

Bylaw 18887

A Bylaw to amend Bylaw 7464, as amended,  
being The Palisades Area Structure Plan,  
through an amendment to the Albany Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on April 24, 1984, the Municipal Council of the City of Edmonton passed Bylaw 7464 being, The Palisades Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 7464, being The Palisades Area Structure Plan by adding new neighbourhoods; and

WHEREAS October 28, 2009, Council adopted as Appendix “E” to Bylaw 7464, as amended, the Albany Neighbourhood Structure Plan by passage of Bylaw 15291; and

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

WHEREAS Council considers it desirable to amend the Palisades Area Structure Plan, by amending the Albany 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 “E” to Bylaw 7464, as amended, The Palisades Area Structure Plan, is hereby amended by:

- a. deleting the first sentence in Section 5.3.1 Commercial and replace with;  
“ A 12.41 hectare commercial site is proposed in the south-eastern portion of the Albany neighbourhood adjacent to 167 Avenue and 127 Street.”
- b. Adding the following heading and paragraph after Section 5.2.2 Medium Density Residential (MDR);  
**“5.2.3 Mixed-Use**  
A mixed use commercial/residential area is specifically located in the Albany neighbourhood located north of 167 Avenue and east of Albany Dr. This site measures approximately 2.0 hectares and will be developed as a mixture of commercial and/or residential units at a density target of 224 units per hectare. Residential units can be constructed with or without ground floor commercial and be developed up to 6 storeys. Mixed-use residential encourages efficient and compact housing, transit use and work/live opportunities.”
- c. deleting the Map entitled “Bylaw 15291 Albany Neighbourhood Structure Plan ” and replacing with the Map entitled “Bylaw 18887 Amendment to Albany Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- d. deleting the statistics entitled “Albany Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 15291” and replacing with the statistics entitled “Albany Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 18887” attached hereto as Schedule “B” and forming part of this Bylaw;
- e. Deleting the map entitled “Figure 2.0: Context Plan” and replacing it with the map entitled “Figure 2.0: Context Plan”, attached hereto as Schedule “C”, and forming part of this Bylaw;
- f. Deleting the map entitled “Figure 3.0: Land Ownership” and replacing it with the map entitled “Figure 3.0: Land Ownership”, attached hereto as Schedule “D”, and forming part of this Bylaw;
- g. insert, after page 10, the map entitled “Figure 4.0: Site Contours”, attached hereto as Schedule “E”, and forming part of this Bylaw;

- h. Deleting the map entitled “Figure 5.0: Site Features and Constraints” and replacing with the map entitled “Figure 5.0: Site Features and Constraints”, attached hereto as Schedule “F”, and forming part of this Bylaw;
- i. Deleting the map entitled “Figure 6.0: Development Concept” and replacing with the map entitled “Figure 6.0: Development Concept”, attached hereto as Schedule “G”, and forming part of this Bylaw;
- j. Deleting the map entitled “Figure 9.0: Storm Drainage” and replacing with the map entitled “Figure 9.0: Storm Drainage”, attached hereto as Schedule “H”, and forming part of this Bylaw;
- k. Deleting the map entitled “Figure 10.0: Sanitary Drainage” and replacing with the map entitled “Figure 10.0: Sanitary Drainage”, attached hereto as Schedule “I”, and forming part of this Bylaw; and
- l. Deleting the map entitled “Figure 11.0: Circulation System” and replacing with the map entitled “Figure 11.0: Circulation System”, attached hereto as Schedule “J”, 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

N.E. 1/4 SEC. 1-54-25-4

S.W. 1/4 SEC. 1-54-25-4

Anthony Henday Drive

TUC SWMF

S.E. 1/4 SEC. 1-54-25-4

Transportation Utility Corridor R/W Plan 022 0503  
Albany Way

Amendment Area

167 Ave.1














127 St

127 St



### BYLAW 18887 AMENDMENT TO ALBANY

#### Neighbourhood Structure Plan (as amended)

	Low Denisty Residential		Pipeline Corridor
	Medium Density Residential		Natural Area Environmental Reserve
	Commercial		30m Ecological Buffer
	Stormwater Management Facility		Collector Roadway
	Park/Municipal Reserve		Arterial Roadway
	Mixed Use / Commercial / Residential		Boundary of Albany N.S.P.
			Amendment Area

