

Richford Urban Village

Bylaw 21134 & 21135

August 2025



ALLIANCE MJ
DEVELOPMENTS

Location + Rezoning

Agriculture Zone (AG)

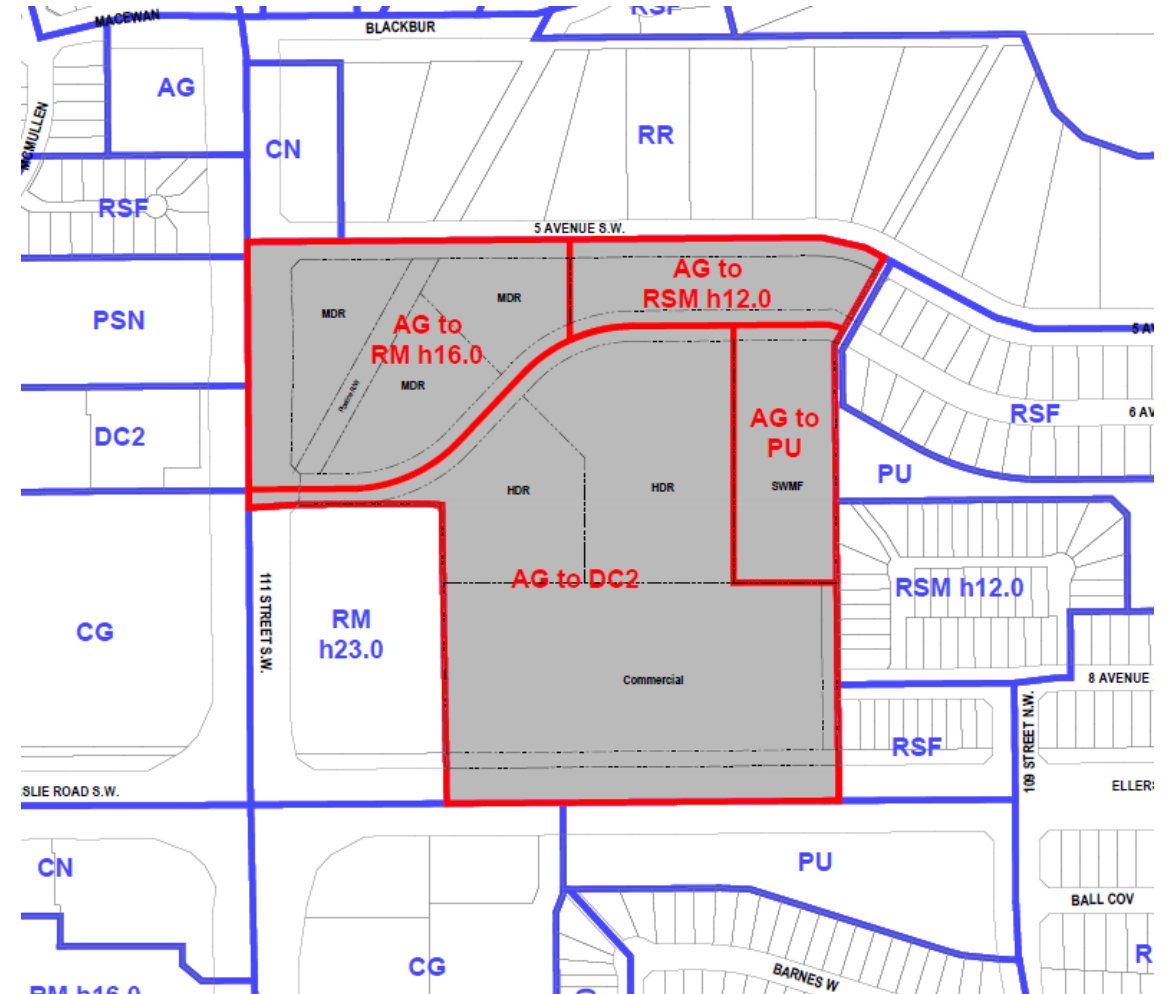


Direct Control (DC) District

RM h16
RSM h12
PU

+

Amendments to the
Richford NASP

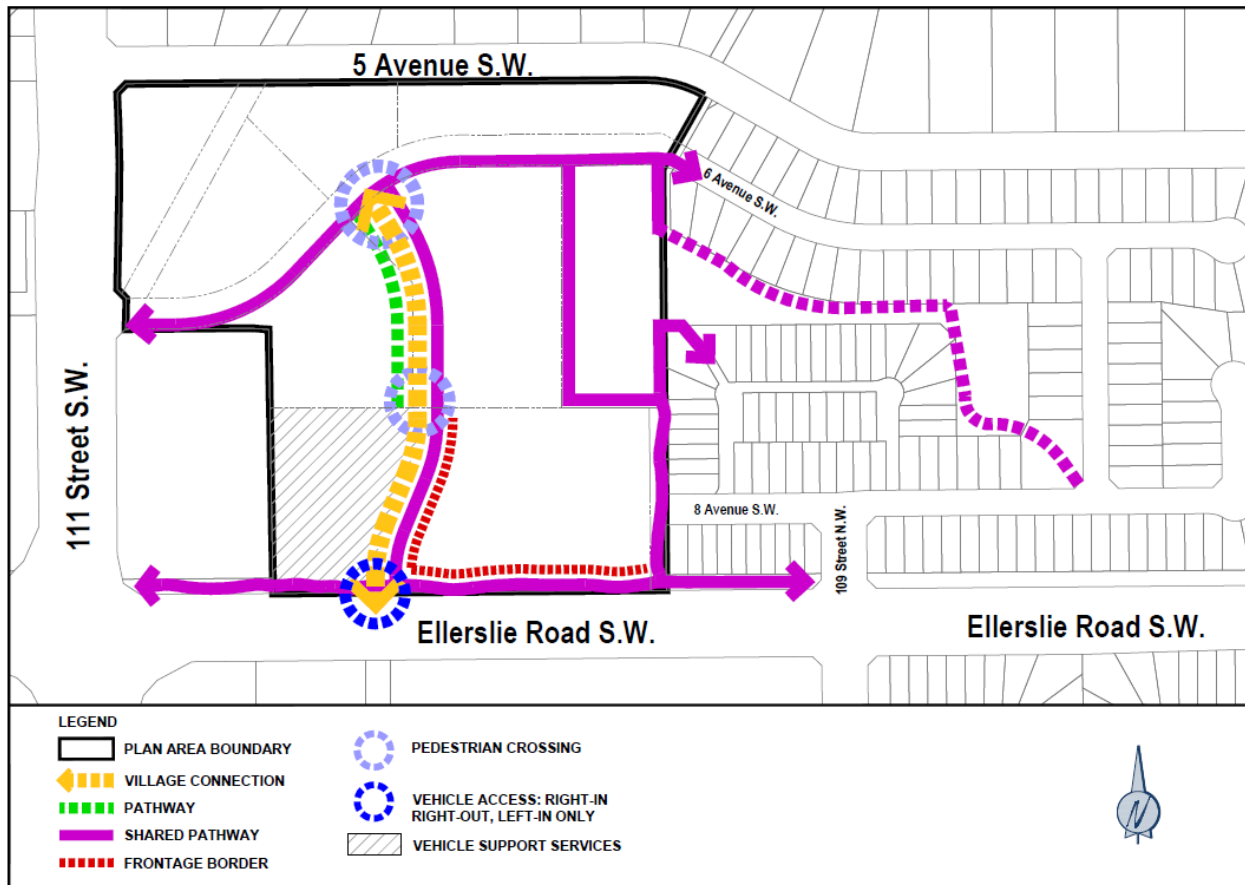


Location + Rezoning

- High Density Residential located towards the middle (7-8 storeys)
- Medium Density Residential facing 6 Ave SW and 111 St SW
- Low Density Residential acts as buffer to existing residences
- Stormwater Management Facility (pond) acts as greenspace buffer
- Commercial mixed adjacent to Ellerslie Rd

