

Bylaw 19638  
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, 18928, and 19202; 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. delete the map “Bylaw 19202- Walker Neighbourhood Structure Plan (as amended)” and replace it with “Bylaw 19638- Amendment to Walker Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
  - b. delete the statistics entitled the “Walker Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 19202” and replace it with the following:

## BYLAW 19638

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

	Area (ha)	% of GDA
<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	120.73	25	3018	55.7	2.8	8451
Medium Density Residential						
Row Housing	21.26	45	957	17.6	2.8	2679
Low Rise	13.39	90	1205	22.2	1.8	2169
High Density	1.08	225	243	4.5	1.5	365
<b>Total Residential</b>	<b>156.46</b>		<b>5423</b>	<b>100.0%</b>		<b>13664</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>

- c. delete the map “Figure 6.0 - Development Concept” and replace it 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 it 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 it 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 it 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 it 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 it 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 it 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. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

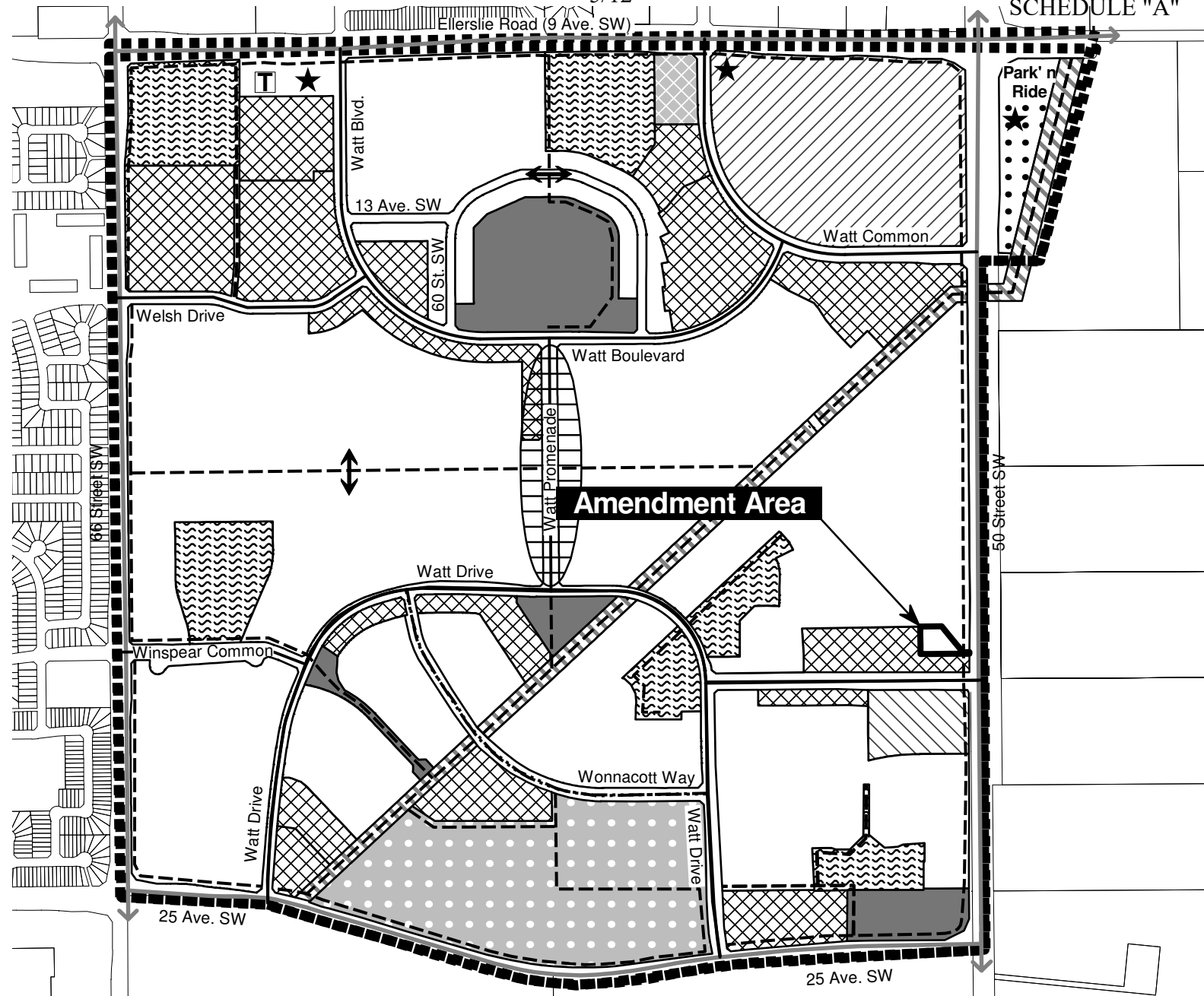
THE CITY OF EDMONTON

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MAYOR






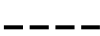













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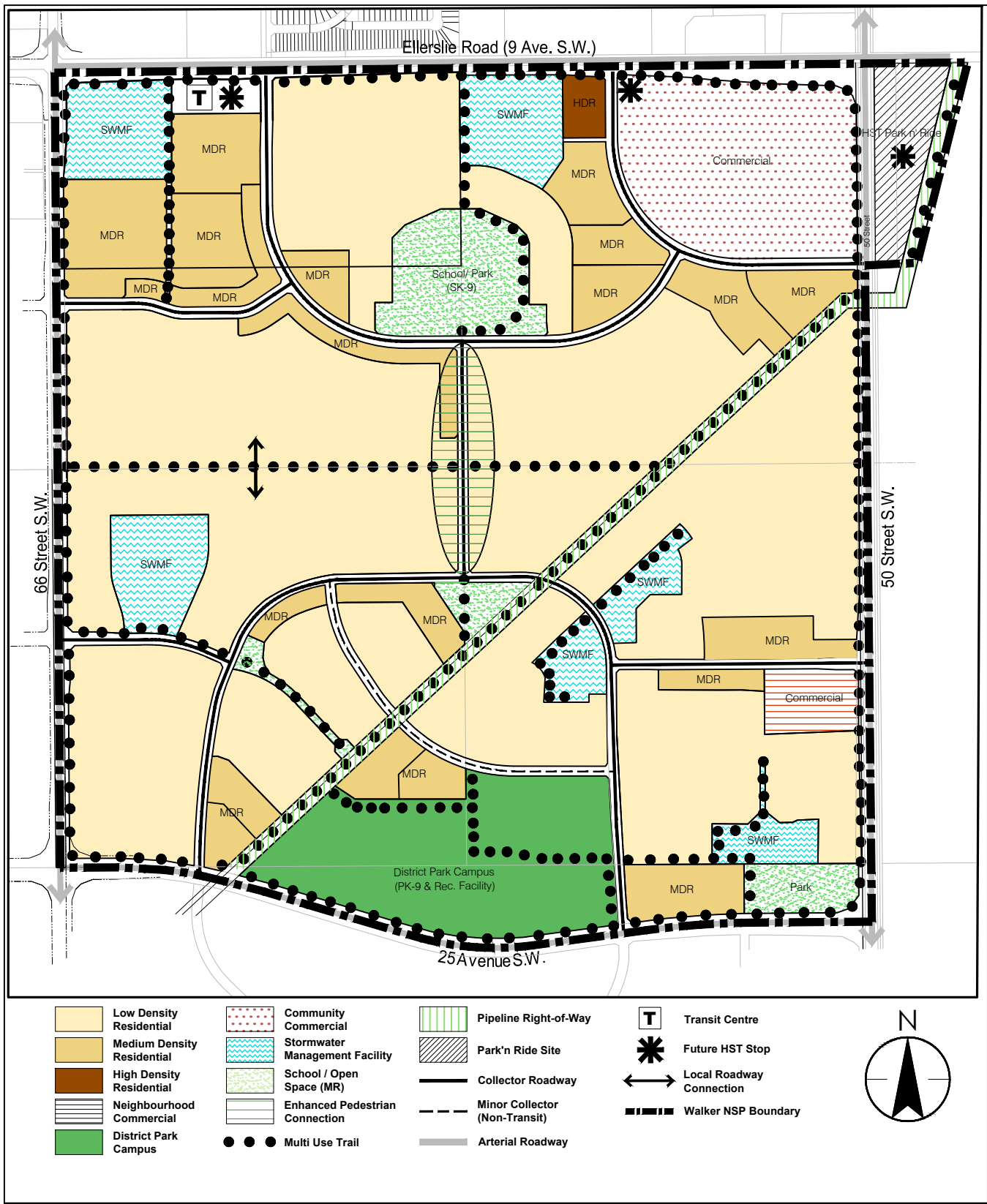


