

Richford NASP Amendment Report

10950 Ellerslie Road SW
Plan 2146TR, Block 2, Lot 22



January 2024

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SECTION 1: INTRODUCTION

1.1 PROPONENT

Invistec Consulting Ltd. has been retained by Urban Village by Alliance (Alliance), owner of 10950 Ellerslie Road SW (Plan 2146TR, Block 2, Lot 22) to prepare a plan amendment to the Richford Neighbourhood Area Structure Plan (Richford NASP) located in south Edmonton in support the concurrent rezoning application. This report provides the background information and rationale for the proposed amendments to the Richford NASP.

1.2 AMENDMENT AREA

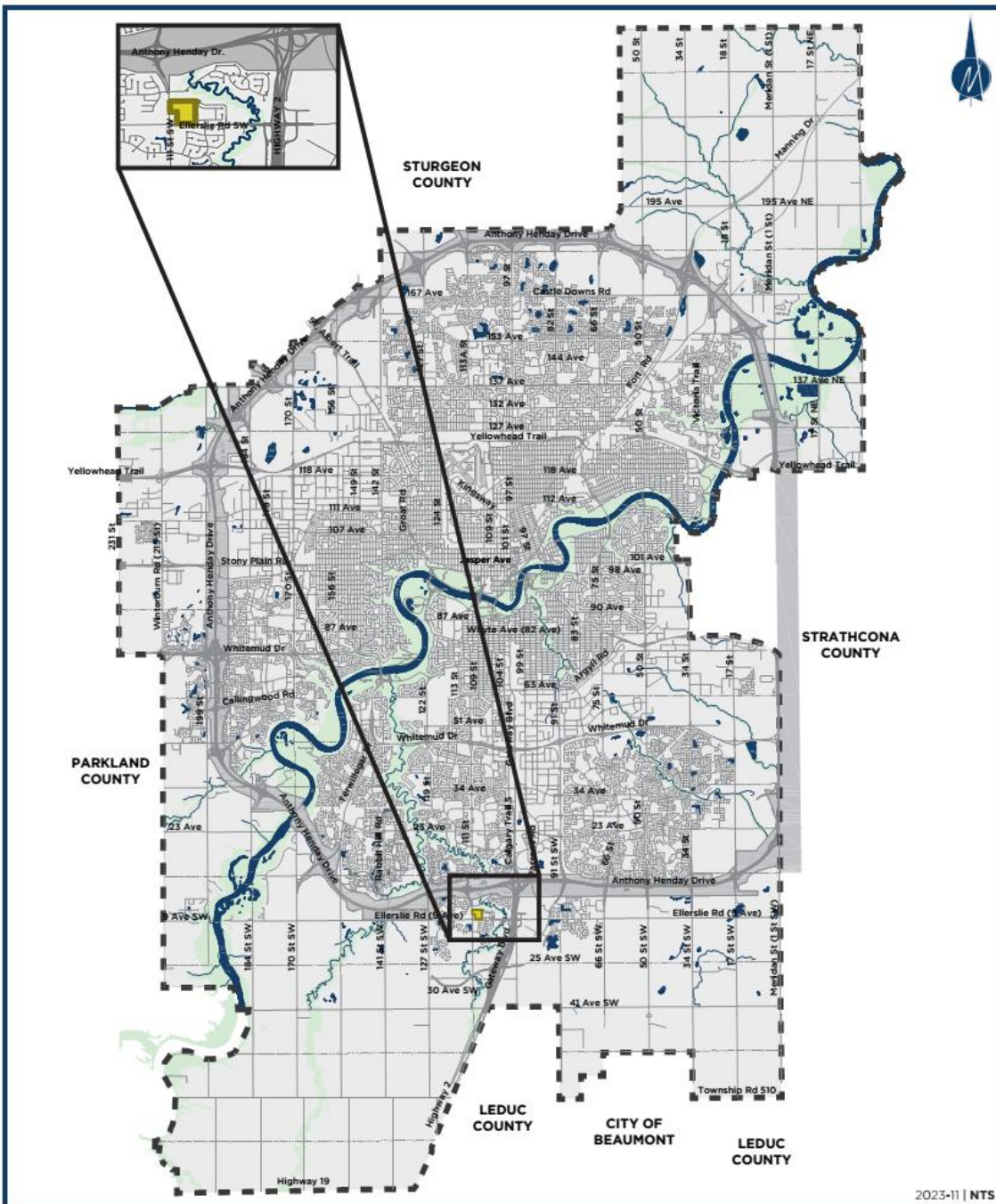
The subject parcel is approximately 10.20 hectares (25.19 acres) and can be found in the southwest corner of the Plan Area, located directly north of Ellerslie Road SW and east of 111 Street SW under AG - Agricultural Zone. The subject parcel was previously owned and operated by the Ellerslie Rugby Park, and utilized as a banquet/conference facility, several outdoor rugby fields, and surface parking since 1975. A parcel at the southeast corner of the subject site was rezoned to RA8 - Medium Rise Apartment Zone, translating to RM h23 - Medium Scale Residential Zone under the Zoning Bylaw 20001 and subdivided in 2008. According to the approved Richford NASP Land Use Statistics, this high density site is noted to be 1.49 ha, however Alberta Land Titles confirmed the parcel to be 1.63 ha in size, which is reflected in the proposed Land Use Statistics being brought forward by this application. These lands are not part of this application and are developed as a 4 storey low-rise, and a 6 storey medium-rise apartment, with a portion remaining vacant and undeveloped adjacent to the subject parcel.

The subject parcel is immediately bound to the north by 5 Avenue SW (Richford Road), which is the main access and frontage for the existing estate lots developed under the RR - Rural Residential Zone, and back onto the Blackmud Creek Ravine immediately north of them. Lands to the east are developed as single detached and semi-detached housing under the former RF1 - Single Detached Residential Zone, RF4 - Semi-Detached Residential Zone, and RF5 - Row Housing Zone, which translate to RSF - Small Scale Flex Residential Zone and RSM h12 - Small-Medium Scale Transition Residential Zone. A Stormwater Management Facility is developed east of the subject site zoned the PU - Public Utility Zone.

1.3 PURPOSE

The purpose of the amendments to the Richford NASP is to update the land use concept and provide land use statistics to reflect the vision for the redevelopment of the former Rugby Lands that considers the current planning direction set forth in the City Plan. These updates include redesignating the lands to ones in the new Zoning Bylaw, 20001 to enable the efficient and compact development of a liveable, mixed-use urban village that includes commercial uses and introduces greater residential density through a range of low, medium, and high density residential forms that are sensitively located to transition between existing and surrounding built forms and uses.

FIGURE 1: CONTEXT PLAN



Richford Neighbourhood Area Structure Plan

Context Plan

Legend
 Subject Area



FIGURE 2: LOCATION PLAN



Richford Neighbourhood Area Structure Plan

Location Plan

Legend

Subject Area



SECTION 2: BACKGROUND

2.1 BYLAW HISTORY

The Richford NASP was originally adopted on September 24, 1999, and has since been amended five times. The first amendment was adopted on June 27, 2007, to amend the eastern portion of the neighbourhood from Medium Density Residential to Low Density Residential. The next amendment redesignated the southwest corner of the neighbourhood from Neighbourhood Commercial to High and Medium Density Residential and was adopted on February 25, 2008. On November 5, 2018, an administrative amendment was adopted to adjust the land use concept to align with the proposed boundary changes with the North Saskatchewan River Valley Area Redevelopment Plan (NSRV ARP) and Ravine System Overlay. The most recent amendments occurred on January 25 and May 4, 2021, both to redesignate one parcel each from Rural Residential to Commercial, which included updates to maps, text, and land use statistics of the NASP.

2.2 EXISTING DEVELOPMENT CONDITIONS

The subject parcel has been historically held in private ownership under AG - Agricultural Zone. The surrounding lands have been developed in various stages that include a range of built forms and land uses, with the subject parcel being the last remaining large, underdeveloped parcels in the Plan Area. To the north, lands are mainly zoned the RR - Rural Residential Zone and developed as residential estate lots, apart from two lots, which were rezoned in 2021 to the CB1 - Low Intensity Business Zone, translating to the CN - Neighbourhood Commercial Zone. Lands to the east are developed with single and semi-detached residential uses. As mentioned, a parcel at the southwest corner of the subject site was rezoned and subdivided in 2008 and later developed as low and medium-rise apartments. To the south, southwest and west across Ellerslie Road SW and 111 Street SW are the developed neighbourhoods of Blackmud Creek, Rutherford, and McEwan consisting of a range of commercial, and medium and high density residential uses located immediately along the roadway frontages of the neighbourhoods peripheries.

The location of the 10.20 hectare amendment area is in the southwest portion of the Richford NASP (see Figure 4).

