

Bylaw 20556

A Bylaw to amend Charter Bylaw 19538, as amended,  
being the Meltwater Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on February 23, 2021, the Municipal Council of the City of Edmonton, passed Charter Bylaw 19538, being the Meltwater Neighbourhood Structure Plan; and

WHEREAS Council finds it desirable from time to time to amend the Meltwater Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend the Meltwater Neighbourhood Structure PPlan; and

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 Charter Bylaw 19538, as amended, being the Meltwater Neighbourhood Structure Plan is hereby amended by:

- a. deleting the third sentence of section 3.4.3 "School and Park Spaces" and replacing it with: "The northeastern School and Community Park site has been identified for a Francophone School.";
- b. deleting the last sentence of section 3.4.6 "Urban Village Park" and replacing it with: "The Urban Village Park will be the future location of the Community League site, and it will be developed in association with a staging area for the Emerald Crescent.";
- c. deleting the third paragraph of section 3.6 "Residential Uses" and replacing it with: "Medium and high-density residential development may be found near activity centres, such as the Town Centre, commercial and mixed use sites, School and Community Park

sites, Natural Areas, and along collector and arterial roadways to promote walkability, healthy living, and public transit use. Medium density residential development will include both low-rise and medium-rise developments but could include stacked row housing and project-oriented row housing. High density residential development will include medium rise to high-rise developments. While the location of medium and high-density residential development will vary based on market conditions, it would be anticipated that both would be primarily located along arterial and collector roadways, and low-rise development would be primarily located internal to the neighbourhood. However, higher density development would also be supported around key neighbourhood features, such as the Town Centre, and School and Community Park sites.

Lands designated as medium density residential may be considered for high density residential as the neighbourhood develops over time. A high-density residential site has been identified for an internal area of the plan at the intersection of collector roadways and abutting lands designated for institutional and residential mixed uses.";

- d. deleting the last line of section 3.7 "Commercial Uses" and replacing it with: "One site is in the northeast side of the neighbourhood along Ellerslie Road, across from a Medium Density Residential site and a second neighbourhood commercial site is located further south on 50th Street SW along the west edge of the neighbourhood.";
- e. deleting the map entitled "Charter Bylaw 19538 - Meltwater Neighbourhood Structure Plan" and replacing it with "Bylaw 20556 - Amendment to Meltwater Neighbourhood Structure Plan" attached hereto as Schedule "A", and forming part of this bylaw;
- f. deleting the table entitled "Table 5: Land Use Statistics" and replacing it with "Bylaw 20556 Meltwater Neighbourhood Structure Plan Land Use and Population Statistics" attached hereto as Schedule "B", and forming part of this bylaw;
- g. deleting the map entitled "Figure 5 Land Use Concept" and replacing it with "Figure 5 Land Use Concept" attached hereto as Schedule "C", and forming part of this bylaw;
- h. deleting the map entitled "Figure 6 Green Network" and replacing it with "Figure 6 Green Network" attached hereto as Schedule "D", and forming part of this bylaw;

- i. deleting the map entitled “Figure 7 Town Centre Mixed Use” and replacing it with “Figure 7 Town Centre Mixed Use” attached hereto as Schedule “E”, and forming part of this bylaw;
- j. deleting the map entitled “Figure 8 Residential Uses” and replacing it with “Figure 8 Residential Uses” attached hereto as Schedule “F”, and forming part of this bylaw;
- k. deleting the map entitled “Figure 9 Commercial Uses and Mixed Use” and replacing it with “Figure 9 Commercial Uses and Mixed Use” attached hereto as Schedule “G”, and forming part of this bylaw;
- l. deleting the map entitled “Figure 10 Community Services” and replacing it with “Figure 10 Community Services” attached hereto as Schedule “H”, and forming part of this bylaw;
- m. deleting the map entitled “Figure 11 Roadway Typologies” and replacing it with “Figure 11 Roadway Typologies” attached hereto as Schedule “I”, and forming part of this bylaw;
- n. deleting the map entitled “Figure 12 Active Modes Network” and replacing it with “Figure 12 Active Modes Network” attached hereto as Schedule “J”, and forming part of this bylaw;
- o. deleting the map entitled “Figure 13 Sanitary Servicing” and replacing it with “Figure 13 Sanitary Servicing” attached hereto as Schedule “K”, and forming part of this bylaw;
- p. deleting the map entitled “Figure 14 Stormwater Servicing” and replacing it with “Figure 14 Stormwater Servicing” attached hereto as Schedule “L”, and forming part of this bylaw;
- q. deleting the map entitled “Figure 15 Water Servicing” and replacing it with “Figure 15 Water Servicing” attached hereto as Schedule “M”, and forming part of this bylaw; and

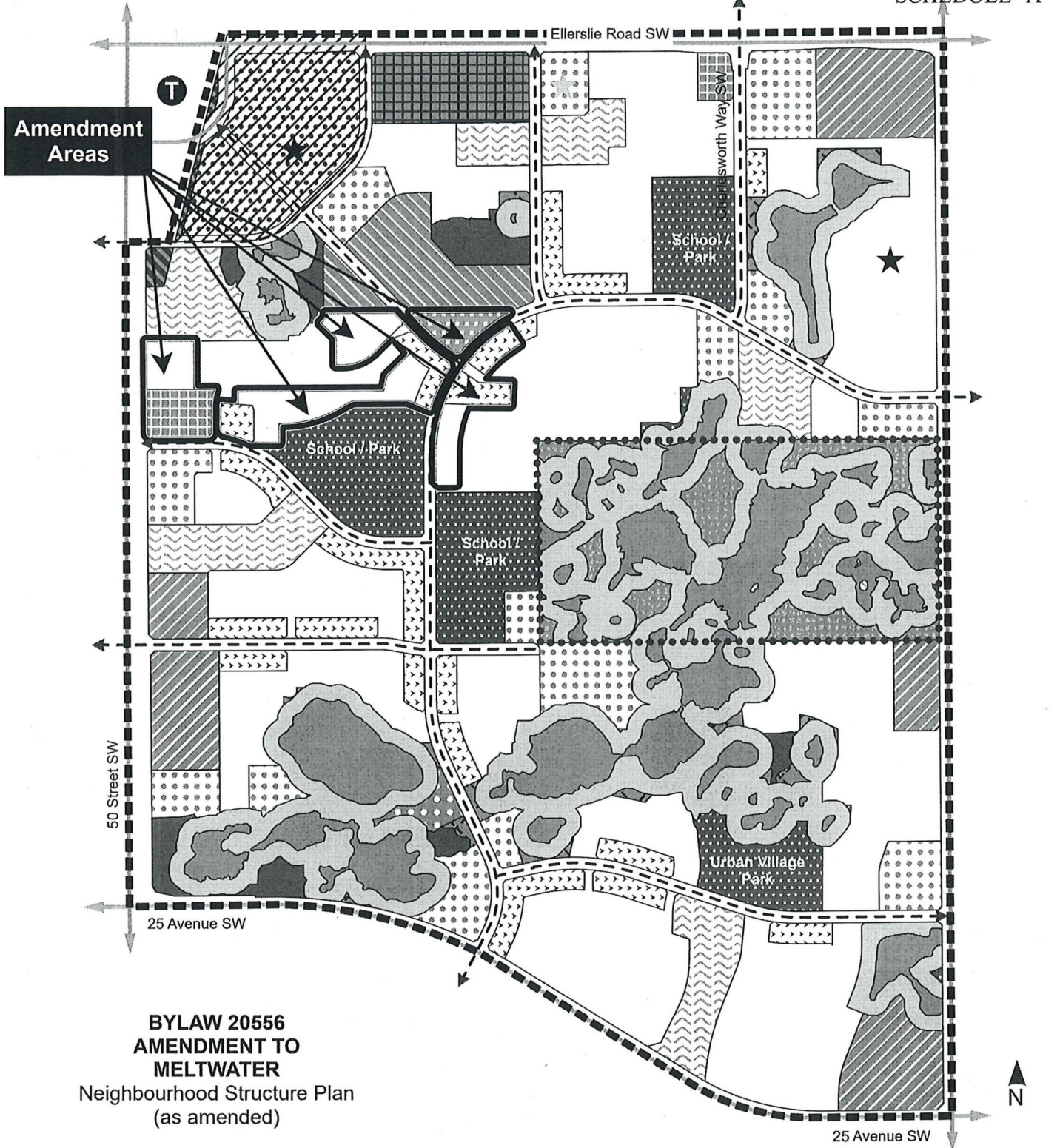
- r. deleting the map entitled "Figure 16 Staging" and replacing it with "Figure 16 Staging" attached hereto as Schedule "N", and forming part of this bylaw.

