

Bylaw 19202
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, 16931, 17677, 17961, and 18928; and

WHEREAS an application was received by Administration 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 statistics entitled the “Walker Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 18928” and substituting the following:

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

Bylaw 19202

		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		18.85	5.9
Neighbourhood Commercial		2.24	0.8
Municipal Reserve Parks/School		29.53	11.0
District Park Campus	18.36		6.8
School/Park Site	7.00		2.6
Pocket Parks	4.17		1.6
Stormwater Management		17.85	6.7
Transit Centre		1.24	0.5
Park and Ride Facility		4.19	1.6
Circulation		40.85	15.2
Total Non-Residential Area		111.75	41.7
Net Residential Area	—	156.46	58.3

	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	120.42	25	3011	55.4	2.8	8429
Medium Density Residential						
Row Housing	21.57	45	971	17.9	2.8	2718
Low Rise	13.39	90	1205	21.9	1.8	2169
High Density	1.08	225	243	4.4	1.5	365
Total Residential	156.46		5430	99.6		13681

Population per Net Hectare (ppnha): 87
Units Per Net Residential Density: 35
LDR/MDR/HDR Ratio: 55 / 40 / 4

Student Generation Statistics

Level	Public	Separate	Total
Elementary	513	257	770
Junior	257	128	385
Senior	257	128	385
Total	1027	513	1540

- b. delete the map “Bylaw 18928 - Amendment to Walker Neighbourhood Structure Plan” and replace with “Bylaw 19202 - Amendment to Walker Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
- c. delete the map “Figure 6.0 - Development Concept” and replace with “Figure 6.0 - Development Concept” attached hereto as Schedule “B” and forming part of this bylaw;
- d. delete the map “Figure 7.0 - Pedestrian/Bicycle Network Plan” and replace with “Figure 7.0 - Pedestrian/Bicycle Network Plan” attached hereto as Schedule “C” and forming part of this bylaw;
- e. delete the map “Figure 8.0 - Sanitary Servicing Plan” and replace with “Figure 8.0 - Sanitary Servicing Plan” attached hereto as Schedule “D” and forming part of this bylaw;
- f. delete the map “Figure 9.0 - Storm Drainage Plan” and replace with “Figure 9.0 - Storm Drainage Plan” attached hereto as Schedule “E” and forming part of this bylaw;
- g. delete the map “Figure 10.0 - Water Servicing Plan” and replace with “Figure 10.0 - Water Servicing Plan” attached hereto as Schedule “F” and forming part of this bylaw;
- h. delete the map “Figure 11.0 - Transportation Network Plan” and replace with “Figure 11.0 - Transportation Network Plan” attached hereto as Schedule “G” and forming part

of this bylaw; and

- i. delete the map “Figure 12.0 - Staging Plan” and replace with “Figure 12.0 - Staging Plan” attached hereto as Schedule “H” and forming part of this bylaw.

READ a first time this _____ day of _____, A. D. 2020;

READ a second time this _____ day of _____, A. D. 2020;

