Bylaw 18293

A Bylaw to amend Bylaw 14510, as amended
being the Allard Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on May 23, 2007 the Municipal Council of the City of Edmonton passed Bylaw 14510, being the Allard Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Allard Neighbourhood Area Structure Plan through the passage of Bylaws 14986, 15590, 15566, 15856, 16083, and 16725; and

WHEREAS an application was received by City Planning to amend the Allard Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Allard Neighbourhood Area 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. That Bylaw 18293, as amended, the Allard Neighbourhood Area Structure Plan is hereby amended by:
   a. deleting therefrom the land use and population statistics entitled “Allard Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 16725” and substituting the following:

ALLARD NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18293

LAND USE	Area (ha)	% of GA	% of GDA	
Gross Area	**163.73**			
Environmental Reserve	8.90	5.4%		
Arterial Road R/W	8.09	4.9%		
Total Non-Developable Area	16.99	10.4%		
Gross Developable Area	**146.74**		**100.0%**	
Existing Government Road Allowance	2.45		1.7%	
Commercial	1.22		0.8%	
Parkland, Recreation, School (Muncipal Reserve)[1]				
School and Community Park	7.62		5.2%	
Urban Village Park	2.46		1.7%	
Pocket Park	1.72		1.2%	8.3%
Greenway	0.42		0.3%	
TOB Walkway	0.73		0.5%	
Transportation				
Circulation	26.39		18.0%	
Infrastructure / Servicing				
Stormwater Management	6.34		4.3%	
Total Non-Residential Area	**49.35**		**33.6%**	
Net Residential Area (NRA)	**97.39**		**66.4%**	

Land Use	Area (ha)	Units/ha	Units	Total	Unit	Population	% of NRA
Low Density Residential							
Single/Semi-detached	77.25	25	1,931	53.4%	2.8	5,408	79.3%
Medium Density Residential 1							
Low-rise /Medium Density Housing	8.36	90	752	20.8%	1.8	1,354	8.6%
Medium Density Residential 2							
Row Housing	9.54	45	429	11.9%	2.8	1,202	9.8%
High Density Residential							
Medium to High Rise Units	2.24	225	504	13.9%	1.5	756	2.3%
Total	**97.39**		**3,617**	**100.0%**		**8,720**	100.0%

SUSTAINABILITY MEASURES

Population Density (ppnrha)	**89.5**
Units Per Net Residential Hectare (upnrha)	**37.1**
Unit Density within 400m of LRT Service (du/nrha)	**73.7**
[Single/Semi-Detached]/{Rowhousing, Low-Rise/Medium Density Units and Medium to High Rise Units] Unit Ratio	**52% / 48%**

STUDENT GENERATION

Public School Board		**587**
Elementary	293	
Junior / Senior High	293	
Separate School Board		**235**
Elementary	117	
Junior High	59	
Senior High	59	
Total Student Population		**822**

b. deleting the map entitled “Bylaw 16725 Approved Allard Neighbourhood Area Structure Plan,” and substituting therefore the map entitled “Bylaw 18293 Allard Neighbourhood Area Structure Plan,” attached hereto as Schedule “A” and forming part of this Bylaw; and

