

Wild Rose Neighbourhood Structure Plan

Office Consolidation April 2016

Prepared by:

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City Planning Branch
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City of Edmonton*

Bylaw 8817, as amended, was adopted by Council in March 1998. In April 2016, this document was consolidated by virtue of the incorporation of the following bylaws:

Bylaw 8817 Approved March 22, 1988 (to adopt the Wild Rose Neighbourhood Structure Plan)

Bylaw 9517 Approved August 14, 1990 (to allow an additional park space and reconfigure local roadways)

Bylaw 10758 Approved July 18, 1994 (to reclassify a portion of the neighbourhood as “Low Density Residential” to permit variations in lot sizes for single detached housing. A church and multiple family housing site were also converted to single family and stormwater management facility)

Bylaw 11616 Approved November 17, 1997 (to reclassify the remainder of the undeveloped single family residential areas to “Low Density Residential” to permit variations in lot sizes for single detached housing).

Bylaw 12523 Approved April 2, 2001 (to realign 17 Street and 34 Avenue and reconfigure the boundaries and land uses of the plan area)

Bylaw 13018 Approved April 16, 2002 (to reconfigure the stormwater management facility, collector roadway, and residential uses in the southeast portion of the plan area)

Bylaw 13165 Approved September 10, 2002 (to facilitate a change of land uses within the south central portion of the plan area)

Bylaw 15647 Approved January 31, 2011 (to redesignate a site from Medium Density Residential to Low Density Residential use)

Bylaw 17463 Approved February 17, 2016 (to redesignate a site from Neighbourhood Convenience Commercial to Low Intensity Commercial)

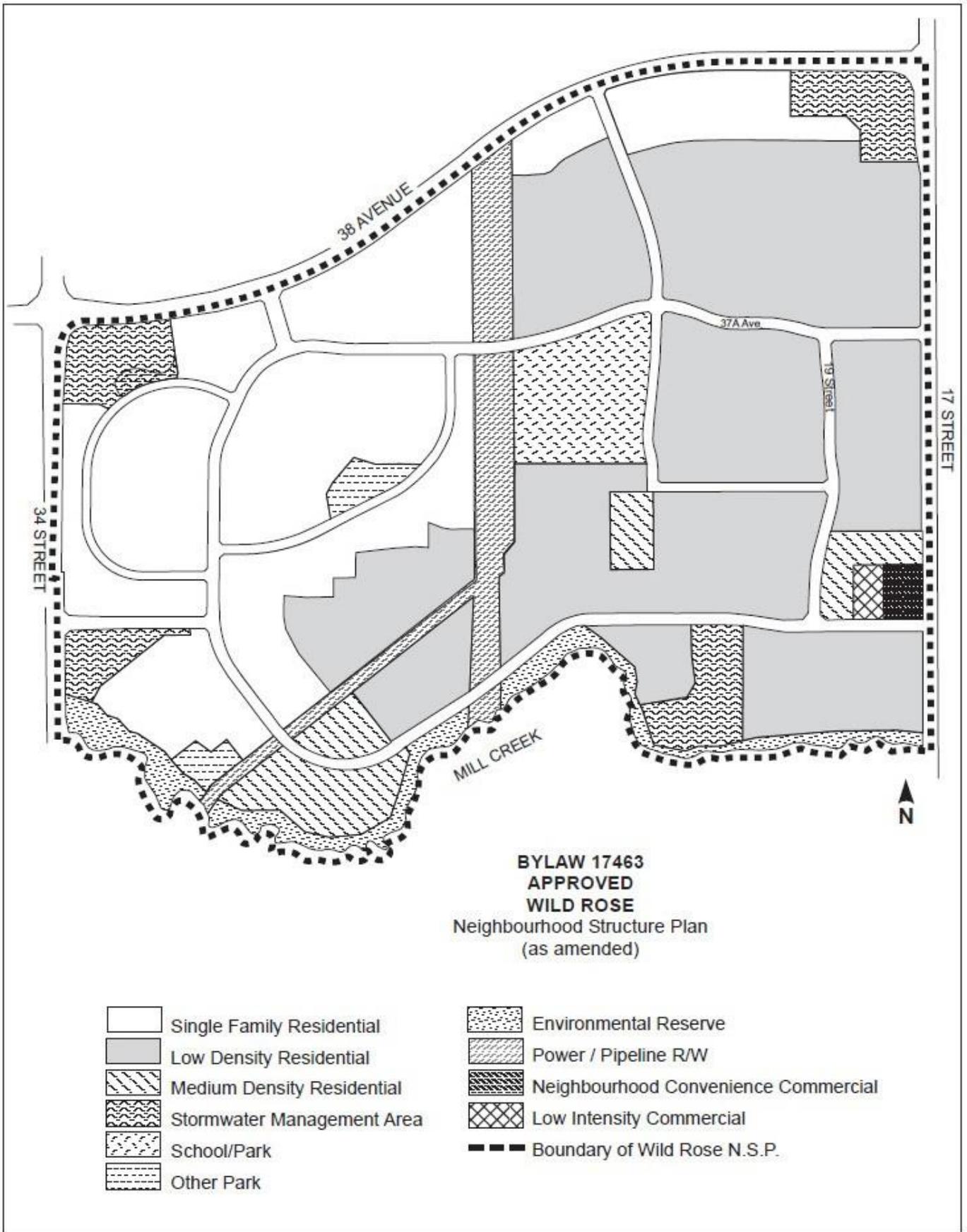
Editor’s Note:

This is an office consolidation edition of the Wild Rose Neighbourhood Structure plan, Bylaw 8817 as approved by City Council on March 22, 1988. This edition contains all amendments and additions to Bylaw 8817.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners’ names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Sustainable Development Department



The MEADOWS



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SECTION 1

INTRODUCTION AND BACKGROUND

1.1 FORWARD

This document and accompanying plan represents the Neighbourhood Structure Plan for Neighbourhood Two in the Meadows Community and has been prepared on behalf of *a private corporation*, a major owner of land within the area. The revised Meadows Area Structure Plan was adopted by Edmonton City Council, on December 8, 1987, and a revised Neighbourhood One (Larkspur) was also adopted by City Council on December 8, 1987. Since 1982, there have been changes in the housing market, and the land use requirements (i.e. resistance to multi-family, price sensitive housing types, etc.) which supports the opening up of a new housing area in southeast Edmonton and particularly the Meadows. The objective of the plan is to provide a framework for development of the plan area which encourages attractive and economical development in a manner which is compatible and complementary to existing developments in South Edmonton. It is the intent to continue the orderly, economical and staged development, on a new development front which will be compatible with and complement the development which has already been initiated in Neighbourhood 1 (*Larkspur*).

Amended by Editor

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1.2 DEVELOPMENT RATIONALE

The owners are now desirous of developing the property within the Neighbourhood 2 plan area for the following reasons:

- the lands are ideally suited for development.
- the area is serviceable.
- access is to be provided from the 34 Street arterial roadway.
- the development of the area represents a logical phase of a new self contained area defined on the west, south, north and east by 34 Street, *Mill Creek Ravine*, 38 Avenue and 17 Street respectively.
- the development will provide a "choice" for the housing consumer in southeast Edmonton.
- current growth trends coupled with the potential of immediate servicing of the area indicates a 1988 development commencement date.

