

Bylaw 20689

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 Council has amended the Meltwater Neighbourhood Structure Plan through the passage of Bylaw 20556; and

WHEREAS an application was received by Administration to amend the Meltwater Neighbourhood Structure Plan; 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 last sentence 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 two neighbourhood commercial sites are located further south on 50th Street SW along the west edge of the neighbourhood";
  - b. deleting the map entitled "Bylaw 20556 - Meltwater Neighbourhood Structure Plan" and replacing it with "Bylaw 20689 - Amendment to Meltwater Neighbourhood Structure Plan" attached hereto as Schedule "A", and forming part of this bylaw;
  - c. deleting the table entitled "Table 5: Land Use Statistics" and replacing it with "Bylaw 20689 Meltwater Neighbourhood Structure Plan Land Use and Population Statistics"

attached hereto as Schedule “B”, and forming part of this bylaw;

- d. 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;
- e. 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;
- f. 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;
- g. 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;
- h. 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;
- i. 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;
- j. 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;
- k. 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;
- l. 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;
- m. 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;

- n. 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
- o. 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	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.

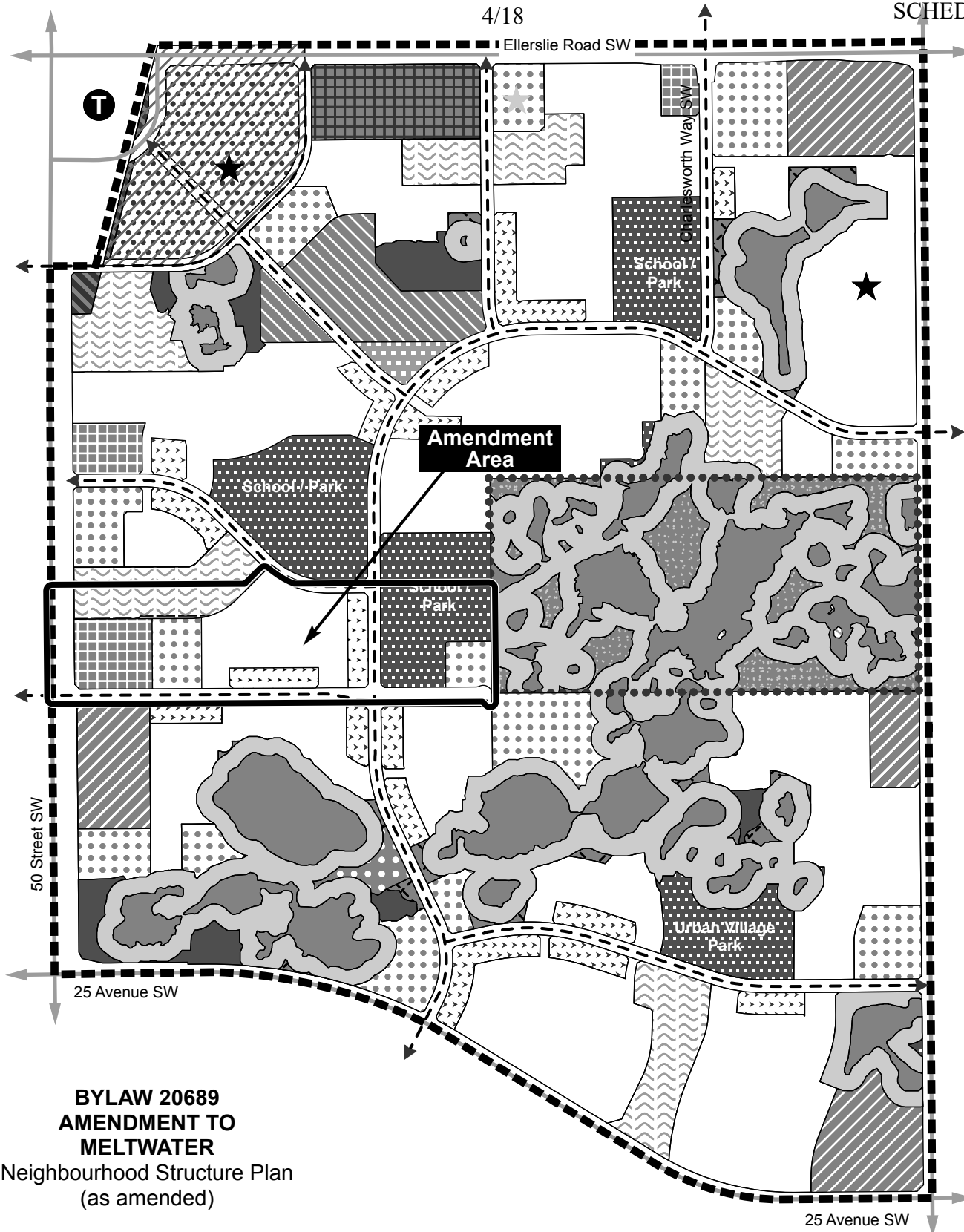
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 20689  
AMENDMENT TO  
MELT WATER**  
Neighbourhood Structure Plan  
(as amended)

- |                                  |                                       |                                     |                                   |
|----------------------------------|---------------------------------------|-------------------------------------|-----------------------------------|
| Low Density Residential          | Community Commercial                  | Natural Area (MR)                   | Arterial Roadway                  |
| Street-Oriented Residential      | Neighbourhood Commercial              | Natural Area (ER)                   | Collector Roadway                 |
| Medium Density Residential       | Institutional / Residential Mixed Use | Natural Area (ER) to be determined* | NSP Boundary                      |
| High 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                        |                                       | City Owned Lands                    | 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

5/18  
**MELT WATER NEIGHBOURHOOD STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 20689**

### 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	100.00%				
Town Centre Mixed Use <sup>1</sup>	2.6	1.2%				
Mixed Use Commercial <sup>2</sup>	5.6	2.5%				
Community Commercial	4.4	2.0%				
Neighbourhood Commercial	3.7	1.7%				
Parkland, Recreation, School (Municipal Reserve)	24.8	11.3%				
<i>School / Park (MR)</i>	15.7					
<i>Pocket Park (MR)</i> <sup>3</sup>	1.0					
<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	0.5%				
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>	112.4	51.0%				
<b>Net Residential Area (NRA)</b>	107.9	49.0%				
<b>RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT</b>						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	59.6	25	1490	2.8	4173	54.3%
Street-Oriented Residential	11.9	35	418	2.8	1170	12.0%
Medium Density Residential	21.1	90	1903	1.8	3425	19.6%
Potential Development Area (MDR)	0.7	90	63	1.8	113	0.6%
Mixed Use Residential <sup>2</sup>	8.4	45	376	2.8	1053	7.7%
Town Centre Mixed Use Residential <sup>1 7</sup>	5.4	90	486	1.8	875	5.0%
High Density Residential	0.8	225	179	1.5	268	0.7%
<b>Total Residential</b>	107.9		4915		11077	100%

