

Bylaw 18250

A Bylaw to amend Bylaw 13531, as amended, being The Meadows Area Structure Plan
through an amendment to Bylaw 14622, as amended, the Laurel Neighbourhood 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 on July 9, 2007 has amended the Meadows Neighbourhood Four Neighbourhood Structure Plan by the passage of Bylaw 14622 renaming and adopting the plan as the Laurel Neighbourhood Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Laurel Neighbourhood Structure Plan through the passage of Bylaws 14622, 15191, 15733, 16345, 16956 and 17144; and

WHEREAS an application was received by City Planning to amend the Laurel Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Meadows Area Structure Plan through an amendment to the Laurel Neighbourhood 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. Appendix “E” to Bylaw 13531, as amended, is hereby further amended as follows:

- a. delete the statistics entitled “Laurel Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 17144” and replace with the following:

**LAUREL NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18250**

	Area (ha)	% of GA				
Gross Area	271.67	100%				
Arterial Roadways	3.14	1.2%				
Public Utility/Pipeline Corridors	13.26	4.9%				
Gross Developable Area	255.27	100%				
Parkland, Recreation, Schools (Municipal Reserve)	24.20	9.5%				
<i>School Sites</i>	15.82					
<i>Urban Village Park</i>	3.99					
<i>Pocket Parks</i>	4.25					
<i>Linear Park (MR Credit for Greenway)</i>	0.14					
Transportation						
<i>Circulation</i>	38.29	15.0%				
Infrastructure / Servicing						
<i>Booster Station</i>	0.03	0.0%				
<i>Stormwater Management Facilities</i>	20.18	7.9%				
Total Non-Residential Area	82.70	32.4%				
Net Residential Area (NRA)	172.57	67.6%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Low Density Residential						
Single / Semi-Detached	149.72	25	3,743	87%	2.80	10,480
Medium Density Residential						
Row Housing	11.59	45	522	7%	2.80	1,462
Low-rise / Multi / Medium Density	11.26	90	1,013	7%	1.80	1,873
Total	172.57		5,278	100%		13,815
SUSTAINABILITY MEASURES						
Population Per Net Hectare (p/nha)						80.1
Dwelling Units Per Net Residential Hectare (du/nrha)						30.6
[Single/Semi-detached] / [Row Housing; Low-rise/Multi / Medium Density] Unit Ratio					71% / 29%	
Population (%) within 500m of Parkland						100%
Population (%) within 400m of Transit Service						100%
Population (%) within 600m of Commercial Service						27%
STUDENT GENERATION STATISTICS						
Level	Public	Separate	Total			
Elementary	511	205	716			
Junior / Senior High School	511	206	717			
Total	1022	411	1433			

