figure 10”, attached hereto as Schedule “J” and forming part of this Bylaw;
- m) deleting the map entitled “Figure 11.0 – Staging Concept” and substituting therefore the map entitled “The Hamptons NSP Staging Concept – Figure 11”, attached hereto as Schedule “K” and forming part of this Bylaw.

READ a first time this 3rd day of December , A. D. 2012;
READ a second time this 3rd day of December , A. D. 2012;
READ a third time this 3rd day of December , A. D. 2012;
SIGNED and PASSED this 3rd day of December , A. D. 2012.

THE CITY OF EDMONTON

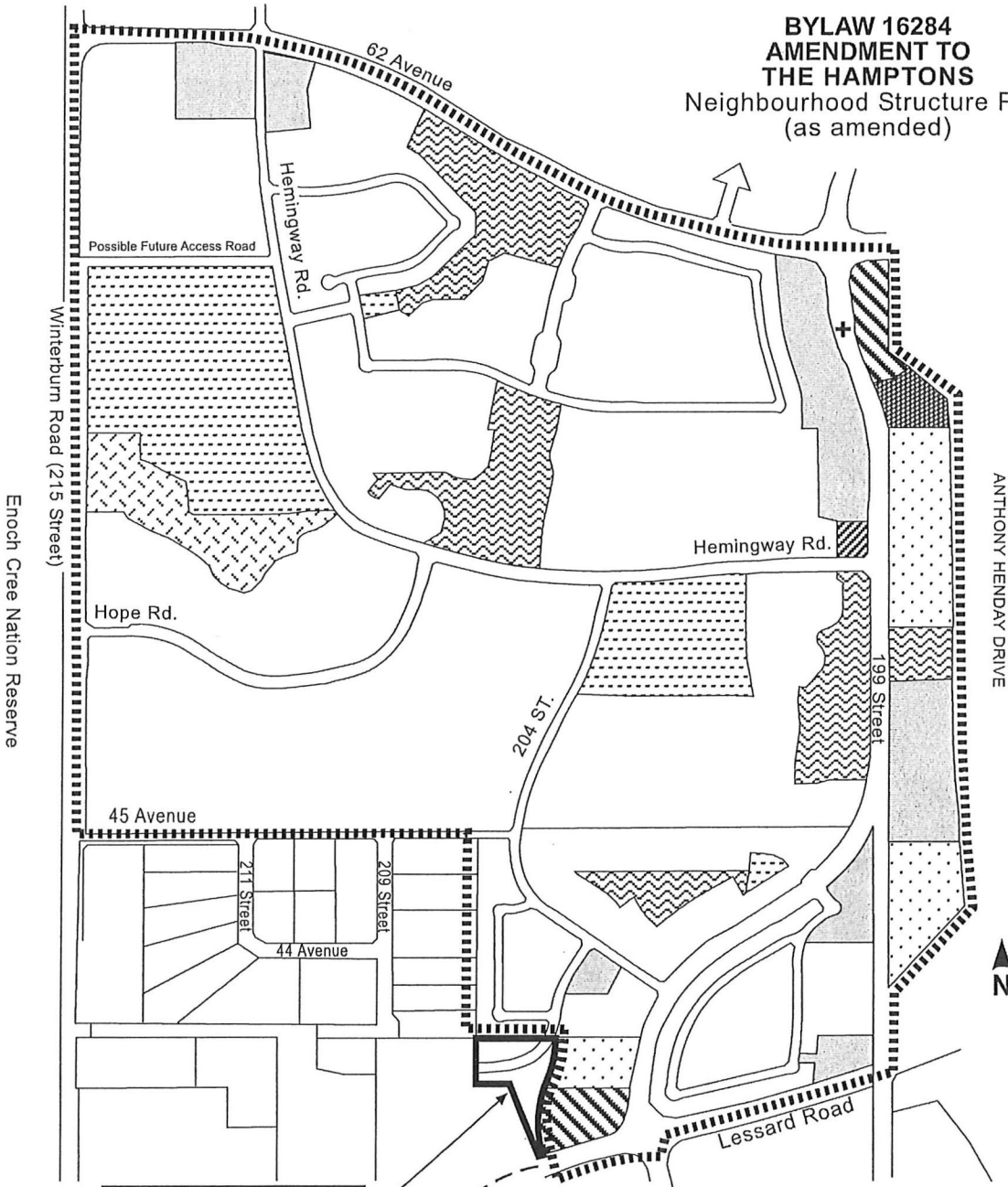


MAYOR



CITY CLERK

**BYLAW 16284
AMENDMENT TO
THE HAMPTONS
Neighbourhood Structure Plan
(as amended)**



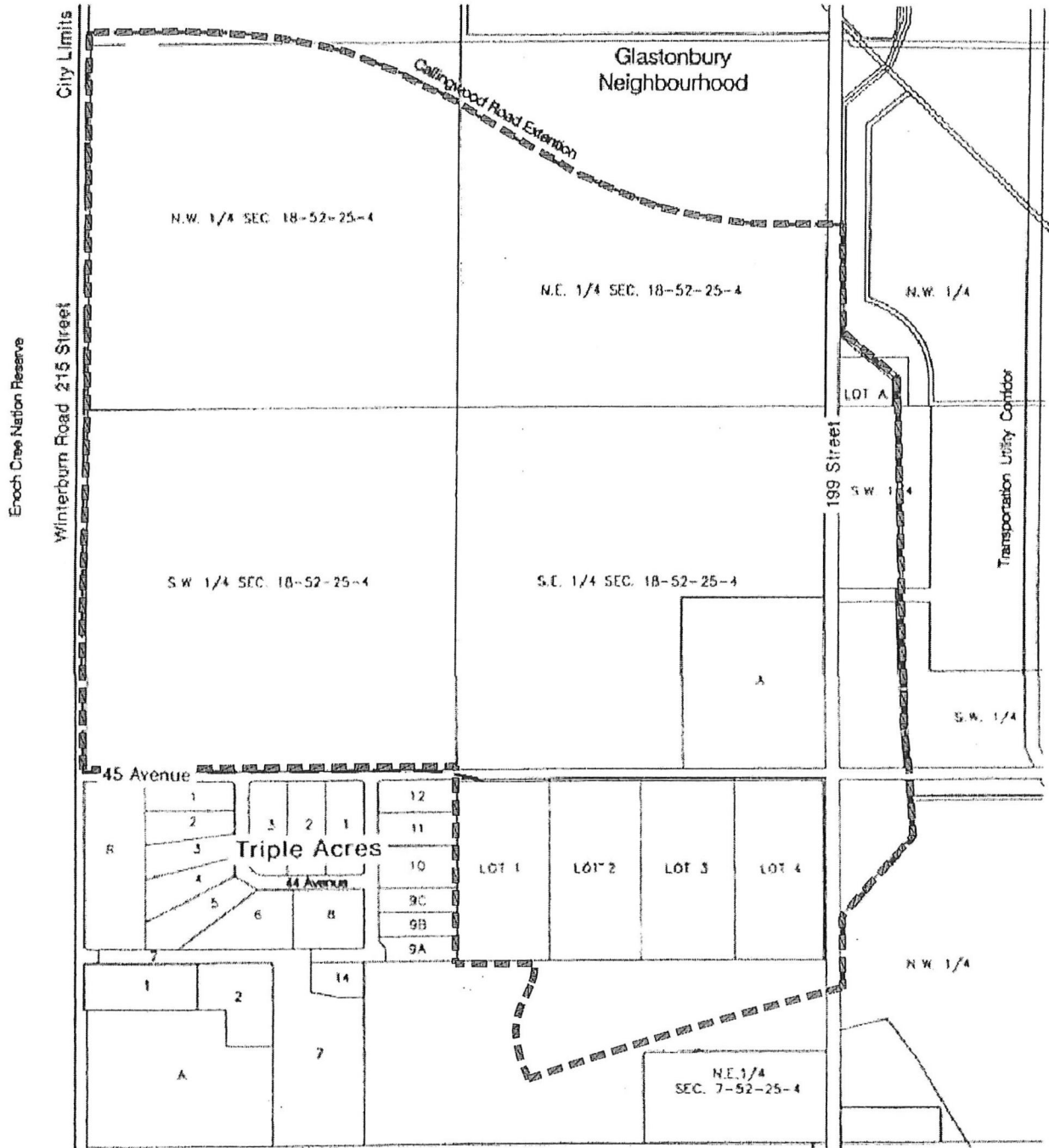
Enoch Cree Nation Reserve

Area To Be Removed

- Low Density Residential
- Medium Density Residential
- High Density Residential (Medium Rise Apartment)
- Commercial
- Neighbourhood Commercial
- School/Park

- Conserved Natural Area
- Stormwater Management Facility
- Urban Services
- All Directional Access
- N.S.P. Boundary
- Conceptual Expansion of Lessard Road
- Boundary of Amendment

