

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:

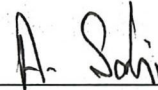
1. That Charter Bylaw 19538, as amended, being the Meltwater Neighbourhood Structure Plan is hereby amended by:
 - a. deleting the last sentence of section 3.7 "Commercial Uses" and replacing it with: "One site is in the northeast side of the neighbourhood along Ellerslie Road, across from a Medium Density 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 | 11th day of December | , A. D. 2023; |
| READ a second time this | 11th day of December | , A. D. 2023; |
| READ a third time this | 11th day of December | , A. D. 2023; |
| SIGNED and PASSED this | 11th day of December | , A. D. 2023. |

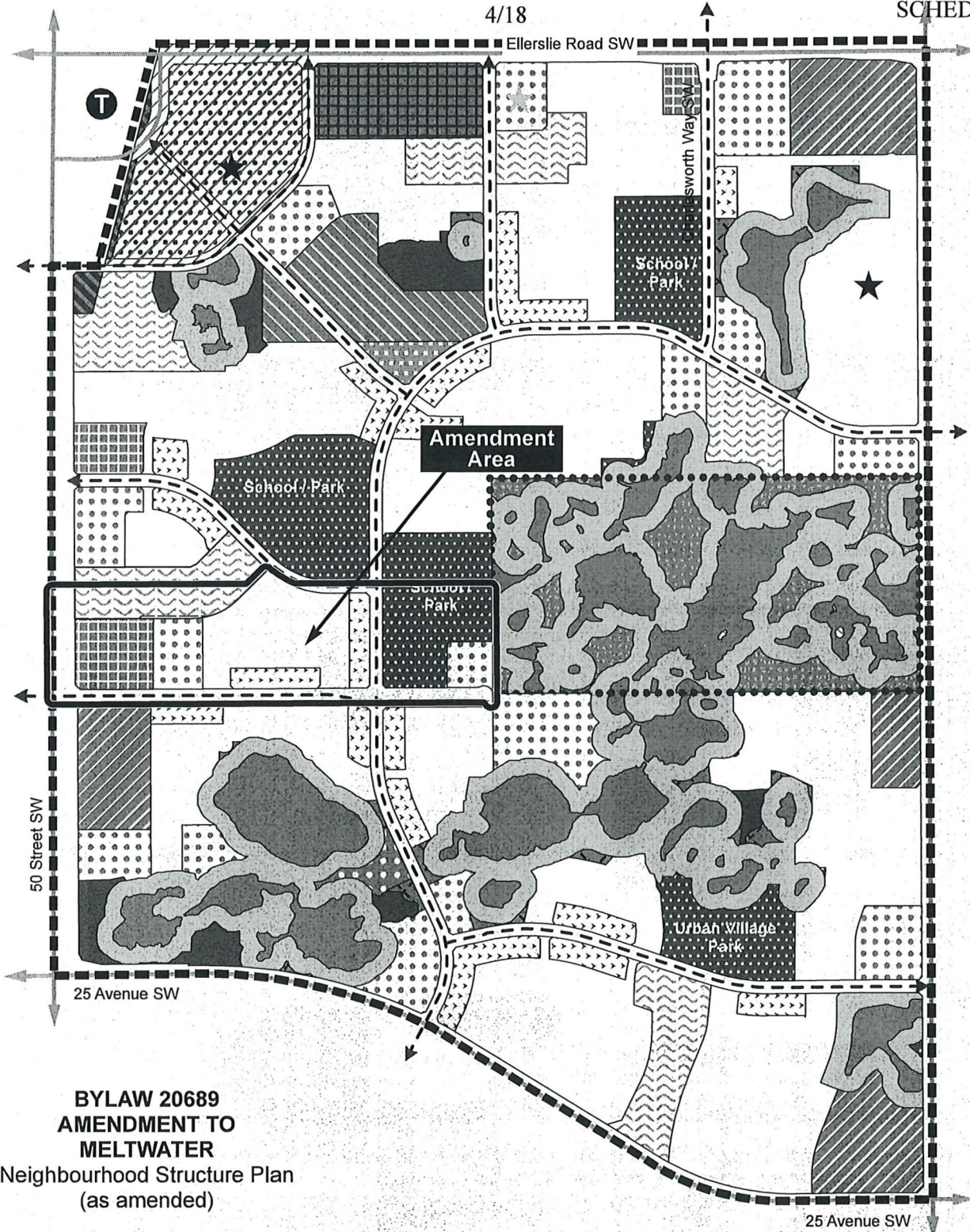
THE CITY OF EDMONTON



MAYOR



M _____
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
MELTWATER NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20689

SCHEDULE "B"

LAND USE

3.10 LAND USE AND POPULATION STATISTICS

TABLE 5: LAND USE STATISTICS

| | Area (ha) | % of GA |
|--|-----------|---------|
| GROSS AREA | 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 | |
| GROSS DEVELOPABLE AREA | 220.3 | 100.00% |
| Town Centre Mixed Use ¹ | 2.6 | 1.2% |
| Mixed Use Commercial ² | 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)³</i> | 1.0 | |
| <i>Urban Village Park (MR)</i> | 3.6 | |
| <i>Natural Area (MR)</i> | 4.5 | |
| Parkland (Non-MR) ⁴ | 2.2 | 1.0% |
| Institutional / Residential Mixed Use ⁵ | 3.4 | 1.5% |
| Civic Use ⁶ | 1.2 | 0.5% |
| 90% of Non ER on City Owned Parcels ⁴ | 5.1 | 2.3% |
| Transportation @ 20% | 44.1 | 20.0% |
| Stormwater Management Facilities | 15.2 | 6.9% |
| TOTAL Non-Residential Area | 112.4 | 51.0% |
| Net Residential Area (NRA) | 107.9 | 49.0% |

RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT

| 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 ⁷ | 8.4 | 45 | 376 | 2.8 | 1053 | 7.7% |
| Town Centre Mixed Use Residential ⁷ | 5.4 | 90 | 486 | 1.8 | 875 | 5.0% |
| High Density Residential | 0.8 | 225 | 179 | 1.5 | 268 | 0.7% |
| Total Residential | 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 |

¹ 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.

² 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.

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

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

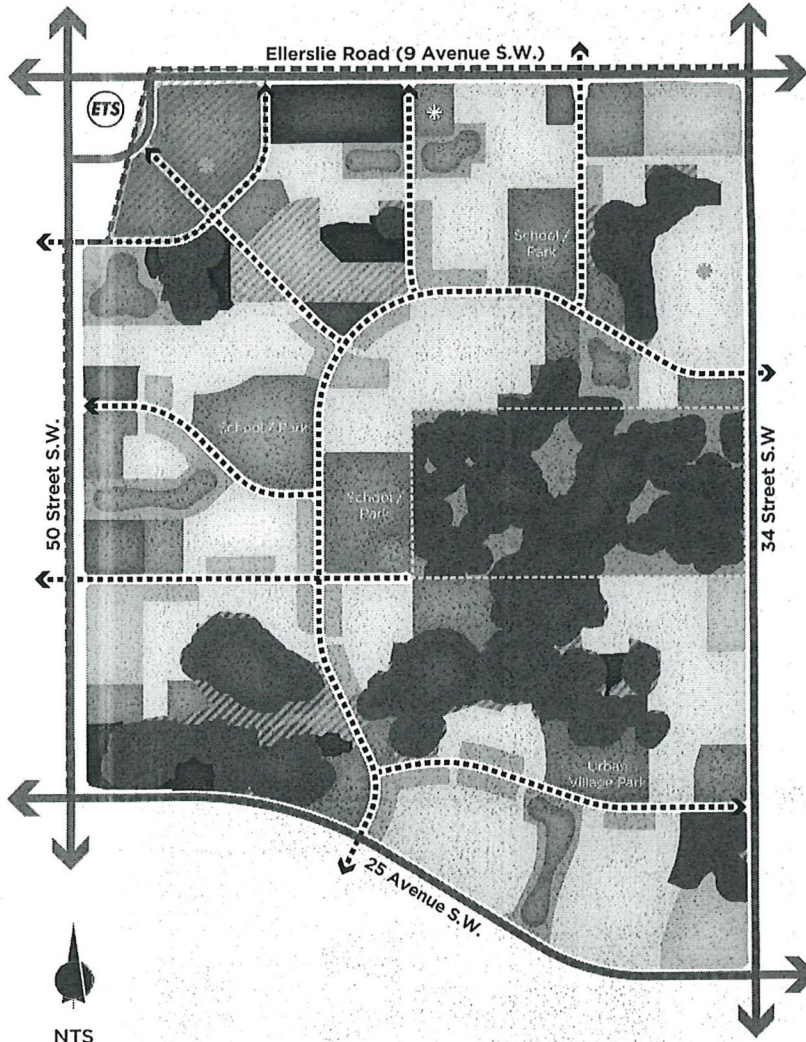
⁵ The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40:60. The residential portion of this designation is accounted for in Medium Density Residential.

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

⁷ 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.

SCHEDULE "C"

