

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

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

	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	120.73	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
Total Residential	156.46		5423	100.0%		13664

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

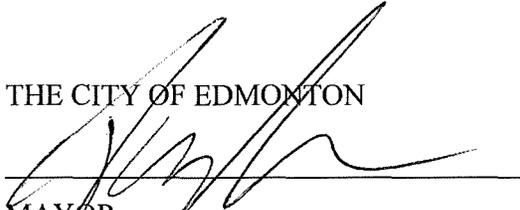
Student Generation Statistics

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

- 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	20th day of April	, A. D. 2021;
READ a second time this	20th day of April	, A. D. 2021;
READ a third time this	20th day of April	, A. D. 2021;
SIGNED and PASSED this	20th day of April	, A. D. 2021.

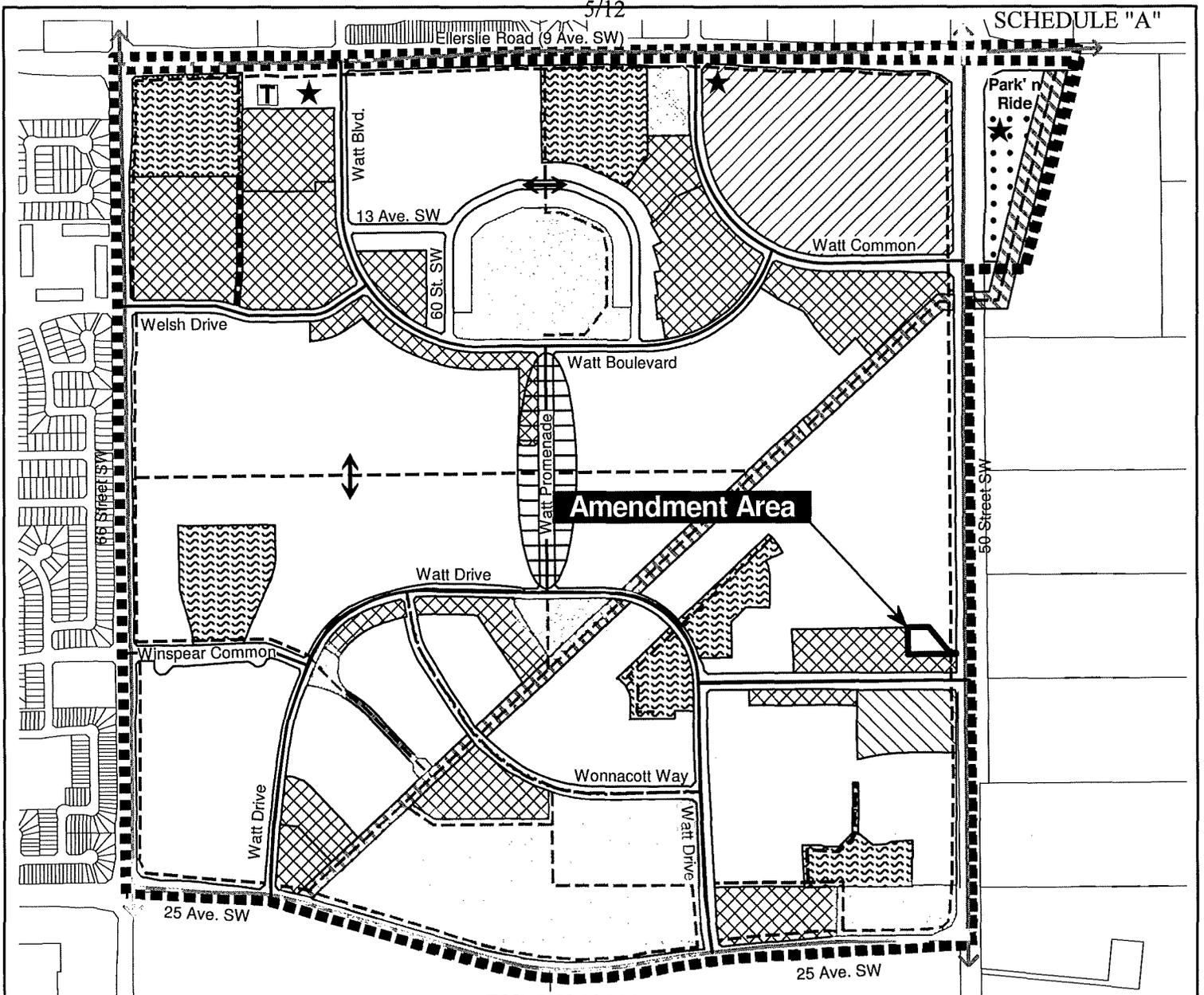
THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK

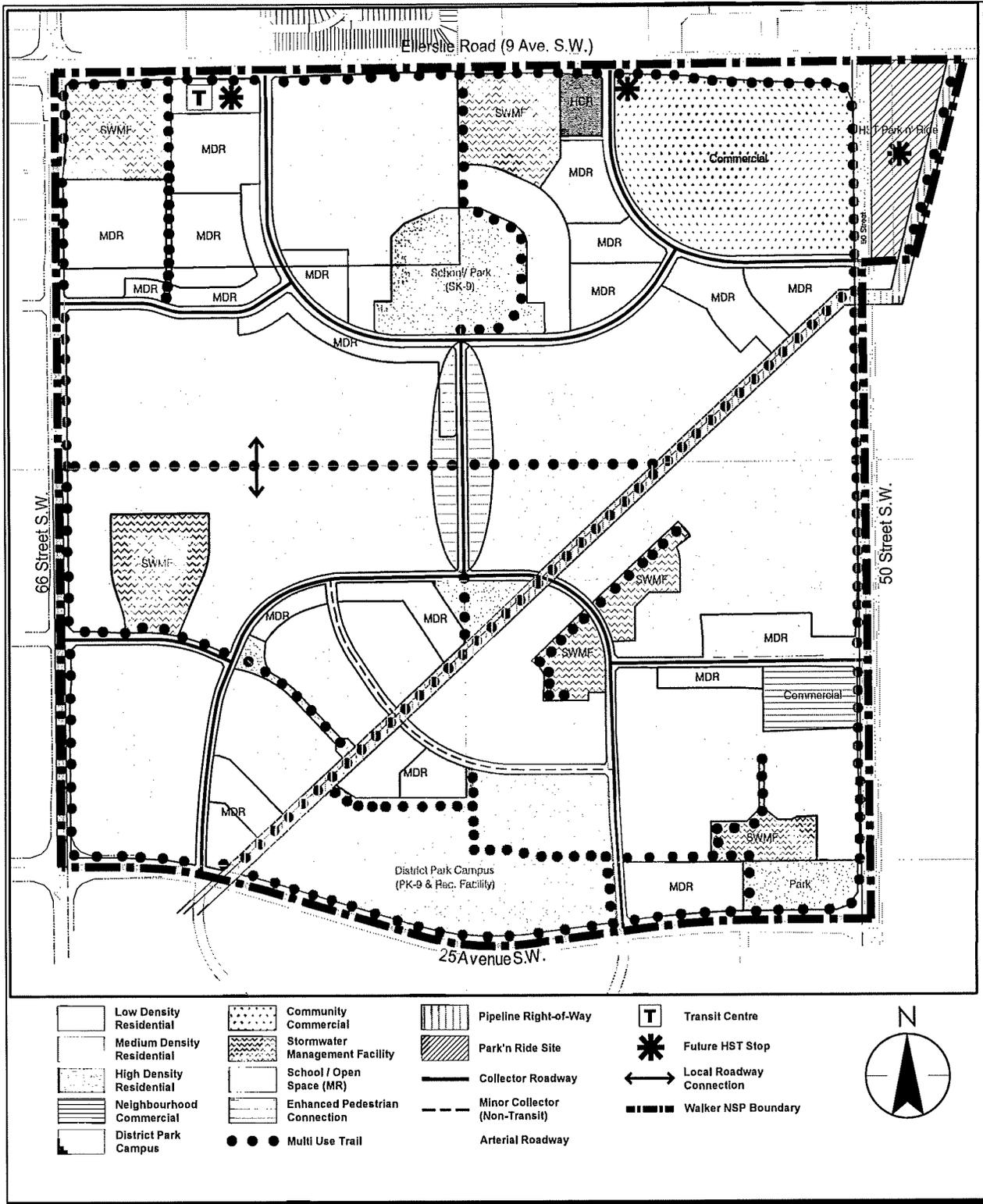


**BYLAW 19638
AMENDMENT TO
WALKER**
Neighbourhood Structure Plan
(as amended)

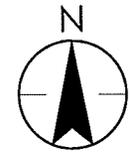


- | | | | |
|---|--------------------------------|---|--------------------------------|
|  | Low Density Residential |  | Park 'n Ride Site |
|  | Medium Density Residential |  | Enhanced Pedestrian Connection |
|  | High Density Residential |  | Multi-Use Trail |
|  | Community Commercial |  | Transit 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 |