**BYLAW 19638  
AMENDMENT TO  
WALKER**  
Neighbourhood Structure Plan  
(as amended)



- |   |                                |   |                                |
|---|--------------------------------|---|--------------------------------|
|  | 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.



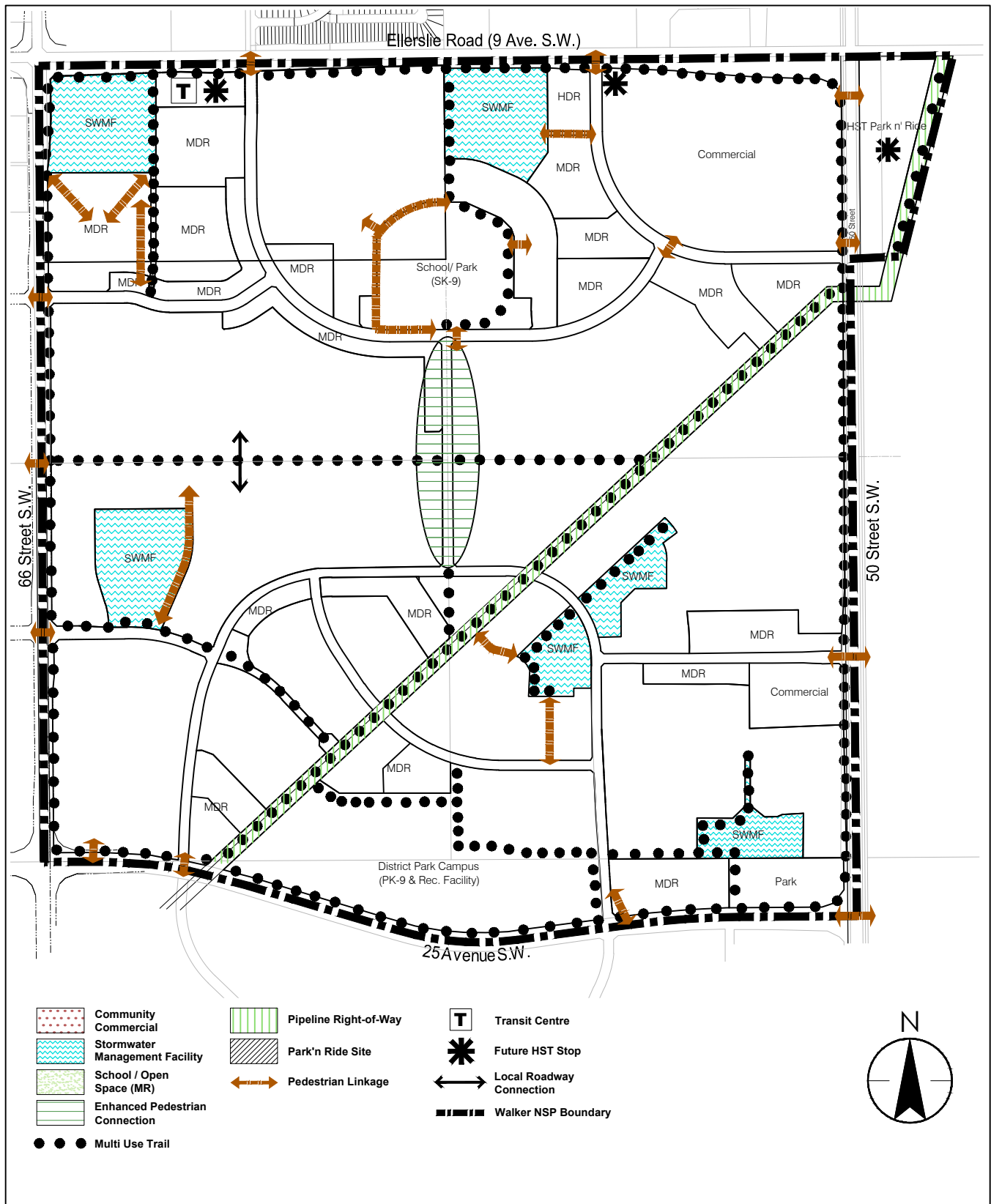
WALKER  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

