

Bylaw 18883

A Bylaw to amend Bylaw 13531, as amended,  
being The Meadows Area Structure Plan  
through an amendment to the Maple Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on April 10, 2010, the Municipal Council of the City of Edmonton passed Bylaw 15396, being the Maple Neighbourhood Structure Plan; and

WHEREAS Council has amended the Maple Neighbourhood Structure Plan through the passage of Bylaw 16453 and 17070; 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 "F" to Bylaw 13531, as amended, is amended as follows:
  - a. delete the statistics entitled "Maple Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 17070" and replace with:

Maple Neighbourhood Structure Plan  
Land Use and Population Statistics  
Bylaw 18883

	Area (ha)	% of GA	
<b>Gross Area</b>	<b>166.3</b>		
Transportation & Utility Corridor (TUC)	21.3		
<i>Special Study Area (north of 23 Avenue)</i>	7.3	4.4%	
<i>Powerline Corridor</i>	0.9	0.5%	
<i>TUC Area (south of 23 Avenue)</i>	13.1	7.9%	
Arterial Road Right of Way	4.8	2.9%	
Fulton Creek	7.9	4.7%	
<b>% of GDA</b>			
<b>Gross Developable Area</b>	<b>132.3</b>		
Fulton Marsh (Existing SWMF within plan area)	20.6	15.6%	
<b>% of TDA</b>			
<b>Total Developable Area Within Plan</b>	<b>111.7</b>		
Parkland, Recreation, Schools (Municipal Reserve)	9.2	8.2%	
<i>Urban Village Park</i>	5.1		
<i>Pocket Parks</i>	1.2		
<i>Greenway</i>	0.5		
<i>Treed Area</i>	2.4		
Transportation	20.1	18.0%	
<i>Circulation</i>	20.1		
Infrastructure / Servicing	4.7	4.2%	
<i>Public Utility Lots (Vegetated Channels)</i>	1.6		
<i>Lands to be Gifted (rail right-of-way)</i>	3.1		
Institutional	3.3	3.0%	
<b>Total Non-Residential Area</b>	<b>37.3</b>	<b>33.4%</b>	
<b>Net Residential Area</b>	<b>74.4</b>	<b>66.6%</b>	

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Low Density Residential						
Single / Semi-Detached	60.94	25	1,524	81.9%	2.80	4,267
Medium Density Residential						
Rowhouse	2.46	45	111	3.3%	2.80	311
Low-rise / Medium Density Housing	11.02	90	992	14.8%	1.80	1,785
<b>Total</b>	<b>74.4</b>		<b>2,627</b>	<b>100%</b>		<b>6,363</b>

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (p/nha)	86
Dwelling Units Per Net Residential Hectare (du/nrha)	35
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	58% / 42%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	99%
Population (%) within 600m of Commercial Service	2%
Presence/Loss of Natural Area Features	<u>Land</u> <u>Water</u>
Protected as Environmental Reserve (ha)	7.9
Conserved as Naturalized Municipal Reserve (ha)	2.4

**STUDENT GENERATION STATISTICS**

Level	Public	Separate	Total
Elementary	223	89	312
Junior / Senior High School	223	90	313
<b>Total</b>	<b>446</b>	<b>179</b>	<b>62</b>

- b. delete the Map entitled "Bylaw 17070 – Amendment to Maple Neighbourhood Structure Plan" and replace with the Map entitled "Bylaw 18883 – Amendment to Maple Neighbourhood Structure Plan " attached hereto as Schedule "A" and forming part of this Bylaw;
- c. delete "Figure 7.0 – Land Use Concept" and replace with "Figure 7.0 – Land Use Concept," attached as Schedule "B" and forming part of this Bylaw;
- d. delete "Figure 8.0 – Transportation Network" and replace with "Figure 8.0 – Transportation Network," attached as Schedule "C" and forming part of this Bylaw;
- e. delete "Figure 9.0 – Pedestrian Network" and replace with "Figure 9.0 – Pedestrian Network," attached as Schedule "D" and forming part of this Bylaw;
- f. delete "Figure 10.0 – Sanitary Servicing" and replace with "Figure 10.0 – Sanitary Servicing," attached as Schedule "E" and forming part of this Bylaw;
- g. delete "Figure 11.0 – Stormwater Servicing" and replace with "Figure 11.0 – Stormwater Servicing," attached as Schedule "F" and forming part of this Bylaw;
- h. delete "Figure 12.0 – Water Servicing" and replace with "Figure 12.0 – Water Servicing," attached as Schedule "G" and forming part of this Bylaw;
- i. delete "Figure 13.0 – Staging Concept" and replace with "Figure 13.0 – Staging Concept," attached as Schedule "H" and forming part of this Bylaw.

