

Bylaw 14111

A Bylaw to amend Bylaw 13531, as amended,
being the Meadows Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on January 21, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13531, as amended, being the Meadows Area Structure Plan; and

WHEREAS City Council found it desirable to amend from time to time Bylaw 13531, as amended, the Meadows Area Structure Plan by adding new neighbourhoods; and

WHEREAS an application was received by the Planning and Development Department to amend the Meadows Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Meadows Area Structure Plan;

NOW THEREFORE upon the recommendation of the Planning and Development Department and 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 13531, as amended, the Meadows Area Structure Plan is hereby further amended as follows:
 - (a) deleting the words "will start development in 2003-2004" from the third paragraph of Section 3.3 Existing Land Uses and substituting therefore the following: "is currently under development."; and
 - (b) deleting the words "Neighbourhood 6" from the third sentence of Section 3.9.1 Utility Rights-of-Way and Facilities and substituting therefore the following: "Tamarack Neighbourhood"; and

- (c) deleting the words “and Silver Berry” from the first sentence of Section 3.9.3 Pipeline Utility Rights-of-Way and substituting therefore the following: “Silver Berry and Tamarack Neighbourhoods”; and
- (d) deleting the words “Neighbourhood Six” from the seventh paragraph of Section 5.1 Neighbourhood Units and substituting therefore the following “Neighbourhood Six (Tamarack)”; and
- (e) deleting the words “165” from the eighth paragraph of Section 5.1 Neighbourhood Units and substituting therefore the following “167”; and
- (f) deleting the words “along 17 Street in Neighbourhood Six and the second along 23 Avenue in the Silver Berry Neighbourhood” from the fourth paragraph of Section 5.3 Commercial and substituting therefore the following “one adjacent to 17 Street and 38 Avenue, along 23 Avenue in the Silver Berry Neighbourhood and another at the northeast corner of 17 Street and 23 Avenue.”; and
- (g) deleting the words “two in Neighbourhood Six” from the first paragraph of Section 5.5.1 Elementary/ Junior High Schools and substituting therefore the following “one in Neighbourhood Six (Tamarack)”; and
- (h) deleting the words “34 and 17 Streets” from the second paragraph of Section 7.1 Regional Roadway Network Access and substituting therefore the following “17 Street”; and
- (i) deleting the Map entitled “Meadows Area Structure Plan Bylaw 13531” and substituting therefor the Map entitled “Bylaw 14111 - Amendment to The Meadows Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw; and
- (j) deleting therefrom the statistics entitled “The Meadows Area Structure Plan - Land Use and Population Statistics Bylaw 13531” and substituting therefor new statistics entitled “The Meadows Area Structure Plan Land Use Population Statistics - Bylaw 14111” attached hereto as Schedule “B” and forming part of this Bylaw; and

- (k) deleting Figure 3.0 - Context Plan and substituting therefore the following Figure 3.0 - Context Plan”, attached hereto as Schedule “C” and forming part of this Bylaw; and
- (l) deleting Figure 5.0 – Site Features and substituting therefore the following: Figure 5.0 - Site Features”, attached hereto as Schedule “D” and forming part of this Bylaw; and
- (m) deleting Figure 7.0 - Development Concept and substituting therefore the following: Figure 7.0 - Development Concept”, attached hereto as Schedule “E” and forming part of this Bylaw; and
- (n) deleting Figure 8.0 - Storm Drainage and substituting therefore the following: Figure 8.0 - Storm Drainage”, attached hereto as Schedule “F” and forming part of this Bylaw; and
- (o) deleting Figure 9.0 - Sanitary Drainage and substituting therefore the following: Figure 9.0 - Sanitary Drainage”, attached hereto as Schedule “G” and forming part of this Bylaw; and
- (p) deleting Figure 10.0 – Water Distribution and substituting therefore the following: Figure 10.0 – Water Distribution”, attached hereto as Schedule “H” and forming part of this Bylaw; and
- (q) deleting Figure 11.0 - Circulation System and substituting therefore the following: Figure 11.0 - Circulation System”, attached hereto as Schedule “I” and forming part of this Bylaw; and
- (r) deleting Figure 12.0 - Transit Circulation System and substituting therefore the following: Figure 12.0 - Transit Circulation System”, attached hereto as Schedule “J” and forming part of this Bylaw; and;
- (s) deleting Figure 13.0 - Arterial Roadway Assessment and substituting therefore the following: Figure 13.0 - Arterial Roadway Assessment”, attached hereto as Schedule “K” and forming part of this Bylaw; and


- (t) deleting Figure 14.0 – Neighbourhood & Staging Concept and substituting therefore the following: Figure 14.0 – Neighbourhood & Staging Concept”, attached hereto as Schedule “L” and forming part of this Bylaw.

READ a first time this	22 nd	day of	February,	A. D. 2006;
READ a second time this	22 nd	day of	February,	A. D. 2006;
READ a third time this	22 nd	day of	February,	A. D. 2006;
SIGNED and PASSED this	22 nd	day of	February,	A. D. 2006.

