

Bylaw 21134

A Bylaw to amend Bylaw 12118, as amended, being the
Richford Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton, may, by bylaw, adopt a neighbourhood area structure plan for an area; and

WHEREAS on September 24, 1999, Council adopted, Bylaw 12118, the Richford Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend Richford Neighbourhood Area Structure Plan through the passage of Bylaws 14595, 14854, 18568, 19458, and 19649; and

WHEREAS an application was received by the Administration to amend the Richford Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Richford 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. The Richford Neighbourhood Area Structure Plan is hereby amended by:
 - a. Deleting from the table of contents, section 5.0 DEVELOPMENT CONCEPT, replacing it with the following, and renumbering all page numbers in the table of contents appropriately:

“5.0 DEVELOPMENT CONCEPT

5.1 NEIGHBOURHOOD UNIT

5.2 RESIDENTIAL

5.3 COMMERCIAL/MIXED USE

5.4 OPEN SPACE & PEDESTRIAN LINKAGES

5.5 CIRCULATION ”

- b. Deleting the first and second paragraphs of 1.4 Land Ownership;
- c. Deleting the heading and all contents of 2.2 Airport Protection Overlay, and renumbering the remaining subsections appropriately;
- d. Deleting the first paragraph of 4.2.3 Existing Uses, and replacing it with:

“Accommodate the continuing use of the existing country residential development and allow for future development of these lands if the owners choose to pursue that opportunity.”
- e. Deleting the first paragraph of 5.2.1 Low Density Residential, and replacing it with:

“As shown on Figure 5.0, low density residential development has been located to take advantage of such amenities as the stormwater management facilities to offer an open space amenity area. It has also been oriented to back onto the existing 5 Avenue SW (Richford Road) in order to provide low density uses adjacent to the existing residents to the north. Development will back onto 5 Avenue SW (Richford Road) to minimize impacts while providing a sensitive transition and buffer to the existing residents to the north.”
- f. Deleting all paragraphs of 5.2.2 Medium Density Residential, and replacing them with:

“Opportunities exist within the Richford Neighbourhood for medium density housing in the form of townhouses, multi unit, and low-rise apartment housing.

As shown on Figure 5.0, two medium density residential sites are identified in the Richford NASP. One is located towards the interior of the neighbourhood, with internal access to local roadways located in proximity to the linear stormwater management facility and to commercial/mixed use sites. The medium density site in the western portion of the plan has been identified adjacent to 111 Street and north

of the high density residential site for convenient access at a neighbourhood entrance.”

- g. Deleting the first paragraph of 5.2.3 High Density Residential, and replacing it with:

“High density residential is intended to provide greater housing options that include medium rise residential housing. High density residential will be developed near the intersection of Ellerslie Road SW and 111 Street SW. Opportunities to locate high density residential within the NASP will be supported in locations that progress from the southwest corner towards the internal neighbourhood as part of a comprehensive site design that includes internal local roadways to minimize potential traffic and massing impacts, while also complementing surrounding uses.”

- h. Adding a Commercial/Mixed Uses subsection to 5.0 Development Concept, after subsection 5.2.3 High Density Residential, with the following contents:

“5.3 COMMERCIAL/MIXED USES

Commercial within the Richford NASP is intended to be low intensity in nature and located at the edges of the Richford Neighbourhood, along major arterial roadways for high visibility, convenient access and to provide neighbourhood services to the area. Locating commercial sites along these roadways will provide logical access to commercial amenities and visual prominence, while serving as a buffer between the arterial roadways and the internal residential uses. Mixed Use is located along Ellerslie Road in order to provide opportunities for residential uses in the long term as the development evolves over time.”

- i. Deleting the heading and all contents of 5.3 Open Space & Pedestrian Linkages, and replacing it with:

“5.4 OPEN SPACE & PEDESTRIAN LINKAGES

A small, dispersed park site has been designated within the central portion of the Neighbourhood to bring open space opportunities to area residents. No school/park sites are contemplated within the NASP given its small area. Additional open space

will be provided around the stormwater management facilities as part of the public utility lot (PUL). The extent of public open space (and private land) around the facilities will conform with City policies at the time of development.

Opportunities to create pedestrian linkages are encouraged to enhance connectivity throughout the neighbourhood, including a shared-use path extending from the SWMF towards Ellerslie Road to promote active transportation and accessibility. A shared-use path (PUL) connects the SWMF in the central portion of the neighbourhood to 5 Avenue SW to the north, and Ellerslie Road SW to the south.

Where possible, the portion of the shared use path south of the SWMF will retain existing mature trees and incorporate a row of trees on each side of the path. The existing berm may be removed to accommodate this shared-use path.”

- j. Deleting the heading and all contents of 5.4 Circulation, and replacing it with:

“5.5 CIRCULATION

The Richford NASP is well served by arterial roadways as shown on Figure 7.0. There are five access points into the neighbourhood - three off Ellerslie Road SW and two off 111 Street SW. The existing 20 metre wide 107 Street SW / 5 Avenue SW will continue to serve as the access route for the country residential properties.

The intersections into the new development areas along Ellerslie Road have been designed to coincide with the access points on the south side of the road into the Blackmud Creek Neighbourhood and Ellerslie Road Baptist Church and the commercial/mixed use area.

Local roadways will provide direct access to all other properties. No road access to 5 Avenue SW (Richford Road) will be available from Lots 20, 21 and 22, Block 2, Plan 2146TR in the central portion of the Neighbourhood.

Walkways will be provided throughout the plan area to connect points within and outside the neighbourhood. Any physical improvements to the utility corridors will

be done in consultation with the City of Edmonton and the respective utility companies. ”

- k. Deleting all paragraphs of 6.1 Stormwater Drainage, and replacing them with:

“Major and minor stormwater flows from new development within Lots 20, 21 and 22, Block 2, Plan 2146TR south and west of 5 Avenue SW / 107 Street SW within the Neighbourhood will be contained within a dry pond to be developed in stages in the low area (central) portion of the NASP and discharged within the existing piped system at a controlled rate into Blackmud Creek through the existing reserve lot along the north side of 5 Avenue SW (Richford Road).

As shown on Figure 8.0b - Storm Servicing, the necessary area for the stormwater management facilities have been sized to accommodate staged development on Lots 20 and 21, Block 2, Plan 2146TR and needs to be expanded to contain additional flows from the proposed development within Lot 22, Block 2, Plan 2146TR.

Further details regarding the stormwater drainage schemes are provided in the associated Neighbourhood Design Report and applicable amendments. Other reports such as an Environmental Impact Assessment on the proposed outfall have also been undertaken.

Storm drainage designs and supporting reports for the other parcels of land within the NASP will be done in conjunction with their respective development.

The existing drainage ditches along the south side of 5 Avenue SW (Richford Road) are graded to eliminate any permanent stormwater ponding.