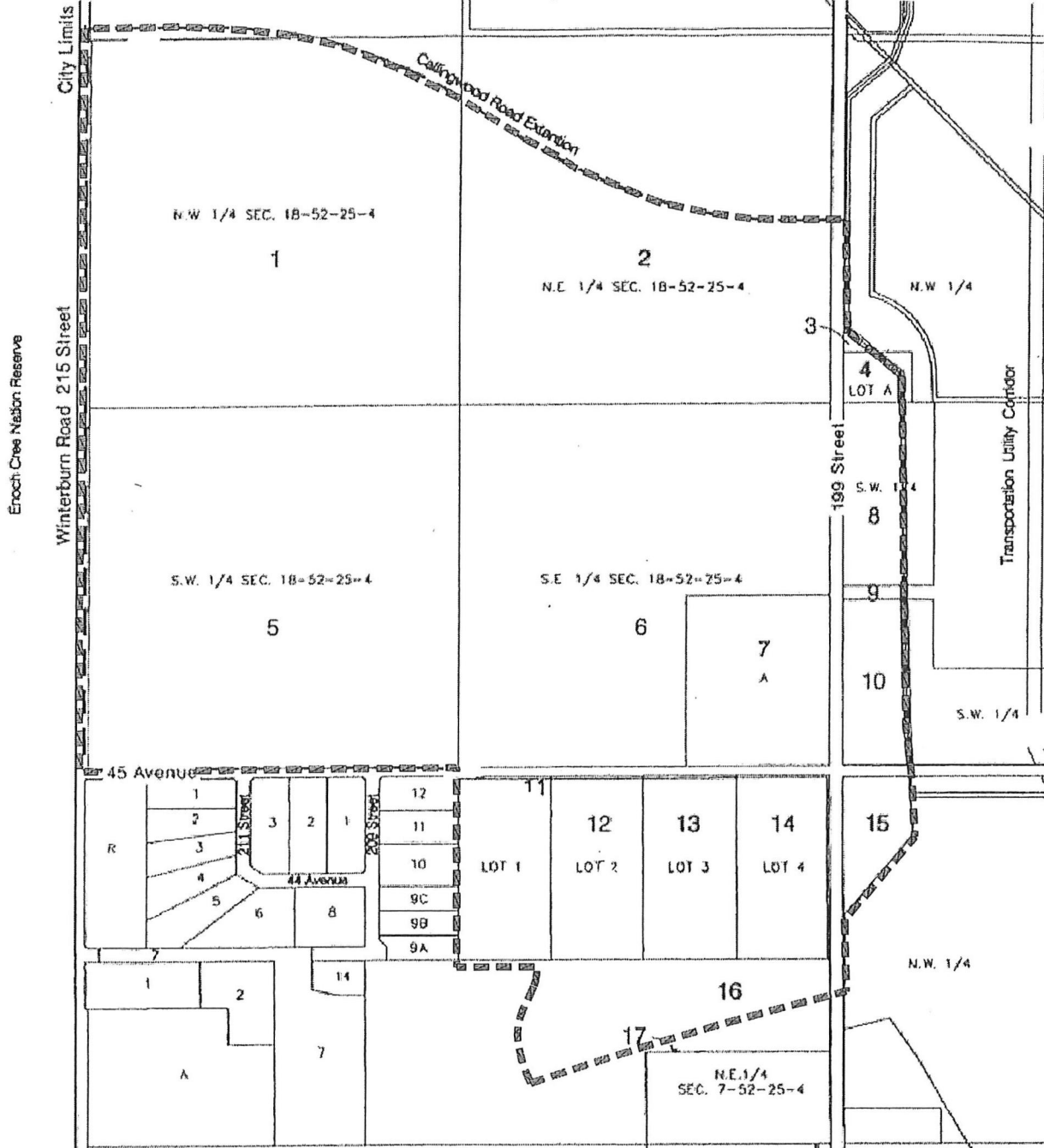
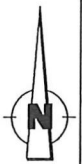
Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



MODIFIED DATE: 2002/10/10
S:\Projects\1152105000\Glastonbury Neighbourhood\Esso\Amendments\1152105000\Map Figures - FIGURE 2.0-CONTEXT PLAN.dwg