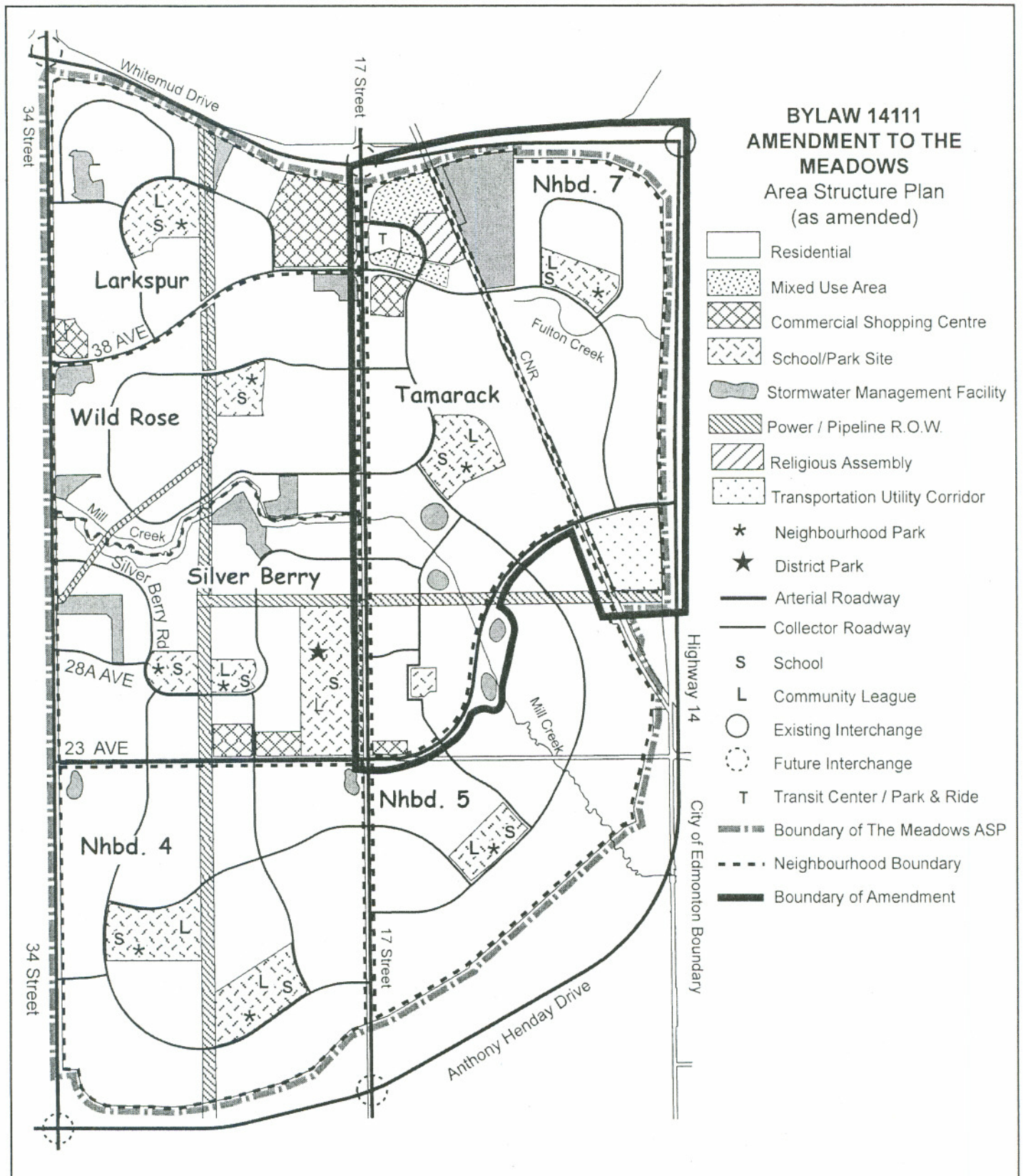
THE CITY OF EDMONTON



MAYOR

A/ 

CITY CLERK



**THE MEADOWS AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 14111**

	Area (ha)	% of GDA
Gross Area	1,402.97	
Arterial Roadways	61.28	
Utility/Pipeline Corridors and Railway Facilities	41.31	
Environmental Reserve ¹	18.48	
Gross Developable Area	1,281.90	100.00
Schools / Parks	149.72	11.7
Mixed Use Area	20.30	1.5
Transit Centre / Park and Ride	2.53	0.1
Commercial	33.40	2.6
Stormwater Management Facilities	78.35	6.1
Circulation	223.75	17.5
Other (e.g. Cemetery)	1.68	0.1
Total	509.73	39.60
Net Residential Area	772.17	60.20

RESIDENTIAL LAND USE AND POPULATION

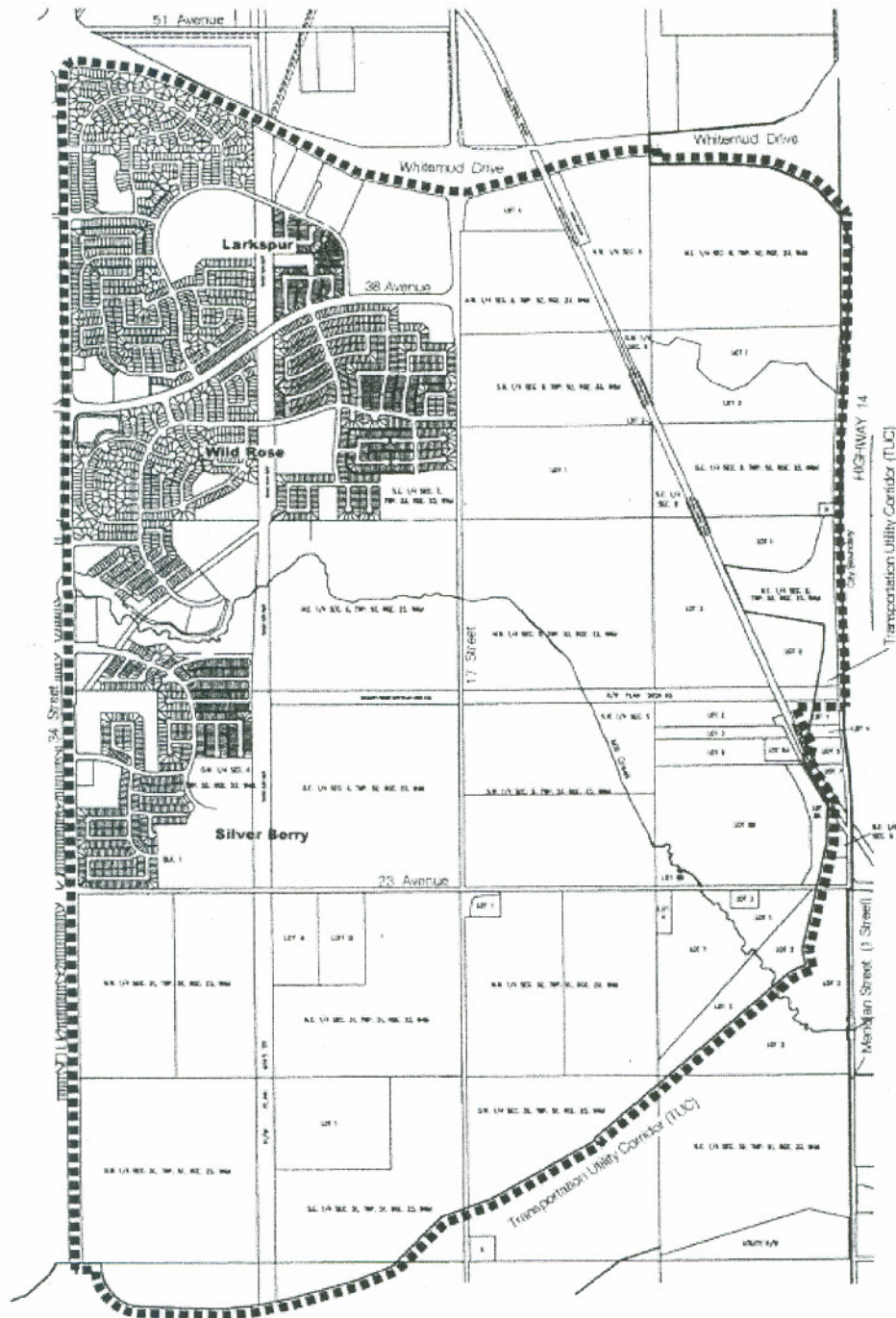
	Area (ha)	Population
Larkspur	82.44	6,606
Silver Berry	107.13	6,770
Wild Rose	86.19	5,819
Neighbourhood 4	169.79	12,798
Neighbourhood 5	131.51	9,940
Tamarack	107.63	8,496
Neighbourhood 7	87.48	7,630
Total	772.17	58,059

