

Bylaw 20468

A Bylaw to amend Bylaw 6075, as amended,
being the Clareview Town Centre Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on June 25, 1980, the Municipal Council of the City of Edmonton passed Bylaw 6075, being Clareview Town Centre Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 6075, being Clareview Town Centre Neighbourhood Area Structure Plan through the passage of Bylaw 9841, 12858, 12904, 13207, 13254, 13318, 13630, 13721, 14459, 15507, 18378, and 20292; and

WHEREAS Council considers it desirable to amend the Clareview Town Centre Neighbourhood Area Structure Plan, as amended;

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 "A" to Bylaw 6075, as amended, is hereby further amended by:
 - a. deleting the map entitled "Bylaw 20292 Clareview Town Centre Neighbourhood Area Structure Plan (as amended)", and replace it with the map entitled "Bylaw 20468 Amendment to Clareview Town Centre Neighbourhood Area Structure Plan", attached hereto as Schedule "A" and forming part of this Bylaw;
 - b. deleting the statistics entitled "Clareview Town Centre NASP Land Use and Population Statistics Bylaw 20292" and replace it with "Clareview Town Centre NASP Land Use and Population Statistics Bylaw 20468", attached hereto as Schedule "B" and forming part of this Bylaw; and

- c. deleting the figure entitled “Figure 3 – Development Concept Plan” and replace it with “Figure 3 – Development Concept Plan” attached hereto as Schedule “C” and forming part of this Bylaw.

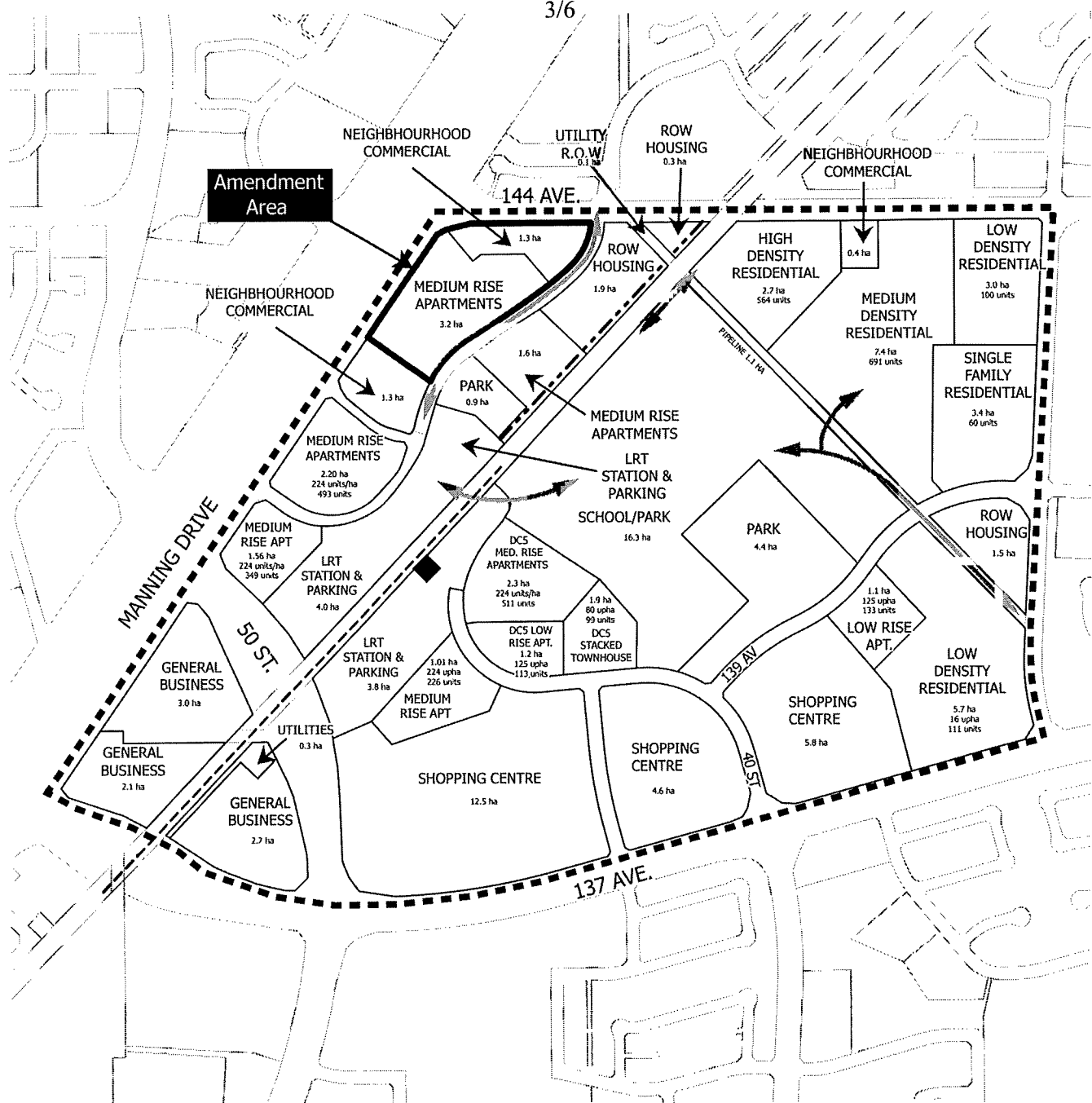
| | | |
|-------------------------|-------------------|---------------|
| READ a first time this | 24th day of April | , A. D. 2023; |
| READ a second time this | 24th day of April | , A. D. 2023; |
| READ a third time this | 24th day of April | , A. D. 2023; |
| SIGNED and PASSED this | 24th day of April | , A. D. 2023. |