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (ppnrha)	102.6
Units Per Net Residential Hectare (upnrha)	45.5
Units Ratio (Low Density Residential and Street-Oriented Residential / Medium Density Residential, High Density Residential, Mixed Use Residential, and Town Centre Mixed Use Residential)	38.8% / 61.2%
Population (%) within 500m of Parkland	100.0%
Population (%) within 600m of Transit Service	100.0%
Population (%) within 600m of Commercial Service	100.0%

**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	454	227	250	931
Junior High School	227	113	125	466
Senior High School	227	113	125	466
Total	908	454	500	1861

<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 13.92 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)

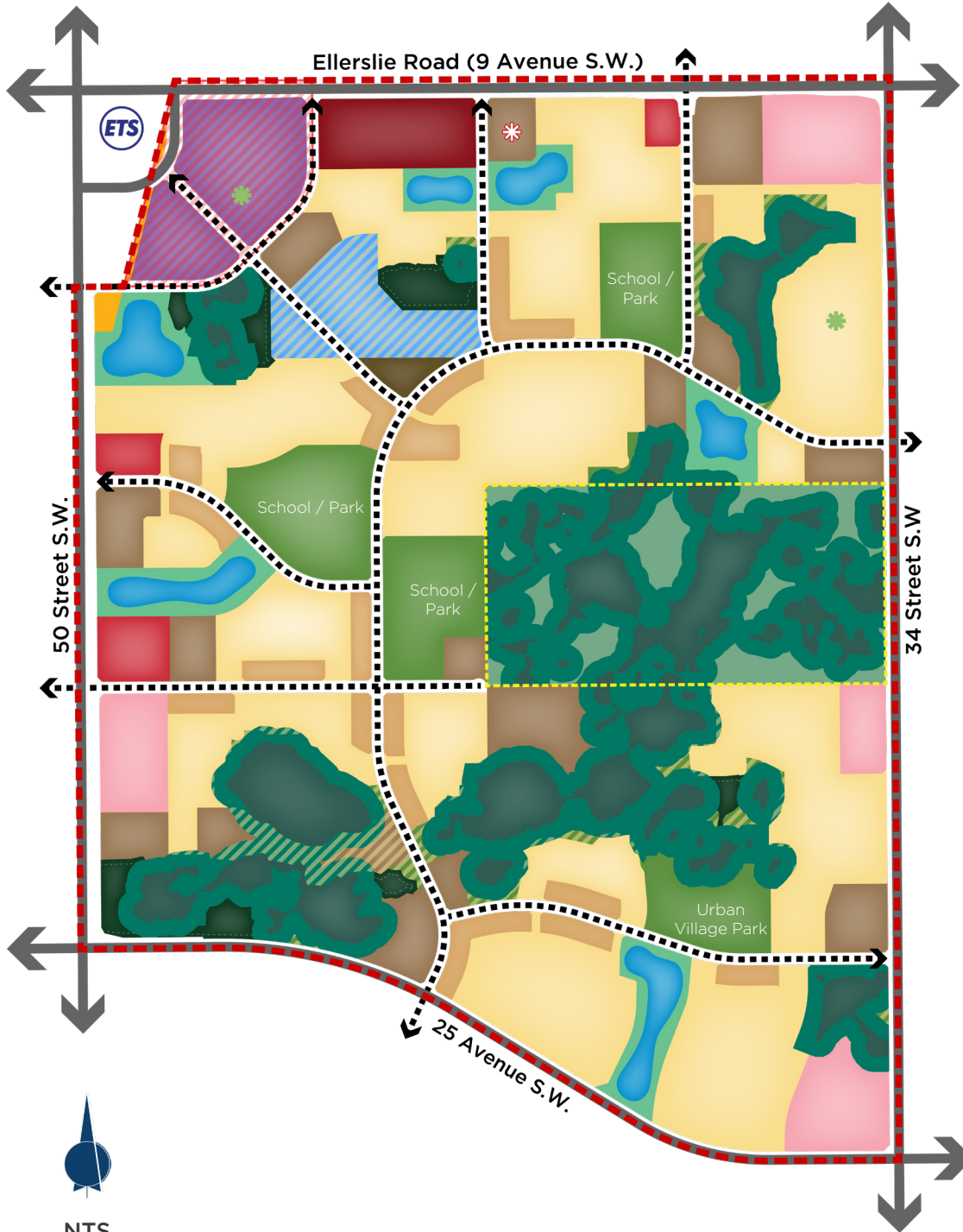
<sup>5</sup> The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40:60. The residential portion of this designation is accounted for in Medium Density Residential.

<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.

