

DESCRIPTION: AMENDMENT TO THE MUNICIPAL DEVELOPMENT PLAN:
THE WAY WE GROW

AMENDMENT TO THE SOUTH EAST AREA STRUCTURE
PLAN

AMENDMENT TO THE CHARLESWORTH
NEIGHBOURHOOD STRCUTURE PLAN

LOCATION: 3404 – Ellerslie Road SW, 404 - 34 Street SW

**LEGAL
DESCRIPTION:** SE 25-51-24-W4M and Lot 1, Plan 9823999

APPLICANT: Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5K 2L6

OWNERS: Beaverbrook Charlesworth LTD.

**ACCEPTANCE OF
APPLICATION:** September 20, 2012

**EXISTING
DEVELOPMENT:** Pioneer Meadows Golf Course (404 - 34 Street SW) and Vacant
(3404 – Ellerslie Road SW)

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:** That Bylaw 16428 to amend The Municipal Development Plan:
The Way We Grow be APPROVED.

That Bylaw 16426 to amend the Southeast Area Structure Plan be
APPROVED.

That Bylaw 16427 to amend the Charlesworth Neighbourhood
Structure Plan be APPROVED.

BYLAW 16426
BYLAW 16427
BYLAW 16428
FILE: LDA12-0342
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DISCUSSION

1. The Application

This application includes three components:

1. Bylaw 16428 proposes to amend The Municipal Development Plan (MDP) the *Way We Grow*, as it applies to the subject site to remove the area from the “Urban Growth Area” and include it in the “Developing, Planned and Future Neighbourhoods” in order to facilitate the amendments and ensure consistency between the The Southeast ASP and Charlesworth NSP. Relevant figures are to be updated to reflect this change.
2. Bylaw 16426 proposes to amend the Southeast Area Structure Plan (ASP) as it applies to the same site in order to ensure consistency between the Charlesworth NSP and Southeast ASP. Relevant text, figures, and land use population statistics are updated to reflect this change.
3. Bylaw 16427 proposes to amend the Charlesworth Neighbourhood Structure Plan (NSP) to incorporate 64.67 ha of additional land for residential development into the approved NSP. The amendment proposes to update relevant text, figures, and land use population statistics to reflect this change. Additional policy that is only applicable to the amended area is to be included in the NSP in order to support innovation in sustainable development practices.

2. Site and Surrounding Area

The 64.67 ha site is located south of Anthony Henday Drive, west of 34 Street SW, north of Ellerslie Road SW, and east of the Ivor Dent Sport Park in the Rural South East. The site abuts the existing Charlesworth neighbourhood, is currently zoned (AG) Agriculture Zone, and includes the Pioneer Meadows Golf Course in the northern portion of the site while the southern portion is vacant and used for agricultural purposes.

Land directly abutting to the west, in the Charlesworth NSP, is zoned (DC2) Site Specific Development Control and is developed as the Multi-Sport Tournament and Recreation Site (Ivor Dent Sports Park) that provides and opportunity for a number of active recreational uses.

Land to the south and east across Ellerslie Road SW and 34 Street SW is in the Southeast Urban Growth Area and zoned (AG) Agriculture Zone. Preparation of an Area Structure Plan for the Rural South East is currently being undertaken by the property owners in the area.



View of subject property looking west from 34 Street SW

ANALYSIS

1. Compliance with Approved Plans and Policies

a) Capital Region Growth Plan” Growing Forward

The amendment area is located within Priority Growth Area ‘B’ which targets a net residential density of 30-45+ units per net residential hectare (upnrha). The proposed amendment area will include a mix of low and medium density housing and mixed-use areas that increases the average density of the Charlesworth neighbourhood to 35 upnrha, exceeding the minimum target.

b) Municipal Development Plan: The Way We Grow

The MDP amendment to include the subject site in the ‘Developing, Planned and Future Neighbourhoods’ and remove it from the ‘Urban Growth Area’, facilitates development to proceed under the Southeast ASP and Charlesworth NSP. The application supports the *Way We Grow* through policies that provide for the incorporation of sustainable neighbourhood design principles when planning and building neighbourhoods and allows for contiguous development of land and infrastructure to accommodate growth in an orderly fashion. In addition, the proposed amendment is in accordance with the *Way We Grow* policies, such as:

- providing a broad and varied housing choice, incorporating housing for various demographic and income groups;
- ensuring active transportation opportunities are included in plans;
- ensuring new developments will protect and integrate ecological networks by adopting an ecological network approach to land use planning and design; and

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- linking parks and open spaces with natural systems through development and design to strengthen the connectivity of Edmonton's ecological network.

Under direction of the *Way We Grow*, new ASPs for the Urban Growth Areas are to adhere with the: Growth Coordination Strategy, Integrated Infrastructure Management Planning (IIMP) Strategy, and Citywide Food and Agriculture Strategy. Although, the proposed amendment is not subject to this policy as the amendment removes the subject site from the Urban Growth Area and it is not a new ASP, preparation of this amendment respects these three policies and adheres to the spirit of the policy direction provided in the *Way We Grow*.

