

Bylaw 18781

A Bylaw to amend Bylaw 12550, as amended, being the
Rutherford 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, passed Bylaw 12550, being the Rutherford Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the Rutherford Neighbourhood Area Structure Plan through the passage of Bylaw 13042, 13325, 13405, 13715, 13974, 13975, 14052, and 15563; and

WHEREAS an application was received by the City Planning to amend the Rutherford Neighbourhood Area 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 12550, as amended, the Rutherford Neighbourhood Area Structure Plan is hereby amended by:
 - a) adding the new paragraph “The site located at 1107 - 127 Street SW shall be permitted to be developed as a low density residential, or health services uses that maintains the exterior residential character of the existing building through the use of a Direct Control Provision.” after paragraph 2 of Section 5.2.1 Low Density Residential.
 - b) deleting the statistics entitled “Table 3* Rutherford Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 15563” and substituting with the following;

Table 3
Rutherford Neighbourhood Area Structure Plan Land Use and Population Statistics
Bylaw 18781

LAND USE	Area (ha)	% of GDA				
Gross Area	219.4					
Pipeline Right-of-Way	3.56					
Transit Right-of-Way	2.2					
Gross Developable Area	213.64	100%				
Commercial	3.17	1.5%				
Parkland, Recreation, School, Municipal Reserve						
Dispersed Parks	1.2	0.6%				
Public K-8 School / Park Site	6.9	3.2%				
Separate K-9 School / Park Site	5.6	2.6%				
Virginia Park Woodland	2.5	1.2%				
Southwest Mixedwood Natural Area	3.8	1.8%				
Transportation						
Circulation	38.69	18.1%				
Infrastructure / Servicing						
Stormwater Management	8.29	3.9%				
Total Non-Residential Area	70.16	32.8%				
Net Residential Area	143.48	66.9%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential						
<i>Single/Semi-Detached</i>	111.77	25	2794.25	2.8	7,824	77.9%
Medium Density Residential						
<i>Row Housing</i>	7.68	45	346	2.8	968	5.4%
<i>Low-Rise/Medium Density Housing</i>	23.46	90	2,111	1.8	3,801	16.4%
High Density Residential						
<i>Medium to High Rise Units</i>	0.57	225	128	1.5	192	0.4%
Total	143		5,380		12,784	100%
Gross Population Density:	60 persons per gross developable hectare					
Net Population Density:	89 persons per net residential hectare					
Unit Density:	38 units per net residential hectare					
LDR/MDR/HDR RATIO	52%	46%	2%			
STUDENT GENERATION STATISTICS						
Public School Board			855			
Elementary	427					
Junior High	214					
Senior High	214					
Separate School Board			342			
Elementary	171					
Junior High	85					
Senior High	85					
Total Student Population			1,196			