Bylaw 12523
April 2, 2001

1.3 POLICY CONTEXT

This document, and accompanying plans, have been prepared in accordance with Section 64 of the Planning Act. This Neighbourhood Structure Plan describes the proposed land uses, density of development, the location of major and local roads and utilities and the anticipated sequence of development. The City of Edmonton Council have adopted "Terms of Reference for Residential Neighbourhood Structure Plans." This Neighbourhood Structure Plan conforms with these requirements.

The plan must be consistent with the "Parkland Development Objectives" (Section 2.3) of the "North Saskatchewan River Valley Area Redevelopment Plan Bylaw (Bylaw No. 7188) and the policy to "use ravines and river edge lands for low intensity outdoor recreational use"; to develop "viewpoint" parks, in selected sites with view potential; and to comply with the requirement to provide lands below the geomorphic limit of the "Ravine System" as Environmental Reserve, in accordance with the provisions of the Planning Act. Further, the Neighbourhood Structure Plan must respect the policy that development will avoid areas with unstable slope conditions. In keeping with the transportation objectives (Section 2.5) of Bylaw 7188, any proposed transportation corridor will not be approved except for direct Ravine crossings which are deemed essential and approved by City Council as in Policy 3.5.3. Policy 3.5.3 stipulates that any proposal for the upgrading of approved transportation corridors is subject to an environmental impact assessment and adverse impacts must be eliminated, minimized or mitigated through design and landscaping measures. Since 34 Avenue traverses a portion of the Mill Creek Ravine System; special care will be given that proper procedures are followed.

This Neighbourhood Structure Plan has been prepared in conformance with City Councils "Terms of Reference" for the preparation of Neighbourhood Structure Plans, the City's General Municipal Plan, the amended Meadows Area Structure Plan and other relevant municipal policies with respect to development.

1.4 SCOPE OF PLAN

The Neighbourhood Two (*Wild Rose*) Structure Plan as proposed, provides for the orderly development of the area, specifying land uses, residential density patterns, park and school requirements and locations, roadway structure and transportation requirements, and the servicing and utility requirements.

Amended by Editor

The design for the area is intended to establish a framework within which development will take place and incorporates municipal requirements for the area, in order that consistent and co-ordinated development may take place responsive to the needs and requirements of the future residents.

The Neighbourhood Structure Plan will provide a sound framework within which the municipal planning and review agencies may properly and fully evaluate subsequent detailed subdivision applications.

It should be noted that the plan represents an optimum housing mix according to present trends. As such, it must be realized that within the time span for implementation of the plan, flexibility is required in order that changing demands can be accommodated.

SECTION 2

EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN

2.1 GENERAL

In the preparation of the Neighbourhood Structure Plan it was necessary to examine existing site conditions and inventory existing influences (natural and man made) on the type of development.

2.2 LOCATION AND URBAN CONTEXT

The Neighbourhood Structure Plan is comprised of approximately *449.73 acres* (182 hectares) and is located immediately to the south of Neighbourhood One (Larkspur) in the Meadows Community. The proposed Neighbourhood Structure Plan is bounded on the north by the Future 38 Avenue, on the west by the existing 34 Street arterial roadway; on the south by the *Mill Creek Ravine*; and on the east by the future 17 Street arterial. The location of the area is indicated on Figure 1 herein.

Bylaw 12523
April 2, 2001

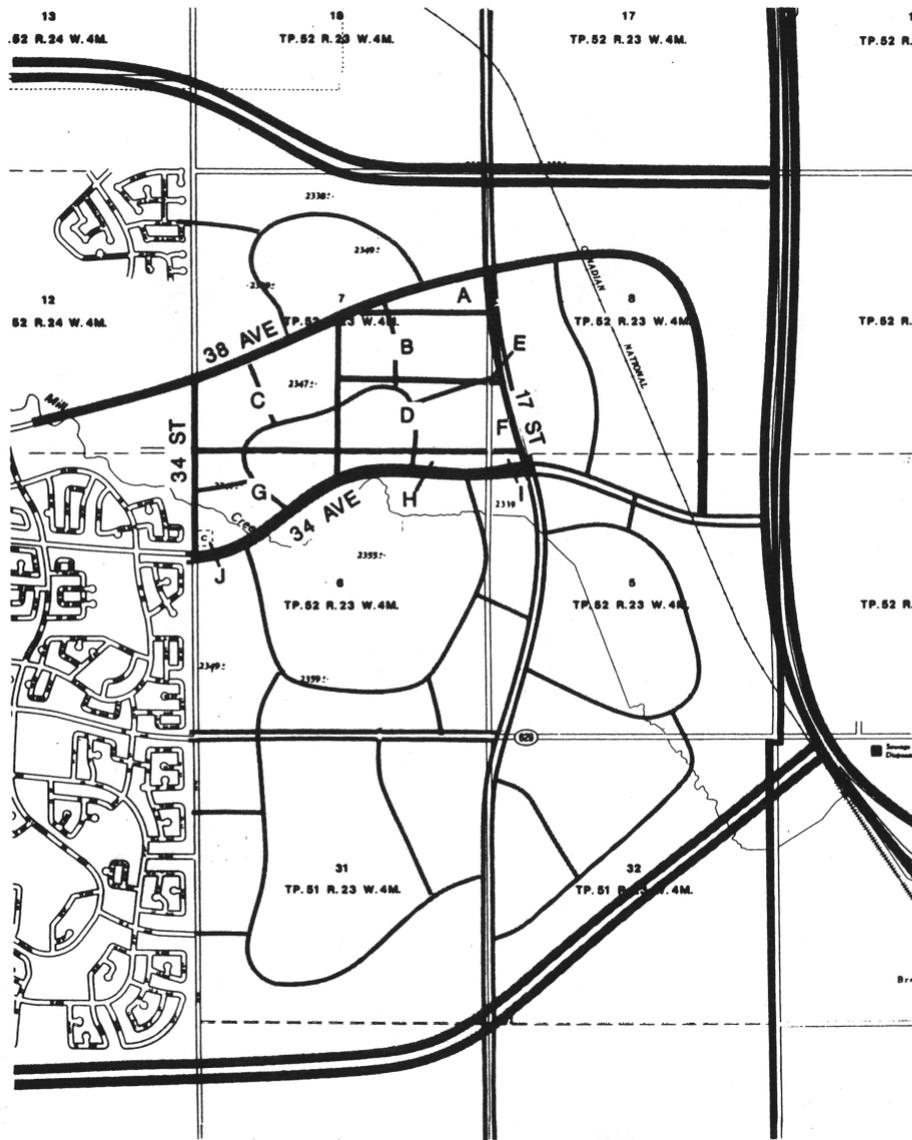
2.3 LAND OWNERSHIP

Land ownership within the plan area is listed in Appendix I and referenced on Figure 2 herein.

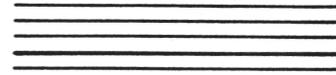
As *a private corporation* is the majority owner, they have assumed the responsibility for plan preparation.

Amended by Editor

Figure 2: Land Ownership (Bylaw 8817, March 22, 1988)



IMC
Consulting Group Inc.



The MEADOWS

Structure Plan
Neighbourhood 2

SEE APPENDIX 1

Figure 2
LAND OWNERSHIP

2.4 EXISTING PIPELINES AND UTILITY RIGHTS OF WAYS

The location of the existing easements and rights-of-way within or adjoining the area are illustrated on Figure 4.