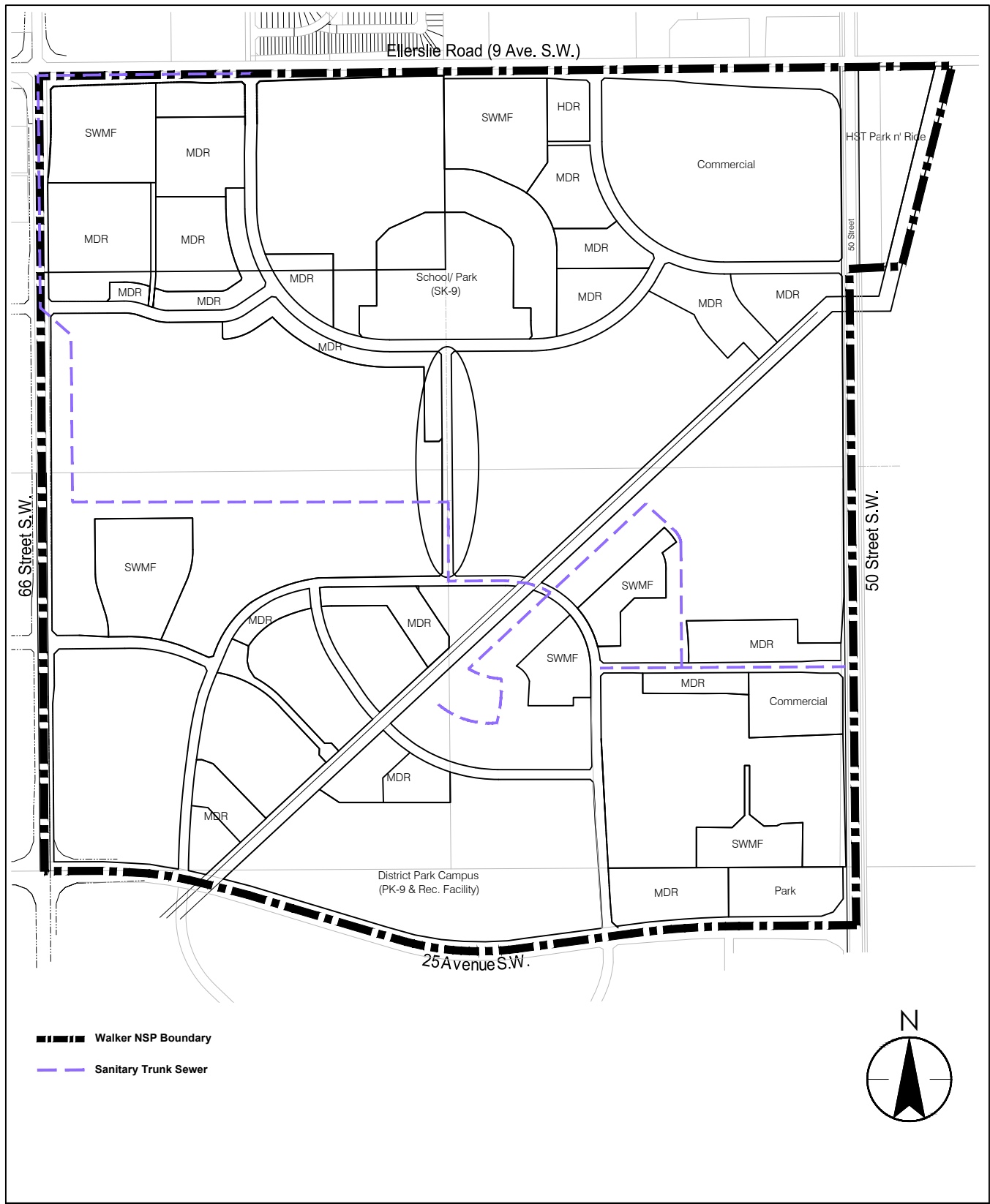
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Title