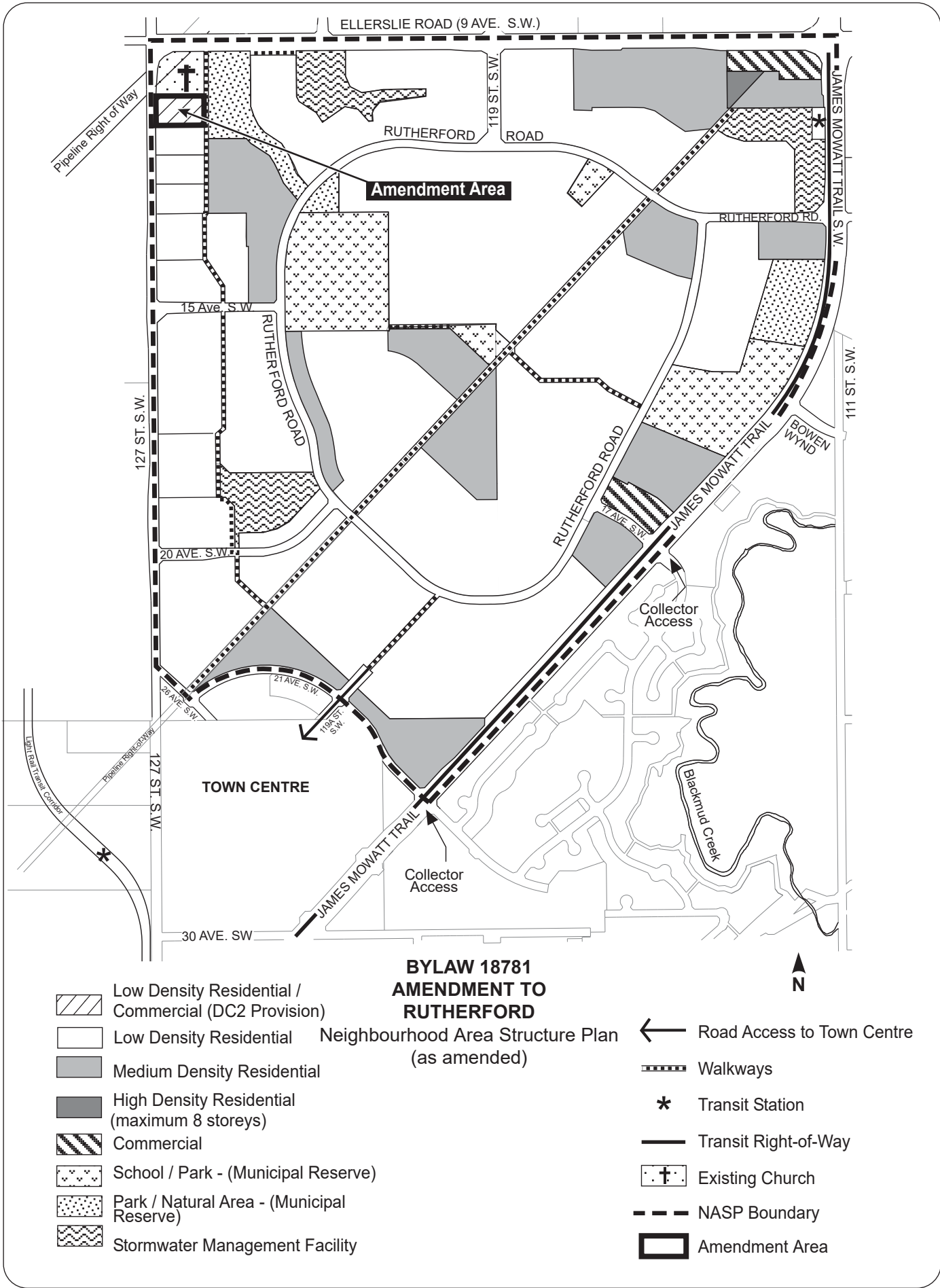
- c) deleting the map entitled “Bylaw 15563 Amendment to Rutherford Neighbourhood Area Structure Plan (as amended)” and substituting therefore the map entitled “Bylaw 18781 Amendment to Rutherford Neighbourhood Area Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw; and
- d) deleting the figure entitled “Figure 6* Development Concept” and substituting therefore the figure entitled “Figure 6 – Development Concept” attached hereto as Schedule “B” and forming part of this Bylaw; and

READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.








THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 18781
AMENDMENT TO
RUTHERFORD
Neighbourhood Area Structure Plan
(as amended)**

-  Low Density Residential / Commercial (DC2 Provision)
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential (maximum 8 storeys)
-  Commercial
-  School / Park - (Municipal Reserve)
-  Park / Natural Area - (Municipal Reserve)
-  Stormwater Management Facility