Density: 45.3 persons per gross developable hectare

STUDENT GENERATION

	Elementary (K-8)	High School (9-12)	Total
Public	3,423	1,705	5,128
Separate	1,467	731	2,198
Total	4,890	2,436	7,326

¹ The total amount of Environmental Reserve lands will be more accurately determined at the Neighbourhood Structure Planning stage.



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Legend



Area Structure Plan Boundary

Client/Project

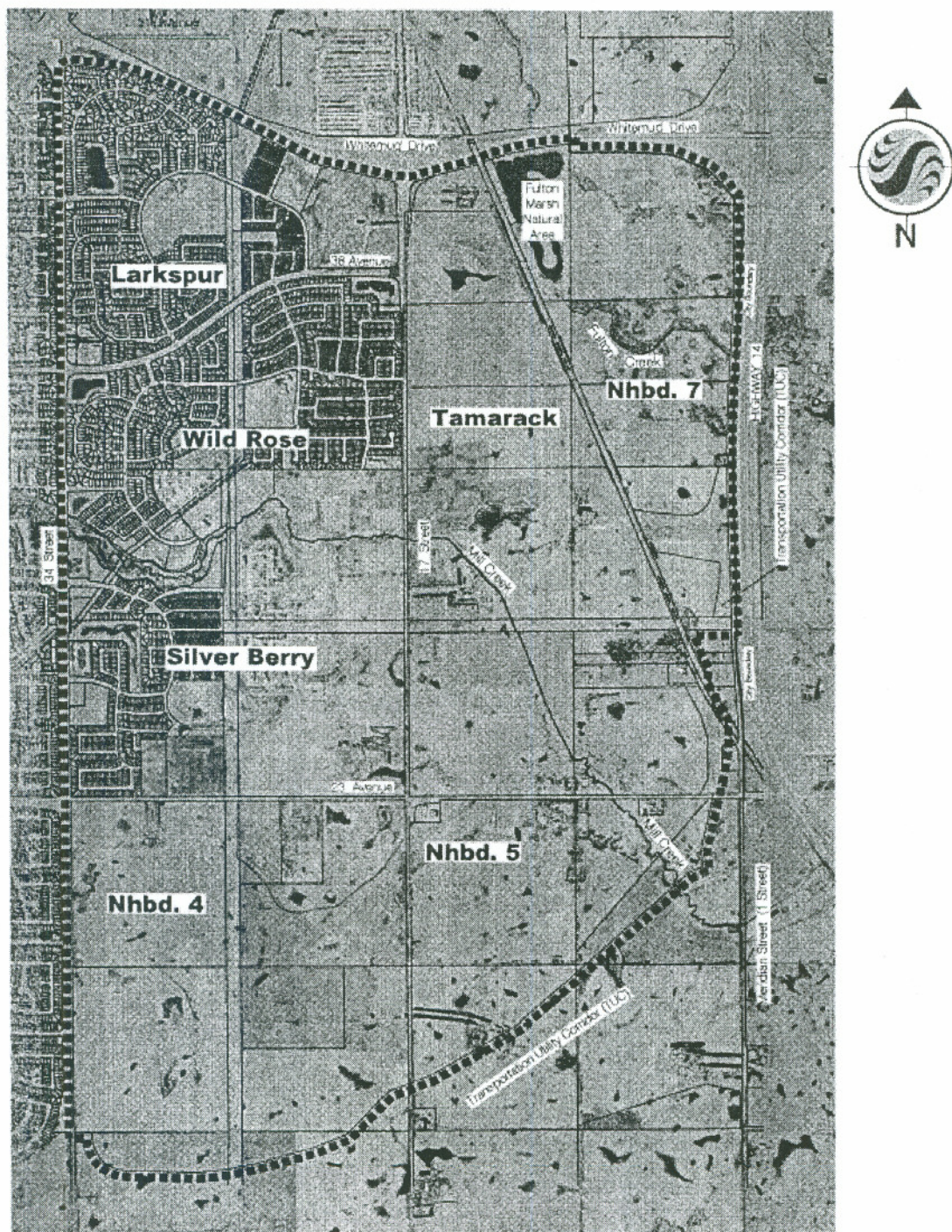
DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.