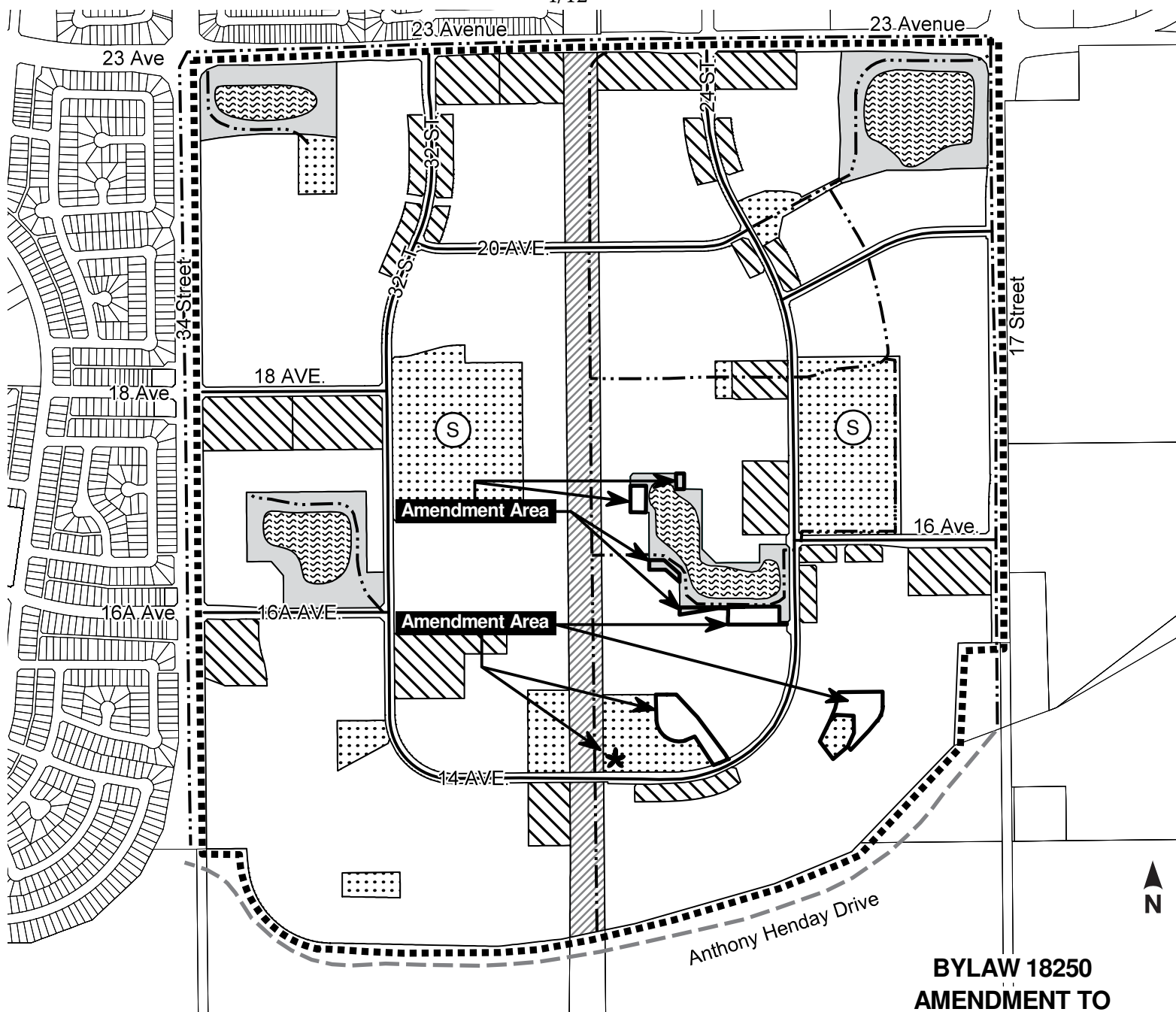
- b. delete the Map entitled “Bylaw 17144 – Amendment to Laurel Neighbourhood Structure Plan” and replace with the Map entitled the “Bylaw 18250 - Amendment to Laurel Neighbourhood Structure Plan ” attached hereto as Schedule “A” and forming part of this bylaw;
- c. delete “Figure 3.0 –Land Use Concept” and replace with “Figure 3.0 – Land Use Concept,” attached hereto as Schedule “B” and forming part of this bylaw;
- d. delete “Figure 4.0 – Transportation Network” and replace with “Figure 4.0 – Transportation Network”, attached hereto as Schedule “C” and forming part of this bylaw;
- e. delete “Figure 5.0 – Transit Network” and replace with “Figure 5.0 – Transit Network”, attached hereto as Schedule “D” and forming part of this bylaw;
- f. delete “Figure 6.0 – Pedestrian Network” and replace with “Figure 6.0 – Pedestrian Network”, attached hereto as Schedule “E” and forming part of this bylaw;
- g. delete “Figure 7.0 – Sanitary Servicing” and replace with “Figure 7.0 – Sanitary Servicing”, attached hereto as Schedule “F” and forming part of this bylaw;
- h. delete “Figure 8.0 – Storm Servicing” and replace with “Figure 8.0 – Storm Servicing”, attached hereto as Schedule “G” and forming part of this bylaw;
- i. delete “Figure 9.0 – Water Servicing” and replace with “Figure 9.0 – Water Servicing”, attached hereto as Schedule “H” and forming part of this bylaw; and
- j. delete “Figure 10.0 – Staging Concept” and replace with “Figure 10.0 – Staging Concept”, attached hereto as Schedule “I” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018

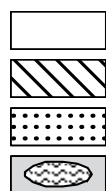
THE CITY OF EDMONTON

MAYOR

CITY CLERK



BYLAW 18250
AMENDMENT TO
LAUREL
 Neighbourhood Structure Plan



Low Density Residential
 Medium Density Residential
 Municipal Reserve-Park
 Stormwater Management Facility



School Site
 Booster Station



Power/Pipeline Right-of-Way
 Shared Use Path
 TUC Trail
 Collector Roadway
 NSP Boundary
 Amendment Area

