

Bylaw 18269

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 Council has, from time to time, amended Bylaw 13531, as amended, The Meadows Area Structure Plan, through the passage of Bylaws 14111, 14442, 14621, 15395, 15222, 16327, 16344, 16443, 16498, 17143, and 17365; and

WHEREAS an application was received by City Planning to amend The Meadows Area Structure Plan; and

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

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 13531, as amended, The Meadows Area Structure Plan is hereby further amended as follows:

- a. deleting therefrom the statistics entitled "The Meadows Area Structure Plan – Land Use And Population Statistics, Bylaw 17365" and substituting with the following:

**THE MEADOWS AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18269**

| | Area (ha) | % of GDA |
|---|----------------|---------------|
| Gross Area | 1,369.3 | |
| Arterial Roadways | 61.3 | |
| Utility/Pipeline Corridors and Railway Facilities | 33.1 | |
| Environmental Reserve* | 11.3 | |
| Gross Developable Area | 1,263.6 | 100% |
| Parks and Schools | 146.7 | 11.6% |
| Mixed Use Areas | 25.2 | 2.0% |
| Transit Centre/Park and Ride | 2.5 | 0.2% |
| Commercial | 39.0 | 3.1% |
| Stormwater Management Facilities | 77.5 | 6.1% |
| Circulation | 234.9 | 18.6% |
| Other (e.g. Cemetery, Booster Station) | 1.7 | 0.1% |
| Institutional | 3.3 | 0.3% |
| Total | 530.8 | 42.0% |
| Net Residential Area | 732.8 | 58.0% |
| RESIDENTIAL LAND USE AND POPULATION | | |
| | Area (ha) | Population |
| Larkspur | 82.4 | 6,606 |
| Wild Rose | 107.1 | 6,770 |
| Silver Berry | 86.2 | 5,818 |
| Laurel | 172.6 | 13,815 |
| Aster | 104.9 | 8,755 |
| Tamarack | 105.5 | 9,120 |
| Maple | 74.0 | 6,494 |
| Total Residential | 732.7 | 57,378 |

| Density: 45.4 persons per gross developable hectare | | | |
|---|------------|--------------------|-------|
| STUDENT GENERATION | Elementary | Junior/Senior High | Total |
| Public | 2,562 | 2,562 | 5,124 |
| Separate | 1,025 | 1,025 | 2,050 |
| Total | 3,587 | 3,587 | 7,174 |

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

- b. deleting the Map entitled “Bylaw 17365 – The Meadows Approved Area Structure Plan (as amended)” and substituting therefor the Map entitled “Bylaw 18269 – The Meadows Approved Area Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting “Figure 7.0 – Development Concept” and substituting it with “Figure 7.0 – Development Concept” attached hereto as Schedule “B” and forming part of this Bylaw; and
- d. deleting “Figure 8.0 – Storm Drainage” and substituting it with “Figure 8.0 – Storm Drainage” attached hereto as Schedule “C” and forming part of this Bylaw.

| | | | | |
|-------------------------|------|--------|---------|---------------|
| READ a first time this | 22nd | day of | January | , A. D. 2018; |
| READ a second time this | 22nd | day of | January | , A. D. 2018; |
| READ a third time this | 22nd | day of | January | , A. D. 2018; |
| SIGNED and PASSED this | 22nd | day of | January | , A. D. 2018. |