3.0

Title

Context Plan



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Legend

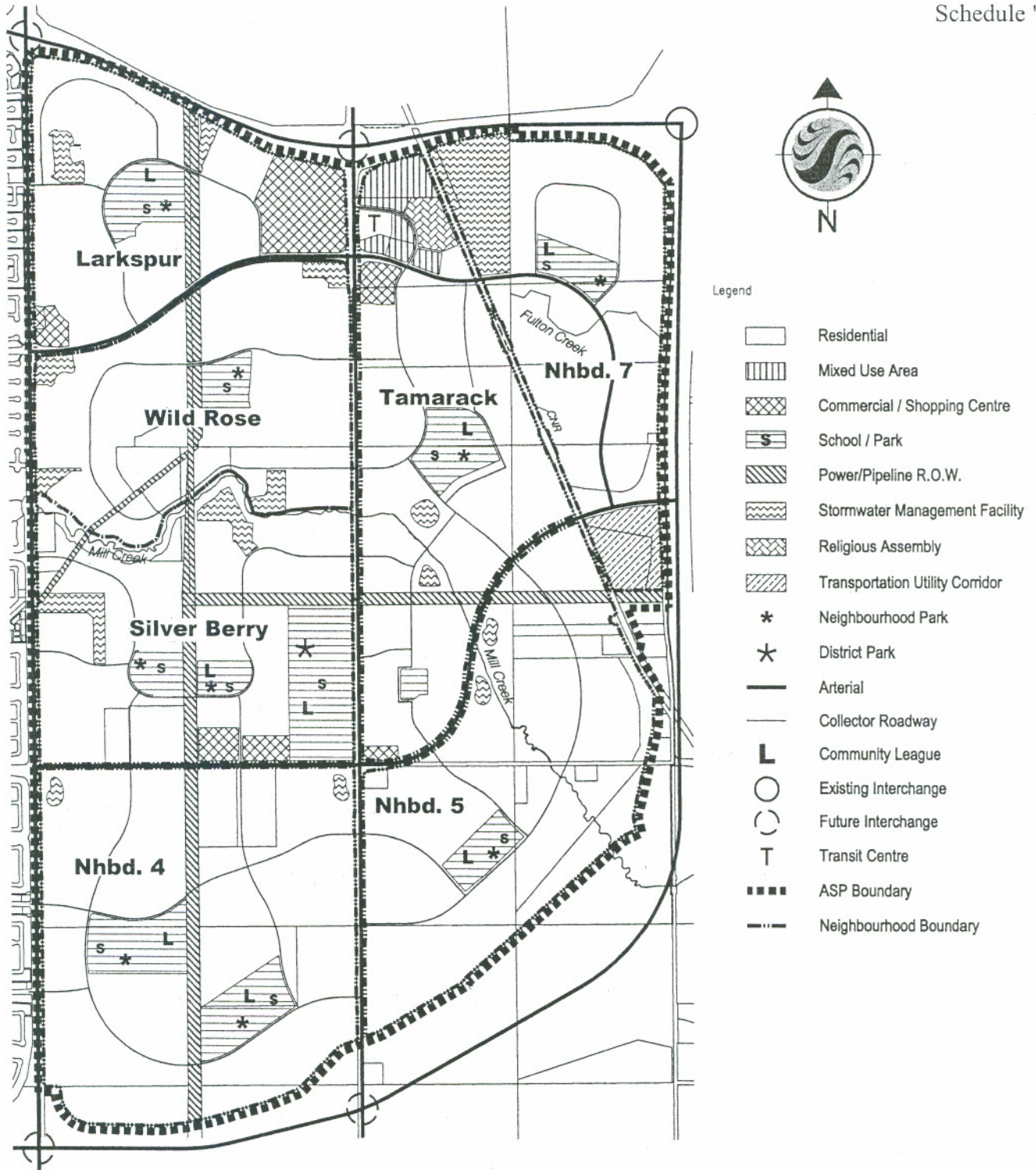
■■■■■ Area Structure Plan Boundary

Client/Project
DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No. **5.0**

Title **Site Features**

June 2005
161 09997



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Client/Project

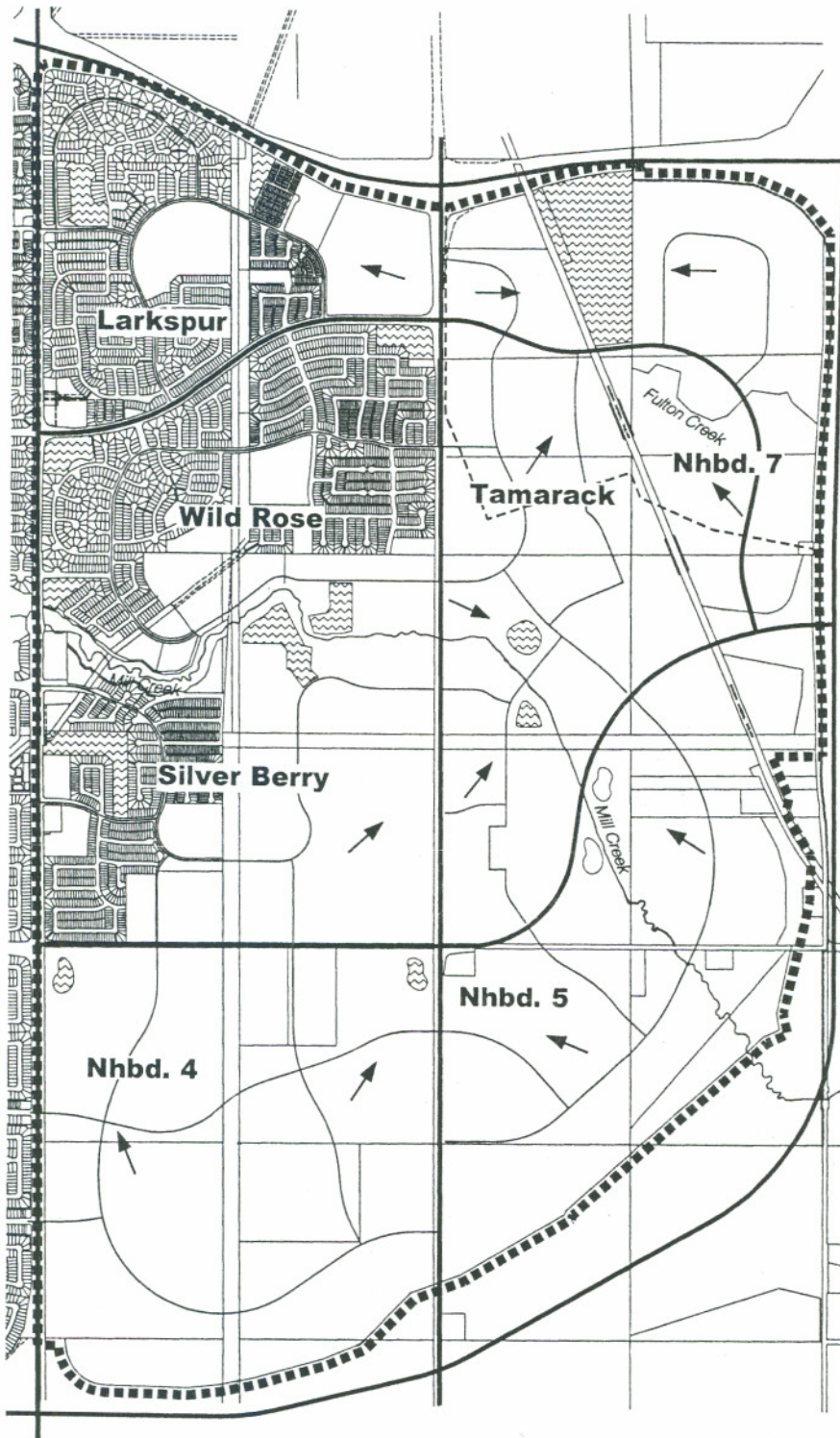
DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.
7.0

Title

**Development
Concept**

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161 09997



Legend

- Area Structure Plan Boundary
- Basin Boundary
- Direction of Flow
- ▨ Stormwater Management Facility

Client/Project

DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.