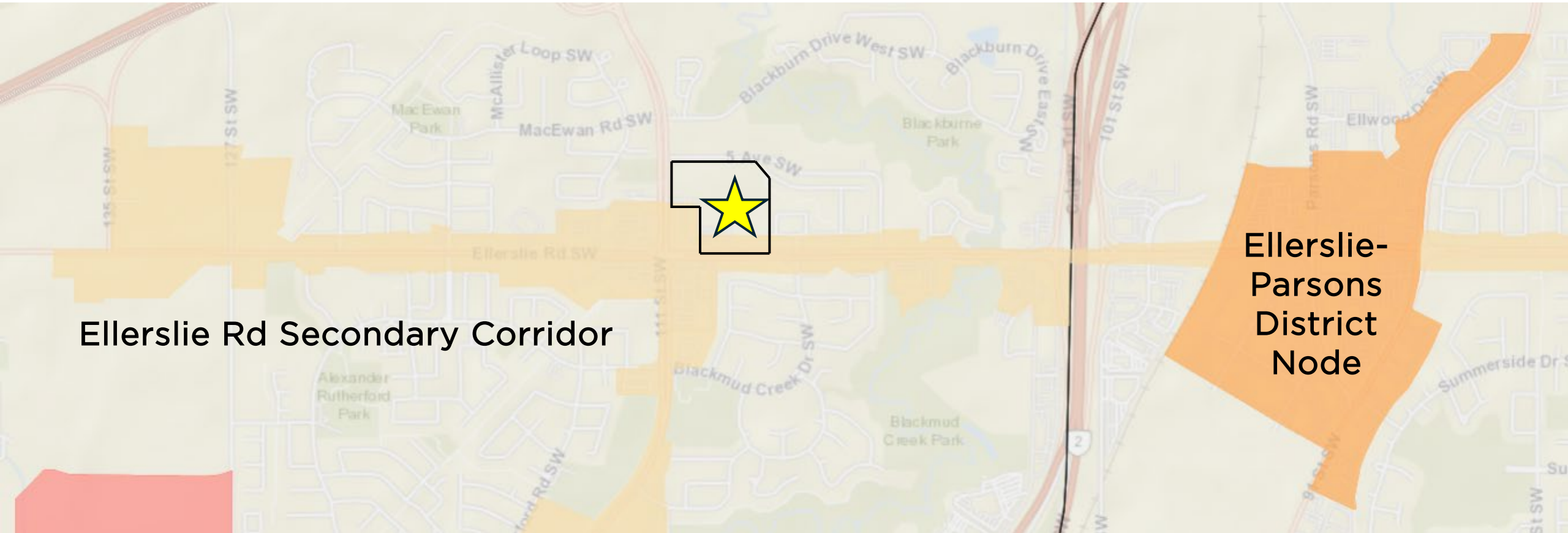


Shaping an Urban Environment



- Buildings to face village connection
- Surface parking lots to the rear or sides of buildings
- Site and building design to enhance pedestrian experience