While it is considered that the existing pipeline and utility corridors pose little hindrance to development, in order to minimize any adverse physical influence, the pipelines should be incorporated into park and pedestrian walkways. The pipeline corridors will receive appropriate attention when construction proceeds in their proximity. Development setbacks and special precautions will be established giving consideration to the City of Edmonton "Interim Guidelines for Pipeline Corridors". These will be given special attention at the subdivision approval stage.

Existing road rights-of-way which become redundant in the future development will be closed and incorporated into adjacent land at the detailed subdivision stage.

2.5 ENVIRONMENTAL ASSESSMENT

(a) GENERAL

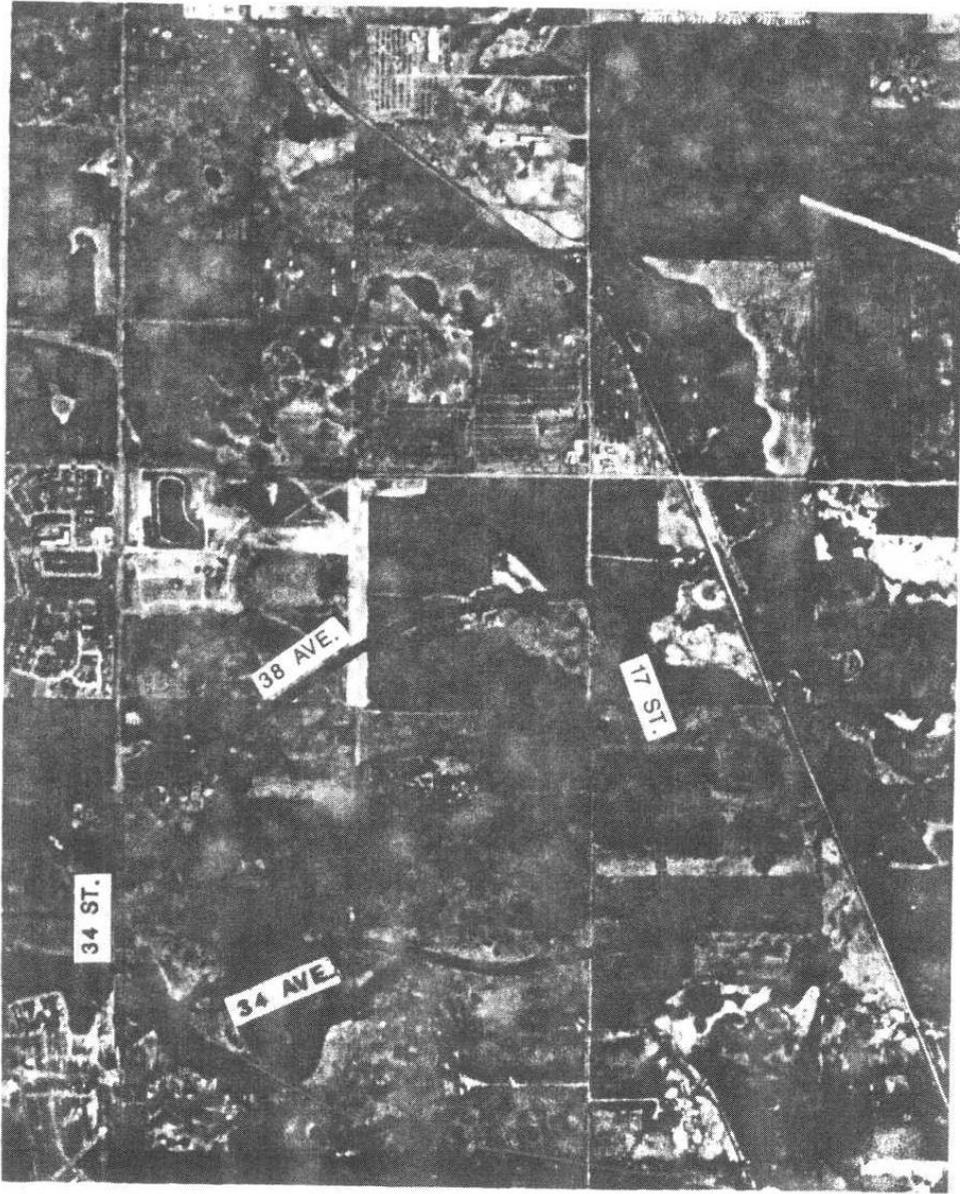
A number of manmade factors and the area's natural features pose potential constraints and /or opportunities which should be explored in the planning of the area. These factors include current land uses within the area; adjacent development (existing and proposed), soils, vegetation, topography, transportation facilities and policy constraints.

(b) EXISTING LAND USES

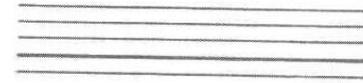
The land use within the area is rural in nature with the greatest portion of the property presently under cultivation. The Neighbourhood encompasses a portion of the Mill Creek Ravine system which is undeveloped. There are existing building clusters within the area; primarily a farmstead. Existing land use poses virtually no constraint to the development of the area and except for the Mill Creek Ravine the land uses will not create problems in implementation, non-conformities or incompatibility in development types within the Meadows Area.

Bylaw 12523
April 2, 2001

Figure 3: Aerial Photo (Bylaw 8817, March 22, 1988)



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The MEADOWS

Structure Plan
Neighbourhood 2

Figure 3

AERIAL PHOTO

(c) SOILS

A reconnaissance of the property has been made and available surficial and geological data reviewed. Preliminary investigation of the development indicates that the soils will pose no apparent constraints to development and are indeed suitable for the type of development contemplated in the plan. The CLI soil classification for the Meadows area is Type 2 and Type 3. The CLI is based on the Alberta Soil Survey but adds capability classes which indicate potential productivity.

A geotechnical report has been completed by Hardy BBT Ltd. and has been provided under separate cover.

(d) VEGETATION AND NATURAL FEATURES

Most of the area is now under cultivation and therefore vegetation in the form of woodlots remains only in isolated pockets. Every effort will be made to retain existing woodlots in the development of the future neighbourhood and they will play a role in determining the location of parks (see Figure 3).

