

Bylaw 17365

A Bylaw to amend Bylaw 13531, as amended,
being The Meadows Area 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

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 Bylaw 13531, as amended, The Meadows Area Structure Plan is hereby further amended as follows:
 - a. delete the statistics entitled “The Meadows Area Structure Plan – Land Use And Population Statistics, Bylaw 17143” and replace with:

**THE MEADOWS AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17365**

Gross Area	1369.3	
Arterial Roadways	61.3	
Utility/Pipeline Corridors and Railway Facilities	33.1	
Environmental Reserve ¹	11.3	
Gross Developable Area	1263.6	100.0%
Parks and Schools	147.9	11.7
Mixed Use Area	25.2	2.0
Transit Centre/Park and Ride	2.5	0.2
Commercial	39.0	3.1
Stormwater Management Facilities	77.7	6.1
Circulation	234.9	18.6
Other (e.g. Cemetery)	1.7	0.1
Institutional	3.3	0.3
Total	532.2	42.1 %
Net Residential Area	731.5	57.9 %

Density: 47.0 persons per gross developable hectare

RESIDENTIAL LAND USE AND POPULATION	Area	Population
Larkspur	82.4	6,606
Wild Rose	107.1	6,770
Silver Berry	86.2	5,818
Laurel	171.3	15,792
Aster	104.9	8,755
Tamarack	105.5	9,120
Maple	74.0	6,494
Total Residential	731.5	59,355

STUDENT GENERATION	Elementary (K-6)	Junior High/High School	Total
Public	2,562	2,562	5,124
Separate	1,025	1,025	2,050
Total	3,587	3,587	7,174

¹ The total amount of Environmental Reserve lands will be more accurately determined at the Neighbourhood Structure Planning stage

- b. delete the Map entitled “Bylaw 17143 Amendment to The Meadows Area Structure Plan” and replace with the Map entitled “Bylaw 17365 Amendment to The Meadows Area Structure Plan” attached as Schedule “A” and forming part of this Bylaw;
- c. delete “Figure 4.0 – Land Ownership” and replace with “Figure 4.0 – Land Ownership” attached hereto as Schedule “B” and forming part of this Bylaw;
- d. delete “Figure 7.0 – Development Concept” and replace with “Figure 7.0 – Development Concept” attached as Schedule “C” and forming part of this Bylaw;
- e. delete “Figure 8.0 – Storm Drainage” and replace with “Figure 8.0 – Storm Drainage” attached as Schedule “D” and forming part of this Bylaw;
- f. delete “Figure 9.0 – Sanitary Drainage” and replace with “Figure 9.0 – Sanitary Drainage” attached as Schedule “E” and forming part of this Bylaw;
- g. delete “Figure 10.0 – Water Distribution” and replace with “Figure 10.0 – Water Distribution” attached as Schedule “F” and forming part of this Bylaw;
- h. delete “Figure 11.0 – Circulation System” and replace with “Figure 11.0 – Circulation System” attached as Schedule “G” and forming part of this Bylaw;

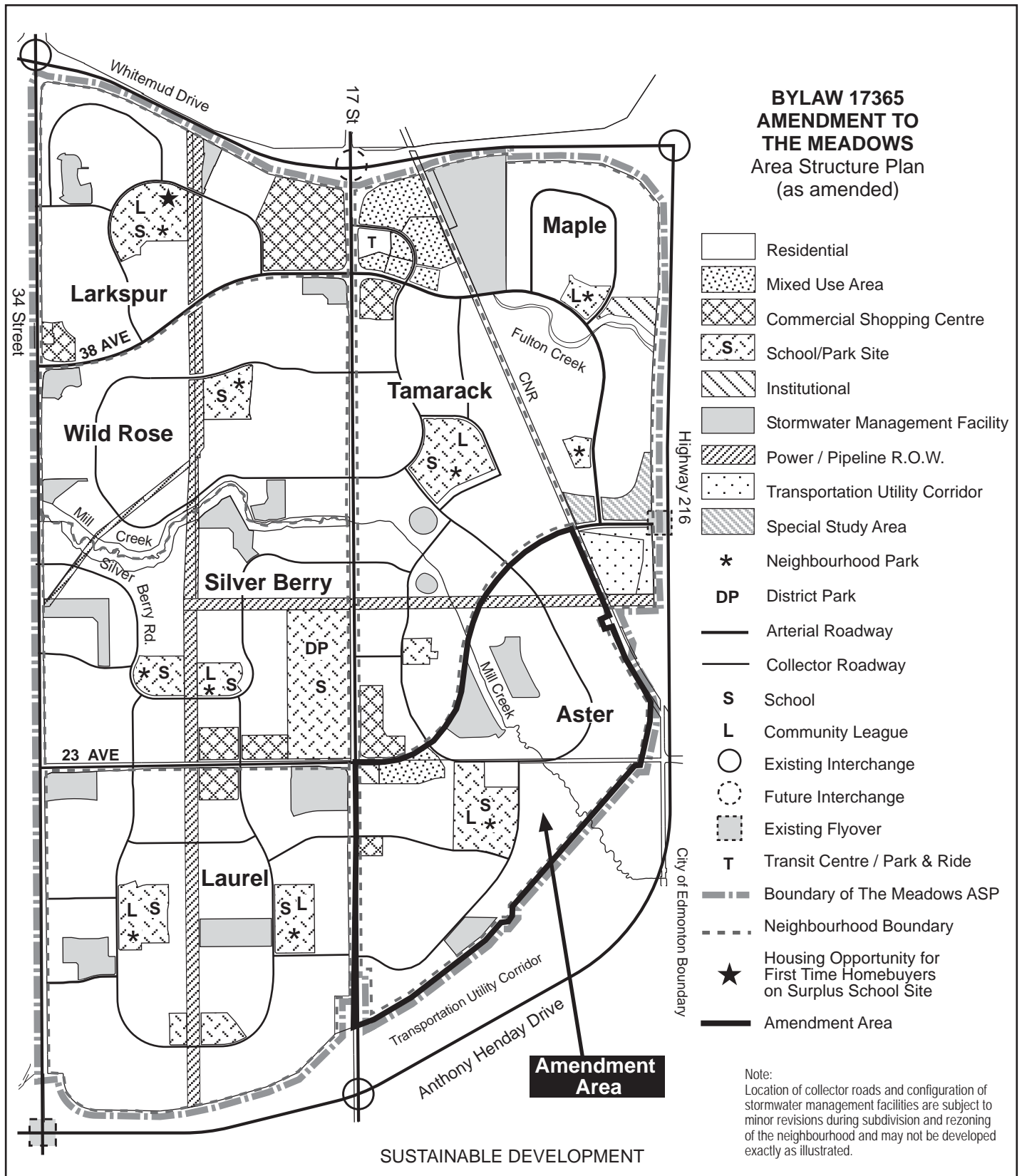
- i. delete “Figure 12.0 – Transit Circulation System” and replace with “Figure 12.0 – Transit Circulation System” attached as Schedule “H” and forming part of this Bylaw;
- j. delete “Figure 13.0 – Arterial Roadway Assessment” and replace with “Figure 13.0 – Arterial Roadway Assessment” attached as Schedule “I” and forming part of this Bylaw;
and
- k. delete “Figure 14.0 – Neighbourhoods Within The Meadows” and replace with “Figure 14.0 – Neighbourhoods Within The Meadows” attached as Schedule “J” and forming part of this Bylaw.