DEVELOPMENT CONCEPT





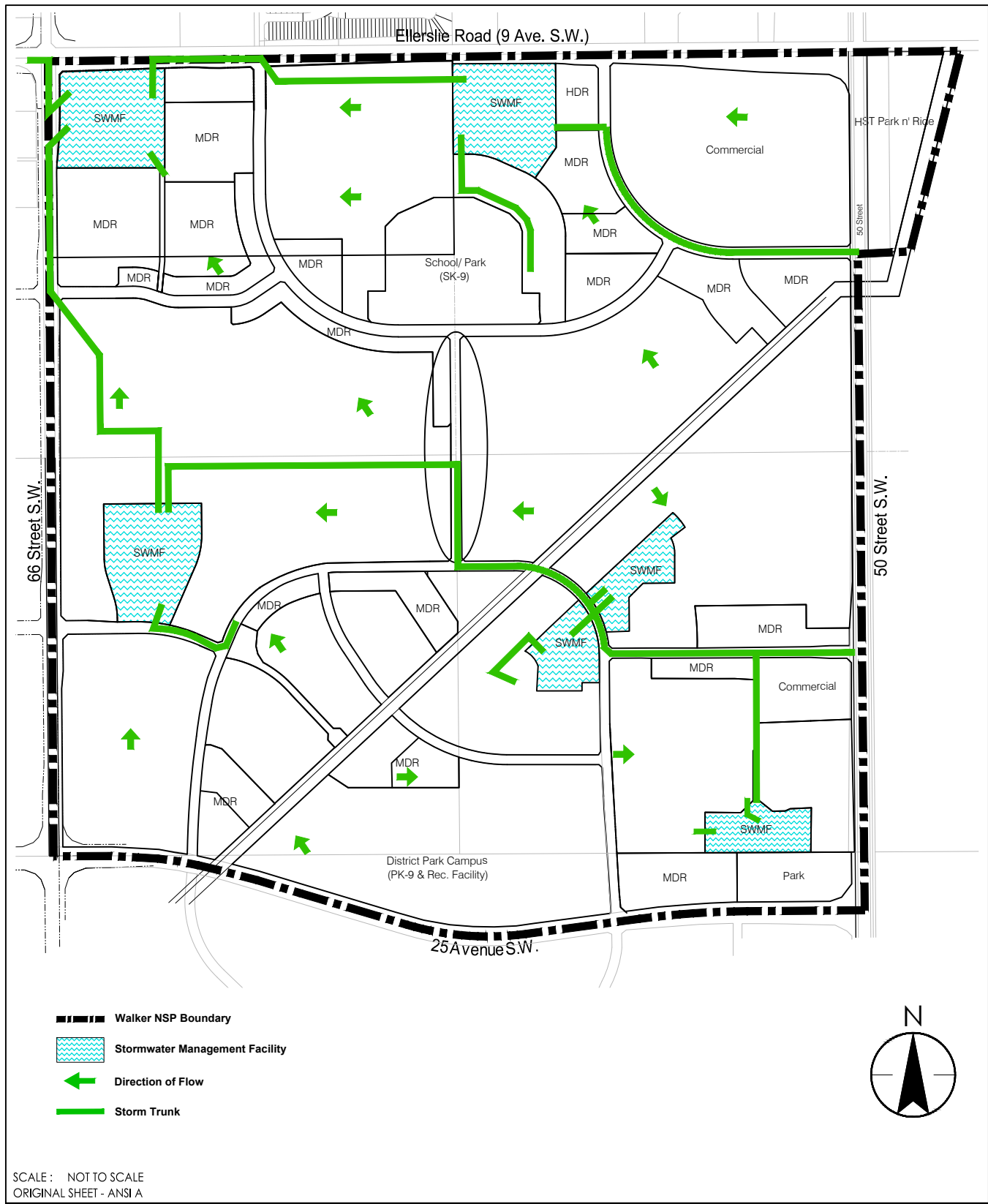


WALKER  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
8.0

Title  