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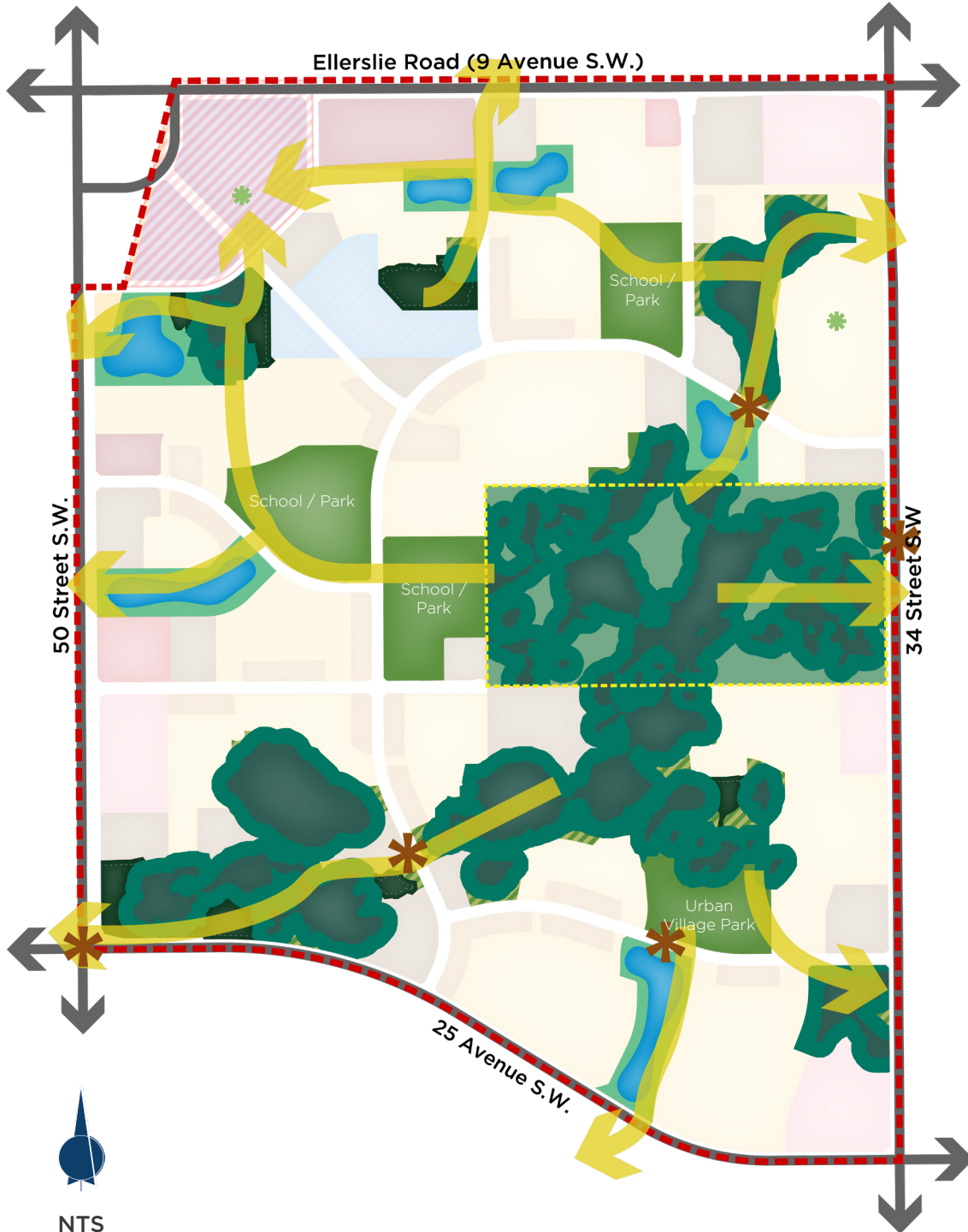
FIGURE  
LAND USE CONCEPT