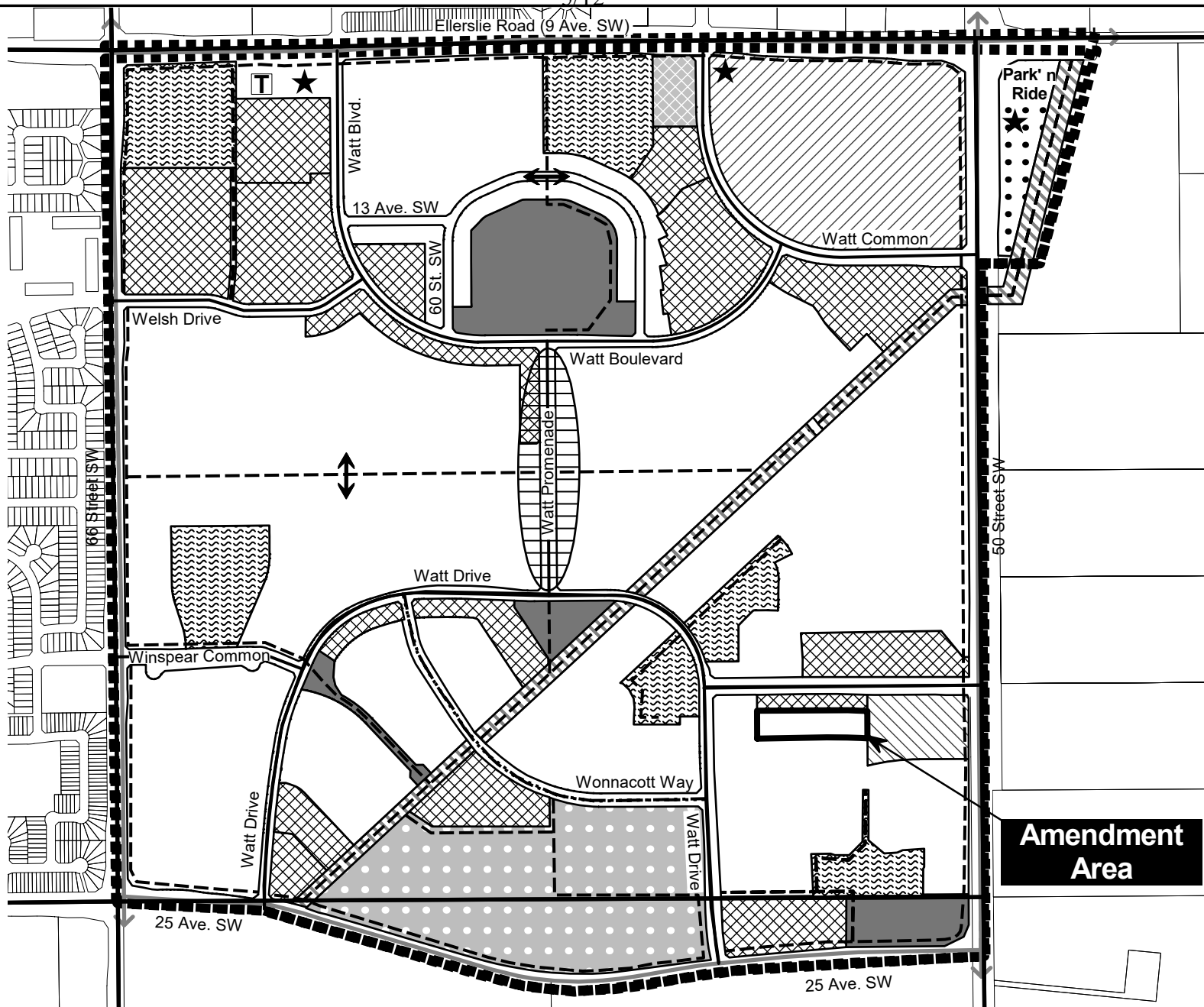
READ a third time this _____ day of _____, A. D. 2020;

SIGNED and PASSED this _____ day of _____, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