Note:

Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



NOT TO SCALE

October 23, 2017

Legend

- | | | |
|----------------------------------|---------------------------------|-------------------|
| Low Density Residential | Power/Pipeline Right of Way/PUL | Collector Roadway |
| Medium Density Residential | Shared Use Path | NSP Boundary |
| Municipal Reserve | TUC Trail | Booster Station |
| Stormwater Management Facilities | | |

Client/Project

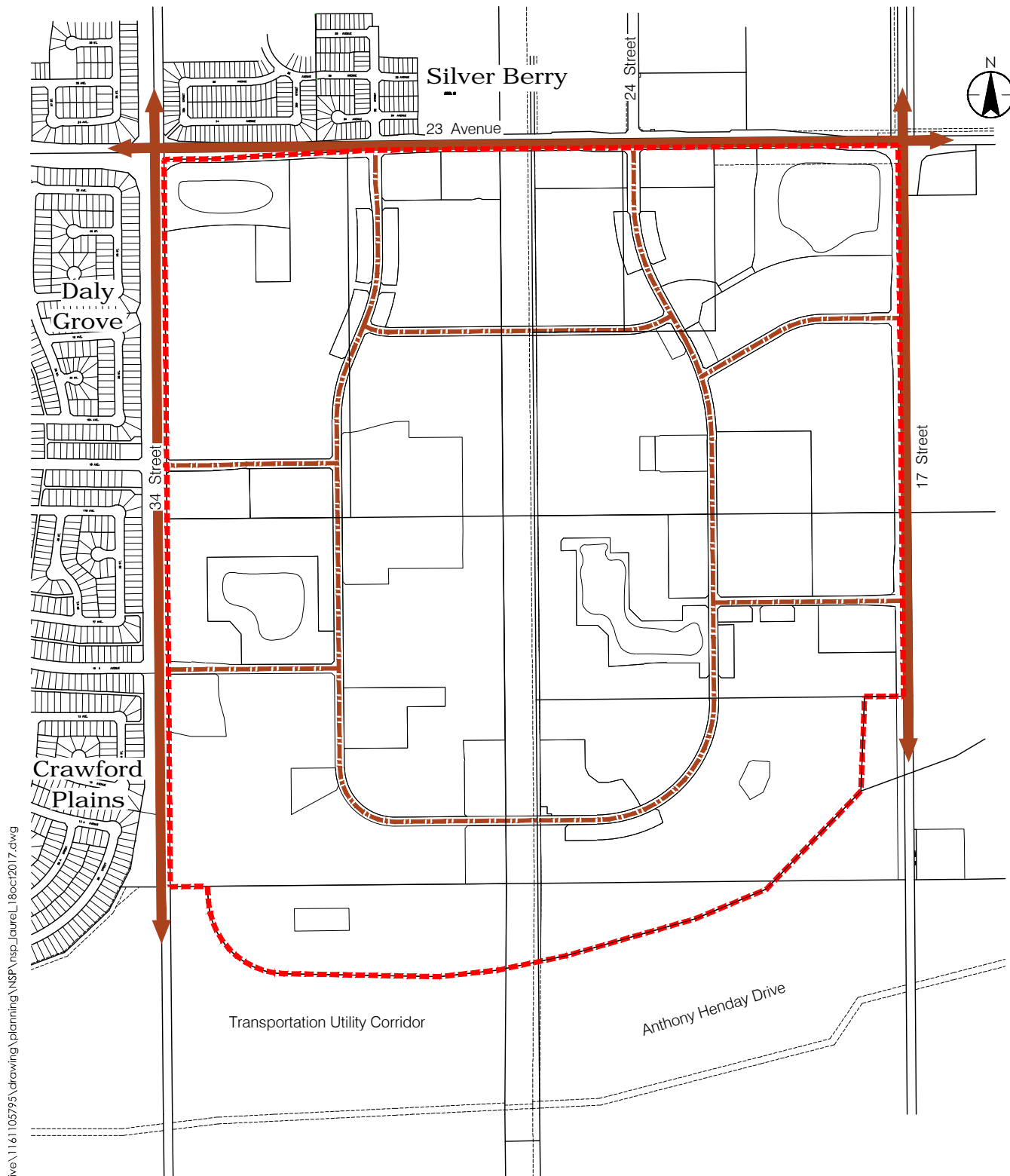
LAUREL
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