- 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**

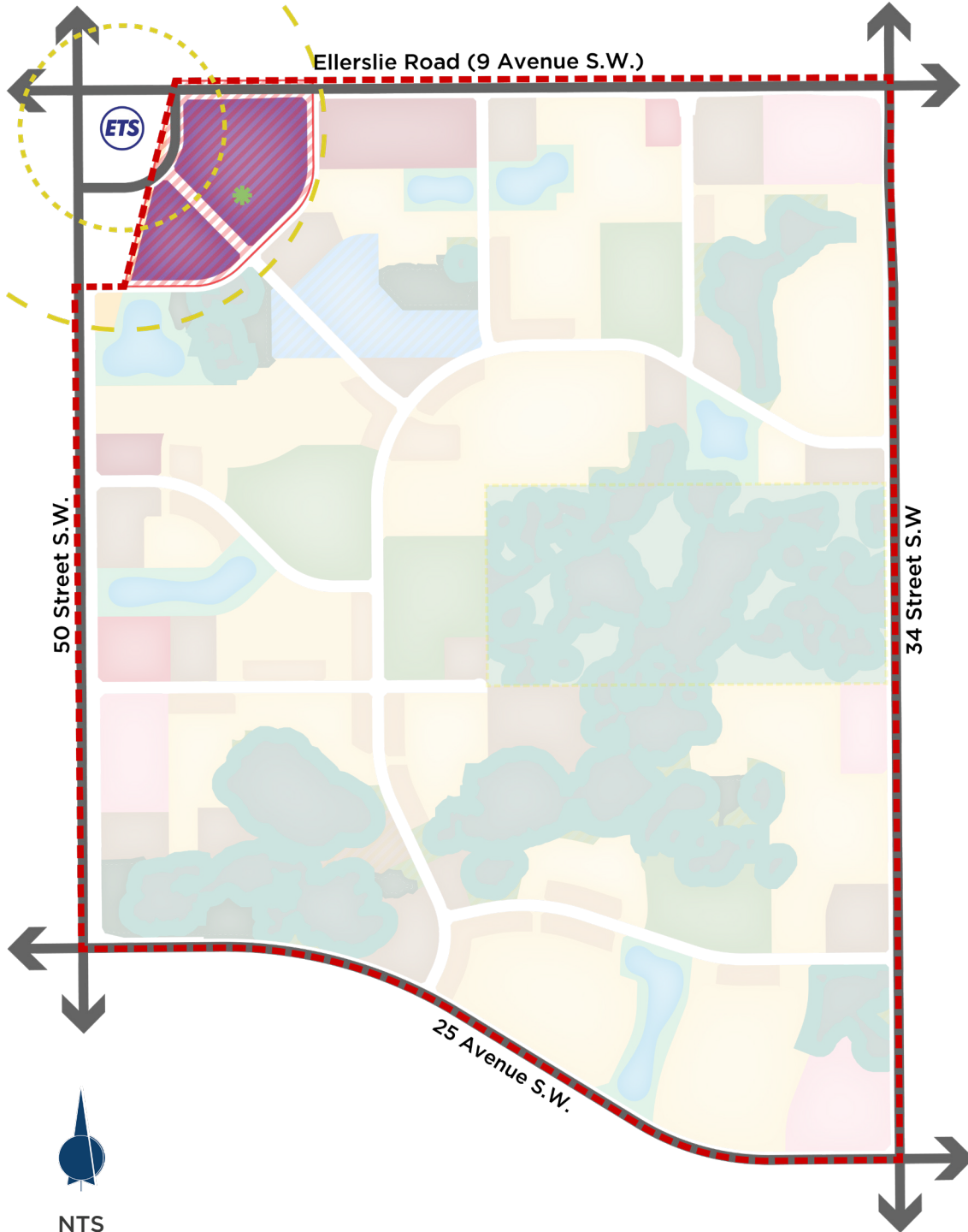
LAND USE

- 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







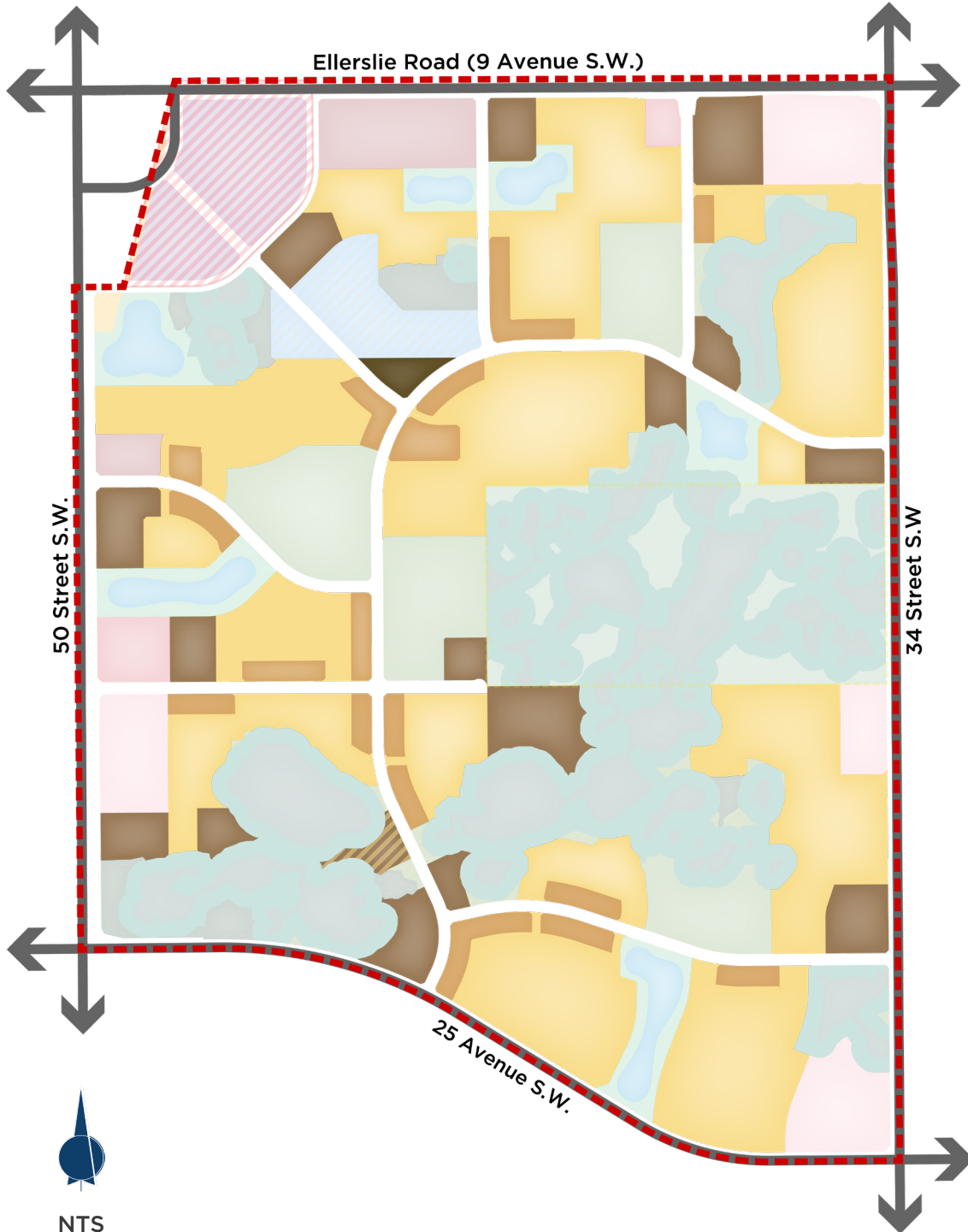
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**FIGURE**  
**TOWN CENTRE**  
**MIXED USE**

