

Bylaw 20530

A Bylaw to amend Bylaw 13531, as amended, the Meadows Area Structure Plan,
through an amendment to the Aster 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 January 26, 2016, City Council has amended the Meadows Area Structure Plan by the passage of Bylaw 17366 adopting the Aster Neighbourhood Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 17366, being the Aster Neighbourhood Structure Plan through the passage of Bylaw 19310; and

WHEREAS an application was received by Administration to amend the Aster Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Meadows Area Structure Plan through an amendment to the Aster 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 “G” to Bylaw 13531, as amended, is hereby further amended as follows:
 - a. adding the following to the end of section 4.4.7 Transportation, Objective 29, Rationale: "The Bike Plan and Complete Streets Design and Construction Standards provide further guidance on safe, accessible, and attractive street design for all users.";

- b. deleting section 4.4.7 Transportation, Objective 30, NSP Policy (b) and replacing with: "All roads and intersections shall be designed in accordance with City of Edmonton Complete Streets Design and Construction Standards.";
- c. deleting section 4.4.7 Transportation, Objective 31, NSP Policy (a) and replacing with: "Hard-surfaced sidewalks and shared use paths shall be provided to promote walkability, cycling, and other alternatives modes of transportation throughout the neighbourhood.";
- d. deleting section 4.4.7 Transportation, Objective 31, NSP Policy (b) and replacing with: "Access to transit services shall be provided by ensuring a collector and local road concept that places 100% of the neighbourhood within 600m walking distance to transit (bus services located on the collector roads).";
- e. deleting section 4.4.7 Transportation, Objective 31, Implementation (b) and replacing with: "Local road configurations and shared use paths demonstrating 600m walking distance to transit will be required at rezoning and subdivision stage (see Appendix 5 – Walking Distance from Bus Route).";
- f. adding the following to the end of section 4.4.7 Transportation, Objective 31, NSP Policy: "(e) Mid block crossings are identified to provide safe, comfortable and direct pedestrian and bicycle connections within the neighbourhood.";
- g. adding the following to the end of section 4.4.7 Transportation, Objective 31, Implementation: "(e) Figure 12 – Walkway / Bicycle Network Plan, the locations and appropriate control measures shall follow the City's current design standard and must be reviewed at the subdivision stage in consultation with the Safe Mobility.";
- h. deleting the map entitled "Bylaw 19310 - Aster Neighbourhood Structure Plan (as amended)" and replacing with the map entitled "Bylaw 20530 - Amendment to Aster Neighbourhood Structure Plan" attached hereto as Schedule "A" and forming part of this bylaw;
- i. deleting the statistics entitled "Appendix 1 - Statistical Calculations, Aster Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 19310" and replacing with the statistics entitled "Appendix 1 - Statistical Calculations, Aster Neighbourhood Structure Plan - Land Use and Population

Statistics - Bylaw 20530” attached hereto as Schedule “B” and forming part of this bylaw;

- j. deleting “Figure 5 - Ecological Connectivity Plan” and replacing with “Figure 5 - Ecological Connectivity Plan”, attached hereto as Schedule “C” and forming part of this bylaw;
- k. deleting “Figure 10 - Land Use Concept Plan” and replacing with “Figure 10 - Land Use Concept Plan”, attached hereto as Schedule “D” and forming part of this bylaw;
- l. deleting “Figure 12 - Walkway/Bicycle Network Plan” and replacing with “Figure 12 - Walkway/Bicycle Network Plan”, attached hereto as Schedule “E” and forming part of this bylaw;
- m. deleting “Figure 13 - Storm Drainage Plan” and replacing with “Figure 13 - Storm Drainage Plan”, attached hereto as Schedule “F” and forming part of this bylaw;
- n. deleting “Figure 16 - Staging Plan” and replacing with “Figure 16 - Staging Plan”, attached hereto as Schedule “G” and forming part of this bylaw;
- o. deleting “Appendix 4 - Abandoned Well and Pipeline Site Features” and replacing with “Appendix 4 - Abandoned Well and Pipeline Site Features”, attached hereto as Schedule “H” and forming part of this bylaw; and