The Growth Coordination Strategy and IIMP Strategy provide a framework for integrating processes and work with external partners to accommodate expected growth and manage future public obligations. As this amendment is small in relative size compared to a new ASP/NSP, the approach developed to implement these policies at the ASP and NSP levels is neither practical nor feasible on such a scale. In light of this, a review was completed in order to meet the objectives of these policies.

The amendment area aligns with the Growth Coordination Strategy and IIMP Strategy by the following:

- is located within existing service basins and does not require any additional infrastructure investments by the City or EPCOR Water that are not already approved and budgeted for. This includes sanitary, storm, and water services;
- does not require additional civic services (library, fire hall, police etc.) as facilities of this nature have been recently completed to serve existing nearby residents;
- is located approximately 900m east of the funded future transit centre in the Walker NSP and will have developer funded transit for the first two years of development; and
- does not introduce any significant environmental impacts to the neighbourhood or region; rather, it incorporates environmentally sensitive lands, low impact development and green building best practices in the proposed development.

fresh –the City Wide Food and Agricultural Strategy is supported through policies specific to the amendment area, including:

- providing an increase in topsoil depth to promote a healthy growth environment;
- providing opportunities for local food production and community garden plots in the park space;
- opportunity to include edible fruits and vegetables in landscaping of public parks and open spaces; and
- providing the opportunity for 0.25 m² of growing space per multi-family unit.

c) The Way We Green

The proposed amendments support the goals in *The Way We Green* pertaining to Land, Water, Air, Energy & Climate Change, Food, Solid Waste, and Foundations for Success through policies that provide for a sustainable development by:

- protecting, managing, and integrating natural wetlands and areas into new development as key assets to the ecological network;
- utilizing parks and opens spaces to complement and enhance biodiversity, linkages, and habitat;
- protecting, maintaining, and continually enhancing the water quality of the North Saskatchewan watershed;
- mitigating impacts on water resources by ensuring new development embodies an exemplary standard of ecological design;
- minimizing energy consumption of the overall built environment; and
- promoting the use of renewable energy.

d) Southeast Area Structure Plan

The proposed amendment area, if approved, is located in the northeast portion of the Southeast ASP and is in conformance with the policies outlined in the ASP by:

- providing a variety of housing options to accommodate a range of income levels;
- creating a pedestrian-friendly community;
- providing a range of transportation options including shared use paths and corridor connections;
- promoting life long learning and employment opportunities;
- providing efficient, contiguous, and staged urban infrastructure; and
- preserving and enhancing natural areas and open spaces.

2. Land Use Compatibility

The proposed amendments would increase the residential land base in the Charlesworth NSP, a residential neighbourhood. The new proposed policies for the amendment area outline development that is of higher density than the approved Charlesworth NSP, while preserving and enhancing existing natural features on site. The proposed amended area takes an integrated approach to planning that takes into account the existing ecological networks and preserves and enhances these networks by creating links to open spaces and parks through the use of bioswales. Increased pedestrian and non-vehicle connections are

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maximized through the use of these same linkages. In addition, several sustainable building practices are outlined through policy such as: low impact design, implementation of a green building rating system for houses, solar ready houses, increased top soil depth, reduced lighting standards, edible planting, and exploration of renewable energy use.

The proposed boundary revision to the Charlesworth NSP from its current eastern boundary (a quarter section line) would result in a more logical boundary along an arterial roadway (34th Street SW) which would align the NSP with existing policies regarding neighbourhood boundaries. Neighbourhood unit boundaries, as defined by the City of Edmonton's Terms of Reference for the Preparation and Amendment of Residential Neighbourhood Structure Plans, are typically natural or man-made boundaries. Further, the proposed amendment area is currently segregated from the Southeast Urban Growth Area by two arterial roads (34 Street SW and Ellerslie Road SW). This effectively creates a physical barrier and disconnect between the amended area and the rest of the Southeast Urban Growth Area and any future ASP. These barriers create an opportunity for the amendment area to be integrated through open space and pedestrian connections to the Charlesworth NSP forming a complete neighbourhood unit.

The proposed amendment area falls within the same storm and sanitary servicing basins as the Charlesworth neighbourhood. This allows the amendment area to be easily serviced with minor extensions that do not require significant infrastructure investments, as is the case with the balance of the Southeast Urban Growth Area. The proposed amendment would facilitate contiguous development that maximizes the utilization of existing infrastructure.

3. Civic Departments, Utility Agencies, and Adjacent Municipalities

Transportation Services does not object to the proposed amendments. A Transportation Impact Assessment was submitted for this application, which was to the satisfaction of Transportation Services. Transportation advises that the area is not currently included in an Arterial Roadway Assessment (ARA) basin and recommends that the area be included in an ARA basin prior to any rezoning.

The Drainage Services Branch of Financial Services and Utilities has expressed no objection to the proposed amendments. A Neighbourhood Design Report was submitted for this project and approved by Drainage Services.