8.0

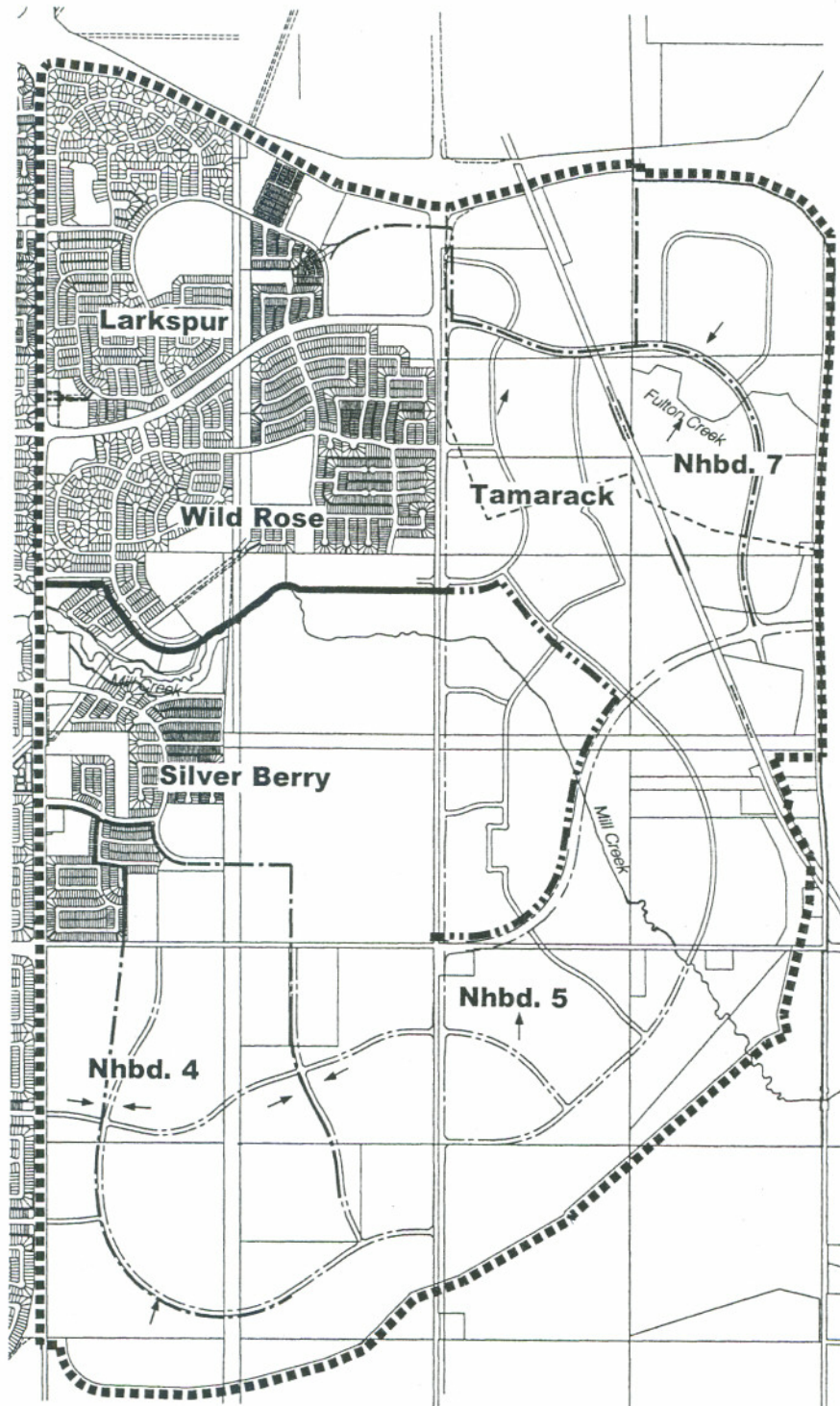
Title

**Storm
Drainage**

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161 09997



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Legend

- Area Structure Plan Boundary
- - - Basin Boundary
- Direction of Flow
- Existing Sanitary - 525 mm
- Existing Sanitary - 750 mm
- - - Future Sanitary - 525 mm
- Future Sanitary - 750 mm

Client/Project

DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.