SANITARY SERVICING  
PLAN





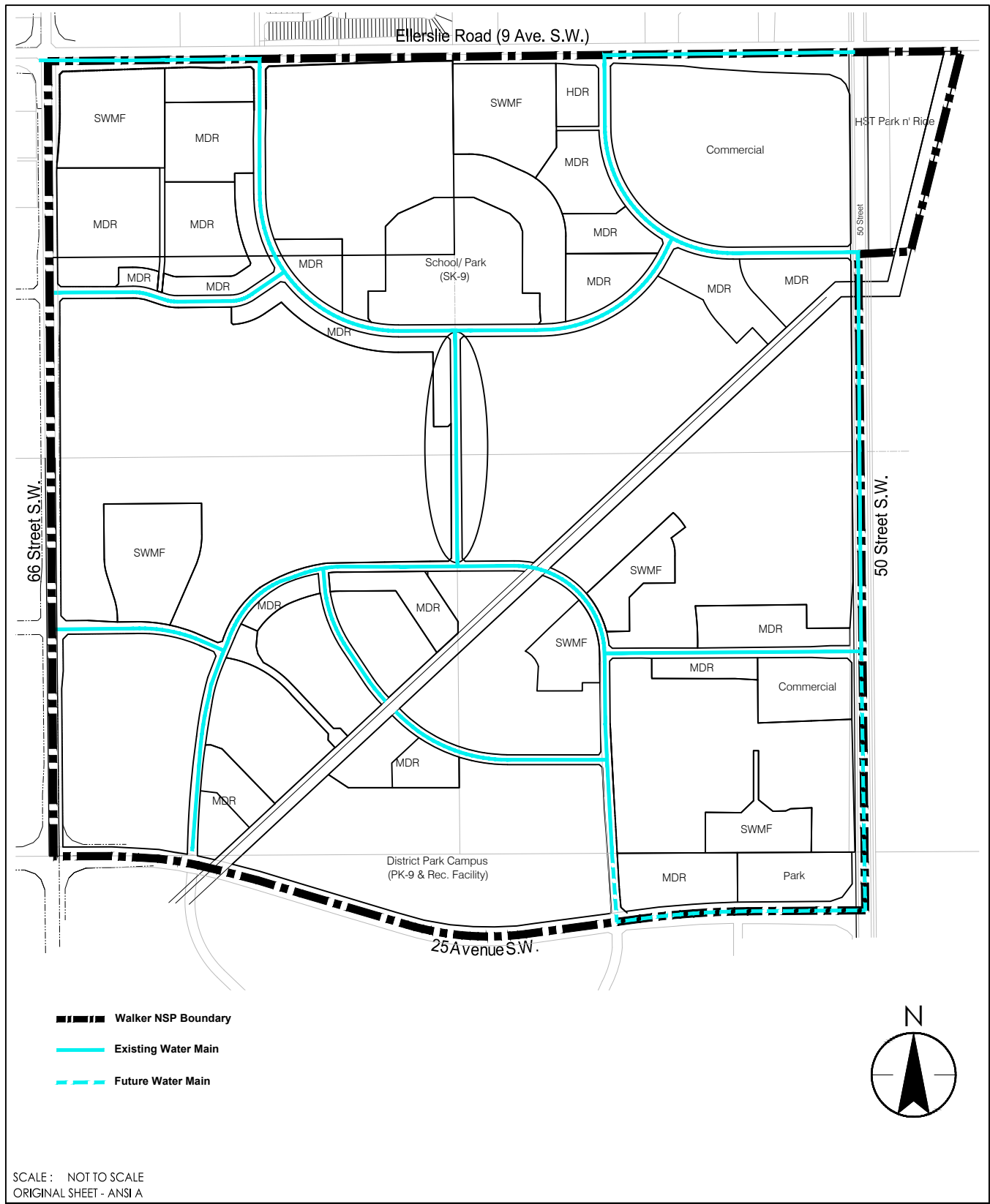
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NEIGHBOURHOOD STRUCTURE PLAN