**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.

**ALBANY NEIGHBOURHOOD STRUCTURE PLAN**  
**PROPOSED LAND USE AND POPULATION STATISTICS BYLAW 19887**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>81.17</b>	
Natural Area (Environmental Reserve)	10.87	
Pipeline and Utility Right of Way	2.46	
Transportation and Utility Corridor	27.93	
Arterial Road Widening	2.10	
<b>Subtotal</b>	<b>43.36</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>37.81</b>	
Parkland, Recreation, School (Municipal Reserve) – Park *	3.01	8.0%
Infrastructure / Servicing – Stormwater Management Facility	2.56	6.8%
Transportation - Circulation	3.35	8.9%
Commercial	12.41	32.8%
Mixed Use	1.98	5.2%
<b>TOTAL Non-Residential Area</b>	<b>23.31</b>	<b>61.7%</b>
<b>Net Residential Area (NRA)</b>	<b>14.50</b>	<b>38.3%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People / Unit	Pop.	% of NRA
Ground Oriented – Low Density Residential	9.35	20	187	31.2%	645	64.5%
Non-Ground Oriented – Medium Density Residential	5.15	80	412	68.8%	1,182	35.5%
<b>TOTAL Residential</b>	<b>14.50</b>		<b>599</b>	<b>100.0%</b>	<b>1,827</b>	<b>100.0%</b>

\* Remainder of MR owing to be dedicated as cash-in-lieu at time of subdivision

\*\* The MDR designation allows the development of ground-oriented units such as row houses, townhouses, and stacked row house

**SUSTAINABLE MEASURES**

Population Density (ppnrha) = 126.0

Unit Density (upnrha) = 41.3

Low Density / Medium Density Unit Ratio = 31% /69%

Population (%) within 500m of Parkland =95%

Population (%) within 400m of Transit Service = 100%

Population (%) within 600m of Commercial Service = 86%

Presence/ Loss of Natural Area features = Wetland

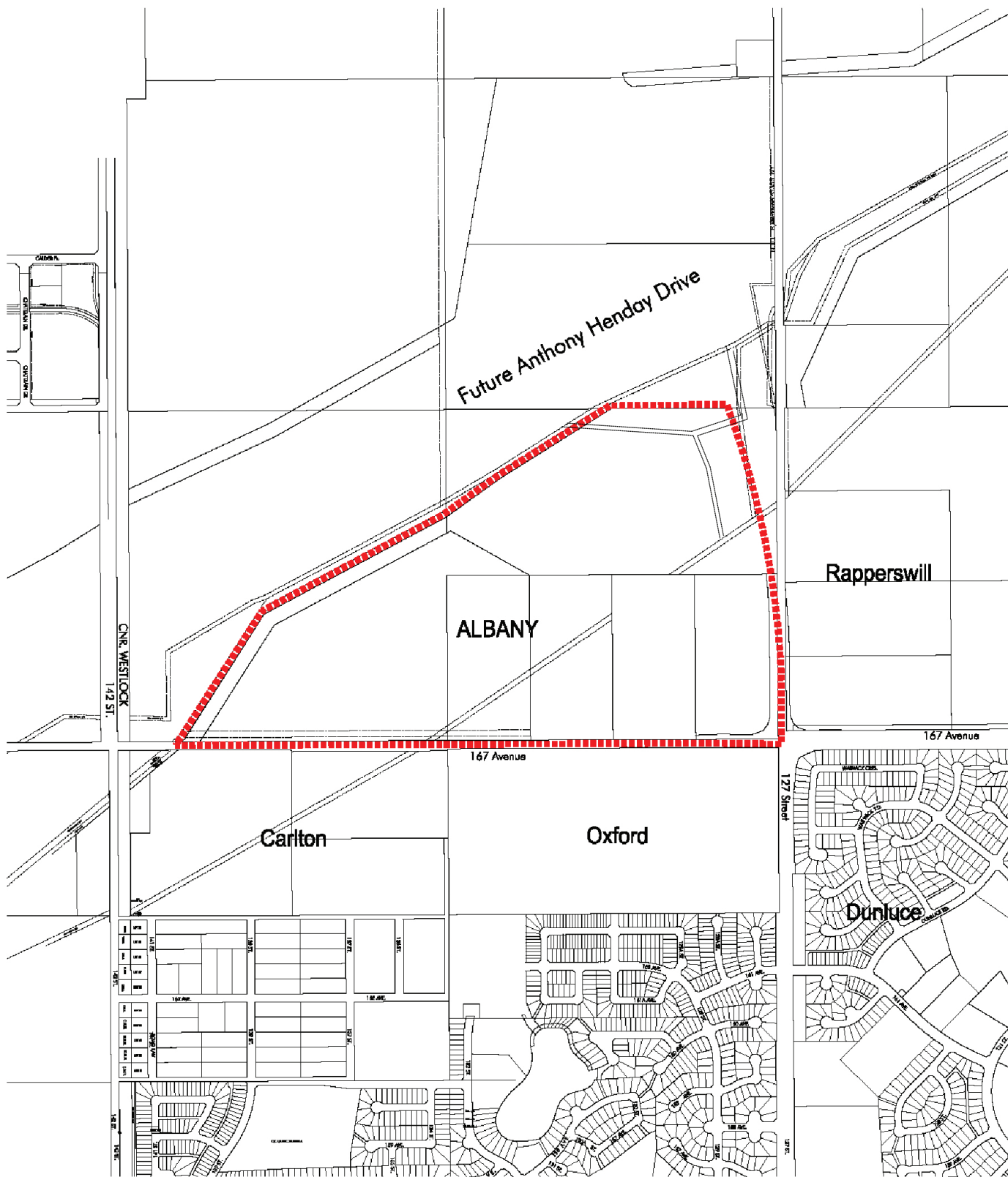
Protected as Environmental Reserve (ha)= 10.9 ha