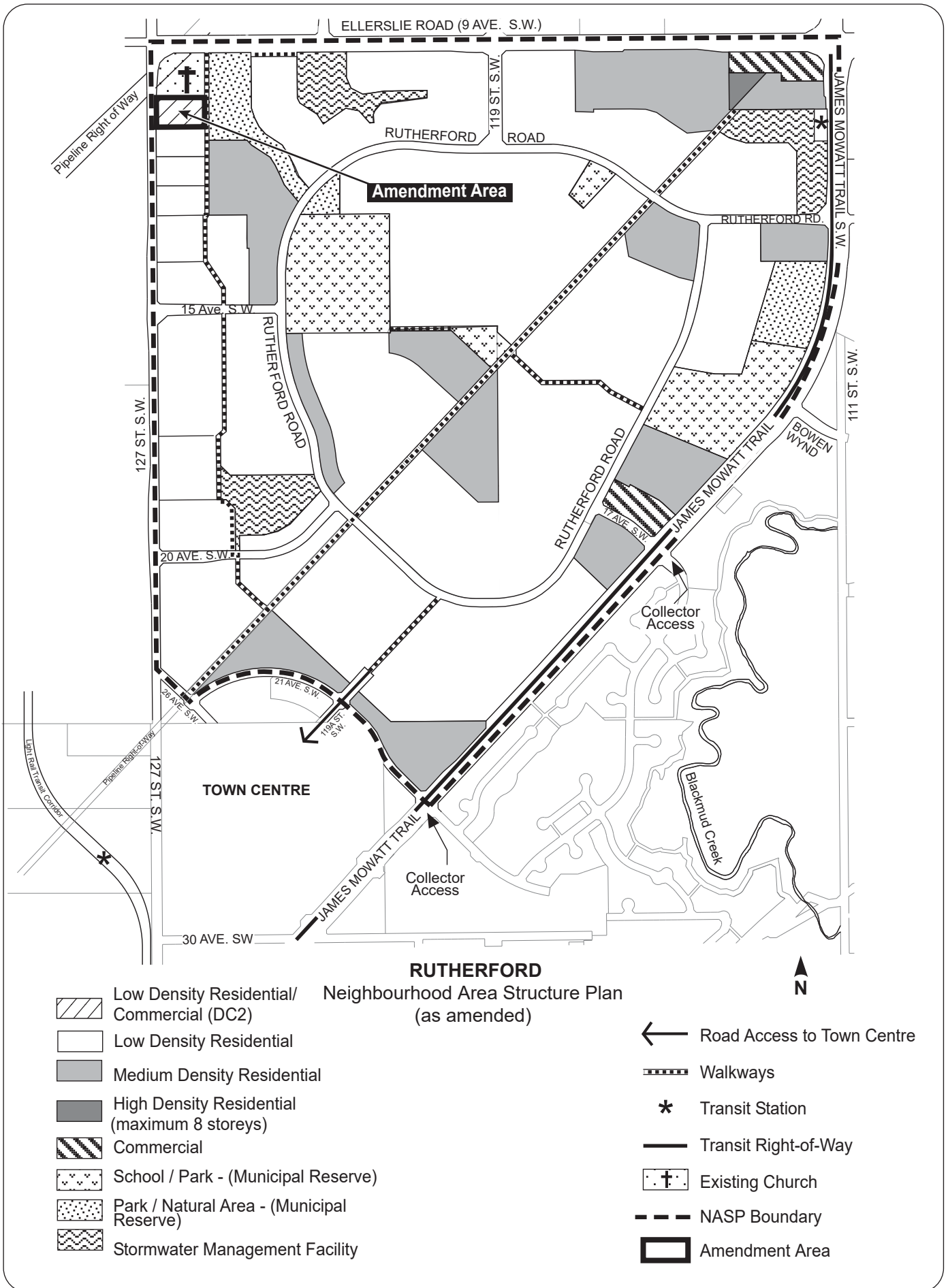








-  Road Access to Town Centre
-  Walkways
-  Transit Station
-  Transit Right-of-Way
-  Existing Church
-  NASP Boundary
-  Amendment Area







Figure 6 - Development Concept

SCHEDULE "B"



-  Low Density Residential/ Commercial (DC2)
-  Low Density Residential
-  Medium Density Residential
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(as amended)

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