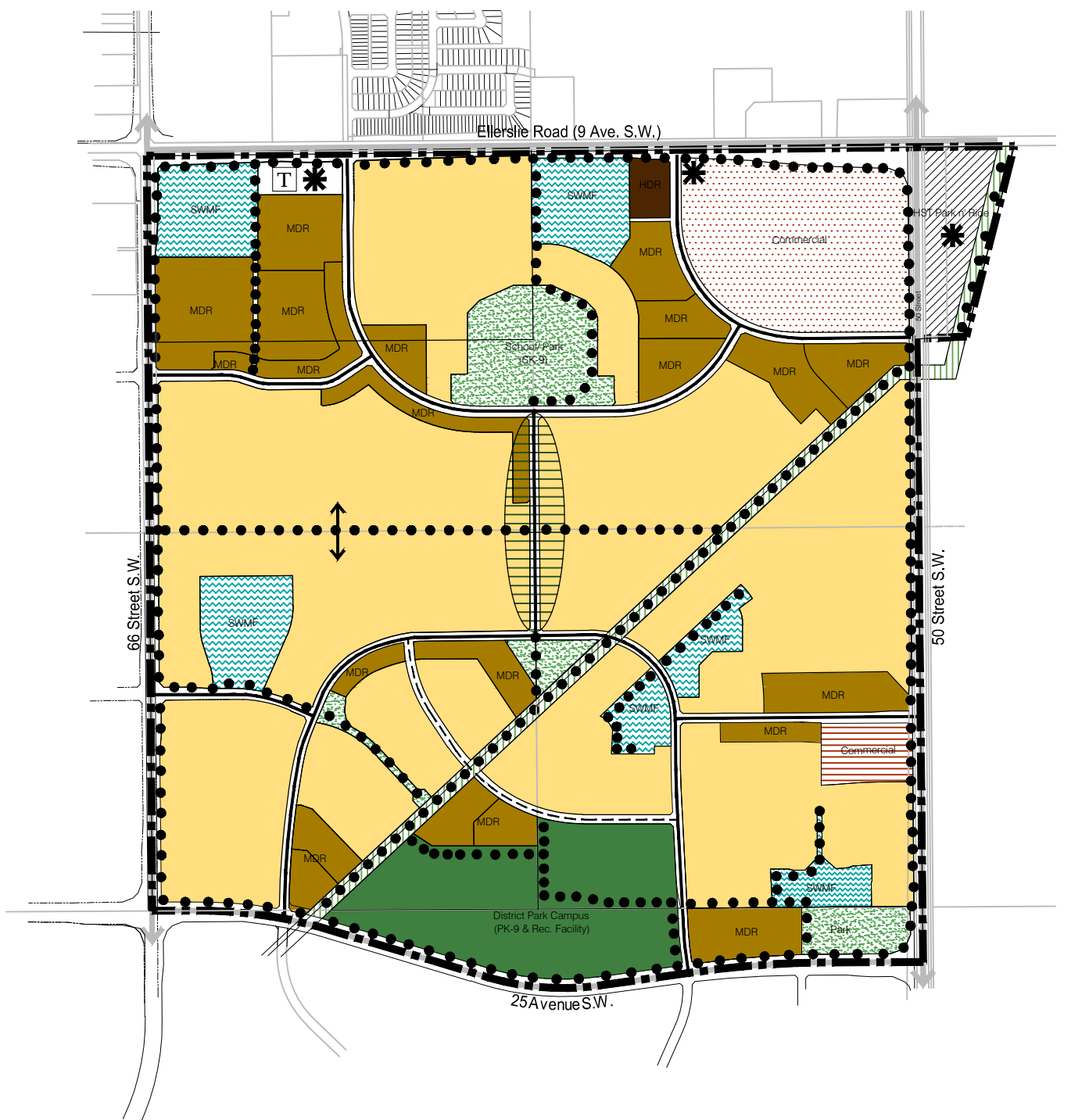
CITY CLERK



**BYLAW 19202
AMENDMENT TO
WALKER**
Neighbourhood Structure Plan
(as amended)

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



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	