THE HAMPTONS NSP
CONTEXT PLAN
FIGURE 2



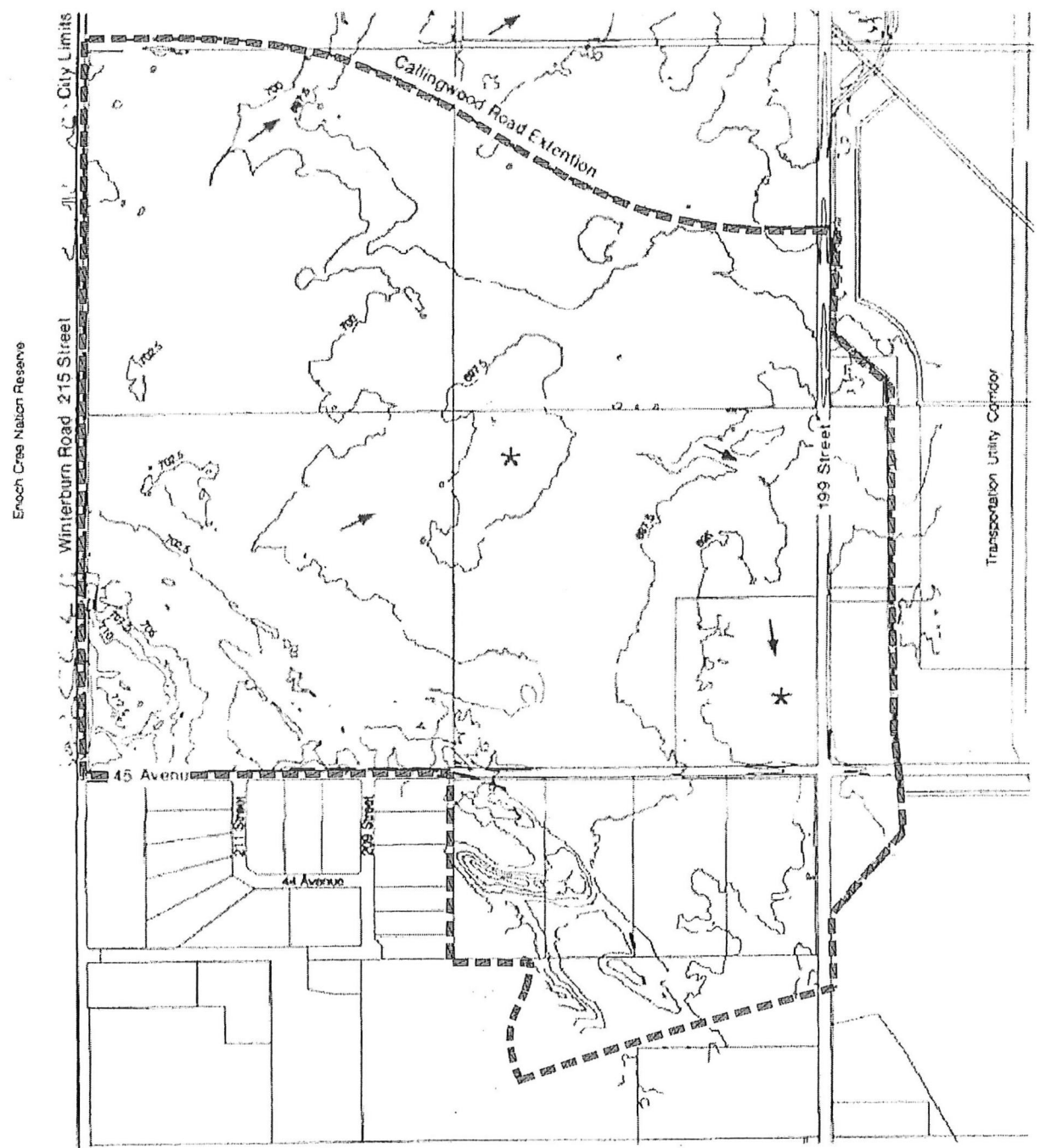


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THE HAMPTONS NSP
 LAND OWNERSHIP
 FIGURE 3



MODIFIED DATE: 2010/10/10
S:\Projects\5310\5310\60 - GMAA - Hamptons - Eastern - Arrangements\CAD\Drawings\531050 - NSP - Hamptons - FIGURE-4-0 - SITE CONTOURS.dwg



Legend
 * Low Area
 ↓ Direction of Natural Drainage Flow

THE HAMPTONS NSP
SITE CONTOURS
FIGURE 4



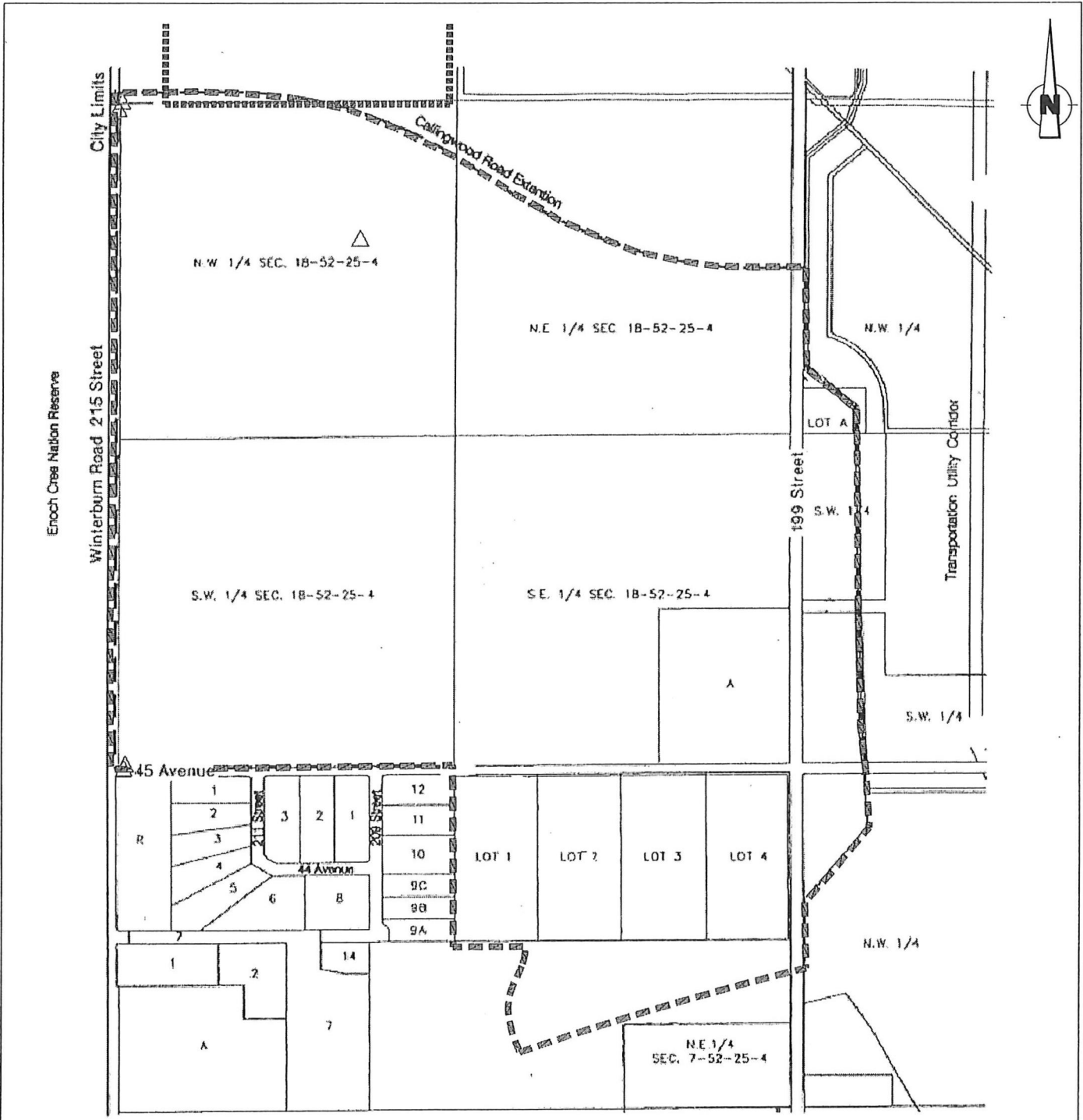


THE HAMPTONS NSP
SITE FEATURES - 2011 AIR PHOTO
FIGURE 5



MMM GROUP INC. 2012/10/17
2012/10/17 10:00 AM
C:\Users\jason\Documents\Projects\The Hamptons NSP\2012\10\17\2012_10_17_10_00_AM_Aerial_Photo.jpg