READ a first time this	17th	day of	June	, A. D. 2019;
READ a second time this	17th	day of	June	, A. D. 2019;
READ a third time this	17th	day of	June	, A. D. 2019;
SIGNED and PASSED this	17th	day of	June	, A. D. 2019.




















THE CITY OF EDMONTON

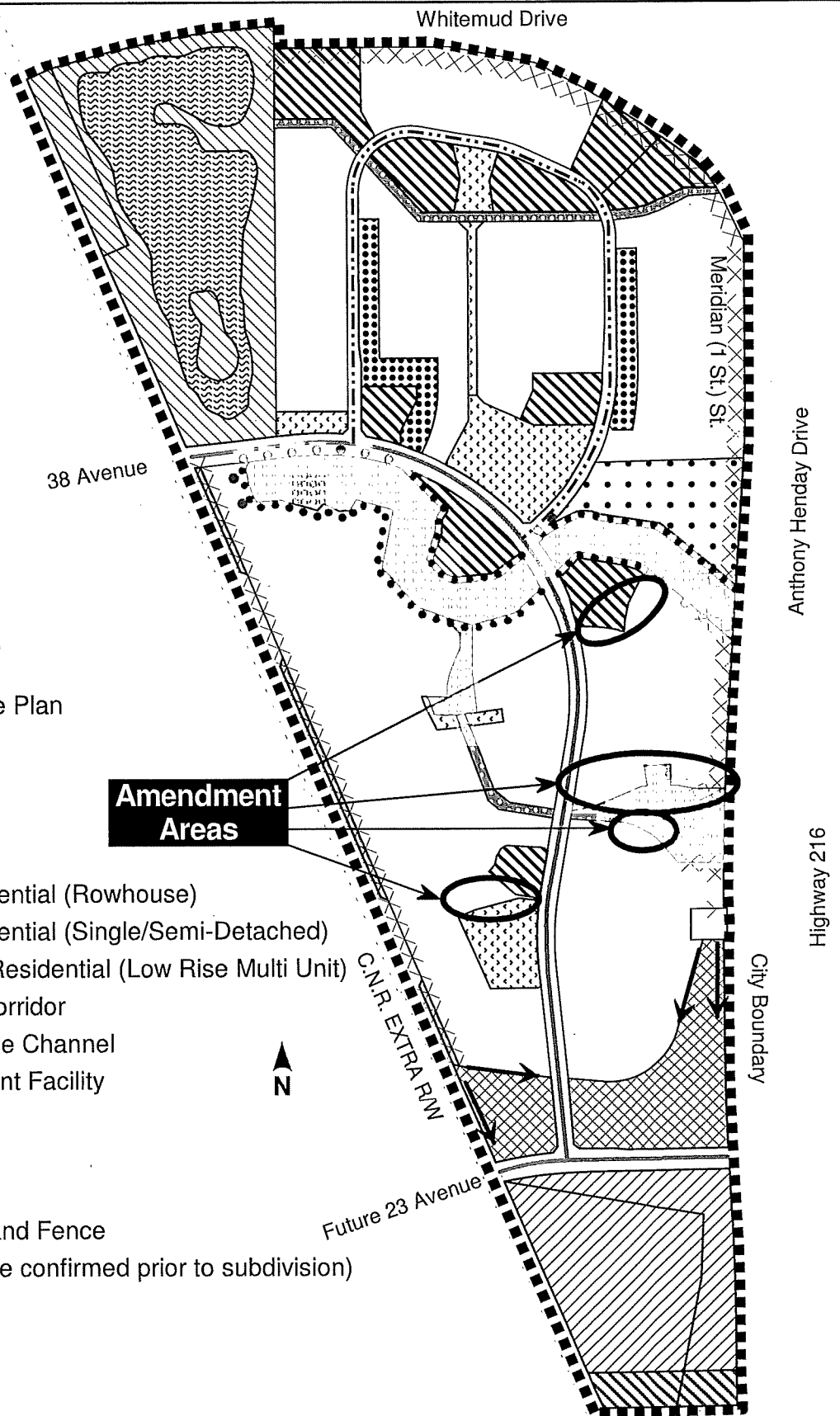
  
MAYOR

  
CITY CLERK

AI

**BYLAW 18883  
AMENDMENT TO  
MAPLE**  
Neighbourhood Structure Plan  
(as amended)

- |  |   |
|--|---|
|  | Institutional   |
|  | Park  |
|  | Ground Oriented Residential (Rowhouse)  |
|  | Ground Oriented Residential (Single/Semi-Detached)  |