FIGURE 3: EXISTING RICHFORD NASP LAND USE CONCEPT

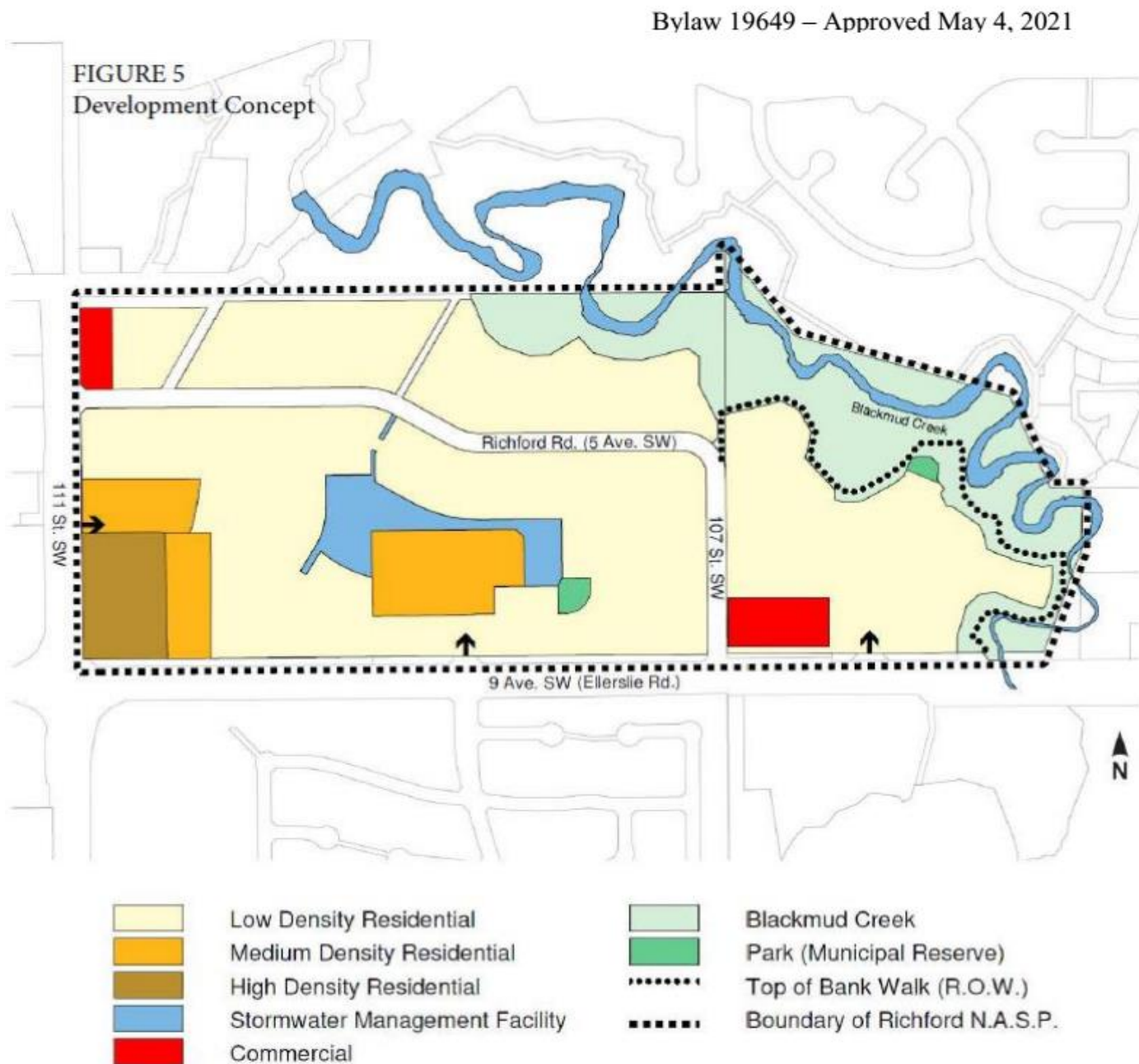
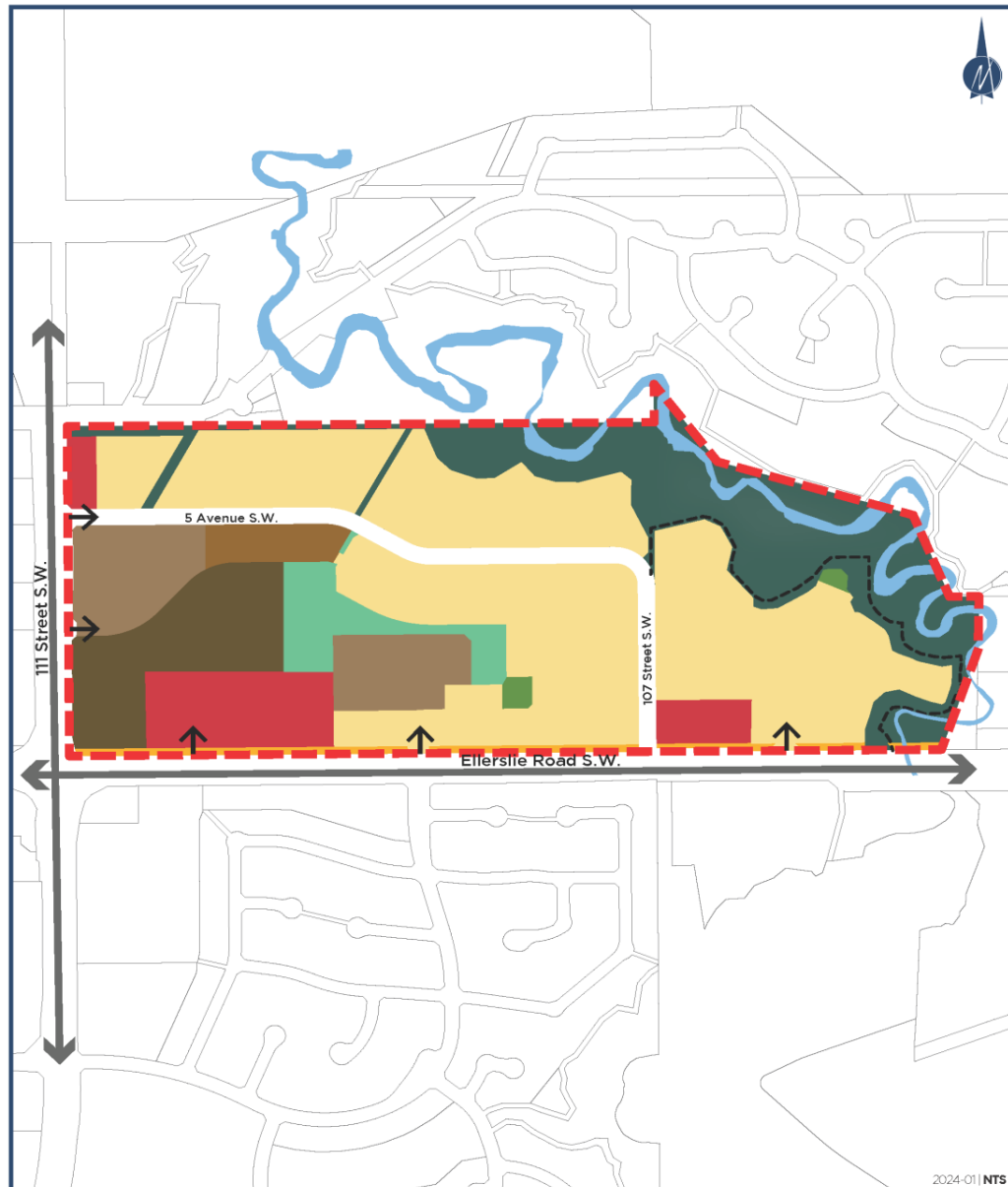


FIGURE 4: PROPOSED RICHFORD NASP LAND USE CONCEPT


Richford Neighbourhood Area Structure Plan

Figure 5.0 Proposed Land Use Concept

Legend

Low Density Residential	Park (Municipal Reserve)
Row Housing	Environmental Reserve
Medium Density Residential	Pipeline Right-of-Way
High Density Residential	Arterial Roadway
Commercial	Top of Bank Walk (R.O.W.)
Stormwater Management Facility	Boundary of NASP Boundary



SECTION 3: RICHFORD NASP AMENDMENTS

The approved Richford NASP designates the subject site for Low and Medium Density Residential, and a Stormwater Management Facility. The proposed amendment brings forward a re-imagined development concept that reconfigures and introduces land use designations that support a greater diversity of housing options and provides a balanced approach to creating spaces for mixed uses and service amenities within the Plan Area.

3.1 RESIDENTIAL USES

Amendment Rationale

The proposed amendments reconfigure the land use concept for the subject parcel that will bring the NASP more in line with current density practices across the City and region. The existing land use statistics within the Richford NASP presents an outdated narrative regarding density for this area. Specifically, the approved NASP calculates Medium Density Residential at 25 unit/ha and High Density Residential at 165 units/ha, greatly below what the current terms of reference for Area and Neighbourhood Structure Plans direct.

By current standards, Low Density Residential is calculated at 25 units/nrha, Medium Density Residential is 90 units/nrha and High Density Residential at 225 units/nrha. In applying current standards of calculating neighbourhood density for Richford, the NASP density comes in at 21 units/nrha. This is far below what has been established by the Edmonton Metropolitan Regional Board (EMRB) as the standard neighbourhood densities, which aims for 45 du/nrha. While the Richford NASP pre-dates the establishment of these targets, the size of this underdeveloped subject parcel provides the opportunity to towards these density targets for the Plan Area.

The proposed amendment applies row housing in an area along the north portion of the subject parcel. This designation conforms with the intent of NASP, which expresses that future development be oriented to back onto 5 Avenue SW (Richford Road) to provide buffering for the existing residents to the north.

The proposed amendment reconfigures the two Medium Density Residential areas that surround the existing High Density Residential at the southwest corner of the subject parcel and consolidates them into one larger parcel proposed for the northwest corner of the subject parcel. The proposed location for Medium Density Residential is compatible with the High Density Residential to the south, bounded by 111 Street SW to the west, commercial to the north and will be designed with appropriate siting, separation distance, and transitions in consideration of the land north of 5 Avenue SW. Further mitigation to minimize potential impacts include that

access to this parcel will be internal off the extension of 6 Avenue SW. The reconfiguration results in a negligible increase of Medium Density Residential for the overall Richford NASP, from 3.88 ha to 3.90 ha.

Additional High Density Residential is proposed for the subject parcel that will increase High Density Residential from 1.63 ha to 4.33 ha for the overall Plan Area. As described above, the density calculations applied for the existing Richford NASP were based on significantly lower units/ha than what is used in current practice. The existing High Density Residential was developed at a density of approximately 165 units/nrha, which is between the current Medium Density Residential standard measurement of 90 units/ha and High Density Residential standard measurement of 225 units/ha. As per the current standards, it would be appropriate to apply 225 units/nrha to lands designated High Density Residential, which is reflected in the Richford NASP Land Use and Population Statistics (Appendix 9.0)

Considering that the overall residential density for the Richford NASP area is well below the EMRB's density targets, the proposed increase in High Density Residential is required to support improved equity and balance to housing options for the overall NASP. The addition of 2.7 ha designated for High Density Residential will increase the overall residential density for the Plan Area to 53.7 units/nrha and will provide a distribution of housing typologies that contribute to an efficient, well-connected, compact, and accessible neighbourhood. The proposed amendments are contextually and locationally supported by policies in the City Plan being located along arterial roadways that support increasingly dense and mixed-use development that is supported by transit and local business. Additionally, the City Plan places emphasis of promoting compact, mixed use developments within districts with access to diverse and affordable housing options that contribute to liveability goals.

The proposed placement and distribution of High Density Residential will be towards the centre of the subject parcel, in proximity to existing High Density Residential and proposed Commercial, with access from the extension of 6 Avenue SW. This will minimize impacts on existing uses and support the transition between Commercial and existing built forms. The proposed amendments strengthen housing diversity options for the area, facilitates the completion of the neighbourhood, that will enhance walkability, connectivity, and housing choice in proximity to other developed neighbourhoods, commercial amenities, transit facilities, natural areas, parks, and open spaces and will result in a residential density that exceeds the Edmonton Metropolitan Region Growth Plan's density targets.

3.2 COMMERCIAL USES

Amendment Rationale

The plan amendment proposes 2.63 ha of Commercial intended to support low intensity commercial uses located at the southern portion of the subject parcel along Ellerslie Road SW. With the proposed increase in overall residential units to the Richford NASP, the amendment to support additional Commercial represents a proportionate increase in land dedicated to commercial uses to achieve a mix of uses that contributes to a well-balanced neighbourhood. The amendment will result in an increase of Commercial from 1.23 ha to 4.06 ha for the overall NASP.

The City Plan identifies Ellerslie Road as a Secondary Corridor, which is characterised as a vibrant street, more residential nature, with commercial clusters and local destinations for surrounding communities. The proposal to locate Commercial along Ellerslie Road SW aligns with this goal by strengthening support for a variety of businesses and community amenities serving local neighbourhoods within a primarily residential neighbourhood. The proposed Commercial will serve the community by providing opportunities for a variety of low intensity commercial such as medical, office, and other services uses for the neighbourhood and surrounding area and will additionally facilitate the redevelopment of the Richford NASP area.

This application is supported by the following technical reports:

- Richford Hydraulic Network Analysis by Invistec Consulting Ltd.;
- Updated Richford Neighbourhood Design Report, org. by Al-Terra 1999 by Invistec Consulting Ltd.;
- Transportation Impact Assessment Update by Invistec Consulting Ltd.;
- Environmental Site Assessment Phase I by CT & Associates Engineering Inc.;
- Geotechnical Investigation by CT & Associates Engineering Inc.; and
- Limited Urban Design Brief by Invistec Consulting Ltd.