9.0

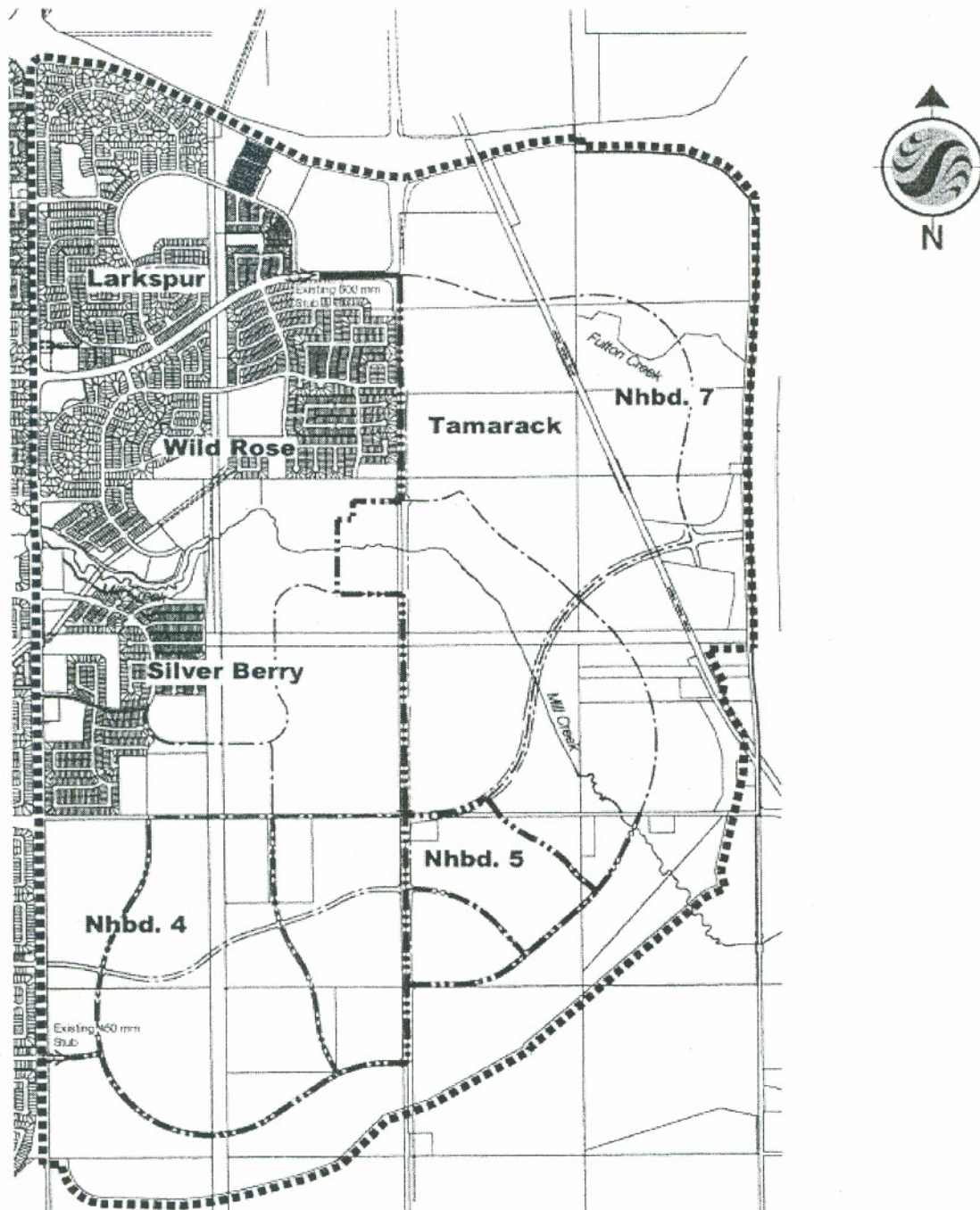
Title

Sanitary Drainage

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Legend

- Area Structure Plan Boundary
- Future Watermain - 300 mm
- . - . - Future Watermain - 450 mm
- Future Watermain - 600 mm

Client/Project

DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.

10.0

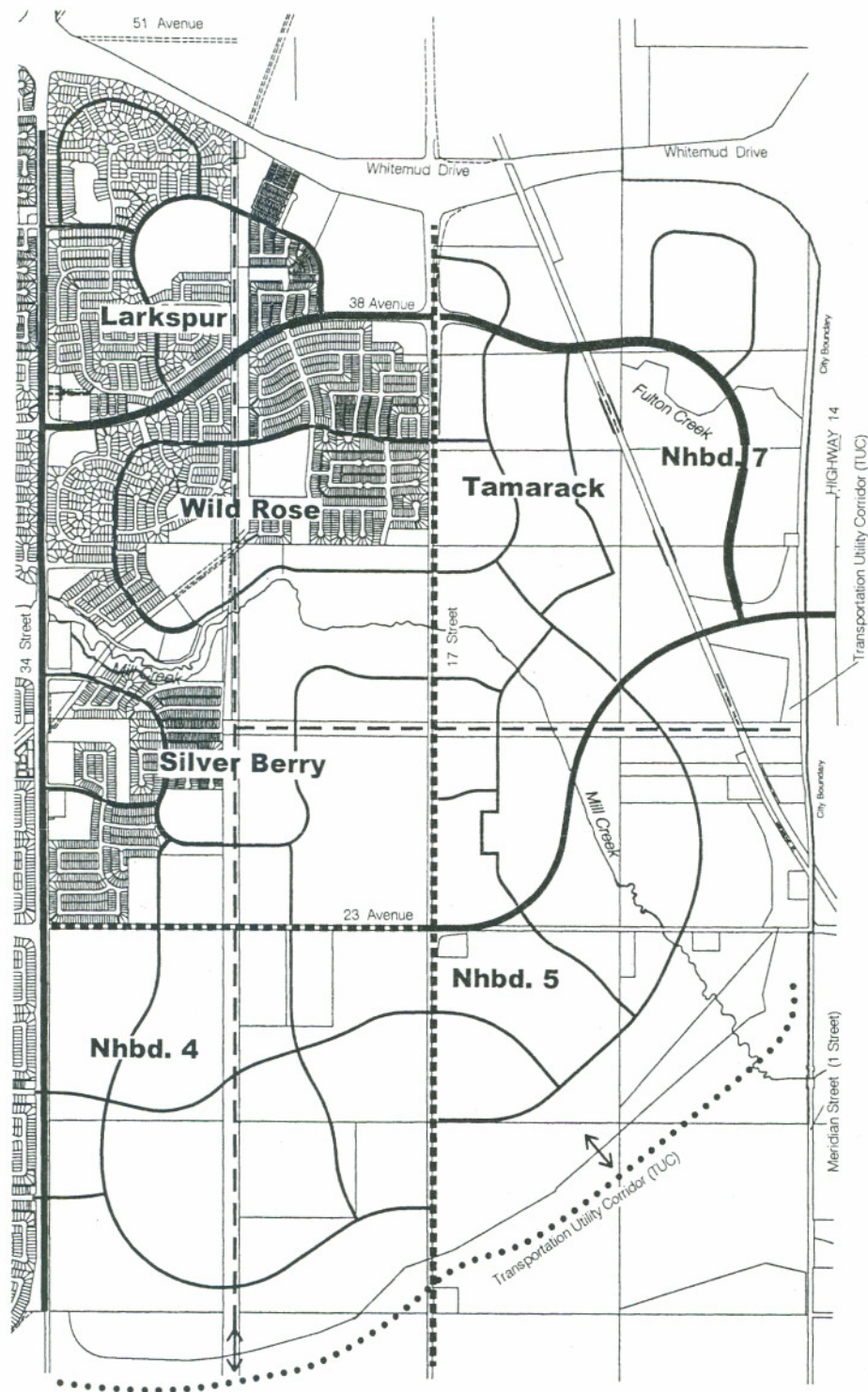
Title

Water Distribution



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161 09897



Legend

- Arterial - 6 Lane
- ===== Arterial - 4 Lane
- Collector
- Access Point
- TUC Multi-use Trail
- Pedestrian Corridor

Client/Project

DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.