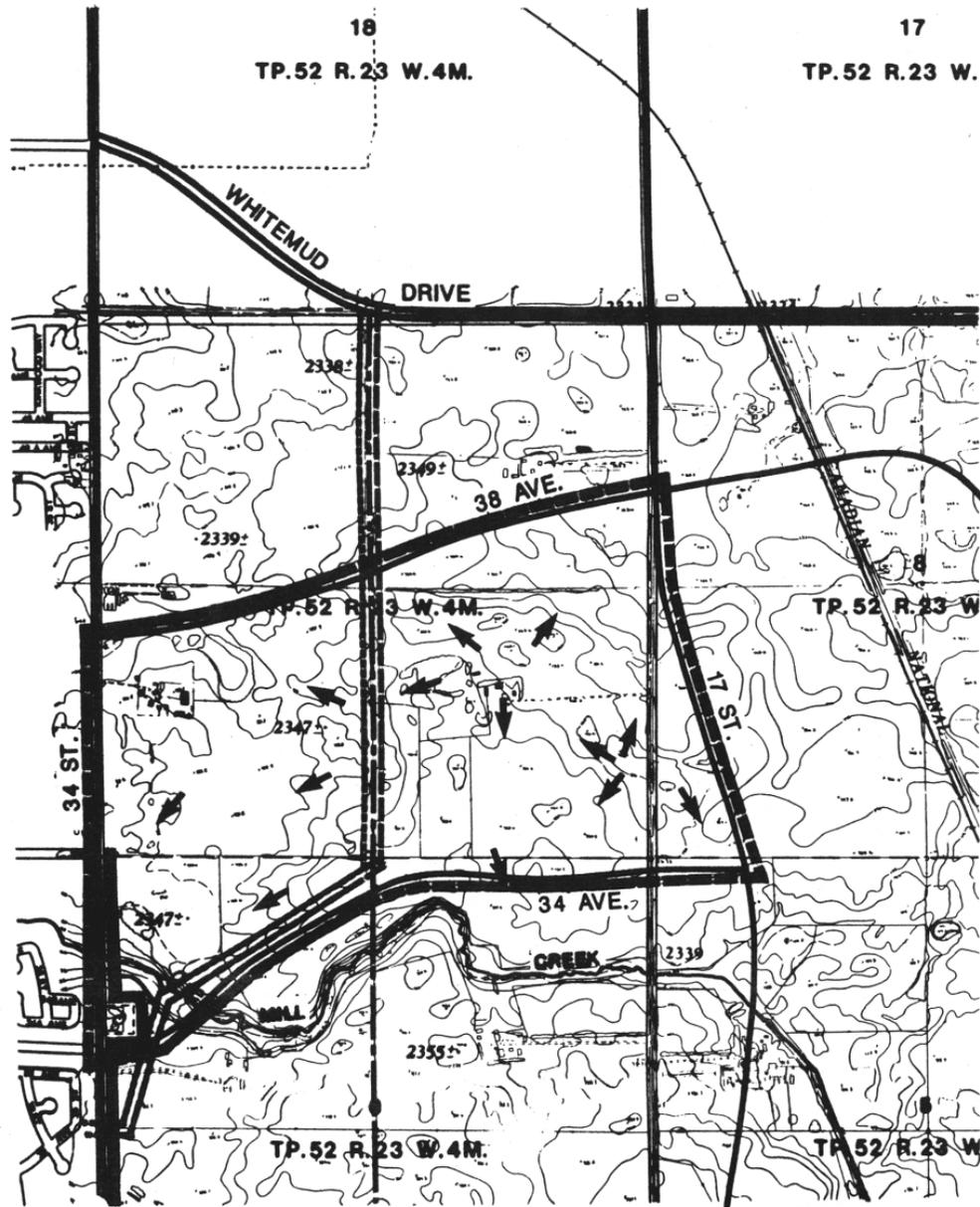
The vegetation associated with the Mill Creek ravine will be retained and maintained. *A 5.4 ha Environmental Reserve strip will buffer Mill Creek and protect the embankment from infringing residential developments. The Mill Creek ravine will form an identifiable edge to the community and be an identifiable visible and physical separation between the Wild Rose NSP and Silver Berry NSP.* Mill Creek will be retained as an integral part of the drainage plan and any opportunity to retain or expand its natural features will be considered in the detailed development of the adjacent area. Only a portion of the Mill Creek Ravine System is contained within the *Wild Rose* Plan boundary; the balance being part of Neighbourhood Three.

Bylaw 12523
April 2, 2001

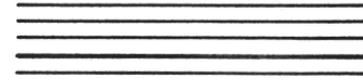
Amended by Editor

The geotechnical analysis provided under separate cover indicates that no additional development setbacks are required along Mill Creek Ravine top of bank. The recommendation is based on the visual, physical and analytical consideration of existing site conditions.

Figure 4: Site Features (Bylaw 8817, March 22, 1988)



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The MEADOWS

Structure Plan
Neighbourhood 2

LEGEND

-  TRANSALTA UTILITIES R/W
-  GULF OIL R/W
-  RIMBEY PIPELINE R/W
-  NUL R/W
-  BOUNDARY OF NEIGHBOURHOOD 2
-  NATURAL DRAINAGE FLOW
-  EXISTING BUILDINGS

Figure 4
SITE FEATURES

(e) TOPOGRAPHY

The structure plan area can be described as a gently undulating plain largely the result of deposits that once formed the bed of glacial Lake Edmonton. The land slopes generally to the west and southwest, with an overall gradual fall of approximately 7 meters from the east sector of the area to the west edge of the area with the existing natural drainage courses ultimately connecting to the Mill and Fulton Creeks. The topographical variations of the area will present few restrictions in the development of the area. Contours are shown on Figure 4 entitled "Site Features".

(f) TRANSPORTATION FACILITIES

- i. Arterial Roadway Facilities - the plan area, bounded by major roadways, will have excellent access to the regional transportation network. All boundary arterial roadways (38 Avenue, 34 Street and 17 Street) will have excellent ultimate access to Whitemud Drive, Highway 14 and the Outer Ring Road.

- ii. Transit - Transit service will be expanded into the Neighbourhood according to City of Edmonton guidelines. Internal Collection will be designed to facilitate routings and maximize access to public transit. *Passenger access to public transit will be maximized through local street and walkway design at the subdivision stage, in accordance with Edmonton Transit's Guidelines.*

Bylaw 12523
April 2, 2001

Bylaw 12523
April 2, 2001

2.6 CONCLUSION

The Plan proposed for the *Wild Rose* Area must recognize various environmental factors in the design of this residential area. The natural and man made environments, will provide a number of opportunities to be incorporated in the area to form the future urban environment which will be a benefit to the neighbourhood. The manner in which these factors are utilized and the opportunities manifested are the subject of future sections of this document and are fostered by Development objectives formulated for the Plan.

Amended by Editor

SECTION 3

POLICY FACTORS INFLUENCING THE PLAN

3.1 DEVELOPMENT OBJECTIVES GENERAL

The Neighbourhood Structure Plan, which is the intermediate link between the Area Structure Plan and Subdivision Plan provides the overall policy framework for the development of the area. The recognition of the potential role of the development area as an important segment of the urban fabric of Edmonton leads to the formulation of a number of objectives which should guide the development of the area. The area is totally residential, with some supportive *neighbourhood convenience commercial development, low intensity commercial* and a school/park site. The area will be developed in accordance with the following development objectives:

Bylaw 10758
July 18, 1994

Bylaw 17463
February 17,
2016

(a) OVERALL OBJECTIVES

- To conserve and optimize the use of natural environment through sensitive integration of the development with natural features.
- To develop a neighbourhood that is consistent and compatible with same, while being reasonably self-sufficient in terms of amenities that enhance its sense of community.
- To preserve, where possible, all significant viewpoints and vistas and other significant views provided from the area.
- To provide planning flexibility and stimulate innovation in planning and design of residential areas.
- To encourage energy efficiency in planning whenever possible.
- To allow for economical phased development at the earliest practical date consistent with City policies.

(b) RESIDENTIAL OBJECTIVES

- To provide needed residential building sites as an additional "southside" housing alternative to the housing areas in the southeast.
- *To create an attractive residential neighbourhood to accommodate 8,025 people.*

Bylaw 15647
January 31, 2011

- To conform to neighbourhood planning requirements utilizing quality urban design principles.
- To promote the establishment of heterogeneous residential precincts and establish a hierarchy of neighbourhood and sub-neighbourhood units containing a compatible housing types.
- To create sub-neighbourhood sectors which are flexible to change at subsequent planning stages dependent upon area analysis and market conditions at that time.