THE CITY OF EDMONTON

A. Sohi
MAYOR

A/ [Signature]
CITY CLERK

3/6



**BYLAW 20468
AMENDMENT TO
CLAREVIEW TOWN CENTRE
Neighbourhood Area Structure Plan
(as amended)**



- N.A.S.P. Boundary
- LRT Tracks
- CNR Buffer
- ↔ Pedestrian Corridor
- ◆ LRT Station
- 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.

Clareview Town Centre NASP
Land Use and Population Statistics - Bylaw 20468

CLAREVIEW TOWN CENTRE NASP
LAND USE AND POPULATION STATISTICS

| LAND USE | Area (ha) | % of GDA |
|---|--------------|----------------|
| Gross Area | 121.6 | |
| Arterial Road – 144 Avenue | 1.5 | |
| Arterial Road – 50 Street | 4.3 | |
| Pipeline Right-of-Way | 1.1 | |
| Railway Right-of-Way | 4.0 | |
| Gross Developable Area | 110.7 | 100.00% |
| Commercial | | |
| Neighbourhood Commercial | 3.0 | 2.71% |
| General Business | 7.8 | 7.05% |
| Shopping Centre | 21.9 | 19.78% |
| Parkland, Recreation, and Schools (Municipal Reserve) | 21.6 | 19.52% |
| Circulation | 6.4 | 5.78% |
| LRT Station & Parking (NW) | 4.0 | 3.61% |
| LRT Station & Parking (SE) | 3.8 | 3.43% |
| Utilities (Power Substation) | 0.3 | 0.27% |
| Total Non-Residential | 68.8 | 62.15% |
| Net Residential Area (NRA) | 41.9 | 37.85% |

| RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION | | | | | | |
|--|-------------|----------|--------------|----------|--------------|-------------|
| Land Use | Area (ha) | Units/ha | Units | Ppl/Unit | Pop'n | % of NRA |
| Single/Semi-Detached | 12.1 | 25 | 303 | 2.8 | 848 | 29% |
| Row Housing | 5.9 | 45 | 266 | 2.8 | 743 | 14% |
| Low-rise/Medium Density Housing | 9.3 | 90 | 838 | 1.8 | 1,508 | 22% |
| Medium to High Rise Units | 14.6 | 225 | 3,285 | 1.5 | 4,928 | 35% |
| Total Residential | 41.9 | | 4,692 | | 8,027 | 100% |
| SUSTAINABILITY MEASURES | | | | | | |
| Gross Population Density (persons per gross developable hectare) | | | | 72.5 | | |
| Net Population Density (persons per net residential hectare) | | | | 191.5 | | |
| Unit Density (units per net residential hectare) | | | | 112.0 | | |

STUDENT GENERATION STATISTICS

| | | |
|---------------------------------|-----|--------------|
| Public School Board | | 1,330 |
| Elementary | 766 | |
| Junior High | 294 | |
| Senior High | 270 | |
| Separate School Board | | 569 |
| Elementary | 330 | |
| Junior High | 126 | |
| Senior High | 113 | |
| Total Student Population | | 1,899 |