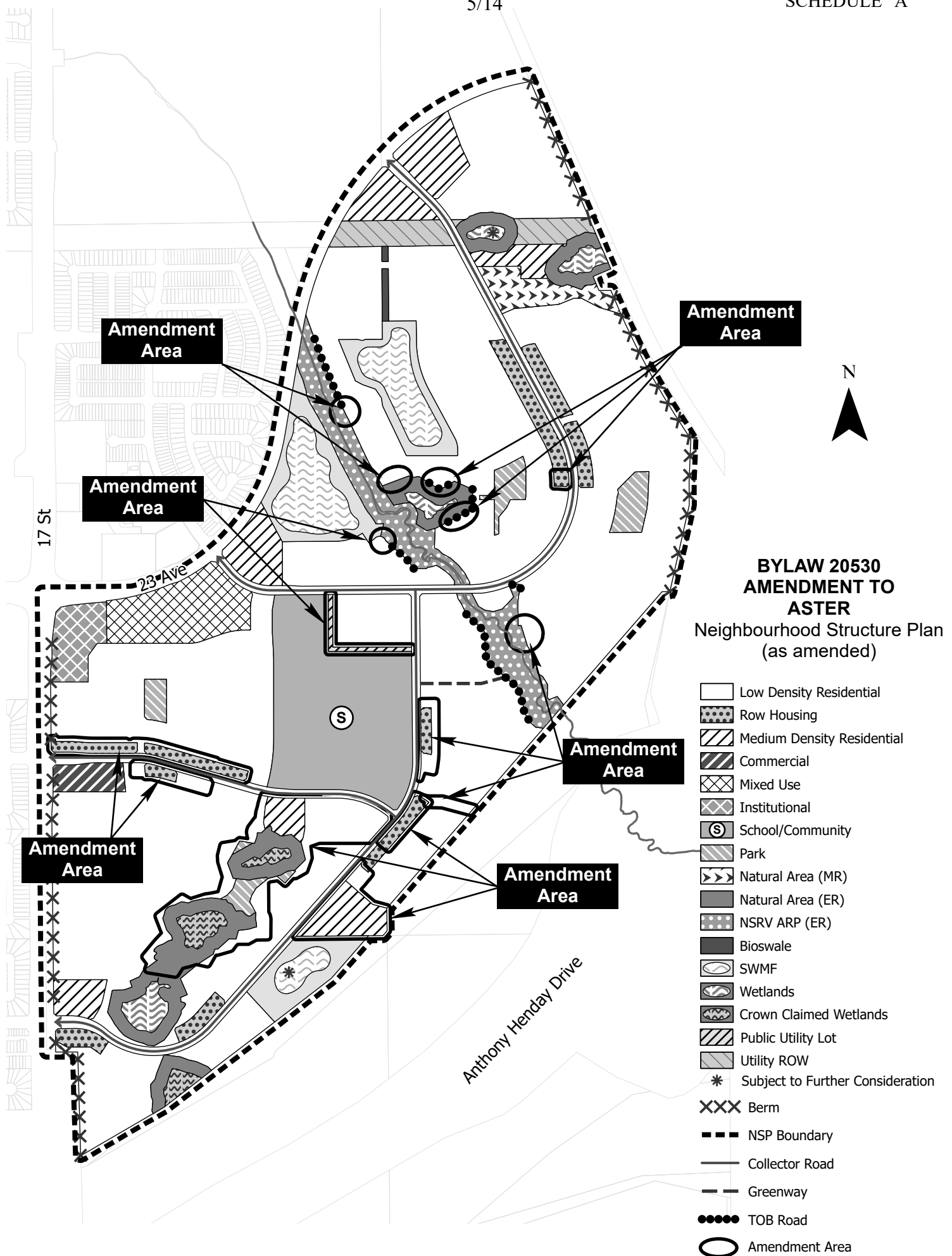
- p. deleting “Appendix 5 - Walking Distance from Bus Route” and replacing with
 “Appendix 5 - Walking Distance from Bus Route”, attached hereto as Schedule
 “I” and forming part of this bylaw.

| | | |
|-------------------------|--------|---------------|
| READ a first time this | day of | , A. D. 2023; |
| READ a second time this | day of | , A. D. 2023; |
| READ a third time this | day of | , A. D. 2023; |
| SIGNED and PASSED this | day of | , A. D. 2023. |

THE CITY OF EDMONTON

MAYOR

CITY CLERK



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.

