

Bylaw 19310

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 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. deleting the third paragraph of Section 5.5 Institutional Lands and replacing it with the following:

“An existing church site is provided for at the southeast corner of 23 Avenue and 17 Street. The church will need an expansion of the building due to the population increase within the NSP area. The expansion will require extra institutional lands to the south of the existing facility. The church access can eventually be provided internally from the mixed use site

on 23 Avenue. Interim access should remain from 17 Street. The new consolidated access from the mixed-use site should be addressed at time of subdivision and development permit stage for the mixed-use site. Developments on the mixed-use site and existing church site should have regard for each other and the neighbourhood so that buildings do not “turn their backs” on each other.

- b. delete the statistics entitled “Appendix 1 - Statistical Calculations, Aster Neighbourhood Structure Plan Land Use Concept and Population - Bylaw 17366” and replace with the following:

ASTER NEIGHBOURHOOD STRUCTURE PLAN - LAND USE AND POPULATION STATISTICS (BYLAW 19310)

	Area (ha.)	% of GDA
GROSS AREA	204	
Natural Area (Environmental Reserve)	20.09	
<i>Environmental Reserve</i>	7.15	
<i>Wetland Environmental Reserve</i>	12.94	
Pipeline & Utility Right-of-Way	2.59	
Arterial Road Right-of-Way	5.72	
GROSS DEVELOPABLE AREA	175.60	100.0 %
Existing Land Uses		
Commercial	1.11	0.6 %
Parkland, Recreation, School (Municipal Reserve)	15.96	9.1 %
<i>Local/Pocket Parks</i>	2.77	
<i>MR Greenway</i>	0.19	
<i>CKC/School/Park</i>	13.00	
Natural Area (Municipal Reserve)	1.87	1.1 %
Institutional		
<i>Church Site</i>	1.96	1.1 %
Mixed-Use (Non Residential Portion)	2.25	1.3 %
Transportation		
<i>Circulation(20% of GDA)</i>	35.12	20.0 %
Transit Centre	NA	
Infrastructure/ Servicing		
Storm Water Management Facilities	13.25	7.5 %
Special Use	NA	
Total Non-Residential Area	71.52	40.7 %
Net Residential Area (NRA)	104.08	59.3 %
	175.60	100.0 %

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	86.08	25	2,152	2.8	6,026	82.7 %
Row Housing	6.17	45	278	2.8	777	5.9 %
Low-Rise/Medium Density	9.58	90	862	1.8	1,552	9.2 %
Medium to High Rise Units	0	225	0	1.5	0	0.0 %
Mixed Uses (residential uses)	2.25	90	202	1.8	365	2.2 %
Total	104.08		3,494		8,720	100.0 %

STUDENT GENERATION COUNT

Public School Board		704
Elementary School	352	
Junior High School	176	
Senior High School	176	
Separate School Board		352
Elementary School	176	
Junior High School	88	
Senior High School	88	
Total Student Population		1056

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]	83% / 17%
Unit Ratio	
Population (%) within 500m of Parkland	98%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	58%

Presence / Loss of Natural Area Feature

	Land / Water
Protected as Environmental Reserve	20.09
Conserved as Naturalized Municipal Reserve (MR)	1.87
Loss to Development (ha)	35.68

- c. the Map entitled “Bylaw 17366 - Approved Aster Neighbourhood Structure Plan” and replace with the Map entitled “Bylaw 19310 - Amendment to Aster Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
- d. delete “Figure 5 - Ecological Connectivity Plan” and replace with “Figure 5 - Ecological Connectivity Plan”, attached hereto as Schedule “B” and forming part of this bylaw;
- e. delete “Figure 10 - Land Use Concept Plan” and replace with “Figure 10 - Land Use Concept Plan”, attached hereto as Schedule “C” and forming part of this bylaw;
- f. delete “Figure 12 - Walkway/Bicycle Network Plan” and replace with “Figure 12 - Walkway/Bicycle Network Plan”, attached hereto as Schedule “D” and forming part of this bylaw;
- g. delete “Figure 16 - Staging Plan” and replace with “Figure 16 - Staging Plan”, attached hereto as Schedule “E” and forming part of this bylaw;