READ a first time this	21st day of August	, A. D. 2023;
READ a second time this	21st day of August	, A. D. 2023;
READ a third time this	21st day of August	, A. D. 2023;
SIGNED and PASSED this	21st day of August	, A. D. 2023.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
A/ CITY CLERK



**BYLAW 20556  
AMENDMENT TO  
MELTWATER  
Neighbourhood Structure Plan  
(as amended)**

- |                                  |                                       |                                     |                                   |
|----------------------------------|---------------------------------------|-------------------------------------|-----------------------------------|
| Low Density Residential          | Neighbourhood Commercial              | Natural Area (ER)                   | Collector Roadway                 |
| Street-Oriented Residential      | Institutional / Residential Mixed Use | Natural Area (ER) to be determined* | NSP Boundary                      |
| Medium Density Residential       | Stormwater Management Facility        | Pipeline R/W                        | Pocket Park (MR)                  |
| Potential Development Area (MDR) | Parkland (non-MR)                     | Non ER on City Owned Parcels        | Civic Use                         |
| Town Centre Mixed Use            | School / Park (MR)                    | Special Study Area                  | Future Transit Centre/Park & Ride |
| Mixed Use                        | Natural Area (MR)                     | City Owned Lands                    | High Density Residential          |
| Community Commercial             |                                       | Arterial Roadway                    | 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.  
\*Buffer to be determined through SSNAMP

MELTWATER NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS

## 3.10 LAND USE AND POPULATION STATISTICS

TABLE 5: LAND USE STATISTICS

	Area (ha)	% of GA
<b>GROSS AREA</b>	311.4	100.0%
Arterial Roadway	18.5	
Natural Area (ER)	26.4	
Natural Area Buffer (ER) to be determined	45.6	
Pipeline R/W	0.6	
<b>GROSS DEVELOPABLE AREA</b>	220.3	100.0%
Town Centre Mixed Use <sup>1</sup>	2.6	1.2%
Mixed Use Commercial <sup>2</sup>	6.2	2.8%
Community Commercial	4.4	2.0%
Neighbourhood Commercial	1.8	0.8%
Parkland, Recreation, School (Municipal Reserve)	25.0	11.3%
<i>School / Park (MR)</i>	16.0	
<i>Pocket Park (MR)<sup>3</sup></i>	7.0	
<i>Urban Village Park (MR)</i>	3.6	
<i>Natural Area (MR)</i>	4.5	
Parkland (Non-MR) <sup>4</sup>	2.2	1.0%
Institutional / Residential Mixed Use <sup>5</sup>	3.4	1.5%
Civic Use <sup>6</sup>	1.2	0.6%
90% of Non ER on City Owned Parcels <sup>4</sup>	5.1	2.3%
Transportation @ 20%	44.1	20.0%
Stormwater Management Facilities	15.2	6.9%
<b>TOTAL Non-Residential Area</b>	111.2	50.5%
<b>Net Residential Area (NRA)</b>	109.1	49.5%

## RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	60.0	25	1500	2.8	4201	55.0%
Street-Oriented Residential	13.0	35	455	2.8	1273	11.9%
Medium Density Residential	19.9	90	1793	1.8	3228	18.3%
Potential Development Area (MDR)	0.7	90	63	1.8	113	0.6%
Mixed Use Residential <sup>2</sup>	9.3	45	418	2.8	1171	8.5%
Town Centre Mixed Use Residential <sup>1,7</sup>	5.4	90	486	1.8	875	4.9%
High Density Residential	0.8	225	179	1.5	268	0.7%
<b>Total Residential</b>	109.1		4,894		11,130	100%

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (ppnrha)	102.3
Units Per Net Residential Hectare (upnrha)	44.9
Units Ratio (Low Density Residential and Street-Oriented Residential / Medium Density Residential, High Density Residential, Mixed Use Residential, and Town Centre Mixed Use Residential)	39.9% / 60.1%
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit Service	100.0%
Population (%) within 600m of Commercial Service	97%

**PRESENCE/LOSS OF NATURAL FEATURES**

Protected as Environmental Reserve (ha)	72.0
Conserved as Naturalized Municipal Reserve (ha)	4.5
Protected through Other Means (ha)	0.7
Lost to Development (ha)	4.3

**STUDENT GENERATION STATISTICS**

Level	Public	Separate	Francophone	Total
Elementary School	456	229	251	936
Junior High School	228	114	125	467
Senior High School	228	114	125	467
Total	912	457	501	1,870

<sup>1</sup> The total area of this designation is 8.56 ha, with 0.50 ha intended for a future Pocket Park (MR). The assumed split between residential and non-residential (retail and office) land uses is assumed as 67:33 respectively.

<sup>2</sup> The total area of this designation is 15.5 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 60:40. Each Mixed Use site is expected to have a minimum residential density of 35 du/ha and a minimum commercial floor area ratio of 0.25. Development of these sites may happen in stages allowing for sites to reach or exceed these minimum densities over time.