|  | Non-Ground Oriented Residential (Low Rise Multi Unit)                                       |
|  | Transportation Utility Corridor   |
|  | Natural Areas / Drainage Channel  |
|  | Stormwater Management Facility  |
|  | Gifted Lands  |
|  | Berm and Fence  |
|  | Special Study Area  |
|  | Possible Future Berm and Fence<br>(location/alignment to be confirmed prior to subdivision) |
|  | Powerline R.O.W.  |
|  | Top of Bank Roadway   |
|  | Top of Bank Walkway   |
|  | Collector Roadway   |
|  | Arterial Roadway  |
|  | NSP Boundary  |
|  | Amendment Area  |



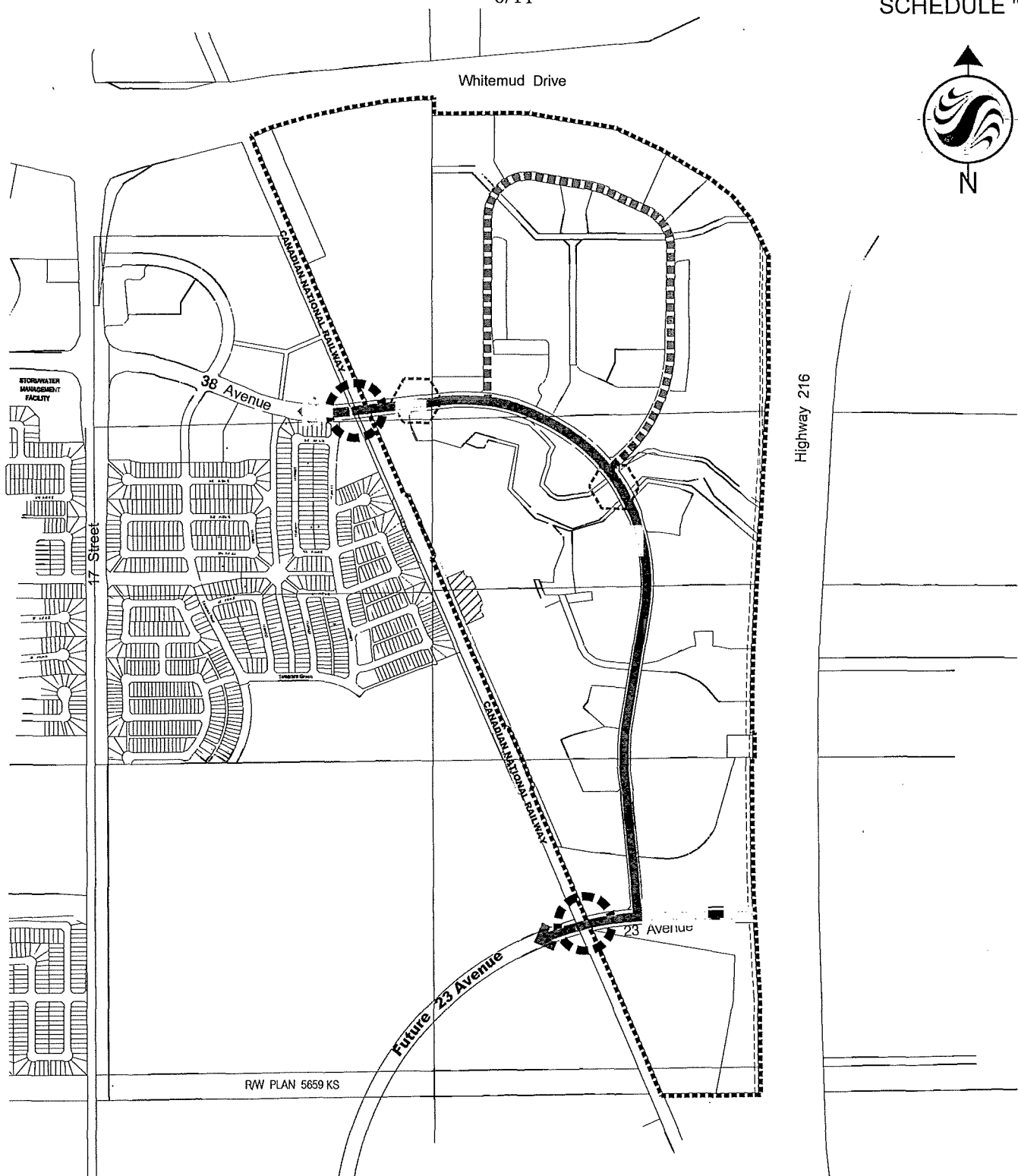
**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



