

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**

		<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>		<b>283.05</b>	
Arterial Roadways		10.01	
Pipeline Right-of Ways		4.83	
<b>Gross Developable Area</b>		<b>268.21</b>	<b>100.00</b>
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
<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	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
<b>Total Residential</b>	<b>156.46</b>		<b>5430</b>	<b>99.6</b>		<b>13681</b>

**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
<b>Total</b>	<b>1027</b>	<b>513</b>	<b>1540</b>

- 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	10th	day of	March	, A. D. 2020;
READ a second time this	10th	day of	March	, A. D. 2020;
READ a third time this	10th	day of	March	, A. D. 2020;
SIGNED and PASSED this	10th	day of	March	, A. D. 2020.

THE CITY OF EDMONTON



---

MAYOR



---

CITY CLERK



(as amended)

- ## Enhanced Pedestrian Connection

(as amended)

## Neighbourhood Structure Plan

WALKER

**AMENDMENT TO**

BYLAW 19202

25 Ave. SW

25 Ave. SW

Wingspear Common.

Welsh Drive

60 St. SM

Ave. SW

Watt Blvd.

Ellerslie Road (9 Ave. SW)

Watt Boulevard

Watt Promenade

Watt Drive

100-443887-1

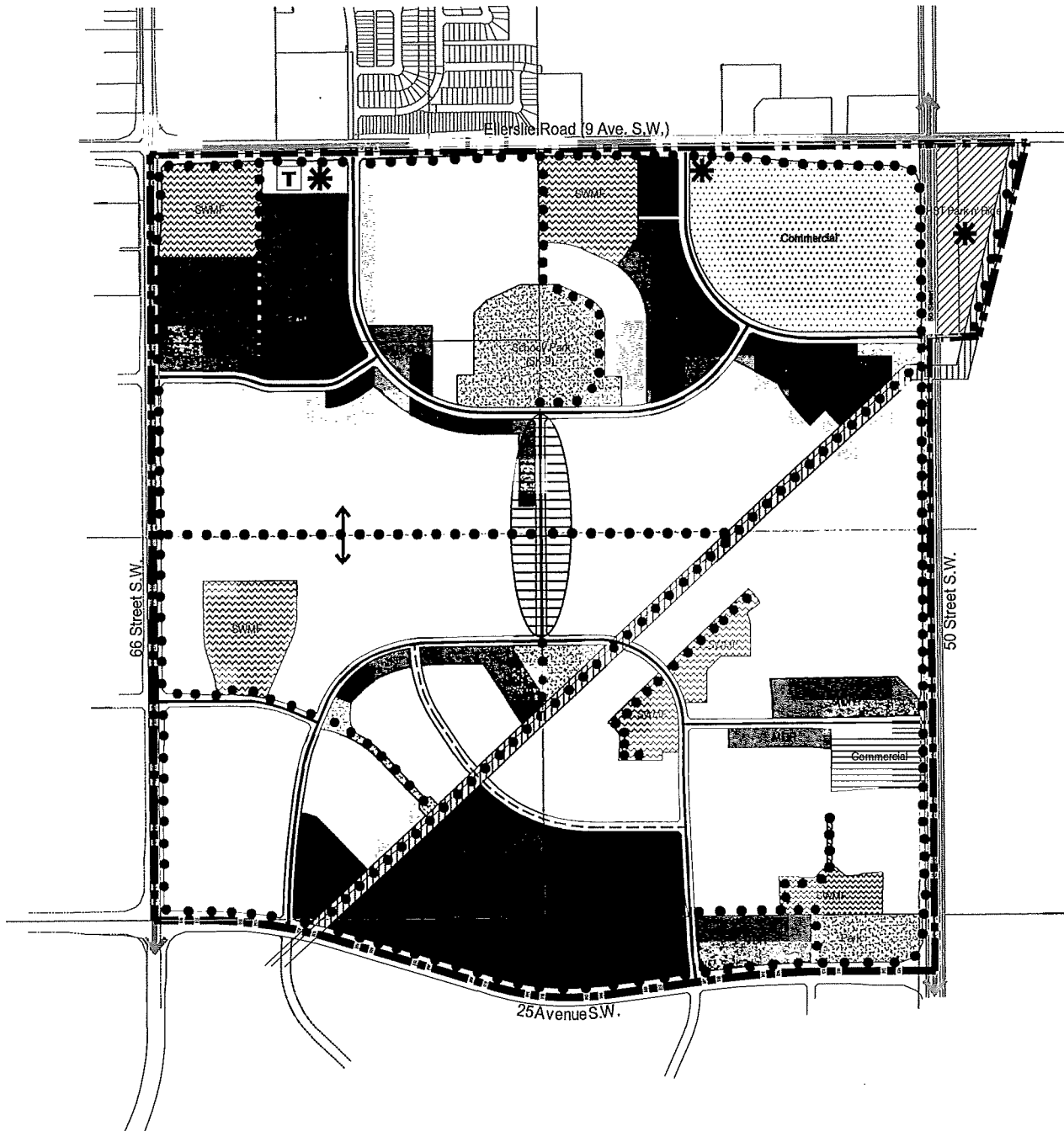
Matt Drive

~~50 Street SW~~

**Park' n'**

## Amendment Area

**N**  
**V**



## 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	

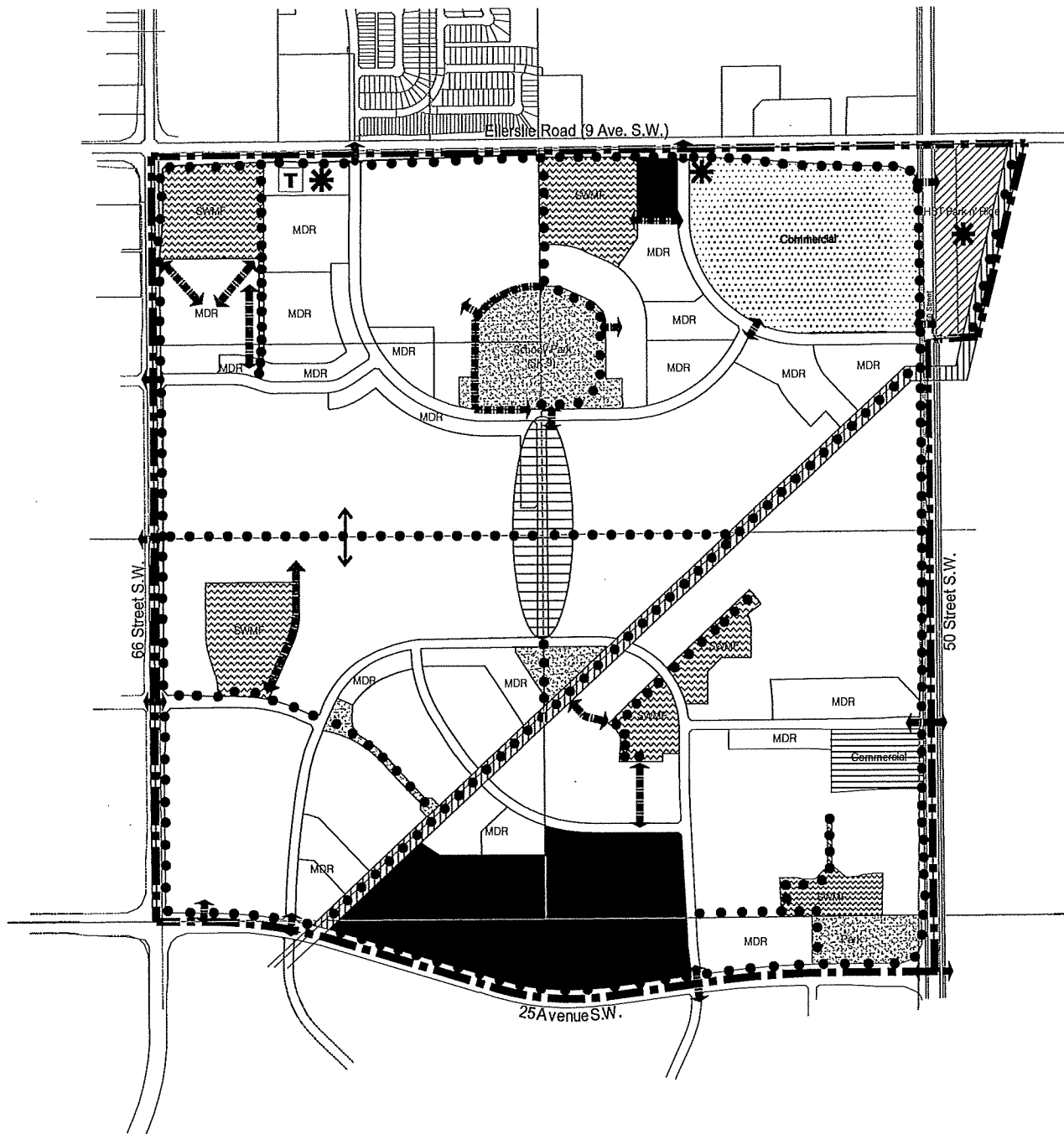
NOTE:  
THIS MAP IS CONCEPTUAL ONLY. SPECIFIC LOCATION OF MAJOR  
FACILITIES AND ALIGNMENT OF ROADWAYS MAY CHANGE  
AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.