3.0

Title

Land Use Concept
Stantec
 10160- 112 Street - Edmonton - Alberta T5K 2L6



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NOT TO SCALE

October 23, 2017

Legend

- Arterial Roadway
- Collector Roadway
- NSP Boundary

Client/Project

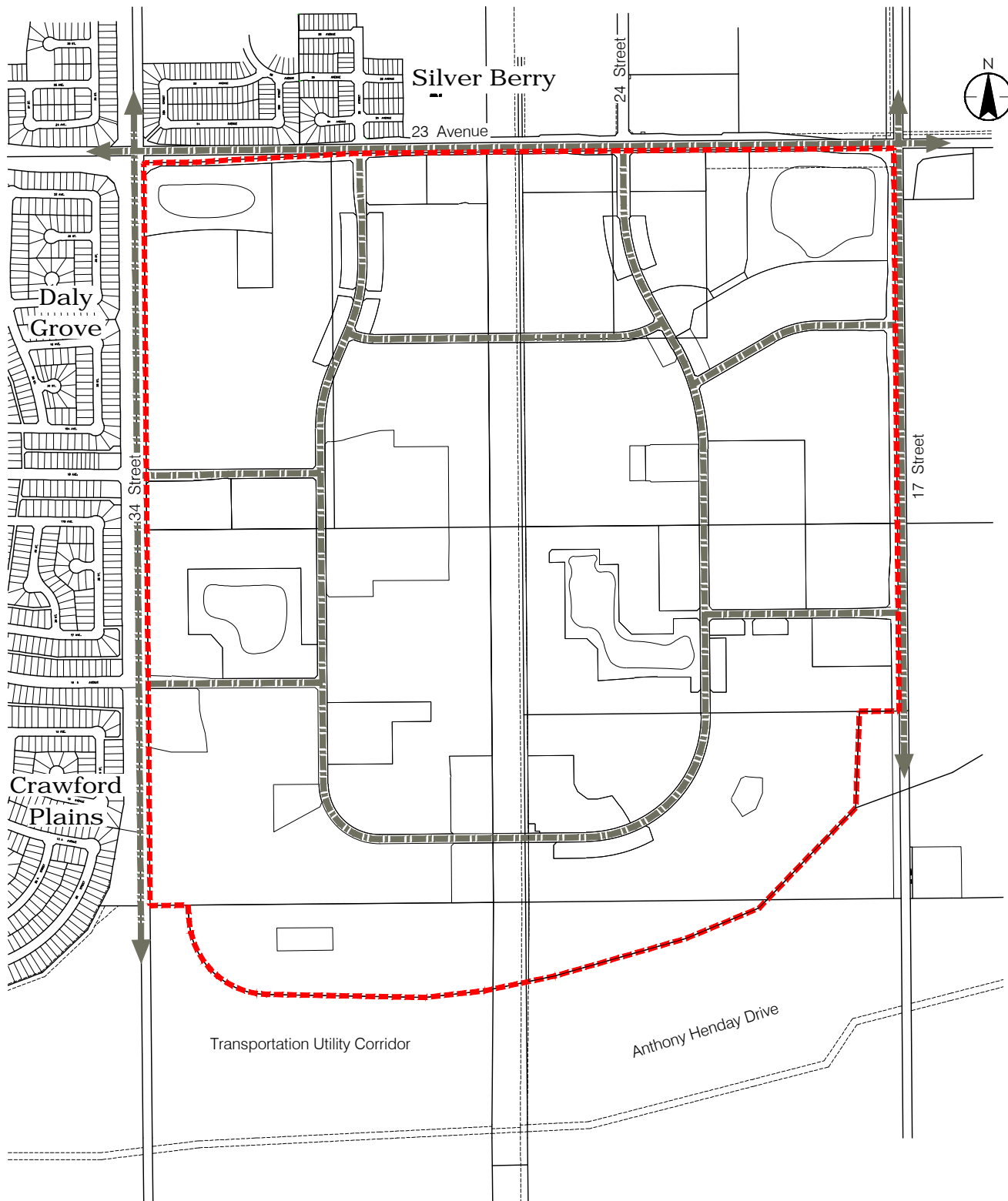
LAUREL
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