EPCOR Water has expressed no objection to the proposed amendments. A Hydraulic Network Analysis was submitted for this project and approved by EPCOR Water.

The Urban Planning and Environment Branch of Sustainable Development supports the proposed amendments. A Parkland Impact Assessment, Community Knowledge Campus Needs Assessment, and an Ecological Network Report have been provided in support of the proposed amendments. A Special Study Area has been formed within the amendment area to ensure orderly planning and development as the crown ownership of Wetland 104/SE135 could not be determined at this time. Policy within the amended area provides direction regarding the implementation and potential amendment to the Special Study Area.

A Phase One Environmental Site Assessment (ESA) was submitted for the amendment area and to the satisfaction of the Environmental Planning Group. A Phase Two ESA will be required prior to rezoning.

Leduc County was notified of the proposed amendments. No expression of concern was received.

No other Civic Departments or utility agencies reported concerns regarding this proposal.

4. Public Consultation

On October 1, 2012, Sustainable Development sent notice of the proposed amendment to the MDP the Way We Grow, Southeast ASP, and Charlesworth NSP to the surrounding property owners, the Ellerslie Community League Association, Summerside Community League of Edmonton, and the Meadows Community League Association. As of May 13, Sustainable Development has been contacted by five members of the public. Three requested further information and two did not support the proposal for undisclosed reasons.

On April 2, 2013 Sustainable Development hosted a Public Meeting at the Ellerslie Curling Club. Twelve residents and interested parties attended the meeting expressing no concerns.

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JUSTIFICATION

Sustainable Development recommends that Bylaw 16426, Bylaw 16427, and Bylaw 16428 be APPROVED on the basis that the application:

- incorporates sustainable neighbourhood design principles when planning and building neighbourhoods;
- allows for contiguous development of land and infrastructure to accommodate growth in an orderly fashion;
- provides a broad and varied range of housing;
- integrates ecological networks with parks and open space;
- proposes compatible development with surrounding and adjacent properties; and
- meets the technical requirements of Civic Departments and utility agencies.

ATTACHMENTS

- 2a Approved Southeast Area Structure Plan Land Use and Population Statistics
Bylaw 16249
- 2b Proposed Southeast Area Structure Plan Land Use and Population Statistics
Bylaw 16426
- 2c Approved Charlesworth Neighbourhood Structure Plan Land Use and Population
Statistics Bylaw 15177
- 2d Proposed Charlesworth Neighbourhood Structure Plan Land Use and Population
Statistics Bylaw 16427
- 2e Approved Southeast Area Structure Plan – Bylaw 16249
- 2f Proposed Southeast Area Structure Plan – Bylaw 16426
- 2g Approved Charlesworth Neighbourhood Structure Plan – Bylaw 15177
- 2h Proposed Charlesworth Neighbourhood Structure Plan – Bylaw 16427

Written by: Travis Pawlyk
Approved by: Cathy Raftis
Sustainable Development
June 17, 2012

TABLE 1
SOUTHEAST AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 16249

	Area (ha)			% of GDA		
Gross Area	731.60					
Arterial Roadways	24.78					
Pipeline Right-of-Ways	9.33					
Existing Ellerslie Campus Schools	8.78					
 Gross Developable Area	 688.71			 100.0		
Commercial	39.73			5.8		
Existing Religious Assembly Parcels	3.64			0.5		
Municipal Reserve Parks and Schools	51.82			7.5		
City Level Park	46.61			6.8		
Institutional/City Level Park	7.95			1.2		
Stormwater Management Facilities	44.97			6.5		
Circulation	102.93			14.9		
Transit Centre	1.24			0.2		
Park and Ride Facility	4.19			0.6		
 Total	 303.08			 44.0		
 Net Residential Area	 385.63			 56.0		
	Area	Units/		% of	People	
	(ha)	ha	Units	Total	/ Unit	Population
Low Density Residential	315.70	22	6,945	64	3.45	23,960
Medium Density Residential	67.76	50	3,388	31	2.87	9,724
High Density Residential	2.17	225	488	5	1.43	698
 Total Residential	 385.63		 10,821	 100.00		 34,382
Gross Developable Population Density:	49.9 persons per gross hectare					
Net Population Density:	89.2 persons per net residential hectare					
Net Residential Unit Density:	28.1 residential units per hectare					
LD / MDR / HDR Ratio:	64% / 31% / 5%					
Student Generation Statistics						
Level	Public	Separate			Total	
Grades K-8	3,116	1,153			4,269	
Grades 9-12	1,289	486			1,775	
Total	4,405	1,639			6,604	