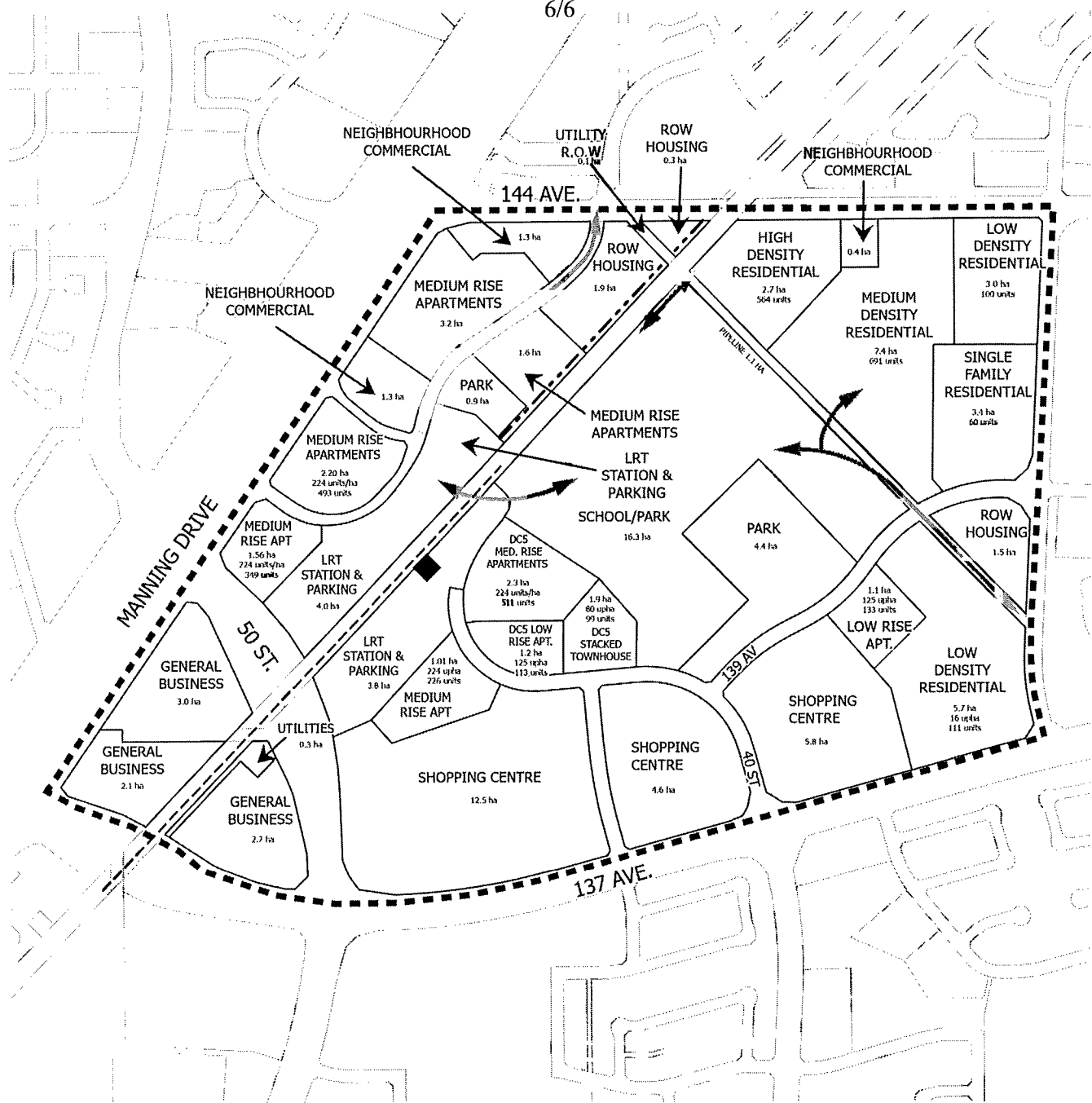


FIGURE 3
DEVELOPMENT CONCEPT PLAN
CLAREVIEW TOWN CENTRE
 Neighbourhood Area Structure Plan
 (as amended)



- N.A.S.P. Boundary
- LRT Tracks
- CNR Buffer
- ↔ Pedestrian Corridor
- ◆ LRT Station

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.