7/18



5 | **FIGURE**
LAND USE CONCEPT

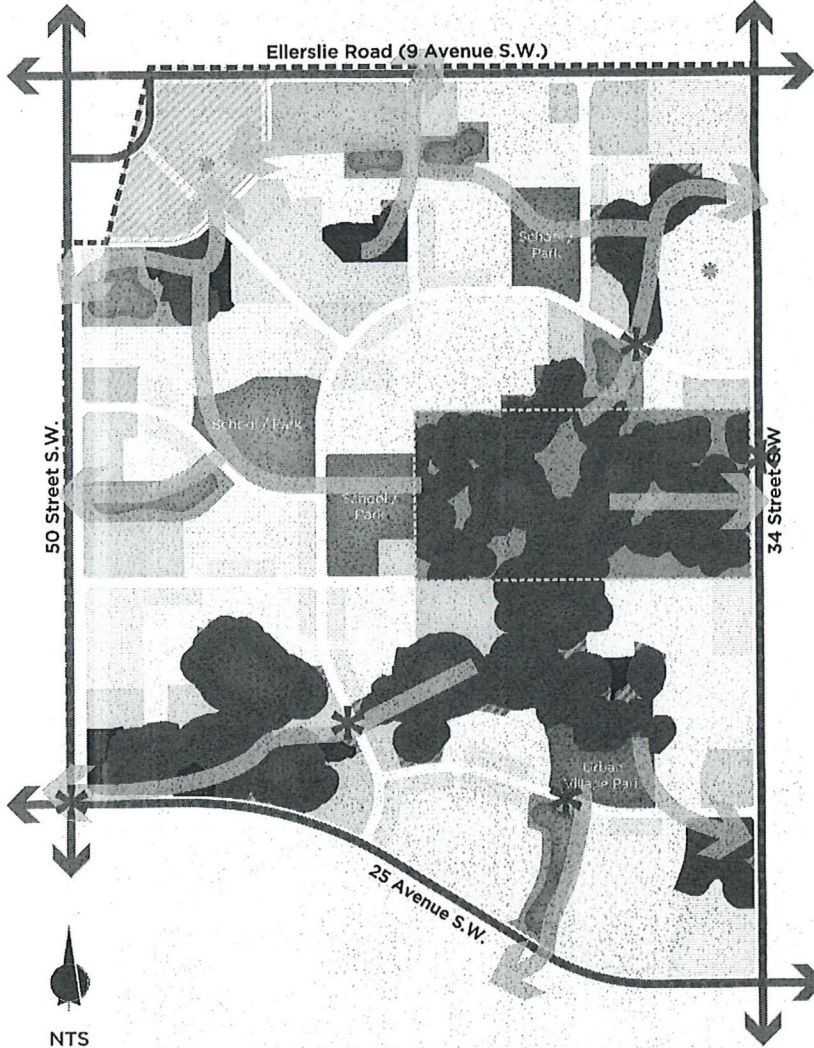
LAND USE

- ⋯ NSP Boundary
- ⊙ ETS 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

SCHEDULE "D"

8/18



6 | FIGURE
GREEN NETWORK

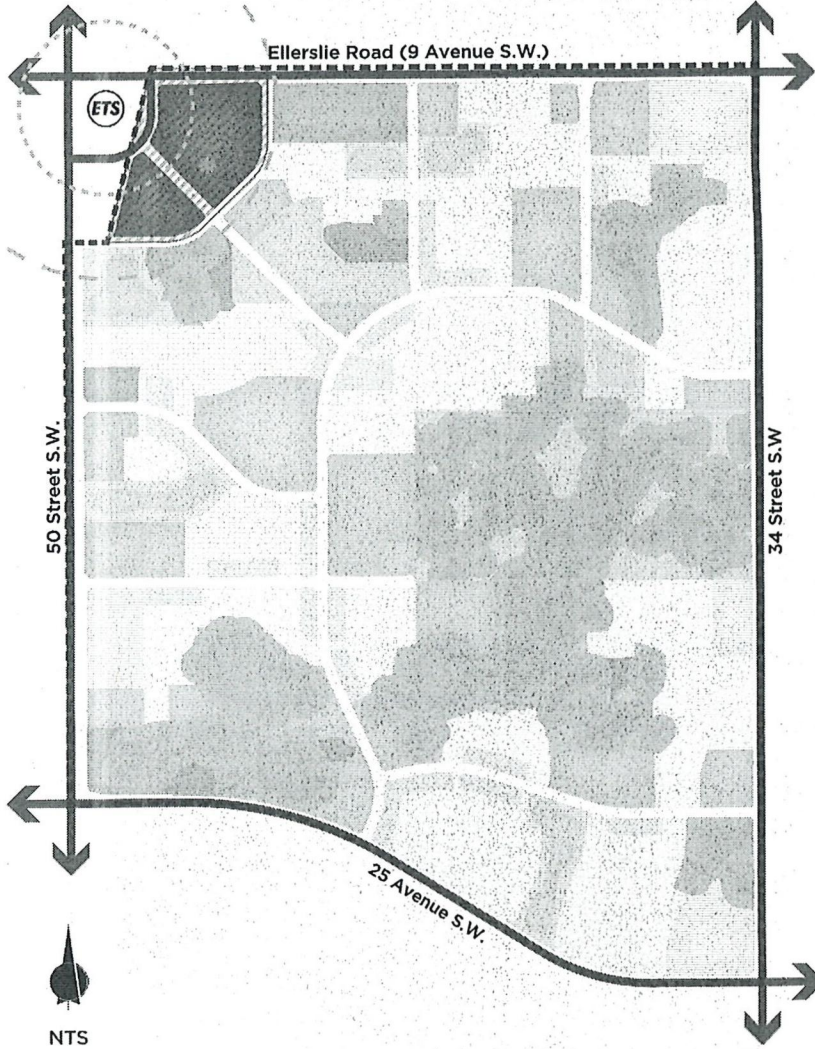
LAND USE

- ⋯ 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

SCHEDULE "E"