TABLE 2
SOUTHEAST AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 16426

	Area (ha)	% GA	Charlesworth	Walker	Nbhd 3
GROSS AREA	796.07	100%	261.83	272.13	262.11
Natural Area (Environmental Reserve)	2.21	0.3%	2.21	0.00	0.00
Pipeline & Utility Right-of-Way	9.33	1.2%	3.09	4.83	1.41
Arterial Road Right-of-Way	29.98	3.8%	9.77	10.71	9.50
Existing Ellerslie Campus Schools	8.78	1.1%	8.78	0.00	0.00
GROSS DEVELOPABLE AREA	745.77	93.7%	237.98	256.59	251.20
		%GDA			
Commercial	39.73	5.3%	13.97	18.09	7.67
Existing Religious Assembly Parcels	3.64	0.5%	3.64	0.00	0.00
Municipal Reserve Parks / Schools	56.87	7.6%	13.50	25.68	17.69
City Level Park	46.61	6.2%	46.61	0.00	0.00
Institutional / City Level Park	7.95	1.1%	7.95	0.00	0.00
Stormwater Management Facilities	51.65	6.9%	24.10	16.29	11.26
Circulation	113.11	15.2%	29.24	38.49	45.38
Transit Centre	1.24	0.2%	0.00	1.24	0.00
Park and Ride Facility	4.19	0.6%	0.00	4.19	0.00
Mixed Use Business Employment	0.47	0.1%	0.47	0.00	0.00
Special Study Area	1.77	0.2%	1.77	0.00	0.00
Total Non-Residential Area	327.23	43.9%	141.25	103.98	82.00
Net Residential Area	418.54	56.1%	96.73	152.61	169.20

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT			Charlesworth	Walker	Nbhd 3
Land Use	ASP				
Single/Semi-detached	Area (ha)	313.70	55.08	111.42	147.20
25 du/nrha	Units	7,843	1,377	2,786	3,680
2.8 p/du	Population	21,959	3,856	7,799	10,304
Mixed Residential	Area (ha)	29.93	29.93	0.00	0.00
30 du/nrha	Units	898	898	-	-
2.8 p/du	Population	2,514	2,514	-	-
Row Housing	Area (ha)	4.66	1.07	3.59	0.00
45 du/nrha	Units	210	48	162	-
2.8 p/du	Population	587	135	452	-
Mixed Use	Area (ha)	1.40	1.40	0.00	0.00
90 du/nrha	Units	126	126	-	-
1.8 p/du	Population	227	227	-	-
Low-rise/Medium Density Housing	Area (ha)	66.68	8.16	36.52	22.00
90 du/nrha	Units	6,001	734	3,287	1,980
1.8 p/du	Population	10,802	1,322	5,916	3,564
Medium to High Rise Housing	Area (ha)	2.17	1.09	1.08	
225 du/nrha	Units	488	245	243	
1.5 p/du	Population	732	368	365	
Total Residential	Area (ha)	418.54	96.73	152.61	169.20
	Units	15,566	3,429	6,477	5,660
	Population	36,822	8,421	14,532	13,868

SUSTAINABILITY MEASURES			Charlesworth	Walker	Nbhd 3
	ASP				
Population Per Net Hectare (p/nha)	49.4		35.39	56.64	55.21
Dwelling Units Per Net Residential Hectare (du/nrha)	37.2		35.45	42.44	33.45
Population (%) within 500m of Parkland	100%		100%	0	0
Population (%) within 400m of Transit Service	100%		100%	0	0
Population (%) within 600m of Commercial Service	0		0	0	0
Presence/Loss of Natural Areas					
Protected as Environmental Reserve	2.2		2.2	0	0
Conserved as Naturalized Municipal Reserve (ha)	2.5		2.5	0	0
Protected though other means (ha)	0		0	0	0
Lost to Development (ha)	0		0	0	0

STUDENT GENERATION COUNT	ASP	Charlesworth	Walker	Nbhd 3
Public School Board				
Elementary School	1,492	476	513	502
Junior High	746	238	257	251
Senior High	746	238	257	251
Separate School Board				
Elementary School	746	238	257	251
Junior High	373	119	128	126
Senior High	373	119	128	126
Total Student Population	4,475	1,428	1,540	1,507

TABLE 3
CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 15177

	Area (ha)	% of GDA
Gross Area	197.16	
Arterial Roadways	8.06	
Pipeline Right-of-Ways	3.09	
Existing Ellerslie Campus Schools	8.78	
Gross Developable Area	177.23	100.00
Community Commercial	13.97	7.9
Existing Religious Assembly Parcels	3.64	2.1
Municipal Reserve Parks	7.40	4.2
City Level Park	46.61	26.3
Institutional/City Level Park	7.95	4.5
Stormwater Management Facilities	16.11	9.1
Circulation	17.09	9.6
Total	112.77	63.7
Total Non-Residential	64.46	36.3

	Area (ha)	Units/ ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	55.08	18	991	60	3.45	3,419
Medium Density Residential	8.29	50	415	25	2.87	1,191
High Density Residential	1.09	225	245	15	1.43	350
Total Residential	64.46		1,651	100.0		4,960

Gross Developable Population Density: 28.0 persons per gross hectare
Net Population Density: 76.9 persons per net residential hectare
Net Residential Unit Density: 25.61 residential units per hectare
LD / MDR / HDR Ratio: 60% / 25% / 15%