3.3 CONFORMANCE TO POLICIES

The proposed amendments conform to the following policies:

Edmonton Metropolitan Region Growth Plan

Policy Area 3: Communities and Housing	
3.1.4 - In the metropolitan area, greenfield areas will be planned and developed as complete communities that: a. are compact, contiguous, and incorporate a mix of uses; b. are accessible and age-friendly; c. provide a diversity of housing options in terms of density and built form; f. integrate local services, amenities, institutional and commercial uses with residential development within buildings and/or with in a five-minute walk (400 metres).	The proposed amendments contribute to a compact mix of uses offering a diverse range of housing types within the Plan Area. This increases accessibility to housing and allows community members to age in place. The neighbourhood is primarily low-density residential, with one of the medium density residential sites developed as a semi-detached complex. The amendments propose an efficient use of land that is accessible and integrated with in developed areas contributing to a complete neighbourhood.
Policy Area 4: Integration of Land Use and Infrastructure	
4.5 Plan for and develop mixed use areas and higher density centres as areas to concentrate growth of people and jobs. 4.5.3 In the metropolitan area, urban centres will be planned and developed to: b. provide a balanced mix of uses including residential, commercial, institutional, cultural and entertainment generally consistent with characteristic in accordance to contiguous urban settlement pattern; cultural and health facilities and major commercial centres and urban levels of services.	The proposed amendments support non-residential uses alongside residential uses to create vibrant communities that are compact, efficient, and well connected. The amendments will support the intent of the approved plan to optimize land development and servicing efficiency by planning for a mix of uses to provide amenities that will serve the needs of the local community and further support a contiguous urban development pattern by allowing development of a large, underdeveloped site.
Policy Area 5: Transportation Systems	
5.3.1 The locations, types, scale and built form of residential, commercial, institutional and industrial uses will be planned and developed to optimize the use of transportation infrastructure to ensure efficient, convenient and safe movement of people and goods.	The amendments propose an increased residential and commercial density to the Plan Area, with developing a site that is well served by 2 arterial roadways (Ellerslie Road SW and 111 Street SW), with direct access to Highway 2 (Calgary Trail SW) and the Anthony Henday Drive,

	ensuring efficient access to transportation infrastructure for the safe movement of people and goods. Calgary Trail also provides access into Leduc County, and the City of Leduc. The internal roadway network will be designed with efficiency that is well connected and safe.
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City of Edmonton - The City Plan

2.2 Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

2.2.1.6 Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

2.2.3.4 Enable the development and redevelopment of small commercial sites and centres to support mixed-use local nodes city-wide.

The plan amendment supports infill and redevelopment of a large, underutilized site to a mixed-use urban village that enhances equitable access to housing choice and provides non-residential amenities through low intensity commercial that will support destinations and vibrant activity centres.

2.3 Edmonton's growth and development mutually benefit the city and region.

2.3.1 Promote opportunities to accommodate growth through the compact development of new and existing neighbourhoods.

2.3.1.2 Encourage residential and non-residential redevelopment that contributes to the livability and adaptability of districts.

2.3.2.6 Require that all districts meet or exceed regional density targets as the develop or redevelop over time.

Amendments to the Richford NASP will support additional growth by developing a large, under-utilized parcel to create a compact, efficient, and livable mixed-use community. This amendment will implement a range of residential and non-residential uses that are well integrated and compact. Density targets for the Richford NASP will exceed the EMRB minimum, greenfield density target of 45 units/nrha.

Richford Neighbourhood Area Structure Plan

Strategy 1.1.1 - Provide for choices regarding the types of developments in which people want to live and do business.

The Richford NASP provides for low, medium and high-density residential development opportunities within a growing sector of the City of Edmonton.

The Plan Area supports and reinforces a balanced mix of low, medium, and high density residential through the proposed amendments.

Strategy 1.1.2 - Address compatibility of land use in the development and review of land use plans and development proposals.

The Richford NASP proposes the development of low and medium density housing adjacent to existing country residential development recreational uses. Careful attention has been paid to addressing the interface and compatibility of land uses. In addition to being sensitive to these uses, the plan also provides a redevelopment concept for Lot 22 Block 2, Plan 2146TR to indicate a possible future land use pattern.

Careful consideration has been paid in redesigning the concept for Lot 22, Block 2, Plan 2146TR to uphold the sensitive interface between existing and proposed land uses by transitioning scales and densities appropriately and proposing small scale commercial sites to complement the surrounding residential uses along arterial roadways.

Strategy 1.1.12 - Place a high priority on the effective and efficient use of land.

The Richford NASP will accommodate development on lands bound on the north by the Blackburne NASP and on the south by the approved Blackmud Creek NASP. To some extent, this NASP fills a gap within the planning framework and the lands can be readily serviced through existing and planned infrastructure.

The proposed amendments contribute to promoting compact and mixed-use development within districts and fills a gap in what exists in the Richford NASP by accommodating infill development on a large, previously under-developed site. This enables a comprehensive planning framework that integrates infrastructure and servicing of developed surrounding areas.

Strategy 1.7.2 - Provide for a range of housing types and densities in each residential neighbourhood.

The land use concept allows for a range of low, medium and high-density residential development to take place within the Neighbourhood.

The proposed amendments offer a variety of housing types and densities that will be sensitive in placement and distribution across the subject site.

Design Principle 15 - Provide opportunity through the residential districts of the Land Use Bylaw for the intensification of housing forms and for alternative site design and building siting.	
It is intended that a range of low, medium and high-density residential housing forms will be developed within the Richford NASP.	The proposed amendments support the residential density and scale increases, contributing to housing variety within the neighbourhood. Separation distances and building siting will carefully consider appropriate transitions between surrounding and adjacent uses to ensure a sensitive intensification of the site for least impact on existing uses.

SECTION 4: AMENDMENT TO BYLAW 12118, AS AMENDED

The following amendments are proposed to Bylaw 12118, as amended:

EXISTING	PROPOSED
Bylaw 19649 Approved Richford Neighbourhood Area Structure Plan (as amended)	
	Replace with attached Bylaw ~~XXXXX~~ Approved Richford NASP (as amended).
Richford NASP Table of Contents	
5.0 DEVELOPMENT CONCEPT 5.1 NEIGHBOURHOOD UNIT 5.2 RESIDENTIAL 5.3 OPEN SPACE & PEDESTRIAN LINKAGES 5.4 CIRCULATION	5.0 DEVELOPMENT CONCEPT 5.1 NEIGHBOURHOOD UNIT 5.2 RESIDENTIAL ~~5.3 COMMERCIAL~~ ~~5.4 OPEN SPACE & PEDESTRIAN LINKAGES~~ ~~5.5 CIRCULATION~~
Bylaw 19649 Amendment to Richford Neighbourhood Area Structure Plan (as amended)	
	Replace with attached Bylaw 19649 Amendment to Richford Neighbourhood Area Structure Plan (as amended).
Richford Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw No. 19649	
	Replace with attached Land Use and Population Statistics.
Figure 2.0 Context Plan	
	Replace with attached Figure 2.0 Revised Context Plan.
Section 1.4 Land Ownership	
The owner of Lot 22, Block 2, Plan 2146TR has indicated that they do not have any intention of developing the remainder of their lands in the short term. Similar comments have been received from the owners of the country residential estate lots in that they do not intend to develop their holdings at this time.	~~The owner of Lot 22, Block 2, Plan 2146TR has indicated that they do not have any intention of developing the remainder of their lands in the short term. Similar~~ For the most part, comments have been received from the owners of the country residential estate lots ~~that~~ they do not intend to develop their holdings at this time.

2.2 AIRPORT PROTECTION OVERLAY	
The Edmonton International Airport Vicinity Protection Area Regulation regulates land use that may affect the use of the Edmonton International Airport, and establishes Noise Exposure Factor (NEF) contours within which residential development may be controlled or precluded. The Richford NASP lies entirely outside the designated area. Therefore, there is no restriction on residential development within the plan area arising from this regulation.	~~Remove 2.2 AIRPORT PROTECTION OVERLAY-The Edmonton International Airport Vicinity Protection Area Regulation regulates land use that may affect the use of the Edmonton International Airport, and establishes Noise Exposure Factor (NEF) contours within which residential development may be controlled or precluded. The Richford NASP lies entirely outside the designated area. Therefore, there is no restriction on residential development within the plan area arising from this regulation.~~
Figure 4.0 Development Considerations	
	Replace with attached Figure 4.0 Development Conditions
4.2.3 Existing Uses	
Accommodate the continuing use of Lot 22, Block 2, Plan 2146TR and the existing country residential development and allow for future development of these lands if the owners choose to pursue that opportunity.	Accommodate the continuing use of ~~Lot 22, Block 2, Plan 2146TR and~~ the existing country residential development and allow for future development of these lands if the owners choose to pursue that opportunity.
5.2.1 Low Density Residential	
As shown on Figure 5.0, low density residential development has been located to take advantage of such amenities as the stormwater management facilities. It has also been oriented to back onto the existing Richford Road (5 Avenue S.W.) in order to provide low density uses adjacent to the existing residents to the north. Development in the form of single family residential lots will back onto Richford Road and will have a minimum lot width of 15.24 metres (50 feet).	As shown on Figure 5.0, low density residential development has been located to take advantage of such amenities as the stormwater management facilities ~~to offer an open space amenity area.~~ It has also been oriented to back onto the existing ~~5 Avenue SW (Richford Road) Richford Road (5 Avenue S.W.)~~ in order provide low density uses adjacent to the existing residents to the north. Development ~~in the form of single family residential lots~~ will back onto ~~5 Avenue SW (Richford Road)~~ to minimize impacts while providing a sensitive transition and buffer to the existing residents to the north. ~~and will have a minimum lot width of 15.24 metres (50 feet).~~

Figure 5.0 Development Concept

Replace with attached Figure 5.0 Development Concept.

5.2.2 Medium Density Residential

Opportunities exist within the Richford Neighbourhood for medium density housing in the form of townhouses developed under the Row Housing (RF5) District. Stacked townhouses and/or low rise apartment buildings are not proposed to the areas of this NASP designated as Medium Density Residential. As shown on Figure 5.0, medium density residential sites in the Richford lands have been chosen for their proximity to the linear stormwater management facility and near the entrance off Ellerslie Road. The medium density site in the western portion of the plan has been identified adjacent to 111 Street and north of the high density residential site for convenient access and to minimize the volume of through traffic in the neighbourhood. The medium density site directly east of the high density residential site will provide for transition to the adjacent low density residential. An area of medium density residential has also been designated in the most easterly portion of the NASP adjacent to Blackmud Creek. This location was selected for its proximity to the natural area and to distribute the amount of medium density residential throughout the Neighbourhood. The medium density residential will be developed to a density of approximately 25 units/hectare, substantially less than the maximum allowed under the standard land use district for townhouse development. Both the locational and density attributes will result in less through traffic past the low density residential areas.

