

Bylaw 17463

A Bylaw to amend Bylaw 13531, as amended, being The Meadows Area Structure Plan  
through an amendment to Bylaw 8817, as amended, the Wild Rose 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 the Wild Rose Neighbourhood Structure Plan, as amended, was adopted as Appendix “B” to Bylaw 13531; and

WHEREAS the Wild Rose Neighbourhood Structure Plan was further amended by Bylaw 15647 after being adopted as Appendix “B” to Bylaw 13537; and

WHEREAS an application was received by Sustainable Development to further amend the Wild Rose Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to further amend the Meadows Area Structure Plan, through an amendment to the Wild Rose 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. Appendix “B” to Bylaw 13531, as amended, is hereby further amended as follows:
  - a. delete under section 3.1 Development Objectives General “The area is totally residential, with some supportive neighbourhood convenience commercial development and a school/park site.” and replace with “The area is totally residential, with some supportive neighbourhood convenience commercial development, low intensity commercial and a school/park site.”
  - b. delete under section 3.1(c) Commercial Objectives “To provide commercial sites to serve the neighbourhood convenience commercial needs of the Wild Rose population.” and replace with “To provide commercial sites to serve the neighbourhood convenience commercial and low intensity commercial needs of the Wild Rose population.”
  - c. delete under section 3.2(c) Commercial “Wild Rose will, as a result of its size, structure, and projected population, require a commercial facility. A neighbourhood convenience

commercial site is proposed on 17 Street and the southern most collector road to provide lower order retail requirements.” and replace with “Wild Rose will, as a result of its size, structure, and projected population, require a commercial facility. A neighbourhood convenience commercial and low intensity commercial site is proposed on 17 Street and the southern most collector road to provide lower order retail requirements.”

- d. delete under section 3.3(c) Commercial “A preliminary retail market review of the commercial requirement for this neighbourhood in the Meadows Community determined that a Neighbourhood Convenience commercial site should be incorporated to serve the day to day convenience retail needs of the residents.” and replace with “A preliminary retail market review of the commercial requirement for this neighbourhood completed for the Meadows Community concurrent with the Wild Rose NSP determined that a Neighbourhood Convenience commercial site should be incorporated to serve the day to day convenience retail needs of the residents. Recent overall growth of the area indicates that there is additional demand for a low intensity commercial site in this neighbourhood.”
- e. delete Appendix 2 entitled “Wild Rose Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 15647” and replace with the following:

**WILD ROSE NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 17463**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>182.00</b>	
Pipeline Right-of-Way	8.70	
Transit Right-of-Way	5.40	
<b>Gross Developable Area</b>	<b>167.90</b>	<b>100.0%</b>
School / Park Sites	6.27	3.70%
Other Parks	1.53	0.90%
Neighbourhood Commercial	0.65	0.40%
Low Intensity Commercial	0.54	0.30%
Stormwater Management Facility	9.80	5.80%
Circulation (@ 25% of GDA)	41.98	25.00%
<b>Total Non-Residential Area</b>	<b>60.77</b>	<b>36.2%</b>
<b>Net Residential Area</b>	<b>107.13</b>	<b>63.8%</b>
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>		

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>People/Unit</b>	<b>Population</b>	<b>% of NRA</b>
Low Density Residential						
<i>Single/Semi-Detached</i>	99.13	25	2,478	2.80	6,934	92.5%
Medium Density Residential						
<i>Row Housing</i>	4.98	45	224	2.80	627	4.7%
<i>Low-Rise/Medium Density Housing</i>	3.02	90	272	1.80	489	2.8%
<b>Total</b>	<b>107.13</b>		<b>2,974</b>		<b>8,050</b>	<b>100%</b>

<b>Gross Population Density:</b>	<b>47.95</b>	persons per gross developable hectare
<b>Net Population Density:</b>	<b>75.14</b>	persons per net residential hectare
<b>Unit Density:</b>	<b>27.76</b>	units per net residential hectare
<b>LDR/MDR RATIO</b>	<b>83.3% / 16.7%</b>	

**STUDENT GENERATION COUNT\***

<b>Public School Board</b>	<b>1447</b>	* Calculation of Student Population
Elementary (K-6)	838	Elementary 57.9%
Junior High School (7-9)	315	Junior High School 21.8%
Senior High School (10-12)	294	High School 20.3%
<b>Separate School Board</b>	<b>620</b>	70% students in public school system
Elementary (K-6)	359	30% students in separate school system
Junior High School (7-9)	135	
Senior High School (10-12)	126	
<b>Total Student Population</b>	<b>2,067</b>	

