

Bylaw 19458

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 Bylaw 14595, 14854 and 18568; 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. add a paragraph after the last paragraph in Section 5.4:

“ As shown on Figure 5.0, a commercial site has been located to take advantage of access and visibility along 111th Street SW. The site is intended to provide daily services for surrounding residents as well as the general public travelling by the site. The site will provide both vehicular and non-vehicle access, as well as adequate parking for all modes of transportation. Fencing and landscaping will be used along the eastern edge of the site to buffer from adjacent residential properties.”

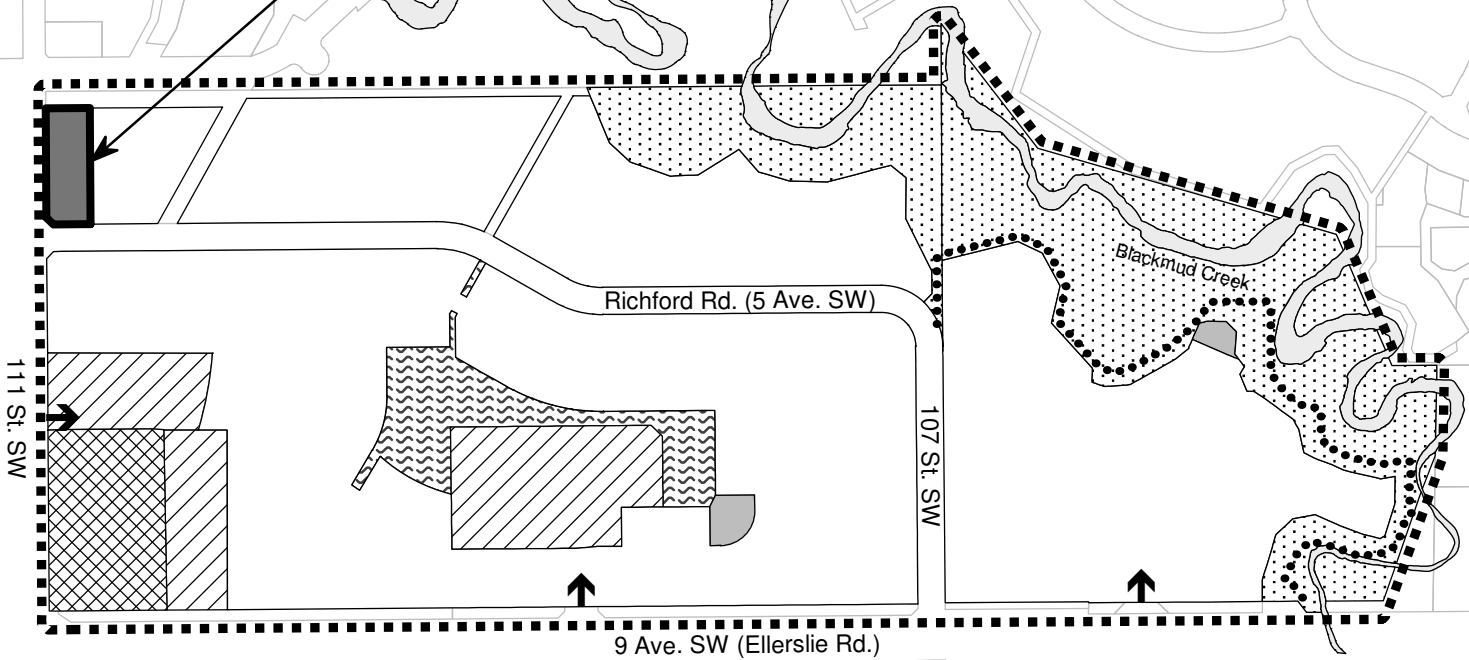
b. delete the land use and population statistics entitled “Richford Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 14854” and replace with the following:

RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19458

	Area (ha)	% of GDA				
Gross Area	54.67					
Environmental Reserve	10.29					
Pipeline ROW						
Pipeline Rights-of-Way	1.35					
Transportation ROW	0.22					
Gross Developable Area	42.81	100.0				
Stormwater Management Facilities & Public Utility Lots						
Stormwater Management Facilities / PUL's	1.67	3.8				
Non-Residential Land Uses						
Dispersed Park Site	0.27	0.6				
Circulation						
Richford Road (5 Avenue SW and 107 Street)	2.56	5.9				
Local & Collector Roadways	4.18	9.7				
Net Developable Area	34.13	79.7				
Low Density Residential (Existing CR)	11.99	28.0				
Low Density Residential	16.37	38.2				
Medium Density Residential	3.88	9.1				
High Density Residential	1.49	3.5				
Commercial	0.4	0.8				
	Area (ha)	Units/ha	Units	% of Total	Persons/Unit	Population
Low Density Residential (Existing CR)	11.99	n/a	24	3.45%		83
Low Density Residential	16.37	20	327	47.0%	3.46	1,131
Medium Density Residential	3.88	25	97	14.0%	3.46	289
High Density Residential	1.49	165	246	35.4%	2.98	394
Total Residential	33.73		694	100.0%	1.60	1,897