**STUDENT GENERATION COUNT**

<b>Public School Board</b>	<b>152</b>
Elementary School	76
Junior/ Senior High School	76

## SCHEDULE "B"

<b>Separate School Board</b>	<b>60</b>
Elementary School	30
Junior/ Senior High School	15
Senior High School	15
<b>Total Student Population</b>	<b>212</b>



**Legend**

■■■■ NSP Boundary

Client/Project

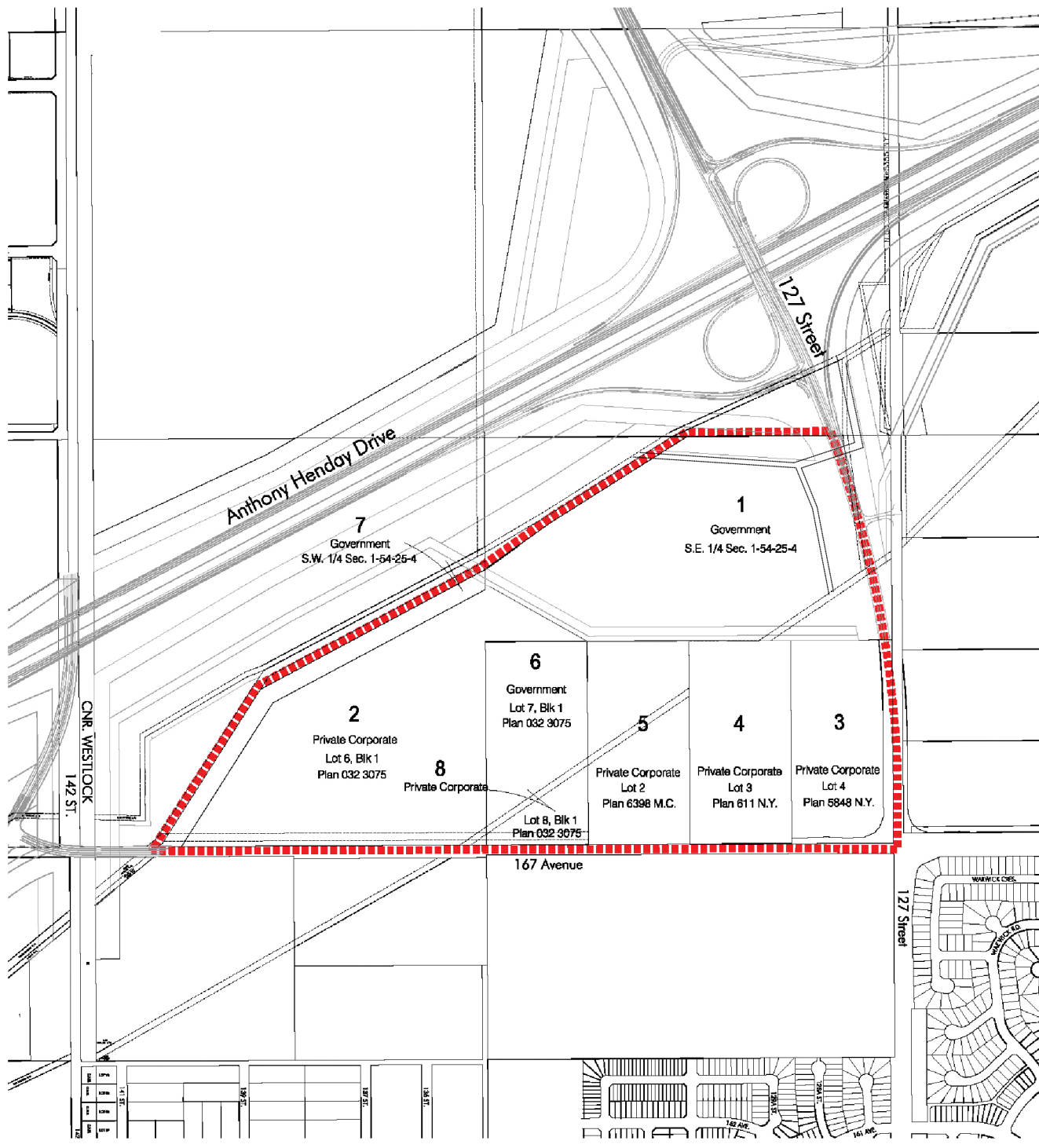
ALBANY  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