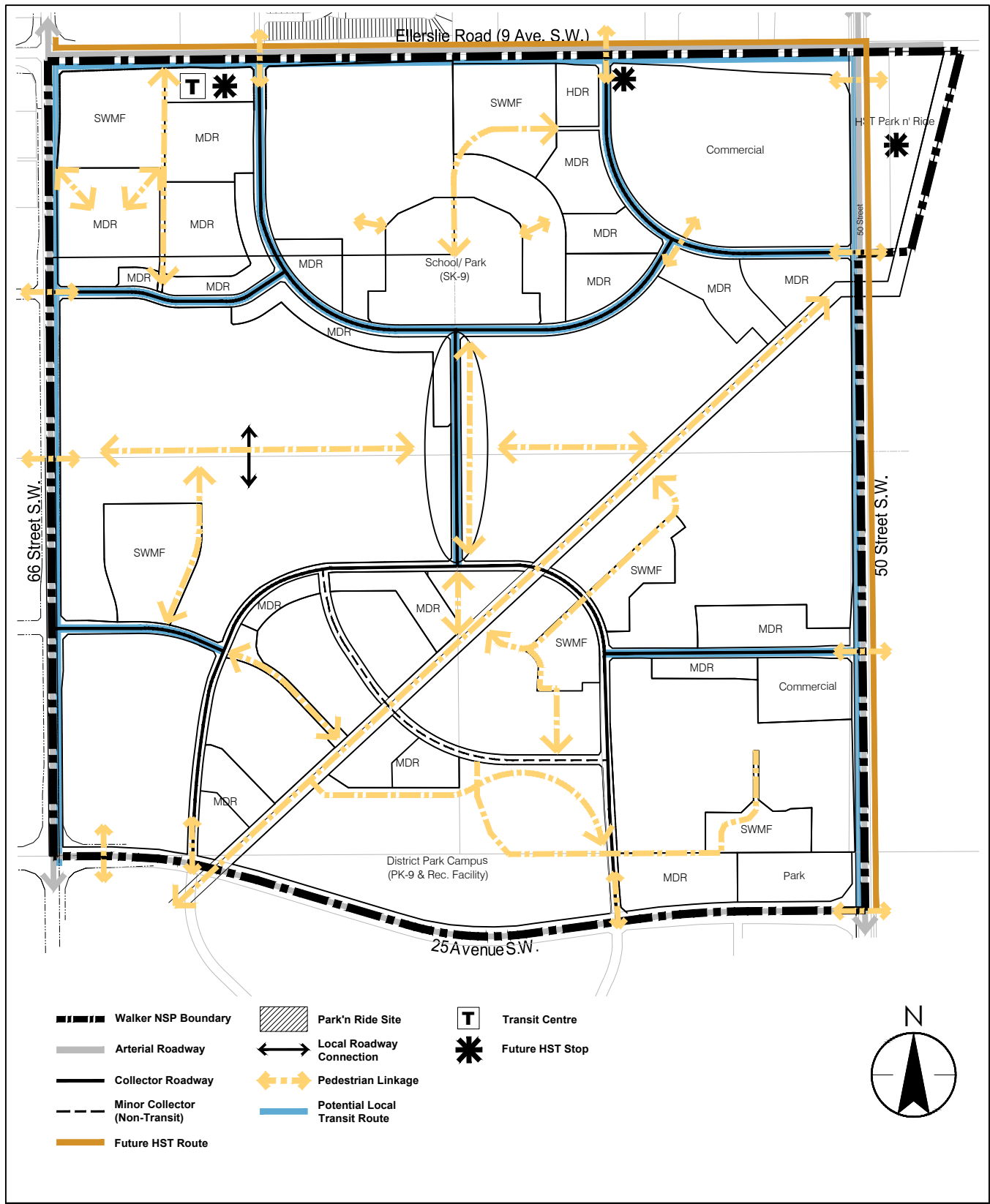
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STORM DRAINAGE  
PLAN