### 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		

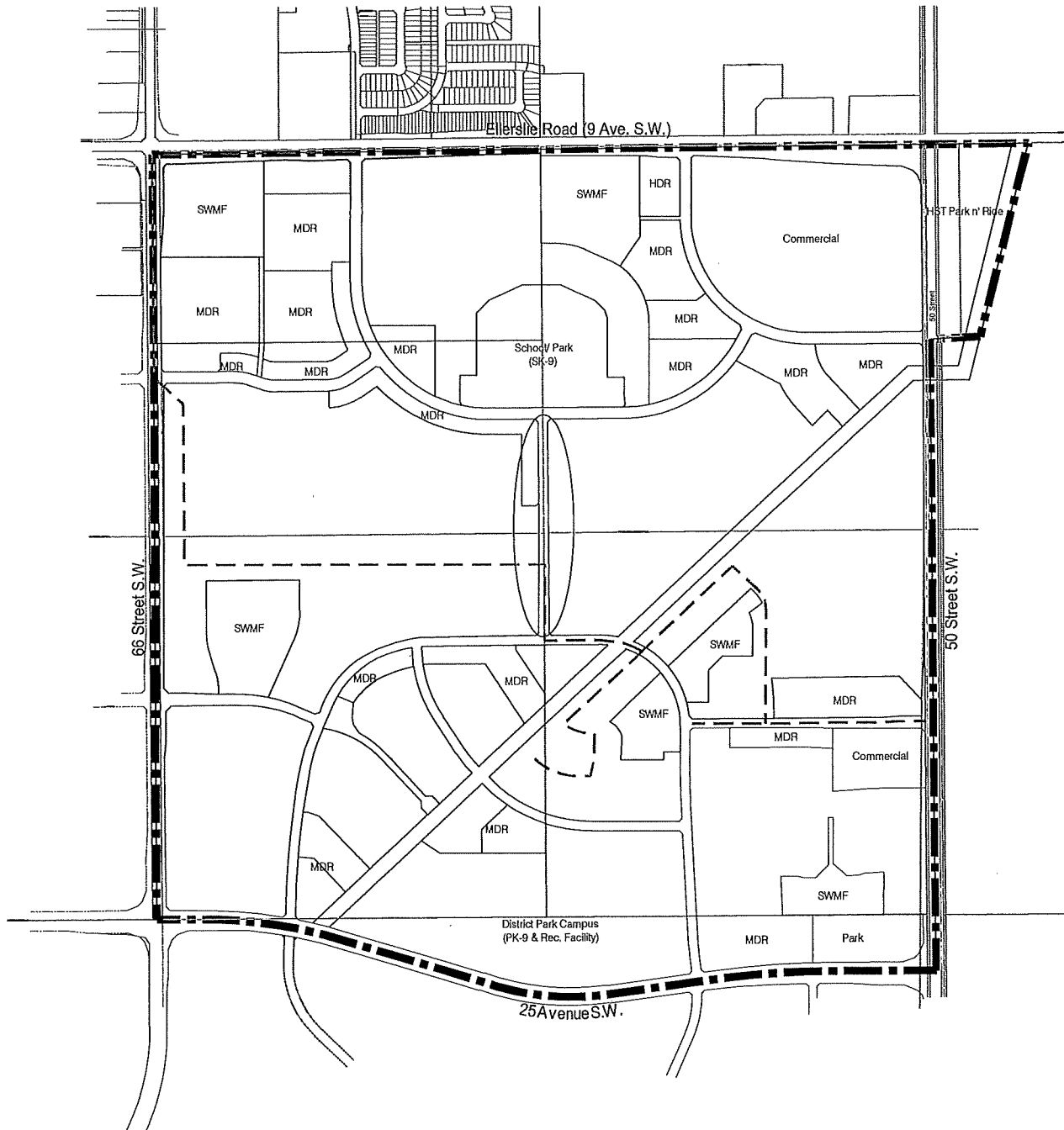
NOTE:  
THIS MAP IS CONCEPTUAL ONLY. SPECIFIC LOCATION OF MAJOR  
FACILITIES AND ALIGNMENT OF ROADWAYS MAY CHANGE  
AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.