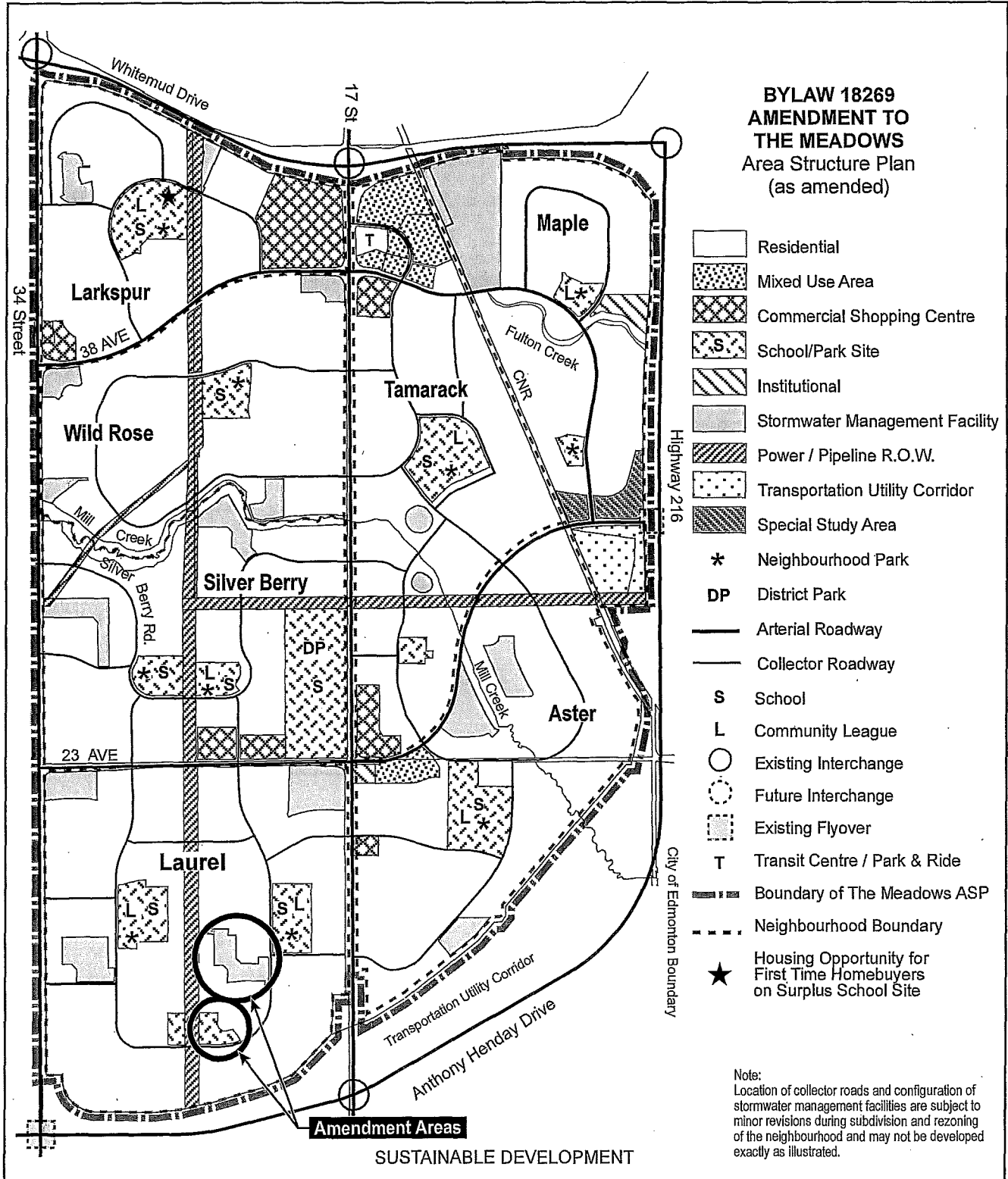
THE CITY OF EDMONTON