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



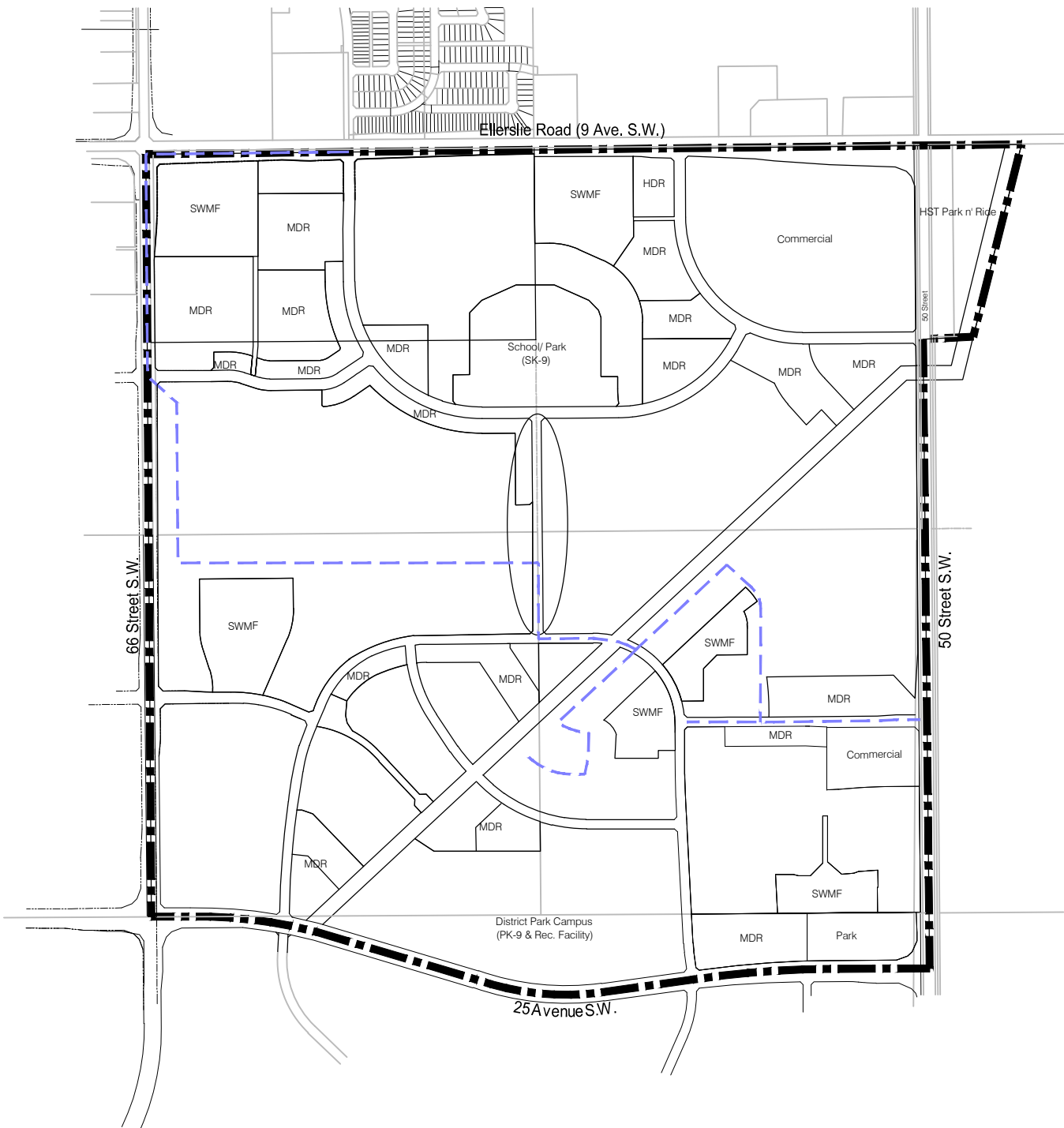


Legend

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

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Legend

- Walker NSP Boundary
- Sanitary Trunk Sewer