- l. Deleting all paragraphs of 6.2 Sanitary Drainage, and replacing them with:

“The Richford NASP lies within the drainage basin of the South Edmonton Sanitary Sewer (SESS) System. The existing Royal Gardens development currently connects to an internal collection system identified on Figure 8.0a - Sanitary Servicing west of 109 Street SW that ties into a lateral system that flows into the SESS line on Ellerslie Road SW. The former Rugby Park lands will be serviced via a service into

the existing 375mm sanitary on Ellerslie Road SW and the existing 450mm sanitary on 111 Street SW.

Future sanitary sewer connections for the Country Residential lots will be provided by a sewer stub located at 5 Avenue SW (Richford Road) or tying into an existing sewer within the walkway adjacent to 8 Avenue. Both connections will be engineered to an appropriate standard to facilitate the servicing of the existing Country Residential properties.”

- m. Deleting all paragraphs of 6.3 Water Distribution, and replacing them with:

“As shown on Figure 8.0c - Water Servicing, connections to the neighbourhood will be provided along Ellerslie Road SW and 111 Street SW.

Water servicing within the neighbourhood will be designed to provide peak hour flows and fire flows for low, medium, and high density uses. Water servicing will be provided in accordance with the requirements of EPCOR.

Water network designs and supporting reports for the other parcels of land within the NASP will be done in conjunction with their respective development.”

- n. Deleting all paragraphs of 7.2 Roadway Network, and replacing them with:

“Access into Lot 21, Block 2, Plan 2146TR comes off of Ellerslie Road SW connecting to a local road, 8 Avenue SW, in the east-central portion of the plan. The access has been designed to line up with the collector road access on the south side of Ellerslie Road SW into the approved Blackmud Creek Neighbourhood.

Given the relatively small plan area, all access within Lots 20 and 22, Block 2, Plan 2146TR are proposed to be taken primarily off of local roadways. Additional width at the entrance along Ellerslie Road may be necessary to accommodate access and egress and to allow for entrance features. As noted earlier, no roadway connections

are proposed between the new development and 5 Avenue SW / 107 Street SW (Richford Road) to the north and east.

Access points off Ellerslie Road SW and 111 Street SW into Lot 22, Block 2, Plan 2146TR have been identified to service the site.

Access to commercial/mixed use sites and roadway requirements will be determined at the subdivision stage to the satisfaction of the department responsible for Transportation.”

- o. Deleting all paragraphs of 7.4 Transit Service, and replacing them with:

“Existing and future transit routes will follow Ellerslie Road SW and 111 Street SW and have been / will be established on the basis of the proportion of trips which are expected to be generated from within the neighbourhood and adjacent areas. The majority of land within the Richford NASP is within 600 m of either Ellerslie Road SW and 111 Street SW and could readily access transit zones along these arterial roadways.”

- p. Deleting all paragraphs of 7.5 Pedestrian & Bicycle Circulation, and replacing them with:

“Sidewalks will be provided along all adjacent arterial roadways, collector and internal local roadways in accordance with City policies and practices. Walkways and shared-use paths will be provided to enhance internal and external neighbourhood connections with the stormwater management areas.

An active transportation network for Richford and adjacent neighbourhoods will be developed with wide curb lanes on Ellerslie Road SW and 111 Street SW and wide sidewalks on one side within the residential area.”

- q. Deleting the heading and all contents of 7.6 Parking;
- r. Deleting all paragraphs of 8.1 Development Staging, and replacing them with:

“The majority of the existing country residential development in the Richford NASP is anticipated to remain. Infrastructure to service the initial stages of the Blackmud Creek Neighbourhood and the east-central and eastern portion of the Richford NASP will be extended along Ellerslie Road SW and 111 Street SW.

As shown on Figure 9.0 - Staging Concept, the initial stages of residential development is intended to begin within Lots 20 and 21, Block 2, Plan 2146TR in the east-central portion of the NASP.”

- s. delete the map “Bylaw 19649 Amendment to Richford Neighbourhood Area Structure Plan (as amended)” from the plan;
- t. delete the land use and population statistics entitled “9.1 Richford Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw No. 19649” and replace with the the land use and population statistics entitled “Richford Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 21134”, attached hereto as Schedule “A” and forming part of this bylaw;
- u. Delete the map “Figure 1.0 Location Plan” and replace with the map “Figure 1.0 Location Plan”, attached hereto as Schedule “B” and forming part of this bylaw;
- v. delete the map “Figure 2.0 Context Plan” and replace with the map “Figure 2.0 Context Plan” attached hereto as Schedule “C” and forming part of this bylaw;
- w. delete the map “Figure 4.0 Development Considerations” and replace with the map “Figure 4.0 Development Considerations” attached hereto as Schedule “D” and forming part of this bylaw;
- x. delete the map “Figure 5.0 Development Concept” and replace with the map “Figure 5.0 Development Concept” attached hereto as schedule “E” and deleting the “amendment area” indicator, and forming part of this bylaw;
- y. Add, after the last paragraph of 5.3 Open Space & Pedestrian Linkages, a new map “Figure 6.0 Ecology, Parks, and Amenities”, attached hereto as schedule “F” and forming part of this bylaw;
- z. Add, after the last paragraph of 5.4 Circulation, a new map “Figure 7.0 Circulation”, attached hereto as schedule “G” and forming part of this bylaw;
- aa. Delete the map “Figure 6.0 Storm, Sanitary and Water Servicing” from the plan;

- bb. Add, after the last paragraph of 6.1 Stormwater Drainage, a new map “Figure 8.0a Storm Servicing”, attached hereto as Schedule “H” and forming part of this bylaw;
- cc. Add, after the last paragraph of 6.2 Sanitary Drainage, a new map “Figure 8.0b Sanitary Servicing” attached hereto as Schedule “I” and forming part of this bylaw;
- dd. Add, after the last paragraph of 6.3 Water Distribution, a new map “Figure 8.0c Water Servicing” attached hereto as Schedule “J” and forming part of this bylaw;
and
- ee. Delete the map “Figure 7.0 Staging Concept” and replace with the map “Figure 9.0 Staging Concept”, attached hereto as Schedule “K” and forming part of this bylaw.

READ a first time this	29th day of August	, A. D. 2025;
READ a second time this	29th day of August	, A. D. 2025;
READ a third time this	29th day of August	, A. D. 2025;
SIGNED and PASSED this	29th day of August	, A. D. 2025.