Student Generation Statistics

Level	Public	Separate	Total
Grades K-8	670	223	893
Grades 9-12	260	87	347
Total	930	310	1,240

TABLE 4
CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 16427

	Area (ha)	% of GA
Gross Area	261.83	100%
Environmental Reserve	2.21	0.8%
Major Arterials / Road ROW	9.77	3.7%
Pipeline and Utility ROW	3.09	1.2%
Ellerslie School	8.78	3.4%
		% of GDA
Gross Developable Area	237.98	100%
Community Commercial	13.97	5.9%
Existing Religious Assembly	3.64	1.5%
City Level Park	46.61	19.6%
Institutional / City Level Park	7.95	3.3%
Municipal Reserve Parks	13.50	5.7%
Circulation	29.24	12.3%
Infrastructure / Services	24.10	10.1%
<i>Stormwater Management Facilities</i>	22.93	
<i>Public Utility Lot</i>	1.17	
Mixed Use Business Employment (1.87 * 0.25)	0.47	0.2%
Special Study Area	1.77	0.7%
Total Non-Residential Area	141.25	58.6%
Net Residential Area (NRA)	96.73	40.6%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

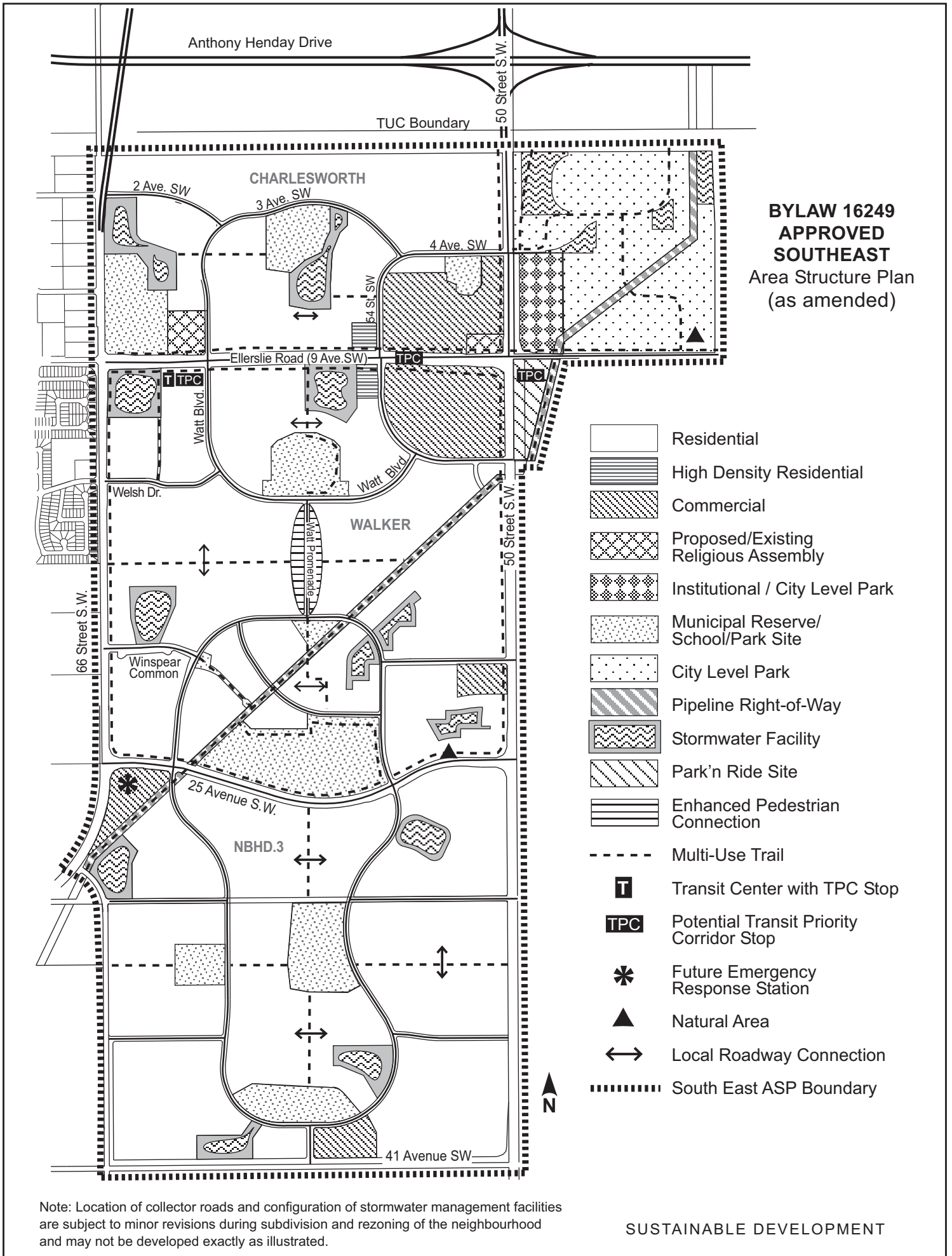
Land Use	Area (ha)	Units/ha		% of NRA	People /Unit	Population
		Units	Units			
Single / Semi-Detached	55.08	25	1,377	40.2%	2.80	3,856
Mixed Residential	29.93	30	898	26.2%	2.80	2,514
Row Housing	1.07	45	48	1.4%	2.80	135
Mixed Use (1.87 * .75)	1.40	90	126	3.7%	1.80	227
Low-Rise / Medium Density Housing	8.16	90	734	21.4%	1.80	1,322
Medium to High Rise Units	1.09	225	245	7.2%	1.50	368
Total	96.73		3,429	100%		8,422