Appendix 1 - Statistical Calculations

ASTER NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS (BYLAW 20530)

| | Area (ha.) | % of GDA |
|--|--------------|---------------|
| GROSS AREA | 204 | 100.0% |
| Natural Area (Environmental Reserve) | 18.8 | |
| <i>Environmental Reserve</i> | 7.2 | |
| <i>Wetland Environmental Reserve</i> | 11.6 | |
| Pipeline & Utility Right-of-Way | 2.6 | |
| Arterial Road Right-of-Way | 5.7 | |
| GROSS DEVELOPABLE AREA | 176.9 | 100.0% |
| Existing Land Uses | | |
| Commercial | 1.11 | 0.6% |
| Parkland, Recreation, School (Municipal Reserve) | 15.8 | 8.9% |
| <i>Local/Pocket Parks</i> | 2.9 | |
| <i>MR Greenway</i> | 0.2 | |
| <i>CKC/School/Park</i> | 12.8 | |
| Natural Area (Municipal Reserve) | 1.9 | 1.1% |
| Institutional | | |
| <i>Church Site</i> | 2.0 | 1.1% |
| Mixed-Use (Non Residential Portion) | 2.3 | 1.3% |
| Transportation | | |
| <i>Circulation (20% of GDA)</i> | 35.4 | 20.0% |
| Transit Centre | NA | |
| Infrastructure/ Servicing | | |
| Storm Water Management Facilities | 13.3 | 7.5% |
| Special Use | NA | |
| Total Non-Residential Area | 71.7 | 40.6% |
| Net Residential Area (NRA) | 105.2 | 59.5% |
| | 176.9 | 100.0% |

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

| Land Use | Area (ha) | Unit/ha | Units | People/Unit | Population | % of NRA |
|-------------------------------|--------------|---------|--------------|-------------|--------------|---------------|
| Single/Semi-Detached | 87.4 | 25 | 2,186 | 2.8 | 6,121 | 83.1% |
| Row Housing | 5.7 | 45 | 256 | 2.8 | 716 | 5.4% |
| Low-Rise/Medium Density | 9.8 | 90 | 885 | 1.8 | 1,592 | 9.3% |
| Medium to High Rise Units | 0 | 225 | 0 | 1.5 | 0 | 0.0% |
| Mixed Uses (residential uses) | 2.3 | 90 | 203 | 1.8 | 365 | 2.1% |
| Total | 105.2 | | 3,530 | | 8,794 | 100.0% |

