

Bylaw 17677

A Bylaw to amend Bylaw 14010, as amended,  
being the Southeast Area Structure Plan  
through an amendment to the Walker Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton passed Bylaw 14010, as amended, being the Southeast Area Structure Plan on June 30, 2005; and

WHEREAS Council found it desirable to amend Bylaw 14010, as amended, being the Southeast Area Structure Plan by adding a new neighbourhood; and

WHEREAS Council found it desirable to amend the Southeast Area Structure Plan through an amendment to the Walker Neighbourhood Structure Plan;

WHEREAS on April 2, 2007, Council adopted as part of the Southeast Area Structure Plan, Bylaw 14543, the Walker Neighbourhood Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 14543, through the passage of Bylaws 16199, 16251 and 16931; and

WHEREAS an application was received by Sustainable Development to further amend the Walker 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. That Bylaw 14543, the Walker Neighbourhood Structure Plan is hereby amended by:

- a. deleting the entire paragraph of Section 4.3.2 Land Use Concept under heading Wetlands/Natural Areas and replacing it with: “Natural Area SE 16 has been reviewed by Alberta Environment and Parks who has determined that the wetland is not subject to claim under the Public Lands Act. The wetland located at Natural Area 16 shall be designed as a constructed wetland.”
- b. deleting the fifth and sixth paragraph of Section 4.4 Stormwater Management Facilities (SWMF) and replacing it with: “The fifth SWMF is located in the very southeast corner of the NSP in place of Natural Area SE 16. The SWMF shall be developed as a constructed wetland in accordance with the City standards at time of development. Design elements that shall be incorporated into the constructed wetland SWMF include, but are not limited to; distinct wetland habitat zones (i.e. deep marsh, shallow marsh, low prairie zone, upland vegetation), use of primarily native vegetation species, transition zone from wetland to upland, and a non-linear shape. Specific design elements will be determined through consultation with Drainage Services and Parks & Biodiversity at detailed engineering design.”
- c. adding a new paragraph under heading Low Density Residential (LDR) of Section 4.1.2 Land Use Concept prior to the Bylaw 1699 amendment, which reads:

“Development of land designated for low density residential may be implemented through standard Zones or a Direct Development Control Provision to achieve unique housing forms, which achieve the Development Objectives”
- d. delete the second paragraph of Section 7.2 Rezoning & Subdivision.
- e. deleting the statistics entitled the “Walker Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 16931” and substituting the following:

**WALKER NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 17677**

	Area (ha)	% of GDA
Gross Area	283.05	
Arterial Roadways	10.01	
Pipeline Right-of-Ways	4.83	
Gross Developable Area	268.21	100.00
Community Commercial	15.85	5.9
Neighbourhood Commercial	2.24	0.8
Municipal Reserve Parks / School	29.53	11.0
<i>District Park Campus – 18.36</i>		
<i>School/Park Site – 7.0</i>		
<i>Pocket Parks – 4.17</i>		
Stormwater Management Facilities	17.85	6.7
Transit Centre	1.24	0.5
Park and Ride Facility	4.19	1.6
Circulation	40.85	15.2
<b>Total Non-Residential Area</b>	<b>111.75</b>	<b>41.7</b>
<b>Net Residential Area</b>	<b>156.46</b>	<b>58.3</b>

	Area (ha)	Units / ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	116.1	25	2903	52.7	2.8	8,129
Medium Density Residential						
<i>Row Housing</i>	25.89	45	1165	21.2	2.8	3,262
<i>Low Rise</i>	13.39	90	1205	21.9	1.8	2,169
High Density Residential	1.08	225	243	4.4	1.5	365
<b>Total Residential</b>	<b>156.46</b>		<b>5,516</b>	<b>100.2</b>		<b>13,925</b>

Population per Net Hectare (ppnha): 89.0 population per net hectare  
Units Per Net Residential Density: 35.3 units per net residential hectare  
LDR/ MDR / HDR Ratio: 52.6% / 43.0% / 4.4%

**Student Generation Statistics**

Level	Public	Separate	Total
Elementary	513	257	770
Junior	257	128	385
Senior	257	128	385
<b>Total</b>	<b>1,027</b>	<b>513</b>	<b>1,540</b>

- f. deleting the Map entitled “Bylaw 16931, the Walker Neighbourhood Structure Plan,” and substituting therefore the Map entitled “Bylaw 17677, the Walker Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- g. deleting “Figure 6.0 – Development Concept”, and substituting therefor with “Figure 6.0 – Development Concept”, attached hereto as Schedule “B” and forming part of this Bylaw;
- h. deleting “Figure 7.0 – Pedestrian/Bicycle Network Plan” and substituting therefor with “Figure 7.0 – Pedestrian/Bicycle Network Plan”, attached hereto as Schedule “C” and forming part of this Bylaw;
- i. deleting “Figure 8.0 – Sanitary Servicing Plan” and substituting therefor with “Figure 8.0 – Sanitary Servicing Plan”, attached hereto as Schedule “D” and forming part of this Bylaw;
- j. deleting “Figure 9.0 – Storm Drainage Plan” and substituting therefor with “Figure 9.0 – Storm Drainage Plan”, attached hereto as Schedule “E” and forming part of this Bylaw;
- k. deleting “Figure 10.0 – Water Servicing Plan” and substituting therefor with “Figure 10.0 – Water Servicing Plan”, attached hereto as Schedule “F” and forming part of this Bylaw;
- l. deleting “Figure 11.0 – “Transportation Network Plan” and substituting therefor with “Figure 11.0 - “Transportation Network Plan” attached hereto as Schedule “G” and forming part of this Bylaw;