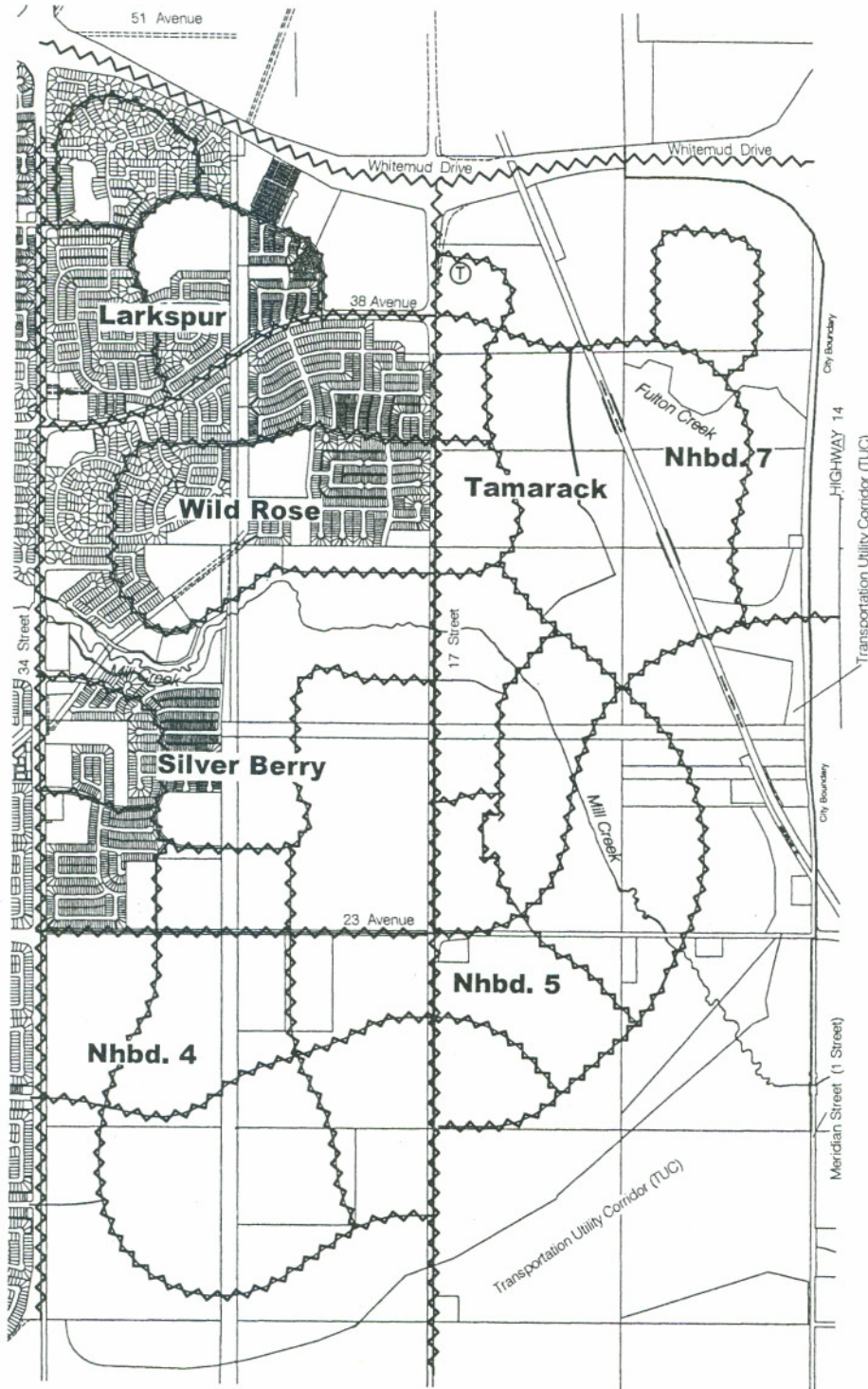
11.0

Title

Circulation System

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161 09997

**Stantec**



Legend



Roadways Required By ETS
Transit Centre

Client/Project

DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.