Opportunities exist within the Richford Neighbourhood for medium density housing in the form of townhouses, multi-unit, and low-rise apartment housing. Row Housing (RF5) District. Stacked townhouses and/or low rise apartment buildings are not proposed to the areas of this NASP designated as Medium Density Residential. As shown on Figure 5.0, two medium density residential sites are identified in the Richford NASP lands. One is located towards the interior of the neighbourhood, with internal access to local roadways located in proximity to have been chosen for their proximity to the linear stormwater management facility and to commercial sites, and near the entrance off Ellerslie Road. The medium density site in the western portion of the plan has been identified adjacent to 111 Street and north of the high density residential site for convenient access at a neighbourhood entrance, and to minimize the volume of through traffic in the neighbourhood. The medium density site directly east of the high density residential site will provide for transition to the adjacent low density residential. An area of medium density residential has also been designated in the most easterly portion of the NASP adjacent to Blackmud Creek. This location was selected for its proximity to the natural area and to distribute the amount of medium density residential throughout the Neighbourhood. The medium density residential will be developed to a density

Should the country residential estate land owners choose to redevelop their properties in the future to include medium density residential uses, an NASP Amendment will be required and should include the entire country residential area. The area being amended would receive its proportionate allocation of medium density development within the neighbourhood in conformance with City Council's housing mix guidelines: The area, number of dwelling units and population attributed to medium density residential development is shown in the Appendix.	~~of approximately 25 units/hectare, substantially less than the maximum allowed under the standard land use district for townhouse development. Both the locational and density attributes will result in less through traffic past the low density residential areas.~~ Should the country residential estate land owners choose to redevelop their properties in the future to include medium density residential uses, an NASP Amendment will be required and should include the entire country residential area. The area being amended would receive its proportionate allocation of medium density development within the neighbourhood in conformance with City Council's housing mix guidelines.: ~~The area, number of dwelling units and population attributed to medium density residential development is shown in the Appendix.~~
5.2.3 High Density Residential	
The high density residential area will be developed to a density of approximately 165 units/hectare. Both the locational and density attributes will result in less through traffic past the medium and low density residential.	~~High density residential is intended to provide greater housing options that include medium rise residential housing. High density residential will be developed near the intersection of Ellerslie Road SW and 111 Street SW. Opportunities to locate high density residential within the NASP will be supported in locations that progress from the southwest corner towards the internal neighbourhood as part of a comprehensive site design that includes internal local roadways to minimize potential traffic and massing impacts, while also complementing surrounding uses.~~ ~~The high density residential area will be developed to a density of approximately 165 units/hectare. Both the locational and density attributes will result in less through~~

	~~traffic past the medium and low density residential.~~
5.3 COMMERCIAL USES	
	5.3 COMMERCIAL USES Commercial within the Richford NASP is intended to be low intensity in nature and located at the edges of the Richford Neighbourhood, along major arterial roadways for high visibility, convenient access and to provide neighbourhood services to the area. Locating commercial sites along these roadways will provide logical access to commercial amenities and visual prominence, while serving as a buffer between the arterial roadways and the internal residential uses.
5.35.4 OPEN SPACE & PEDESTRIAN LINKAGES	
	Renumbering Open Space & Pedestrian Linkages to 5.4.

5.45.5 CIRCULATION

The Richford NASP is well served by arterial roadways as shown on Figure 5.0. There are five access points into the neighbourhood - three off Ellerslie Road and two off 111 Street. As shown, the existing 20 metre wide 107 Street / 5 Avenue SW will continue to serve as the access route for the country residential properties. The intersections into the new development areas along Ellerslie Road have been designed to coincide with the access points on the south side of the road into the Blackmud Creek Neighbourhood and Ellerslie Road Baptist Church. A small portion of collector road will be provided from the entrance into Lots 20 and 21, Block 2, Plan 2146TR off Ellerslie Road over to the edge of Lot 22, Block 2,	Renumbering Circulation to 5.5. The Richford NASP is well served by arterial roadways as shown on Figure 5.0 . There are five access points into the neighbourhood three off Ellerslie Road and two off 111 Street. ~~As shown, t~~The existing 20 metre wide ~~107 Street /~~ 5 Avenue SW/ ~~107 Street~~ SW will continue to serve as the access route for the country residential properties, ~~with vehicle access at 5 Avenue SW and 111 Street SW.~~ The intersections into the new development areas along Ellerslie Road have been designed to coincide with the access points on the south side of the road into the Blackmud Creek Neighbourhood and Ellerslie Road Baptist Church ~~and the commercial area.~~ A small portion of ~~collector~~ roadway will be provided from the entrance into Lots 20
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Plan 2146TR, to accommodate possible future transit service within the Neighbourhood should the owners of Lot 22, Block 2, Plan 2146TR choose to develop their lands and if transit service is justified. Local roadways will provide direct access to all other properties. No road access to Richford Road (5 Avenue S.W.) will be available from Lots 20, 21 and 22, Block 2, Plan 2146TR in the central portion of the Neighbourhood. Walkways will be provided throughout the plan area to connect points within and outside the neighbourhood. Any physical improvements to the utility corridors will be done in consultation with the City of Edmonton and the respective utility companies. 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.	and 21, Block 2, Plan 2146TR off Ellerslie Road over to the edge of Lot 22, Block 2, Plan 2146TR, to accommodate possible future transit service within the Neighbourhood should the owners of Lot 22, Block 2, Plan 2146TR choose to develop their lands and if transit service is justified. Local roadways will provide direct access to all other properties. No road access ~~5 Avenue SW (Richford Road) to Richford Road (5 Avenue S.W.)~~ will be available from Lots 20, 21 and 22, Block 2, Plan 2146TR in the central portion of the Neighbourhood. Walkways will be provided throughout the plan area to connect points within and outside the neighbourhood. Any physical improvements to the utility corridors will be done in consultation with the City of Edmonton and the respective utility companies. ~~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.~~
6.1 STORMWATER DRAINAGE	
Major and minor stormwater flows from new development within Lots 20, 21 and 22, Block 2, Plan 2146TR south and west of 5 Avenue SW / 107 Street SW within the Neighbourhood will be contained within a	Major and minor stormwater flows from new development within Lots 20, 21 and 22, Block 2, Plan 2146TR south and west of 5 Avenue SW / 107 Street SW within the Neighbourhood will be contained within a

dry pond to be developed in stages in the low area (central) portion of the NASP and discharged within a piped system at a controlled rate into Blackmud Creek through the existing reserve lot along the north side of Richford Road (5 Avenue S.W.). As shown on Figure 6.0 - Storm, Sanitary & Water Servicing, the necessary area for the stormwater management facilities have been sized to accommodate staged development on Lots 20 and 21, Block 2, Plan 2146TR. Further details regarding the stormwater drainage schemes for Lots 20 and 21, Block 2, Plan 2146TR are provided in the associated Neighbourhood Design Report. Other reports such as an Environmental Impact Assessment on the proposed outfall have also been undertaken. Storm drainage designs and supporting reports for the other parcels of land within the NASP will be done in conjunction with their respective development. The drainage ditches along the south side of Richford Road will be graded to eliminate any permanent stormwater pending.	dry pond to be developed in stages in the low area (central) portion of the NASP and discharged within ~~the existing a~~ piped system at a controlled rate into Blackmud Creek through the existing reserve lot along the north side of ~~Richford Road (5 Avenue S.W.)~~ 5 Avenue SW (Richford Road). As shown on Figure 6.0~~b~~ - Storm, ~~Sanitary & Water~~ Servicing, the necessary area for the stormwater management facilities have been sized to accommodate staged development on Lots 20 and 21, Block 2, Plan 2146TR, ~~and needs to be expanded to contain additional flows from the proposed development within Lot 22, Block 2, Plan 2146TR.~~ Further details regarding the stormwater drainage ~~schemes for Lots 20 and 21, Block 2, Plan 2146TR~~ are provided in the associated Neighbourhood Design Report ~~and applicable amendments~~. Other reports such as an Environmental Impact Assessment on the proposed outfall have also been undertaken. Storm drainage designs and supporting reports for the other parcels of land within the NASP will be done completed in conjunction with their respective development. The ~~existing~~ drainage ditches along the south side of ~~5 Avenue SW (Richford Road)~~ ~~are will be~~ graded to eliminate any permanent stormwater pending.
6.2 SANITARY DRAINAGE	
The Richford NASP lies within the drainage basin of the South Edmonton Sanitary Sewer (SESS) System. It is proposed that the internal collection system identified on Figure 6.0 - Storm, Sanitary & Water Servicing for new development will be connected to a future drop structure located at approximately	The Richford NASP lies within the drainage basin of the South Edmonton Sanitary Sewer (SESS) System. ~~The existing Royal Gardens development currently connects to an~~ ~~It is proposed that the~~ internal collection system identified on Figure 6.0~~a~~ - Storm, Sanitary ~~& Water~~ Servicing ~~west of~~ 109 Street SW that ties into a lateral system

107 Street S.W. and Ellerslie Road. Future sanitary sewer connections will be provided by sewer stubs located at Richford Road (107 Street SW) and Ellerslie Road, and Richford Road (5 Avenue SW) and 111 Street. Both connections will be engineered to an appropriate standard to facilitate the servicing of the existing Country Residential properties. Given that the owners of Lots 21 and 22, Block 2, Plan 2146TR wish to commence development prior to the completion of the SESS System in the vicinity of the NASP, an interim sanitary drainage system is proposed.	<del>that flows into the SESS line on Ellerslie Road SW. The former Rugby Park lands will be serviced via a service into the existing 375mm sanitary on Ellerslie Road SW and the existing 450mm sanitary on 111 Street SW.</del>~~for new development will be connected to a future drop structure located at approximately 107 Street S.W. and Ellerslie Road.~~ Future sanitary sewer connections for the Country Residential lots will be provided by sewer stubs located at 107 Street SW (Richford Road) ~~(107 Street SW)~~ and Ellerslie Road SW, and 5 Avenue SW (Richford Road) ~~and 111 Street SW~~. Both connections will be engineered to an appropriate standard to facilitate the servicing of the existing Country Residential properties. ~~Given that the owners of Lots 21 and 22, Block 2, Plan 2146TR wish to commence development prior to the completion of the SESS System in the vicinity of the NASP, an interim sanitary drainage system is proposed.~~
Figure 6.0 Storm, Sanitary & Water Servicing	
	Replace with attached Figures 6.0a Sanitary Servicing, 6.0b Storm Servicing and 6.0c Water Servicing
6.3 WATER DISTRIBUTION	
A 450 mm watermain is proposed to be constructed along Ellerslie Road from Highway 2 to 111 Street to service future development in this general area. This watermain is expected to be in place prior to initiation of new development in the Richford NASP. As shown on Figure 6.0 -Storm, Sanitary & Water Servicing, connections to the neighbourhood will be provided along Ellerslie Road and 111 Street.	~~A 450 mm watermain is proposed to be constructed along Ellerslie Road from Highway 2 to 111 Street to service future development in this general area. This watermain is expected to be in place prior to initiation of new development in the Richford NASP. As shown on Figure 6.0c~~ -Storm, Sanitary & Water Servicing, connections to the neighbourhood will be provided along Ellerslie Road SW and 111