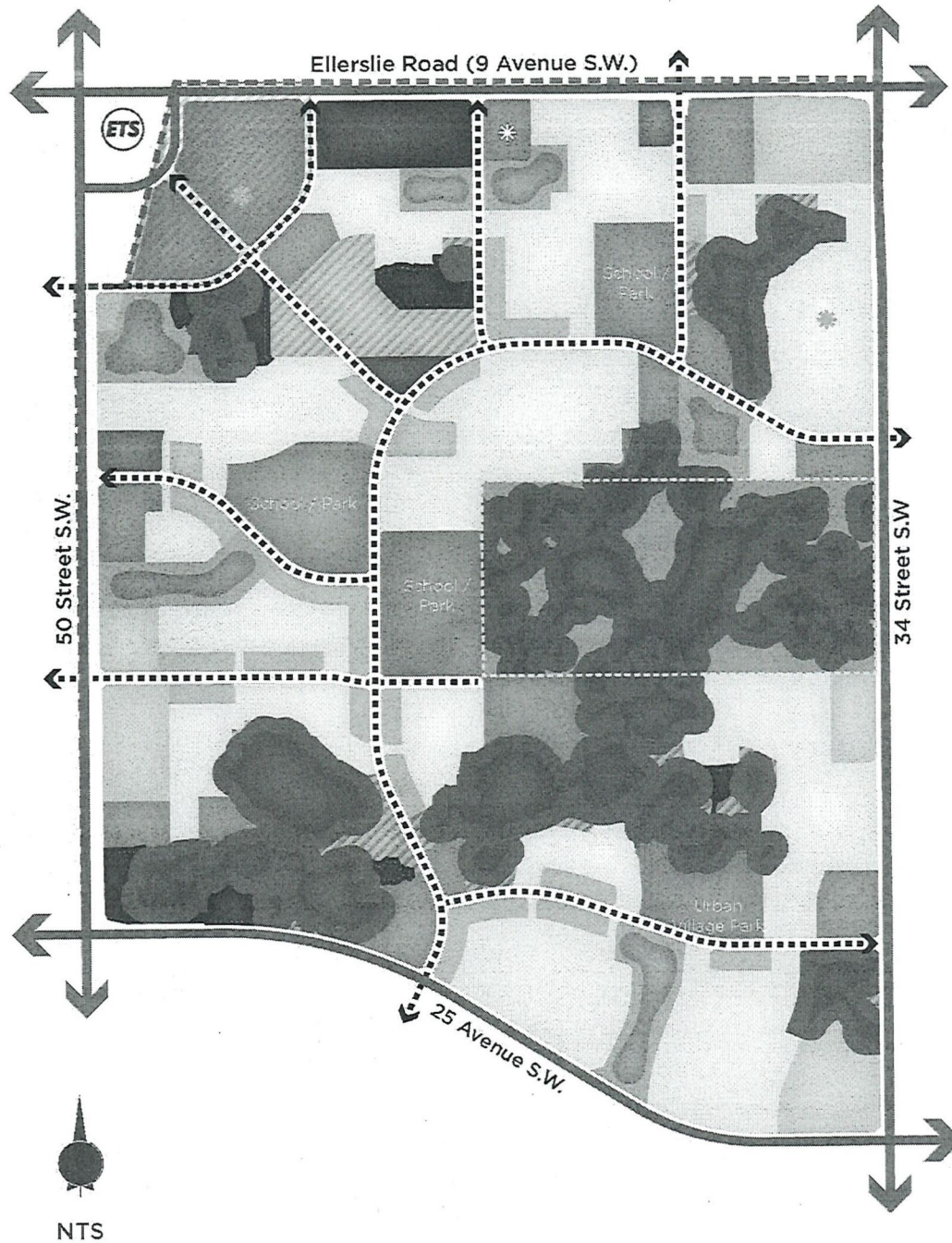
<sup>3</sup> Includes a potential pocket park up to 0.50 ha in the northeast of the Plan Area (size TBD).

<sup>4</sup> Parkland (Non-MR) includes the remaining 10% of Non ER on City Owned Parcels (0.57 ha)

<sup>5</sup> The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40:60. The residential portion of this designation is accounted for in Medium Density Residential.

<sup>6</sup> The Civic Use site (Fire Station) is identified as a Medium Density Residential site with an asterisk on the Land Use Concept.

<sup>7</sup> Units/ha is an average between the 125 units/ha for development 0-200m and 63 units/ha for development 200-400m from the Transit Centre respectively.



# 5 | FIGURE LAND USE CONCEPT

LAND USE

- NSP Boundary
- Future Transit Centre / Park & Ride
- Low Density Residential
- Street-Oriented Residential
- Medium Density Residential
- High Density Residential
- Potential Development Area (MDR)
- Town Centre Mixed Use
- Mixed Use
- Community Commercial
- Neighbourhood Commercial
- Stormwater Management Facility
- Institutional / Residential Mixed Use
- Parkland (non-MR)
- School / Park (MR)
- Pocket Park (MR)
- Natural Area (MR)
- Natural Area (ER)
- Natural Area (ER) to be determined\*
- Pipeline R/W
- City Owned Lands
- Non ER on City Owned Parcels
- Arterial Roadway
- Collector Roadway
- Special Study Area
- Civic Use

\*Buffer to be determined through SSNAMP



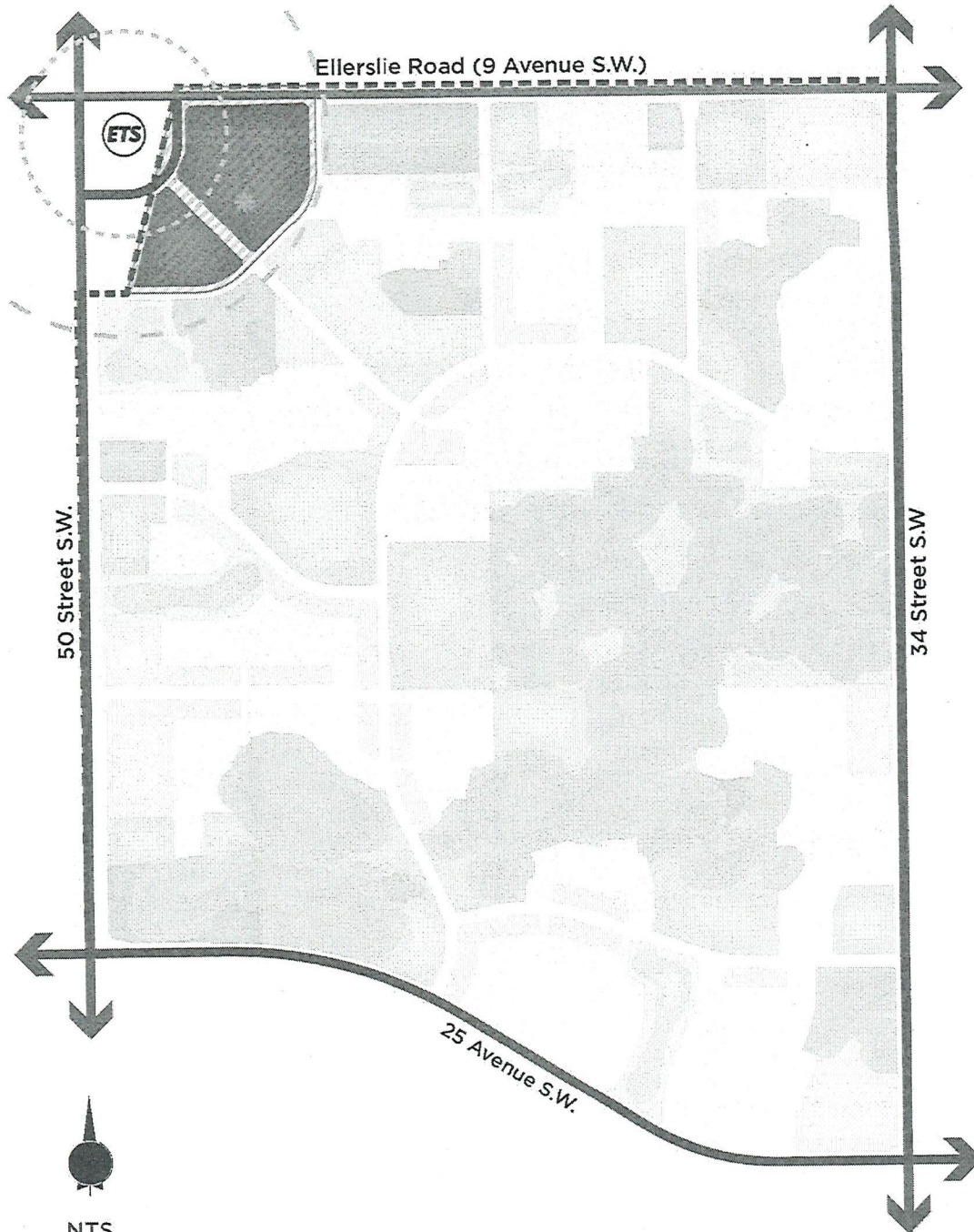


# 6 | FIGURE GREEN NETWORK

- NSP Boundary
- Stormwater Management Facility
- School / Park (MR)
- Pocket Park (MR)
- Natural Area (MR)
- Natural Area (ER)
- Natural Area (ER) to be determined\*
- Parkland (non-MR)
- City Owned Lands
- Non ER on City Owned Parcels
- Wildlife Mitigation Passage
- Ecological Network
- Arterial Roadway