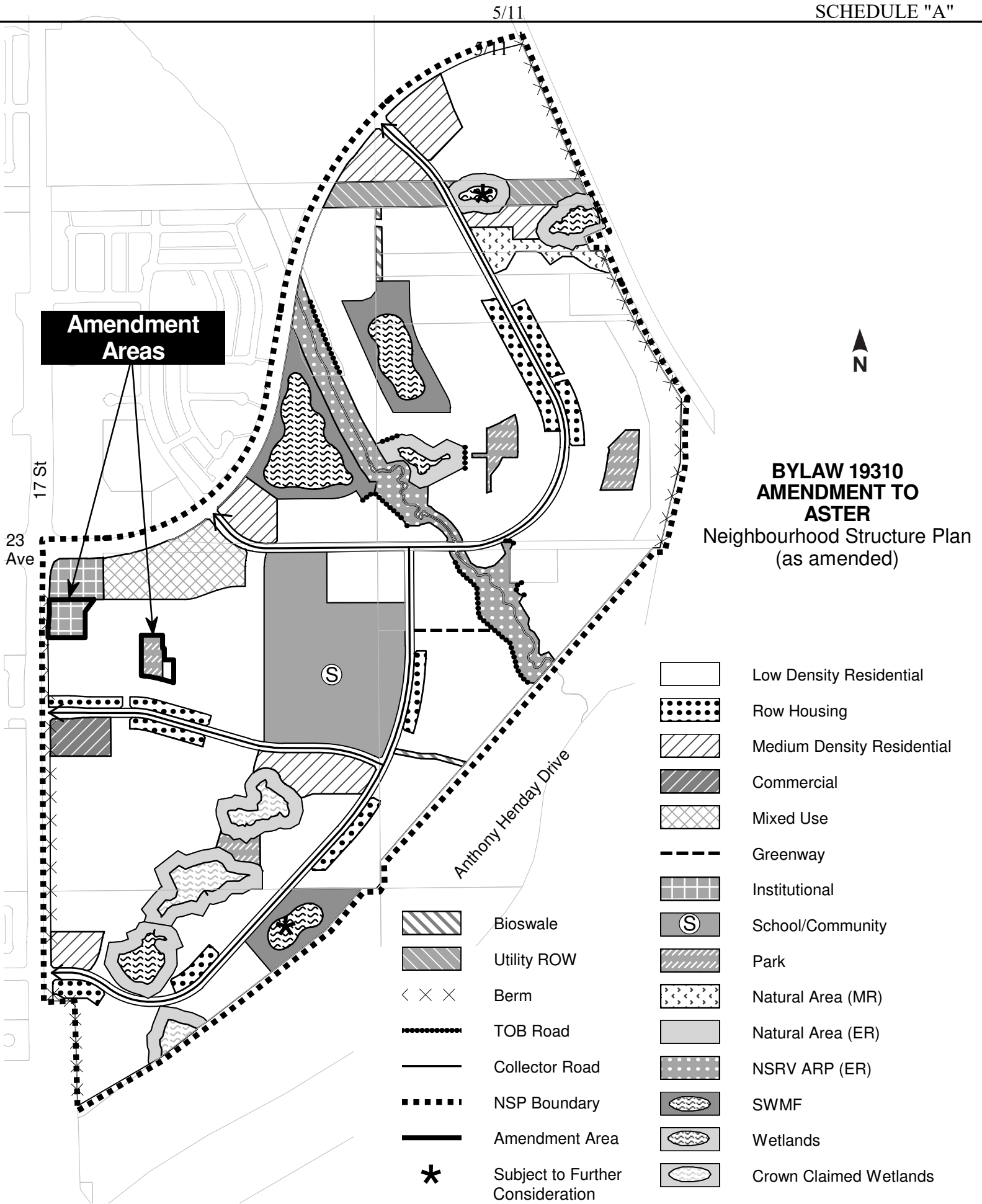
- h. delete “Appendix 4 - Abandoned Well and Pipeline Site Features” and replace with “Appendix 4 - Abandoned Well and Pipeline Site Features”, attached hereto as Schedule “F” and forming part of this bylaw;
- i. delete “Appendix 5 - Walking Distance from Bus Route” and replace with “Appendix 5 - Walking Distance from Bus Route”, attached hereto as Schedule “G” and forming part of this bylaw;

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

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.