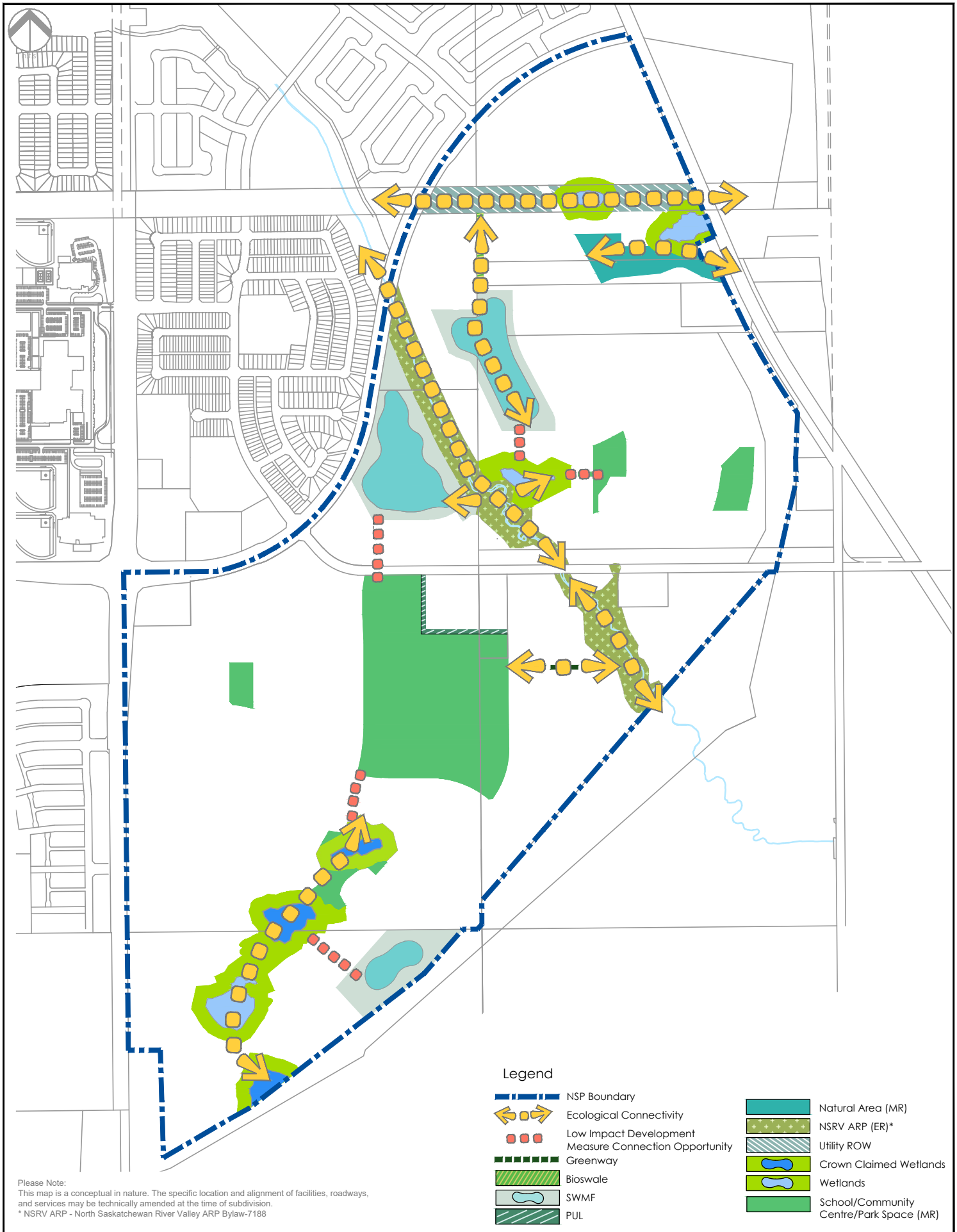
STUDENT GENERATION COUNT

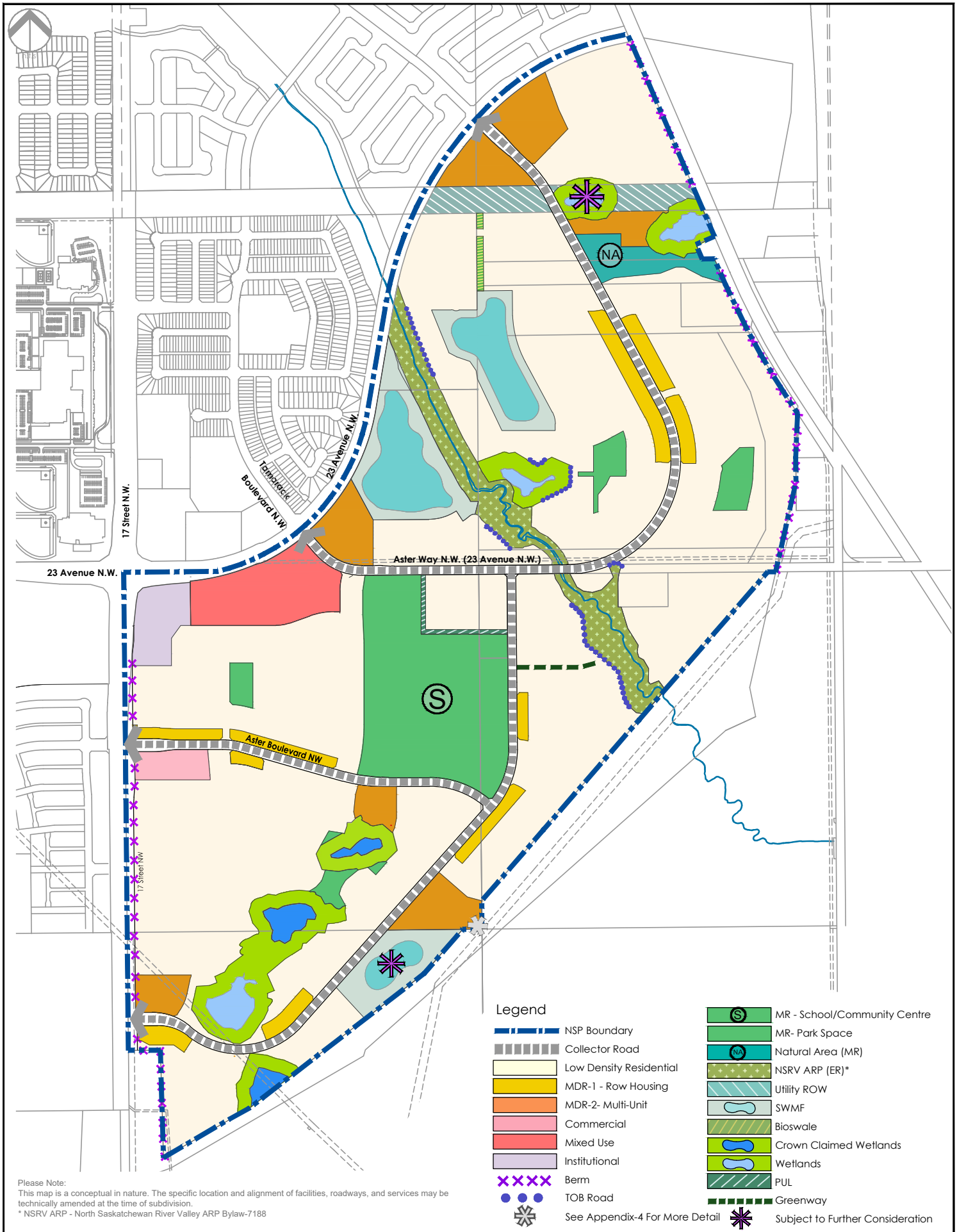
| | |
|---------------------------------|-------------|
| Public School Board | 708 |
| Elementary School | 354 |
| Junior High School | 177 |
| Senior High School | 177 |
| Separate School Board | 355 |
| Elementary School | 177 |
| Junior High School | 89 |
| Senior High School | 89 |
| Total Student Population | 1063 |

