

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**

LAND USE	Area (ha)	% of GDA
Gross Area	182.00	
Pipeline Right-of-Way	8.70	
Transit Right-of-Way	5.40	
Gross Developable Area	167.90	100.0%
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%
Total Non-Residential Area	60.77	36.2%
Net Residential Area	107.13	63.8%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
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%
Total	107.13		2,974		8,050	100%

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

STUDENT GENERATION COUNT*

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

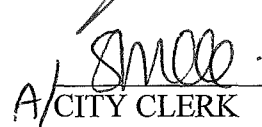
- f. delete the Map entitled "Bylaw 15647 Approved Wild Rose Neighbourhood Structure Plan (as amended)" and replace with the Map entitled "Bylaw 17463 Amendment to the Wild Rose Neighbourhood Structure Plan (as amended)" attached hereto as Schedule "A" and forming part of this Bylaw.

READ a first time this	17th	day of	February	, A. D. 2016;
READ a second time this	17th	day of	February	, A. D. 2016;
READ a third time this	17th	day of	February	, A. D. 2016;
SIGNED and PASSED this	17th	day of	February	, A. D. 2016.

THE CITY OF EDMONTON



MAYOR



A/CITY CLERK