MODIFIED DATE: 2012/10/10
C:\p\projects\50105000 Grange Hampton Engagement\Attachments\CDP\Drawings\Facilities\50105000-MDF_Hampden - FIGURE 6-B-RESOURCE OPERATIONS AND FACILITIES.dwg

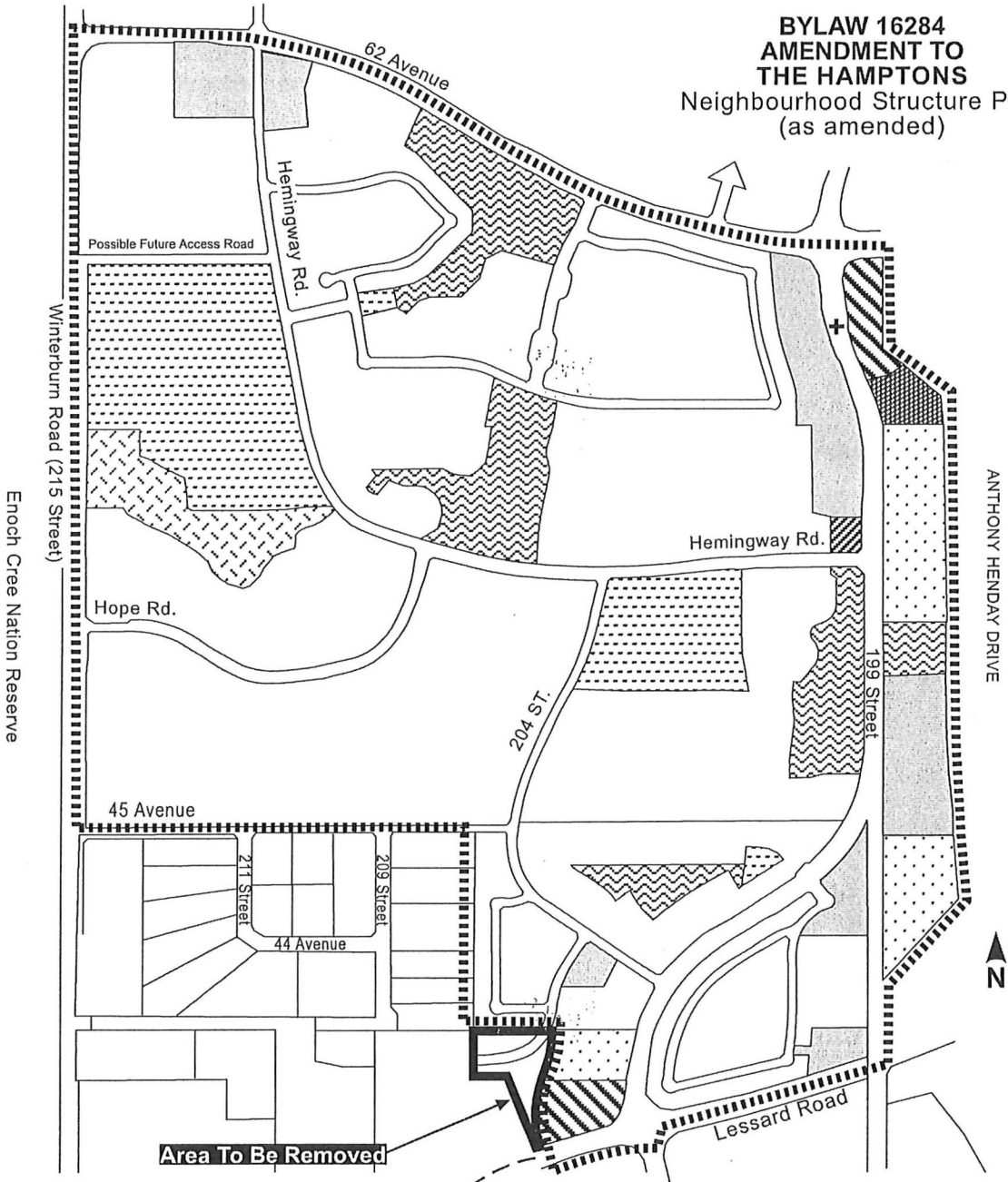


Legend
 △ Abandoned Well
 - - - - - Flow Lines

THE HAMPTONS NSP
 RESOURCE OPERATIONS AND FACILITIES
 FIGURE 6

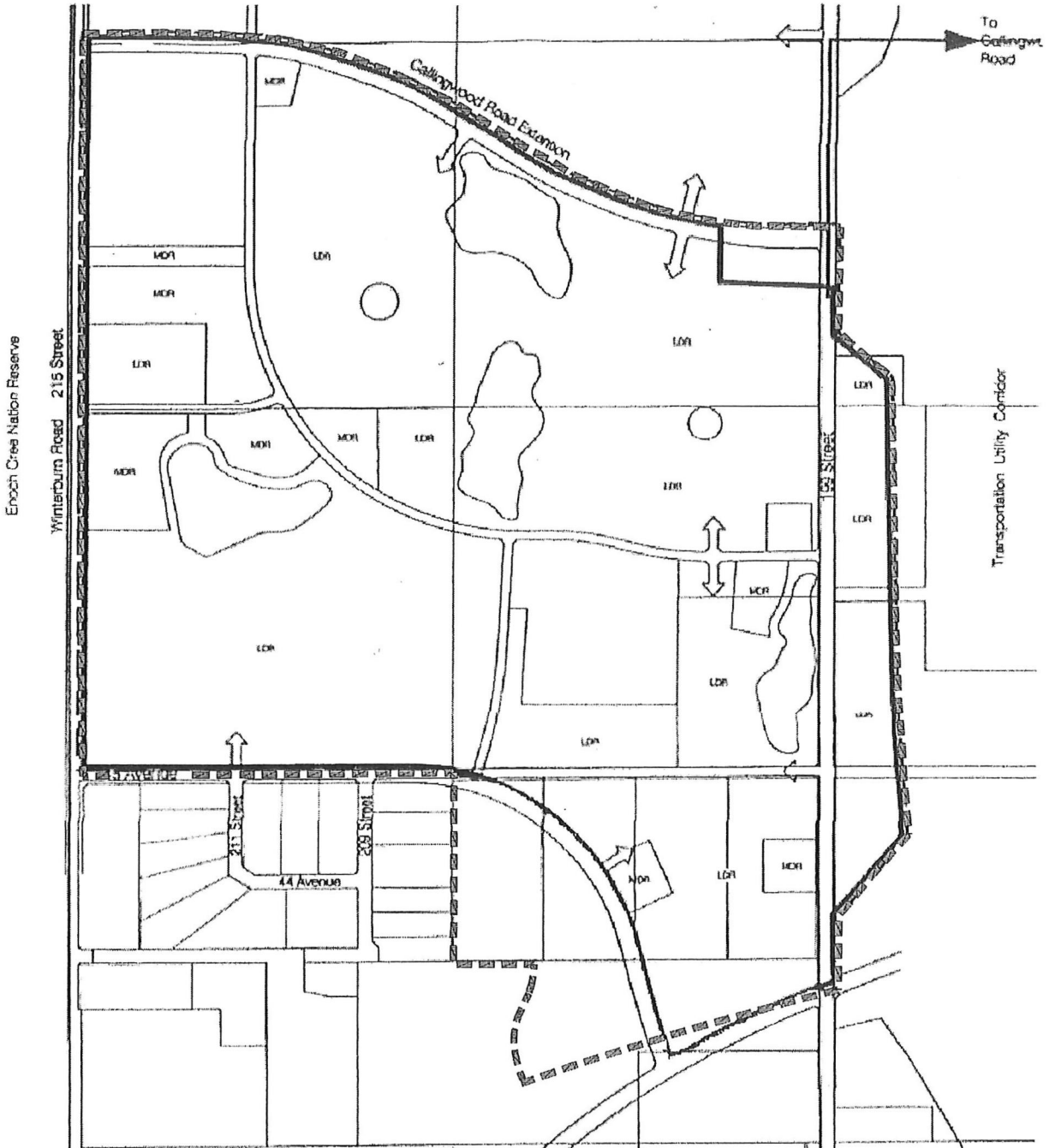


**BYLAW 16284
AMENDMENT TO
THE HAMPTONS**
Neighbourhood Structure Plan
(as amended)



- | | | | |
|--|--|--|--------------------------------------|
| | Low Density Residential | | Conserved Natural Area |
| | Medium Density Residential | | Stormwater Management Facility |
| | High Density Residential (Medium Rise Apartment) | | Urban Services |
| | Commercial | | All Directional Access |
| | Neighbourhood Commercial | | N.S.P. Boundary |
| | School/Park | | Conceptual Expansion of Lessard Road |
| | | | Amendment 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.