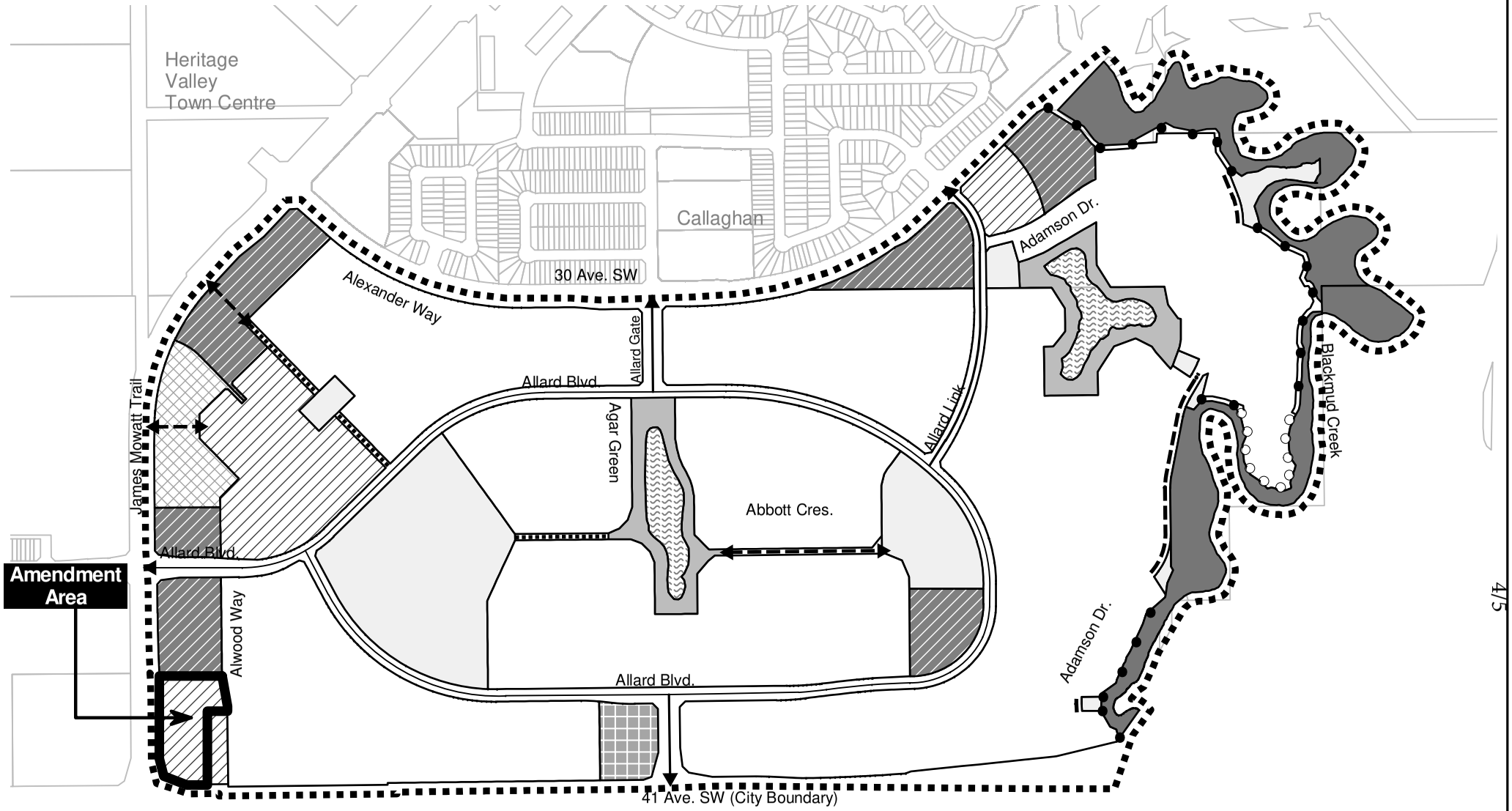
c. deleting the map entitled “Figure 3.0 Land Use Concept” and substituting therefore the map entitled “Figure 3.0 Land Use Concept” attached hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this day of , A. D. 2018;
READ a second time this day of , A. D. 2018;
READ a third time this day of , A. D. 2018;
SIGNED and PASSED this day of , A. D. 2018.

THE CITY OF EDMONTON

_____
MAYOR

_____
CITY CLERK



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.

BYLAW 18293
AMENDMENT TO
APPROVED
ALLARD
Neighbourhood Area Structure Plan
(as amended)

- Low Density Residential
- Medium Density Residential 1
- Medium Density Residential 2
- High Density Residential
- Neighbourhood Commercial
- Amendment Area
- Stormwater Managment Facility
- Neighbourhood Park
- Environmental Reserve
- Enhanced Walkway Connection
- Greenways / Multi-Use Trail
- Top of Bank Multi-Use Trail
- Future Top of Bank Multi-Use Trail
- Collector Roadway
- Top of Bank Roadway
- NASP Boundary
- LRT Station

N

SUSTAINABLE DEVELOPMENT

SCHEDULE "A"

4/5

SCHEDULE "B"

Figure 3.0
Land Use Concept



LEGEND

- Low Density Residential
- Medium Density Residential 1
- Medium Density Residential 2
- High Density Residential
- Neighbourhood Commercial
- Stormwater Management Facility
- Neighbourhood Park
- Environmental Reserve
- Greenways / Multi-Use Trail Corridors
- Top Of Bank Multi-Use Trail
- Future Top of Bank Multi-Use Trail
- Enhanced Walkway Connection
- LRT Station
- TOB Roadway
- Collector Roadway
- NASP Boundary

Stantec

Allard
Neighbourhood Area Structure Plan