Water servicing within the neighbourhood will be designed to provide peak hour flows and fire flows for low density and medium density uses. Waterlooping will be provided in accordance with the requirements of Aqualta. Prior to detailed design, a Water Network Analysis will be submitted to Aqualta for review and approval. Water network designs and supporting reports for the other parcels of land within the NASP will be done in conjunction with their respective development.	Street SW. Water servicing within the neighbourhood will be designed to provide peak hour flows and fire flows for low, density and medium and high density uses. ~~Waterlooping servicing~~ will be provided in accordance with the requirements of ~~Aqualta EPCOR. Prior to detailed design, a Water Network Analysis will be submitted to Aqualta for review and approval.~~ Water network designs and supporting reports for the other parcels of land within the NASP will be done in conjunction with their respective development.
7.1 TRANSPORTAION	
The transportation network bordering and within the Richford NASP consists of a system of arterial, collector and local roadways and walkways to accommodate the movement of automobiles, pedestrians and bicycles. This hierarchy of roads will provide the necessary interconnections appropriate to efficiently and effectively accommodate traffic flows at the arterial, collector and local roadway levels.	The transportation network bordering ~~and within~~ the Richford NASP consists of a system of arterial, collector and local roadways and walkways to accommodate the movement of automobiles, pedestrians and bicycles. This hierarchy of roads within the Richford NASP are local roads that will provide the necessary interconnections appropriate to efficiently and effectively accommodate traffic flows. ~~at the arterial, collector and local roadway levels.~~
7.2 ROADWAY NETWORK	
Access into Lots 21 and 22, Block 2, Plan 2146TR is envisioned to come off of Ellerslie Road into the east-central portion of the plan. The access has been designed to line up with the collector road access on the south side of Ellerslie Road into the approved Blackmud Creek Neighbourhood. Given the relatively small plan area, all access within Lots 20 and 21, Block 2, Plan 2146TR is proposed to be taken primarily off of local roadways. Additional width at	Access into Lots ~~21 and 22~~, Block 2, Plan 2146TR ~~is envisioned to~~ comes off of Ellerslie Road ~~into~~ connecting to a local road, 8 Avenue SW in the east-central portion of the plan. The access has been designed to line up with the collector road access on the south side of Ellerslie Road into the approved Blackmud Creek Neighbourhood. Given the relatively small plan area, all access within Lots 20, ~~and 21, and 22~~, Block 2, Plan 2146TR ~~isare~~ proposed to be taken

the entrance along Ellerslie Road may be necessary to accommodate access and egress and to allow for entrance features. A portion of collector width road right-of-way will be provided from the main entrance west to Lot 22, Block 2, Plan 2146TR to accommodate possible future transit service. As noted earlier, no roadway connections are proposed between the new development and Richford Road (5 Avenue S.W. / 107 Street S.W.) to the north. An access point off 111 Street into Lot 22, Block 2, Plan 2146TR has been identified to service the future redevelopment plan. Access into this property is currently taken from Ellerslie Road and will be maintained in that location under the existing uses. Access to the commercial site and roadway requirements will be determined at the redistricting and subdivision stages to the satisfaction of the Transportation & Streets Department.	primarily off of local roadways. Additional width at the entrance along Ellerslie Road may be necessary to accommodate access and egress and to allow for entrance features. ~~A portion of collector width road right-of-way will be provided from the main entrance west to Lot 22, Block 2, Plan 2146TR to accommodate possible future transit service.~~ As noted earlier, no roadway connections are proposed between the new development and ~~Richford Road (5 Avenue SW / 107 Street SW)~~(Richford Road) to the north and east. An access point off 111 Street SW into Lot 22, Block 2, Plan 2146TR has been identified to service the future redevelopment plan. ~~Access into this property is currently taken~~ The existing access from Ellerslie Road SW and will be maintained may be upgraded in that location for consideration to accommodate future uses. Access to ~~the~~ commercial sites and roadway requirements will be determined at the ~~redistricting and~~ subdivision stages to the satisfaction of the Transportation & ~~Streets~~ Department.
7.4 TRANSIT STAGING	
Existing and future transit routes will follow Ellerslie Road and 111 Street and have been / will be established on the basis of the proportion of trips which are expected to be generated from within the neighbourhood and adjacent areas. The majority of land within the Richford NASP is within 400 m of either Ellerslie Road and 111 Street and could readily access transit zones along these arterial roadways. However, future transit service may be accommodated within the Neighbourhood if Lot 22, Block 2, Plan 2146TR develops. For that reason, a	Existing and future transit routes will follow Ellerslie Road SW and 111 Street SW and have been / will be established on the basis of the proportion of trips which are expected to be generated from within the neighbourhood and adjacent areas. The majority of land within the Richford NASP is within 400 m of either Ellerslie Road SW and 111 Street SW and could readily access transit zones along these arterial roadways. ~~However, future transit service may be accommodated within the Neighbourhood if Lot 22, Block 2, Plan 2146TR develops. For that reason, a~~

collector width road right-of-way will be required from the main entrance into Lots 20 and 21, Block 2, Plan 2146TR west to Lot 22, Block 2, Plan 2146TR. As well, should demand warrant, transit service could potentially be routed along Richford Road.	~~collector width road right-of-way will be required from the main entrance into Lots 20 and 21, Block 2, Plan 2146TR west to Lot 22, Block 2, Plan 2146TR.~~ ~~As well, should demand warrant, transit service could potentially be routed along Richford Road.~~
8.1 DEVELOPMENT STAGING	
As noted earlier, the owner of Lot 22, Block 2, has no intention at this time of redeveloping their lands and the existing country residential development is also anticipated to remain. Infrastructure to service the initial stages of the Blackmud Creek Neighbourhood and the east-central and eastern portion of the Richford NASP will be extended along Ellerslie Road and 111 Street. As shown on Figure 7.0 - Staging Concept, the initial stages of residential development is intended to begin within Lots 20 and 21, Block 2, Plan 2146TR in the east-central portion of the NASP.	~~As noted earlier, the owner of Lot 22, Block 2, has no intention at this time of redeveloping their lands and~~ The majority of existing country residential development in the Richford NASP are ~~also~~ anticipated to remain. Infrastructure to service the initial stages of the Blackmud Creek Neighbourhood and the east-central and eastern portion of the Richford NASP will be extended along Ellerslie Road ~~SW~~ and 111 Street ~~SW~~. As shown on Figure 7.0 - Staging Concept, the initial stages of residential development is intended to begin within Lots 20 and 21, Block 2, Plan 2146TR in the east-central portion of the NASP.
9.0 Richford Neighbourhood Area Structure Plan Land Use & Population Statistics	
	Replace with attached Appendix 9.0 Richford Neighbourhood Area Structure Plan, Land Use and Population Statistics.

SECTION 5: APPENDIX I – NASP AMENDMENTS

*Existing Richford Neighbourhood Area Structure Plan
Land Use and Population Statistics Bylaw 19649*

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

*Proposed Richford Neighbourhood Area Structure Plan
Land Use and Population Statistics Bylaw xxx*

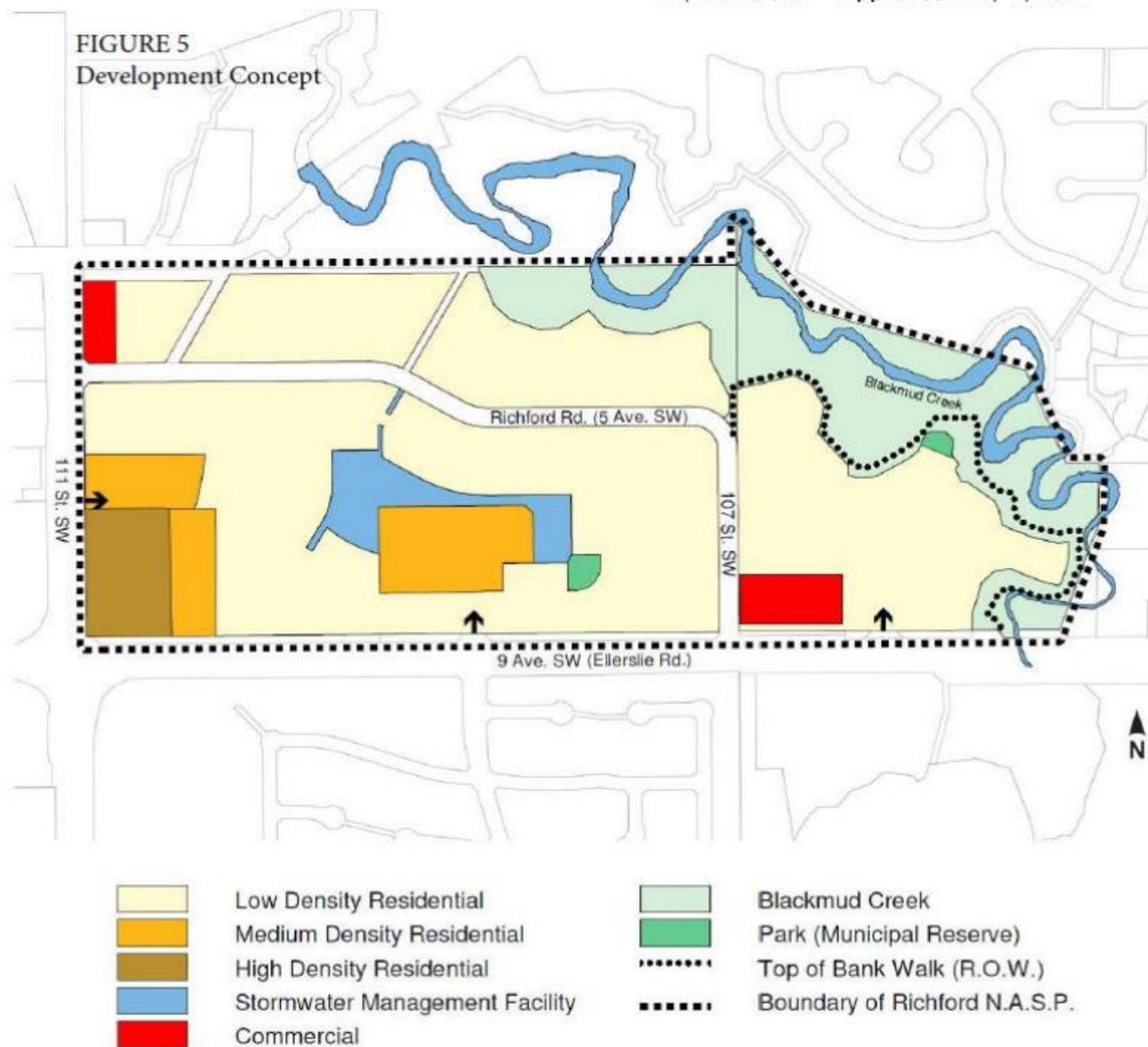
RICHFORD LAND USE AND POPULATION STATISTICS

	Area (ha)	% of GA				
GROSS AREA	54.67	100.00%				
Environmental Reserve	11.13					
Pipeline R/W	1.35					
Arterial Roadway	0.28					
GROSS DEVELOPABLE AREA	41.9	100.00%				
Stormwater Management Facilities	2.01	4.8%				
Park/MR	0.27	0.6%				
Circulation @ 20% 5 Avenue SW (Richford Road)	2.61	6.2%				
Local Roadways	3.52	8.4%				
Commercial	4.06	9.7%				
TOTAL Non-Residential Area	12.2	29.1%				
Net Residential Area (NRA)	29.7	70.9%				
RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Existing RR (Country Residential)	11.17					38%
Low Density Residential	9.62	25	241	2.8	673	32.4%
Row Housing	0.68	45	31	2.8	86	2.3%
Medium Density Residential	3.90	90	351	1.8	632	13.1%
High Density Residential	4.33	225	974	1.5	1461	14.6%
Total Residential	29.7		1596		2852	100%

Units per net Residential Hectare: 53.7

Existing Bylaw 19649 Approved Richford Neighbourhood Area Structure Plan (as amended)

Bylaw 19649 – Approved May 4, 2021



Proposed Bylaw xxx Approved Richford Neighbourhood Area Structure Plan (as amended)