**2.0**

Title

**Context  
Plan**



Legend

■■■■ NSP Boundary

Client/Project

ALBANY NEIGHBOURHOOD  
STRUCTURE PLAN

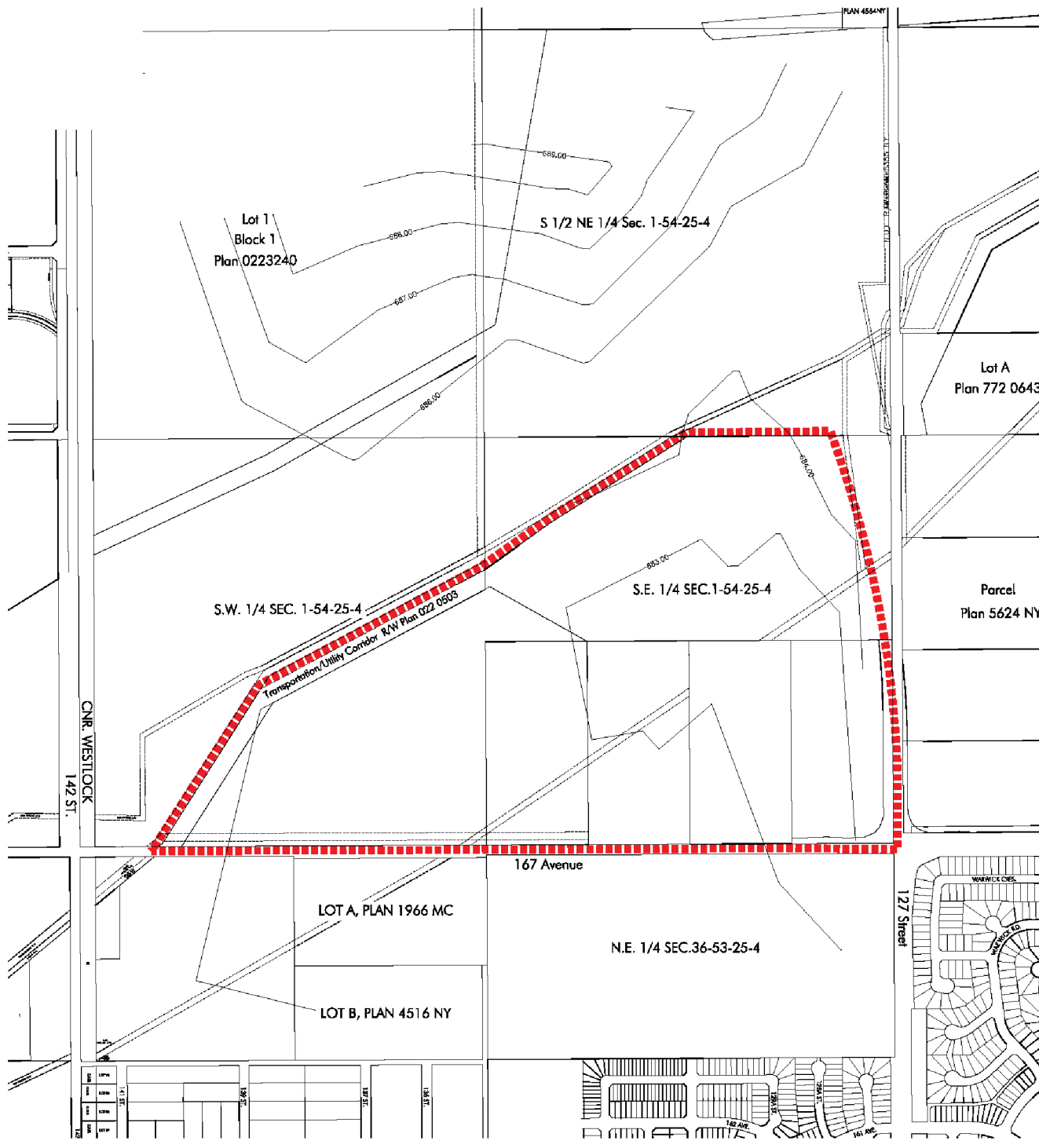
Figure No.