Figure 5 - Ecological Connectivity Plan

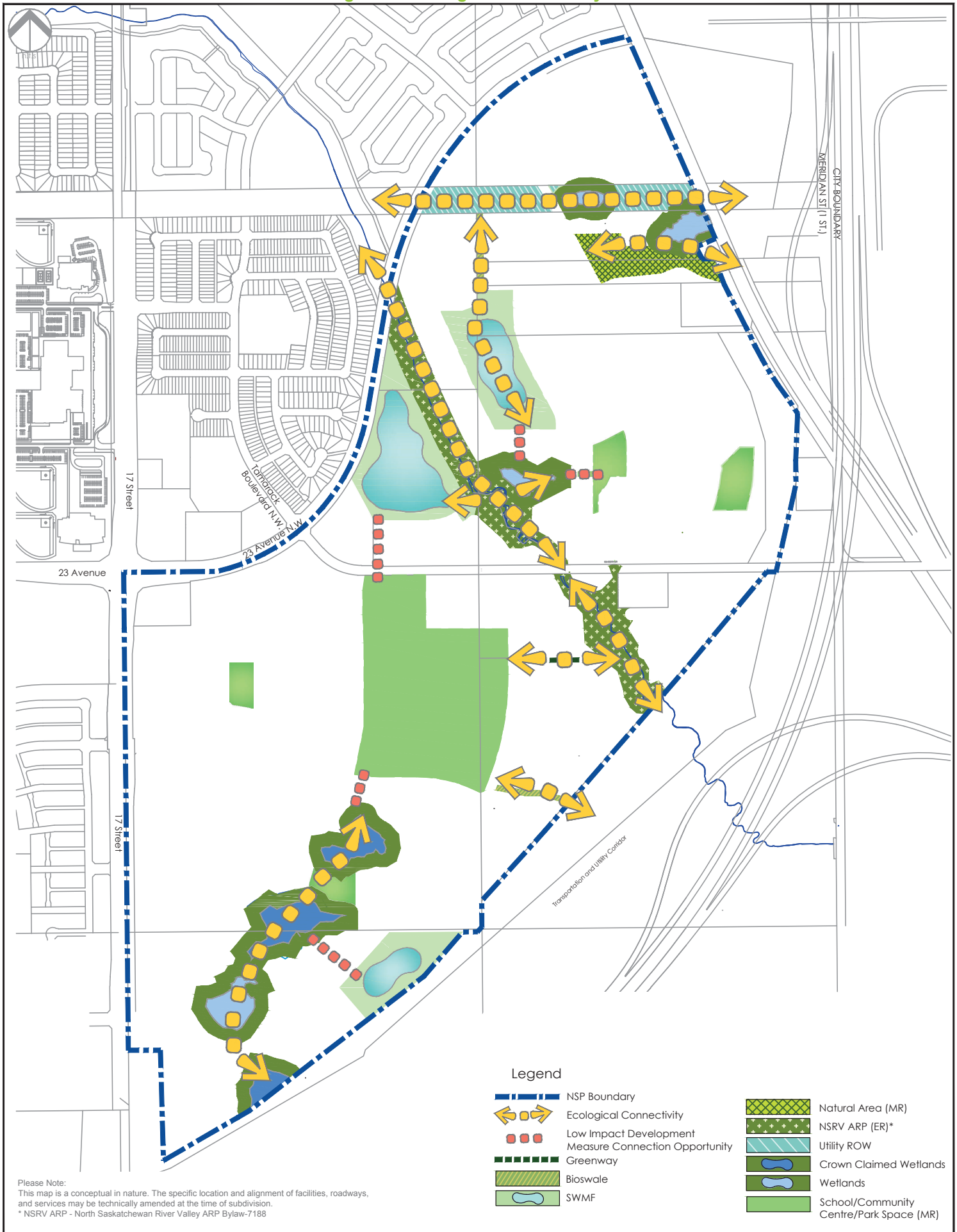


Figure 10 - Land Use Concept Plan