## Legend

	Ground Oriented Residential (Single/Semi-Detached)		Possible Future Berm and Fence (location/alignment to be confirmed prior to subdivision)
	Ground Oriented Residential (Rowhouse)		Powerline ROW
	Non-Ground Oriented Residential (Low Rise Multi Unit)		Special Study Area
	Institutional		TOB Roadway
	Park		Shared Use Path
	Transportation Utility Corridor		Collector Roadway
	Natural Areas / Drainage Channel		Arterial Roadway
	Stormwater Management Facility		NSP Boundary
	Gifted Lands		Berm and Fence

MAPLE  
NEIGHBOURHOOD STRUCTURE PLANFigure No.  
**7.0**Title  
**Land Use Concept**



## Legend

- |  |   |  |                              |
|--|---|--|------------------------------|
|  | Arterial Roadway<br>(future Transit Route)                            |  | Fullon Creek - Road Crossing |
|  | Collector Roadway<br>(future Transit Route)                           |  | NSP Boundary                 |
|  | Area of Plan located greater than<br>400m from future transit routing |  |                              |
|  | Rail Crossing   |  |                              |

MAPLE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

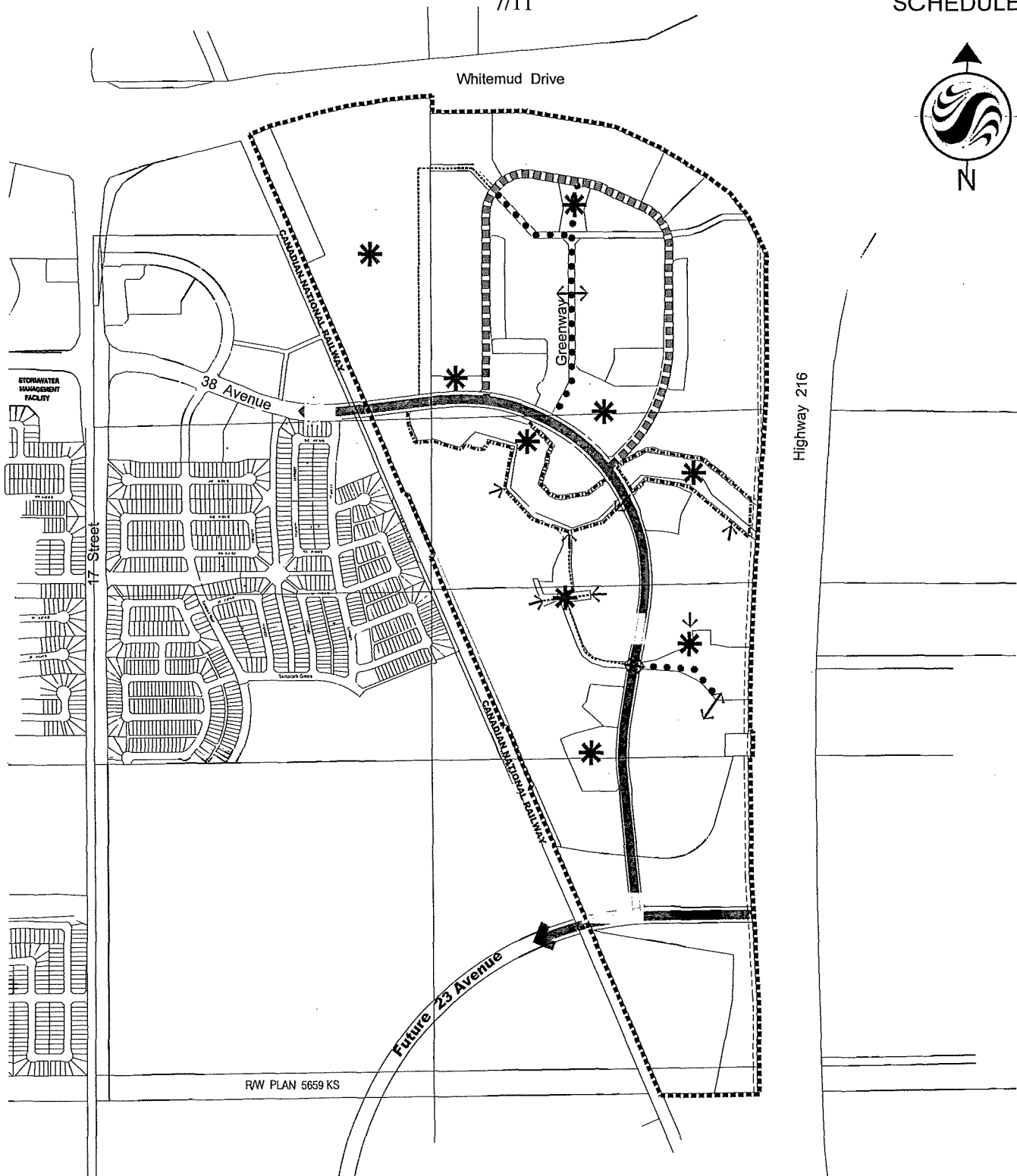
**8.0**

Title

**Transportation Network**

7/11

SCHEDULE "D"



Legend

- Arterial Roadway (w/ Hard Surface MUT on south and west side)
- Collector Roadway
- Shared Use Path (Hard Surface)
- TOB Walkway - Shared Use Path (Hard Surface)
- Improved Trail
- Minor Pedestrian Connection
- Destination Areas
- NSP Boundary

MAPLE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
**9.0**



Title  
**Pedestrian Network**

8/11

SCHEDULE "E"



Legend

-  Conceptual Direction of Flow
-  NSP Boundary

MAPLE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
**10.0**

Title  
**Sanitary Servicing**

March 13, 2019  
1161 3675








9/11

SCHEDULE "F"



Legend

-  Stormwater Management Facility
-  Conceptual Direction of Flow
-  Vegetated Drainage Channel
-  Natural Areas
-  NSP Boundary