\*Buffer to be determined through SSNAMP

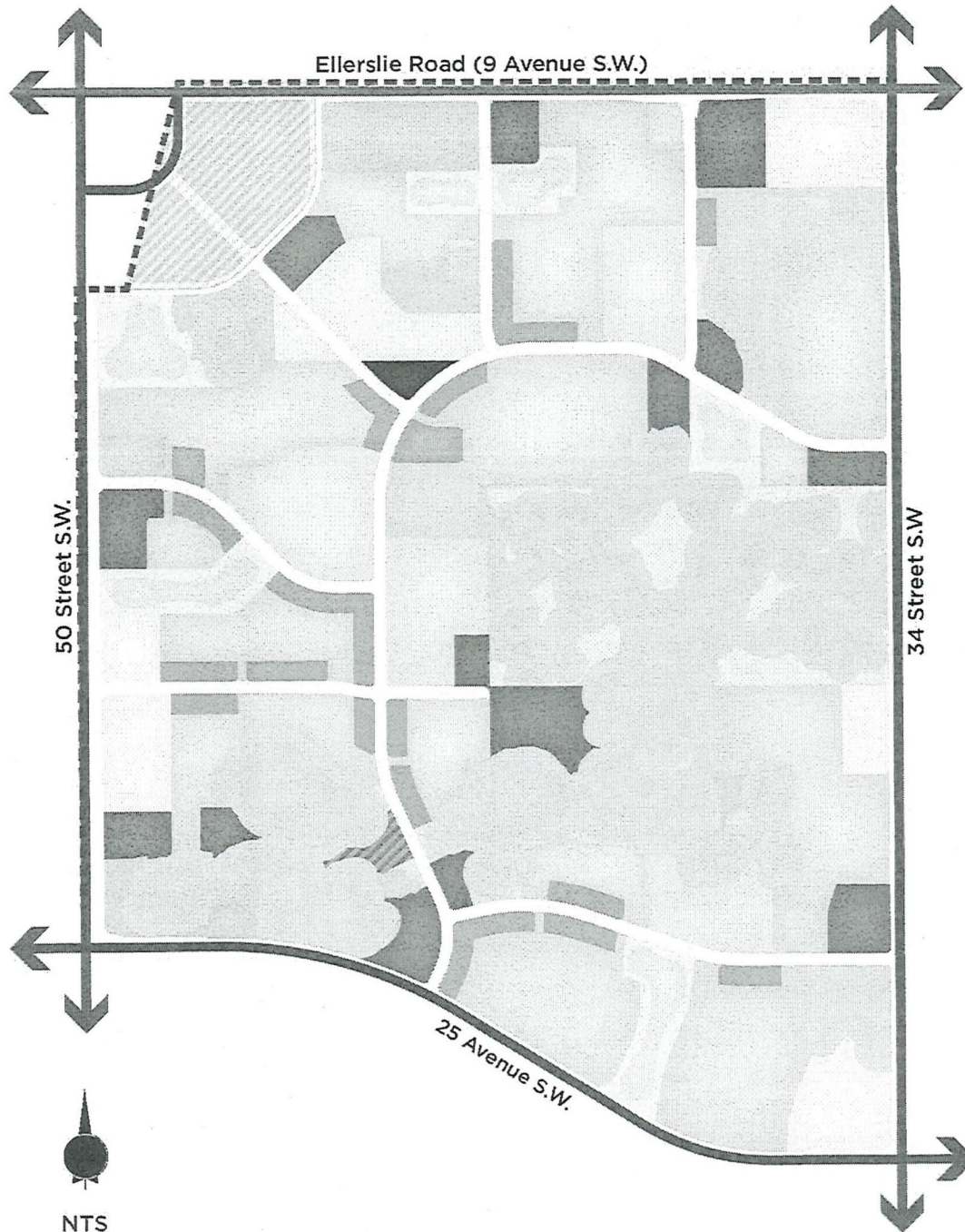
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**7** | **FIGURE**  
**TOWN CENTRE**  
**MIXED USE**

-  NSP Boundary
-  Future Transit Centre / Park & Ride
-  Town Centre Mixed Use
-  Special Study Area
-  Pocket Park (MR)
-  200m Radius
-  400m Radius
-  Arterial Roadway