- m. deleting "Figure 12.0 – "Staging Plan" and substituting therefor with "Figure 12.0 – "Staging Plan" attached hereto as Schedule "H" and forming part of this Bylaw;

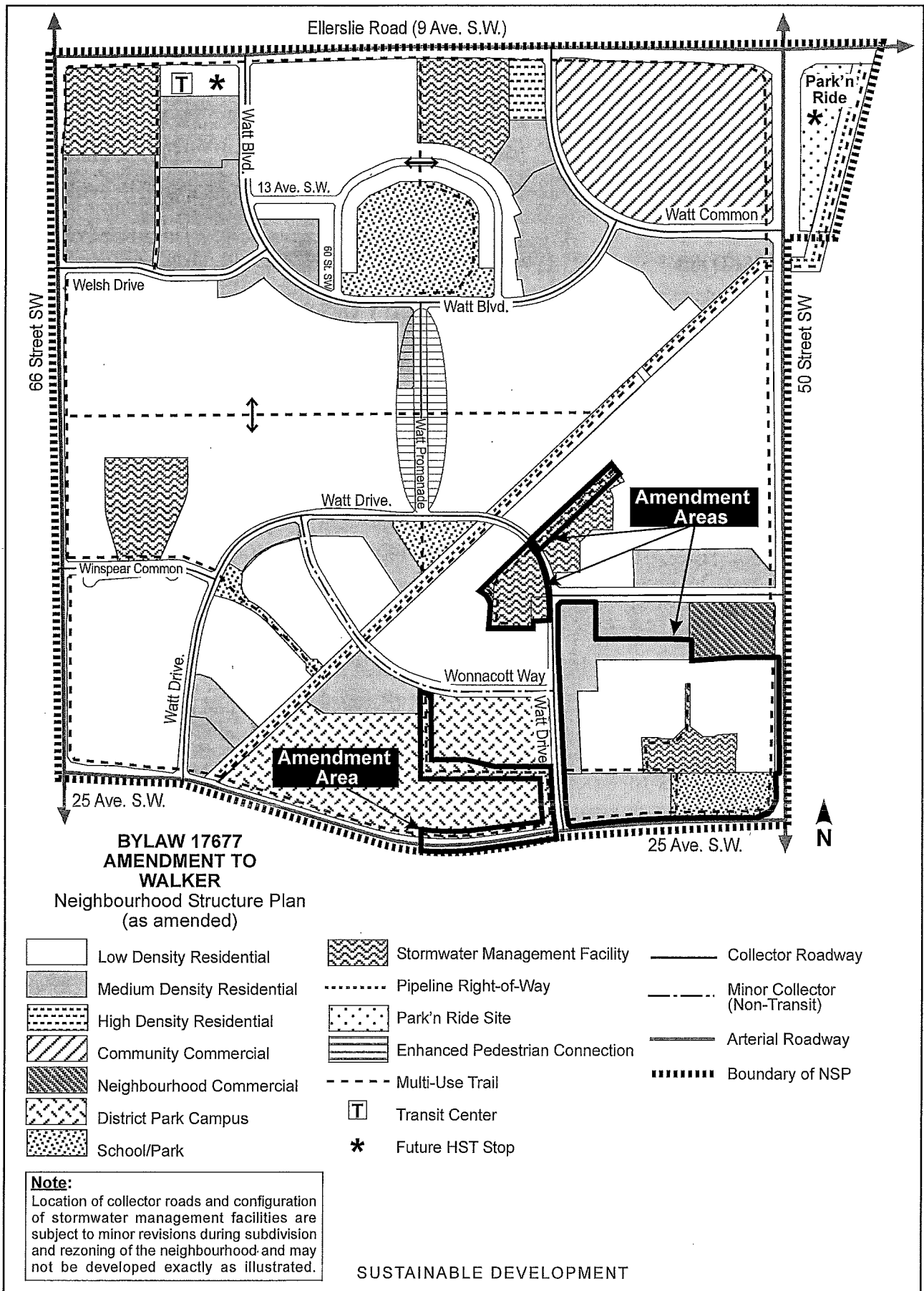
READ a first time this	27th	day of	June	, A. D. 2016;
READ a second time this	27th	day of	June	, A. D. 2016;
READ a third time this	27th	day of	June	, A. D. 2016;
SIGNED and PASSED this	27th	day of	June	, A. D. 2016.