Richford Neighbourhood Area Structure Plan

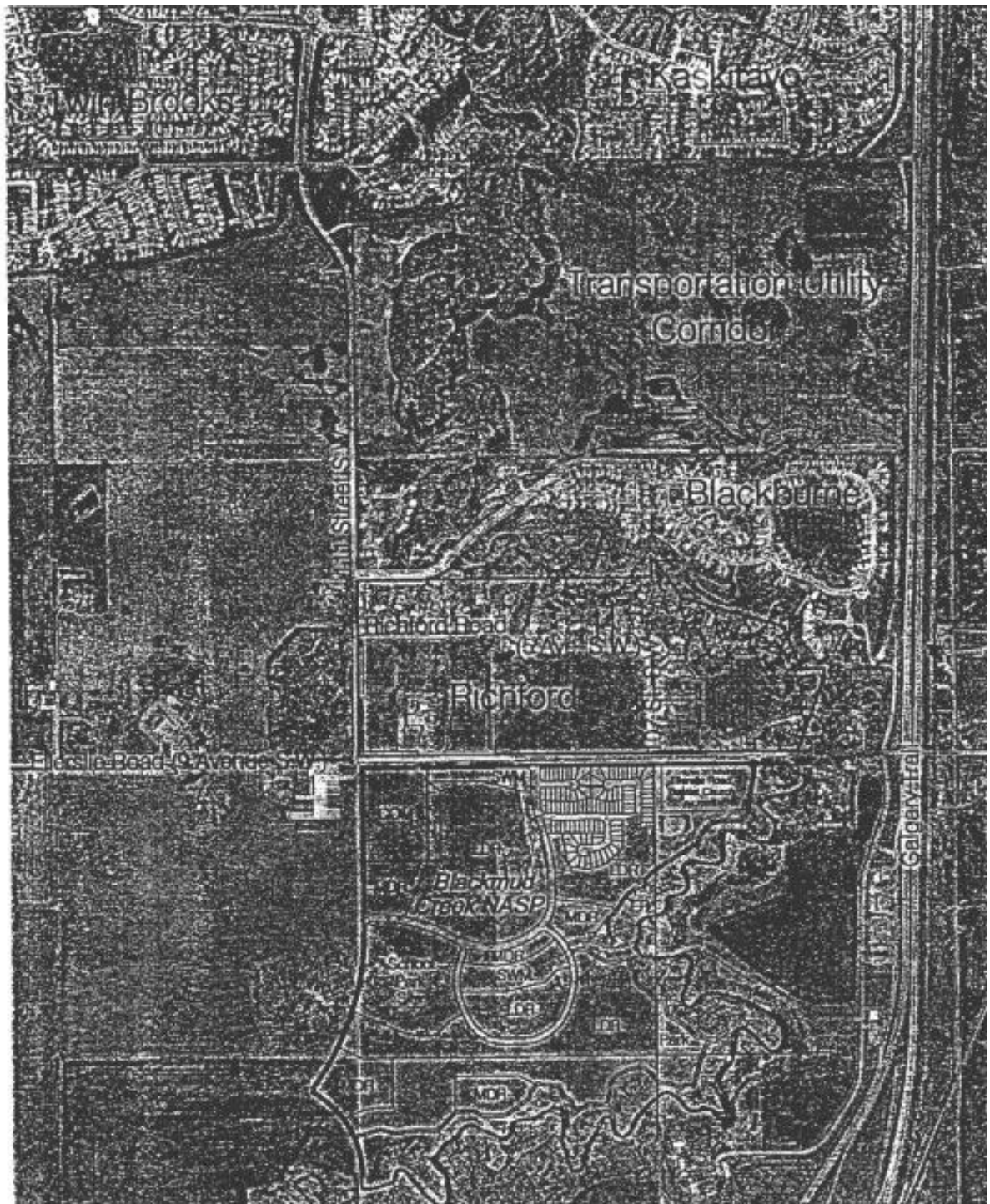
Figure 5.0 Proposed Land Use Concept

Legend

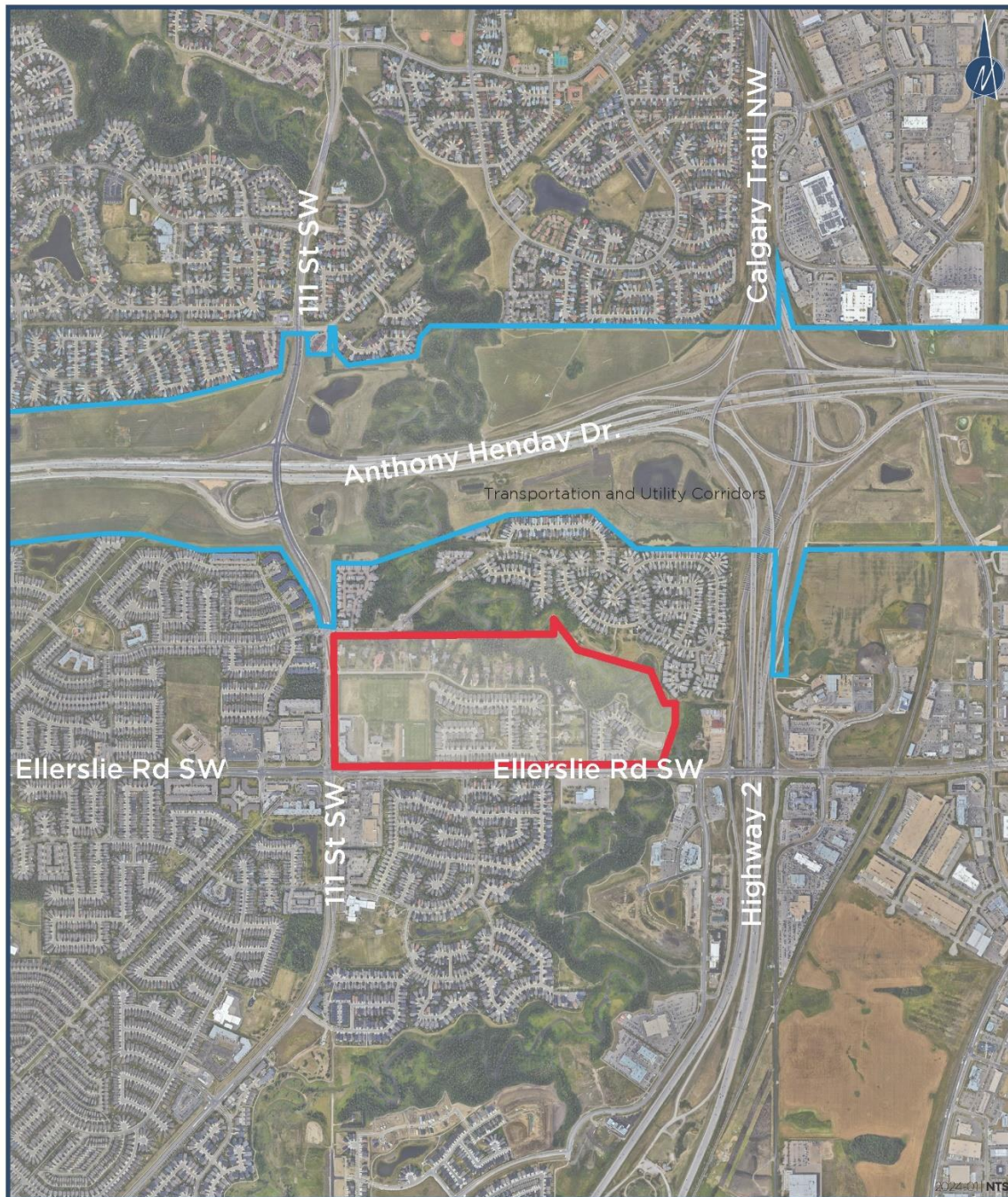
Low Density Residential	Park (Municipal Reserve)
Row Housing	Environmental Reserve
Medium Density Residential	Pipeline Right-of-Way
High Density Residential	Arterial Roadway
Commercial	Top of Bank Walk (R.O.W.)
Stormwater Management Facility	Boundary of NASP Boundary