LAND USE

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



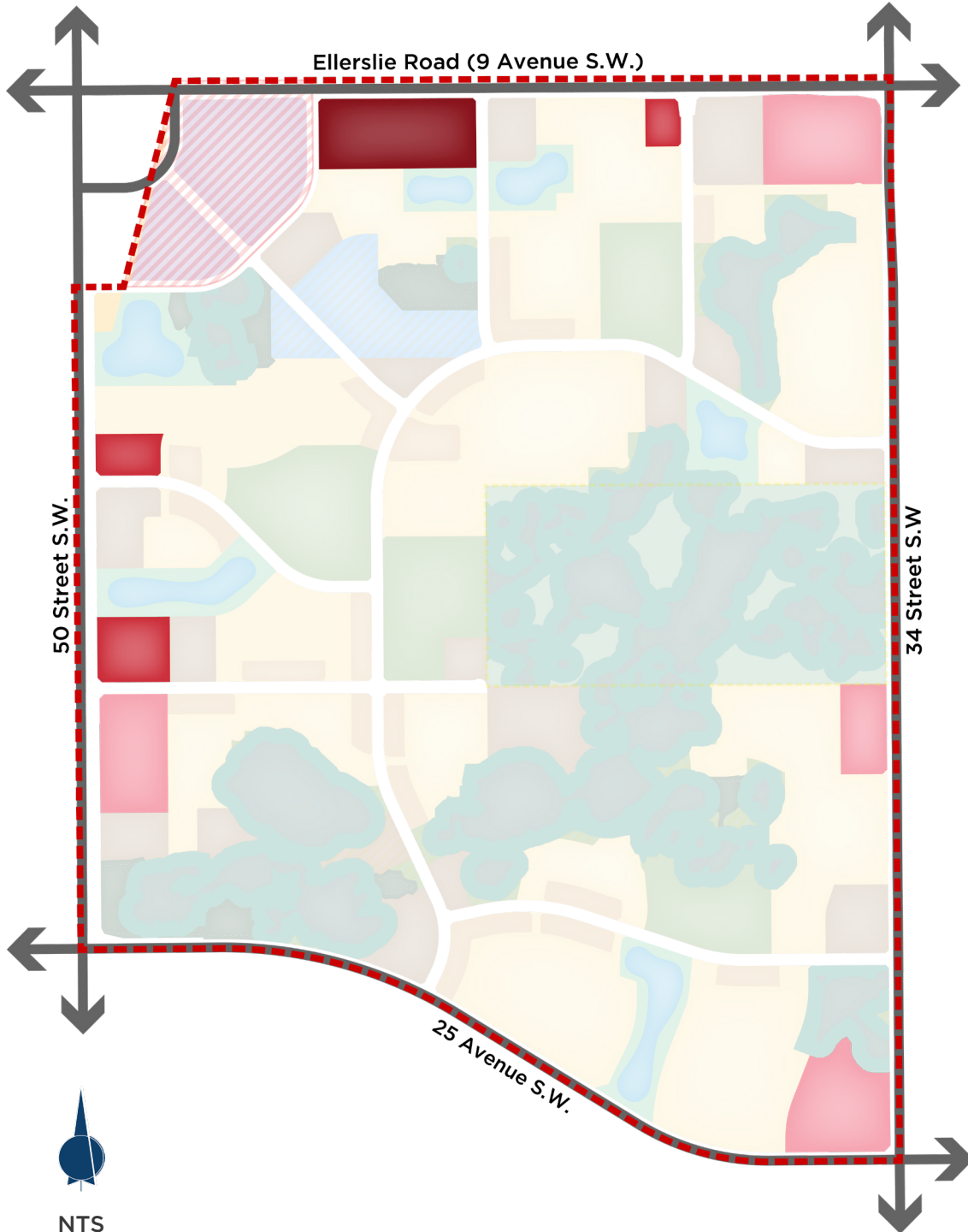


**8** | **FIGURE**  
**RESIDENTIAL USES**

LAND USE

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





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

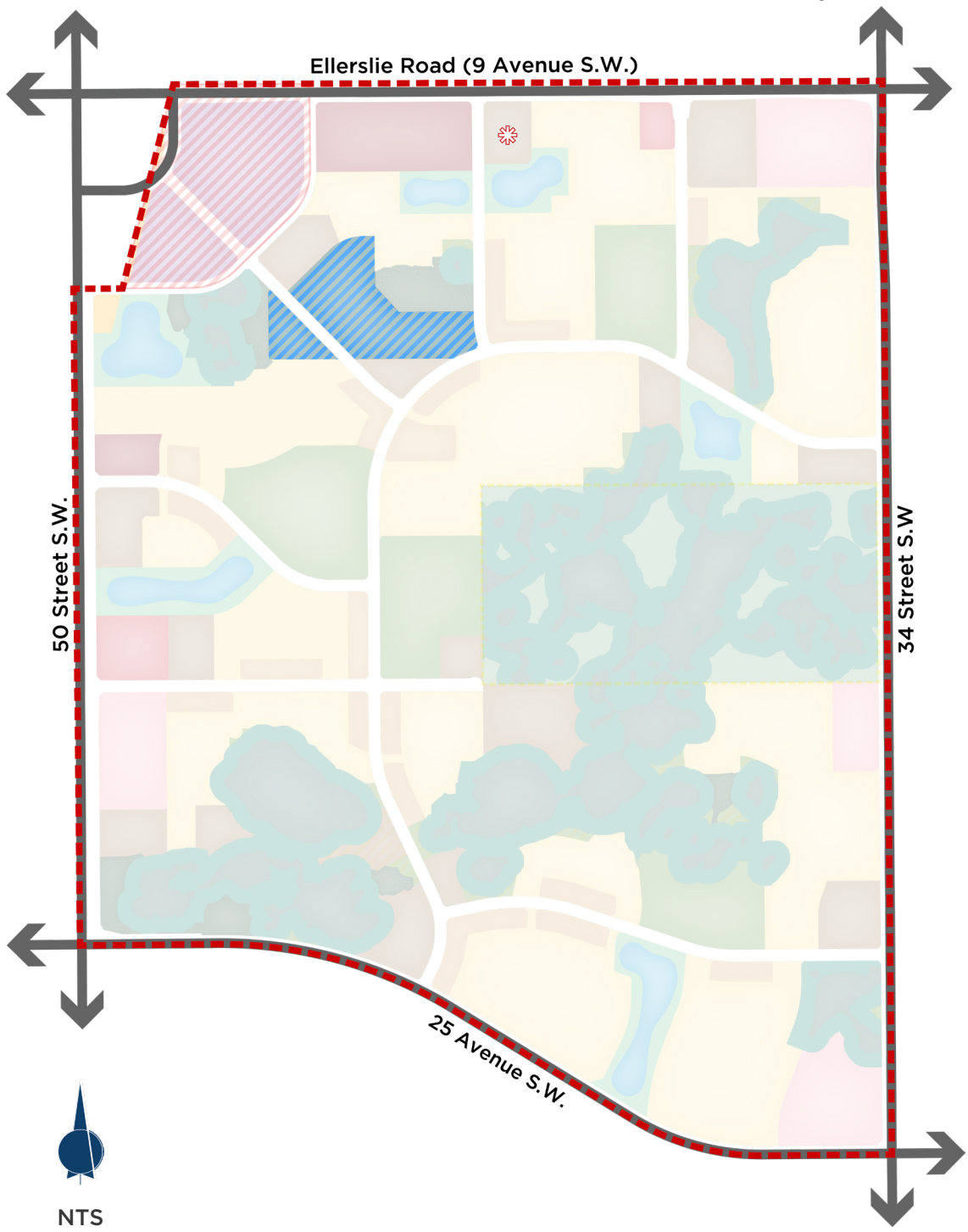
- NSP Boundary
- Mixed Use
- Community Commercial
- Neighbourhood Commercial
- Arterial Roadway