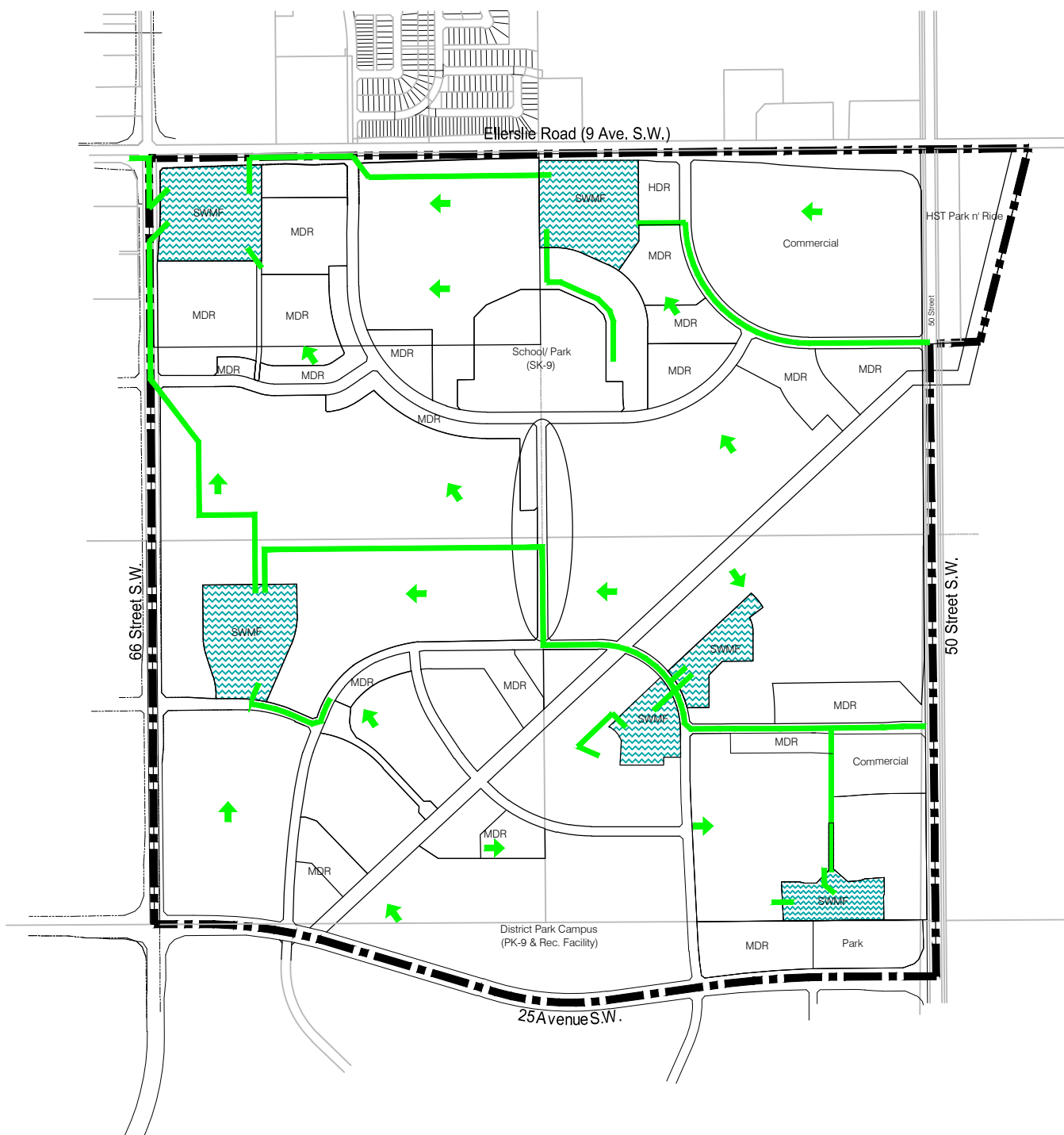
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WALKER

Neighbourhood Structure Plan Amendment

FIGURE 8.0 | Sanitary Servicing Plan





Legend

- Walker NSP Boundary
- Storm Trunk
- ▨ Stormwater Management Facility
- ← Direction of Flow