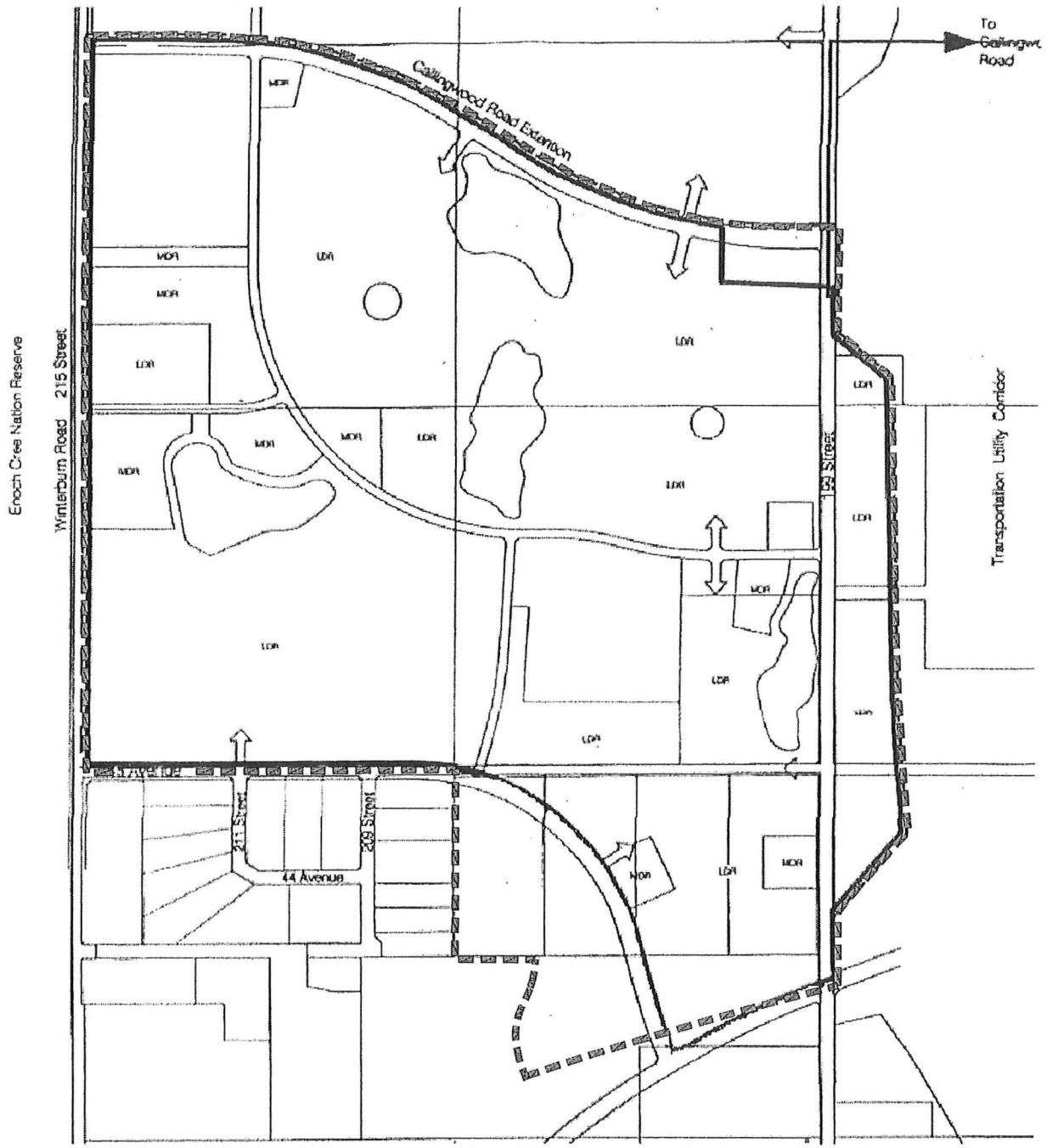
Legend
 — Basin Boundary
 → Point of Servicing

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THE HAMPTONS NSP
 STORM DRAINAGE
 FIGURE 8



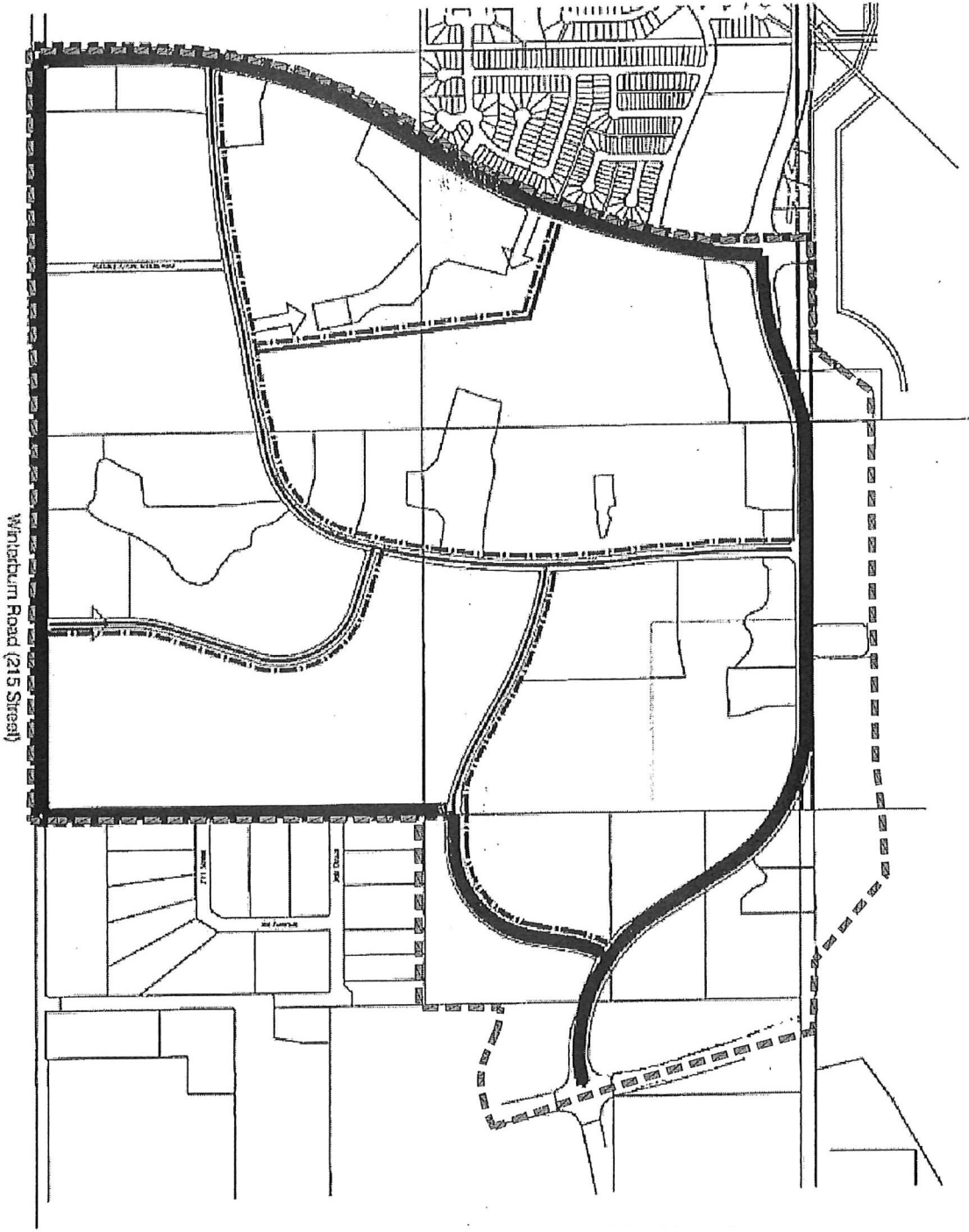
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- Legend**
- Basin Boundary
 - Point of Servicing