(c) COMMERCIAL OBJECTIVES

- To provide commercial sites to serve the neighbourhood convenience commercial *and low intensity commercial* needs of the *Wild Rose* population.
- To provide commercial site locations which will offer opportunities for locating compatible social services; institutional facilities and medium density housing opportunities.

Bylaw 17463
February 17, 2016
Amended by Editor

(d) SCHOOL OBJECTIVES

- To determine the requirements of the Public and Separate School Boards with respect to accommodating the students from this neighbourhood.

(e) OPEN SPACE OBJECTIVES

- To recognize the use of the pipeline rights-of-ways and *power transmission* Corridor and the Mill Creek lands for potential recreational use.
- To meet the needs of future residents for park (passive and active).
- To fulfill the statutory requirements of the Planning Act by providing ten (10%) percent of the area for Schools and Parks or as money in lieu of municipal reserve.

Amended by Editor

(f) TRANSPORTATION OBJECTIVES

- To provide for safe and convenient access for vehicles and pedestrians.
- To provide an efficient circulation system for automobiles, pedestrians, bicycles and public transit within the neighbourhood to connect with major adjacent roadways.

(g) UTILITIES OBJECTIVES

- To integrate existing oil and gas pipelines and power transmission corridors into the plan concept.
- To provide an economical servicing system and phasing sequence based on extending City services and utilities.
- To utilize stormwater retention and detention facilities into the plan as amenity areas whenever required and practical.

3.2 LAND USE REQUIREMENTS

(a) GENERAL

Basic to the concept of any Neighbourhood Structure Plan is the establishment of the Land Use Requirements for the area.

The following provides a brief explanation of the rationale for land uses proposed within the Structure Plan.

(b) RESIDENTIAL

The majority of land within the Neighbourhood is designated for residential purposes. The Plan provides for the development of predominantly single family detached and *low density residential* housing. Recognizing current consumer preference, as well as present market conditions and the fact that very little multiple family housing has been recently built in southeast Edmonton, this neighbourhood is designed for primarily single family housing. It should be noted that it is the intent that a variety of lot sizes will be provided in the neighbourhood.

Bylaw 11616
November 17, 1997

The westerly portion of the neighbourhood (west of the power and utility corridor) will be *predominantly* single family thereby carrying the theme established in *Larkspur*; *excluding the south central portion, west of the power and utility corridor which includes medium and low density residential parcels. The area east of the power and utility corridor comprises of mixed residential uses (ie RF1, RSL, RPL, RF4, RF5, RF6, RA7) which will provide a variety of lot sizes.*

Bylaw 11616
Bylaw 12523
April 2, 2001
Bylaw 13165
September 10, 2002
Amended by Editor

All proposed row housing and multi-family residential sites will have to be developed in a manner that ensures proper integration with adjacent proposed uses. Variation in setbacks, orientation of building massing and roof treatment, etc., will have to be reviewed in detail to minimize any perceived visual problems and to ensure that there is appropriate transition between different housing forms.

It is important to note that sensitive treatment with respect to screening of parking areas as well as separation of parking areas from amenity areas be maintained on multi-family sites. At the development stage consideration may be given to utilizing site specific districting in order to ensure that compatible housing forms are developed within the neighbourhood.

(c) COMMERCIAL

Wild Rose will, as a result of its size, structure, and projected population, require a commercial facility. A neighbourhood convenience commercial *and low intensity commercial* site is proposed on *17 Street and the southern most collector road* to provide lower order retail requirements.

Amended by Editor
Bylaw 17463
February 17,
2016
Bylaw 12523
April 2, 2001

(d) RESERVE (SCHOOLS, PARKS, ENVIRONMENTAL)
REQUIREMENTS

Consistent with the Planning Act and City of Edmonton's policies, it is necessary to provide dedication of lands for public open space and schools.

A 0.5 ha park site, consistent with City policy, will be located adjacent to the stormwater pond. Its location should substantially increase the value of the pond as a visual amenity to the neighbourhood.

A 1.0 ha dispersed park site will be required in a central location within the western portion of Wild Rose Neighbourhood (west of the power and pipeline corridor). This park will either function as a sub-neighbourhood passive open space or playground to serve the west half of the neighbourhood.

Bylaw 9517
August 14, 1990

A public elementary school will be required within Neighbourhood Two. This will be located in conjunction with a community recreation facility and neighbourhood park. City plans and policies require the dedication of ravine areas below the top-of-bank as environmental reserve according to the provisions of the Planning Act. In addition, a public upland setback is provided to effectively prevent encroachment on the ravine, to preserve natural amenities, and to maximize public access to the ravine system.

A 5.4 ha Environmental Reserve strip will buffer the Mill Creek and protect the embankment from infringing residential developments.

Bylaw 12523
April 2, 2001

(e) INSTITUTIONAL (Section Deleted)

Bylaw 10758
July 18, 1994

3.3 NEIGHBOURHOOD STRUCTURE PLAN

(a) GENERAL

The development concept for the *Wild Rose* is directed to the creation of a balanced and attractive urban environment. The area will offer a range of low to medium density housing, (ie. - single family detached, row and multiple family housing). The residential component of the Plan comprises approximately *107.13 hectares* consisting of one neighbourhood as defined by the major arterial roadways.

Amended by Editor

Bylaw 13165
September 10, 2002

(b) RESIDENTIAL

The overall concept is based on the premise that the neighbourhood will be comprised of a range of single family housing lot sizes, broadly representing those found presently in southeast Edmonton.