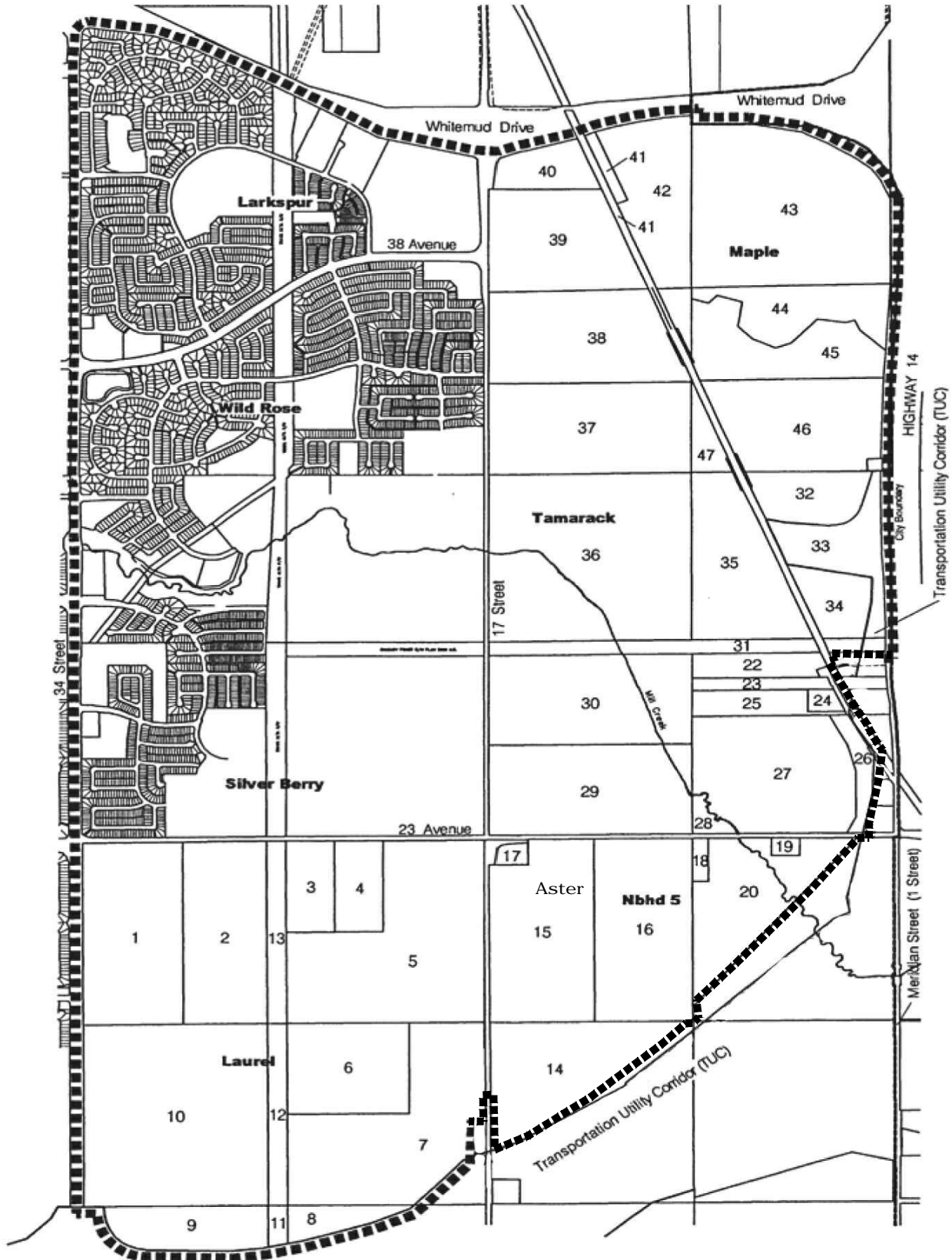
READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