3.0

Title

Land  
Ownership



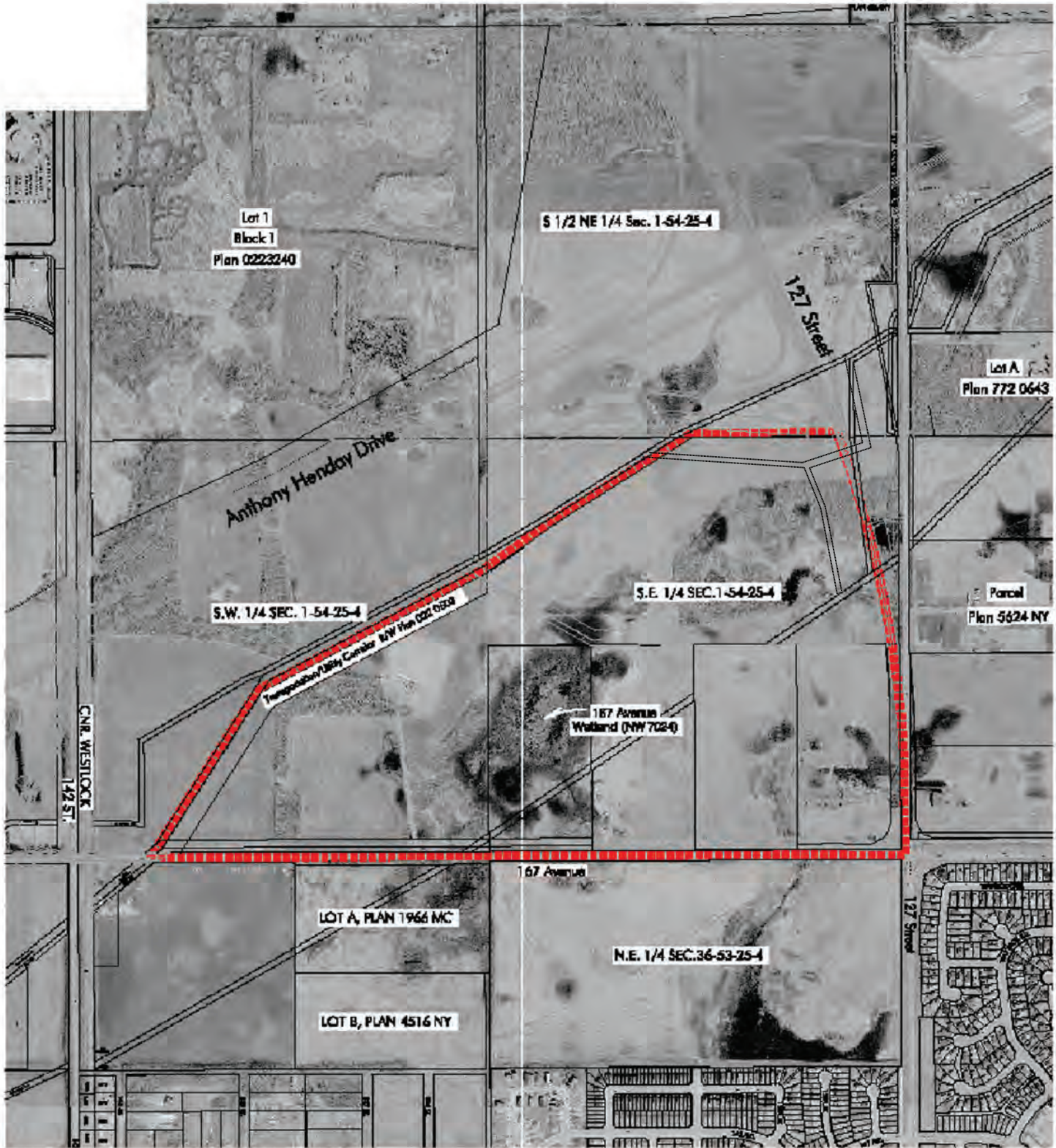


**Legend**  
 ■■■■ NSP Boundary

Client/Project  
 ALBANY NEIGHBOURHOOD  
 STRUCTURE PLAN

Figure No.  
 4.0

Title  
 Site  
 Contours



Legend  
■■■■ NSP Boundary

Client/Project  
ALBANY NEIGHBOURHOOD  
STRUCTURE PLAN

Figure No.  
**5.0**

Title  
**Site Features  
and Constraints**

N.E. 1/4 SEC. 1-54-25-4

S.W. 1/4 SEC. 1-54-25-4

Anthony Henday Drive

TUC SWMF

S.E. 1/4 SEC. 1-54-25-4

Transportation Utility Corridor R/W Plan 022 0503  
Albany Way

Albany Dr.

