

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 (Municipal Reserve) ¹				
School and Community Park	7.62		5.2%	} 8.3%
Urban Village Park	2.46		1.7%	
Pocket Park	1.72		1.2%	
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							
<i>Single/Semi-detached</i>	77.25	25	1,931	53.4%	2.8	5,408	79.3%
Medium Density Residential 1							
<i>Low-rise /Medium Density Housing</i>	8.36	90	752	20.8%	1.8	1,354	8.6%
Medium Density Residential 2							
<i>Row Housing</i>	9.54	45	429	11.9%	2.8	1,202	9.8%
High Density Residential							
<i>Medium to High Rise Units</i>	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

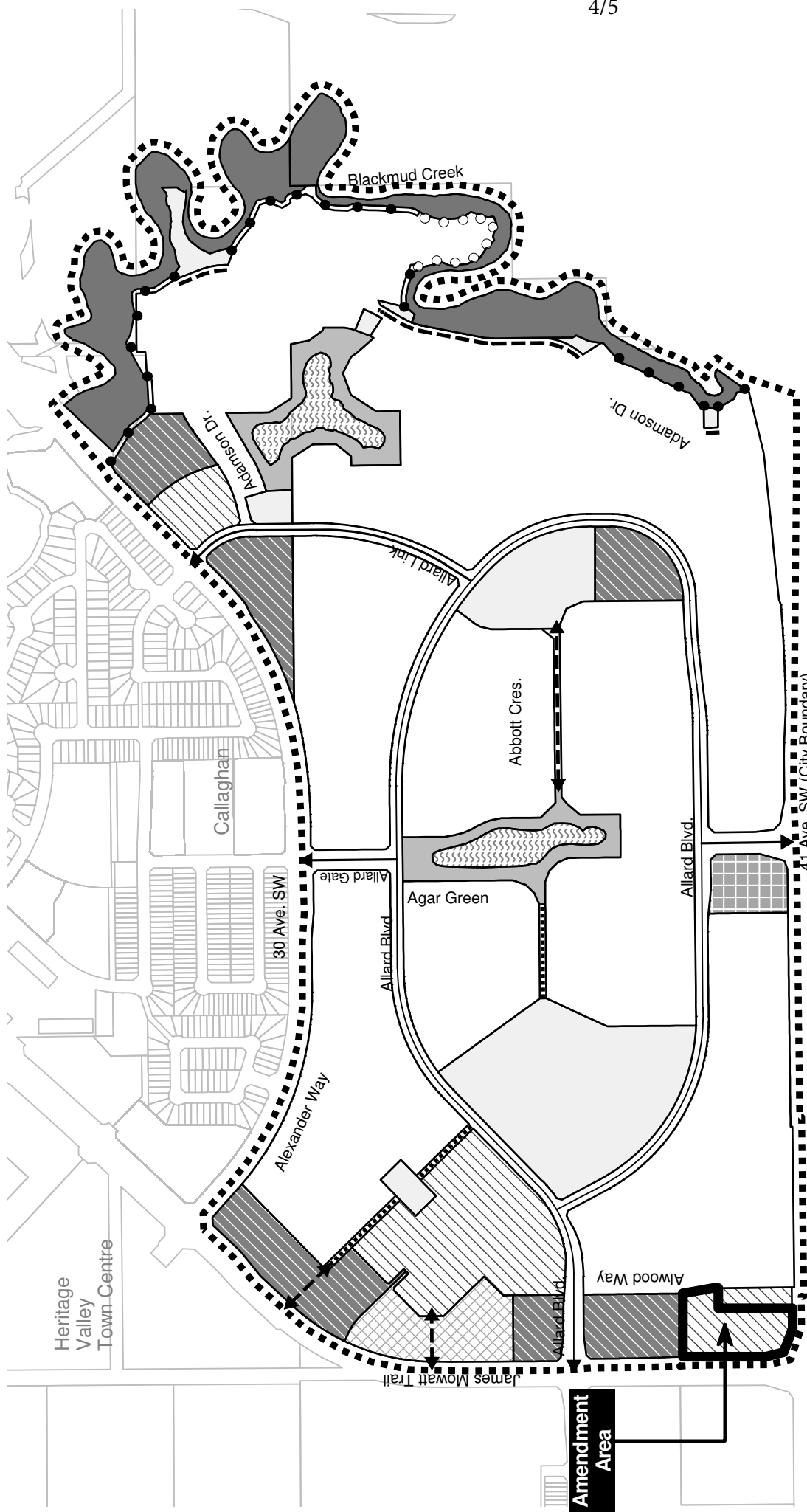
- b. deleting the map entitled “Bylaw 16725 Approved Allard Neighbourhood Area Structure Plan,” and substituting therefore the map entitled “Bylaw 18293 Allard Neighbourhood Area Structure Plan,” attached hereto as Schedule “A” and forming part of this Bylaw; and
- c. deleting the map entitled “Figure 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 Management Facility
 -  Neighbourhood Park
 -  Environmental Reserve
 -  Enhanced Walkway Connection
- SUSTAINABLE DEVELOPMENT**