4.0

Title



Transportation Network



NOT TO SCALE

October 23, 2017

Legend

-  Roadways Required By ETS
-  NSP Boundary

Client/Project

LAUREL
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

5.0

Title

Transit Network



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NOT TO SCALE

October 23, 2017

Legend

- Shared Use Path (3m wide - Asphalt)
- Minor Pedestrian Linkage (1.5m wide - Concrete)
- * Destination Areas
- ↔ Pedestrian Crossing
- TUC Trail
- Stormwater Management Facilities
- Municipal Reserve
- NSP Boundary

Client/Project

LAUREL
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

6.0

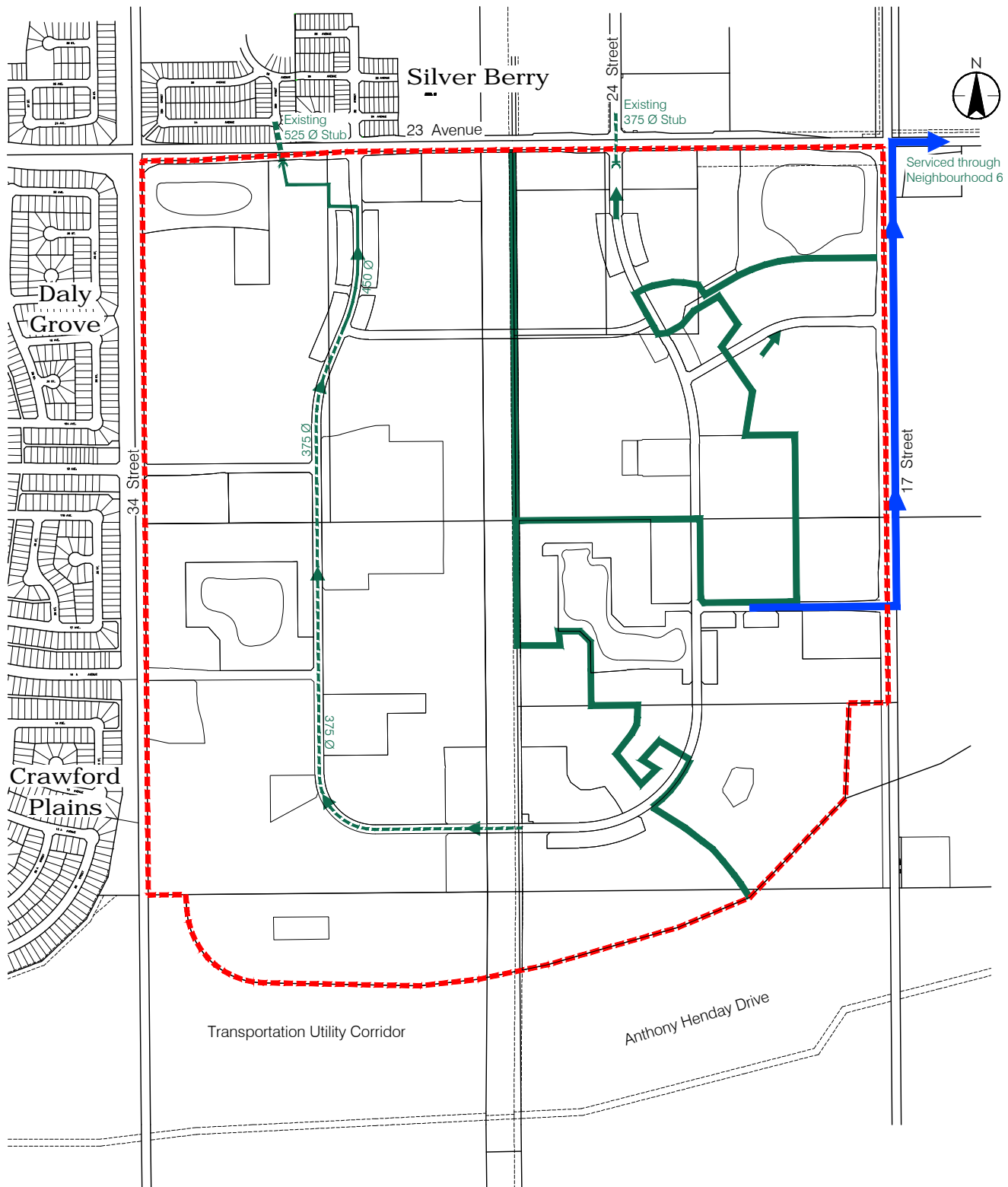
Title

Pedestrian Network



Stantec

10160-112 Street - Edmonton - Alberta T5K 2L6



NOT TO SCALE

October 23, 2017

Legend

- Direction of Flow
- Sanitary Basin Boundary
- NSP Boundary
- Sanitary Trunk

Client/Project

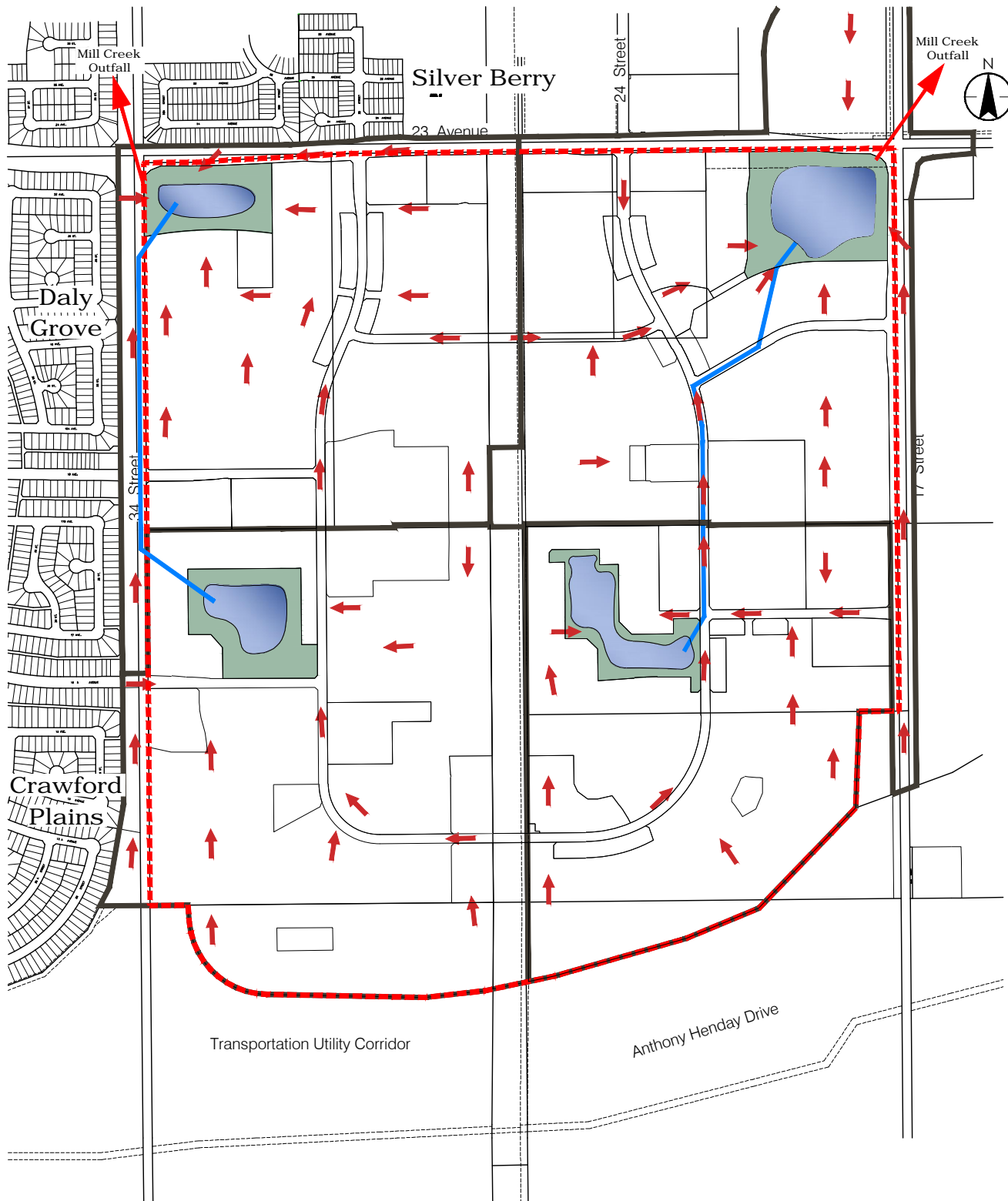
LAUREL
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

7.0

Title






Sanitary Servicing



NOT TO SCALE

October 23, 2017

Legend

-  Stormwater Management Facilities
-  Conceptual Direction of Flow
-  Proposed Drainage Basin
-  NSP Boundary
-  Proposed Storm Trunk