THE CITY OF EDMONTON



MAYOR



A/ _____
CITY CLERK

Richford Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 21134

	Area (ha)	% of GA
GROSS AREA	54.67	100.00%
Environmental Reserve	11.13	
Pipeline R/W	1.09	
Arterial Roadway	0.28	
GROSS DEVELOPABLE AREA	42.2	100.00%
Stormwater Management Facilities	2.01	4.8%
Park/MR	0.27	0.6%
Circulation	6.74	16.0%
Commercial/Mixed-Use*	3.15	7.5%
Existing RR (Country Residential)	11.17	26.5%
Total Area	23.3	55.3%
Net Residential Area (NRA)	18.8	44.7%

RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT

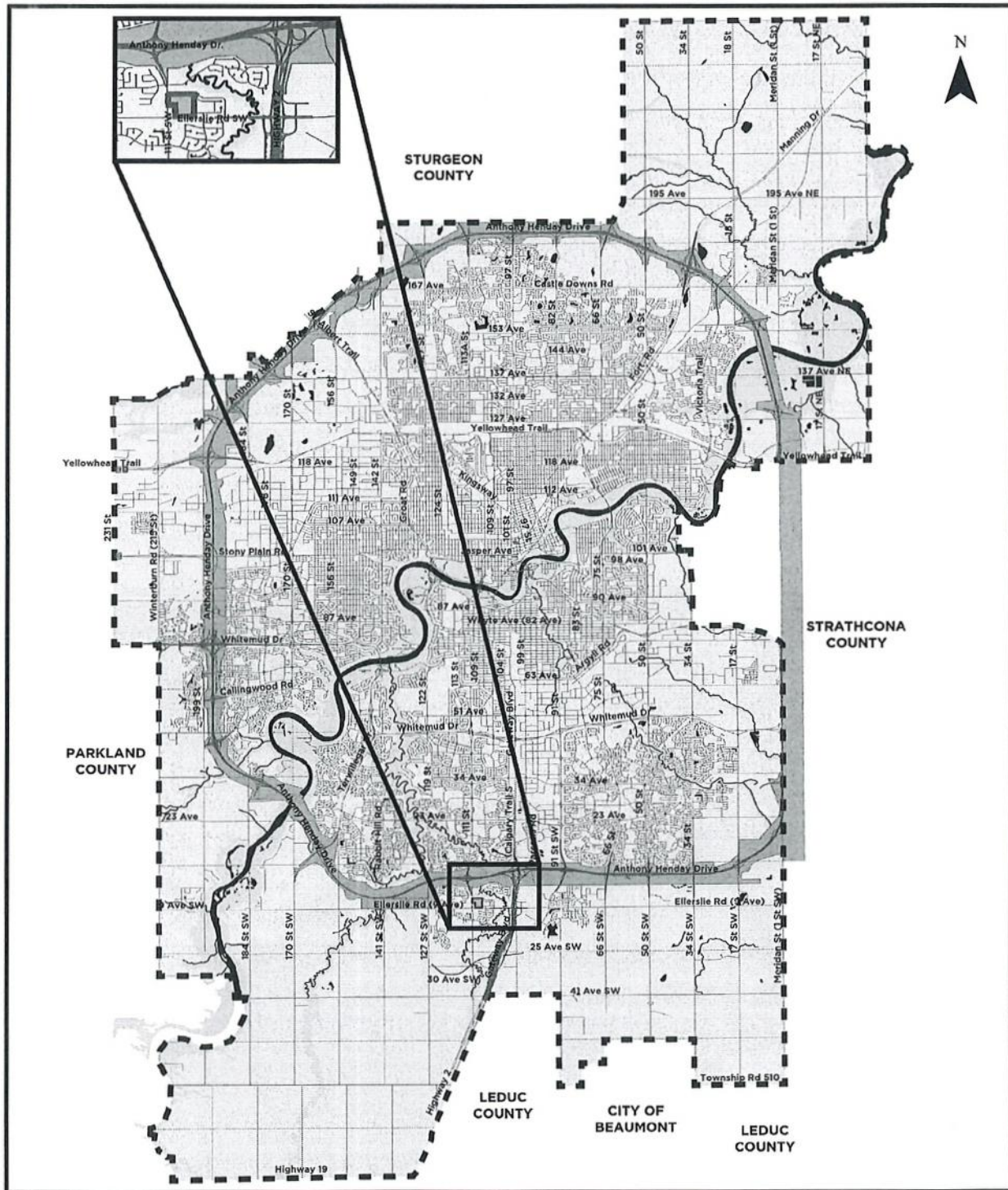
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	9.17	25	229	2.8	642	48.7%
Row Housing	0.68	45	31	2.8	86	3.6%
Medium Density Residential	4.95	90	446	1.8	802	26.3%
High Density Residential	4.03	225	907	1.5	1360	21.4%
Total Residential	18.8		1612		2890	100%

Units per net Residential Hectare: 85.6

*The total are of this designation is 4.20 ha. The assumed split between residential and commercial land uses is assumed at 25:75, respectively. Residential is expected to have a density of 90 units per hectare.

STUDENT GENERATION STATISTICS

Level	Public	Separate	Francophone	Total
Elementary School	119	60	65	245
Junior High School	60	30	33	122
Senior High School	60	30	33	122
Total	239	120	131	490



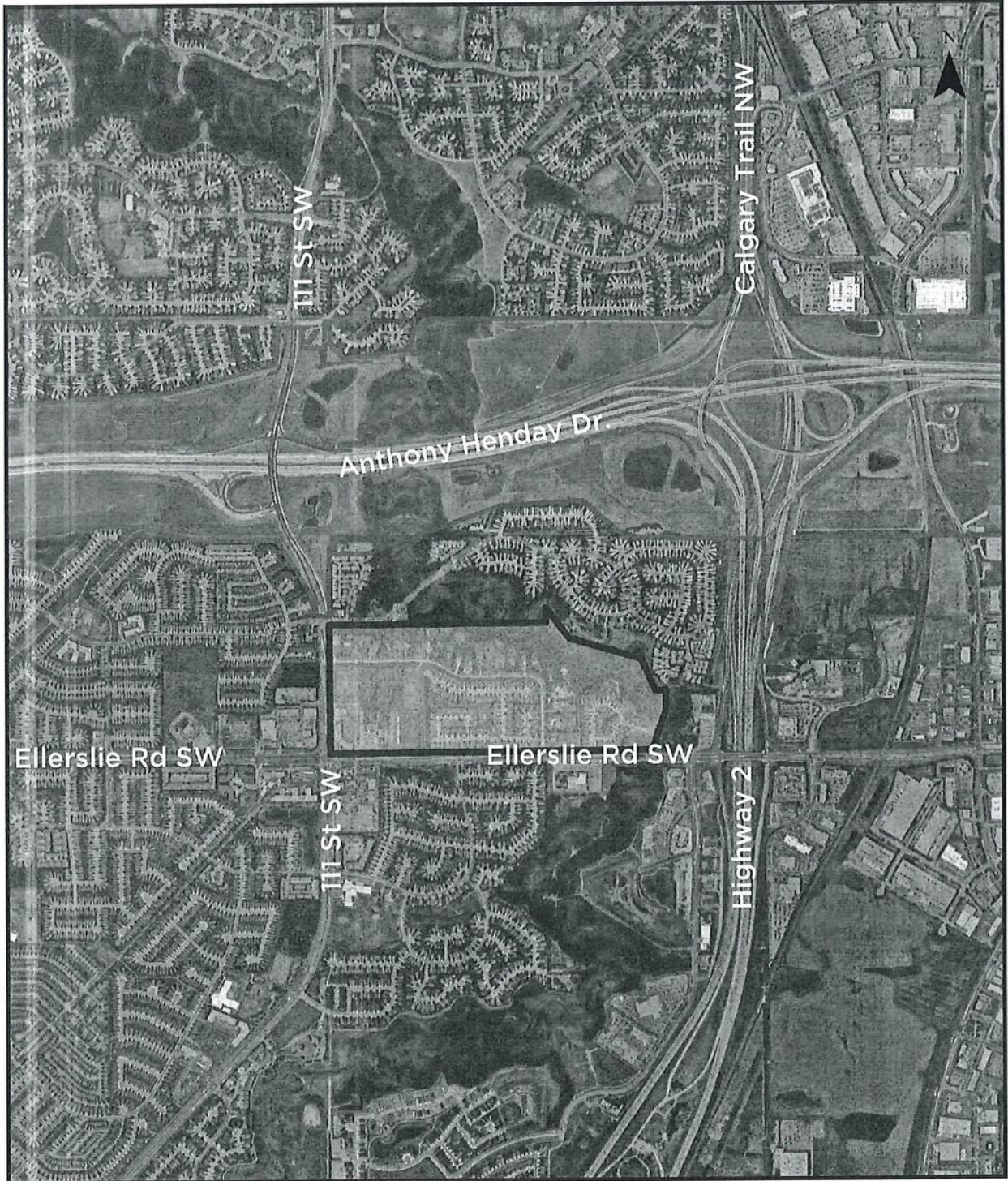
Richford Neighbourhood Area Structure Plan