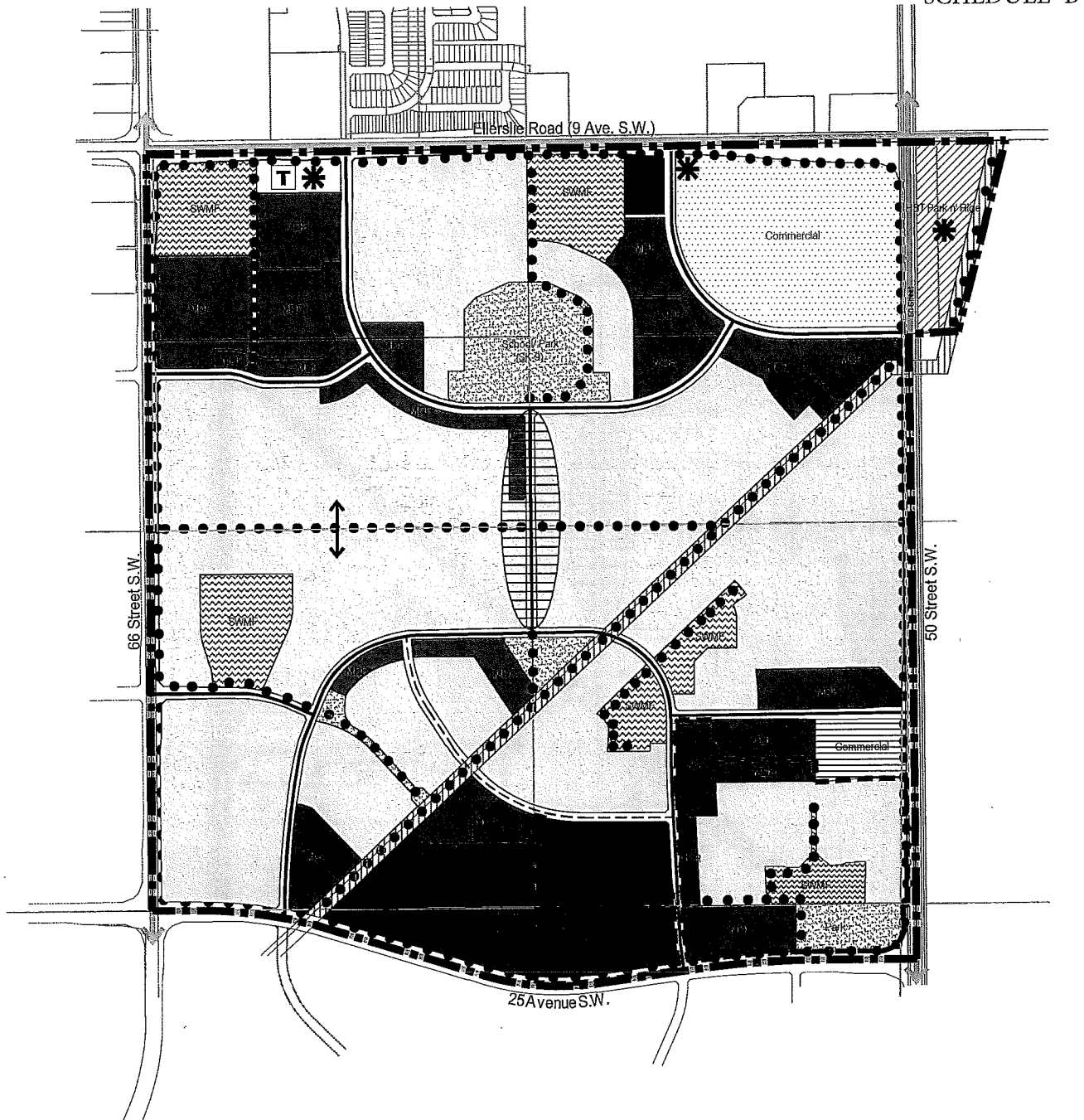
THE CITY OF EDMONTON

MAYOR

CITY CLERK

Acting





## Legend

	Low Density Residential		Community Commercial		Pipeline Right-of-way		Transit Centre
	Medium Density Residential		Stormwater Management Facility		Park'n Ride Site		Future HST Stop
	High Density Residential		School / Open Space (MR)		Collector Roadway		Local Roadway Connection
	Neighbourhood Commercial		Enhanced Pedestrian Connection		Minor Collector (Non-Transit)		Walker NSP Boundary
	District Park Campus		Multi Use Trail		Arterial Roadway		Amendment Boundary

NOTE:  
THIS MAP IS CONCEPTUAL ONLY. SPECIFIC LOCATION OF MAJOR  
FACILITIES AND ALIGNMENT OF ROADWAYS MAY CHANGE  
AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.