**WALKER**

Neighbourhood Structure Plan Amendment

FIGURE 7.0 | Pedestrian/Bicycle Network Plan





## Legend

- — — Walker NSP Boundary
- - - Sanitary Trunk Sewer

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

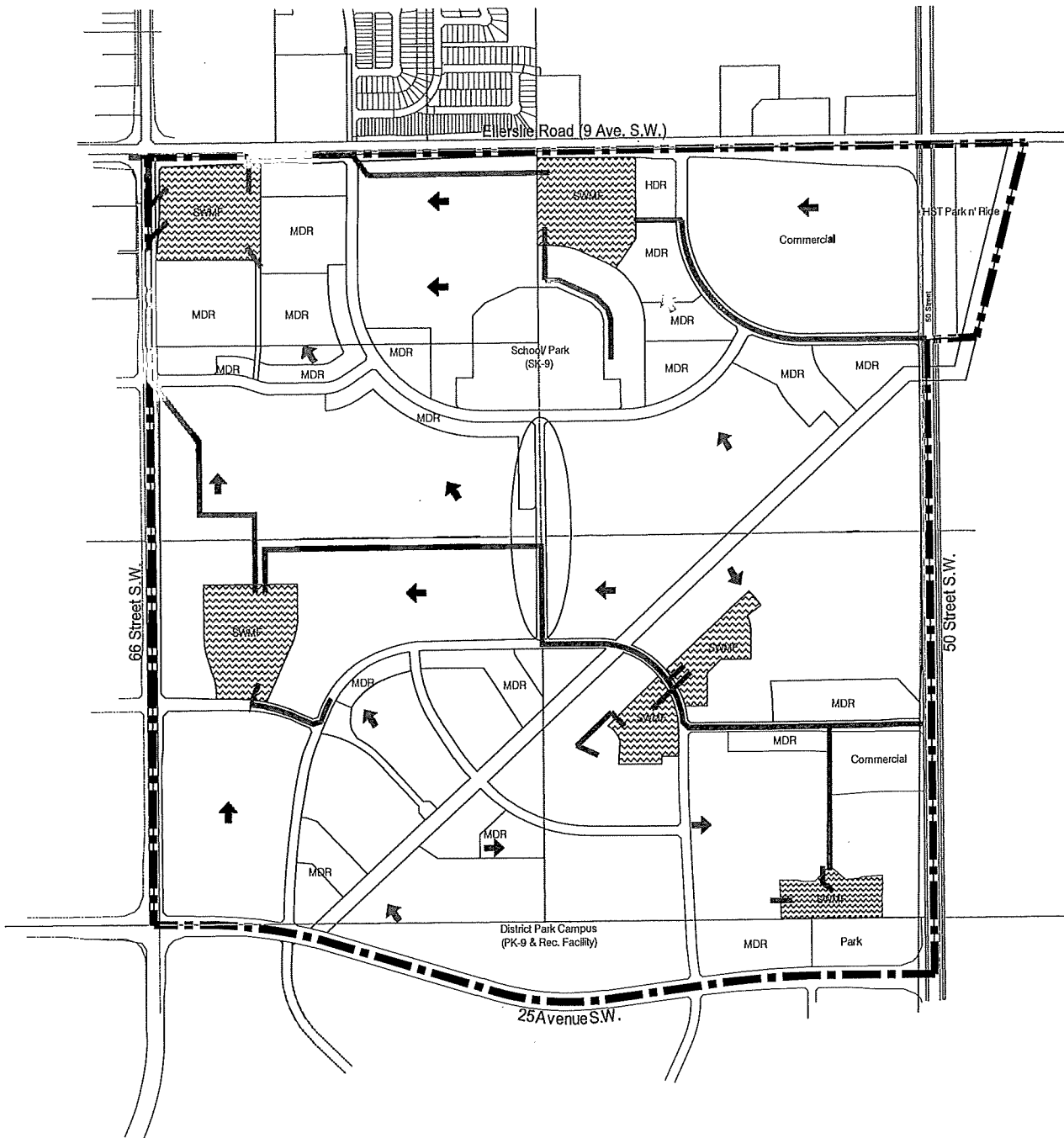
### WALKER

Neighbourhood Structure Plan Amendment