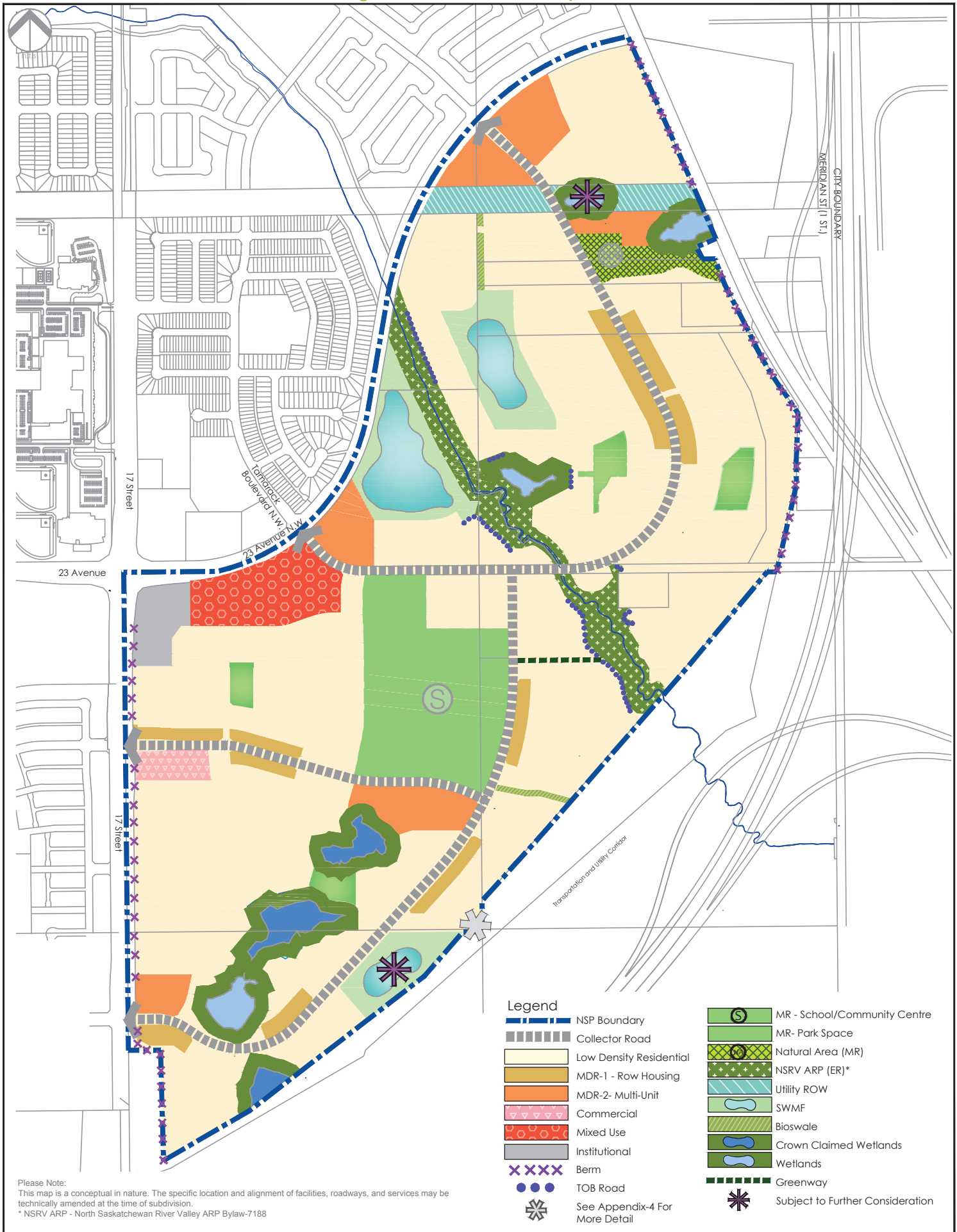


Figure 12 - Walkway/Bicycle Network Plan