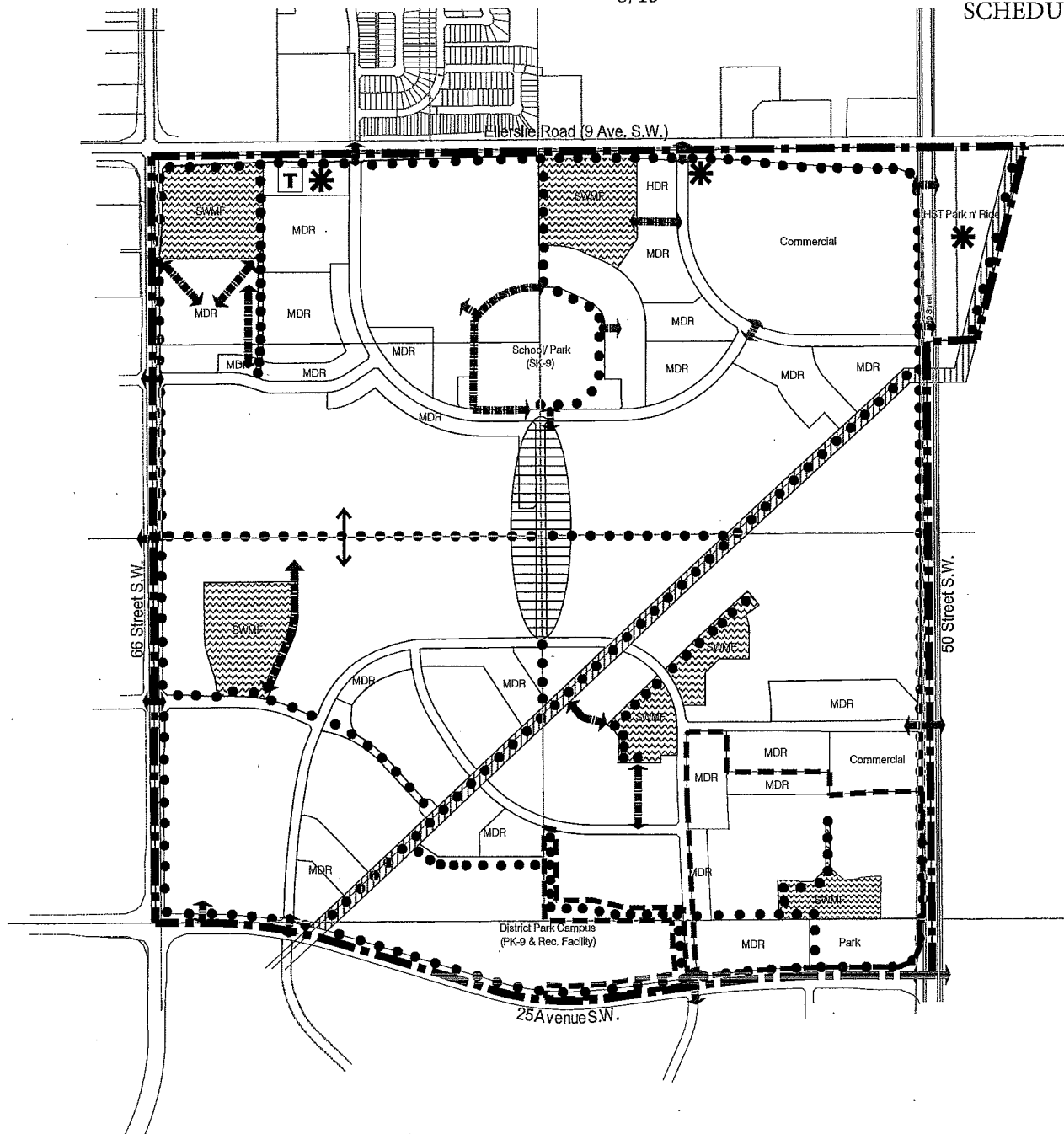
**WALKER**

Neighbourhood Structure Plan Amendment

FIGURE 6.0 | Development Concept

DATE: May 16, 2016  
DESIGNED BY: MM  
DRAWN BY: MM  
CHECKED BY: BD  
SCALE: NTS  
JOB NUMBER: 39405





## Legend

- |                                |                       |                          |
|--------------------------------|-----------------------|--------------------------|
| Community Commercial           | Pipeline Right-of-way | Transit Centre           |
| Stormwater Management Facility | Park'n Ride Site      | Future HST Stop          |
| School / Open Space (MR)       | Pedestrian Linkage    | Local Roadway Connection |
| Enhanced Pedestrian Connection |                       | Walker NSP Boundary      |
| Multi Use Trail                |                       | Amendment Boundary       |