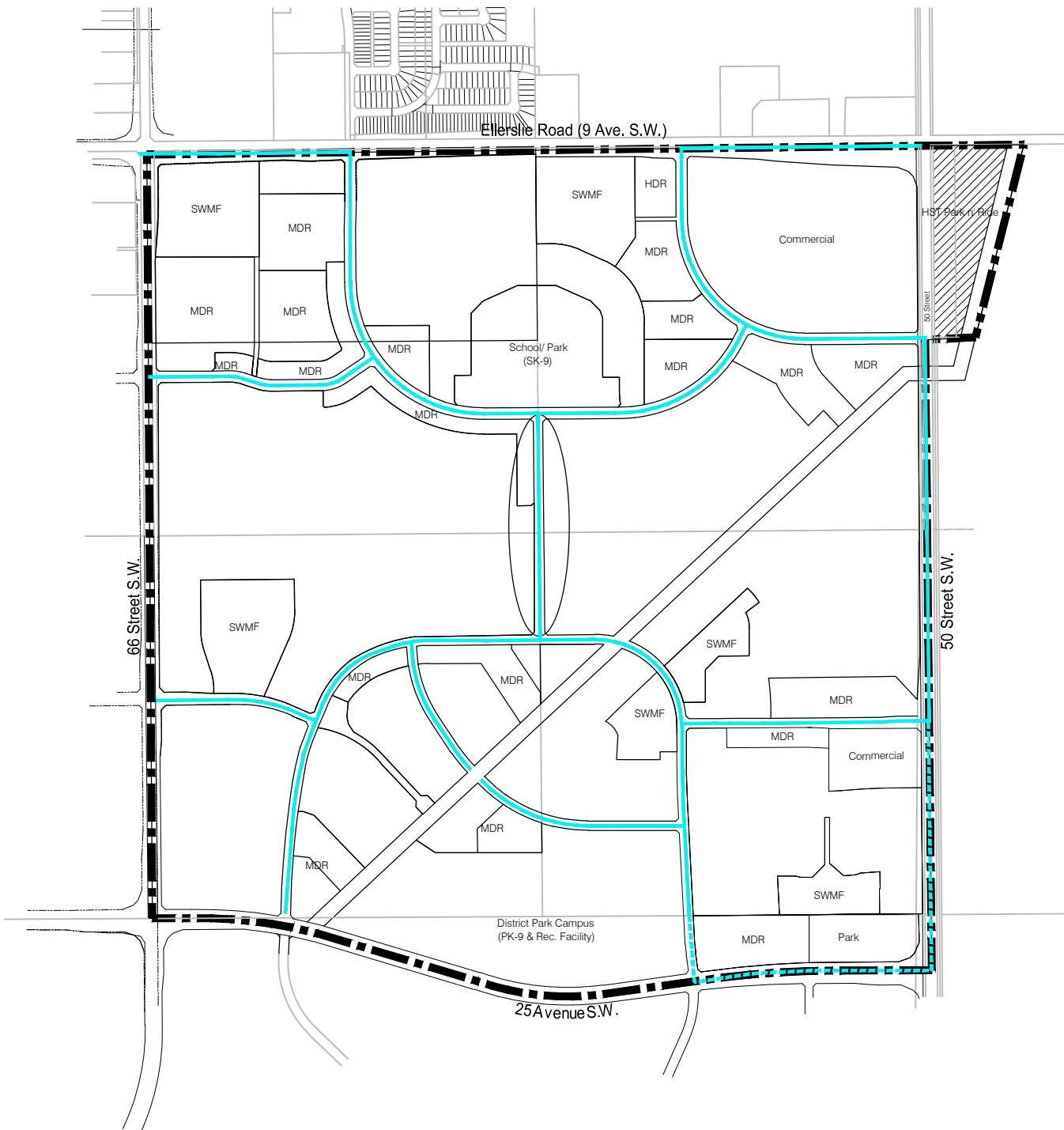
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WALKER