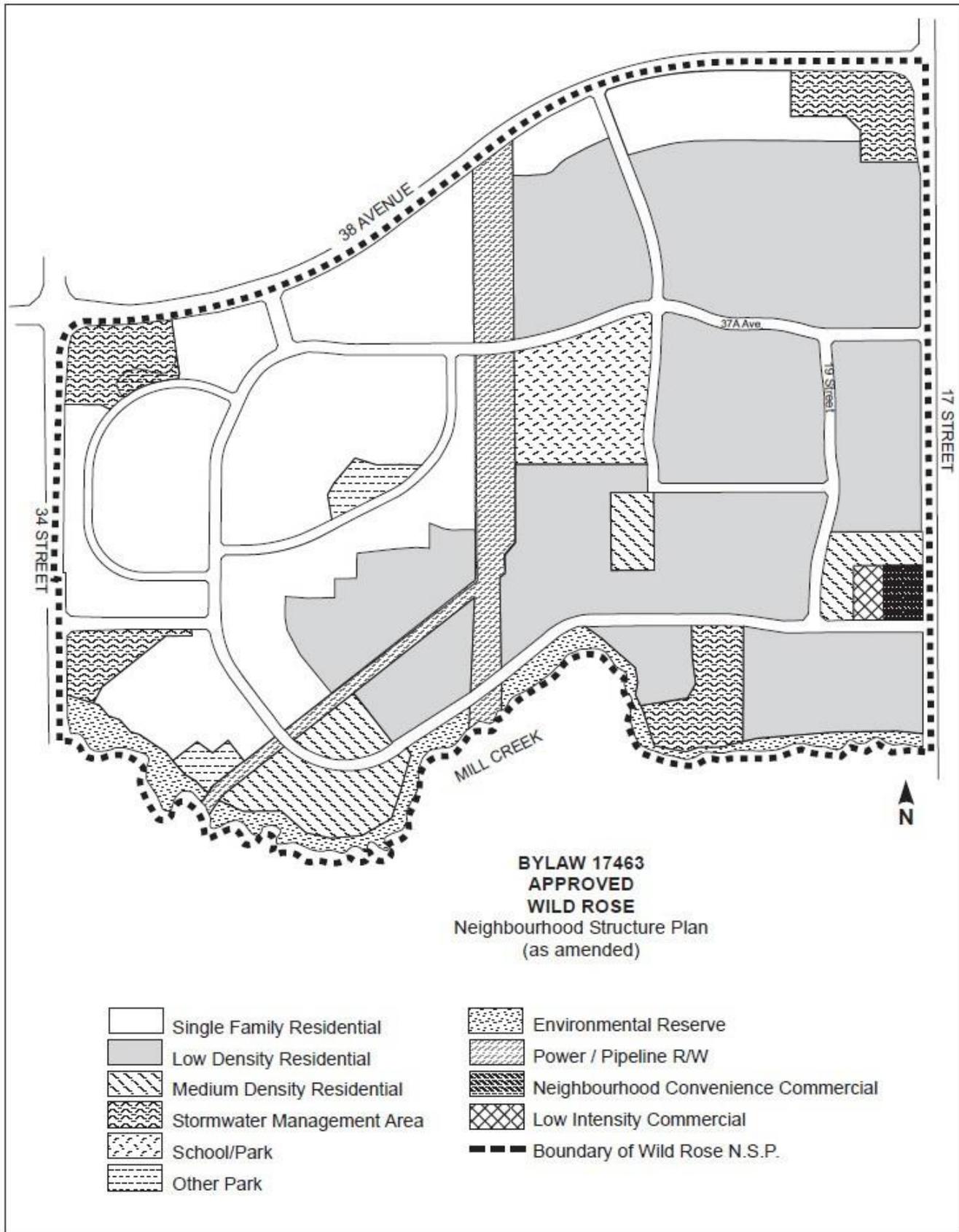
The proposed Land Use Statistics according to the plan have been provided herein as Appendix 2.

Low Density Residential:

The lower residential densities (RF1) for the most part are located in the western portion of the neighbourhood. In the easterly portion of the plan area, east of the pipelines/power transmission line rights-of-way, is predominantly comprised a low density residential area.

Bylaw 10758
July 18, 1994
Bylaw 11616
November 17, 1997

Figure 5: Neighbourhood Structure Plan (Bylaw 17463, February 17, 2016)



Low density residential uses are defined as all single family detached and semi-detached residential built forms contained in the City of Edmonton Zoning Bylaw. This includes a variety of single detached lot sizes in the (RF1) Single Detached Residential), (RSL) Residential Small Lot, and (RPL) Planned Lot Residential zones which vary in minimum width from 12.0m to 14.0, to 9.0m respectively. The minimum lot width under the (RF4) Semi-Detached is 7.5m for each dwelling unit.

Bylaw 11616
November 17, 1997

The various residential products comprising the 'low density residential designation are to be developed in self-contained quadrants within the amendment area, with a predominance of RF1 and RSL land uses. RPL and RF4 land uses will be developed in small clusters.

Bylaw 11616
November 17, 1997

Other guidelines for the implementation of the 'low density residential' designation include: consultations by the developer with neighbourhood representatives regarding architectural guidelines for future subdivision applications; RPL residential development to be excluded from the first stage of development and from locations on collector roadways, and RSL residential development to be of a quality similar to or exceeding the housing project of the Creek's Crossing area of the Burnewood Neighbourhood.

Bylaw 11616
November 17, 1997

Within the neighbourhood, pedestrian access shall be oriented along local streets and minor walkway systems leading towards the neighbourhood school/park site and Mill Creek Ravine system. The location of minor walkways leading from the adjacent internal roadways to the storm water impoundment facility in the northeast portion of the Plan Area will be determined at the subdivision stage.

Bylaw 10758
July 18, 1994

Multiple Family Residential:

There are four separate medium density residential sites all located on collector roadways. Each site has distinct locational attributes such as adjacent to a pipeline/walkway corridor, adjacent to Mill Creek, and adjacent to neighbourhood commercial facilities. These four sites provide the opportunity for comprehensive designed walk-up apartment and townhouse projects in Wild Rose. This will allow for a variety of housing forms and densities which will be compatible with existing and future low density residential areas.

Bylaw 12523
April 2, 2001
Bylaw 13018
April 16, 2002
Bylaw 15647
January 31, 2011

The medium density housing sites have been identified at the Neighbourhood Structure Plan stage according to the aforementioned principles and consistent with the City of Edmonton's location criteria as set out in The General Municipal Plan.

(c) COMMERCIAL

A preliminary retail market review of the commercial requirement for this neighbourhood completed for the Meadows Community concurrent with the Wild Rose NSP determined that a Neighbourhood Convenience commercial site should be incorporated to serve the day to day convenience retail needs of the residents. Recent overall growth of the area indicates that there is additional demand for a low intensity commercial site in this neighbourhood. A 1.3 ha commercial site is proposed oriented to the major collector and arterial roadways (corner of 17 Street and the southernmost collector road) so that operations can be adequately accommodated regarding traffic without impairing the amenities of the neighbourhood residential areas. The precise size will be established in the subdivision plan stage according to commercial market criteria agreed upon by the City of Edmonton. The site's location adjacent to medium density sites will also benefit retail uses and help to minimize internal resident vehicular traffic trips by encouraging walking trips by this concentration of residents.

Bylaw 17463
February 17,
2016

Bylaw 12523
April 2, 2001

Bylaw 12523
April 2, 2001

(d) SCHOOLS

In developing the plan, the educational facility is located in accordance with the distribution of housing types and density levels as related to current school generation ratios. A Public Elementary school will be provided within *Wild Rose*.

Bylaw 10758
July 18, 1994
Amended by Editor

(e) PARK SITES

The provision of land dedicated to open space is a prime consideration in developing a balanced neighbourhood. In attempting to meet this objective, two factors must be considered: firstly, the preservation of existing natural features and secondly, the assurance that the open space standards reflect the needs of the community and conform with regulatory requirements.

A park site is combined with the Mill Creek ravine and *pipeline right-of-way/walkway* to provide the neighbourhood as a whole with an amenity. This is located north of the Ravine and *it is proposed that the park area will have pedestrian connections to a proposed top-of-bank walkway with linkages to the stormwater management facility and adjacent residential area.* The precise configuration will be determined at the detailed subdivision plan stage, however it will be 0.5 hectares in size.

Bylaw 12523
April 2, 2001

Another component of the open space system consists of the neighbourhood park (6.27 ha). Within this neighbourhood park, the elementary school and community facilities are located. The *power transmission* rights-of-way and pipeline rights-of-way will be landscaped and provide an open space component in the area. *The final configuration of the joint site will be determined at the subdivision stage in consultations with the Community Services Department and the School Boards. Neighbourhood pedestrian walkway linkages will be oriented to the school/park site and walkways traversing through the school/park site will further facilitate pedestrian and bicycle movement. In addition, a multi-use trail to accommodate pedestrian and bicycle traffic will be developed in the pipeline/powerline corridor. The ultimate design and location of walkways will be determined at the subdivision stage.*

Bylaw 11616
November 17, 1997
Amended by Editor

In addition to the neighbourhood park, a 1.0 ha sub-neighbourhood park is situated in a central location within the west portion of the neighbourhood. This sub-neighbourhood park will function as a passive open space or active playground. The park is required since the only neighbourhood school/park will be located in the east portion of the neighbourhood. This school/park site will be a considerable distance from residential population located in the extreme west portion of the Neighbourhood.