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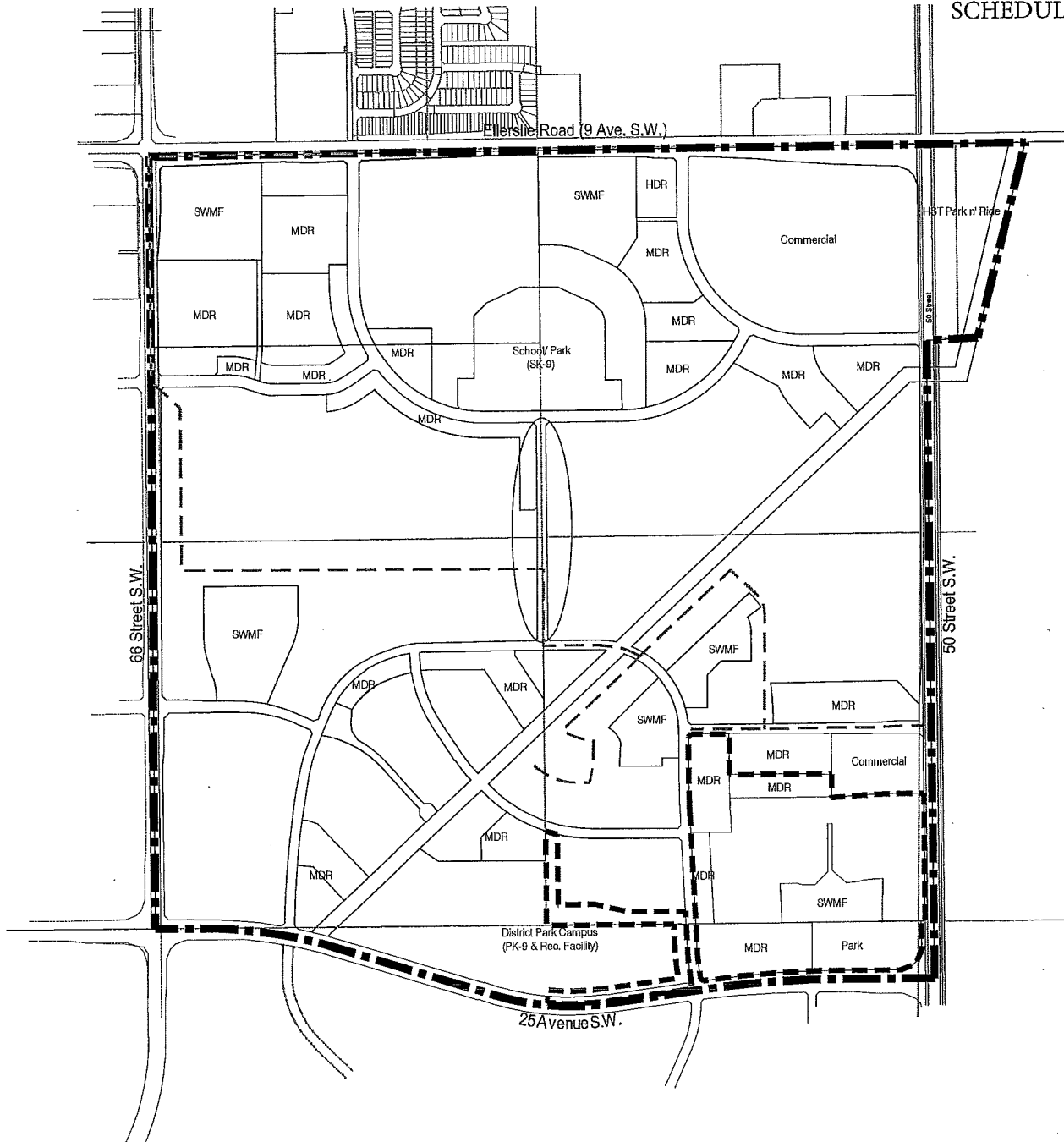
**WALKER**

Neighbourhood Structure Plan Amendment

FIGURE 7.0 | Pedestrian/Bicycle Network Plan

DATE: May 16, 2016  
DESIGNED BY: MM  
DRAWN BY: MM  
CHECKED BY: BD  
SCALE: NTS  
JOB NUMBER: 39405





## Legend

- Walker NSP Boundary
- Amendment Boundary
- Sanitary Trunk Sewer

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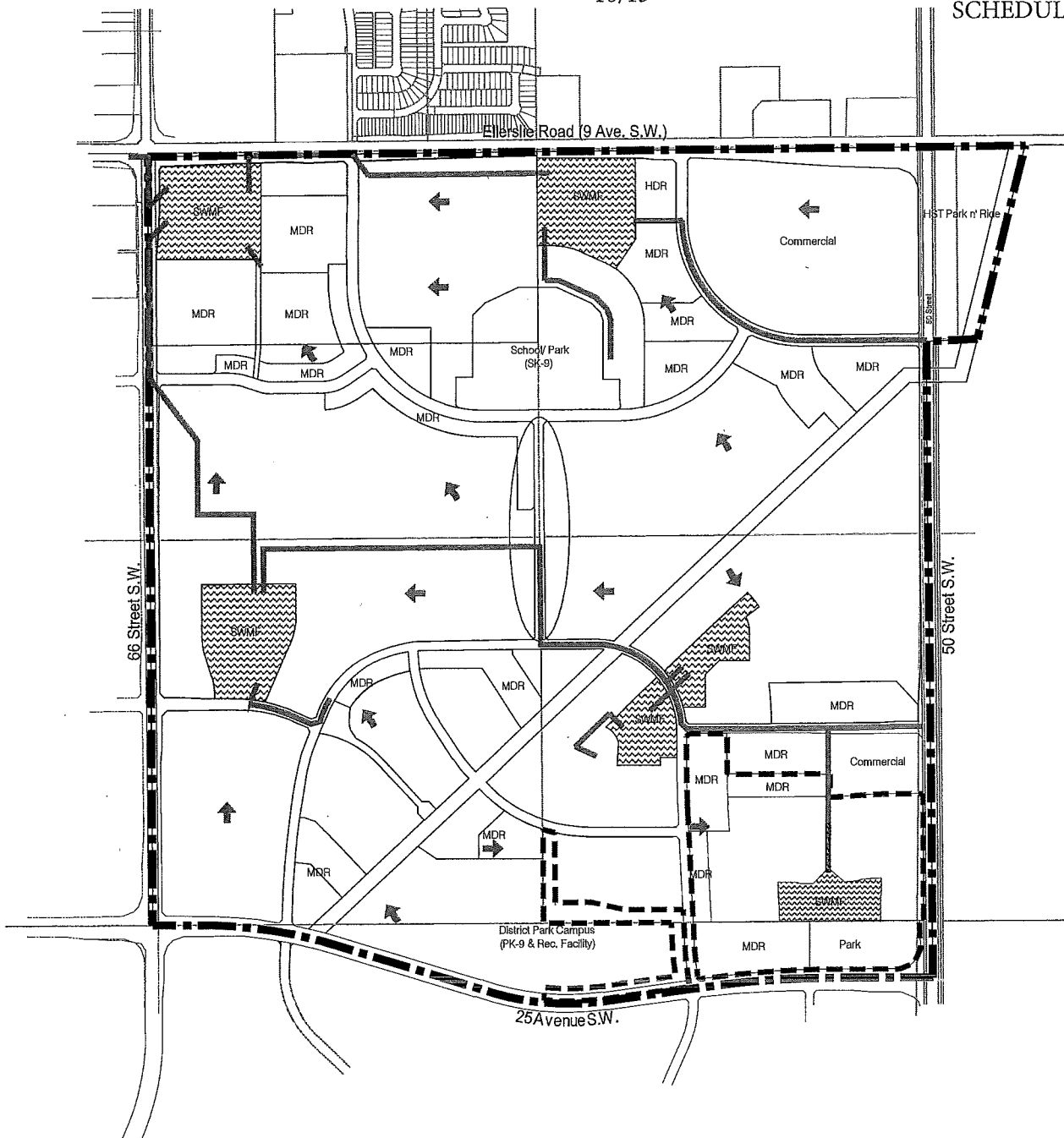
**WALKER**