Neighbourhood Structure Plan Amendment

FIGURE 9.0 | Storm Drainage Plan





Legend

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

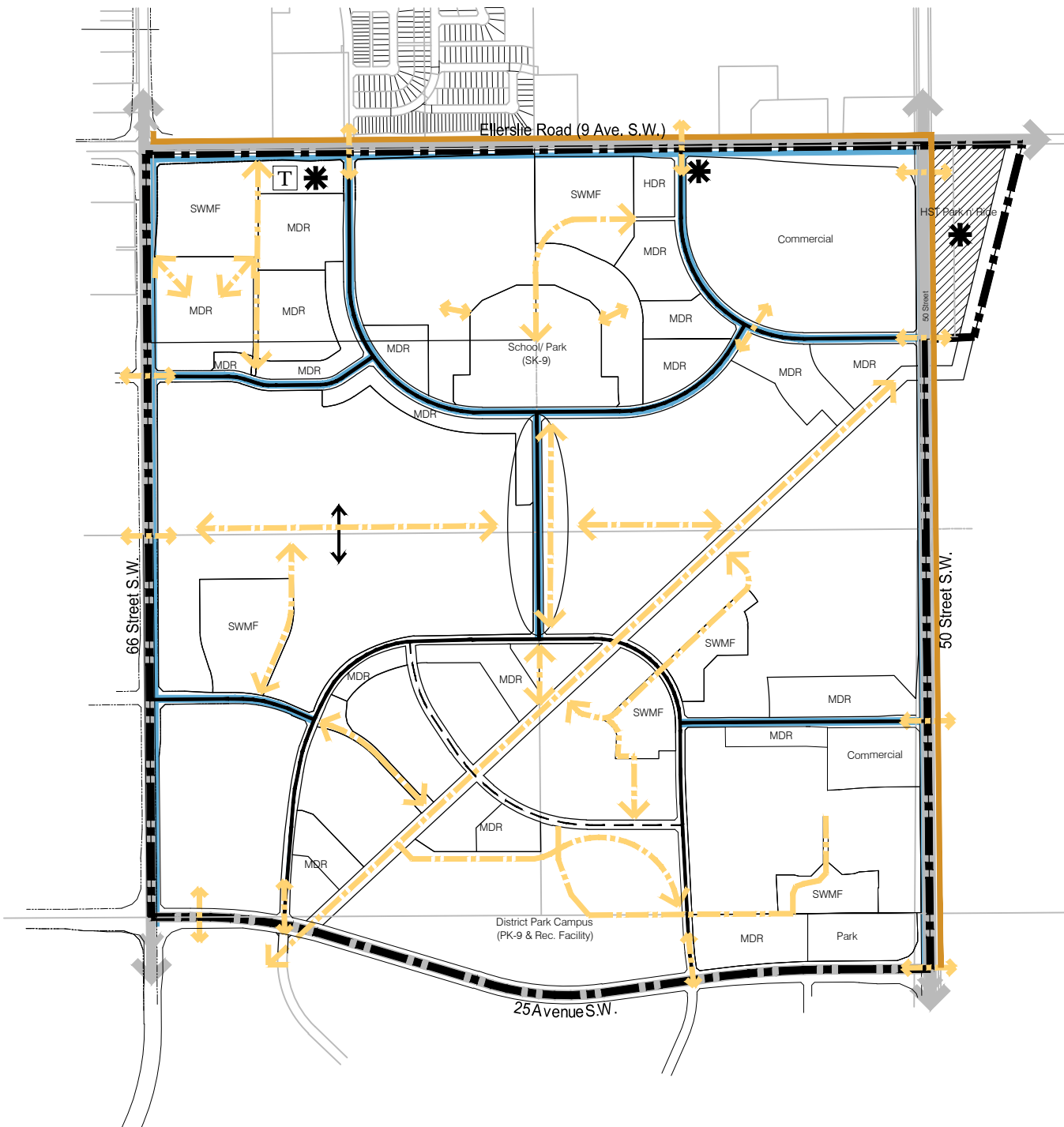
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WALKER