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)		35.4
Dwelling Units Per Net Residential Hectare (du/nrha)		35.4
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio		66% / 34%
Population (%) within 500m of Parkland		100%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		0.0
Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	2.2	0.0
Conserved as Naturalized Municipal Reserve (ha)	2.7	0.0
Protected through other means (ha)	0.0	0.0
Lost to Development (ha)	0.0	0.0

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	476	238
Junior High School	238	119
Senior High		
School	238	119
Total	952	476

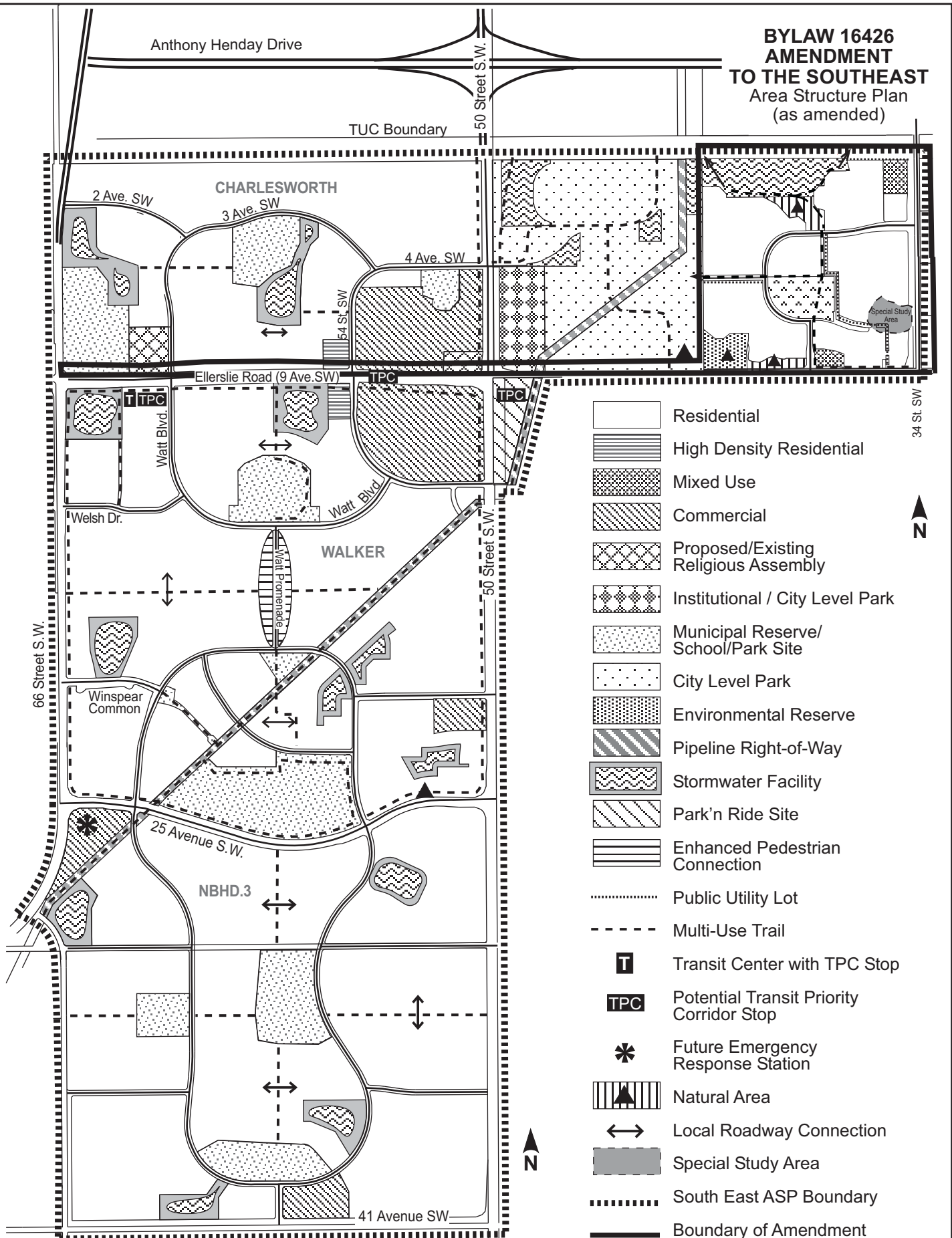


**BYLAW 16249
APPROVED
SOUTHEAST
Area Structure Plan
(as amended)**

- Residential
- High Density Residential
- Commercial
- Proposed/Existing Religious Assembly
- Institutional / City Level Park
- Municipal Reserve/ School/Park Site
- City Level Park
- Pipeline Right-of-Way
- Stormwater Facility
- Park'n Ride Site
- Enhanced Pedestrian Connection
- Multi-Use Trail
- Transit Center with TPC Stop
- Potential Transit Priority Corridor Stop
- Future Emergency Response Station
- Natural Area
- Local Roadway Connection
- South East ASP Boundary