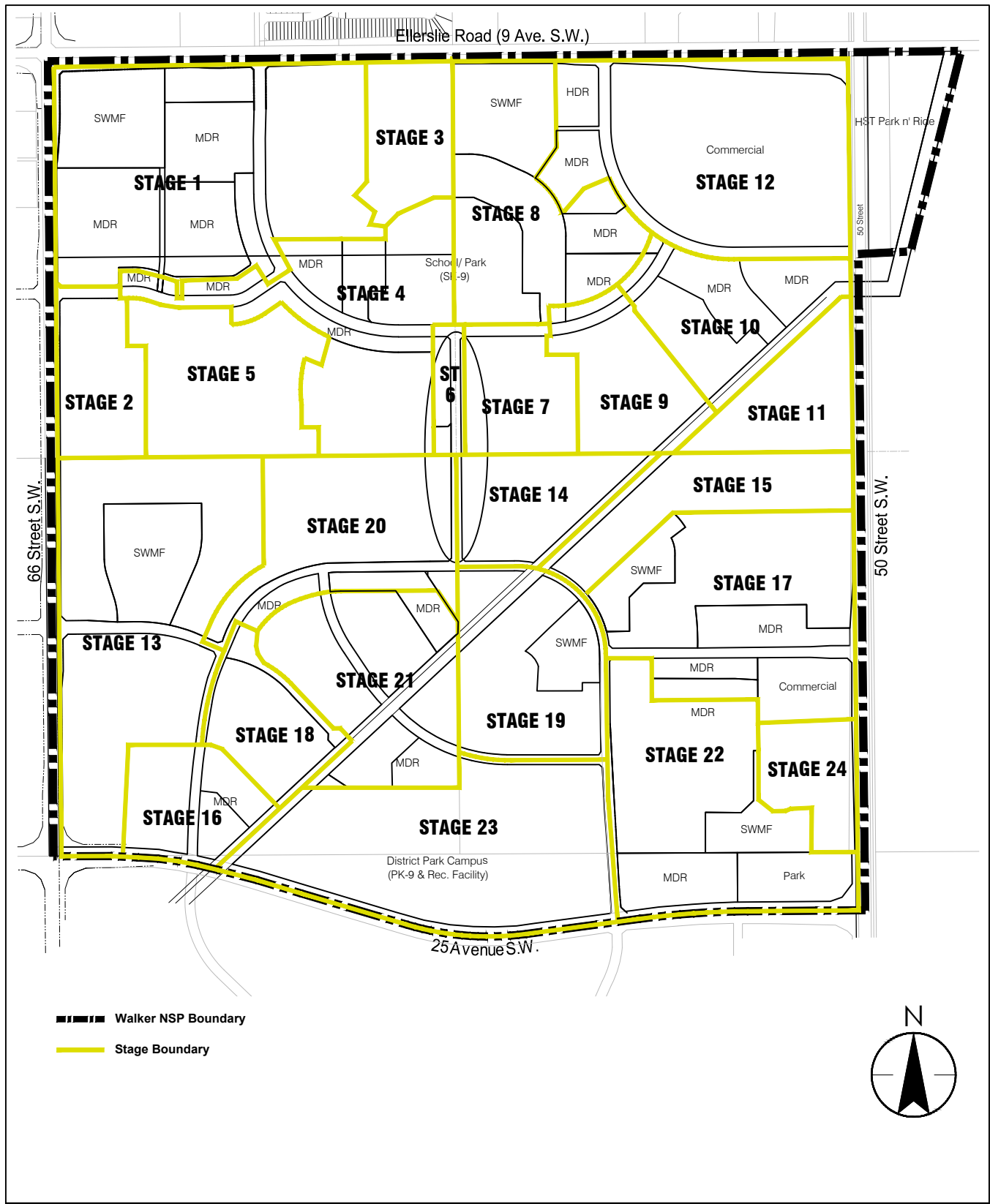
WALKER  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

11.0

Title

TRANSPORTATION  
NETWORK PLAN



WALKER  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

12.0

Title

STAGING PLAN