Figure 1.0 Location Plan

Legend

▭ NASP Location Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



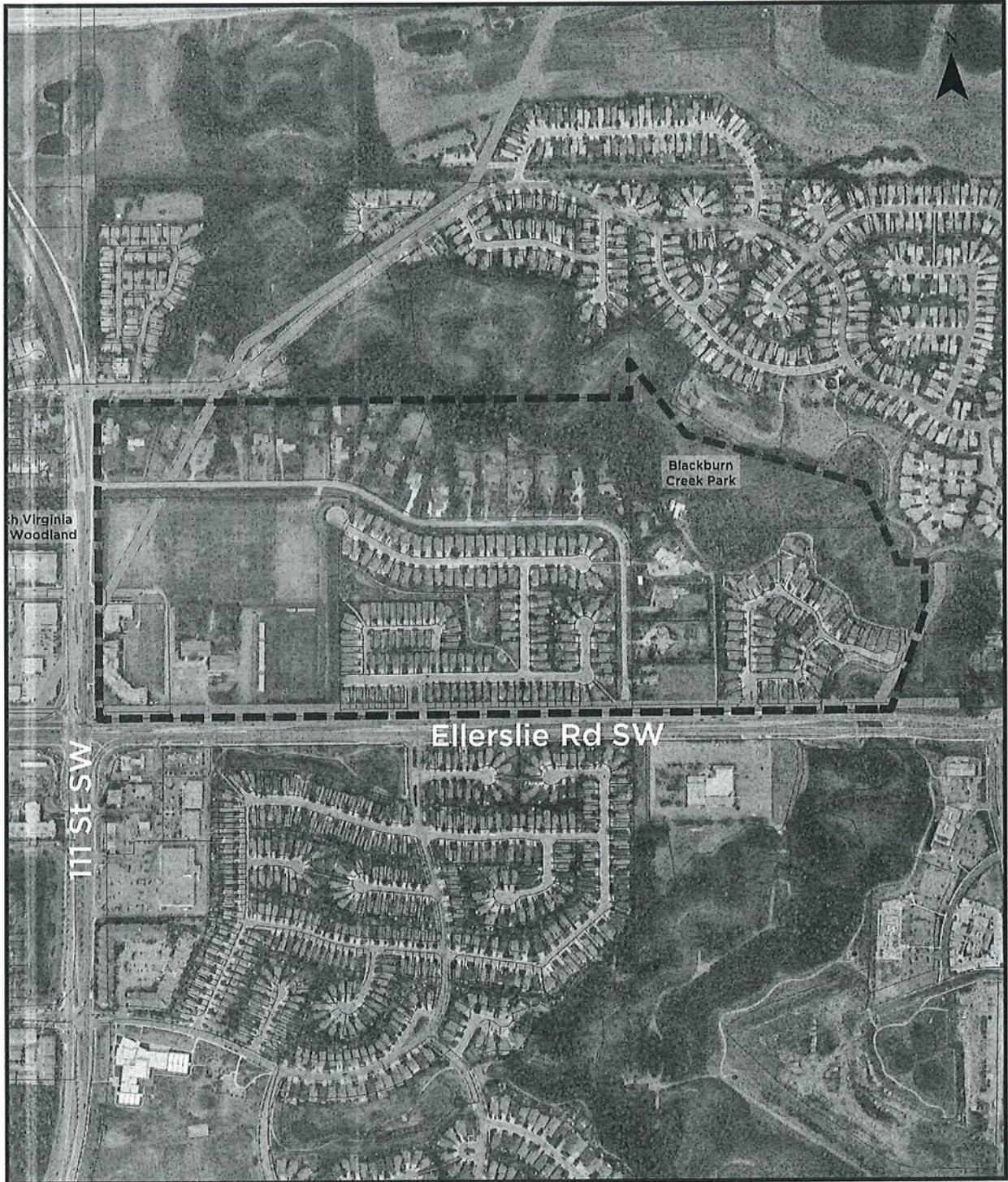
Richford Neighbourhood Area Structure Plan