Client/Project

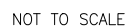
LAUREL
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

8.0

Title

Storm Servicing



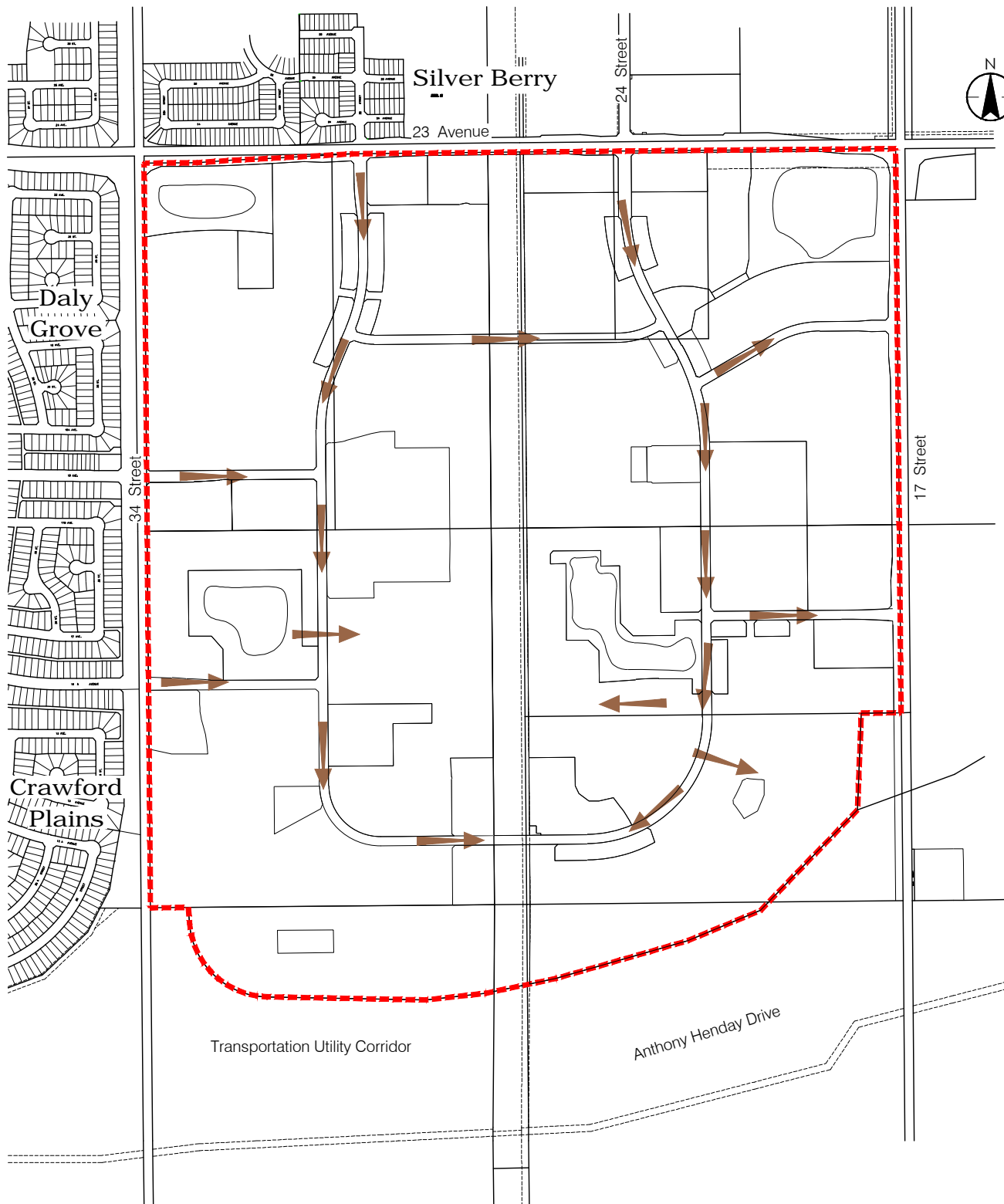
October 23, 2017

Client/Project
LAUREL
NEIGHBOURHOOD STRUCTURE PLAN

Figure No. **9.0**



Title **Water Servicing**





NOT TO SCALE

October 23, 2017

Legend
 Potential Path of Development
 NSP Boundary

Client/Project
 LAUREL
 NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
10.0

Title
Staging Concept