FIGURE 8.0 | Sanitary Servicing Plan







## Legend

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

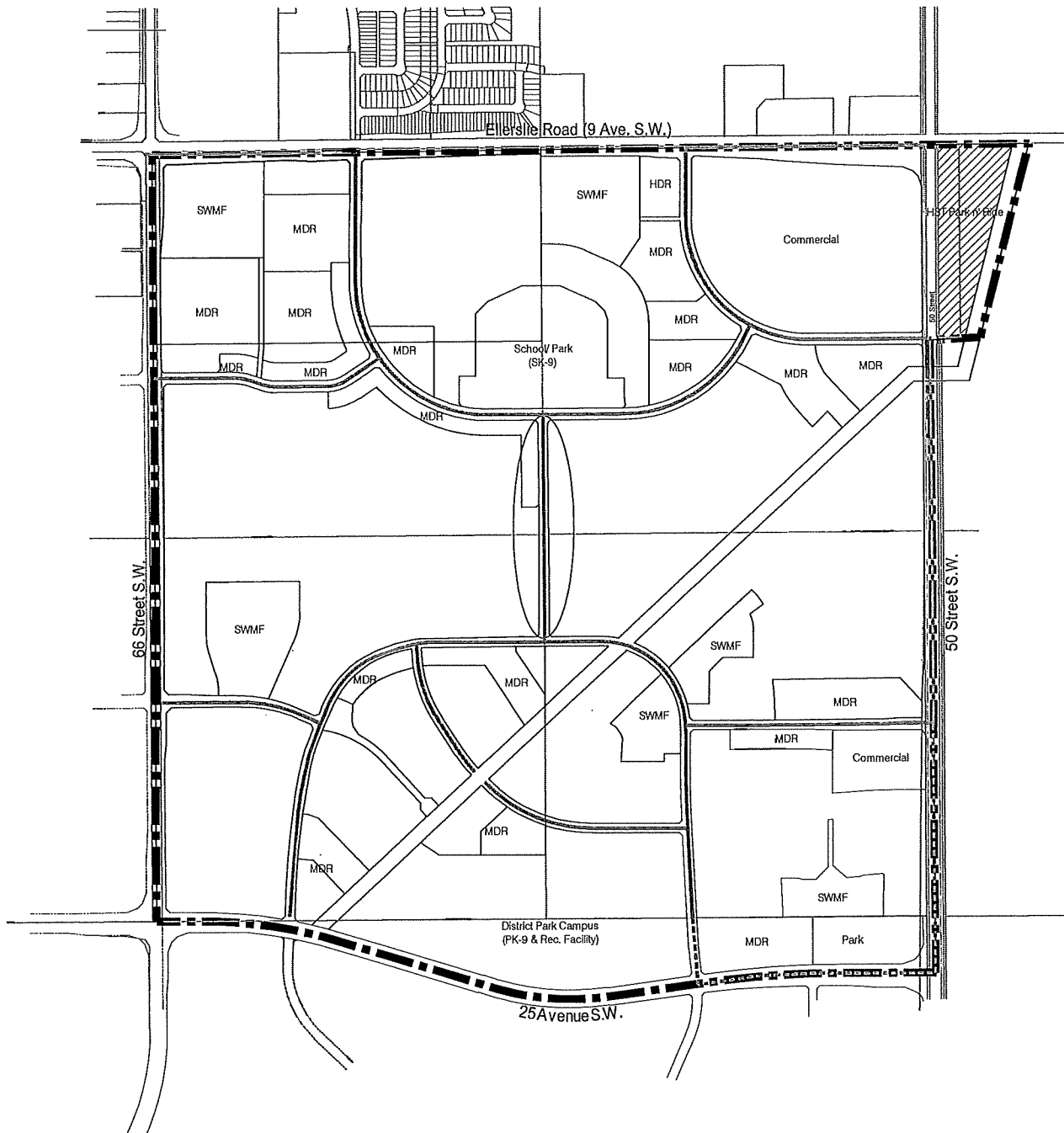
THIS MAP IS CONCEPTUAL ONLY. SPECIFIC LOCATION OF MAJOR FACILITIES AND ALIGNMENT OF ROADWAYS MAY CHANGE AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.