MAPLE  
NEIGHBOURHOOD STRUCTURE PLAN

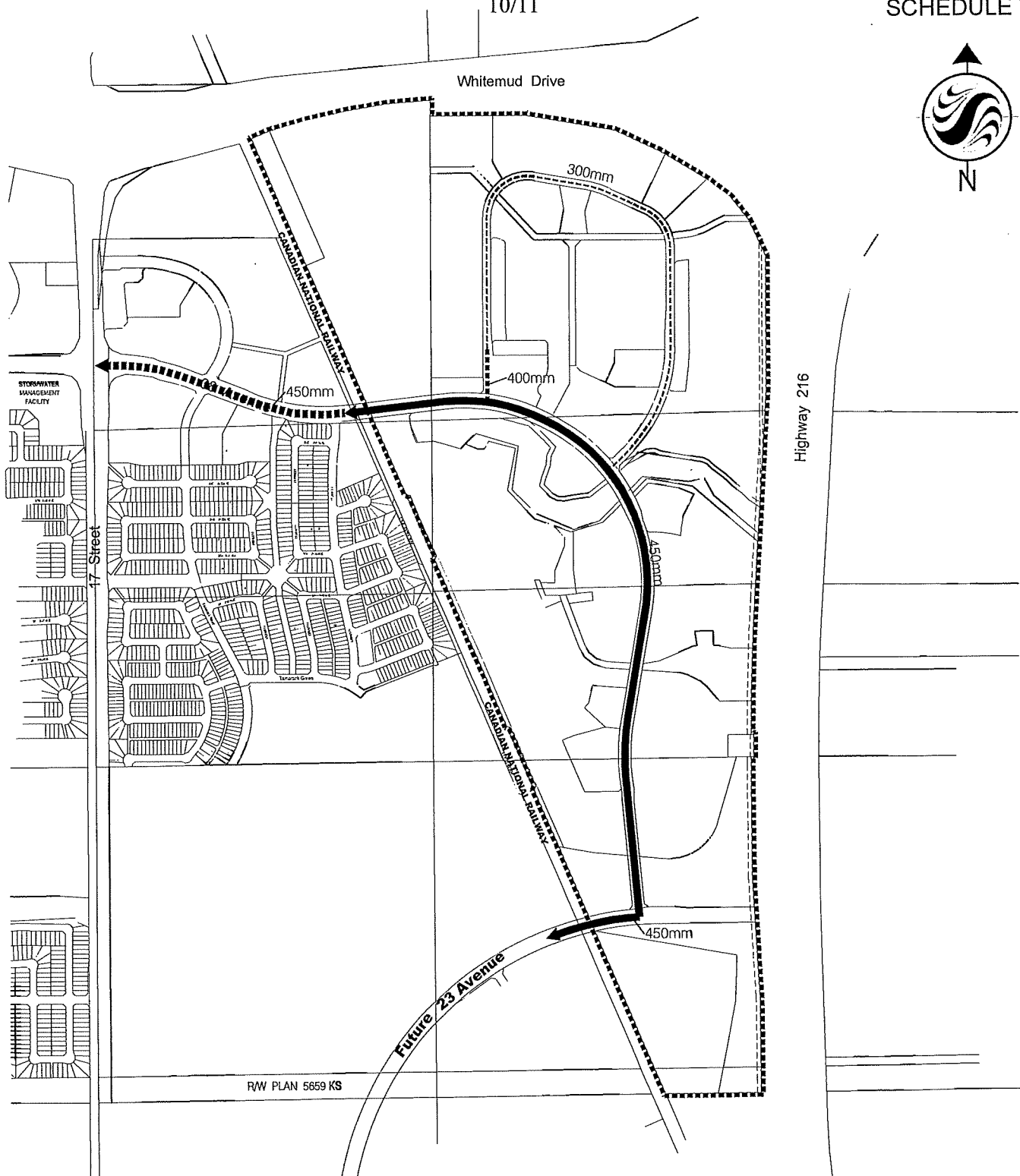
Figure No.  
**11.0**

Title  
**Stormwater Servicing**

April 18, 2018  
1161 102710

10/11

SCHEDULE "G"



Legend

- Future Watermain - 300mm
- ..... Future Watermain - 400mm
- Future Watermain - 450mm
- Existing Watermain - 450mm
- NSP Boundary

MAPLE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
**12.0**

Title  
**Water Servicing**

March 13, 2019  
1161 3675

11/11

SCHEDULE "H"



Legend  
General Direction of Development  
NSP Boundary

MAPLE  
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.  
**13.0**

Title  
**Staging Concept**

March 13, 2019  
1161 3675