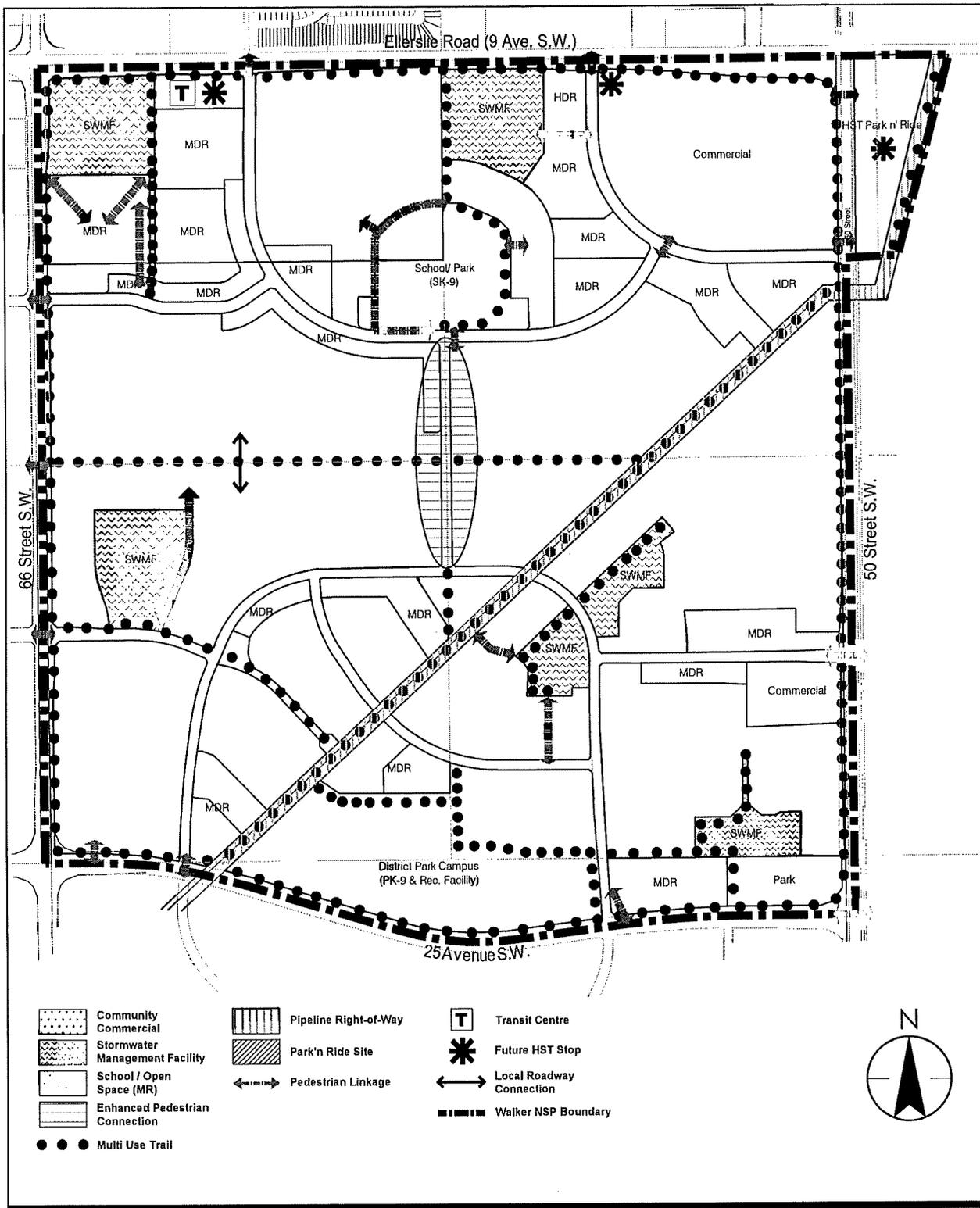
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