## WALKER

Neighbourhood Structure Plan Amendment

FIGURE 9.0 | Storm Drainage Plan





## Legend

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

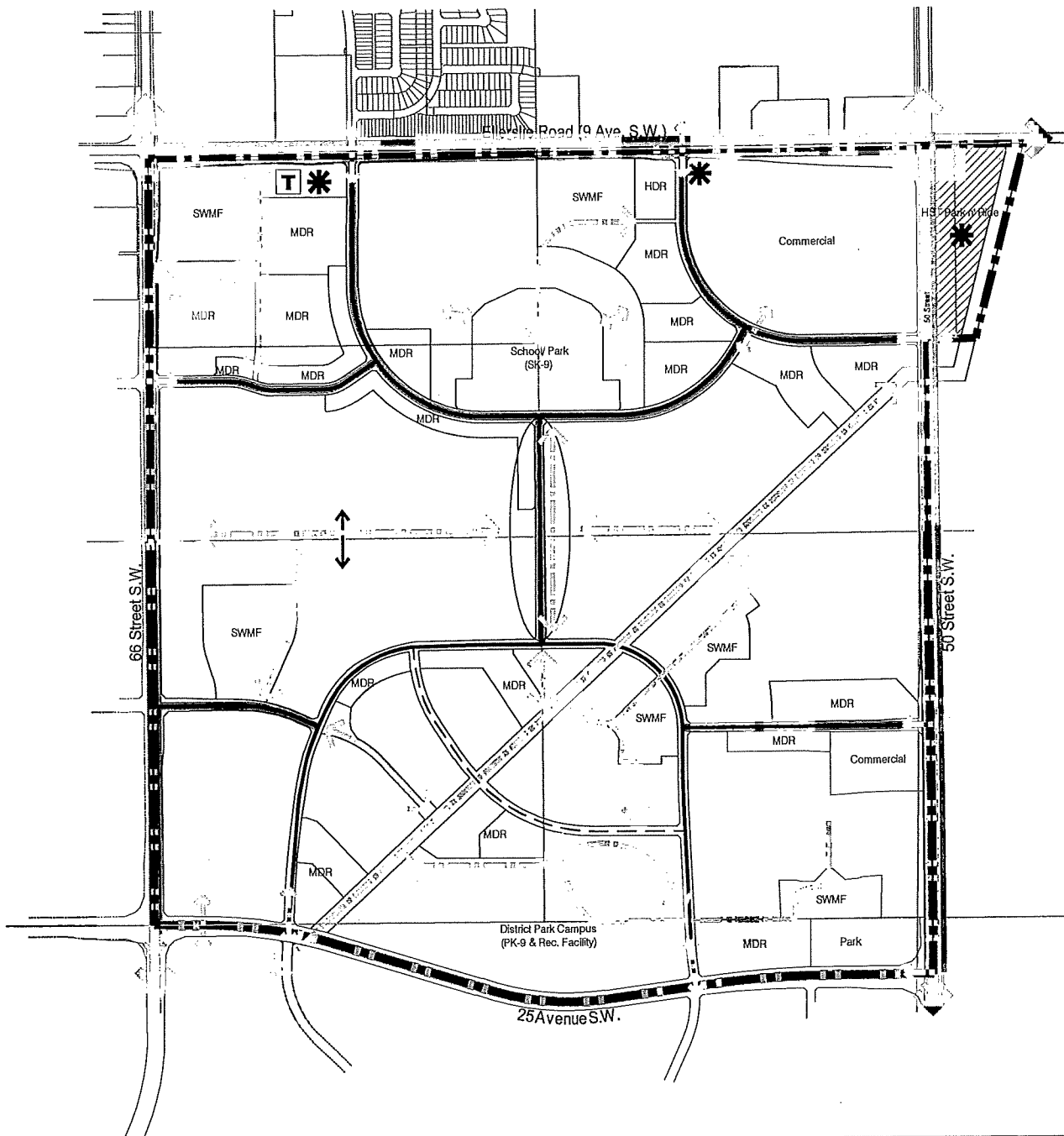
NOTE:  
THIS MAP IS CONCEPTUAL ONLY. SPECIFIC LOCATION OF MAJOR  
FACILITIES AND ALIGNMENT OF ROADWAYS MAY CHANGE  
AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.