THE HAMPTONS NSP
 SANITARY SEWERAGE
 FIGURE 9





LEGEND

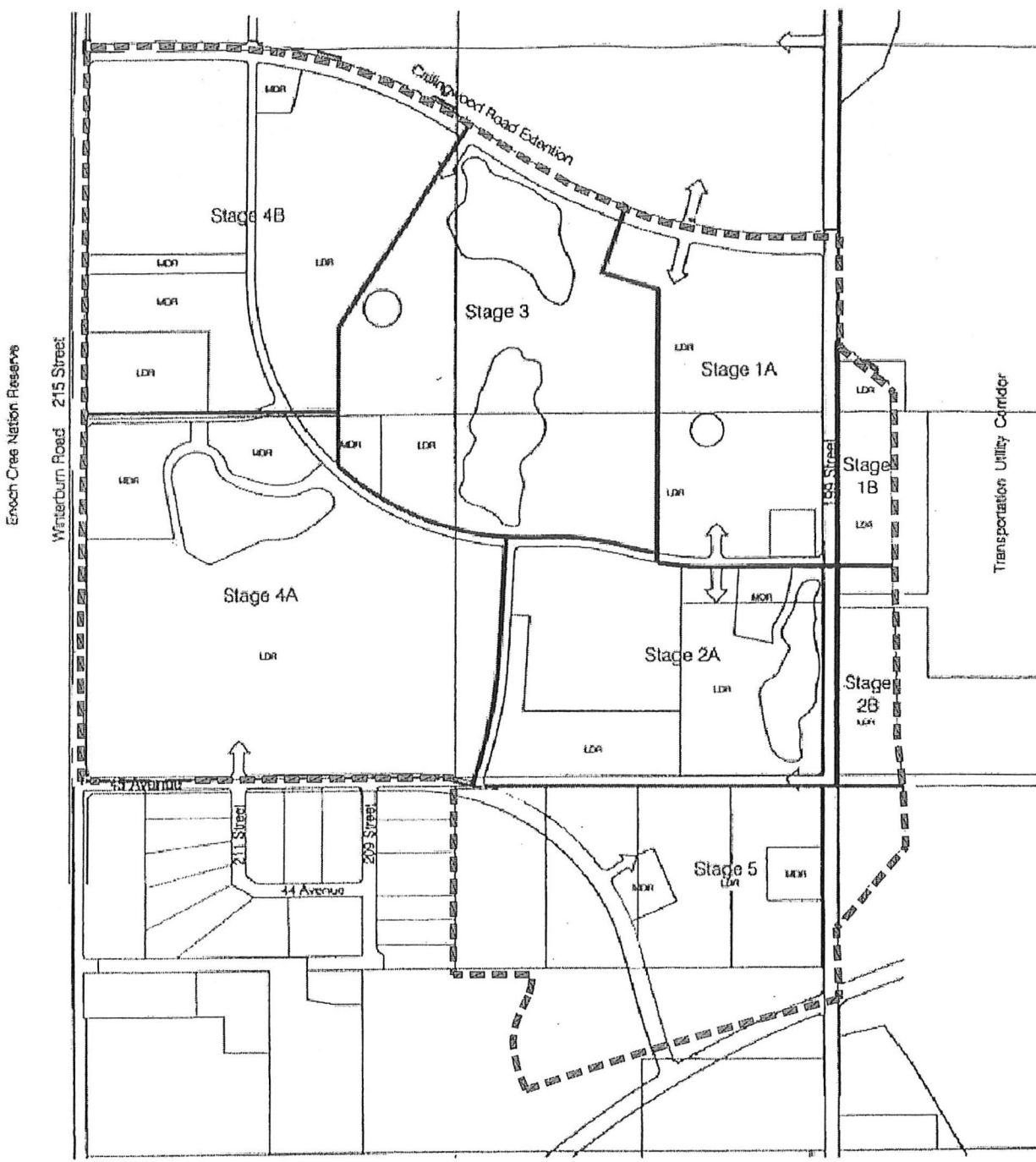
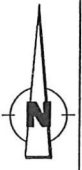
-  Aerial Roadways
-  Collector Roadways
-  Potential Bus Route

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S:\Projects\5311\50300_Groings\Drawings\CAD\Drawings\Figures\5311\50300-001_figures - FIGURE-10.CIRCUULATION_PLAN.dwg

THE HAMPTONS NSP
CIRCULATION PLAN
FIGURE 10



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THE HAMPTONS NSP
STAGING CONCEPT
FIGURE 11