MAYOR

CITY CLERK





Legend



Area Structure Plan Boundary

Client/Project

QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

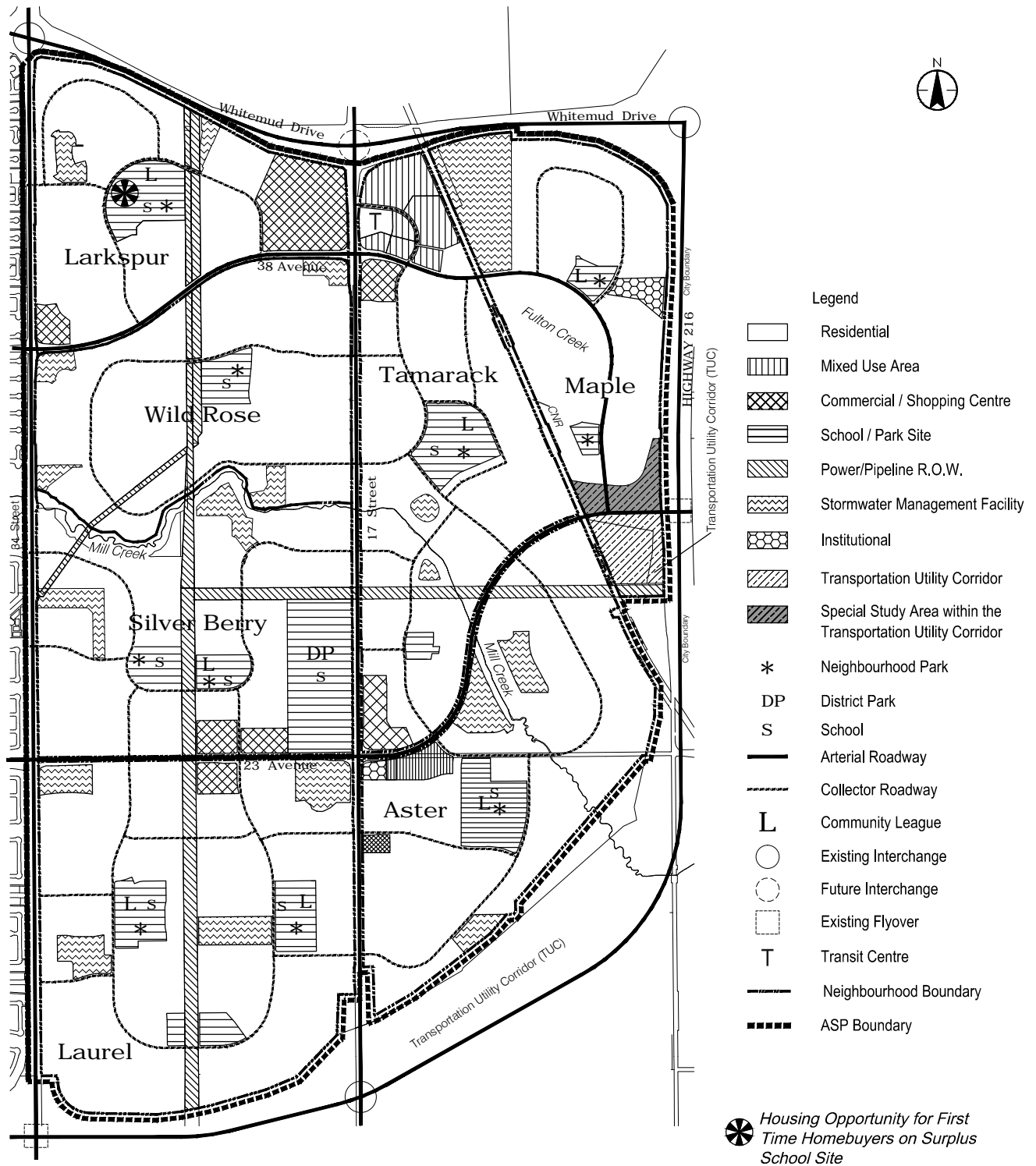
4.0

Title

Land Ownership

JUNE 2015





Client/Project

QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

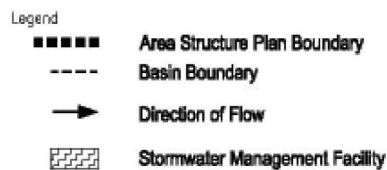
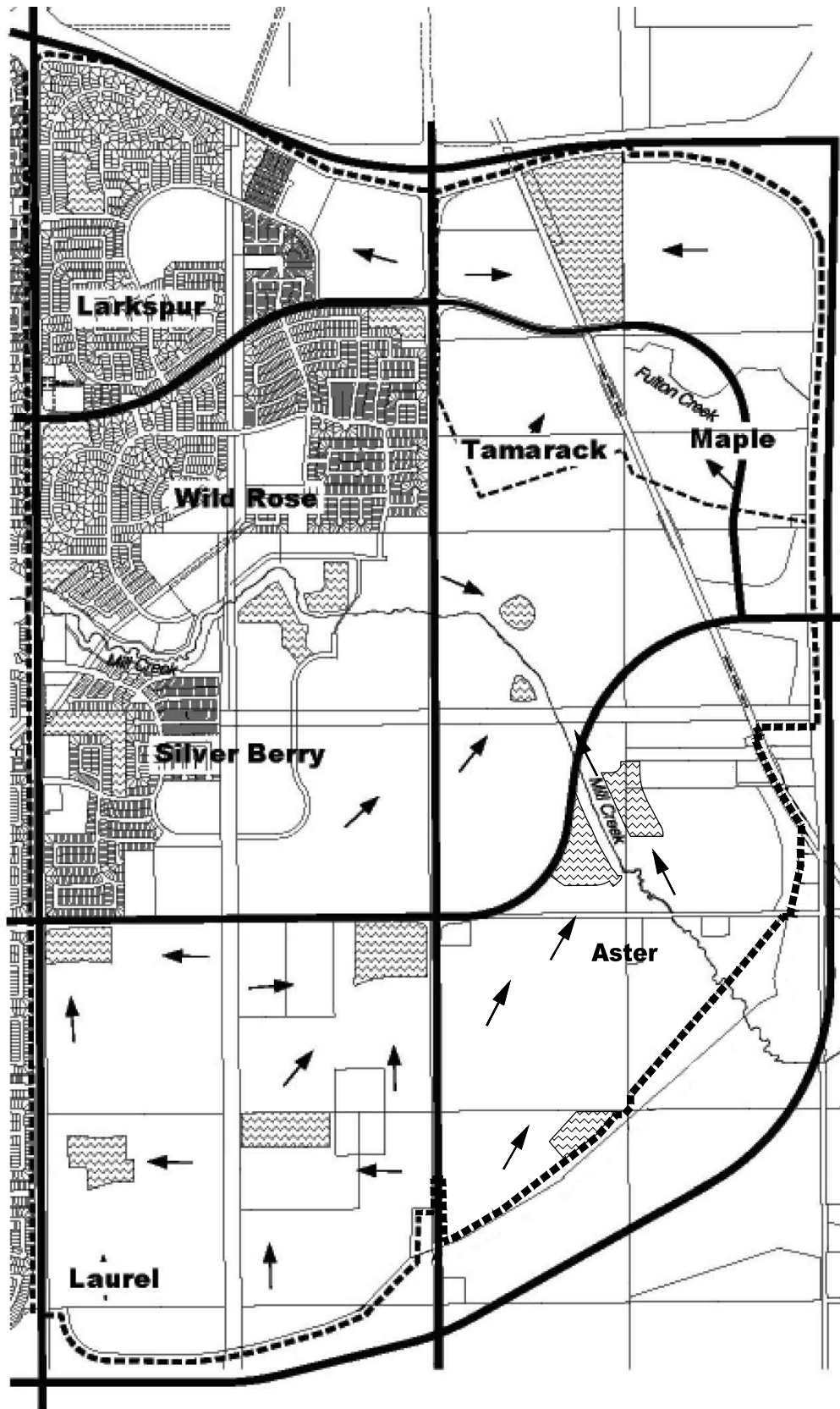
7.0