Neighbourhood Structure Plan Amendment

FIGURE 8.0 | Sanitary Servicing Plan

DATE: May 16, 2016  
DESIGNED BY: MM  
DRAWN BY: MM  
CHECKED BY: BD  
SCALE: NTS  
JOB NUMBER: 39405





## Legend

- Walker NSP Boundary
- Amendment Boundary
- SWMF Stormwater Management Facility
- Direction of Flow
- Storm Trunk

THIS MAP IS CONCEPTUAL ONLY. SPECIFIC LOCATION OF MAJOR FACILITIES AND ALIGNMENT OF ROADWAYS MAY CHANGE AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.



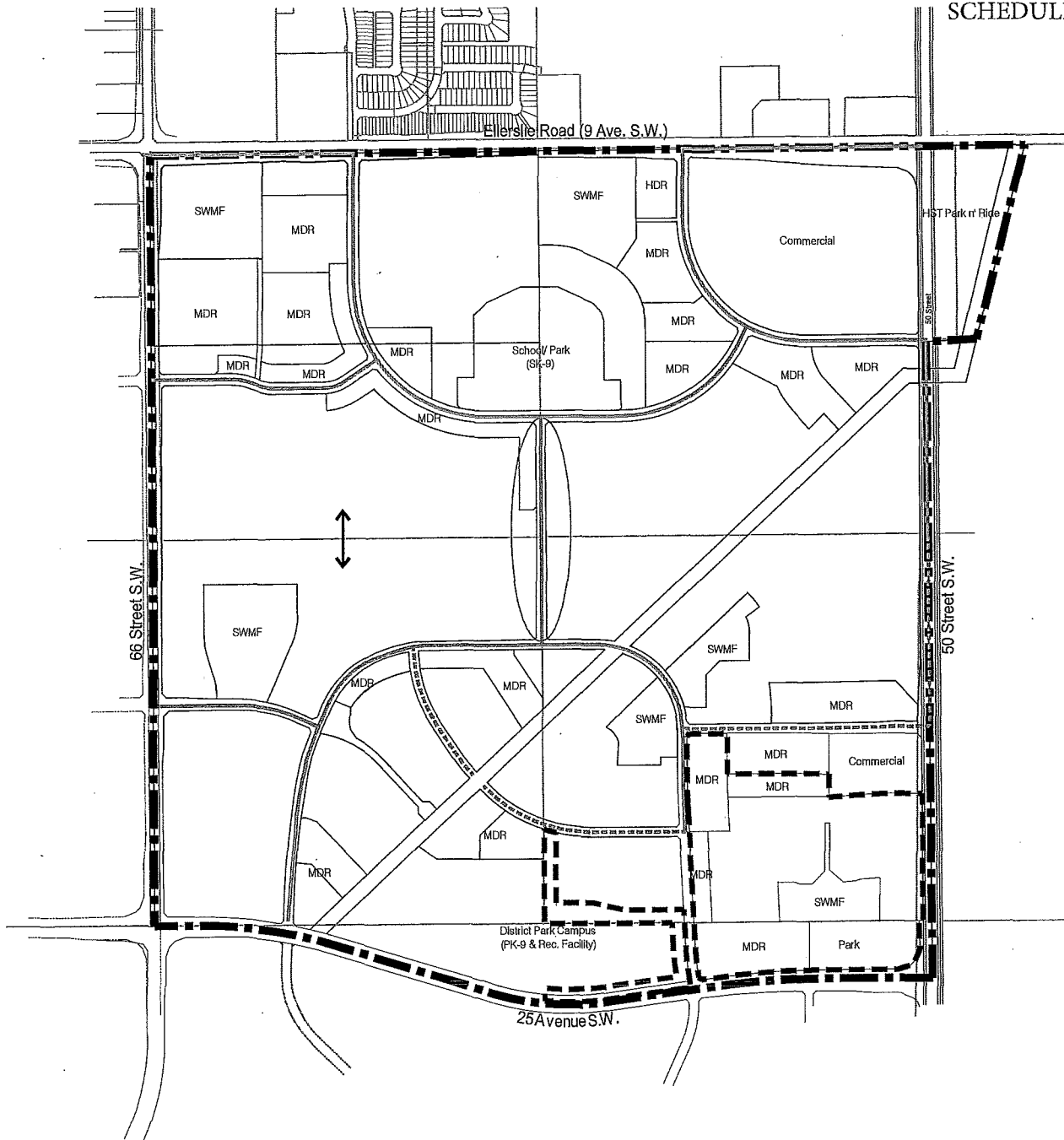
### WALKER

Neighbourhood Structure Plan Amendment

FIGURE 9.0 | Storm Drainage Plan

DATE: May 16, 2016  
 DESIGNED BY: MM  
 DRAWN BY: MM  
 CHECKED BY: BD  
 SCALE: NTS  
 JOB NUMBER: 39405





## Legend

- Walker NSP Boundary
- Amendment Boundary
- Existing Water Main
- Future Water Main

NOTE:  
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AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.