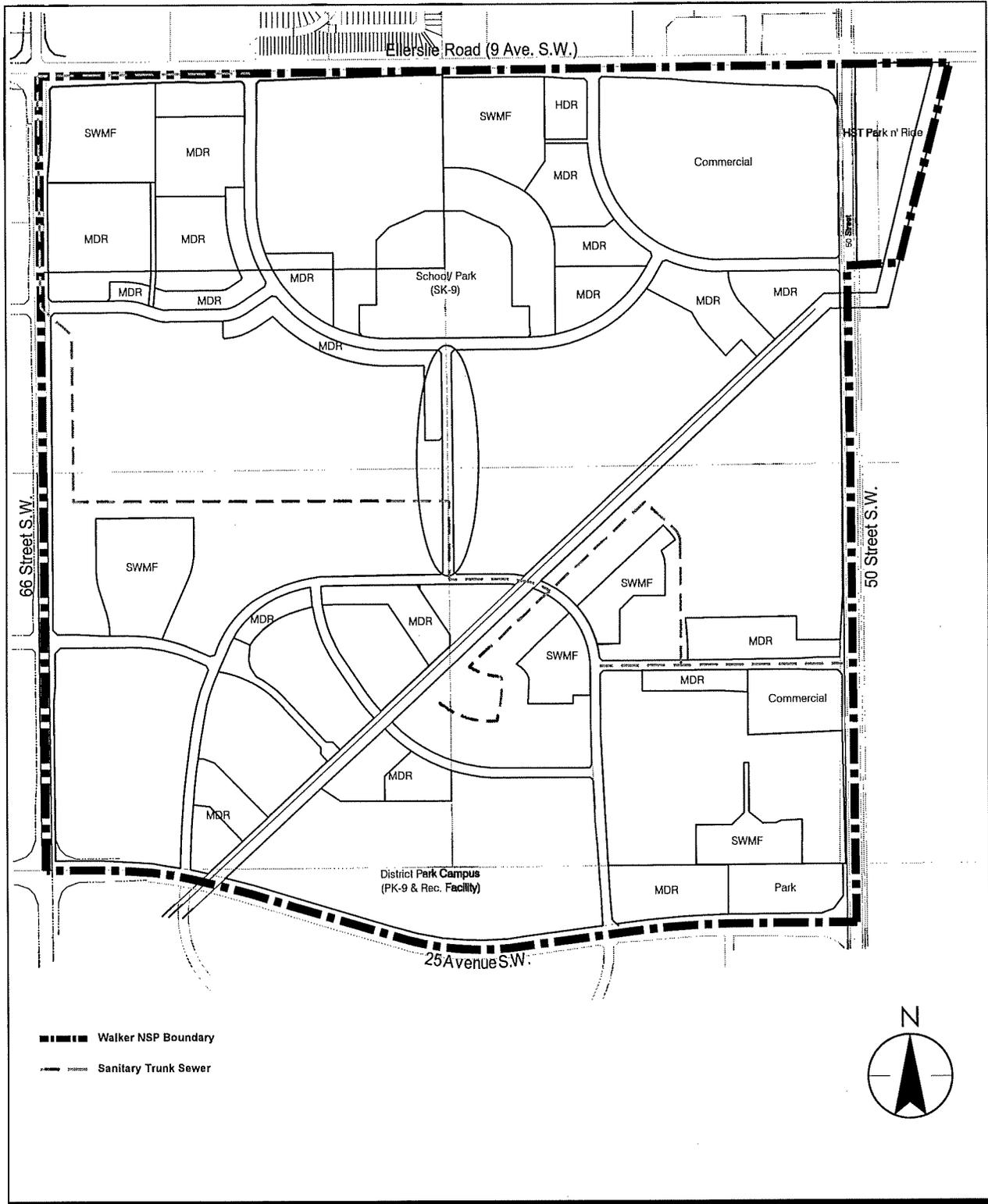
Low Density Residential	Community Commercial	Pipeline Right-of-Way	Transit Centre
Medium Density Residential	Stormwater Management Facility	Park'n Ride Site	Future HST Stop
High Density Residential	School / Open Space (MR)	Collector Roadway	Local Roadway Connection
Neighbourhood Commercial	Enhanced Pedestrian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