Density: 34.6 persons per gross hectare; 56.2 persons per net residential hectare
Housing Mix Ratio: 50.6% LDR / 14.0% MDR / 35.4% HDR











Amendment Area



**BYLAW 19458
AMENDMENT TO
RICHFORD**

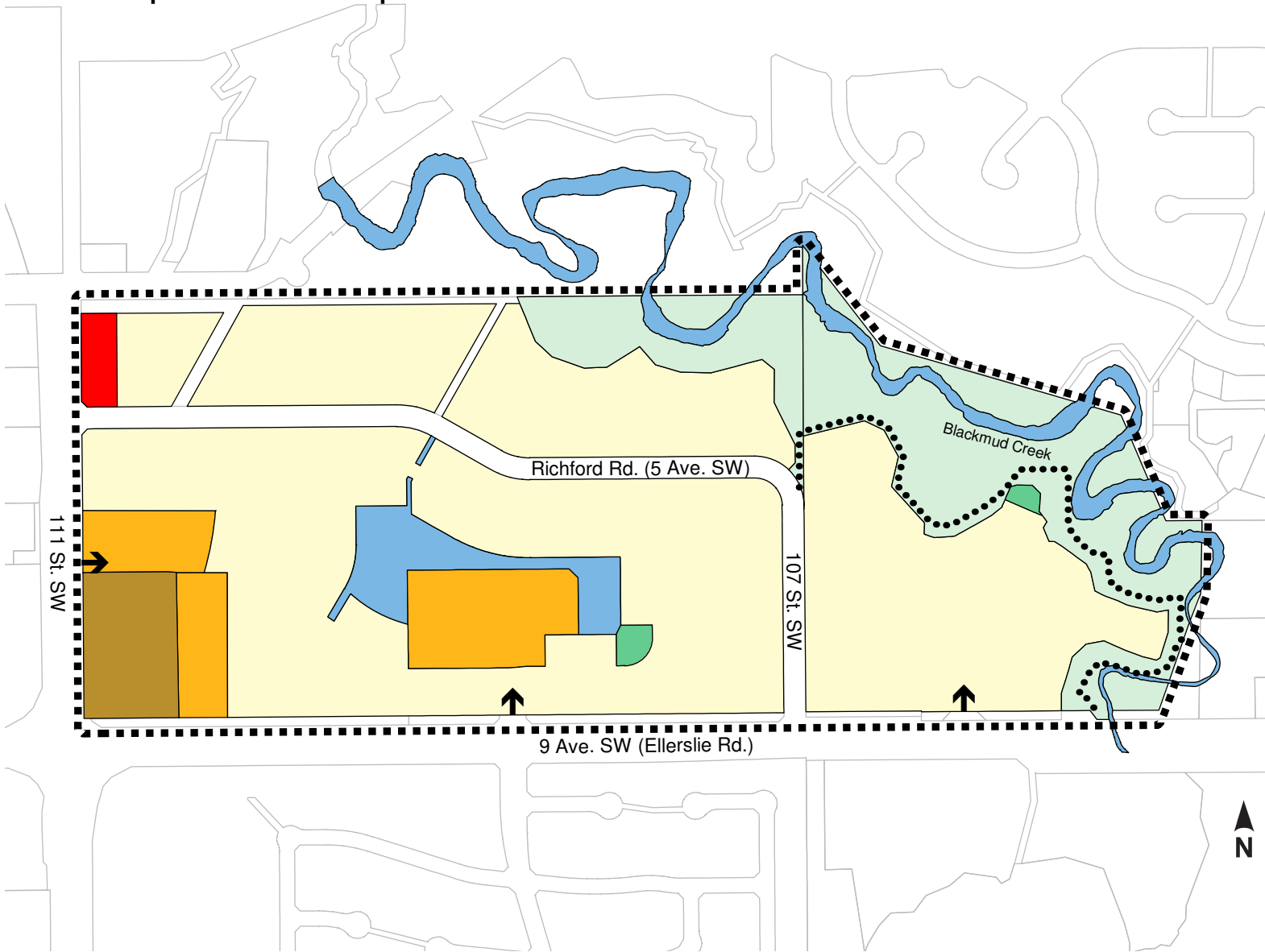
Neighbourhood Area Structure Plan
(as amended)













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

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

Figure 5.0
Development Concept



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