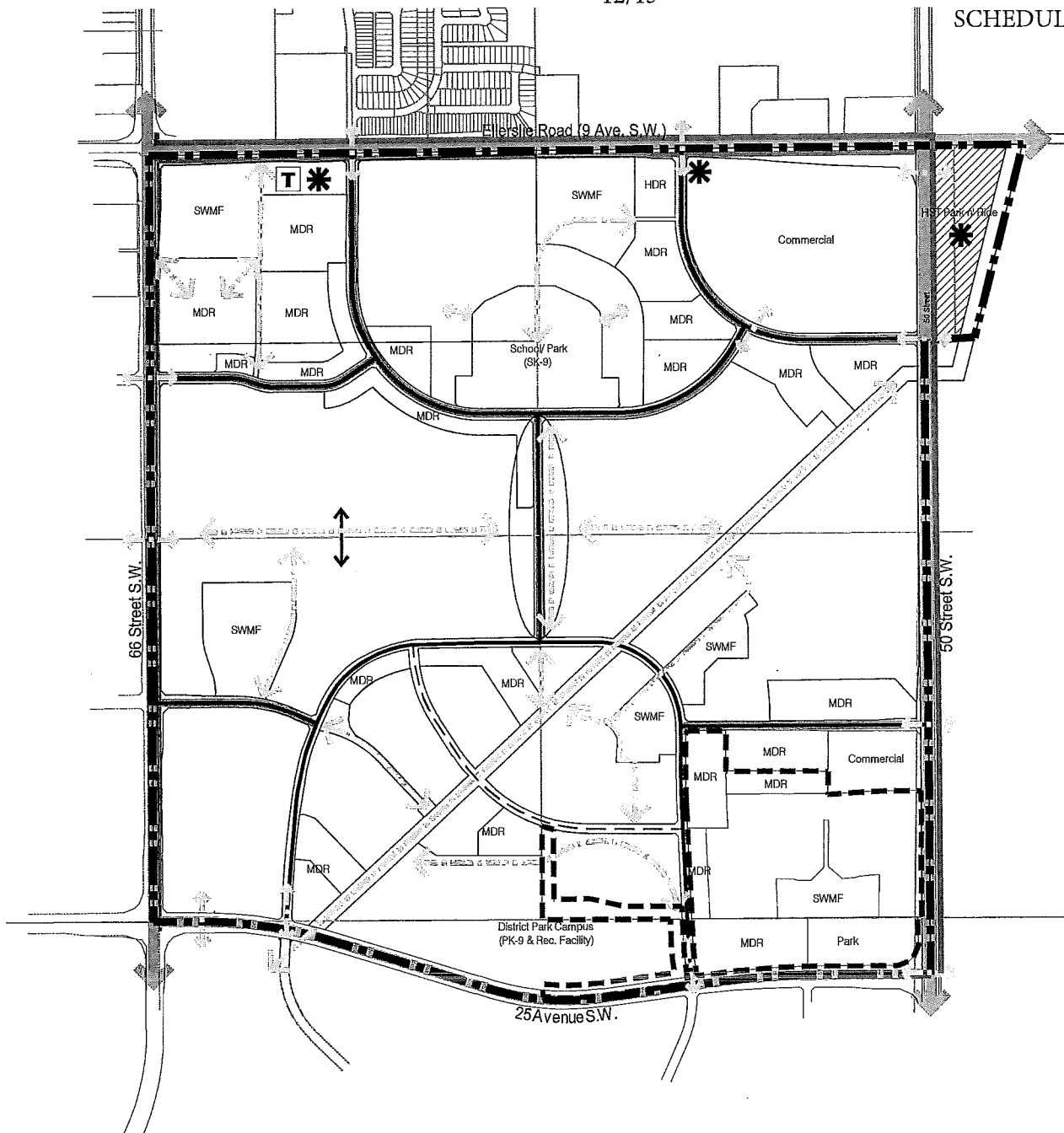
**WALKER**

Neighbourhood Structure Plan Amendment

FIGURE 10.0 | Water Servicing Plan

DATE: May 16, 2016  
DESIGNED BY: MM  
DRAWN BY: MM  
CHECKED BY: BD  
SCALE: NTS  
JOB NUMBER: 39405





## Legend

- |                               |                               |                 |
|-------------------------------|-------------------------------|-----------------|
| Walker NSP Boundary           | Park'n Ride Site              | Transit Centre  |
| Amendment Boundary            | Local Roadway Connection      | Future HST Stop |
| Collector Roadway             | Pedestrian Linkage            |                 |
| Minor Collector (Non-Transit) | Potential Local Transit Route |                 |
| Arterial Roadway              | Future HST Route              |                 |