LAND USE



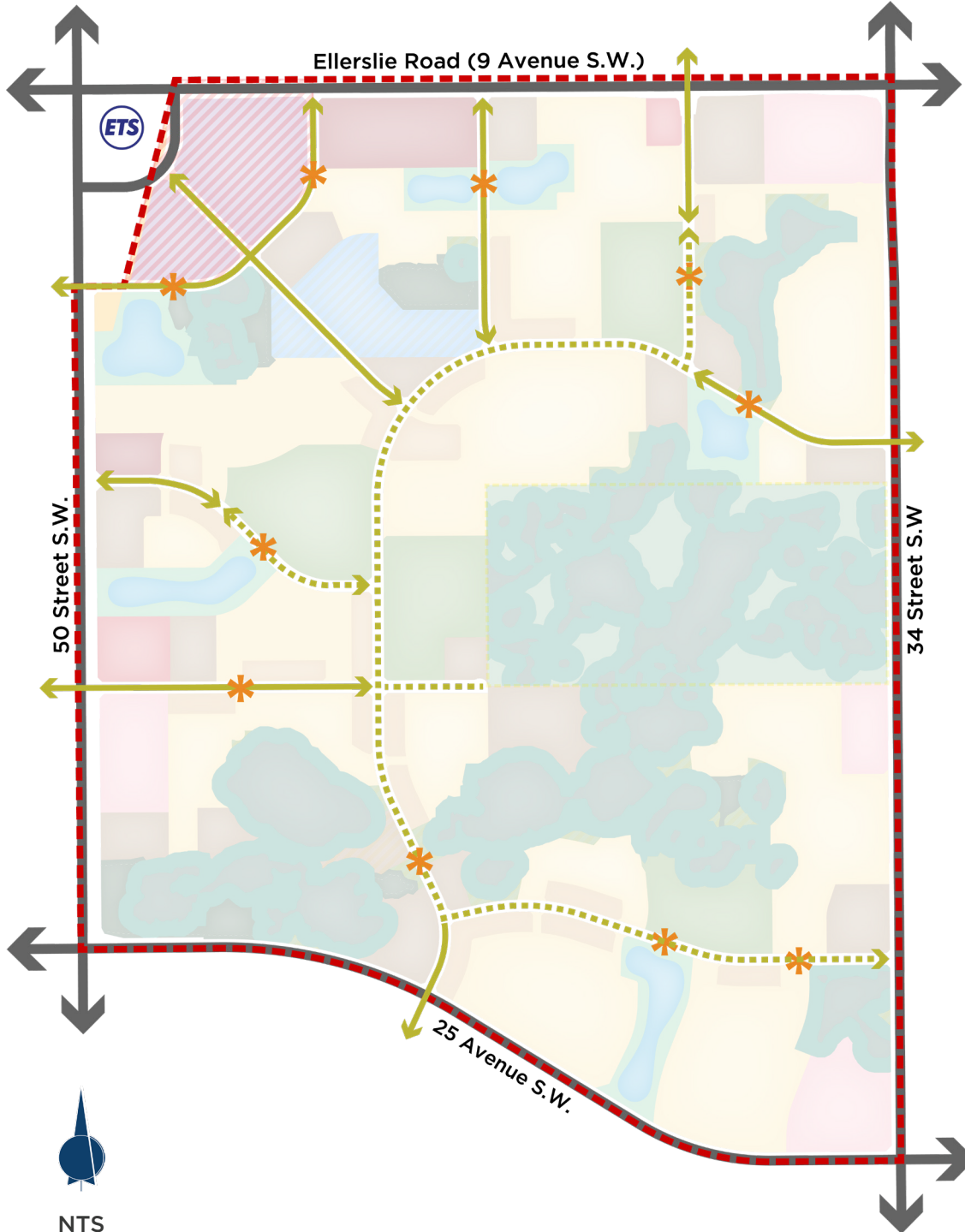
**10** | **FIGURE**  
**COMMUNITY SERVICES**

LAND USE








-  NSP Boundary
-  Institutional / Residential Mixed Use
-  Arterial Roadway
-  Civic Use





**11** | **FIGURE**  
**ROADWAY**  
**TYOLOGIES**

TRANSPORTATION  
& SERVICING








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



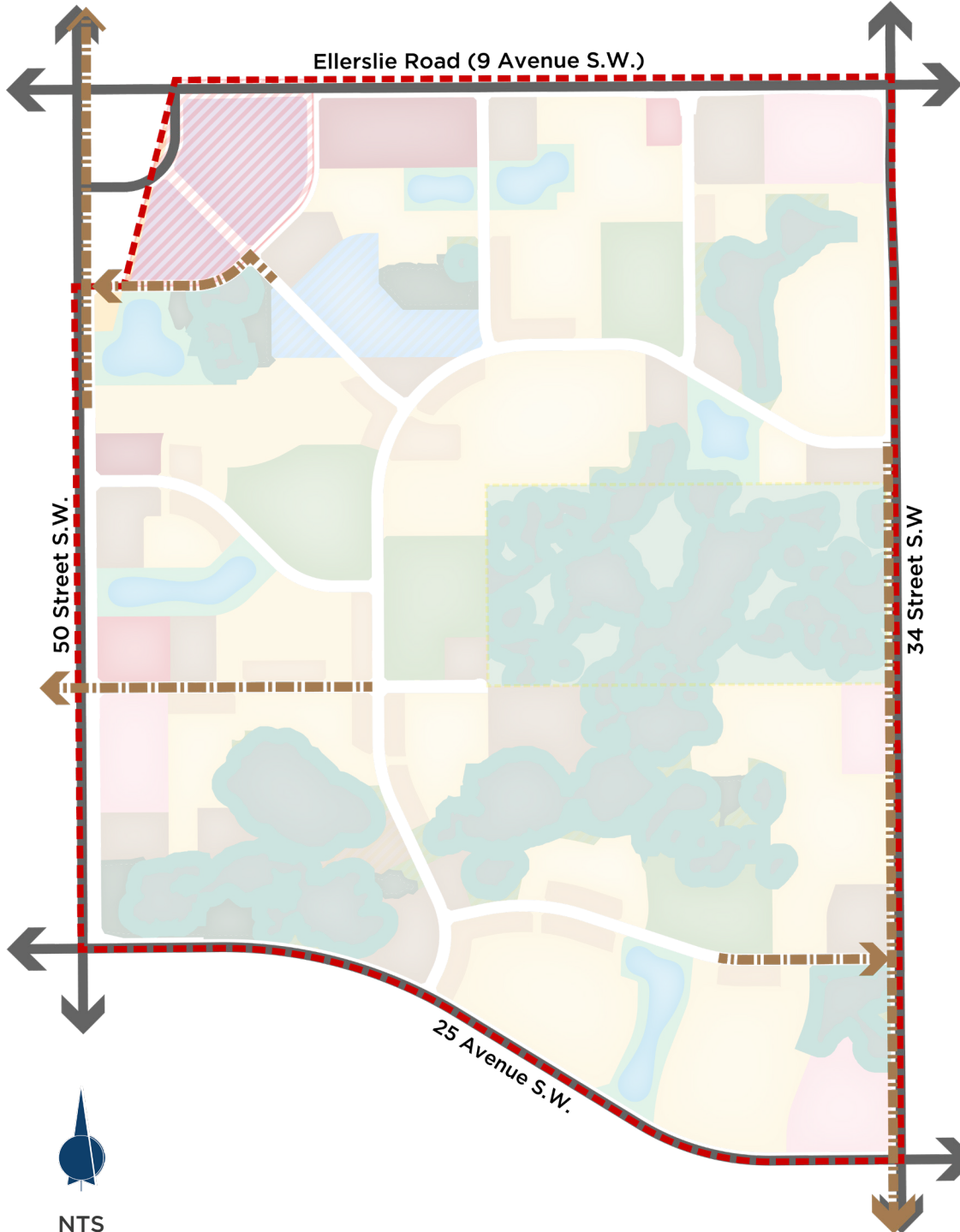


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## FIGURE ACTIVE MODES NETWORK