Bylaw 9517
August 14, 1990

The Neighbourhood Area Structure Plan delineates the park and school site and together with the provision of minor parks, and money in lieu of municipal reserve, the 10% municipal reserve requirement will be satisfied.

(f) CIRCULATION SYSTEM

The major arterial roadways (34 Street, 38 Avenue, 17 Street) are on the exterior boundaries of the residential neighbourhood and accommodate the primary movements. The neighbourhood collector roadways focus internal neighbourhood traffic to the arterial roadways. *No direct vehicular access, other than those identified as arterial/collector access points of the neighbourhood, will be permitted to 38 Avenue, 17 Street and 34 Street from the adjacent residential development.*

Bylaw 12523
April 2, 2001

Noise attenuation supportive measures will be required for all residential development adjacent to truck routes. At the time of the approval of the plan amendment, truck routes in the plan area are:

Bylaw 12523
April 2, 2001

- 34 Street, from 23 Avenue to Whitemud Drive is a daytime truck route; and
- 17 Street, from 23 Avenue to Whitemud Drive, is a 24-hour truck route.

Collector loop roadways access with boundary arterials and provide primary access to the sub-areas of the neighbourhood. A series of cul-de-sacs and local loop roadways have been extended from these collector loop roadways, *in the western portion of the plan area*, to minimize short cutting through the neighbourhood. *In the eastern portion of the plan area a modified-grid street pattern will be utilized. Additional traffic calming measures and the specific design of the local street pattern will be determined at the subdivision stage and in consultation with the Transportation and Street Department.*

Bylaw 11616
November 17, 1997

In addition, the following ‘traffic calming’ techniques will be employed to slow traffic speed along the entire length of the east-west collector, particularly in the vicinity of the school-park site. The techniques include: limiting the carriageway width to 11.5m, “throating” the collector at the utility corridor right of way, and installing four-way stop signs at the intersection located north-east of the school-park site.

Bylaw 11616
November 17, 1997

A landscaped berm of approximately 12 m width will be built on the eastern boundary of *Wild Rose* in order to ensure land use compatibility with the adjacent industrial area to the east. The buffer will include a low berm, screen fencing and screen planting.

Amended by Editor

(g) **PEDESTRIAN WALKWAYS / SIDEWALKS**

Bylaw 12523
April 2, 2001

Sidewalks will be provided along all roadways, in accordance with the City of Edmonton Design and Construction Standards. In addition to the road-based system, a network of pedestrian walkway facilities will be developed, along utility corridors, along stormwater management facilities, along the Mill Creek (where no TOB roadway is provided and is approved by the City’s Administration), and other locations, to provide pedestrian access to schools, neighbourhood recreation facilities, and public transit. Pedestrian walkways will also provide access to Mill Creek and across to the Silver Berry Neighbourhood.

The first stage of construction of arterial roadways will include the construction of a 2.5m wide sidewalk, to be designated as a “class 1” bikeway, and paved 3.0m

Bylaw 12523
April 2, 2001

wide multi-use trails will be developed in the major utility corridors, in accordance with current City policies.

Bylaw 10758
July 18, 1994

(h) INSTITUTIONAL USES (Section Deleted)

(i) CONCLUSION

This document and enclosed plan for *Wild Rose* has been prepared with the primary justification for the proposal being to satisfy the constantly changing conditions associated with land development in order to satisfy market demands.

Amended by Editor

SECTION 4

ENGINEERING SERVICES & UTILITIES

4.0 ENGINEERING SERVICES AND UTILITIES

4.1 GENERAL

This section of the report outlines the provision of municipal and utility services to Neighbourhood Two (*Wild Rose*) including storm drainage, sanitary sewerage, water distribution, power, gas and telephone.

Amended by Editor

4.2 STORM DRAINAGE

The topography of the study area contains *four* drainage areas as shown on Figure 6.

Bylaw 10758
July 18, 1994

Drainage Area No. 1 to be serviced with a stormwater management facility (wet pond) which would be located within the potential stormwater impoundment area at 34 Street and 38 Avenue outfalls into Mill Creek via a storm sewer located within the 34 Street right-of-way. As described in the revised Neighbourhood Designs Report the facility in Drainage Area No. 2 will tie into this sewer and share a common outfall location. Not only is it an economically sound concept, it also eliminates the need for a second outfall location into Mill Creek Ravine and results in less environmental impact.

Bylaw 12523
April 2, 2001

Drainage Area No. 2 to be serviced with a stormwater management facility is adjacent to a major arterial roadway at the intersection with a collector roadway in the southwesterly portion of the plan area (Figure 5). This location is appropriate both for the visual amenity it provides and as an entrance feature to the neighbourhood. It also provides additional separation space for the single family residential from the roadway noise and intrusion.

Bylaw 12523
April 2, 2001

Drainage Area No. 3 is designed to drain to an onstream storage pond on Mill Creek as outlined in the Meadows Area Structure Plan.

Drainage Area No. 4 in the northeast portion of Wild Rose will drain to a stormwater impoundment facility adjacent to 38 Avenue and 17 Street. The boundary between the respective drainage areas within the Neighbourhood can be readjusted at the subdivision stage without a plan amendment so long as the adjustments are not major and are to the satisfaction of the Transportation Department.

Bylaw 10758
July 18, 1994

4.3 SANITARY SEWERAGE

As shown on Figure 6, Neighbourhood Two (*Wild Rose*) is contained within one drainage basin that discharges to a proposed trunk system on 38 Avenue. The proposed trunk originates at 50 Street, and that system is now in place.

Amended by Editor

Subject to approval by Edmonton Water and Sanitation, interim facilities could be constructed to allow development to proceed in the Neighbourhood. Existing sewers adjacent to *Wild Rose* would be analyzed to determine how much capacity is available which in turn would establish the number of lots that could be serviced.

Amended by Editor

4.4 WATER DISTRIBUTION

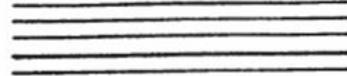
As shown on the enclosed Figure 6, the Neighbourhood will be serviced from the existing 600 mm watermain on 34 Street. It is proposed to provide an internal watermain loop which will be sized as per the requirements of Edmonton Water and Sanitation.

4.5 GAS, POWER AND TELEPHONE

Gas, power and telephone utility services will be provided from adjacent systems.