WALKER
NEIGHBOURHOOD STRUCTURE PLAN
Figure No. 6.0
Title DEVELOPMENT CONCEPT



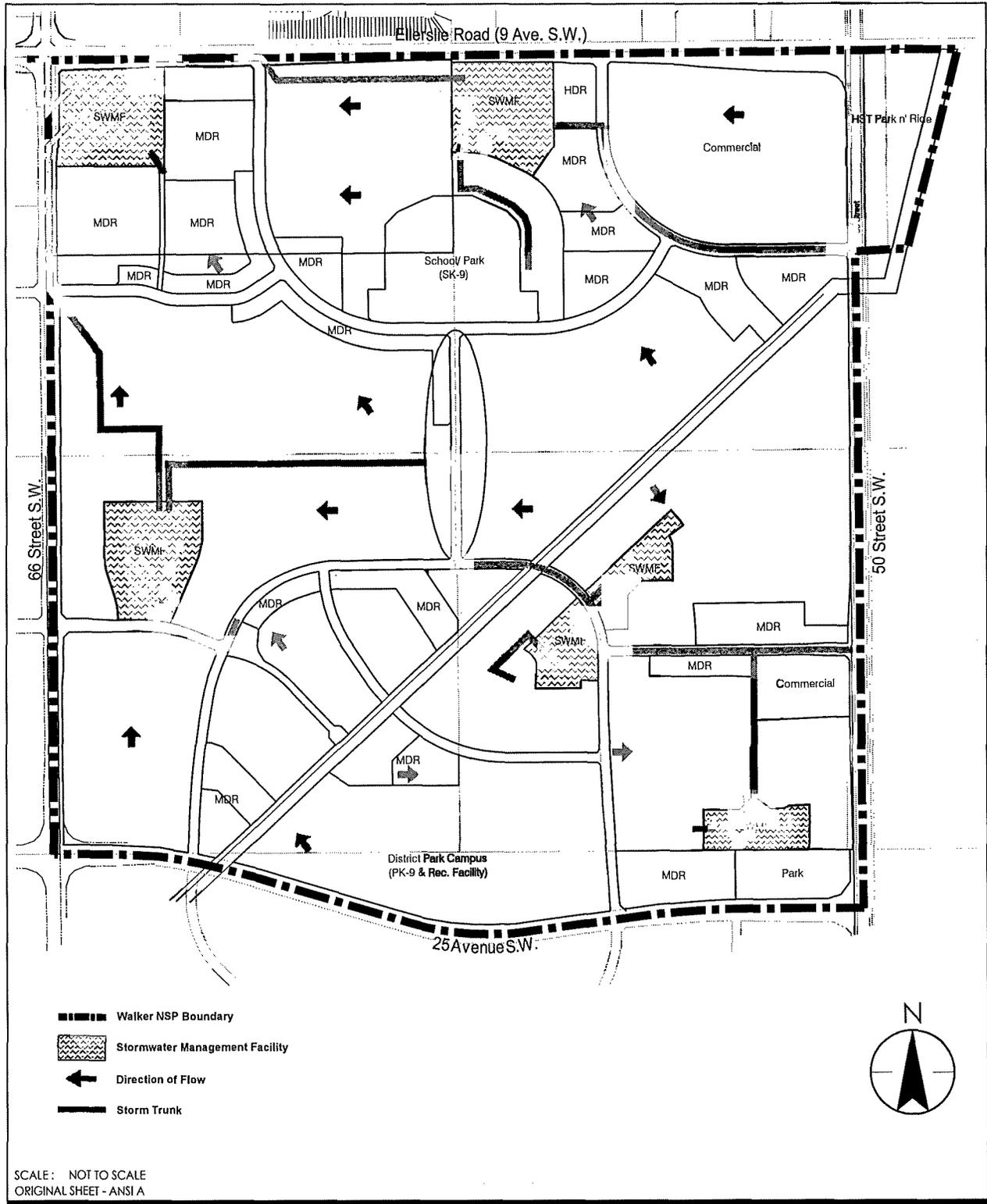
WALKER
 NEIGHBOURHOOD STRUCTURE PLAN
 Figure No. 7.0
 Title PEDESTRIAN / BICYCLE NETWORK PLAN