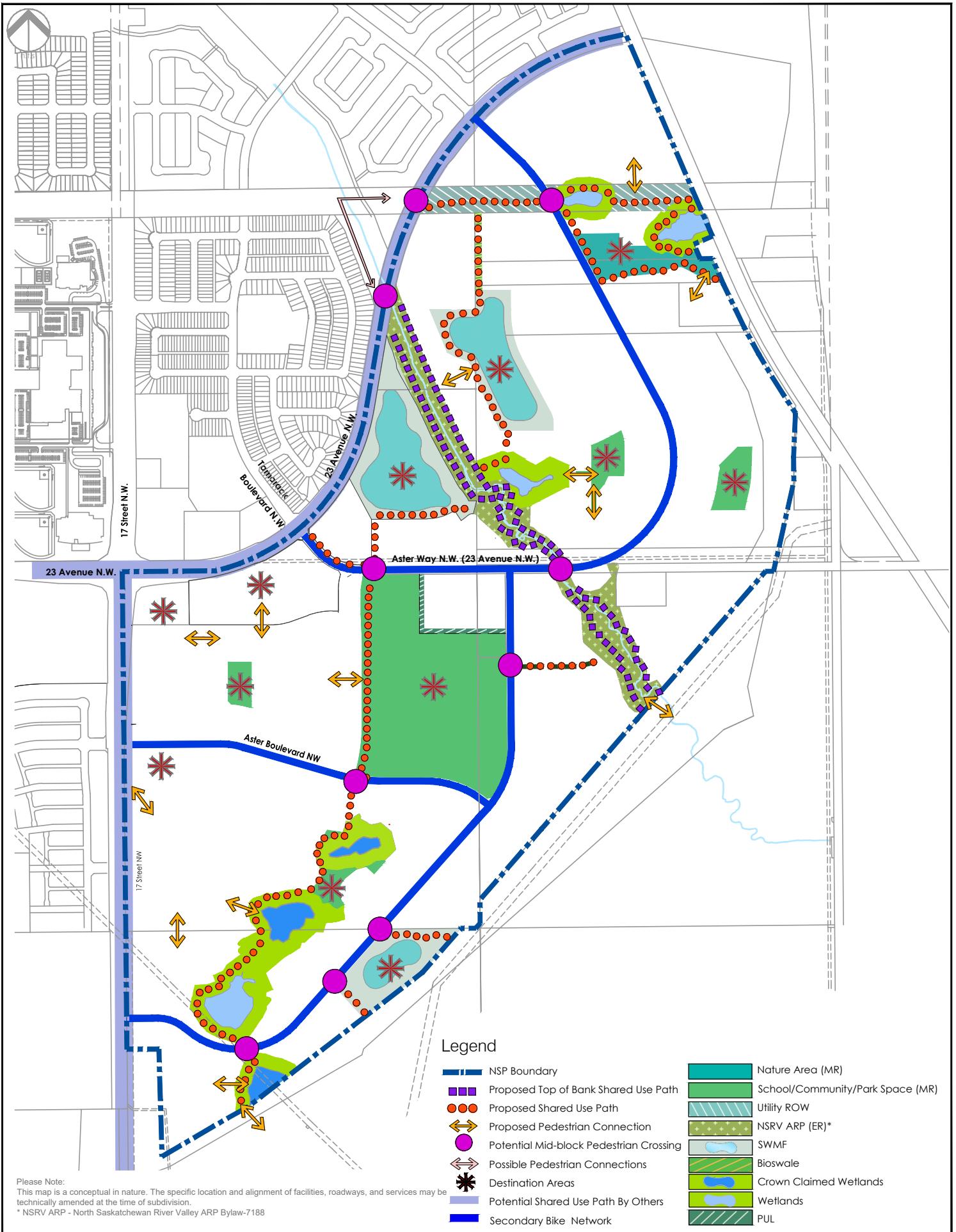
SUSTAINABILITY MEASURE

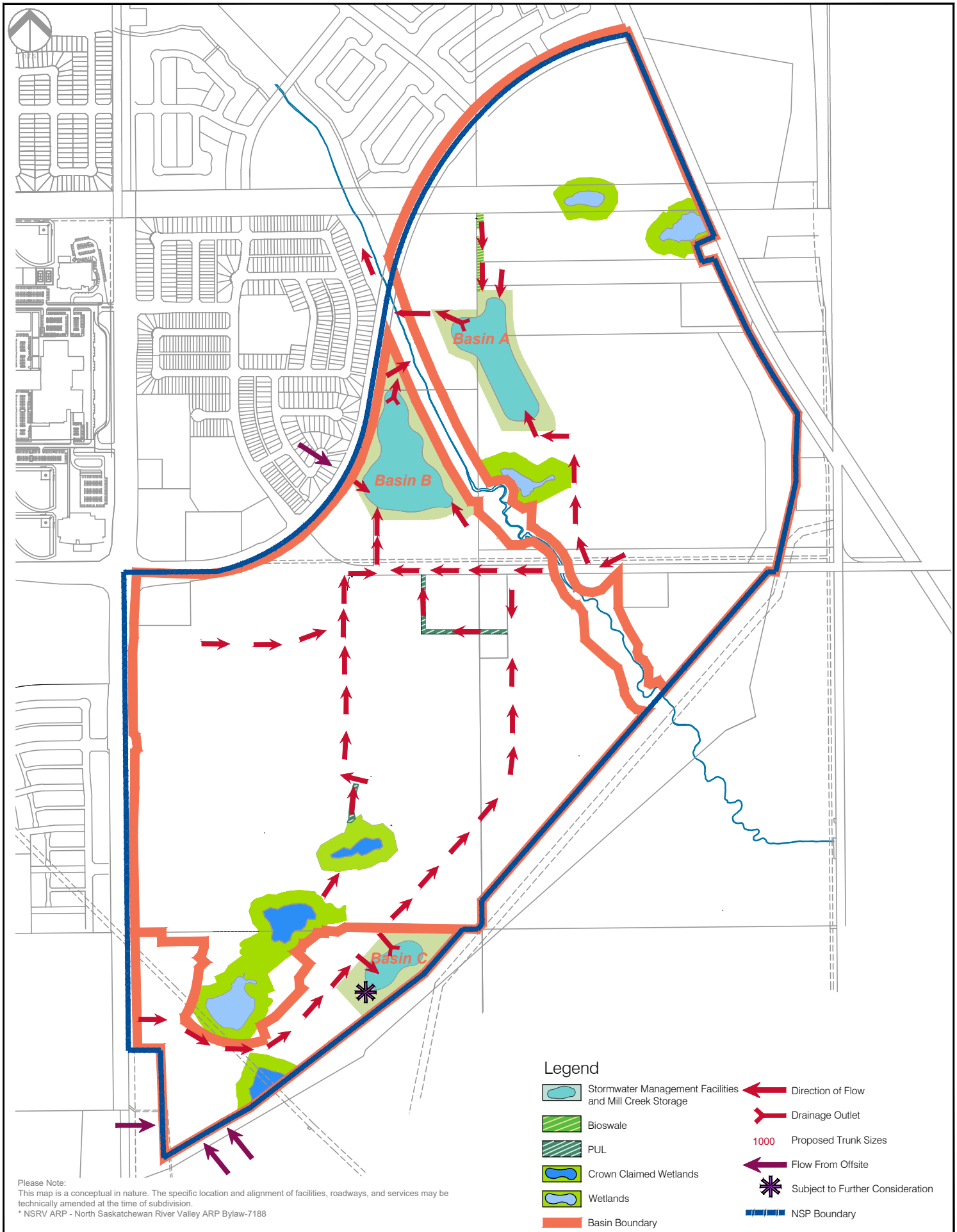
| | |
|--|-----------|
| Population Per Net Hectare (ppnha) | 50 |
| Units Per Net Residential Hectare (uprha) | 34 |
| [Single/Semi-Detached]/[Row Housing; Low -Rise/Medium Density Housing; Medium to High-Rise Units] Unit Ratio | 83% / 17% |
| Population (%) within 500m of Parkland | 98% |
| Population (%) within 600m of Transit Service | 100% |
| Population (%) within 600m of Commercial Service | 58% |