Figure 2.0 Context Plan

Legend

 NASP Boundary

 Transportation Utility Corridor



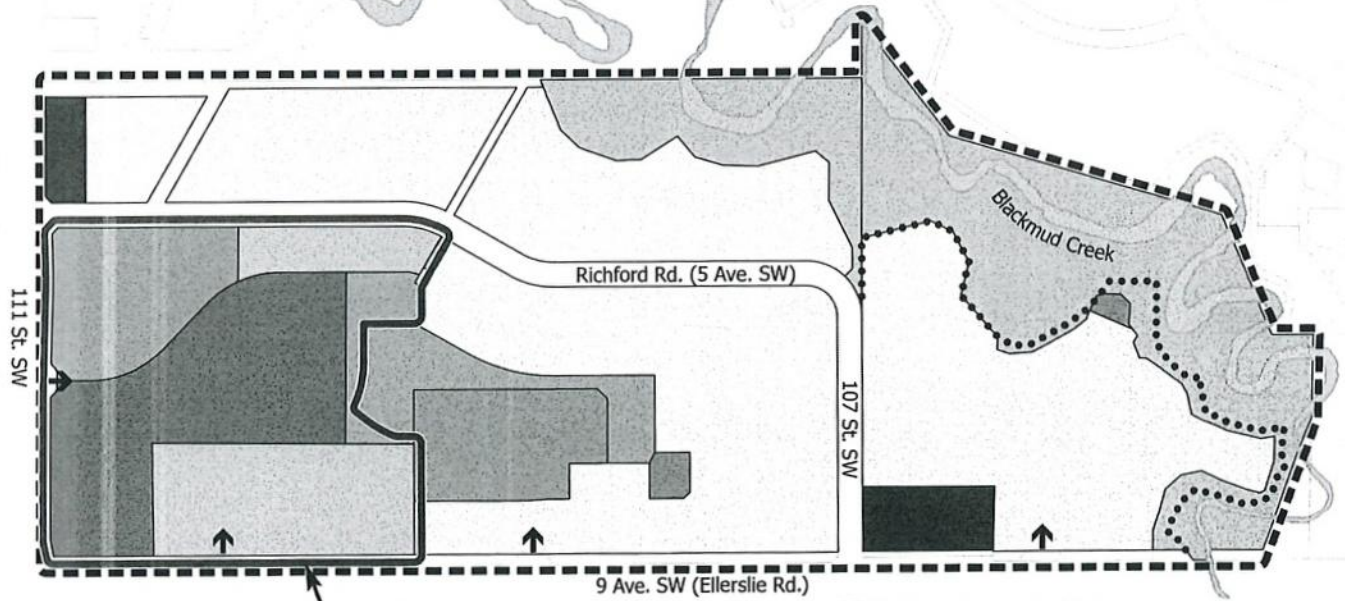
Richford Neighbourhood Area Structure Plan

Figure 4.0 Development Considerations

Legend

- ■ NASP Boundary
- Pipeline Right of Way

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

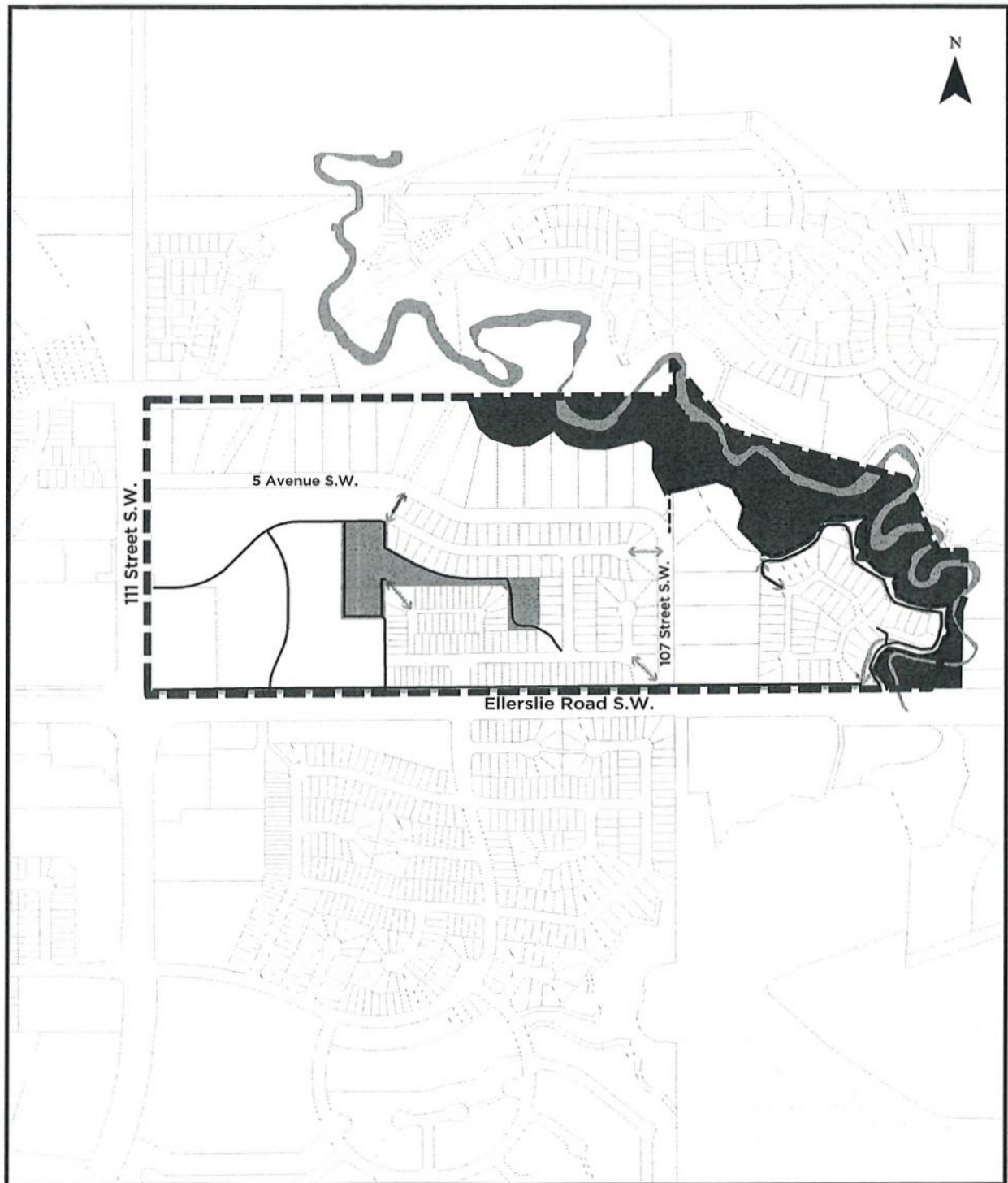


Amendment Area

**FIGURE 5.0
DEVELOPMENT CONCEPT
RICHFORD**
Neighbourhood Area Structure Plan
(as amended)



- | | |
|----------------------------|--------------------------------|
| Low Density Residential | Stormwater Management Facility |
| Row Housing | Park (Municipal Reserve) |
| Medium Density Residential | Blackmud Creek |
| High Density Residential | Top of Bank Walk (R.O.W.) |
| Mixed Use | Boundary of Richford N.A.S.P. |
| Commercial | |