Title

Development Concept

JUNE 2015





Client/Project

QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

8.0

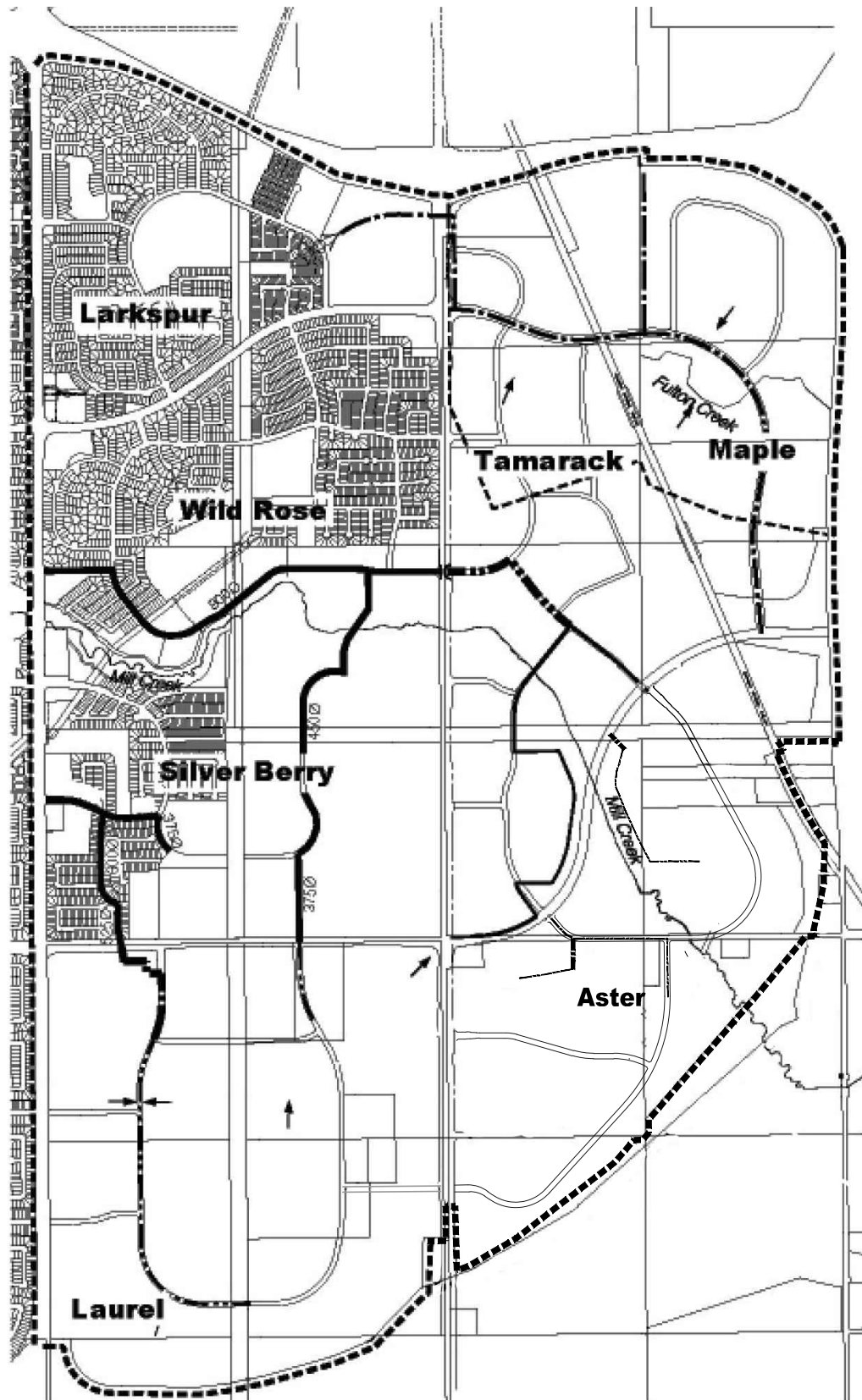
Title

Storm Drainage



JUNE 2015





- Legend**
- Area Structure Plan Boundary
 - Basin Boundary
 - Direction of Flow