Figure 6: Storm, Sanitary and Water System (Bylaw 10758, July 18, 1994)

IMC
Consulting Group Inc.



the MEADOWS

Structure Plan Neighbourhood 2

LEGEND

-  PROPOSED WATERMAIN LOOP
-  DIRECTION OF FLOW STORM DRAINAGE
-  DIRECTION OF FLOW SANITARY SEWERS
-  STORM DRAINAGE BOUNDARY
-  POTENTIAL STORMWATER IMPOUNDMENT AREA
-  DRAINAGE AREA

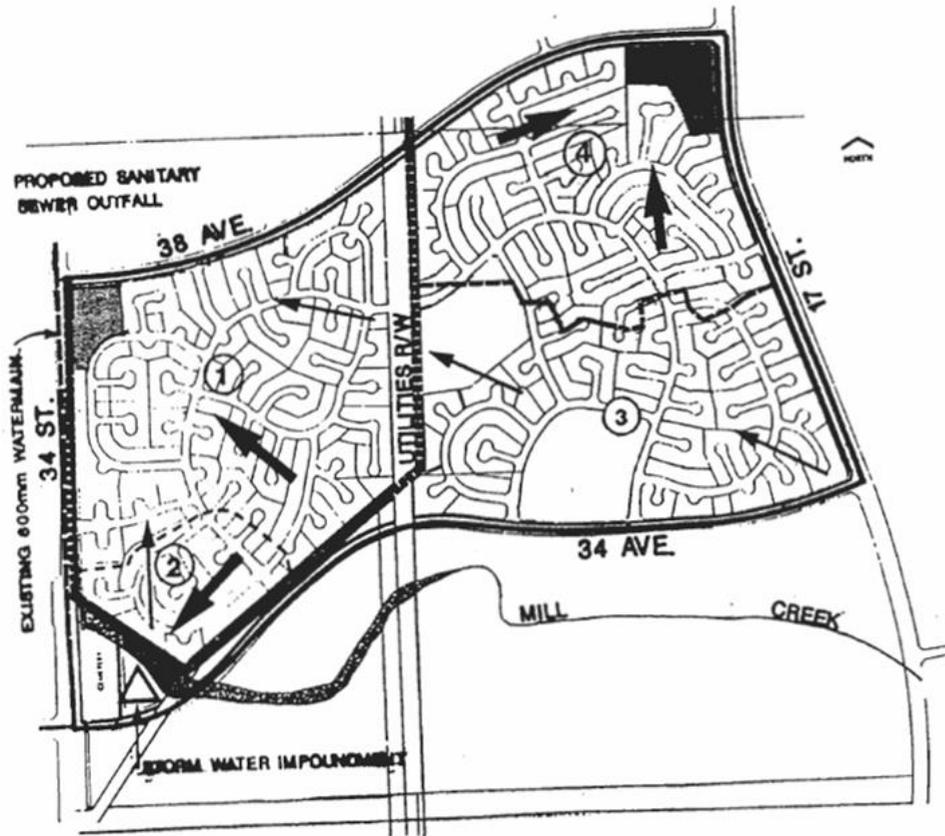


Figure 6
STORM, SANITARY
& WATER SYSTEMS

SECTION 5

IMPLEMENTATION

5.0 IMPLEMENTATION OF THE DEVELOPMENT

5.1 GENERAL

The *Wild Rose* area can be readily serviced and easily phased. It is anticipated that the *Wild Rose* development area will take approximately 2-4 years to develop totally.

Amended by Editor

5.2 STAGING

Neighbourhood Two (*Wild Rose*) will create a new development front with development initiated at 38 Avenue and 34 Street. *Wild Rose* logically would commence development from the western sub-areas and progress south and eastward. Other stages of development in the neighbourhood will proceed according to market considerations.

Amended by Editor

Based on current marketing strategies, individual phases of development will be relatively small in terms of land area and number of residential lots.

The detailed staging of development within the neighbourhood area will be determined at the Subdivision Plan level.

5.3 SUBDIVISION AND *REZONING*

Subdivision and *rezoning* will occur subsequent to the adoption of the Neighbourhood Structure Plan bylaw in accordance with stages identified based on market conditions at that time.

Amended by Editor

Each phase of subdivision and *rezoning* will go through the steps of notice and public hearings as required by the Planning Act.

Amended by Editor

APPENDIX 1
LAND OWNERSHIP
NEIGHBOURHOOD 2 (WILD ROSE)
(Amended by Editor)

	C. OF T NO.	LEGAL DESCRIPTION	OWNER(S)	CAVEATS)
A	99-F-188 862280096 86228096A	N.E. 7-52-23-4 N.E. 7-52-23-4 N.E. 7-52-2304	<i>Private Owner</i> City of Edmonton City of Edmonton	<i>Private Corporation</i> City of Edm. City Solicitor City of Edm. City Solicitor
B	75-C-187	S.E. 7-52-23-4	<i>Private Owner</i> <i>Private Owner</i>	Edmonton Reg. Planning Commission (DRC)
C	822022567	S.W. 7-52-23-4	City of Edmonton	<i>Private Corporation.</i> City of Edm. City Solicitor <i>Private Corporation</i> City of Edmonton, Municipal Planning (DRC)
D	842165061B	S.E. 7-52-23-4	<i>Private Corporation</i>	Edmonton Reg. Planning Commission (DRC)
E	126-N-203A	S.W. 8-52-23-4	<i>Private Owner</i>	<i>Private Owner</i>
F	127-N-203A	S.W. 8-52-23-4	<i>Private Owner</i>	<i>Private Owner</i>
G	106-0-247	N.W. 6-52-23-4	Alberta Housing Corp.	<i>Private Corporation</i>
H	127-C-188 186-B-164	N.E. 6-52-23-4	<i>Private Owner</i>	<i>Private Corporation</i> <i>Private Corporation</i>
I	126-N-203 127-N-203	N.W. 5-52-23-4 N.W. 5-52-23-4	<i>Private Owner</i> <i>Private Owner</i>	<i>Private Owner</i> <i>Private Owner</i>
J	118-V-30	N.W. 6-52-23-4	<i>Private Institution (Religious Assembly)</i>	
K	772250300A	N.W. 8-52-23-4	<i>Private Owner</i> <i>Private Owner</i>	<i>Private Corporation</i> City of Edmonton <i>Private Corporation</i>

APPENDIX 2
WILD ROSE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17463
February 17, 2016

LAND USE	Area (ha)	% of GDA
Gross Area	182.00	
Pipeline Right-of-Way	8.70	
Transit Right-of-Way	5.40	
Gross Developable Area	167.90	100.0%
School / Park Sites	6.27	3.70%
Other Parks	1.53	0.90%
Neighbourhood Commercial	0.65	0.40%
Low Intensity Commercial	0.54	0.30%
Stormwater Management Facility	9.80	5.80%
Circulation (@ 25% of GDA)	41.98	25.00%
Total Non-Residential Area	60.77	36.2%
Net Residential Area	107.13	63.8%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential <i>Single/Semi-Detached</i>	99.13	25	2,478	2.80	6,934	92.5%
Medium Density Residential <i>Row Housing</i>	4.98	45	224	2.80	627	4.7%
<i>Low-Rise/Medium Density Housing</i>	3.02	90	272	1.80	489	2.8%
Total	107.13		2,974		8,050	100%
Gross Population Density:	47.95	persons per gross developable hectare				
Net Population Density:	75.14	persons per net residential hectare				
Unit Density:	27.76	units per net residential hectare				
LDR/MDR RATIO	83.3% / 16.7%					

STUDENT GENERATION COUNT*

Public School Board		1447	* Calculation of Student Population	
Elementary (K-6)	838		Elementary	57.9%
Junior High School (7-9)	315		Junior High School	21.8%
Senior High School (10-12)	294		High School	20.3%
Separate School Board		620	70% students in public school system 30% students in separate school system	
Elementary (K-6)	359			
Junior High School (7-9)	135			
Senior High School (10-12)	126			
Total Student Population		2,067		