Richford Neighbourhood Area Structure Plan

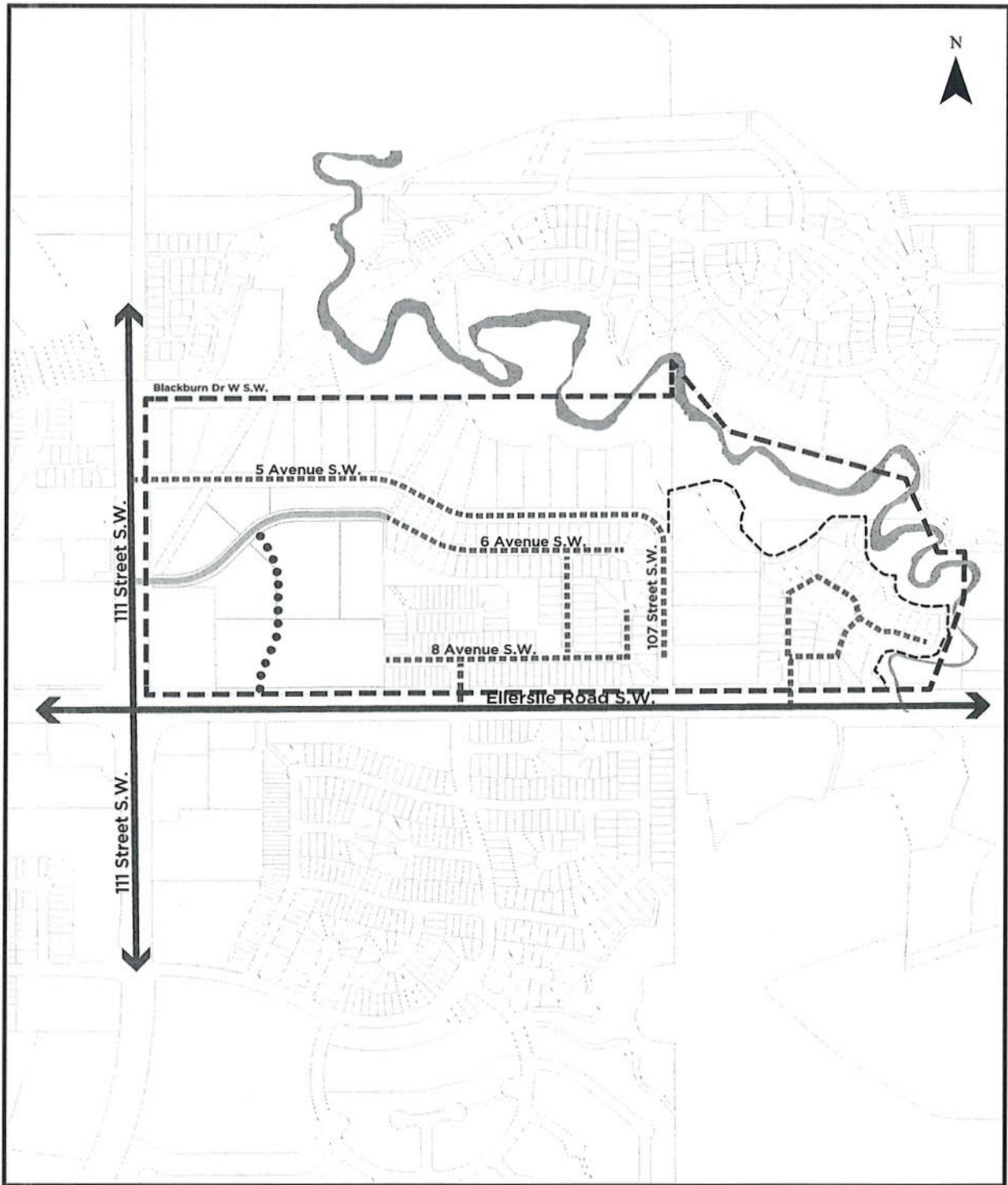
Figure 6.0 Ecology, Parks, and Amenities

Legend

- Shared Pathways
- - - Top of Bank Walk (R.O.W.)
- ▬ Minor Pedestrian Connection**
- ▬ NASP Boundary
- ▬ Stormwater Management Facility
- ▬ Utility Right-of-Way
- ▬ Natural Area

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

**These are conceptual in nature and the exact location and configuration will be determined at the rezoning and subdivision stage



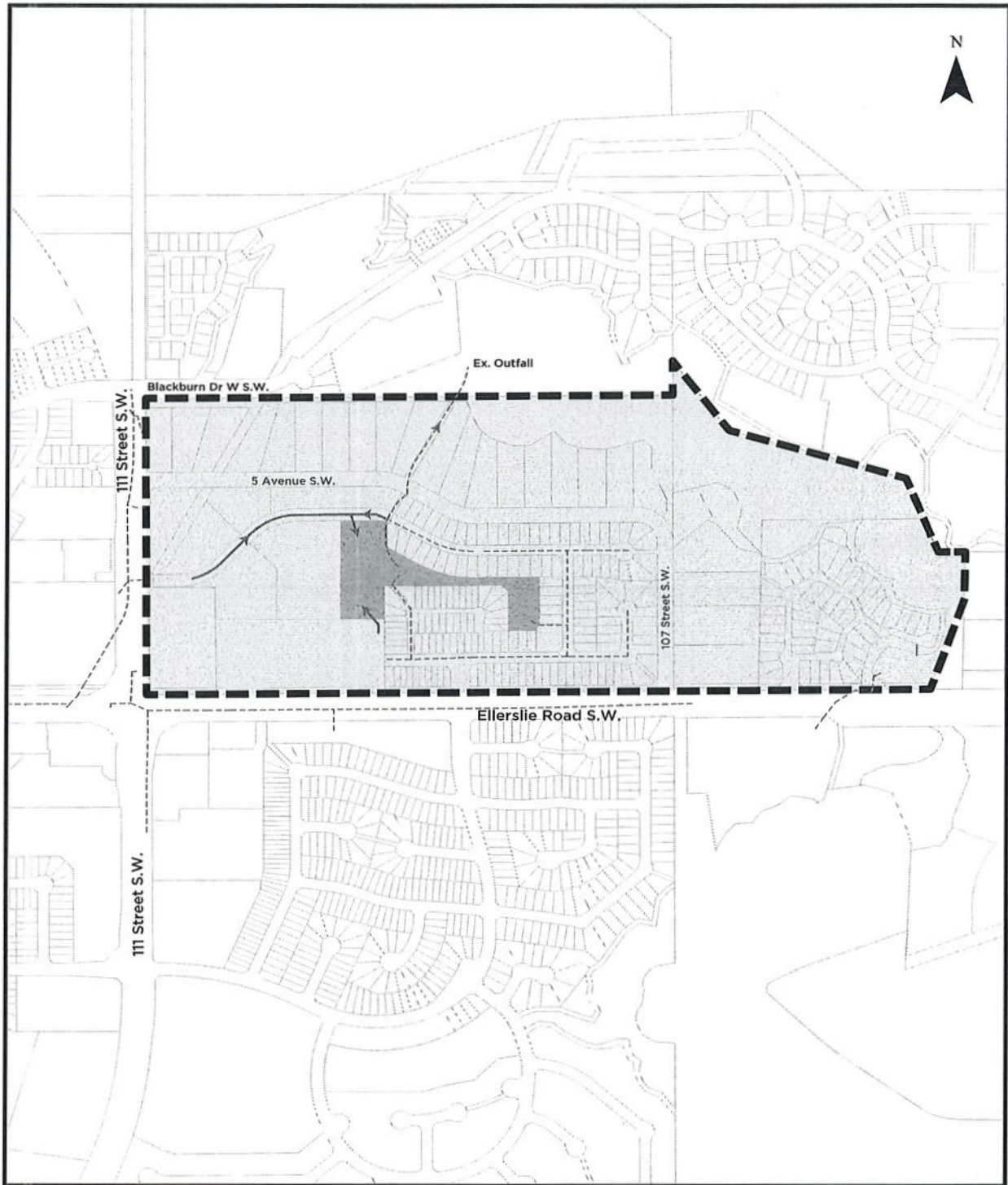
Richford Neighbourhood Area Structure Plan