Existing Figure 2.0- Context Plan



Proposed Figure 2.0 Context Plan



Richford Neighbourhood Area Structure Plan

Figure 2.0 Context Plan

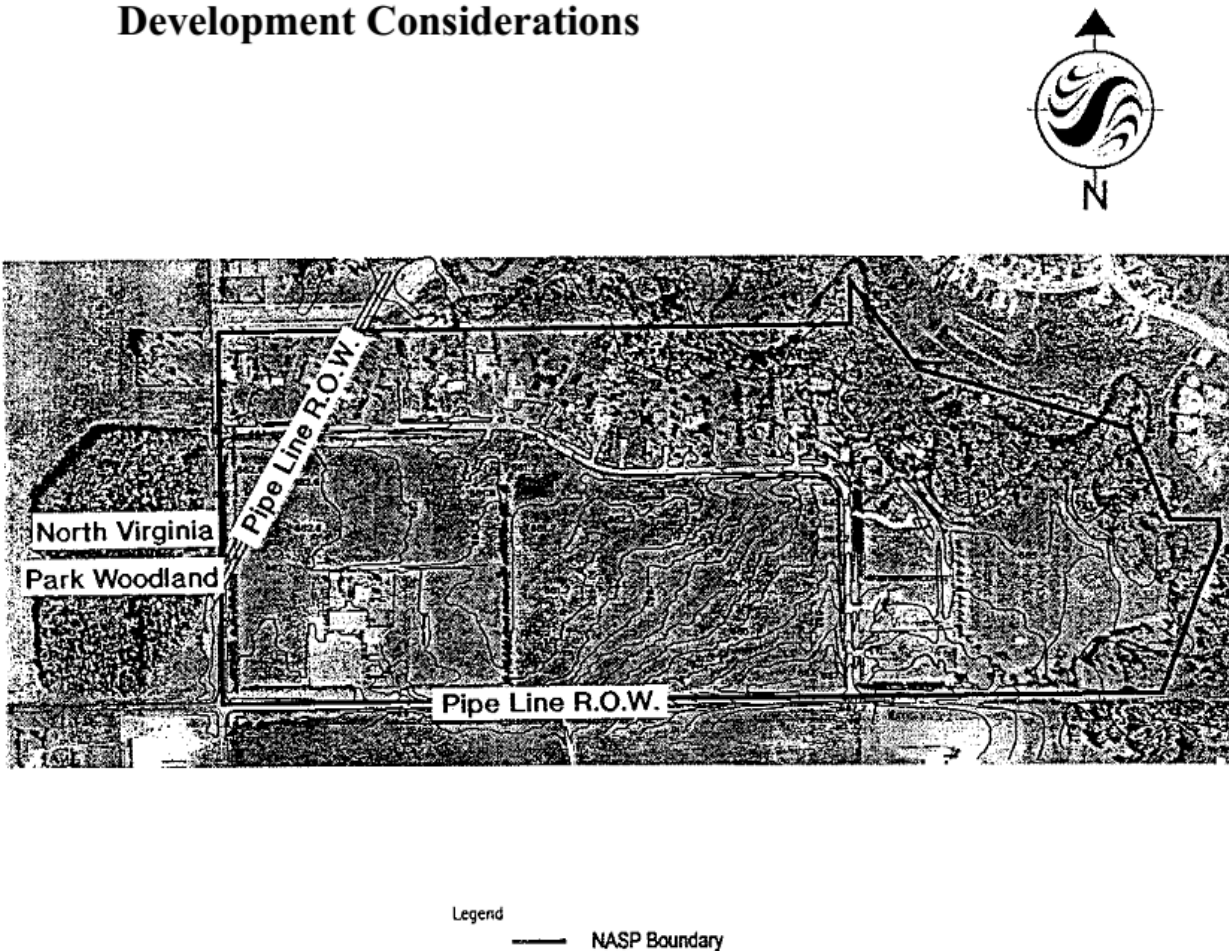
Legend

- NASP Boundary
- Transportation Utility Corridor



Existing Figure 4.0 Development Considerations

FIGURE 4.0
Development Considerations



Proposed Figure 4.0 Development Considerations



Richford Neighbourhood Area Structure Plan

Figure 4.0 Development Considerations

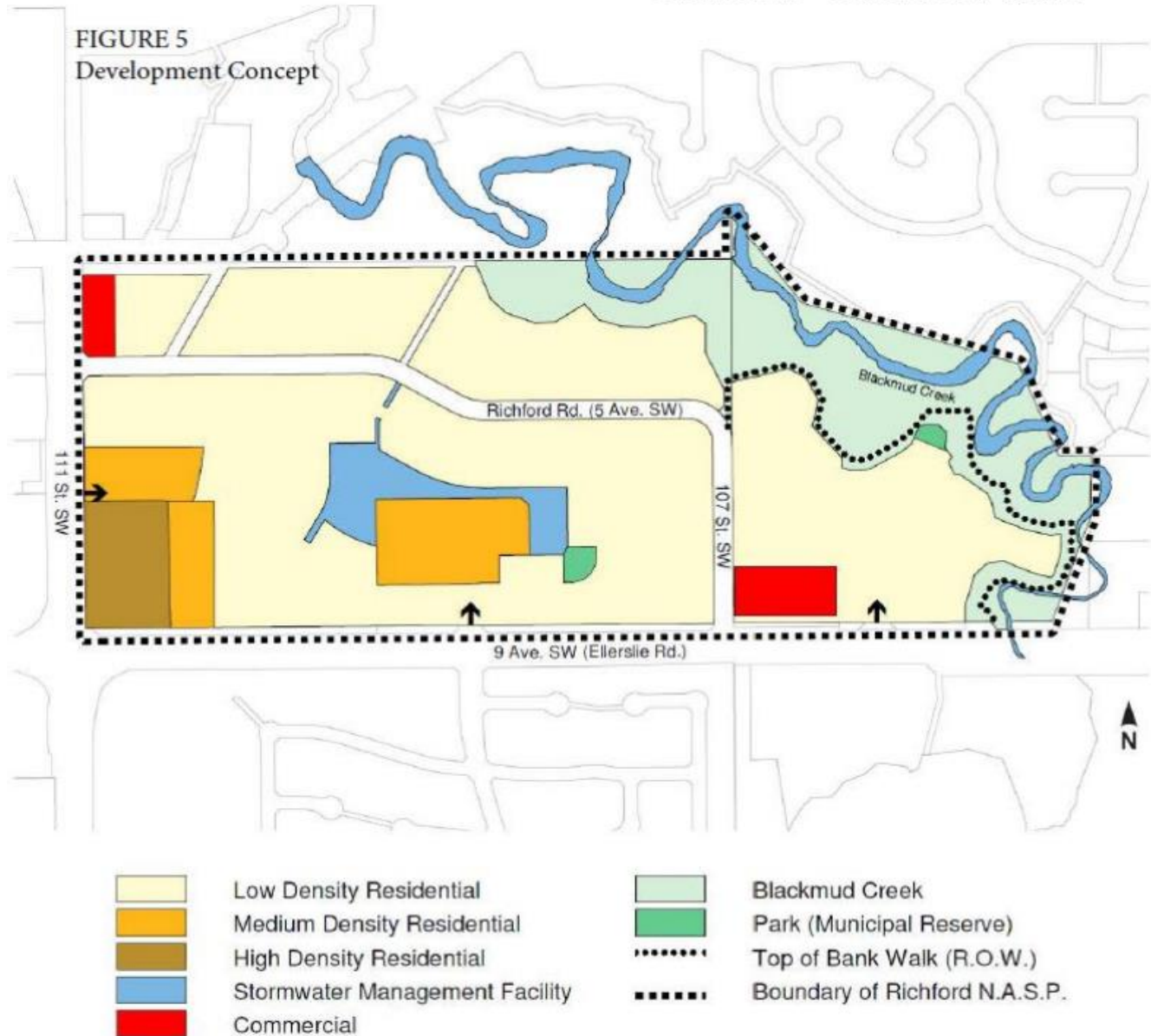
Legend

— NASP Boundary



Existing Figure 5.0 Land Use Concept

Bylaw 19649 – Approved May 4, 2021



Proposed Figure 5.0 Land Use Concept



Richford Neighbourhood Area Structure Plan

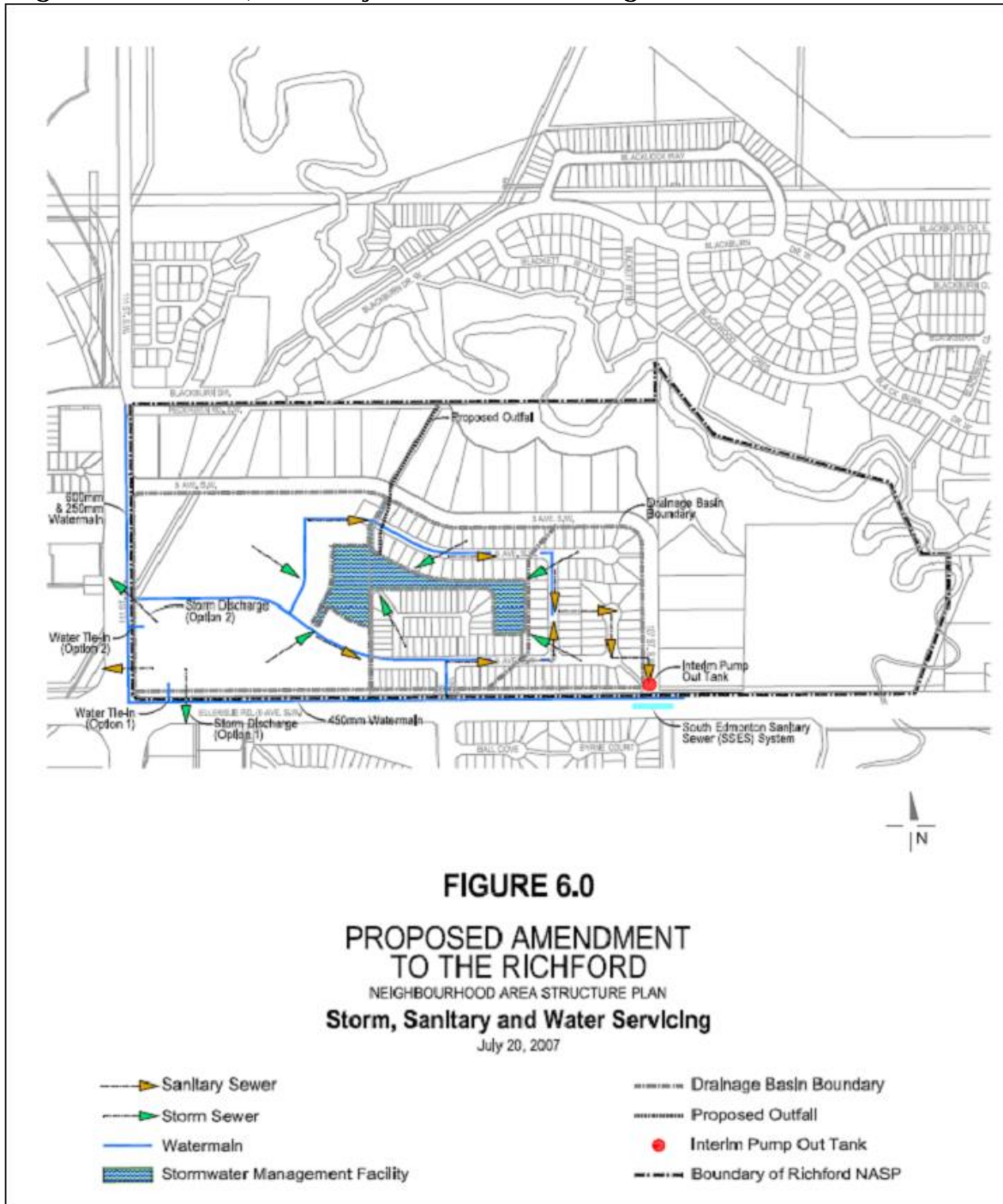
Figure 5.0 Proposed Land Use Concept

Legend

Low Density Residential	Park (Municipal Reserve)
Row Housing	Environmental Reserve
Medium Density Residential	Pipeline Right-of-Way
High Density Residential	Arterial Roadway
Commercial	Top of Bank Walk (R.O.W.)
Stormwater Management Facility	Boundary of NASP Boundary