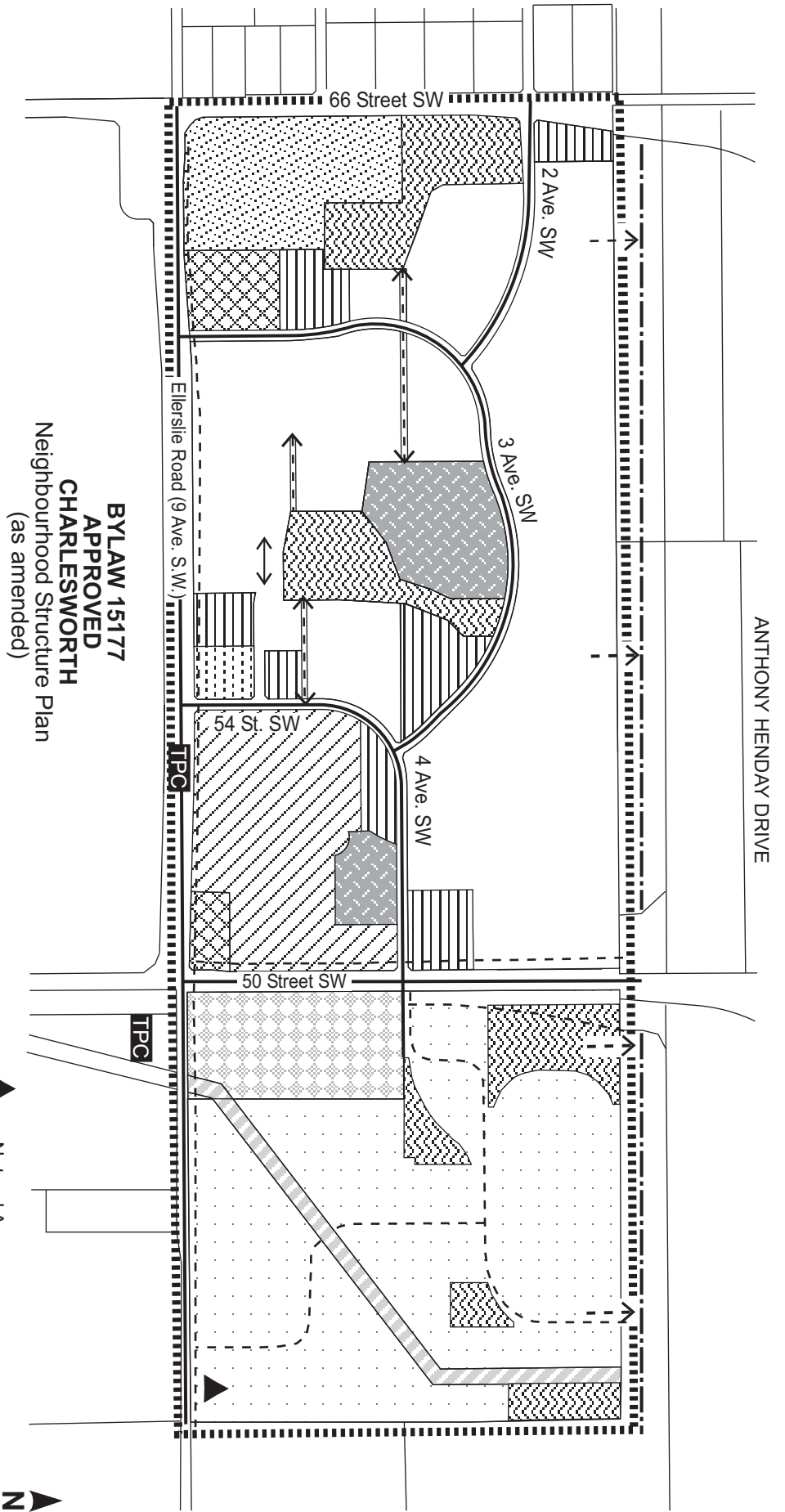
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**BYLAW 16426
AMENDMENT
TO THE SOUTHEAST
Area Structure Plan
(as amended)**



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.