Neighbourhood Structure Plan Amendment

FIGURE 10.0 | Water Servicing Plan





Legend

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

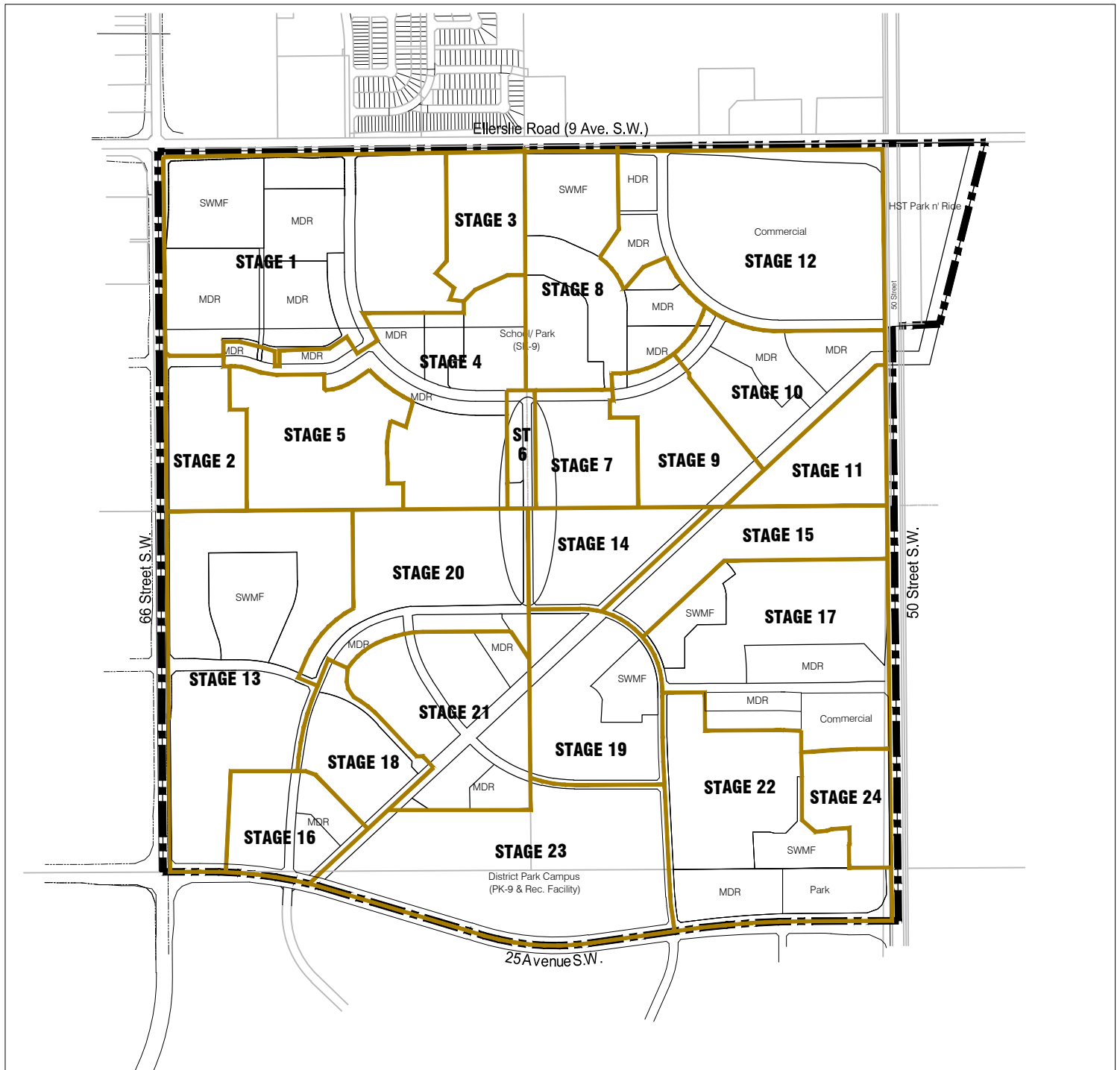
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WALKER

Neighbourhood Structure Plan Amendment

FIGURE 11.0 | Transportation Network Plan





Legend

- Walker NSP Boundary
- Stage Boundary

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FACILITIES AND ALIGNMENT OF ROADWAYS MAY CHANGE
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WALKER

Neighbourhood Structure Plan Amendment

FIGURE 12.0 | Staging Plan