127 St

167 Ave.

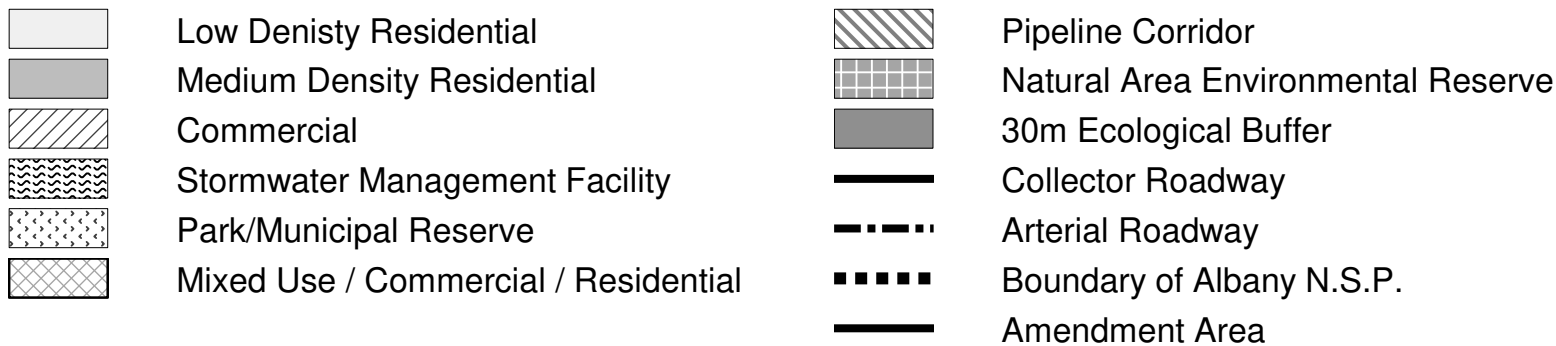
127 St



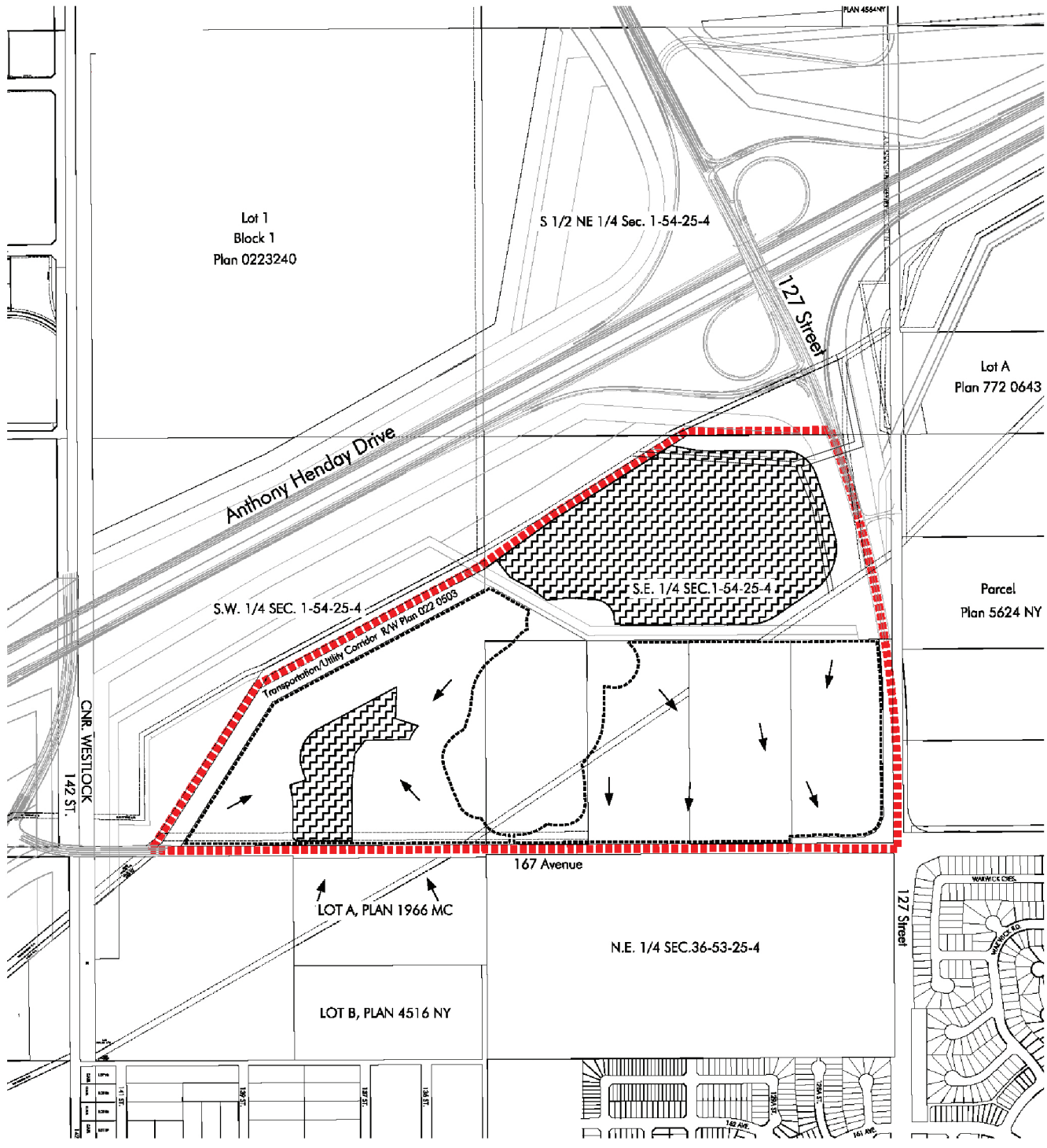
Figure 6.0 Development Concept

**ALBANY**

Neighbourhood Structure Plan



