

Bylaw 20524

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, 20292, and 20468; 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 20468 Clareview Town Centre Neighbourhood Area Structure Plan ” and replacing it with the map entitled “Bylaw 20524 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 20468” and replacing it with “Clareview Town Centre NASP Land Use and Population Statistics Bylaw 20524”, attached hereto as Schedule “B” and forming part of this Bylaw; and

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

READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

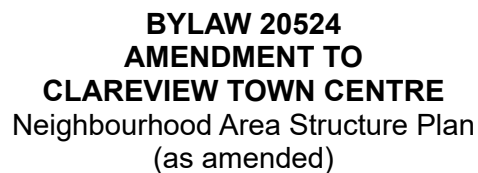
THE CITY OF EDMONTON

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MAYOR

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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.

**CLAREVIEW TOWN CENTRE NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS - BYLAW 20524**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>121.6</b>	
Arterial Road (44 Avenue)	1.5	
Arterial Road (50 Street)	4.3	
Pipeline Right-of-Way	1.1	
Railway Right-of-Way	4.0	
<b>Gross Developable Area</b>	<b>110.7</b>	<b>100.00%</b>
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	19.51%
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%
<b>Total Non-Residential</b>	<b>68.8</b>	<b>62.15%</b>
<b>Net Residential Area (NRA)</b>	<b>41.9</b>	<b>37.85%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>Ppl/Unit</b>	<b>Pop.</b>	<b>% of NRA</b>
Single/Semi-Detached	12.1	25	303	2.8	847	29%
Row Housing	4.4	45	198	2.8	554	11%
Low-rise/Medium Density Housing	10.8	90	972	1.8	1750	26%
Medium to High Rise Units	14.6	225	3285	1.5	4928	35%
<b>Total Residential</b>	<b>41.9</b>		<b>4758</b>		<b>8079</b>	<b>100%</b>

**SUSTAINABILITY MEASURES**

Gross Population Density (persons per gross developable hectare)	73.0
Net Population Density (persons per net residential hectare)	192.8
Unit Density (units per net residential hectare)	113.5
[Low Density Residential*]/[Medium Density Residential**] Unit Ratio	0.068

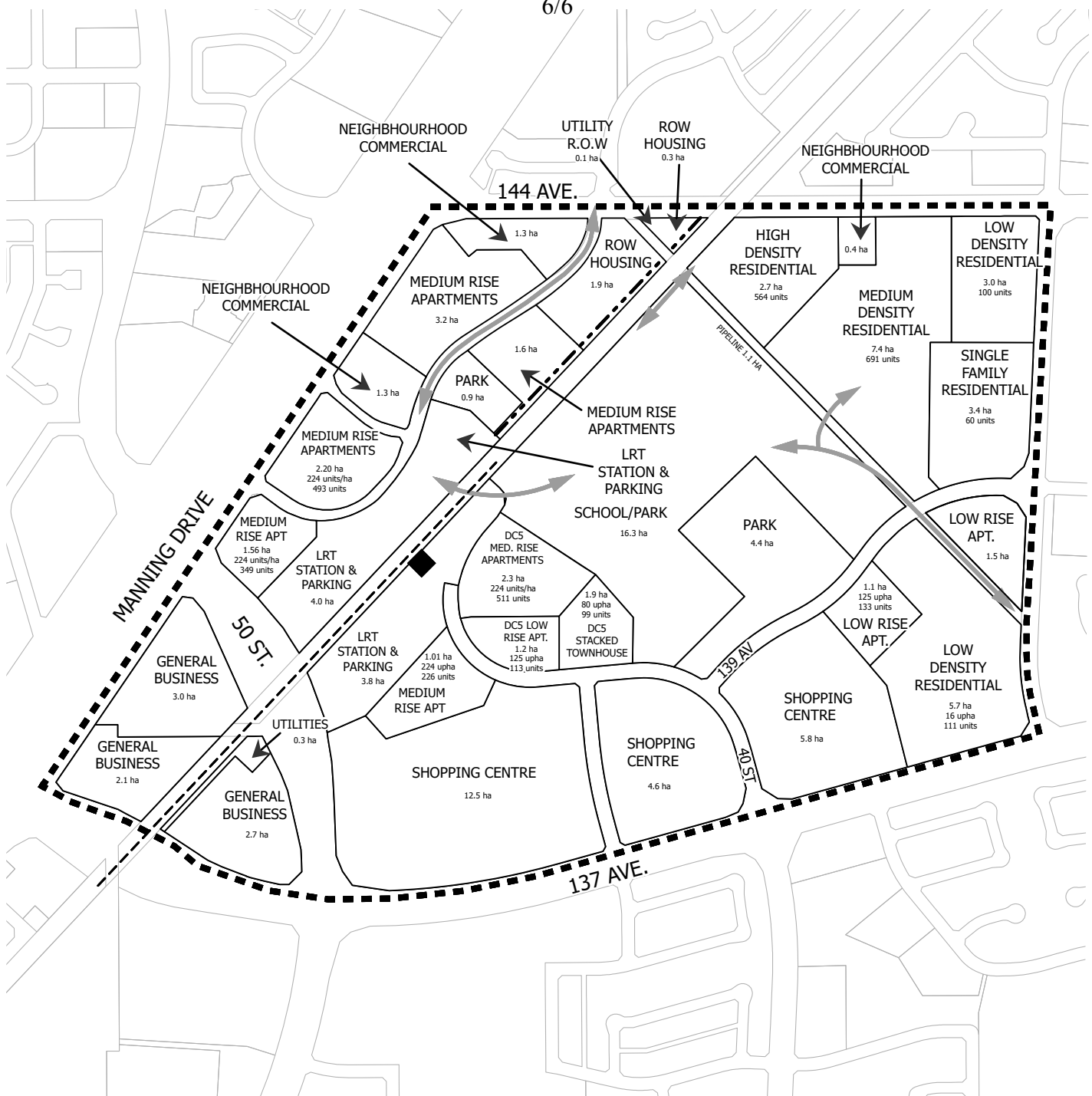
\*Single/Semi-Detached

\*\*Row Housing, Low-rise/Medium Density Housing, Medium to High-Rise Units

\*\*\*Note that dwelling units and population estimates are based on standard values, as per the NSP Terms of Reference. For specific area estimates (at the time of planning), please see Figure 3 "Development Concept Plan."

**STUDENT GENERATION STATISTICS**

<b>LEVEL</b>	<b>Public</b>	<b>Separate</b>	<b>Total</b>
Elementary	766	330	
Junior High	294	126	
Senior High	270	113	
	1,330	569	<b>1,899</b>



**FIGURE 3**  
**DEVELOPMENT CONCEPT**  
**CLAREVIEW TOWN CENTRE**  
 Neighbourhood Area Structure Plan

- 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.