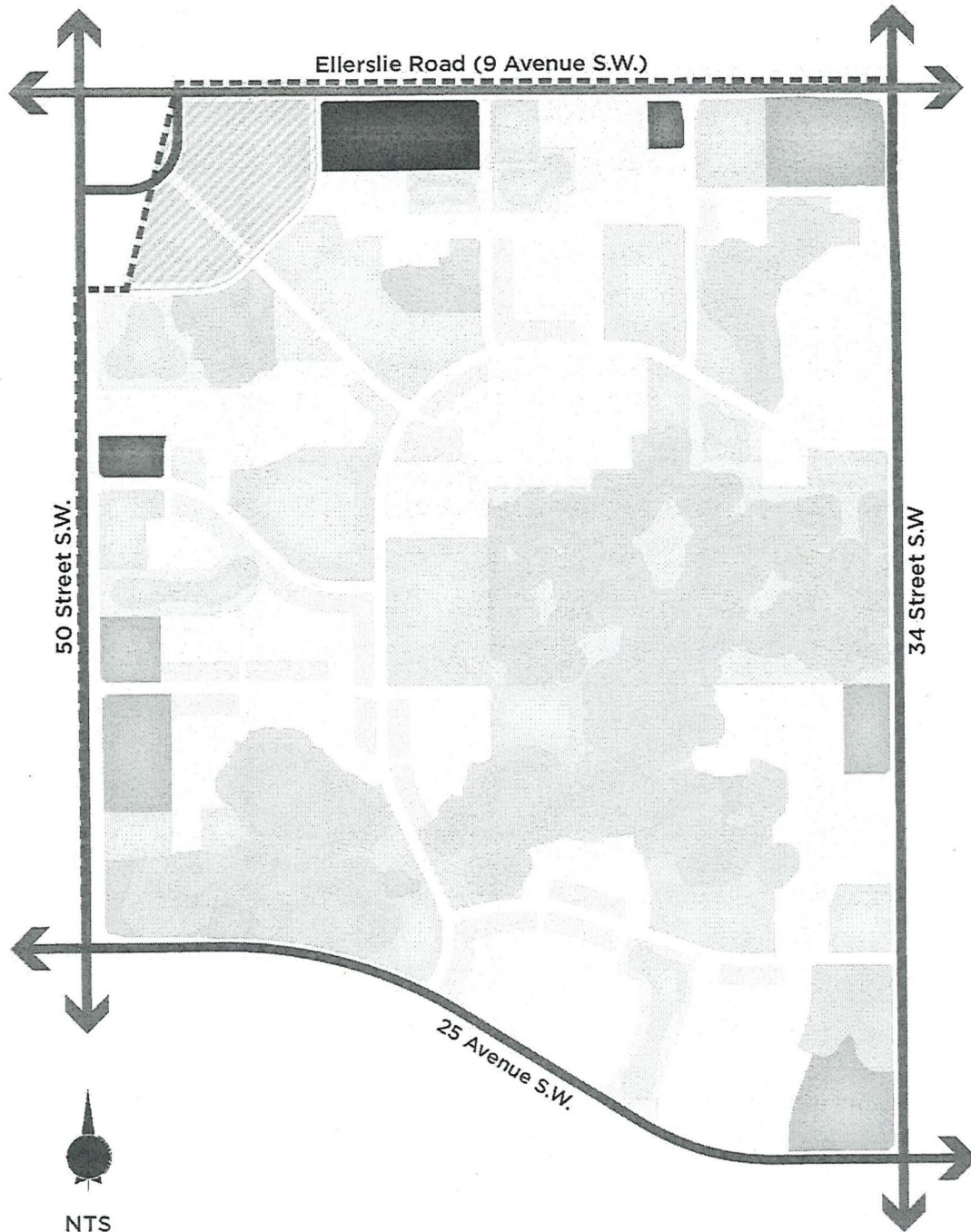


**8** | **FIGURE**  
**RESIDENTIAL USES**

LAND USE

-  NSP Boundary
-  Low Density Residential
-  Street-Oriented Residential
-  Medium Density Residential
-  High Density Residential
-  Potential Development Area (MDR)
-  Arterial Roadway

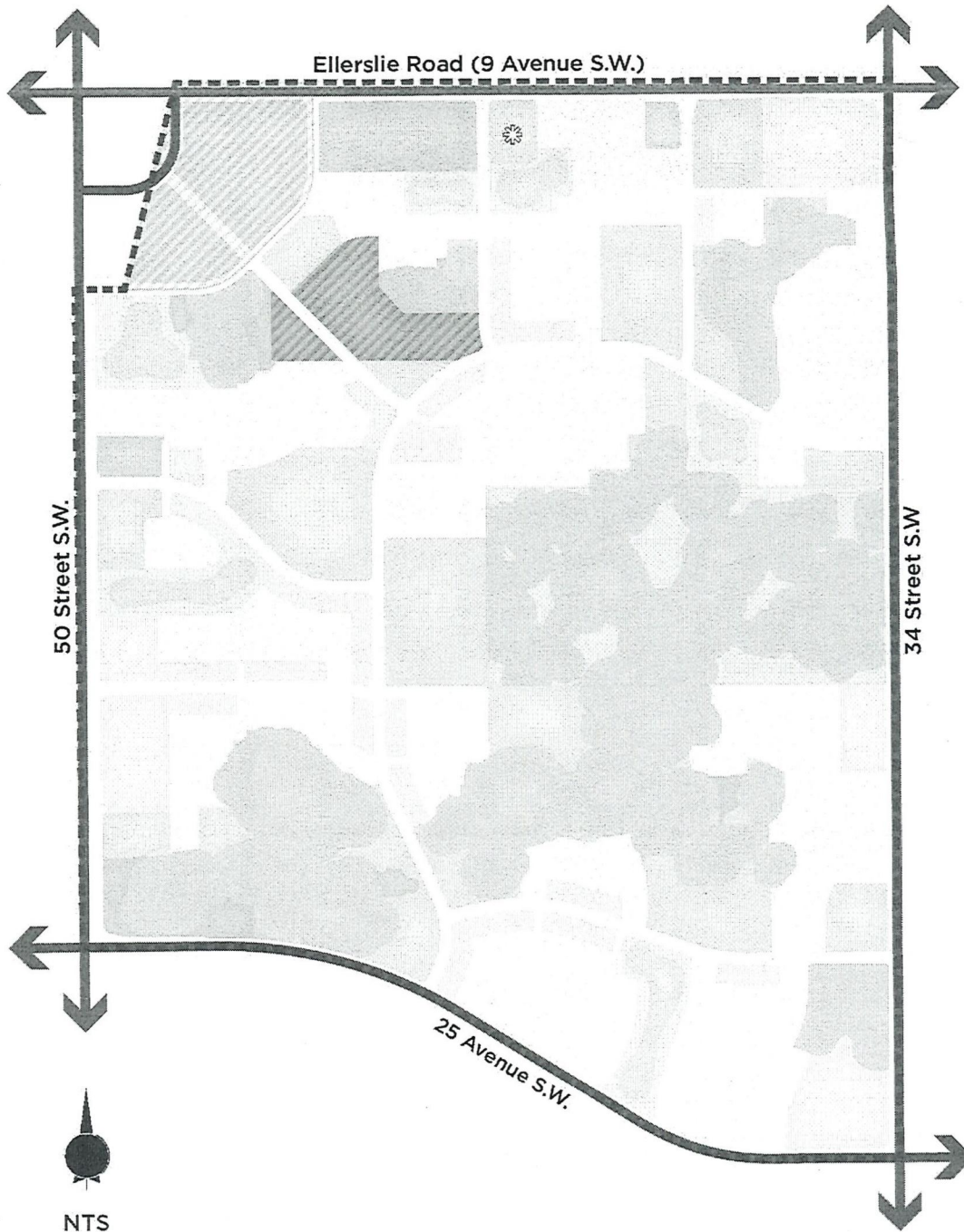
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**9** | FIGURE  
**COMMERCIAL USES  
AND MIXED USE**

- ⋮ NSP Boundary
- Mixed Use
- Community Commercial
- Neighbourhood Commercial
- ➔ Arterial Roadway

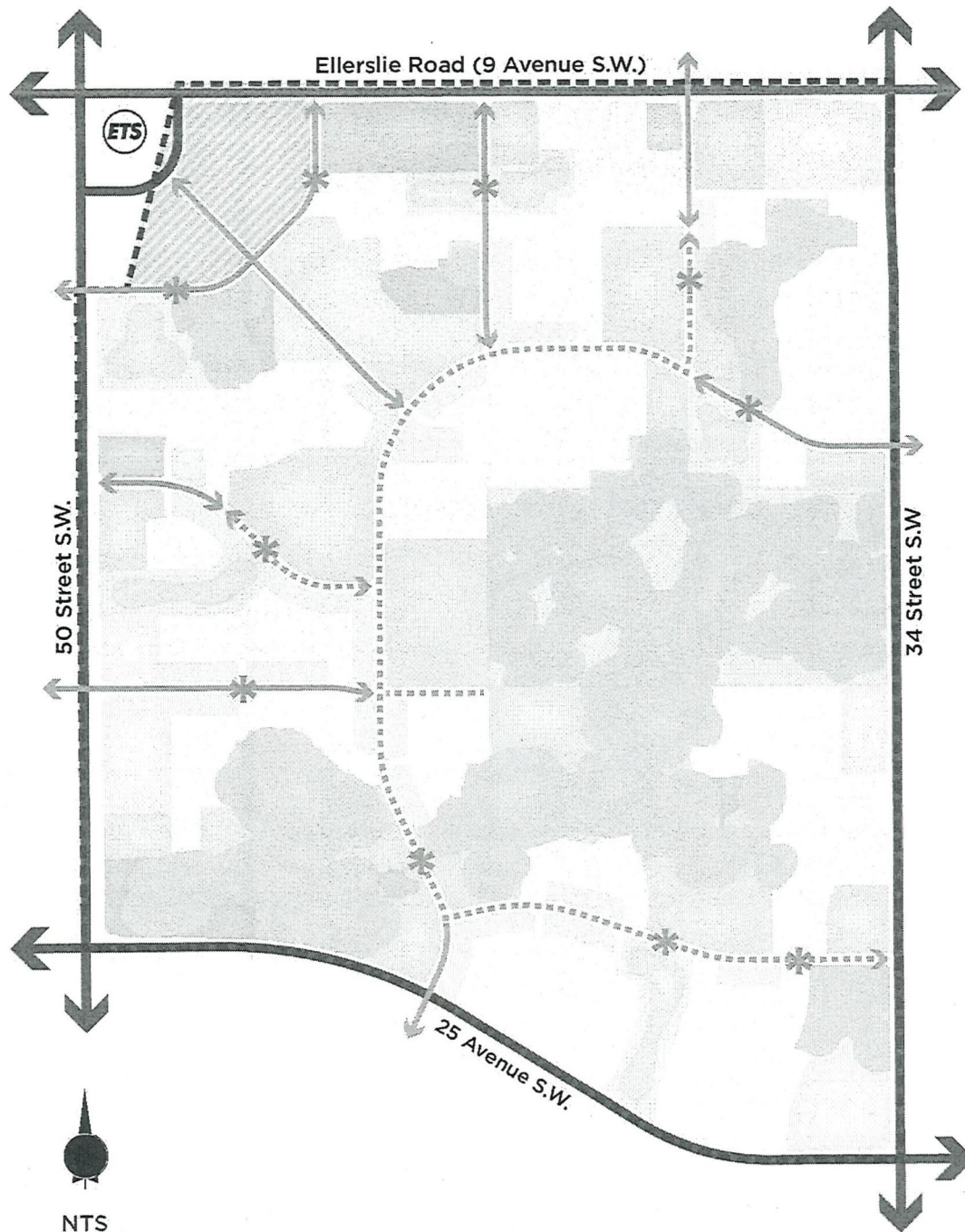
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# 10 | FIGURE COMMUNITY SERVICES