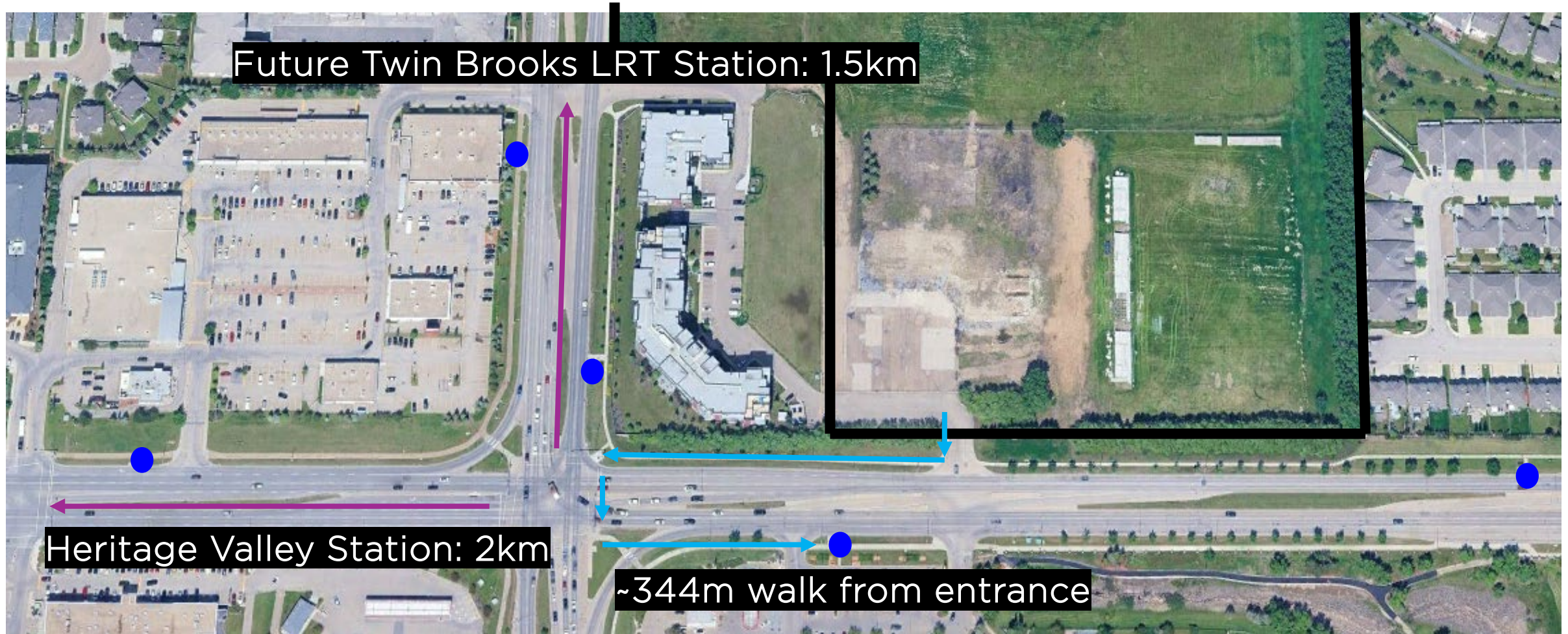
The City Plan - Nodes and Corridors



Ellerslie Rd Secondary Corridor

Ellerslie-Parsons District Node

Transit Stops



● - ETS Bus Stops



Urban Village Vision

- Comprehensive, integrated neighbourhood
- Convenient walking and cycling connections within community and to other neighbourhoods
- New commercial amenities such as medical clinics, restaurants, recreational facilities, daycares, etc.
- Diverse housing choices: condos, row housing, duplexes, single family, etc.
- Gathering areas and greenspace



History – Public Engagement

- Sessions held in September 2023 and June 2024
- What we heard:
 - Low-medium density preferred, no high-rise
 - Family-oriented uses: restaurants, health services, fitness studios, cafes, daycares, recreation, amenity spaces, etc.
 - Create a safe pedestrian and bike pathway network



Public Realm Enhancements



The City Plan

- Nodes and Corridors support 50% of all employment in Edmonton
- Secondary Corridors (Ellerslie Road)
 - Desired overall density: minimum 75 people and/or jobs per hectare (higher at intersections or connections with nodes)
- The Application
 - Located adjacent to a Secondary Corridor
 - Mixed-use residential and commercial uses along the Corridor
 - Creates pathway and roadway connections to and from the Secondary Corridor
 - Located approx. 1.8km from Ellerslie-Parsons District Node
 - Approx. 96.25 housing units per hectare

The City Plan

- **Transit**
 - Ensure that walkable and attractive mixed-use development occurs at nodes and along corridors in a manner that is integrated with accessible mass transit
- **Active Transportation**
 - Living near amenities supported by walkable communities, active transportation networks, and greater connectivity
- **The Application**
 - Near existing ETS transit stations and future Capital Line LRT expansion
 - New shared-use paths that integrate the surrounding neighbourhoods
 - Higher densities and mixed-uses increase convenience of walking due to proximity of services

The City Plan

- Housing

- 50% of new units added through infill city wide
- Access to diverse and affordable housing options in communities that support their daily needs

- The Application

- Development within established neighbourhood
- Located around existing infrastructure and services
- Planned affordable housing units

Conclusion

- Comprehensive, integrated mixed-use development
- 2 years of public engagement
- Well situated with access along a secondary corridor within an existing area
- Diverse variety of housing choices
- Directly connected to existing and future transit services
- Public realm enhancements and amenities including shared use paths and new road widening

Thank You



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