SUSTAINABLE DEVELOPMENT



**BYLAW 15177
APPROVED
CHARLESWORTH
Neighbourhood Structure Plan
(as amended)**

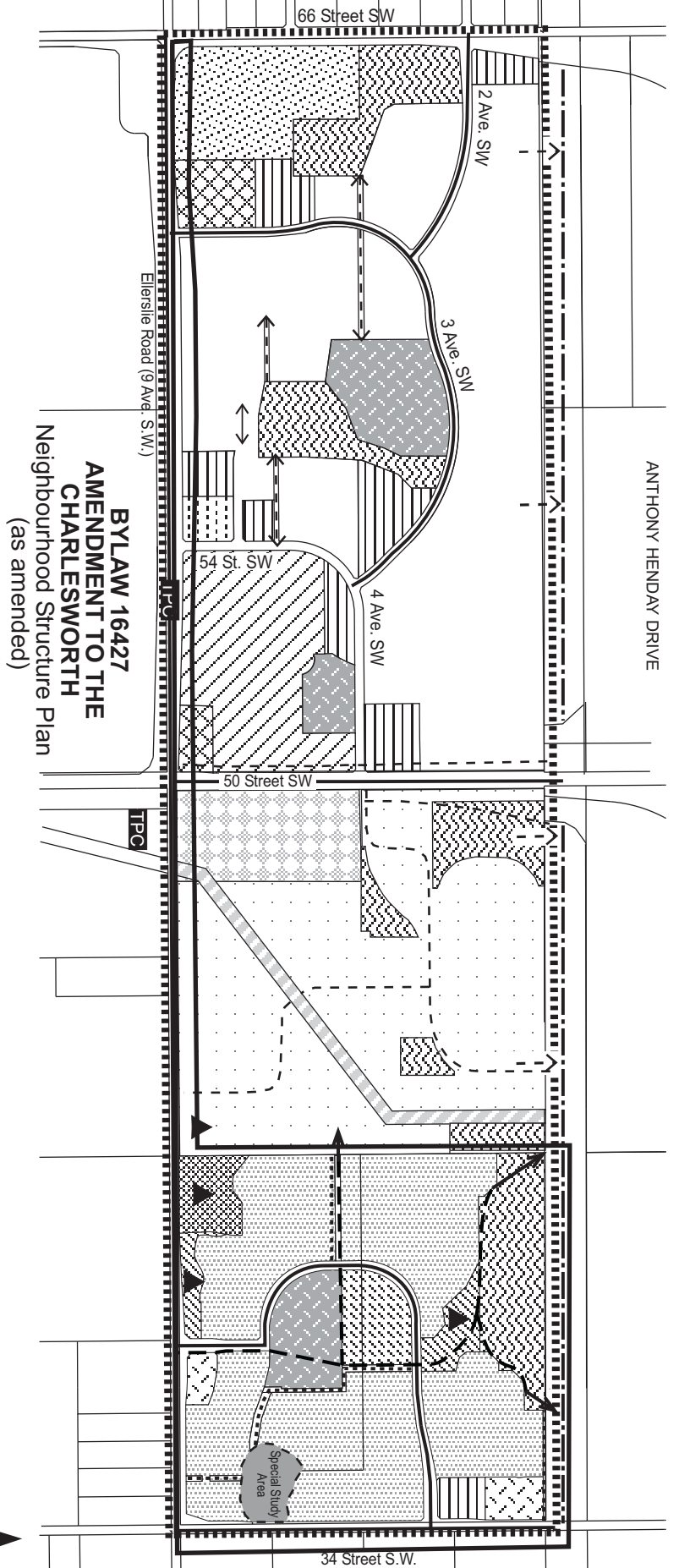
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Proposed/Existing Religious Assembly
- Institutional / City Level Park
- Neighbourhood Commercial

- Community Commercial
- School/Park
- City Level Park
- Open Space (MR)
- Stormwater Management Facility
- Pipeline Right-of-Way

- Natural Area
- Potential Transit Priority Corridor Stop
- Collector/Arterial Roadway
- Local Roadway Connection
- Multi-Use Trail/Connection
- Possible TUC Trail
- Boundary of Charlesworth NSP

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.

SUSTAINABLE DEVELOPMENT



- | | | | |
|--|--|--|--------------------------------|
| | Low Density Residential | | Community Commercial |
| | Medium Density Residential | | School / Park |
| | High Density Residential | | City Level Park |
| | Mixed Residential | | Open Space (MR) |
| | Mixed Use | | Stormwater Management Facility |
| | Proposed / Existing Religious Assembly | | Pipeline Right-of-Way |
| | Institutional / City Level Park | | Environmental Reserve |
| | Special Study Area | | Public Utility Lot |

- | | |
|--|--|
| | Natural Area (MR) |
| | Natural Area |
| | Potential Transit Priority Corridor Stop |
| | Collector/Arterial Roadway |
| | Local Roadway Connection |
| | Multi-Use Trail / Connection |
| | Possible TUC Trail |
| | Possible Shared Use Path |
| | Shared Use Path |
| | Boundary of Charlesworth NSP |
| | Boundary of Amendment |

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.

SUSTAINABLE DEVELOPMENT