Figure 7.0 Circulation

Legend

- Publicly Accessible Private Road
- Local Roadway
- Collector Roadway
- ↔ Arterial Roadway
- - - Top of Bank Walk (R.O.W.)
- ■ ■ NASP Boundary


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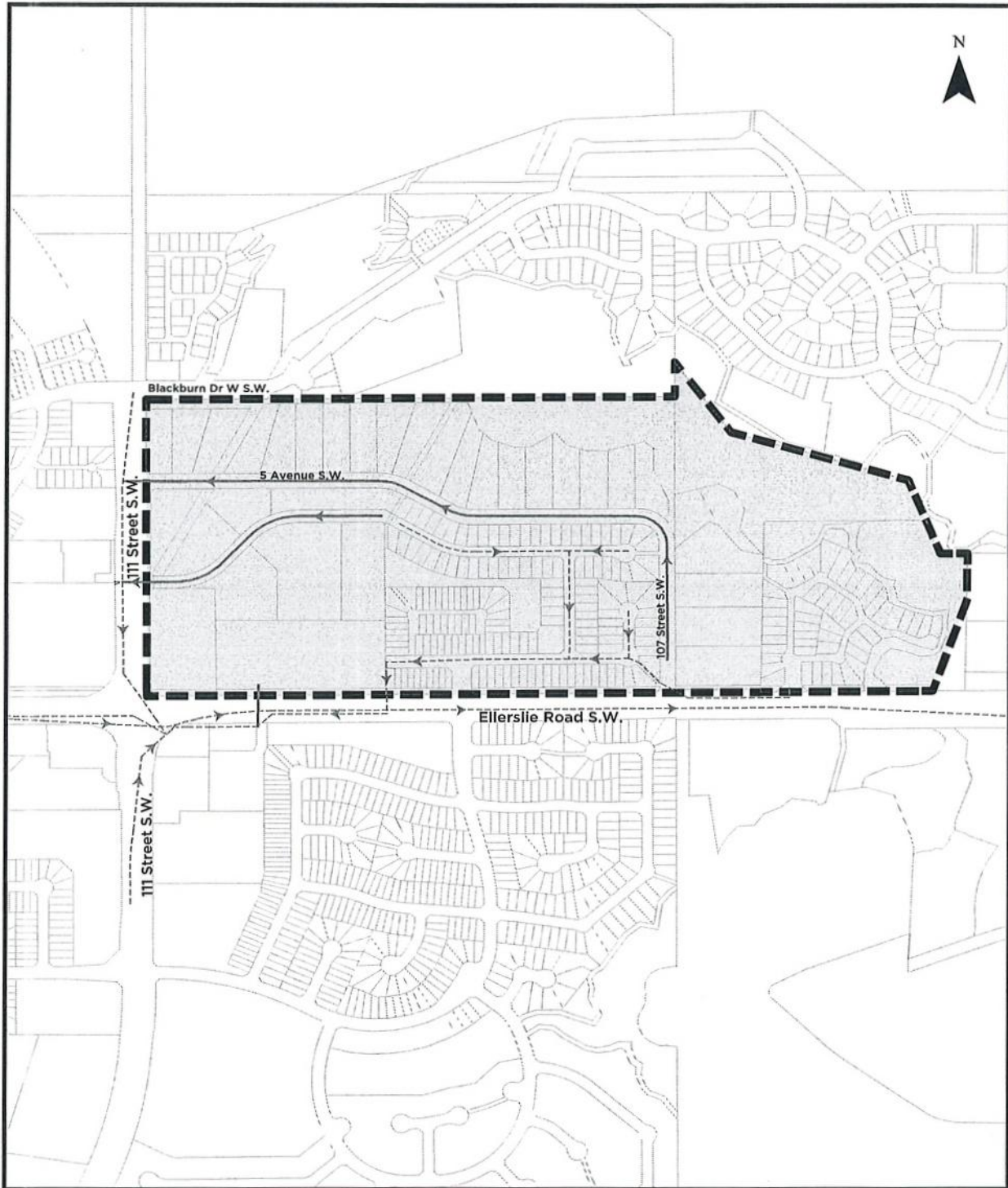
Richford Neighbourhood Area Structure Plan

Figure 8.0a Storm Servicing

Legend

-  Stormwater Management Facility
-  Existing Storm Sewer
-  Proposed Storm Sewer
-  NASP Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