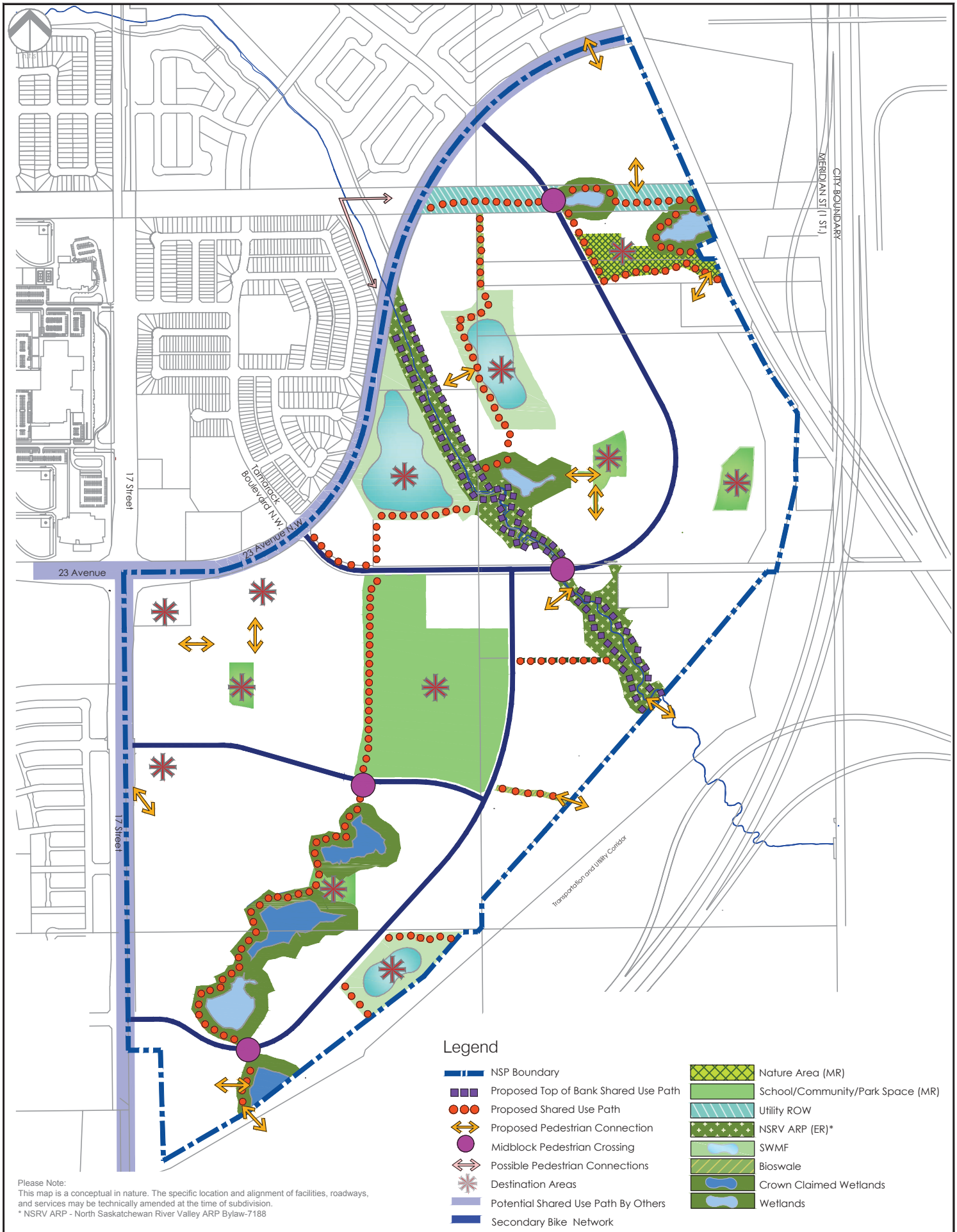
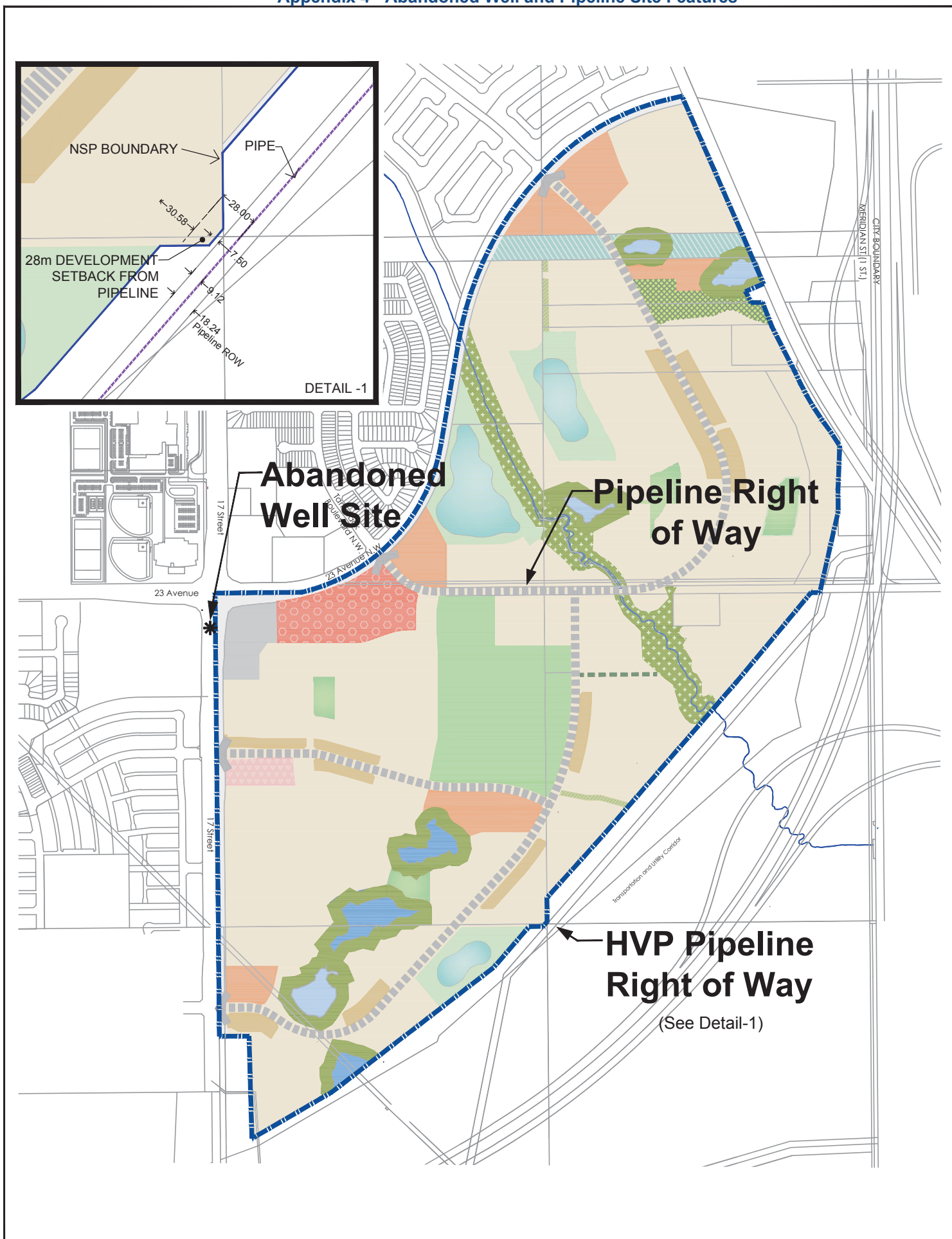


Figure 16 - Staging Plan



Appendix 4 - Abandoned Well and Pipeline Site Features



Appendix 5 - Walking Distance from Bus Route