-  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



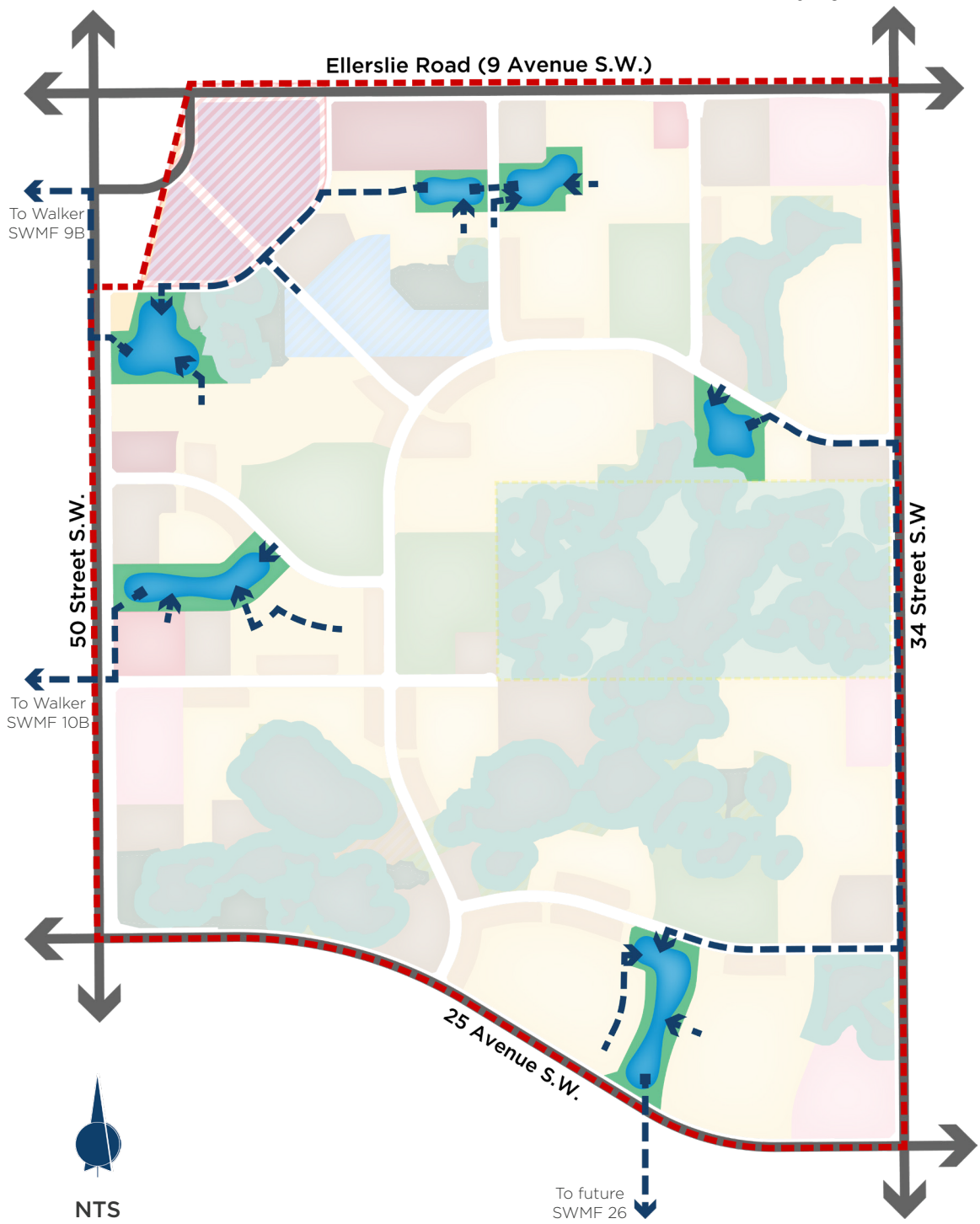
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FIGURE  
SANITARY  
SERVICING