LAND USE

- ⋯ NSP Boundary
- ▨ Institutional / Residential Mixed Use
- ➔ Arterial Roadway
- ✳ Civic Use



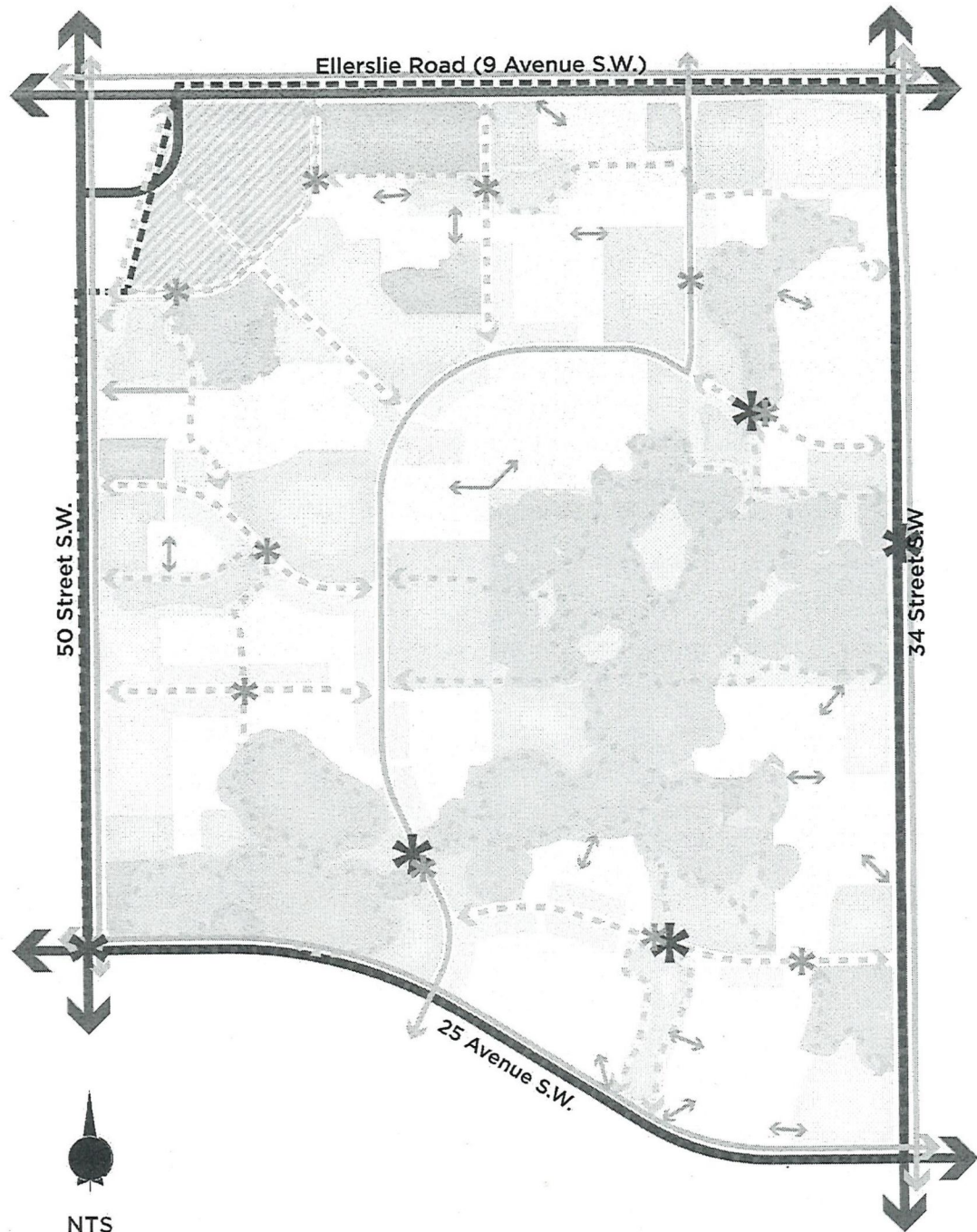
# 11 | FIGURE ROADWAY TYPOLOGIES

TRANSPORTATION  
& SERVICING

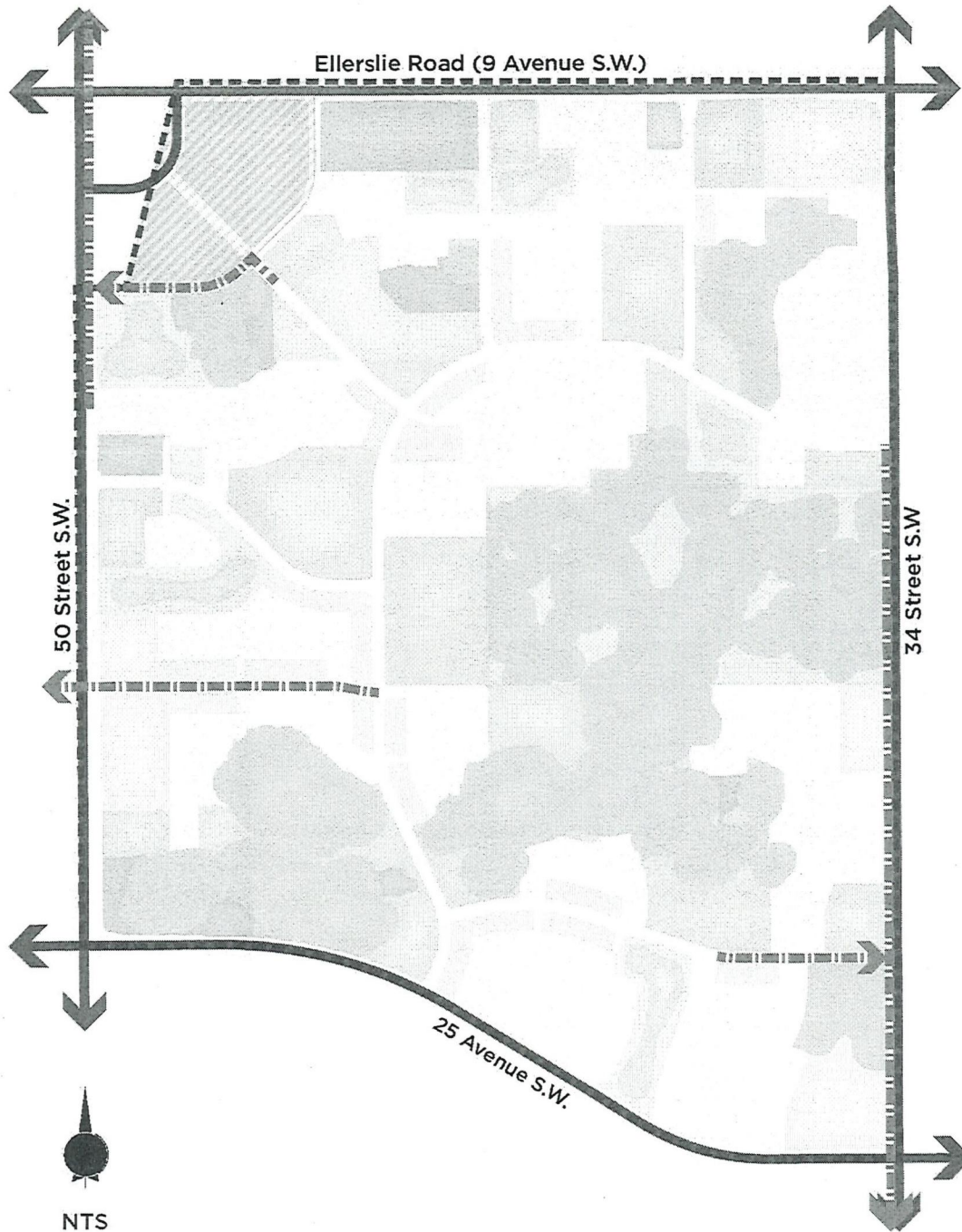
- ⋮ NSP Boundary
  - ⊙ ETS Future Transit Centre / Park & Ride
  - ➔ Arterial Roadway
  - ➞ Collector Roadway\*
  - \* Mid-Block Crossing
- \*Dashed lines indicate the "Safe Routes to School"

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# 12 | FIGURE ACTIVE MODES NETWORK



- NSP Boundary
  - Arterial Roadway
  - Active Modes Network\*
  - Active Modes Linkages
  - Shared Use Path
  - Mid-block Crossing
  - Wildlife Mitigation Passage
- \*Active Modes Network through Natural Areas is conceptual*



