

Bylaw 19649

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 Bylaws 14595, 14854, 18568, and 19458; 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. delete the last paragraph in Section 5.4 and replace with;
“ As shown on Figure 5.0, two commercial sites have been located to take advantage of access and visibility along 111th Street SW and Ellerslie Road SW. The sites are intended to provide daily services for surrounding residents as well as the general public travelling by the site. The sites 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 map "Bylaw 19458 Amendment to Richford Neighbourhood Area Structure Plan" and replace with "Bylaw 19649 Amendment to Richford Neighbourhood Area Structure Plan" attached hereto as Schedule "A";

c. delete the land use and population statistics entitled "Richford Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 19458" and replace with the the land use and population statistics entitled "Richford Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 19649" attached hereto as Schedule "B" and forming part of this bylaw; and

d. delete the map "Figure 5 Development Concept" and replace with the map "Figure 5 Development Concept" attached hereto as Schedule "C".

READ a first time this	4th day of May	, A. D. 2021;
READ a second time this	4th day of May	, A. D. 2021;
READ a third time this	4th day of May	, A. D. 2021;
SIGNED and PASSED this	4th day of May	, A. D. 2021.

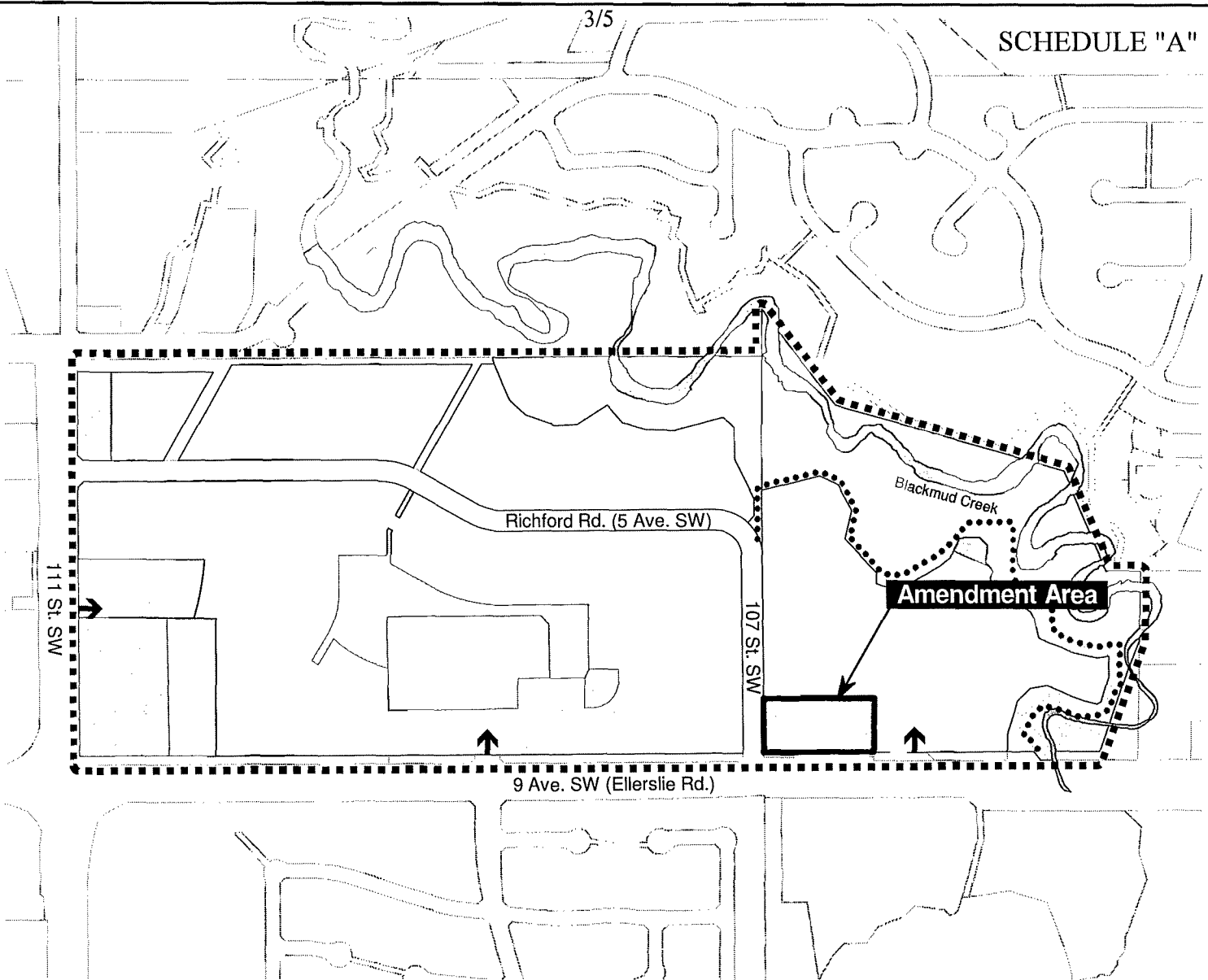
THE CITY OF EDMONTON

MAYOR

K. Hilson











A/ CITY CLERK

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**BYLAW 19649
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.