 - Existing Sanitary Trunk
 - Future Sanitary - 375 mm
 - Future Sanitary - 450 mm
 - Future Sanitary - 525 mm
 - Future Sanitary - 600 mm
 - Future Sanitary - 750 mm

Client/Project

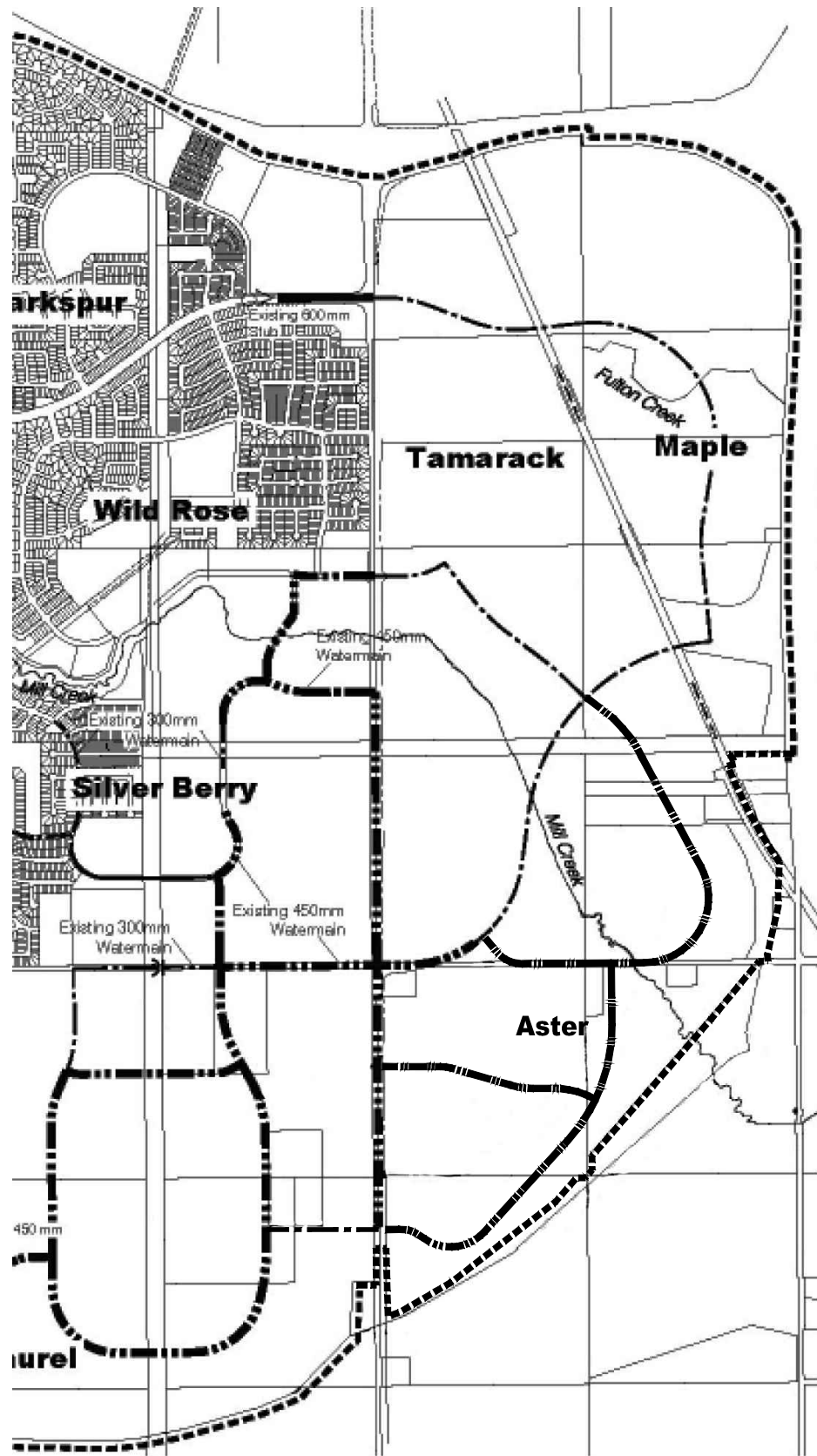
QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