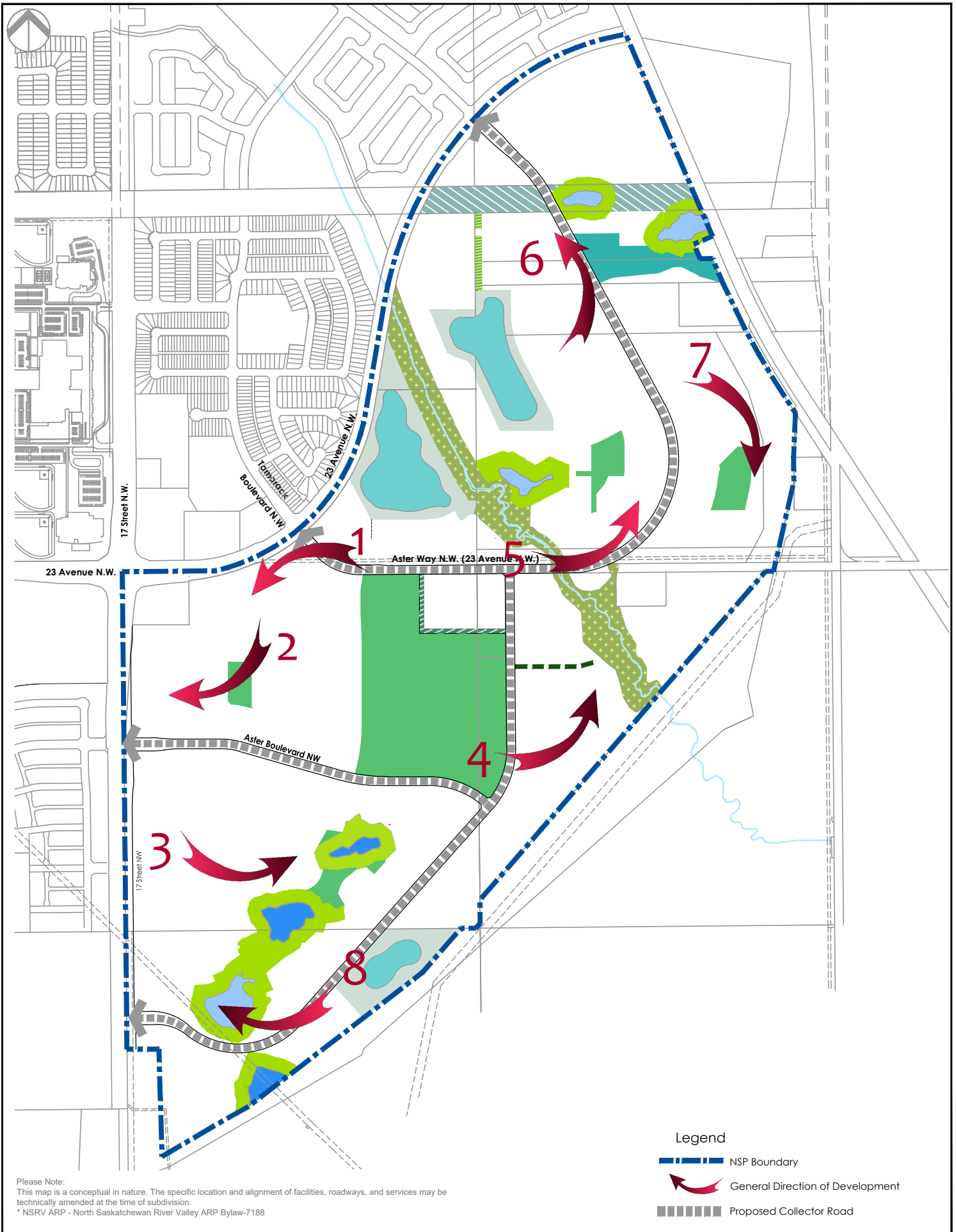
| Presence/Loss of Natural Area Feature | Land/ Water |
|---|----------------|
| Protected as Environmental Reserve | 18.8 |
| Conserved as Naturalized Municipal Reserve (MR) | 1.9 |
| Loss to Development (ha) | 35.7 |