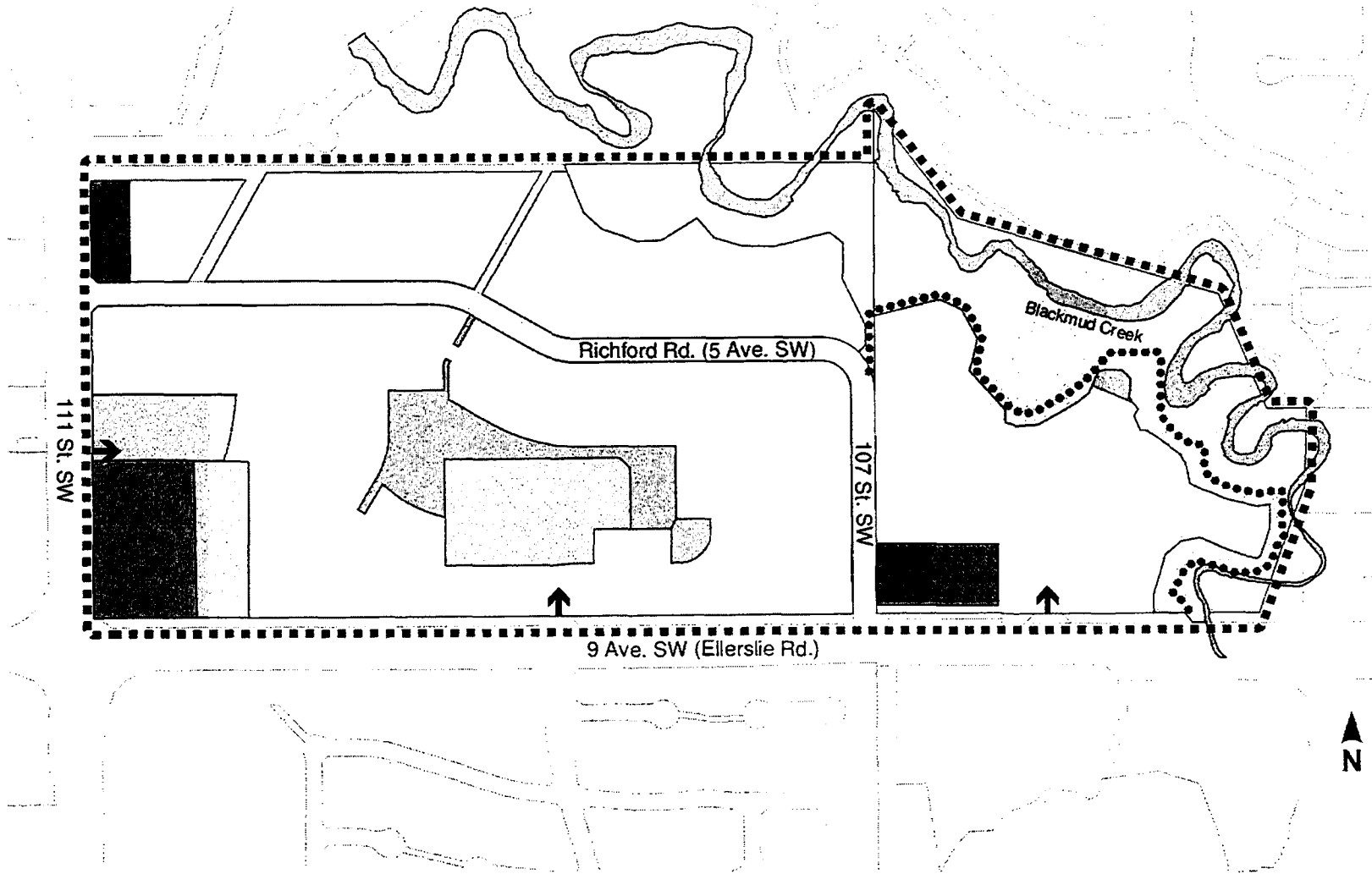
**RICHFORD NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW NO. 19649**

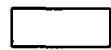
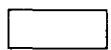








	Area (ha)	% of GDA
Gross Area	54.67	
Environmental Reserve 10.29 Pipeline ROW	10.29	
Pipeline ROW		
Pipeline Rights-of-Way	1.35	
Transportation ROW	0.22	
Gross Developable Area	42.81	100.0
Stormwater Management Facilities & Public Utility Lots		
Stormwater Management Facilities / PUL's	1.67	3.8
Non-Residential 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)	11.17	26.1
Low Density Residential	16.37	38.2
Medium Density Residential	3.88	9.1
High Density Residential	1.49	3.5
Commercial	1.22	2.8

	Area (ha)	Units/ha	Units	% of Total	Persons/Unit	Population
Low Density Residential (Existing CR)	11.17	n/a	23	3.3%		79
Low Density Residential	16.37	20	327	47.2%	3.46	1,131
Medium Density Residential	3.88	25	97	14.0%	3.46	289
High Density Residential	1.49	165	246	35.5%	2.98	394
Total Residential	32.91		693	100.0%	1.60	1,893

Density: 34.6 persons per gross hectare; 57.5 persons per net residential hectare
Housing Mix Ratio: 50.5% LDR/ 14.0% MDR/ 35.5% HDR

FIGURE 5
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 |