9/18

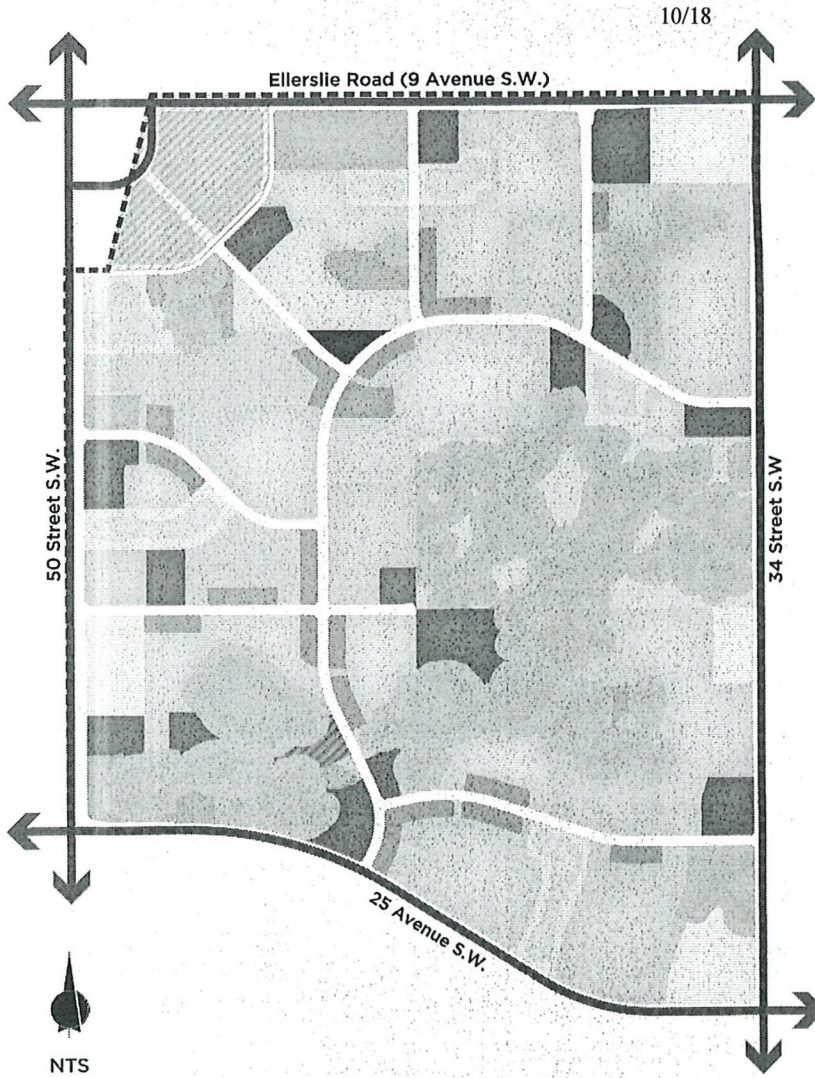


7 | FIGURE
**TOWN CENTRE
MIXED USE**

LAND USE

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

SCHEDULE "F"



10/18

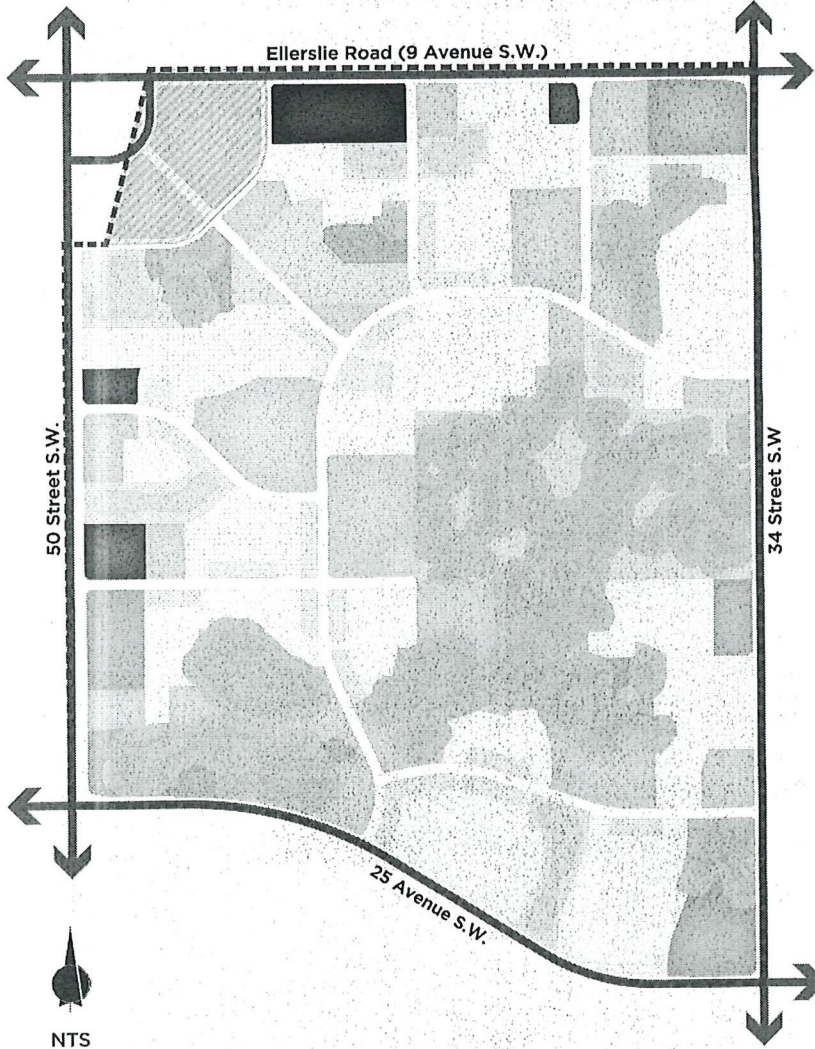
8 | FIGURE
RESIDENTIAL USES

LAND USE

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

SCHEDULE "G"