9.0

Title

Sanitary Drainage



Client/Project

QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

10.0

Title

Water Distribution

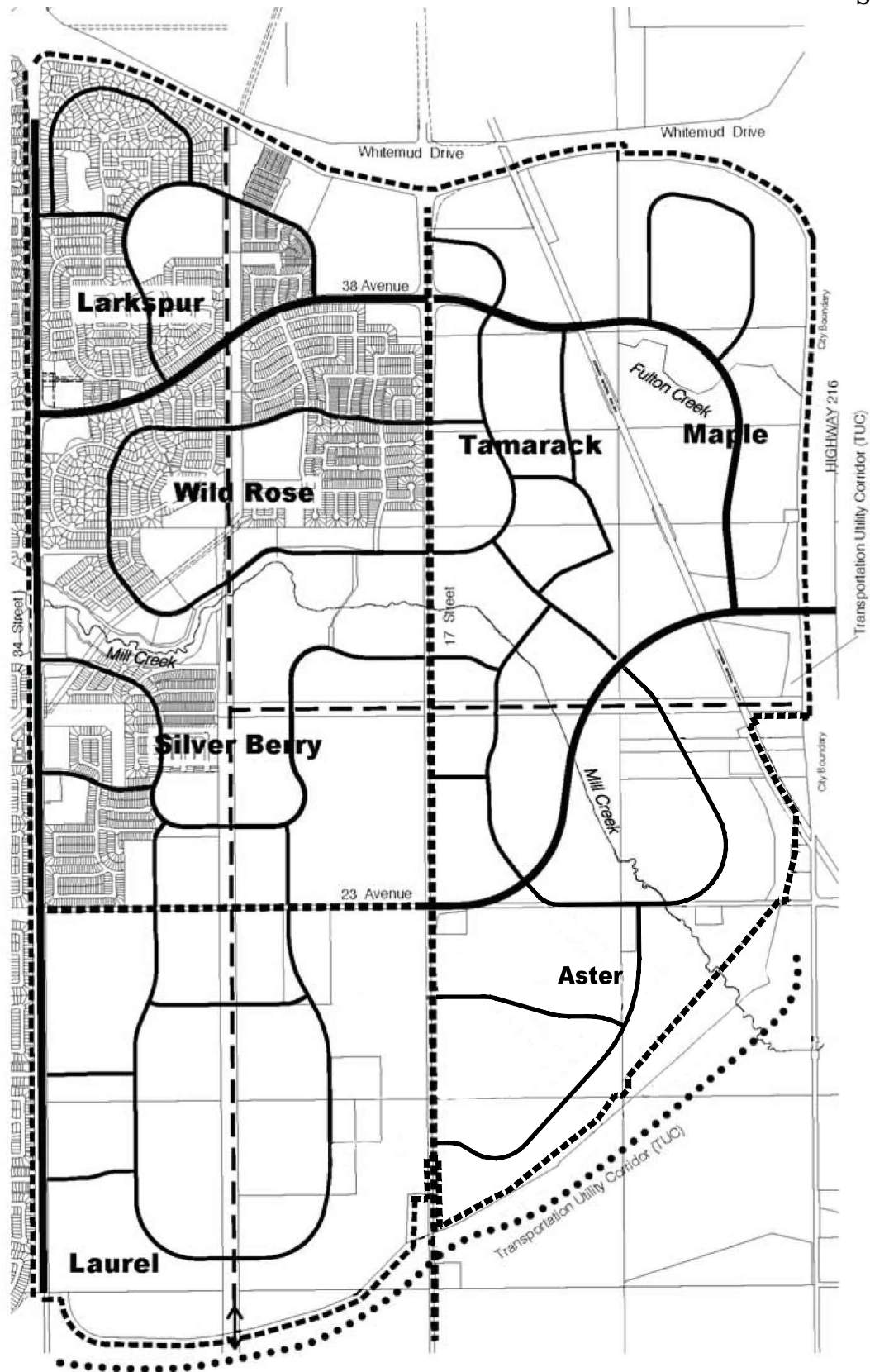


Legend

- Area Structure Plan Boundary
- Existing Watermain - 350 mm
- Future Watermain - 300 mm
- Future Watermain - 450 mm

JUNE 2015





Legend

- Arterial - 6 Lane
- Arterial - 4 Lane
- Collector
- Access Point
- Shared Use Path
- Pedestrian Corridor
- ASP Boundary