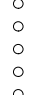




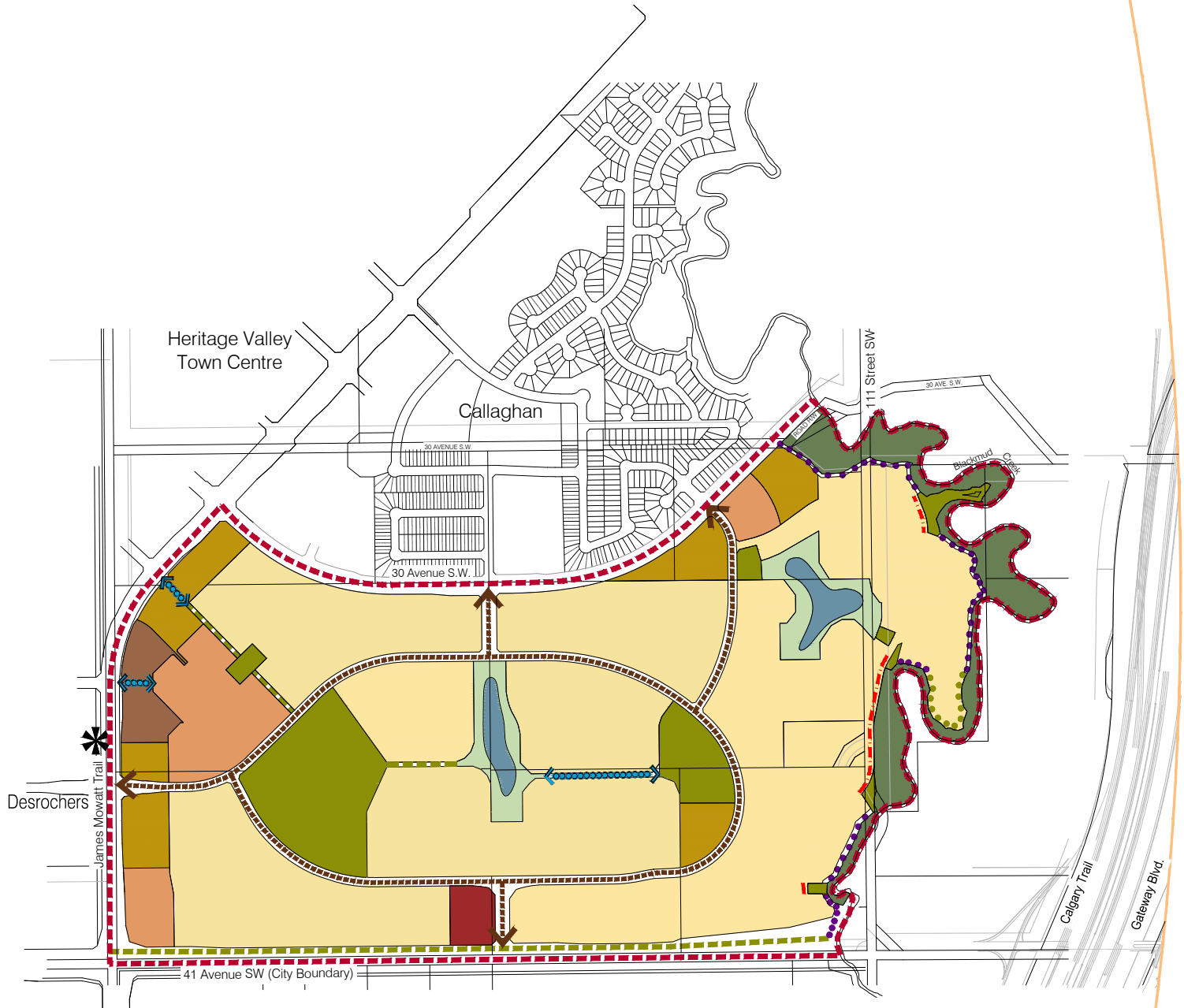
-  Greenways / Multi-Use Trail
-  Top of Bank Multi-Use Trail
-  Future Top of Bank Multi-Use Trail
-  Collector Roadway
-  Top of Bank Roadway
-  NASP Boundary
-  LRT Station

Figure 3.0
Land Use Concept



LEGEND

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



Allard Neighbourhood Area Structure Plan