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.

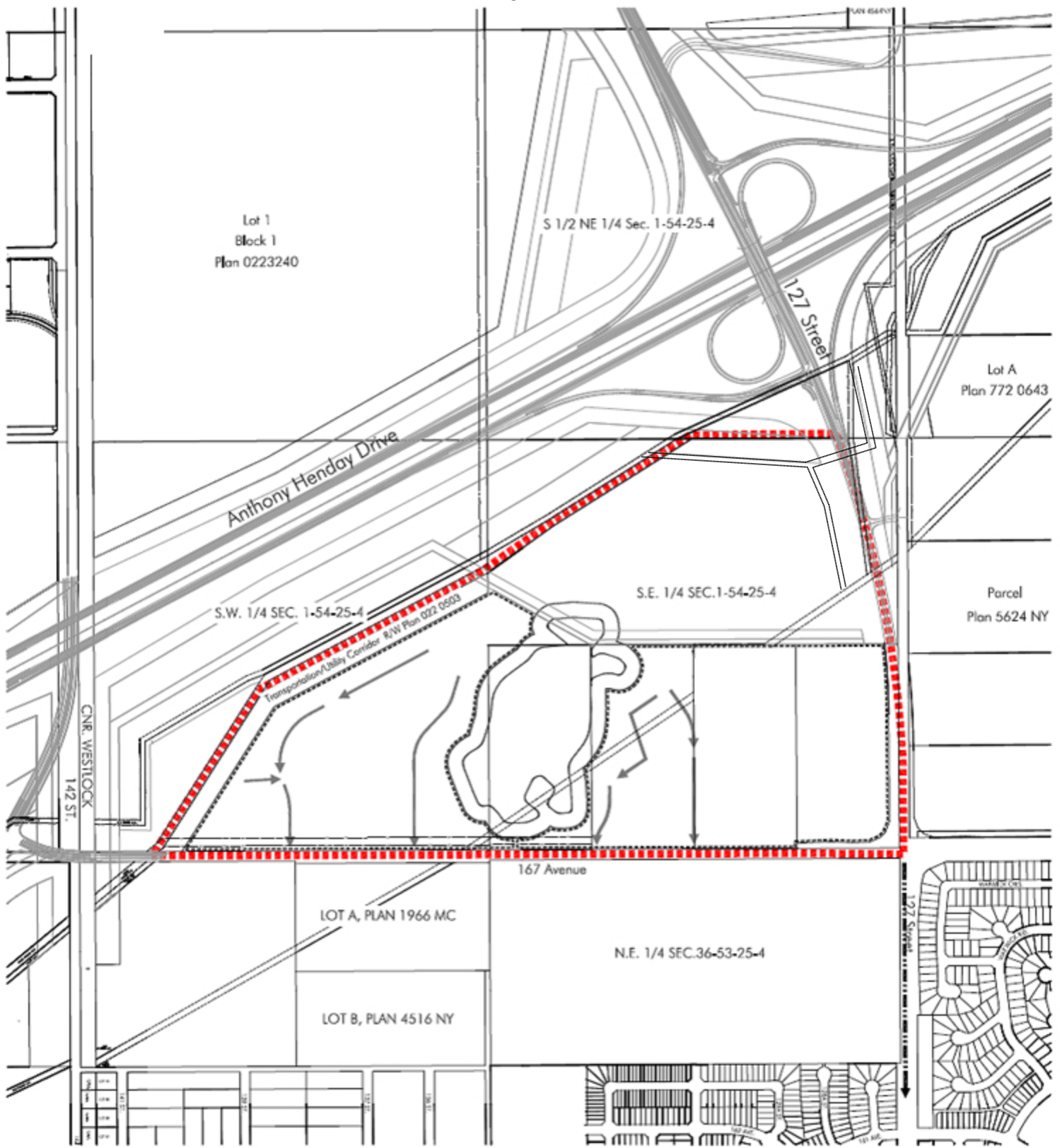


- Legend**
- Basin Boundary
  - Direction of Flow
  - ▨ Stormwater Management Facility
  - NSP Boundary