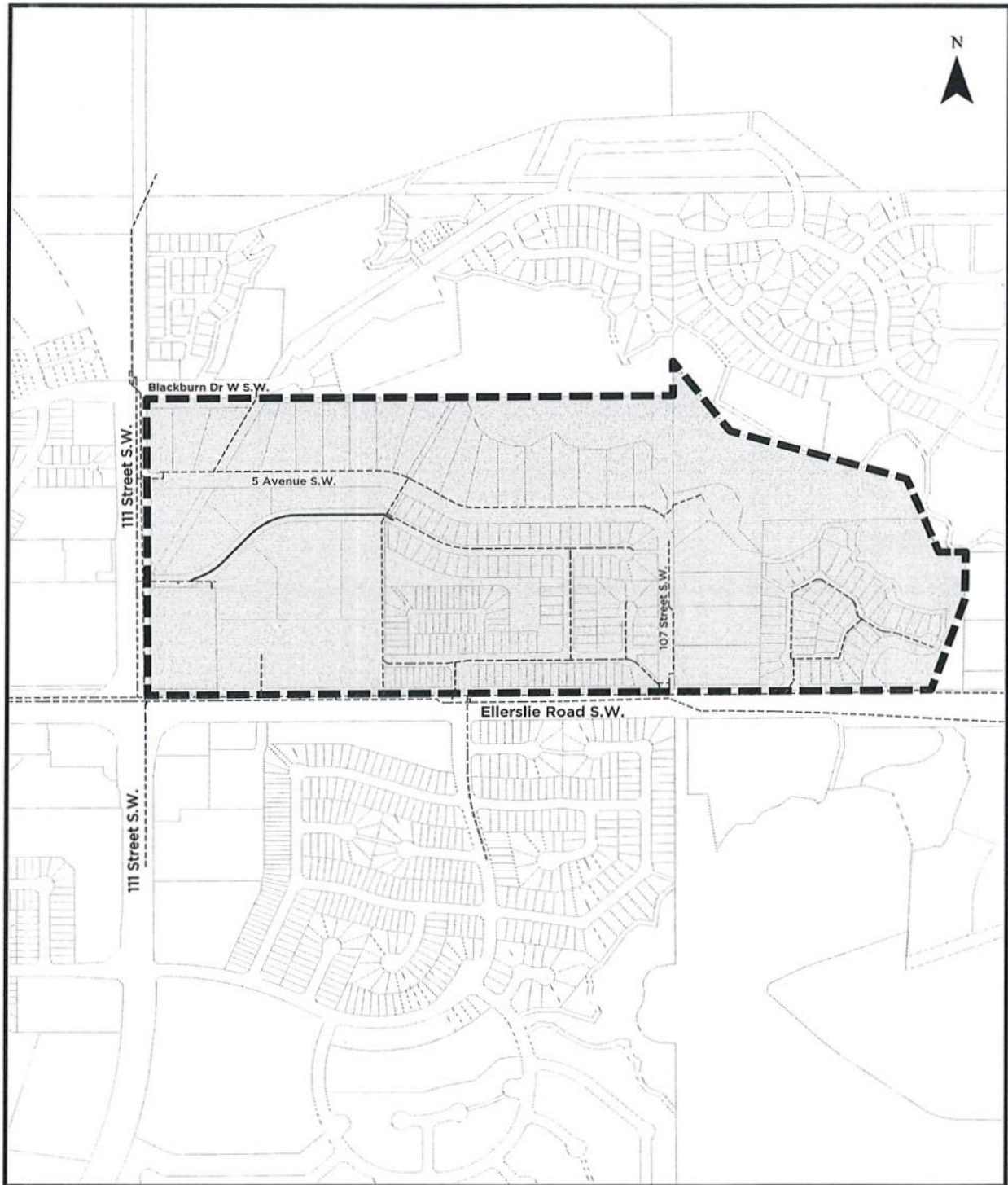
Richford Neighbourhood Area Structure Plan

Figure 8.0b Sanitary Servicing

Legend

- - Existing Sanitary Sewer
- Proposed Sanitary Sewer
- NASP Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

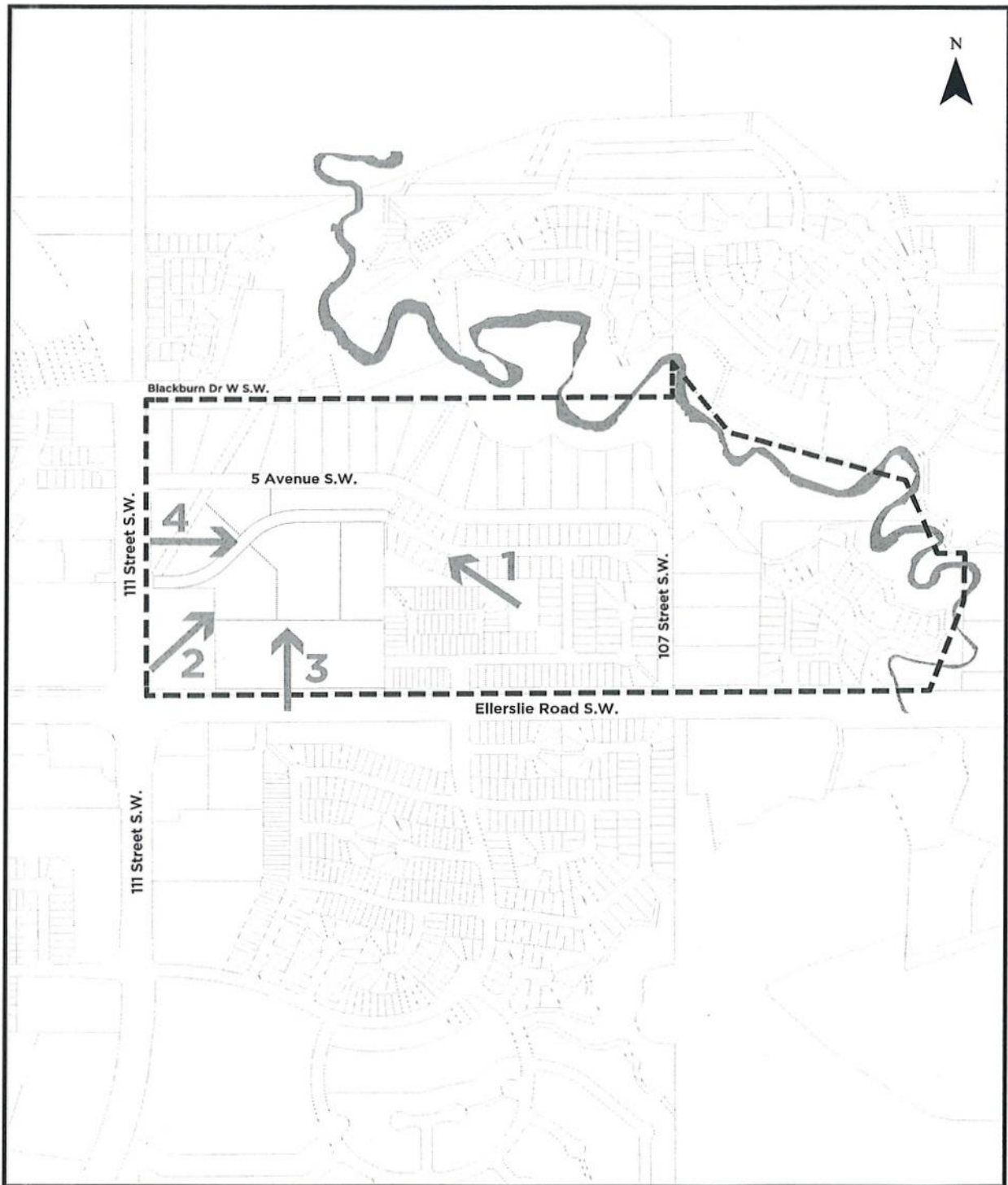


Richford Neighbourhood Area Structure Plan

Figure 8.0c Water Servicing

- Legend
- - Existing Water Main
 - Proposed Water Main
 - NASP Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



Richford Neighbourhood Area Structure Plan

Figure 9.0 Staging Concept

- Legend
- General Direction and Sequence of Development
 - ■ NASP Boundary

*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.