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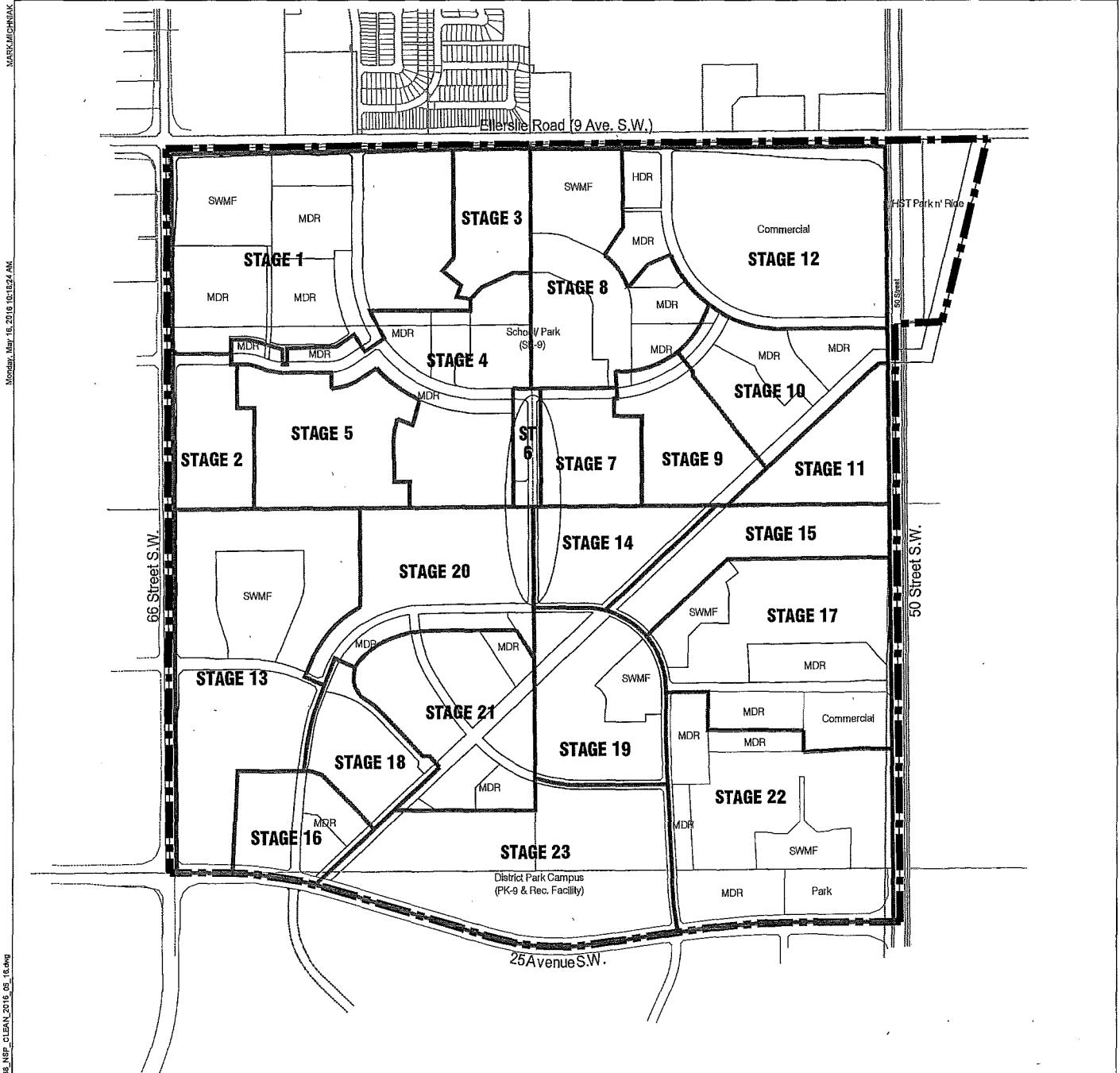
### WALKER

Neighbourhood Structure Plan Amendment

FIGURE 11.0 | Transportation Network Plan

DATE: May 16, 2016  
DESIGNED BY: MM  
DRAWN BY: MM  
CHECKED BY: BD  
SCALE: NTS  
JOB NUMBER: 38405





## Legend

- Walker NSP Boundary
- Stage Boundary

NOTE:  
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AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.



**WALKER**

Neighbourhood Structure Plan Amendment

FIGURE 12.0 | Staging Plan

DATE: May 16, 2016  
DESIGNED BY: MM  
DRAWN BY: MM  
CHECKED BY: BD  
SCALE: NTS  
JOB NUMBER: 39405