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



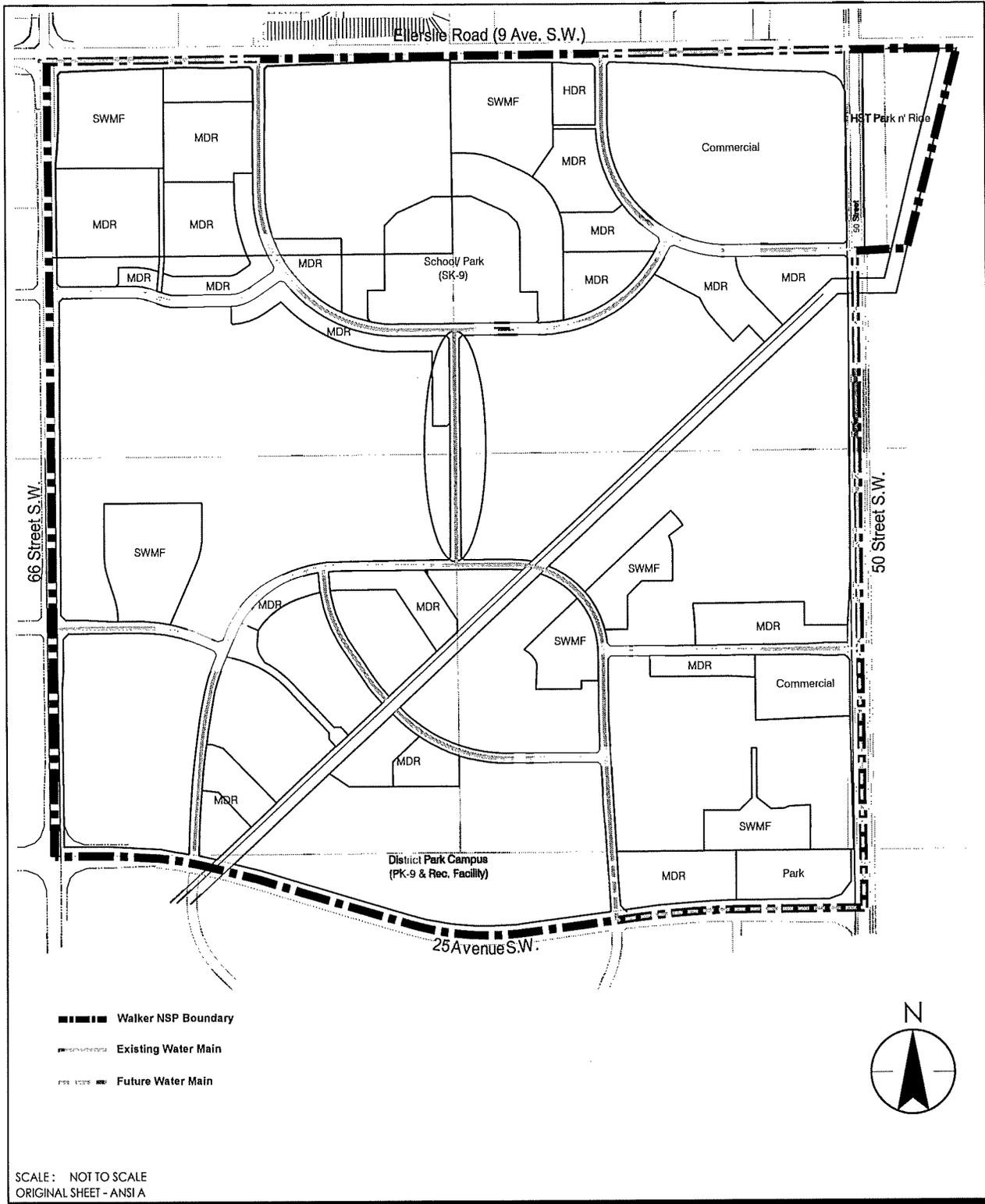
WALKER
 NEIGHBOURHOOD STRUCTURE PLAN
 Figure No.
 8.0
 Title
 SANITARY SERVICING
 PLAN