11/18

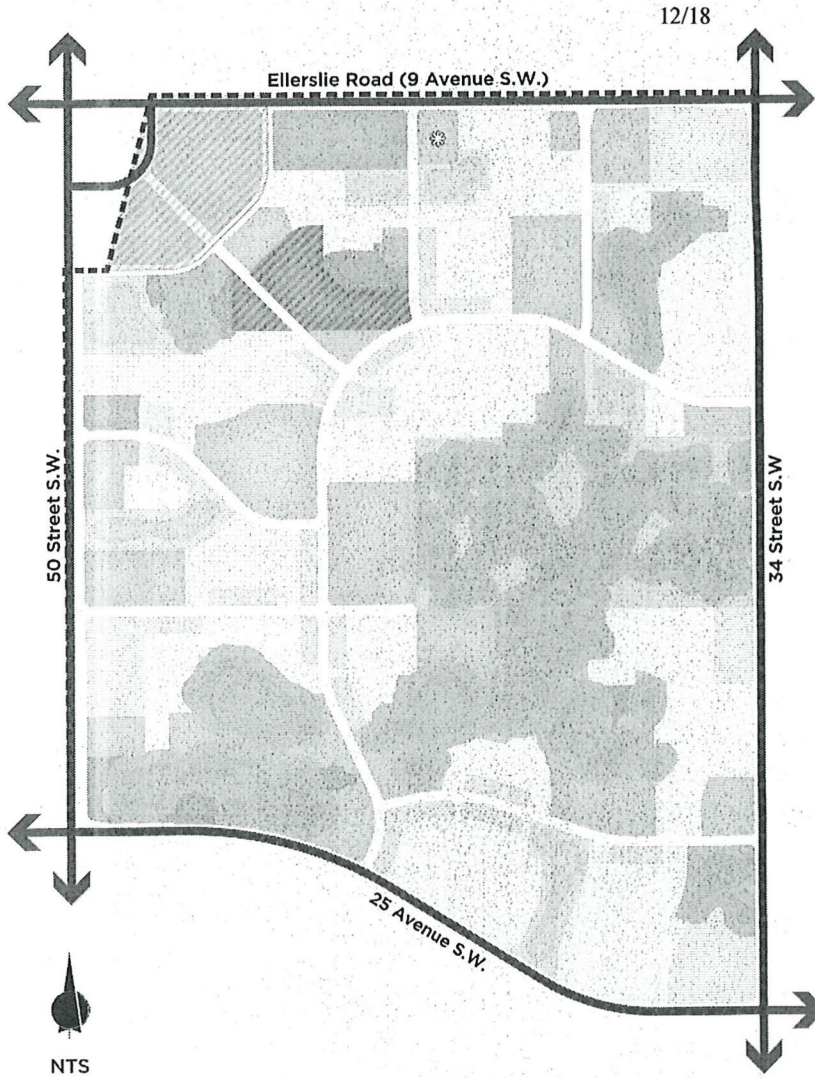


9 FIGURE
**COMMERCIAL USES
AND MIXED USE**

LAND USE

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

SCHEDULE "H"



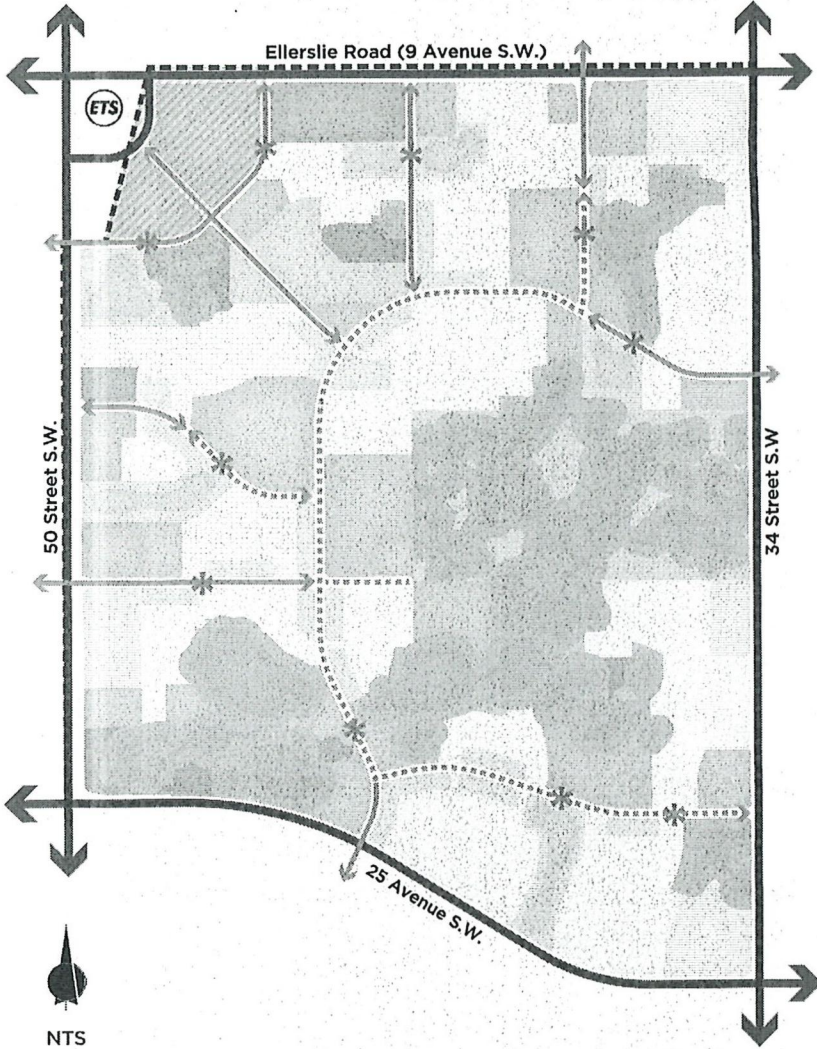
10 | FIGURE
COMMUNITY SERVICES

LAND USE

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

SCHEDULE "I"