12.0

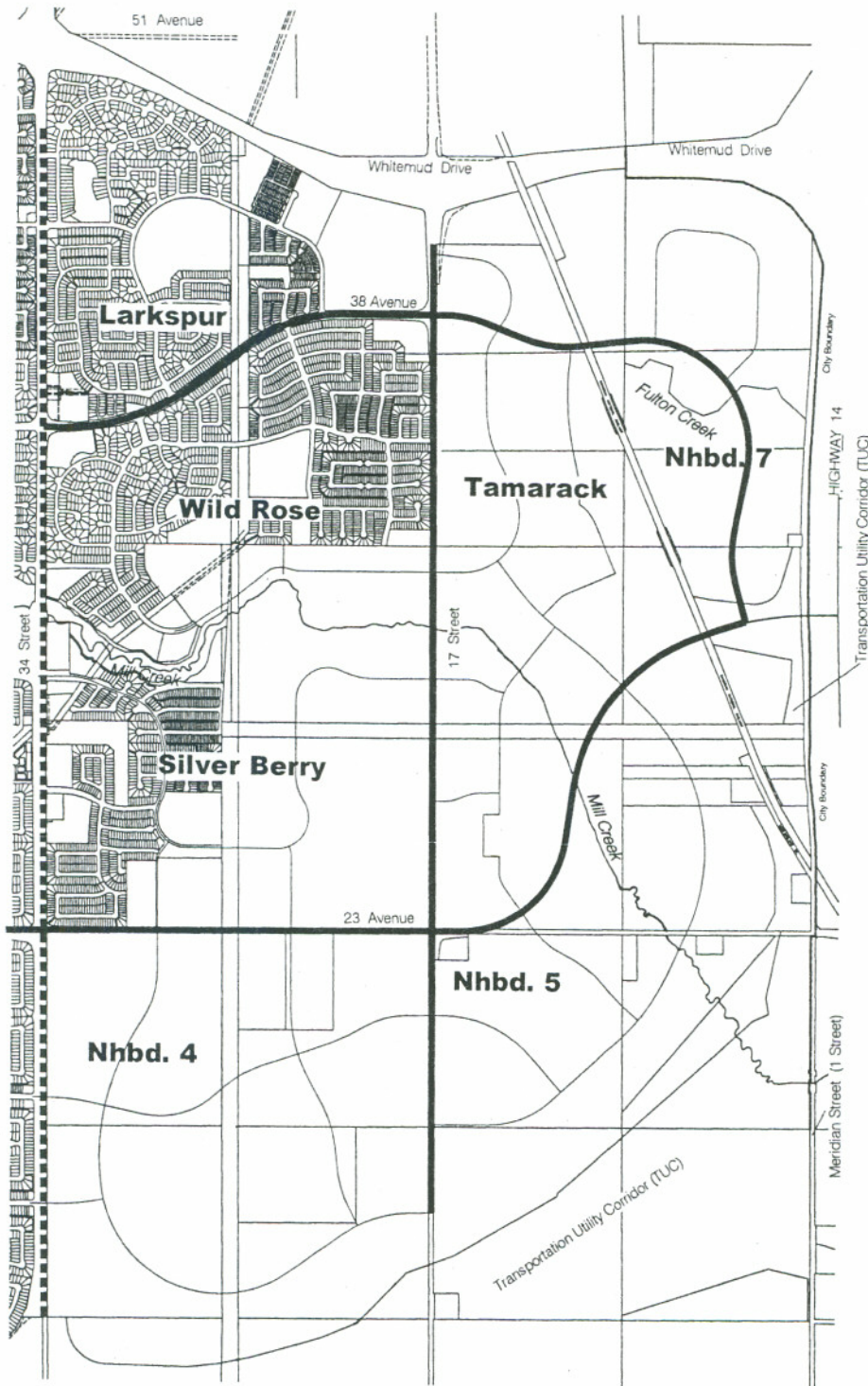
Title

**Transit Circulation
System**

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Legend

-  Full Assessment
 Half Assessment

Client/Project

DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.

13.0

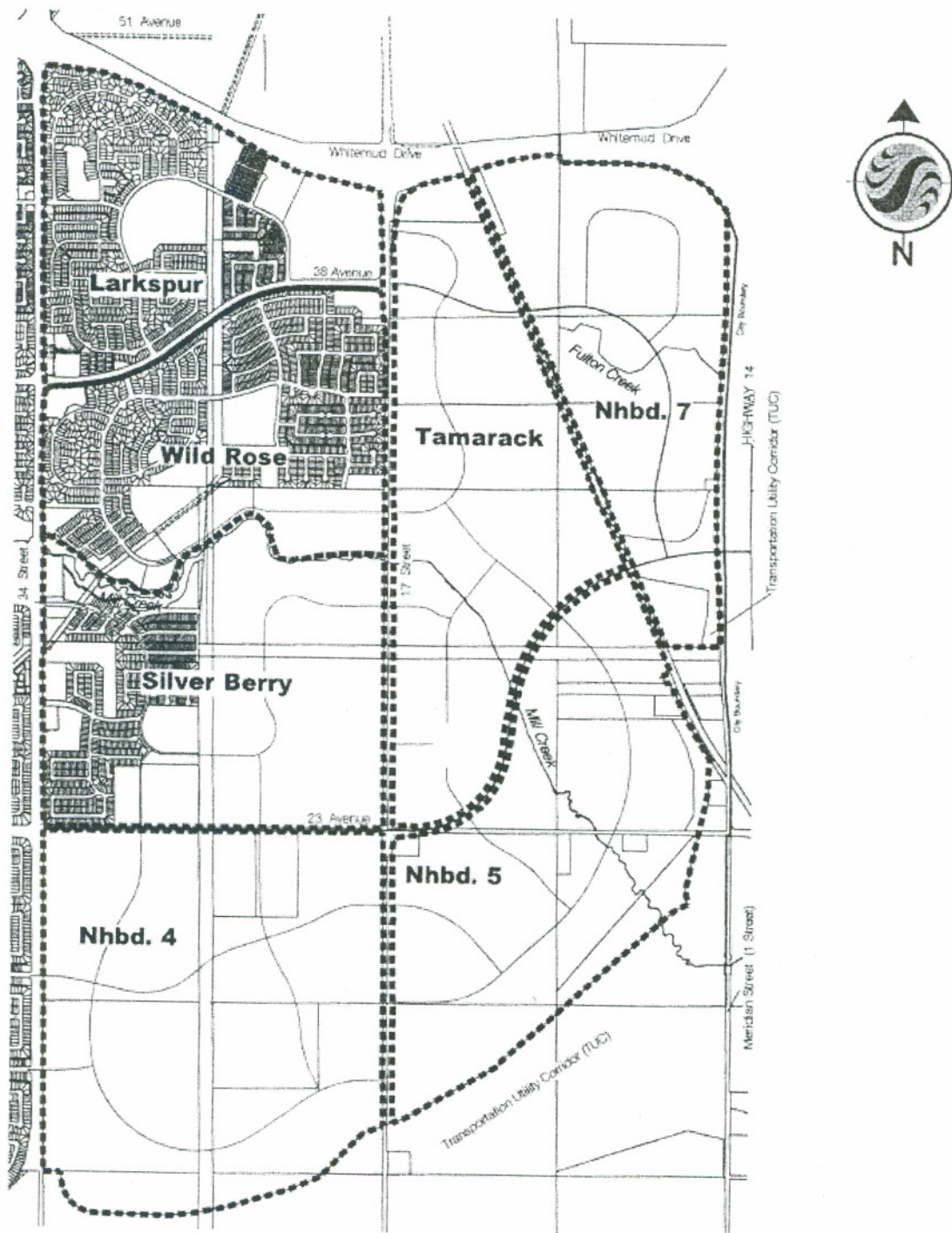
Title

**Arterial Roadway
Assessment**

June 2005
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Legend

----- Neighbourhood Boundary

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DUNDEE DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN

Figure No.

14.0

Title

**Neighbourhoods Within
The Meadows**

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