# 13 | FIGURE SANITARY SERVICING

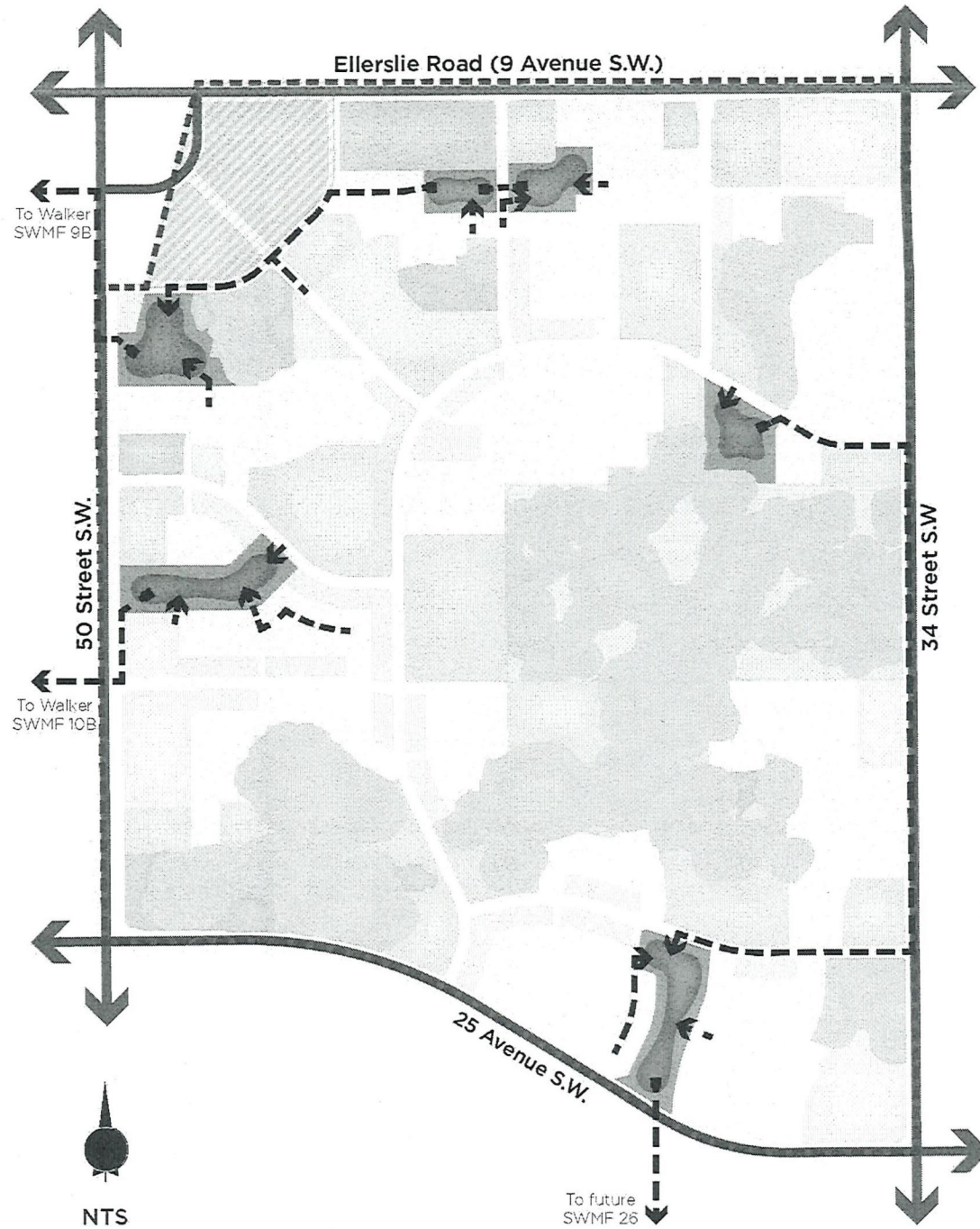
TRANSPORTATION  
& SERVICING

- ⋮ NSP Boundary
- Arterial Roadway
- Sanitary Trunk

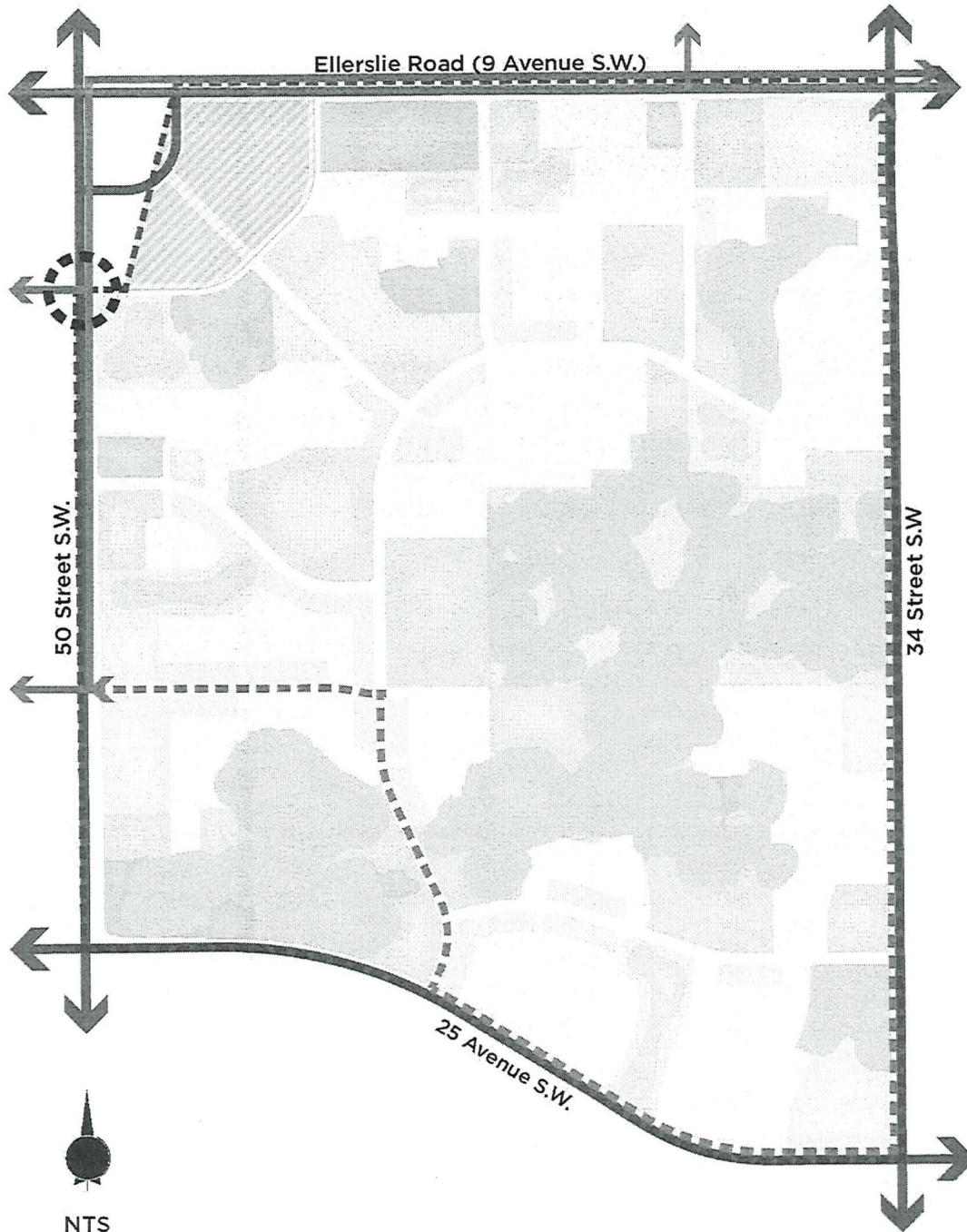


# 14 | FIGURE STORMWATER SERVICING

TRANSPORTATION  
& SERVICING



-  NSP Boundary
-  Arterial Roadway
-  Inlet
-  Outlet
-  Stormwater Management Facility