13/18



NTS

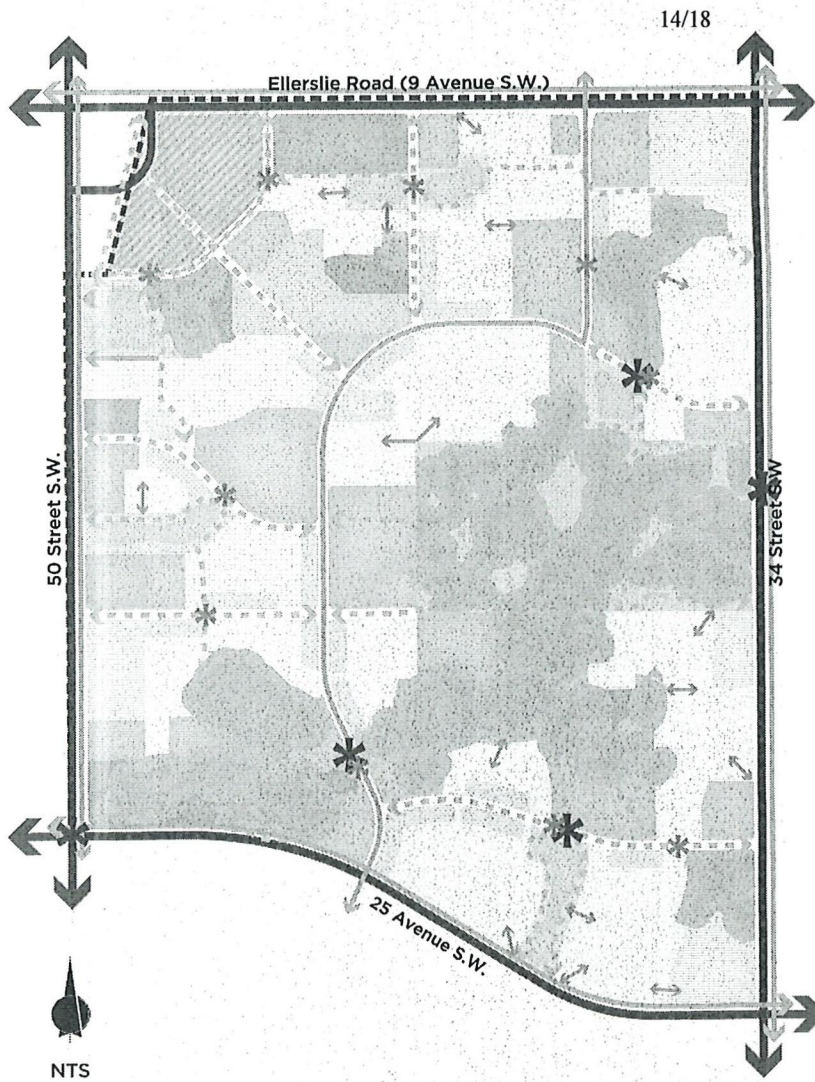
11 | FIGURE
**ROADWAY
TYPOLOGIES**

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"

SCHEDULE "J"