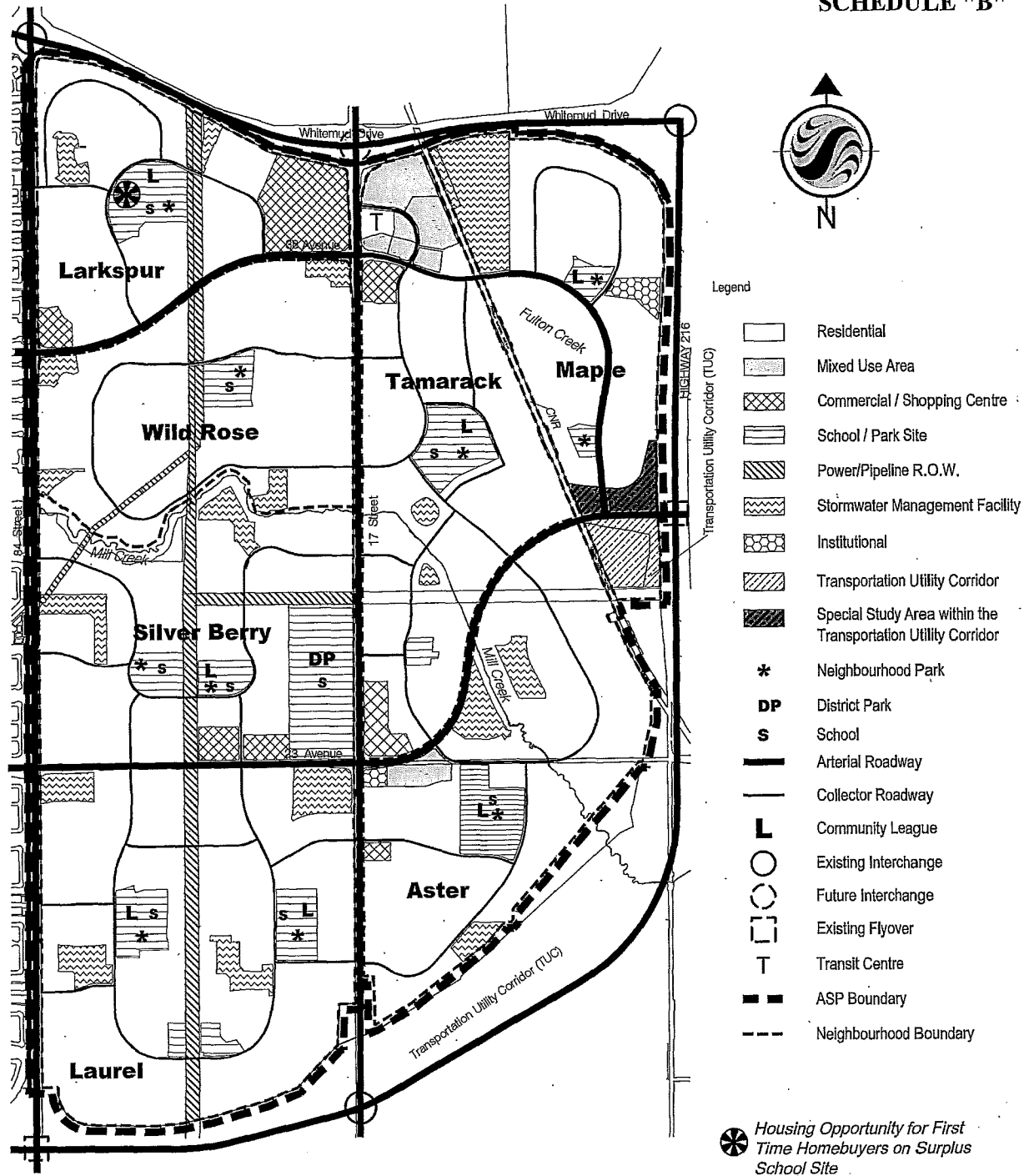
MAYOR



A | _____
CITY CLERK



SCHEDULE "B"