### WALKER

Neighbourhood Structure Plan Amendment

FIGURE 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              |                               |                 |

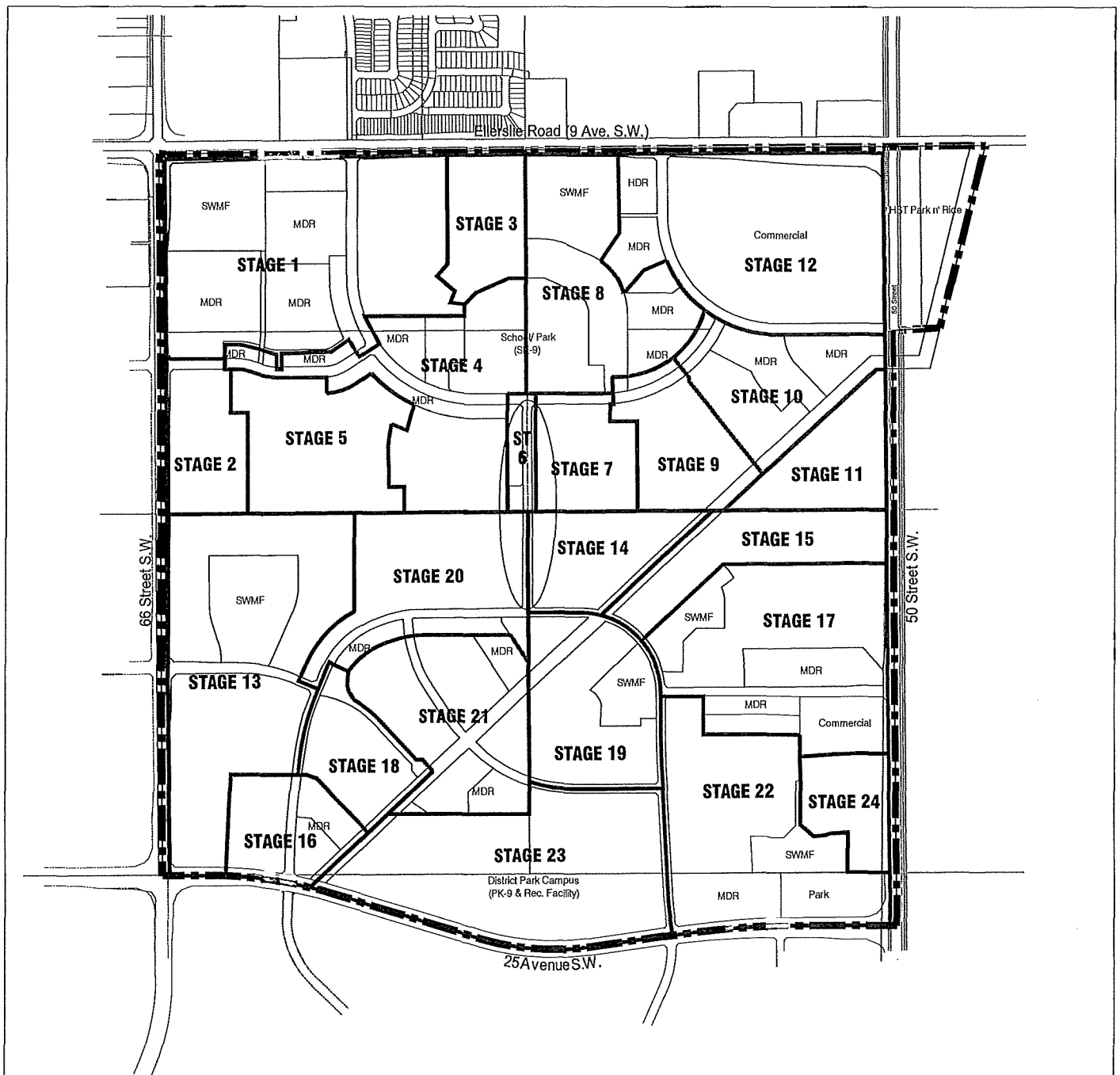
NOTE:  
THIS MAP IS CONCEPTUAL ONLY. SPECIFIC LOCATION OF MAJOR  
FACILITIES AND ALIGNMENT OF ROADWAYS MAY CHANGE  
AT TIME OF NEIGHBOURHOOD PLAN PREPARATION.

## WALKER

Neighbourhood Structure Plan Amendment

FIGURE 11.0 | Transportation Network Plan





## Legend

- Walker NSP Boundary
- Stage 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 12.0 | Staging Plan