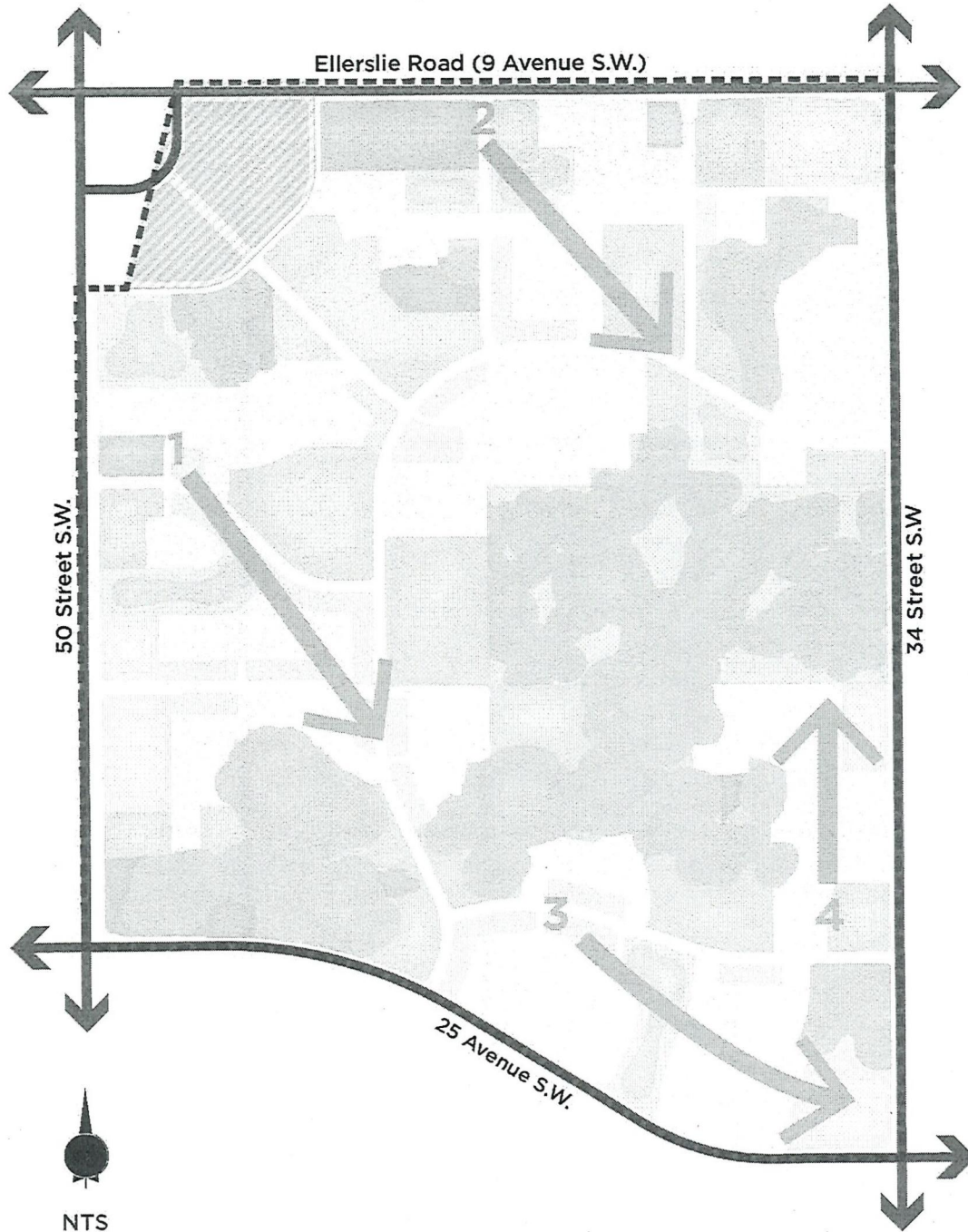
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# 15 | FIGURE WATER SERVICING

TRANSPORTATION & SERVICING

- ⋮ NSP Boundary
- ➔ Arterial Roadway
- ➔ Existing Water Main
- - ➔ Future Water Main
- ⊙ Potential Future Booster Pump Station

# 16 | FIGURE STAGING



- ⋮ NSP Boundary
- ➔ Arterial Roadway
- ➔ General Direction of Development