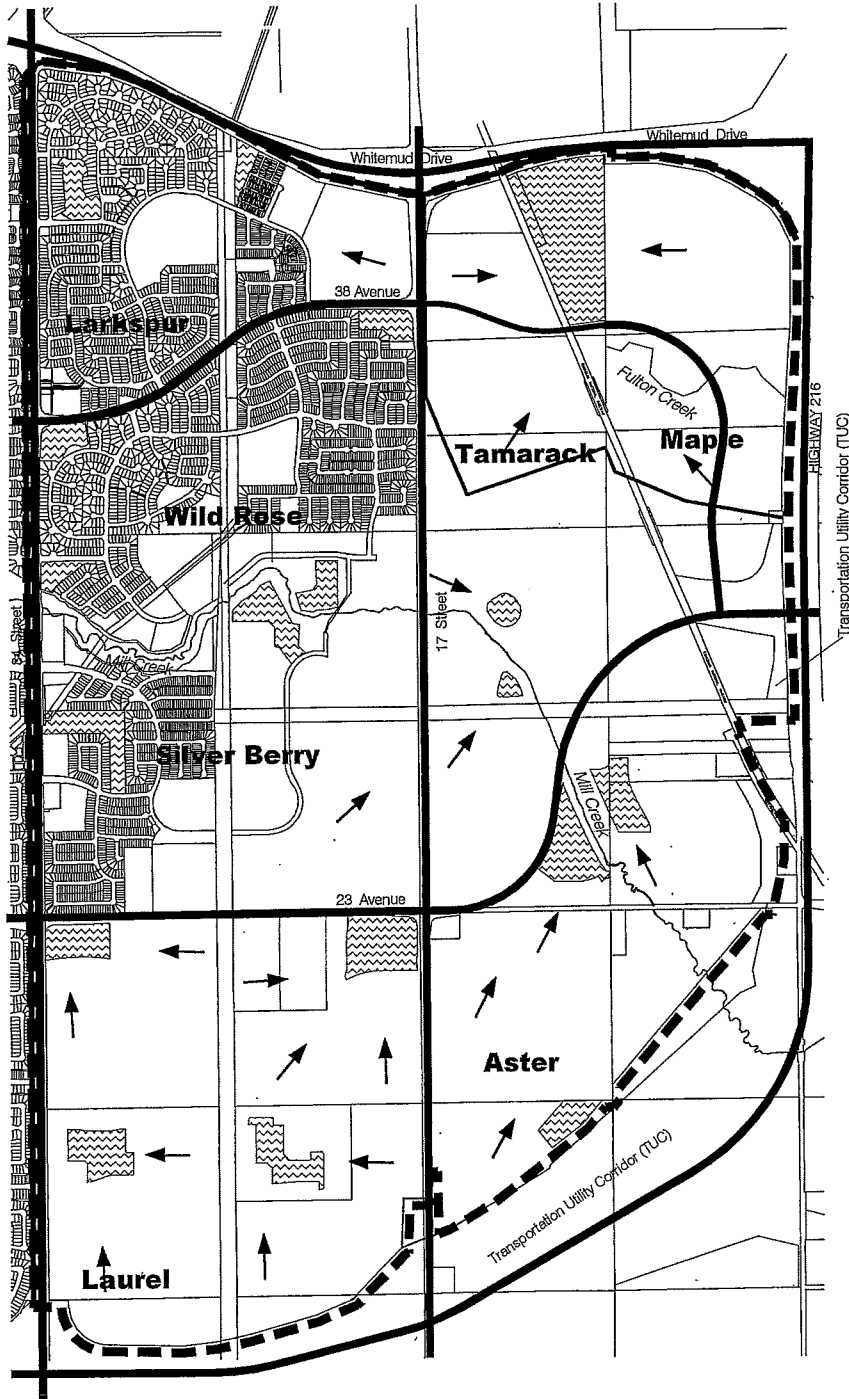
Stantec

Client/Project
 QUALICO COMMUNITIES
 THE MEADOWS
 AREA STRUCTURE PLAN AMENDMENT

Figure No.
7.0

Title
Development Concept

December 4, 2017
 1161 105795 KC



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

Client/Project
 QUALICO COMMUNITIES
 THE MEADOWS
 AREA STRUCTURE PLAN AMENDMENT

Figure No.
8.0

Title
**Storm
 Drainage**

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