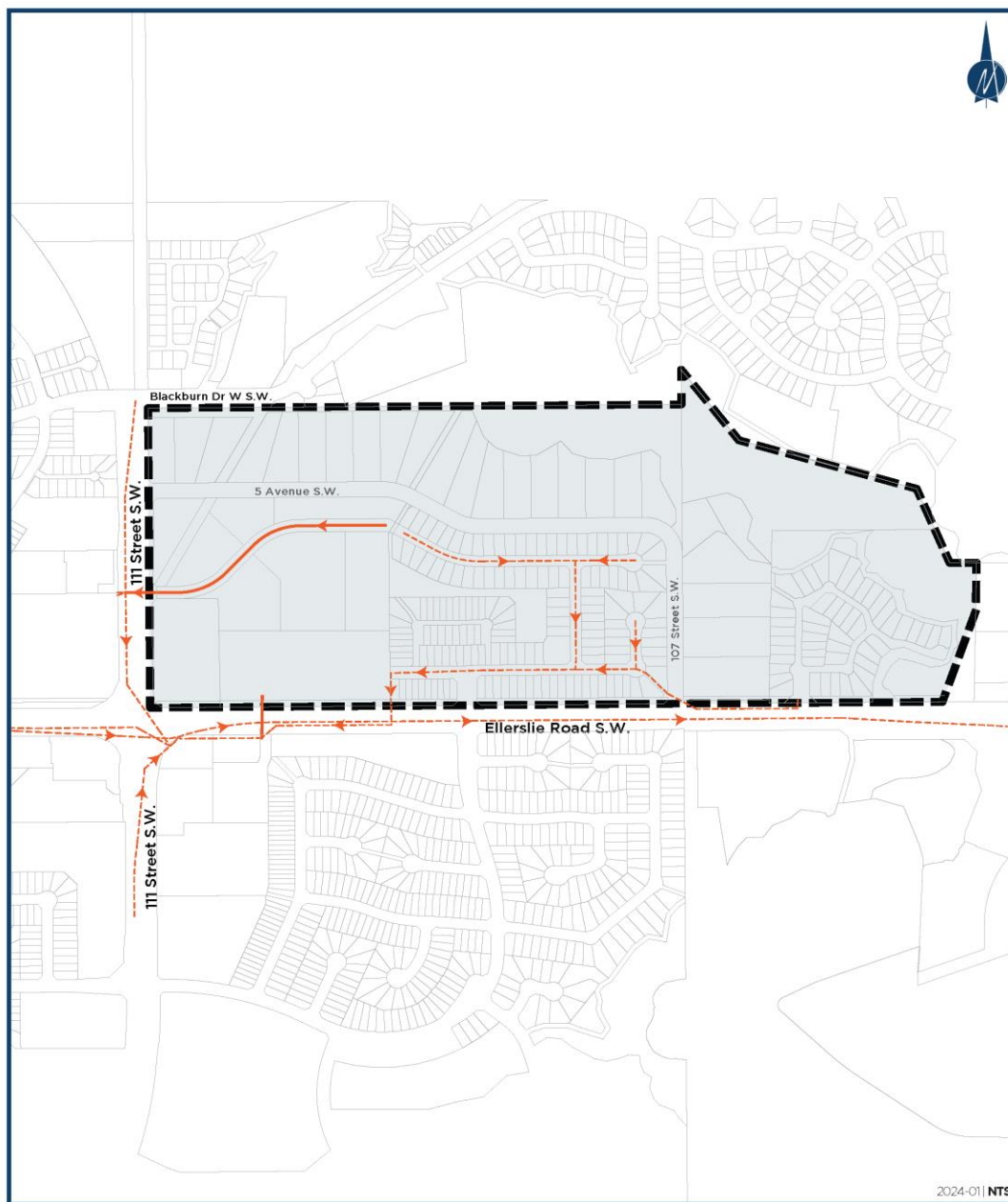


Existing Figure 6.0 Storm, Sanitary & Water Servicing



Bylaw 14854, February 25, 2008

Proposed Figure 6.0a Sanitary Servicing



Richford Neighbourhood Area Structure Plan

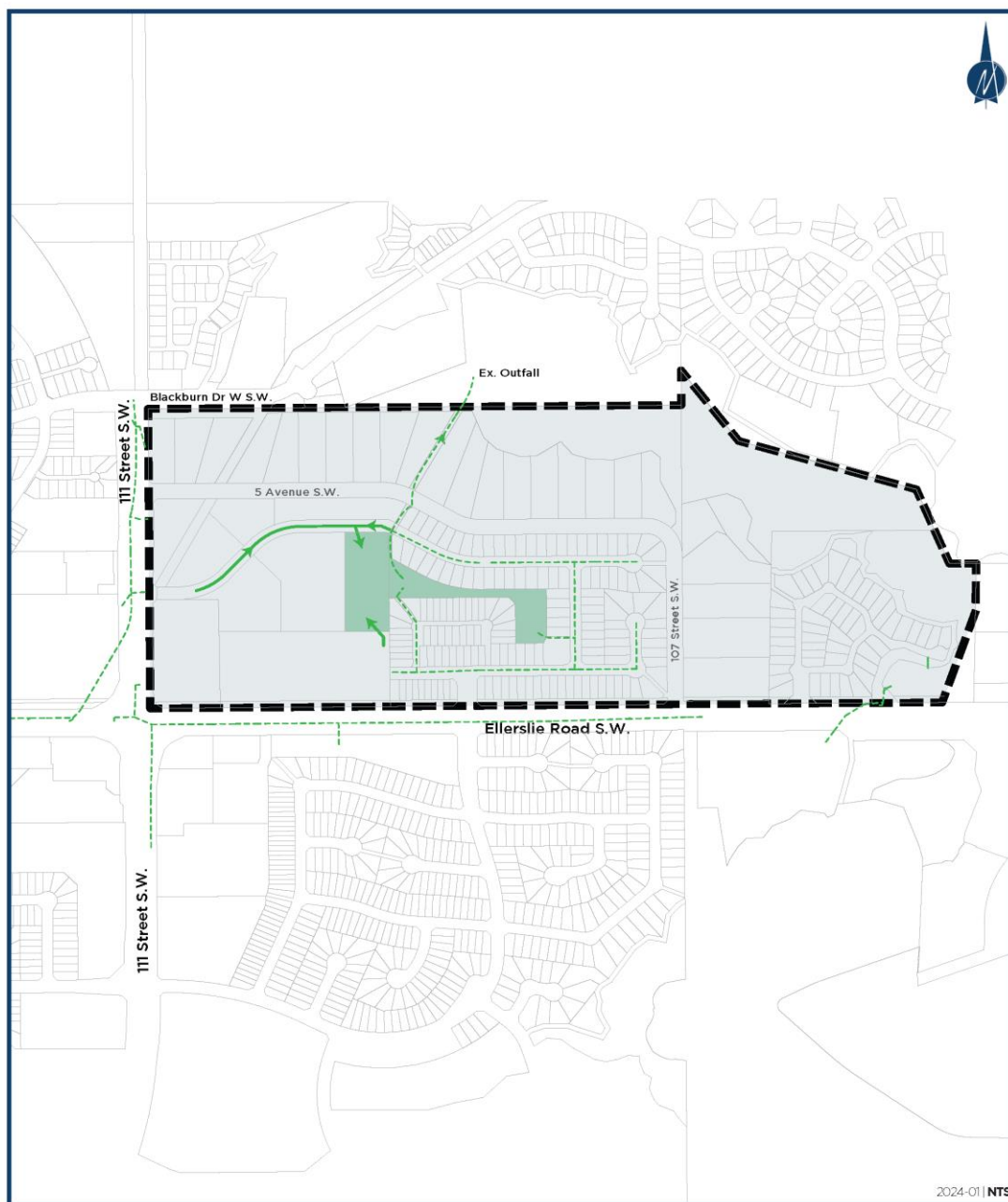
Figure 6.0a Proposed Sanitary Servicing

Legend

- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- - - Boundary of NASP Boundary



Proposed Figure 6.0b Storm Servicing



Richford Neighbourhood Area Structure Plan

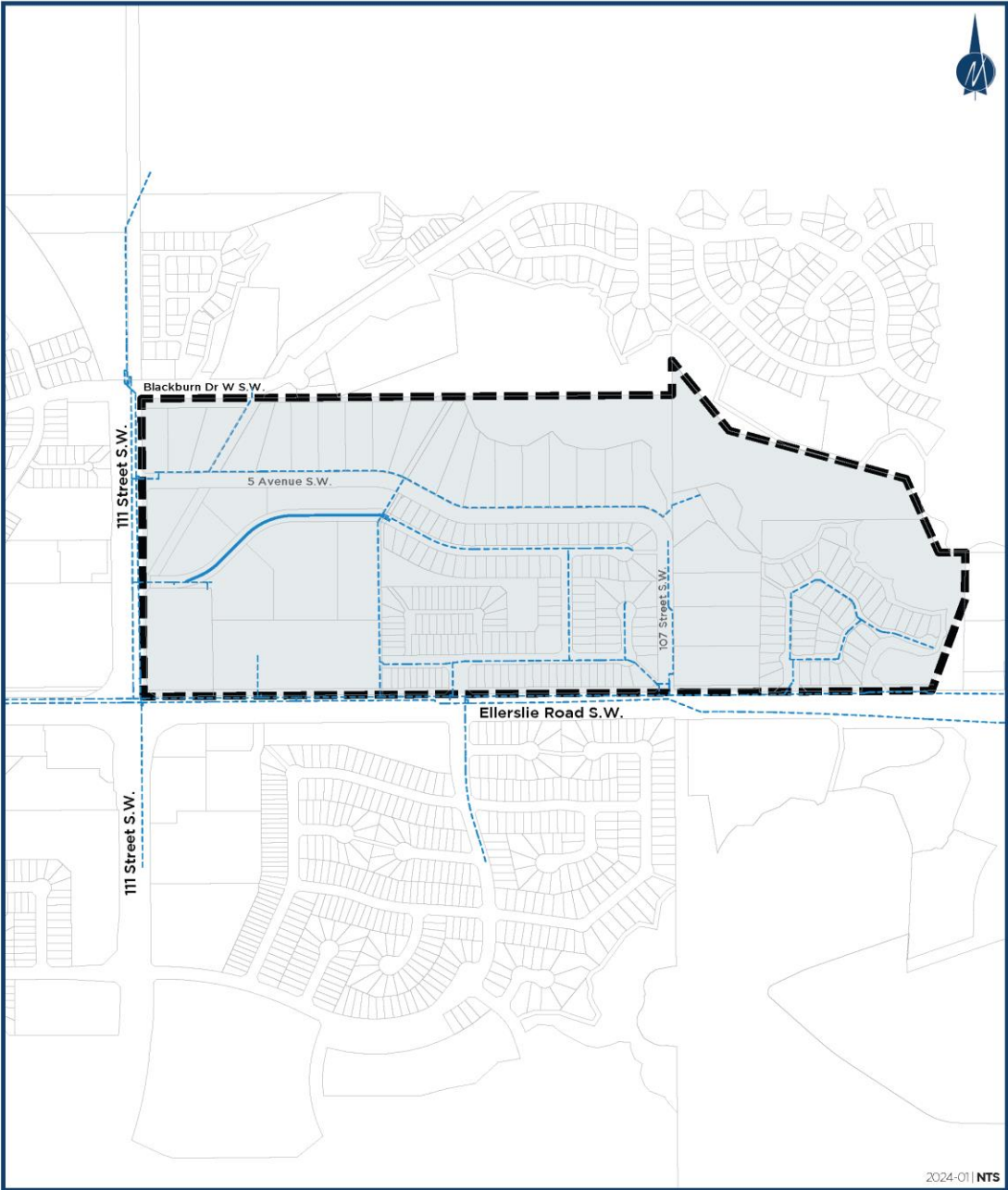
Figure 6.0b Proposed Storm Servicing

Legend

- Stormwater Management Facility
- Existing Storm Sewer
- Proposed Storm Sewer
- Boundary of NASP Boundary



Proposed Figure 6.0c Water Servicing



Richford Neighbourhood Area Structure Plan

Figure 6.0c Proposed Water Servicing

- Legend
- Existing Water Main
 - Proposed Water Main
 - Boundary of NASP Boundary



Existing Figure 9.0 RICHFORD LAND USE AND POPULATION STATISTICS

**9.1 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		
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
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Commercial	1.22	2.8

	Area (ha)	Units/ha	Units	% of Total	Persons/ Unit	Population
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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
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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

Proposed Figure 9.0 RICHFORD LAND USE AND POPULATION STATISTICS

RICHFORD LAND USE AND POPULATION STATISTICS						
			Area (ha)		% of GA	
GROSS AREA			54.67		100.00%	
Environmental Reserve			11.13			
Pipeline R/W			1.35			
Arterial Roadway			0.28			
GROSS DEVELOPABLE AREA			41.9		100.00%	
Stormwater Management Facilities			2.01		4.8%	
Park/MR			0.27		0.6%	
Circulation @ 20%	5 Avenue SW (Richford Road)		2.61		6.2%	
	Local Roadways		3.52		8.4%	
Commercial			4.06		9.7%	
TOTAL Non-Residential Area			12.2		29.1%	
Net Residential Area (NRA)			29.7		70.9%	
RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Existing RR (Country Residential)	11.17					38%
Low Density Residential	9.62	25	241	2.8	673	32.4%
Row Housing	0.68	45	31	2.8	86	2.3%
Medium Density Residential	3.90	90	351	1.8	632	13.1%
High Density Residential	4.33	225	974	1.5	1461	14.6%
Total Residential	29.7		1596		2852	100%
Units per net Residential Hectare:		53.7				