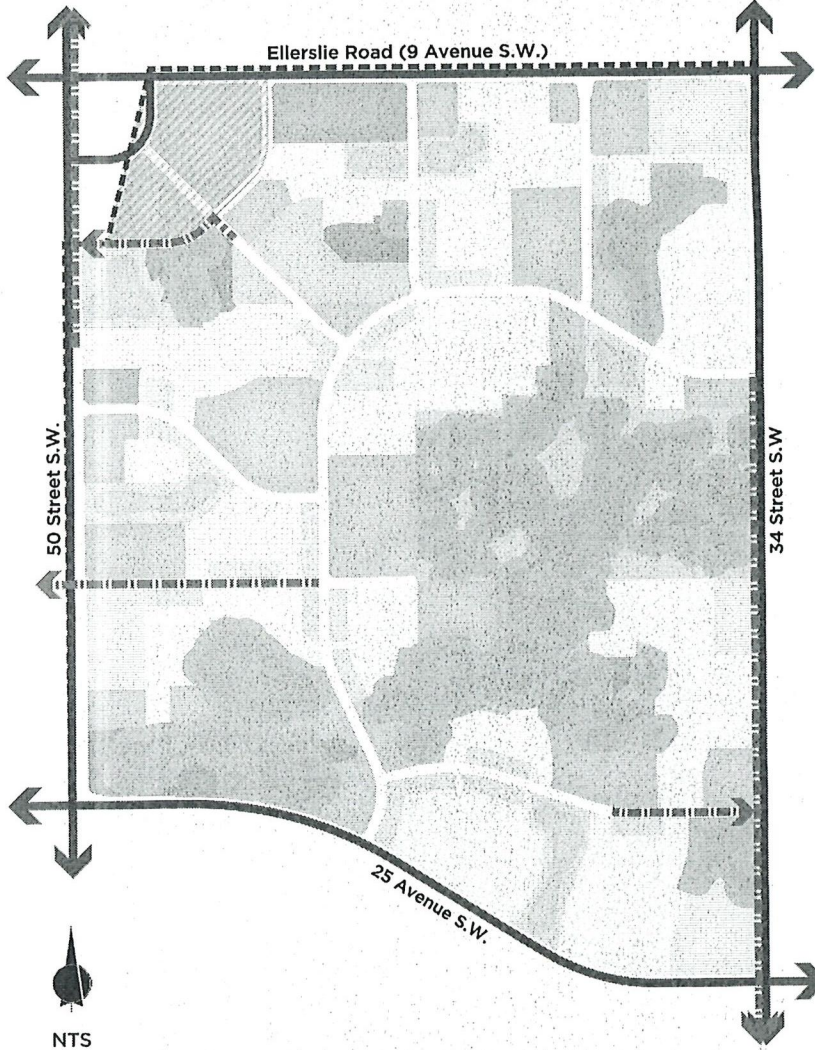
12 | FIGURE
ACTIVE MODES NETWORK

TRANSPORTATION & SERVICING

- ⋯ 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

SCHEDULE "K"

15/18



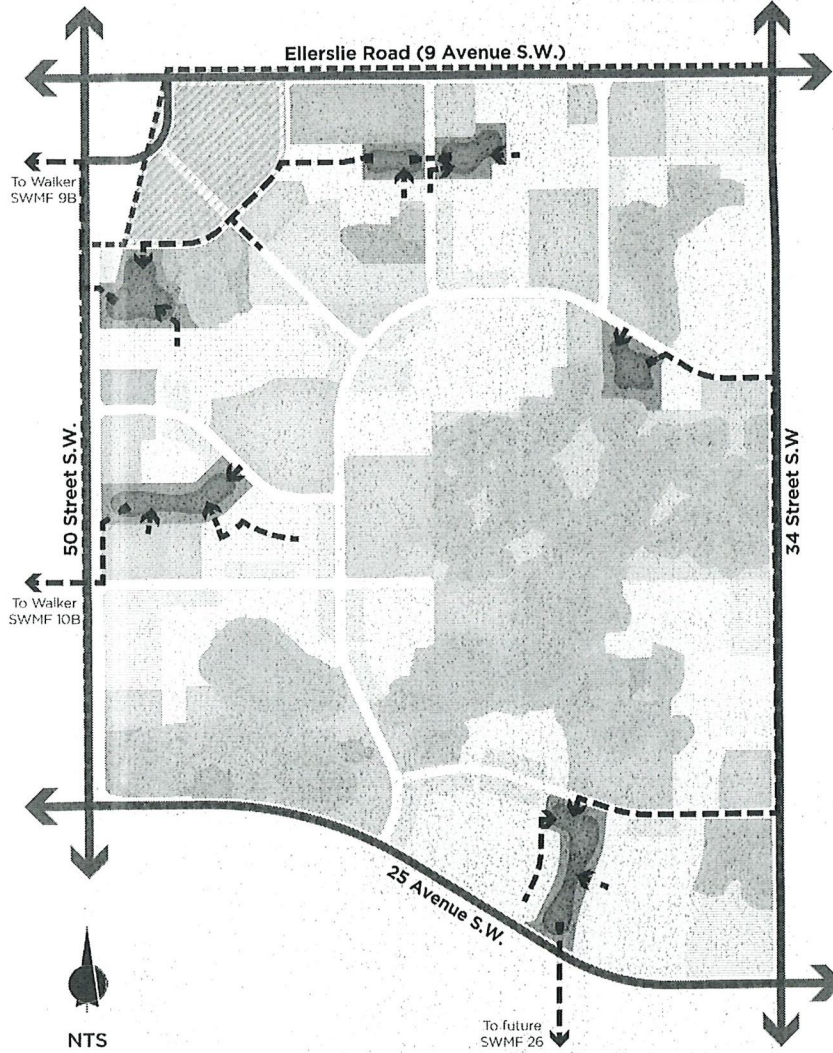
13 | FIGURE
SANITARY
SERVICING

TRANSPORTATION
& SERVICING

- ⋯ NSP Boundary
- Arterial Roadway
- > Sanitary Trunk

SCHEDULE "L"