Client/Project

QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

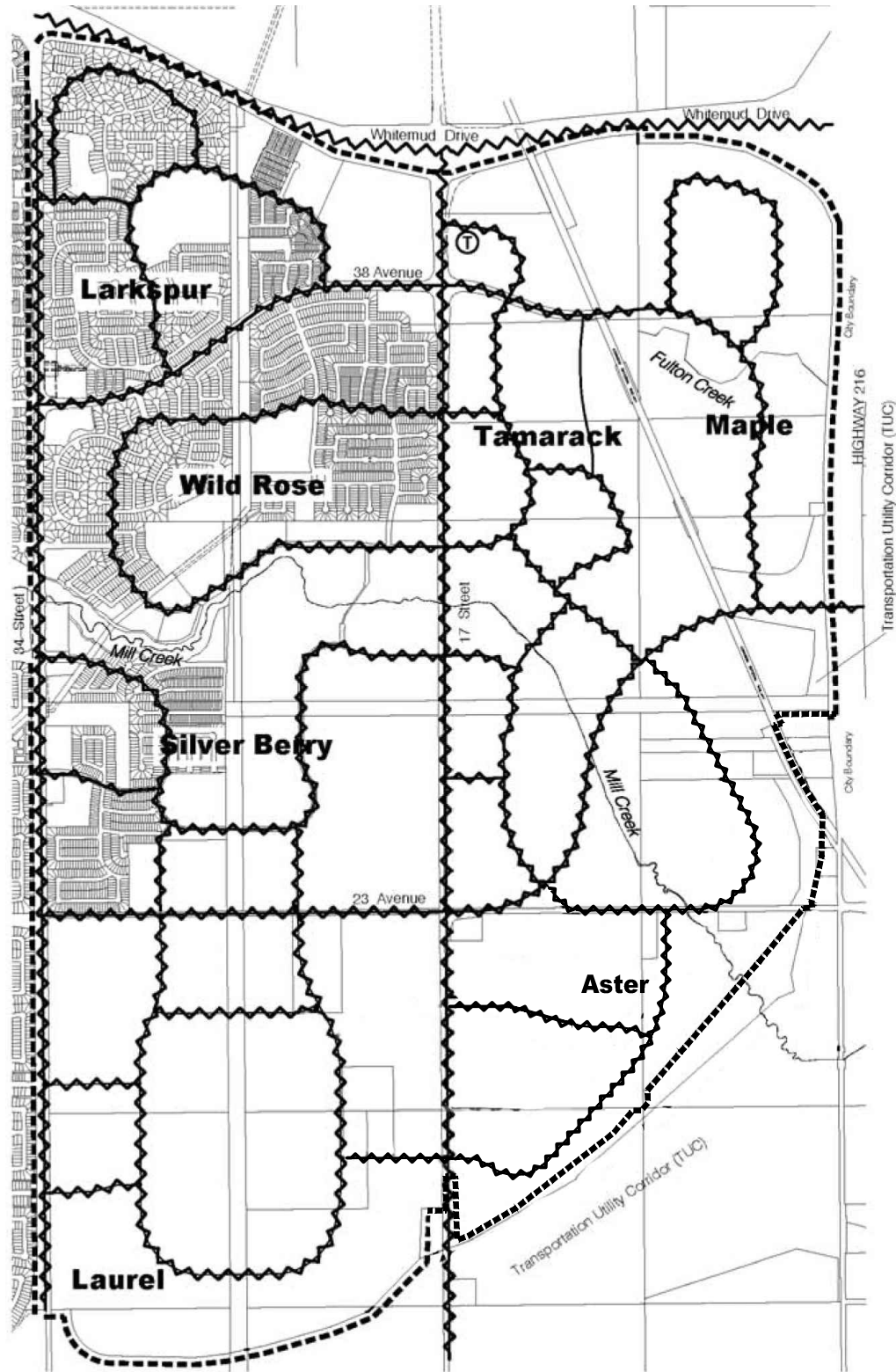
11.0

Title

Circulation System

JUNE 2015





Legend



Roadways Required By ETS



Transit Centre

Client/Project

QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

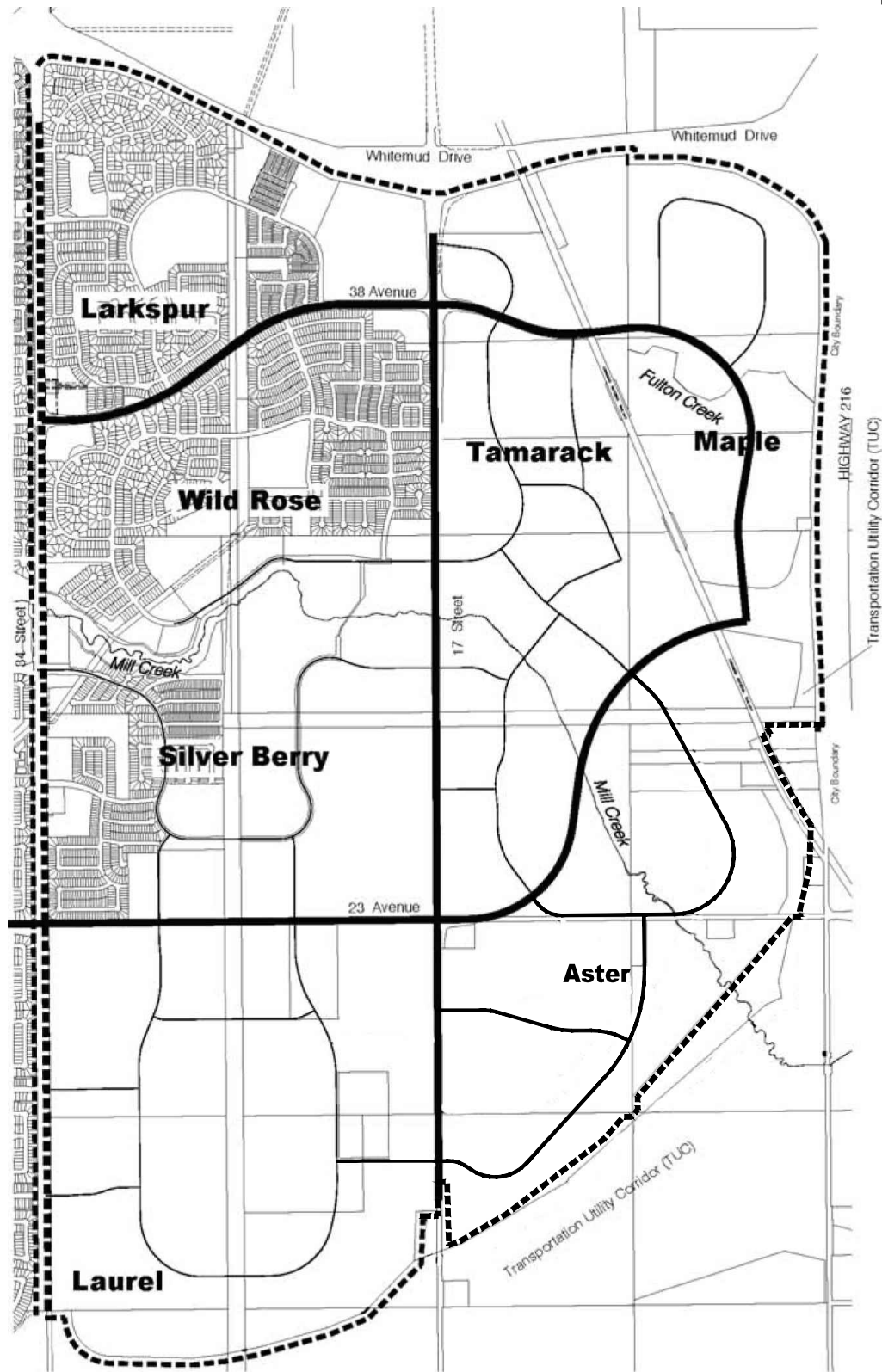
12.0

Title

Transit Circulation System

JUNE 2015





Legend	
	Full Assessment