Client/Project  
ALBANY NEIGHBOURHOOD  
STRUCTURE PLAN

Figure No.  
**9.0**

Title  
**Storm  
Drainage**



Legend

- Basin Boundary
- > Proposed 900mm Offsite Trunk
- > Sanitary Network
- NSP Boundary

Client/Project

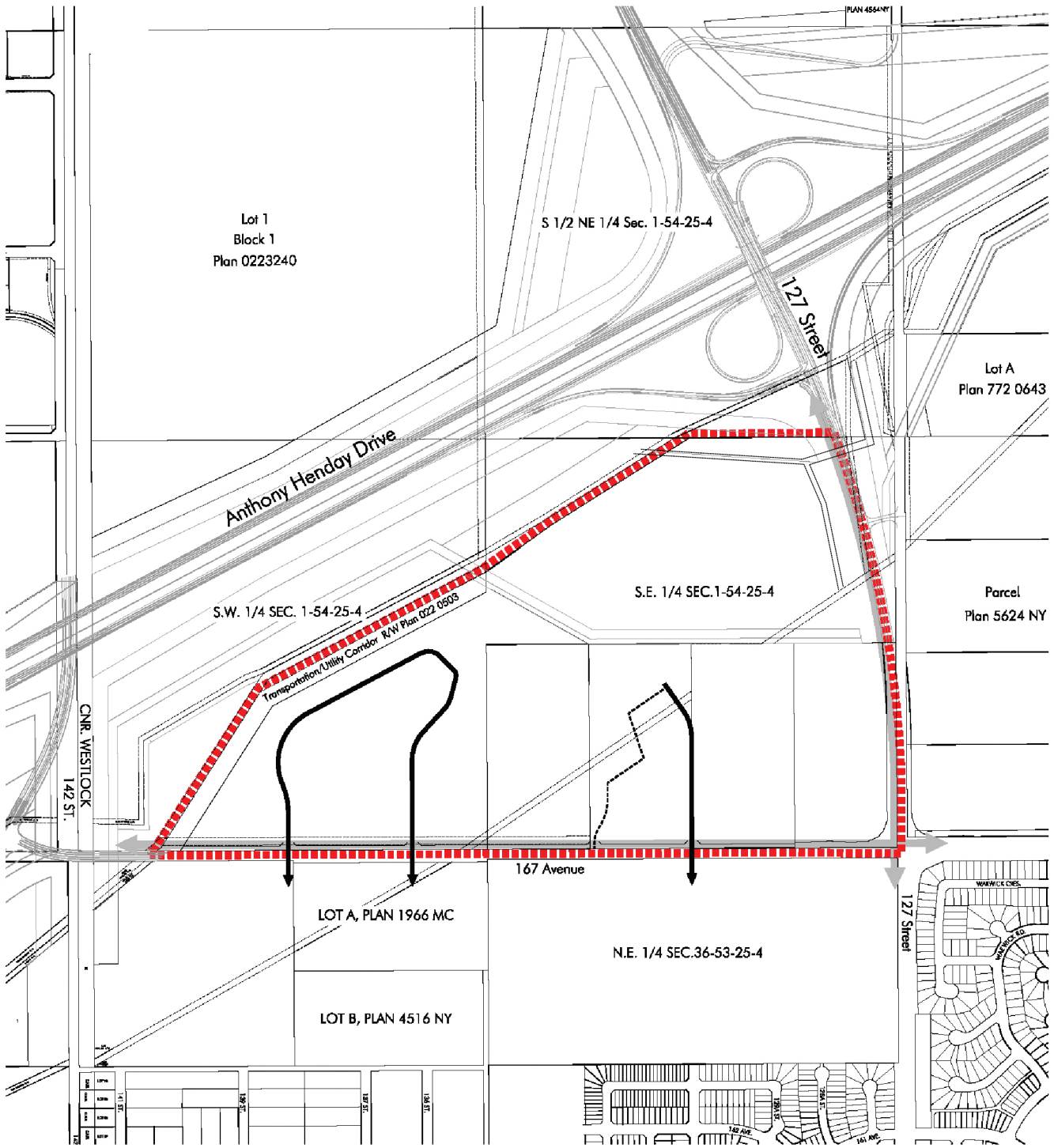
ALBANY NEIGHBOURHOOD  
STRUCTURE PLAN

Figure No.

10.0

Title

Sanitary  
Drainage



- Legend**
- Local Roadway
  - Collector Roadway
  - Arterial Roadway
  - ▬ NSP Boundary

Client/Project  
ALBANY NEIGHBOURHOOD  
STRUCTURE PLAN

Figure No.  
**11.0**

Title  
**Circulation  
System**