WALKER
NEIGHBOURHOOD STRUCTURE PLAN

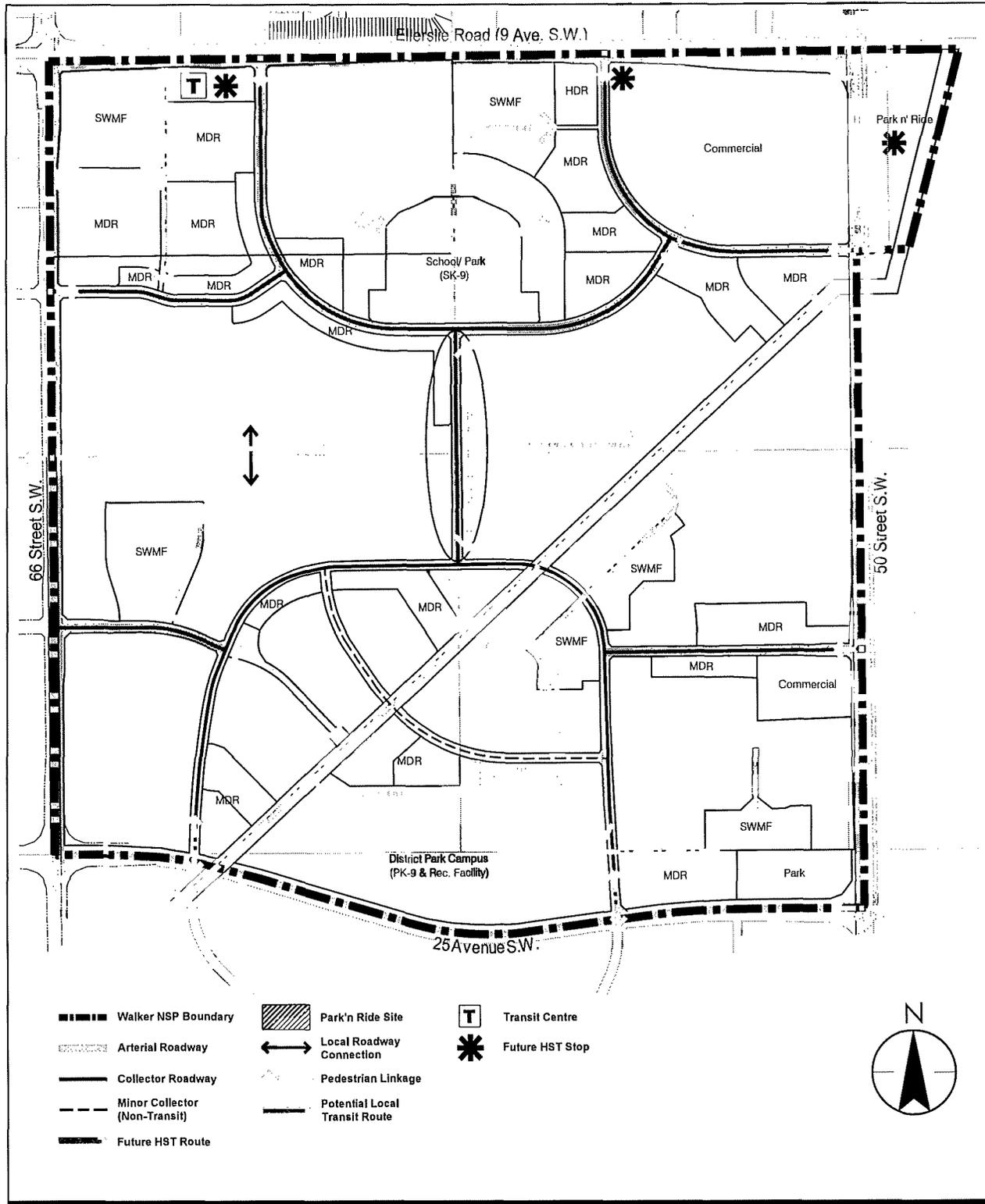
Figure No. 9.0

Title STORM DRAINAGE PLAN

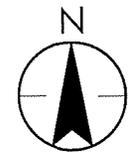


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ORIGINAL SHEET - ANSI A

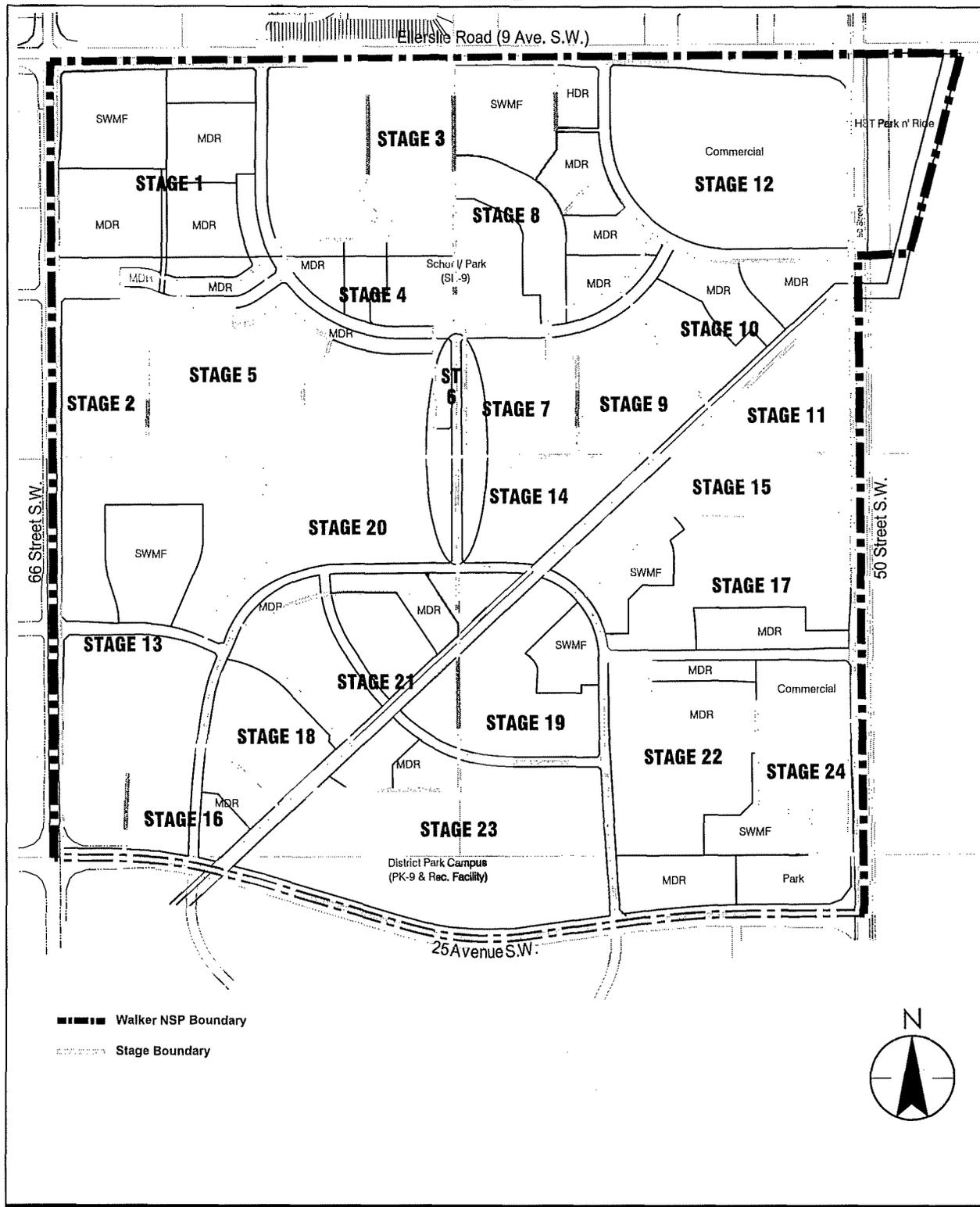
WALKER
NEIGHBOURHOOD STRUCTURE PLAN
Figure No. 10.0
Title WATER SERVICING PLAN



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



WALKER
NEIGHBOURHOOD STRUCTURE PLAN
Figure No. 11.0
Title TRANSPORTATION NETWORK PLAN



WALKER
 NEIGHBOURHOOD STRUCTURE PLAN
 Figure No. 12.0
 Title STAGING PLAN