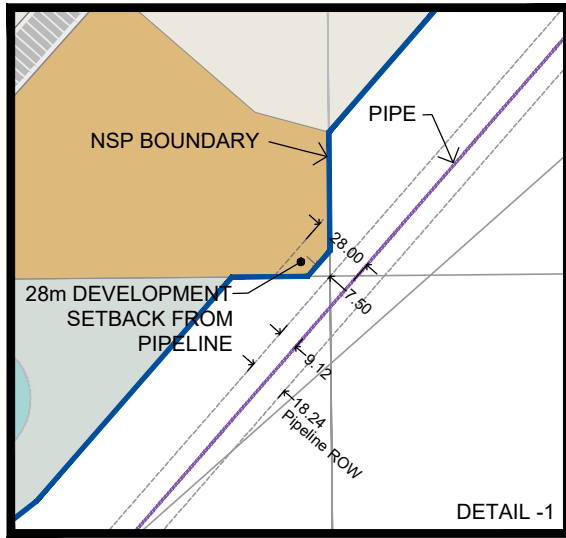










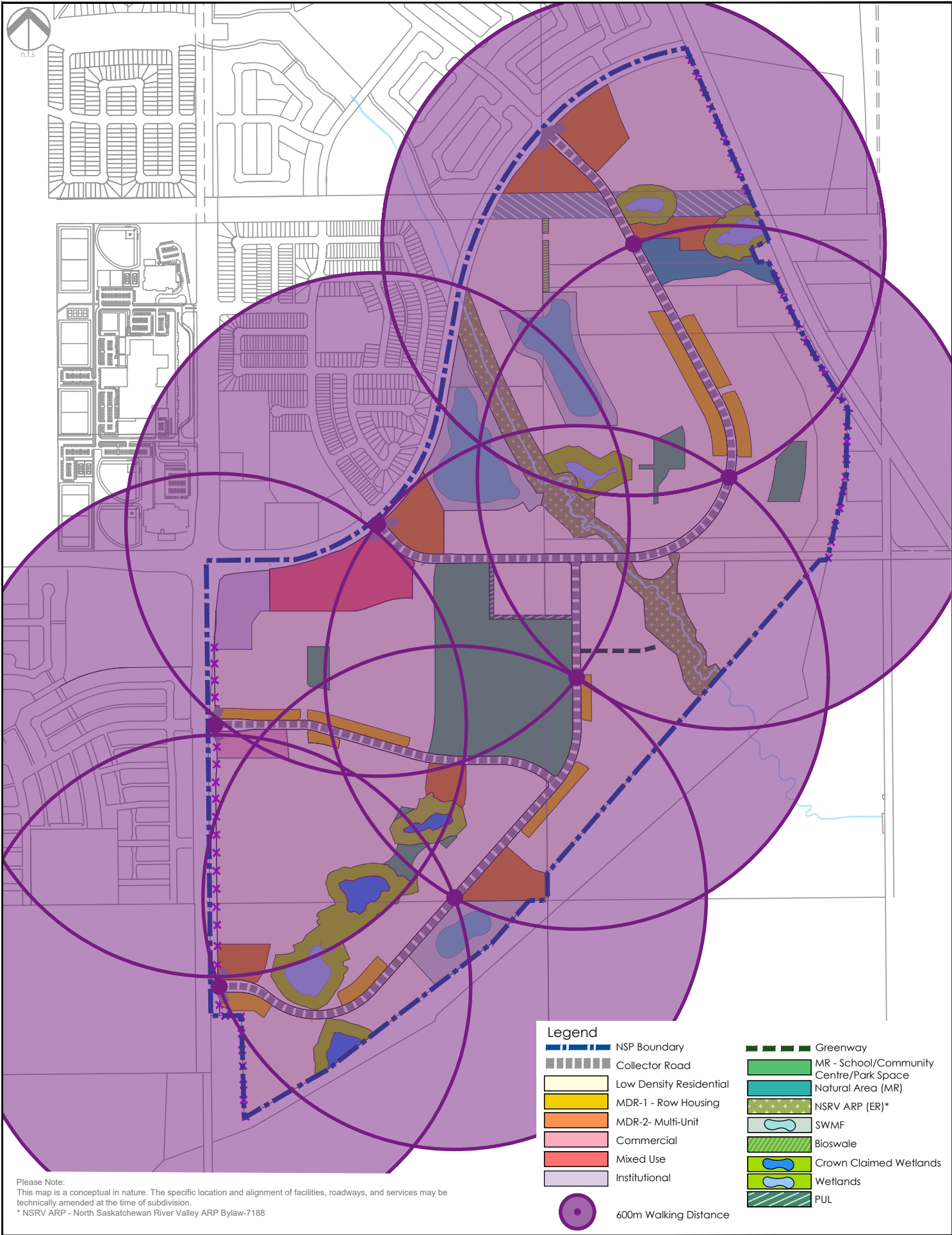


**Abandoned
Well Site**

**Pipeline Right
of Way**

**HVP Pipeline
Right of Way**

(See Detail-1)



MODIFIED DATE: 2023.05.03
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