- NSP Boundary
- Arterial Roadway
- Sanitary Trunk

**14** | **FIGURE**  
**STORMWATER**  
**SERVICING**

TRANSPORTATION & SERVICING

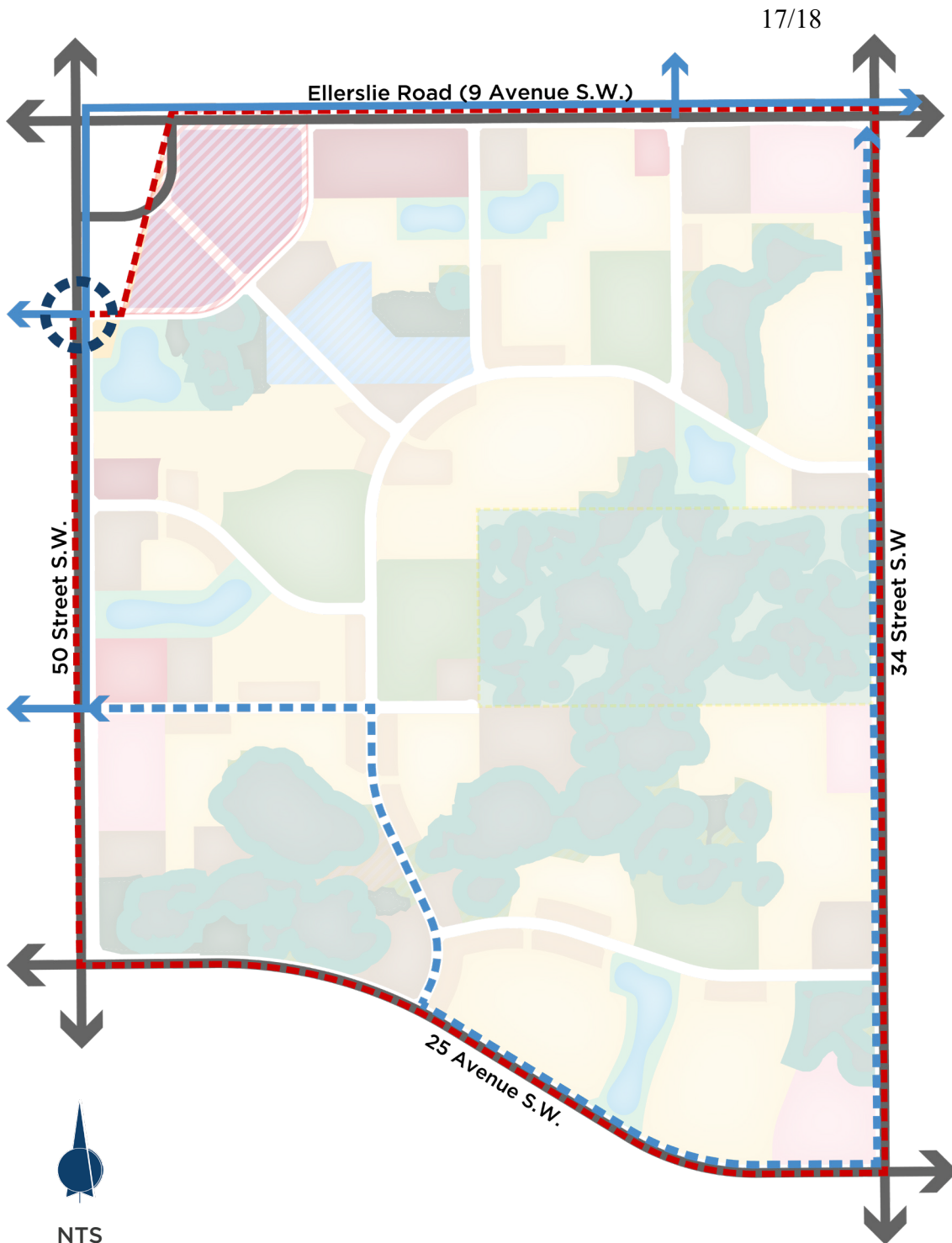


-  NSP Boundary
-  Arterial Roadway
-  Inlet
-  Outlet
-  Stormwater Management Facility



# 15

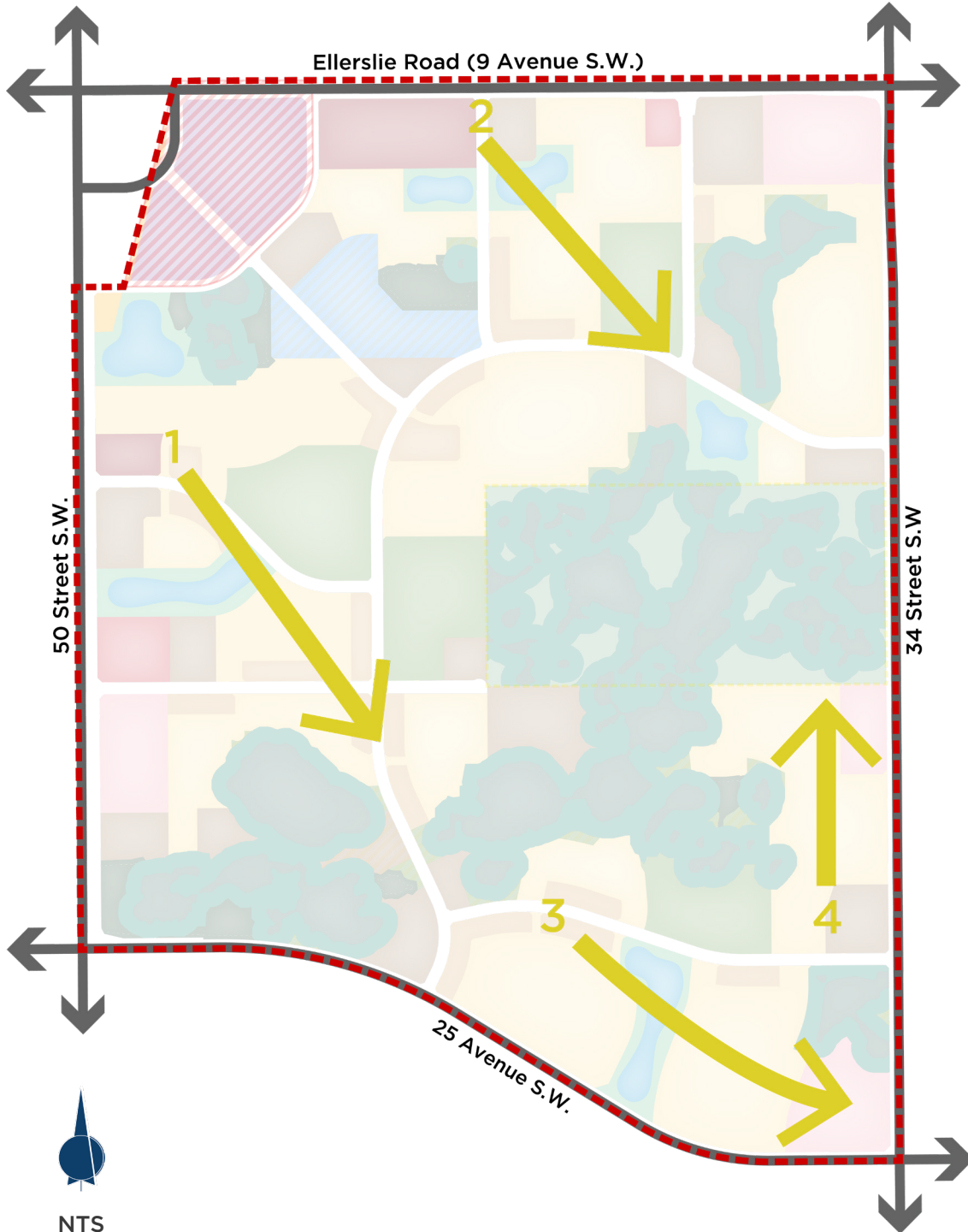
## FIGURE WATER SERVICING



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



NTS



# 16

FIGURE STAGING

TRANSPORTATION & SERVICING

- NSP Boundary
- Arterial Roadway
- General Direction of Development