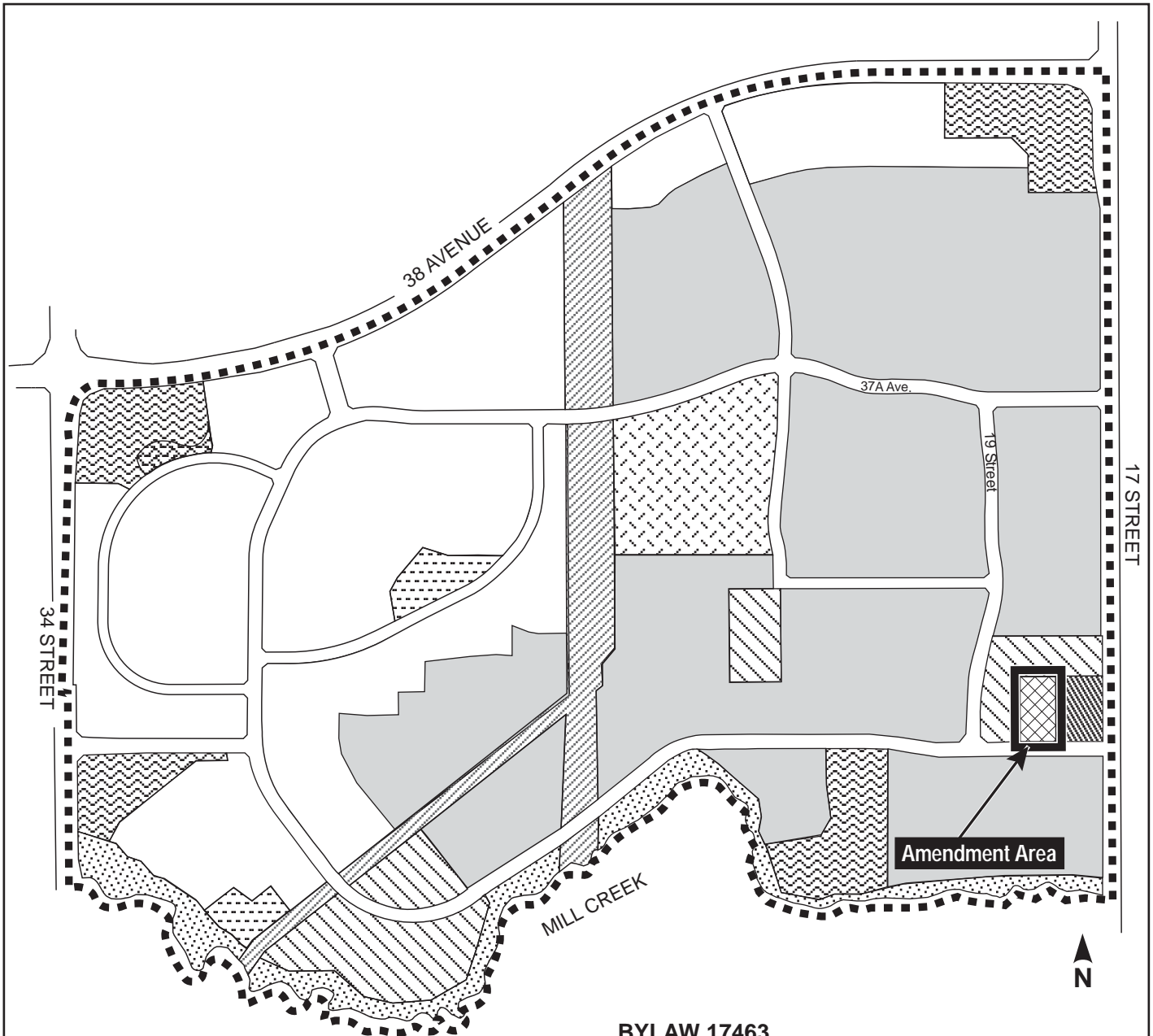
- f. delete the Map entitled “Bylaw 15647 Approved Wild Rose Neighbourhood Structure Plan (as amended)” and replace with the Map entitled “Bylaw 17463 Amendment to the Wild Rose Neighbourhood Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2016;  
 READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2016;  
 READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2016;  
 SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2016.












THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 17463  
AMENDMENT TO  
WILD ROSE**  
Neighbourhood Structure Plan  
(as amended)

	Single Family Residential		Environmental Reserve
	Low Density Residential		Power / Pipeline R/W
	Medium Density Residential		Neighbourhood Convenience Commercial
	Stormwater Management Area		Low Intensity Commercial
	School/Park		Boundary of Wild Rose N.S.P.
	Other Park		