	Half Assessment
	ASP Boundary

Client/Project

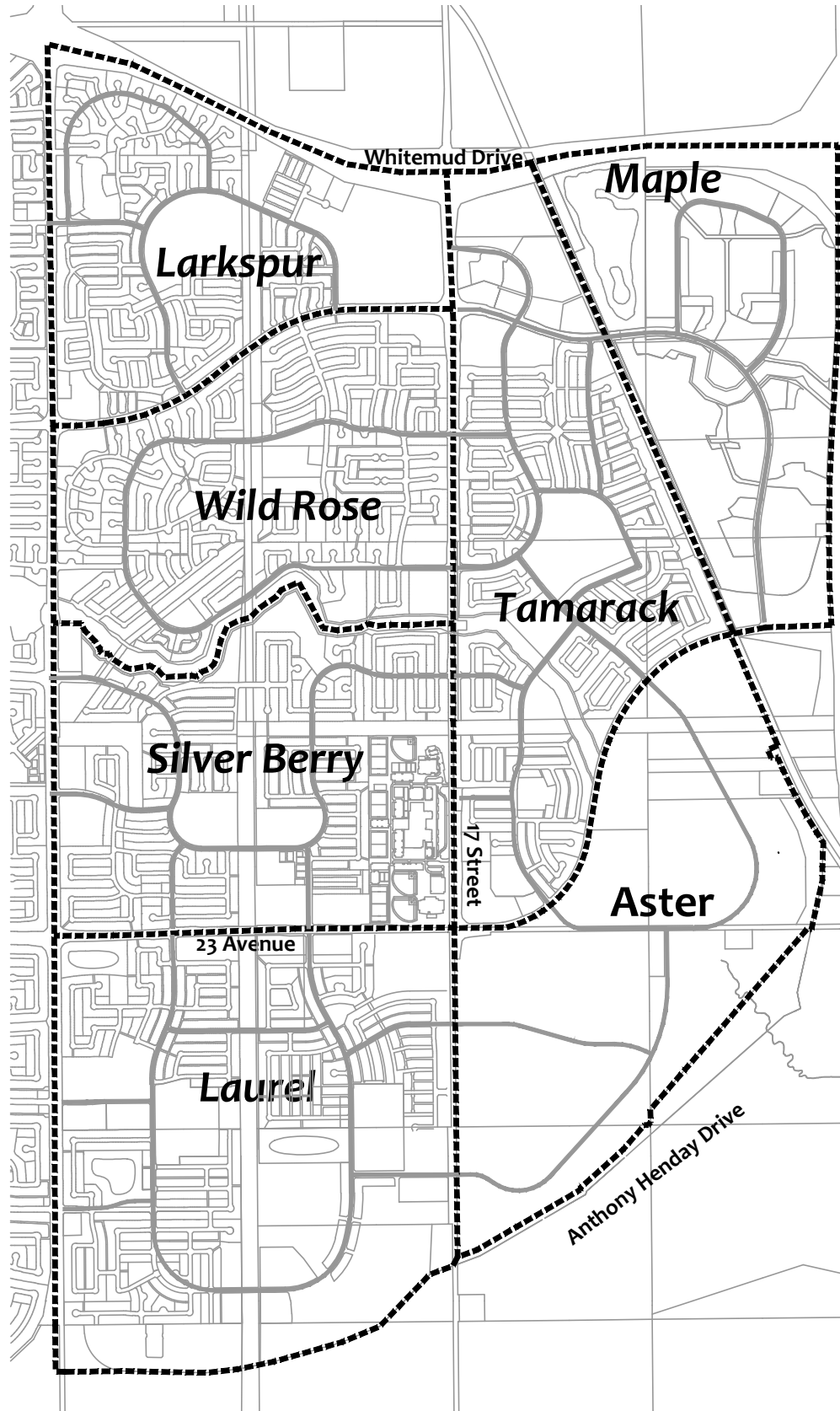
QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

13.0

Title

Arterial Roadway Assessment



Legend

■■■■■ Neighbourhood Boundary

Client/Project

QUALICO COMMUNITIES AND DREAM DEVELOPMENTS
THE MEADOWS
AREA STRUCTURE PLAN AMENDMENT

Figure No.

14.0

Title

Neighbourhoods Within
The Meadows

JUNE 2015

