

Bylaw 19389

A Bylaw to amend Bylaw 8730, as amended, being the Meadows Area Structure Plan,  
though an amendment to the Larkspur Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on December 8, 1987 the Municipal Council of the City of Edmonton passed Bylaw 8730, as amended, being the Meadows Area Structure Plan; and

WHEREAS City Council found it desirable to amend from time to time Bylaw 8730, as amended, the Meadows Area Structure Plan by adding new neighbourhoods; and

WHEREAS on December 8, 1987, Council adopted as part of the Meadows Area Structure Plan the Larkspur Neighbourhood Structure Plan by the passage of Bylaw 8731, as amended; and

WHEREAS Council found it desirable from time to time to amend the Larkspur Neighbourhood Structure Plan through the passage of Bylaws 9579, 11522, 13120 and 14442; and

WHEREAS an application was received by Administration to amend the Larkspur Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Larkspur 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 as follows:

1. That Bylaw 8731, as amended, the Larkspur Neighbourhood Structure Plan which forms part of Appendix "A" to Bylaw 8730, as amended, the Meadows Area Structure Plan is hereby further amended as follows:

- a) delete the first paragraph of Section 1, “Introduction and Background” and replace it with the following: “Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site as illustrated on the approved land use Plan map and as specified under the Community Services Zone. The Community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.”
- b) deleting the statistics entitled “Larkspur Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 13120” and substituting the following:

Larkspur Neighbourhood Structure Plan  
Land Use and Population Statistics  
Bylaw 19389

	<b>Area (ha)</b>	<b>% of GDA</b>
Gross Area	157.39	
Major Pipeline/Powerline Corridor	7.06	
Gross Developable Area	150.33	100.00
Circulation		
Arterial Roads	6.39	<b>4.3</b>
Major Collector Roads	4.40	<b>2.9</b>
Internal Roads	15.32	<b>10.2</b>
School/Parks	<b>11.31</b>	7.5
Community Commercial	23.18	<b>15.4</b>
Neighbourhood Commercial	0.18	<b>0.1</b>
Stormwater Management Facilities	5.61	<b>3.7</b>
Other	0.08	<b>0.1</b>
Total Non-Residential	<b>66.47</b>	<b>44.2</b>
Net Residential Area	<b>83.86</b>	55.8

Land Use	Area (ha)	Units	% of Total DUs	Population
Single Family	63.36	1,000	47.7	3,889
Direct Control Semi-Detached	2.9	78	3.7	230
Row Housing/ Semi-Detached	4.64	201	9.6	583
Low Density Family	8.77	294	14.0	1014
Medium/High Density Apartment	4.19	524	25.0	1,074
Total Residential Lands	83.86	2,097	100.0	6,790

Gross Density: 45.17 persons per gross developable hectare

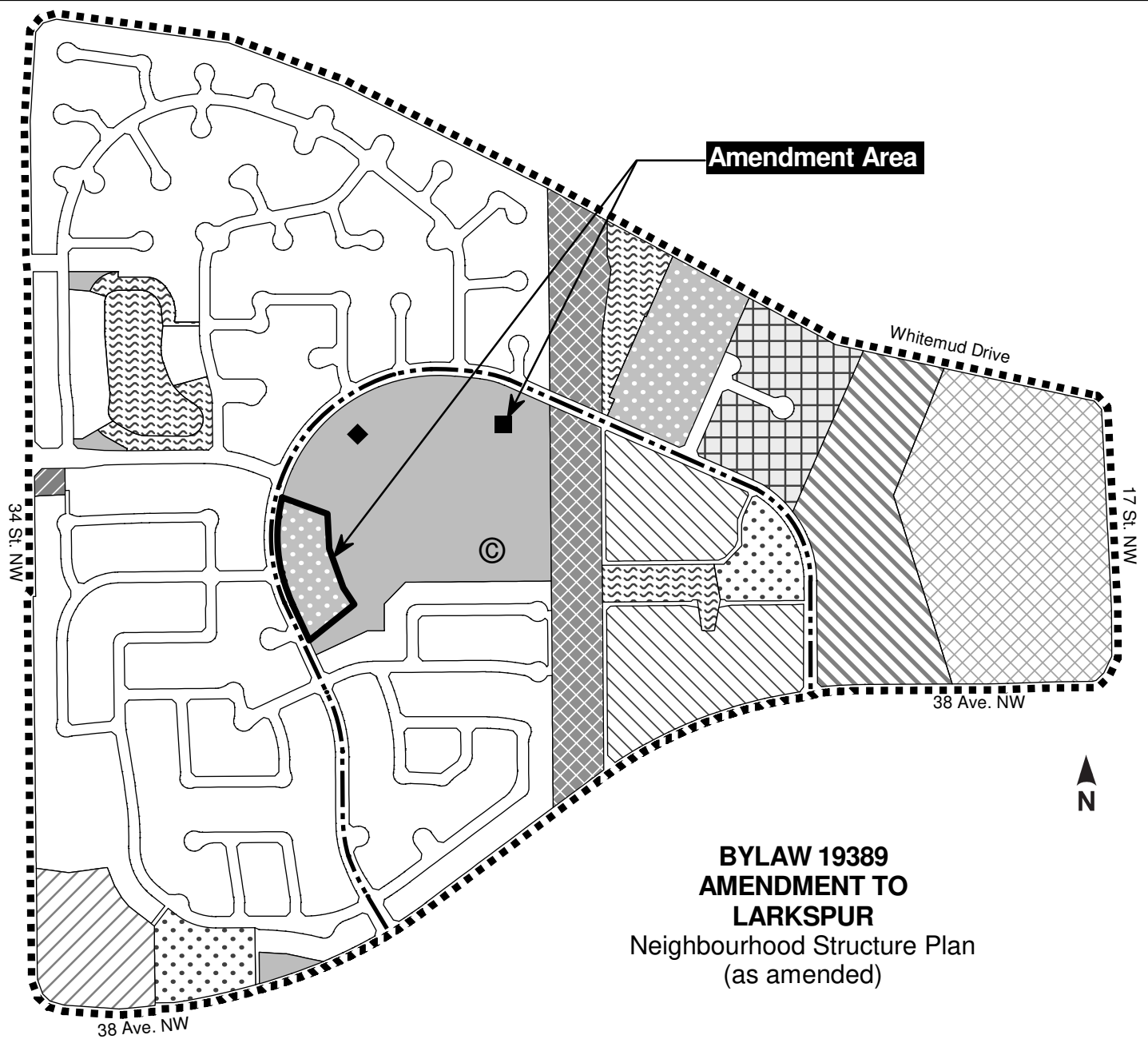
- c) delete the map “Bylaw 14442 - Amendment to Larkspur Neighbourhood Structure Plan, as amended” and replace with “Bylaw 19389 - Amendment to Larkspur Neighbourhood Structure Plan, as amended” attached hereto as Schedule “A” and forming part of this bylaw;

READ a first time this	day of	, A. D. 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.