16/18

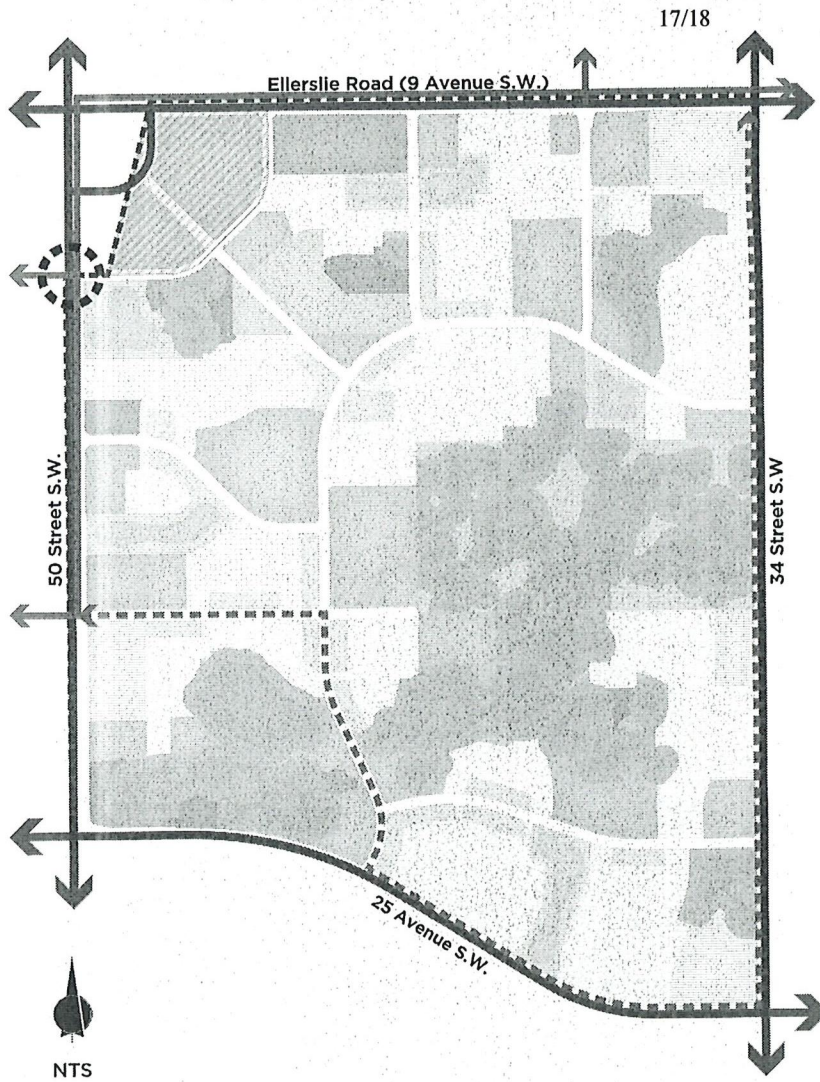


14 | FIGURE
STORMWATER
SERVICING

TRANSPORTATION
& SERVICING

- ⋯ NSP Boundary
- Arterial Roadway
- ■ Inlet
- → Outlet
- Stormwater Management Facility

SCHEDULE "M"

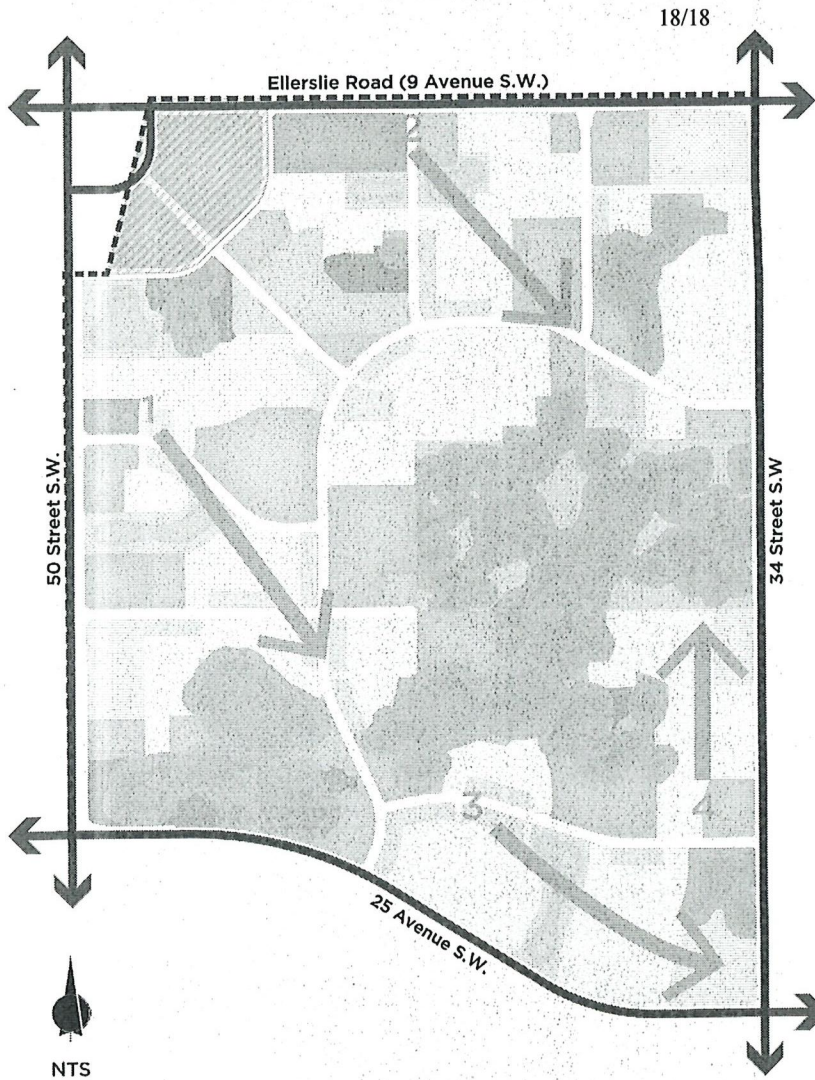


15 | FIGURE WATER SERVICING

TRANSPORTATION & SERVICING

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

SCHEDULE "N"



16 | FIGURE STAGING

TRANSPORTATION & SERVICING

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