

The map illustrates the City of Edmonton's boundaries and internal road network. The Aster NSP Area is highlighted in green, located in the southeast quadrant of the city. Major roads shown include Stoney Plain Rd, Whitemud Drive, TUC/Anthony Henday Drive, and various local streets. The North Saskatchewan River flows through the city, and the Yellowhead Trail is also shown. The map includes a scale bar in the top right corner, indicating distances in kilometers and miles.

Figure 2 - Context Plan

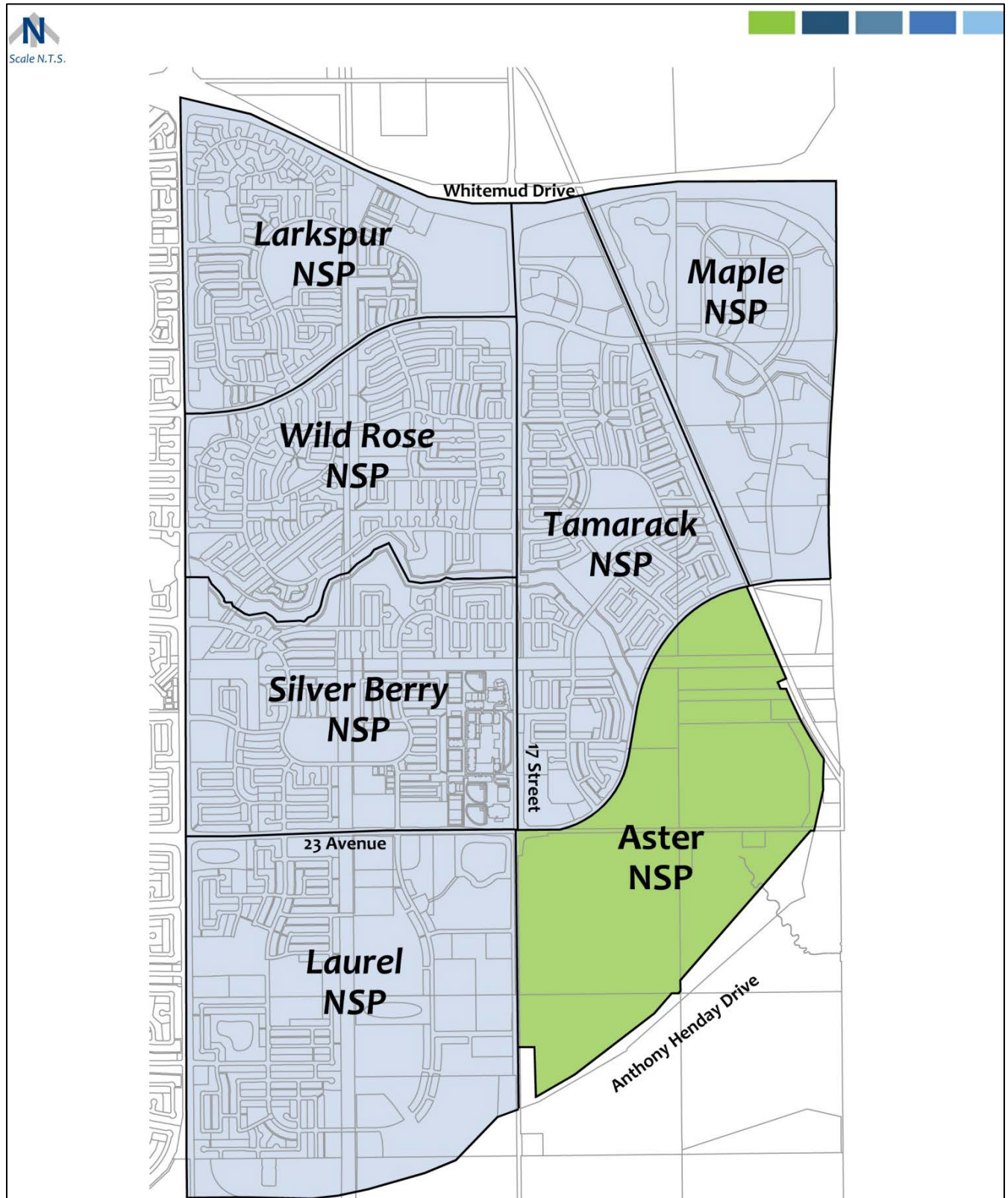


Figure 3 - Land Ownership Plan

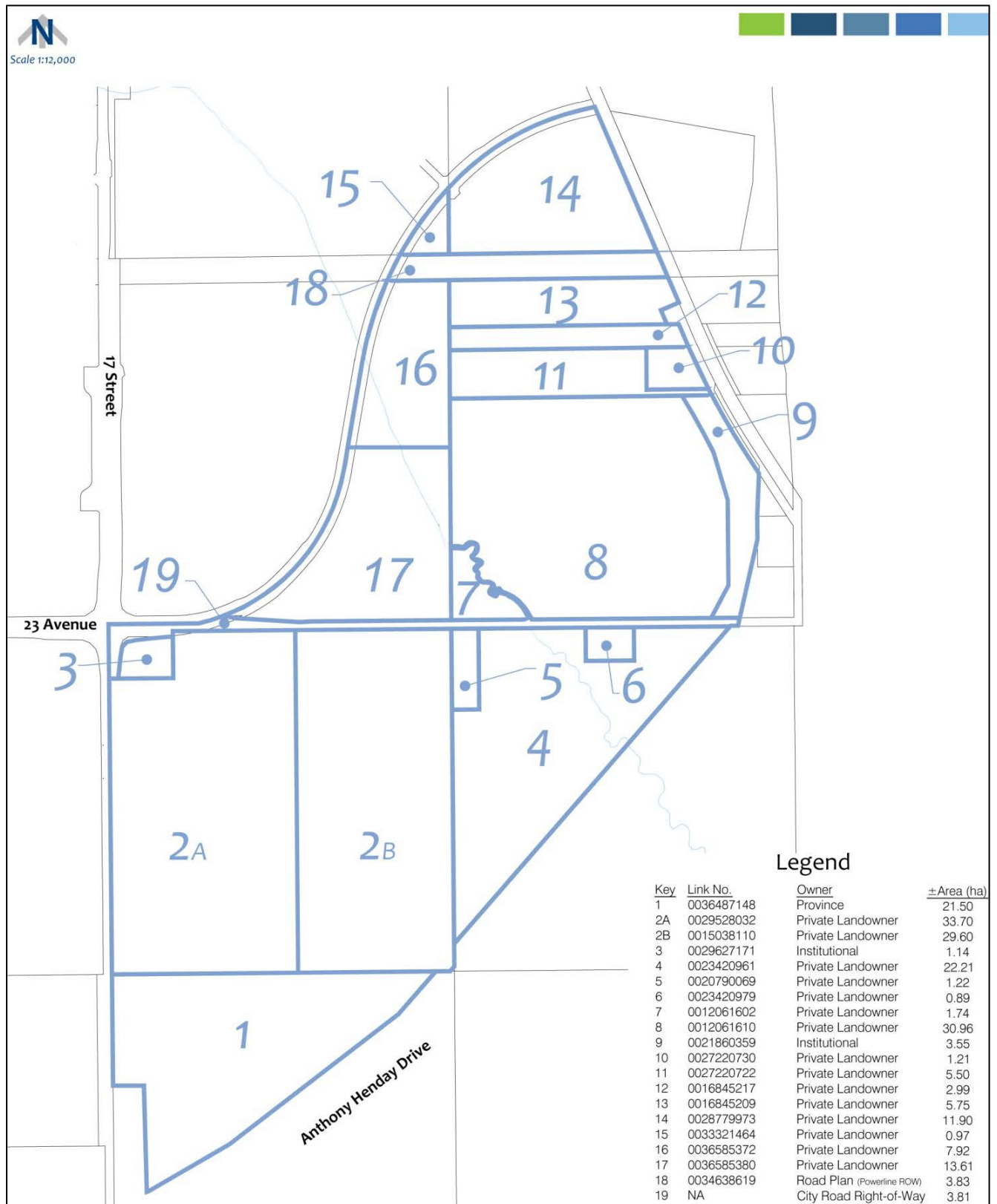




Figure 4 - Existing Site Features

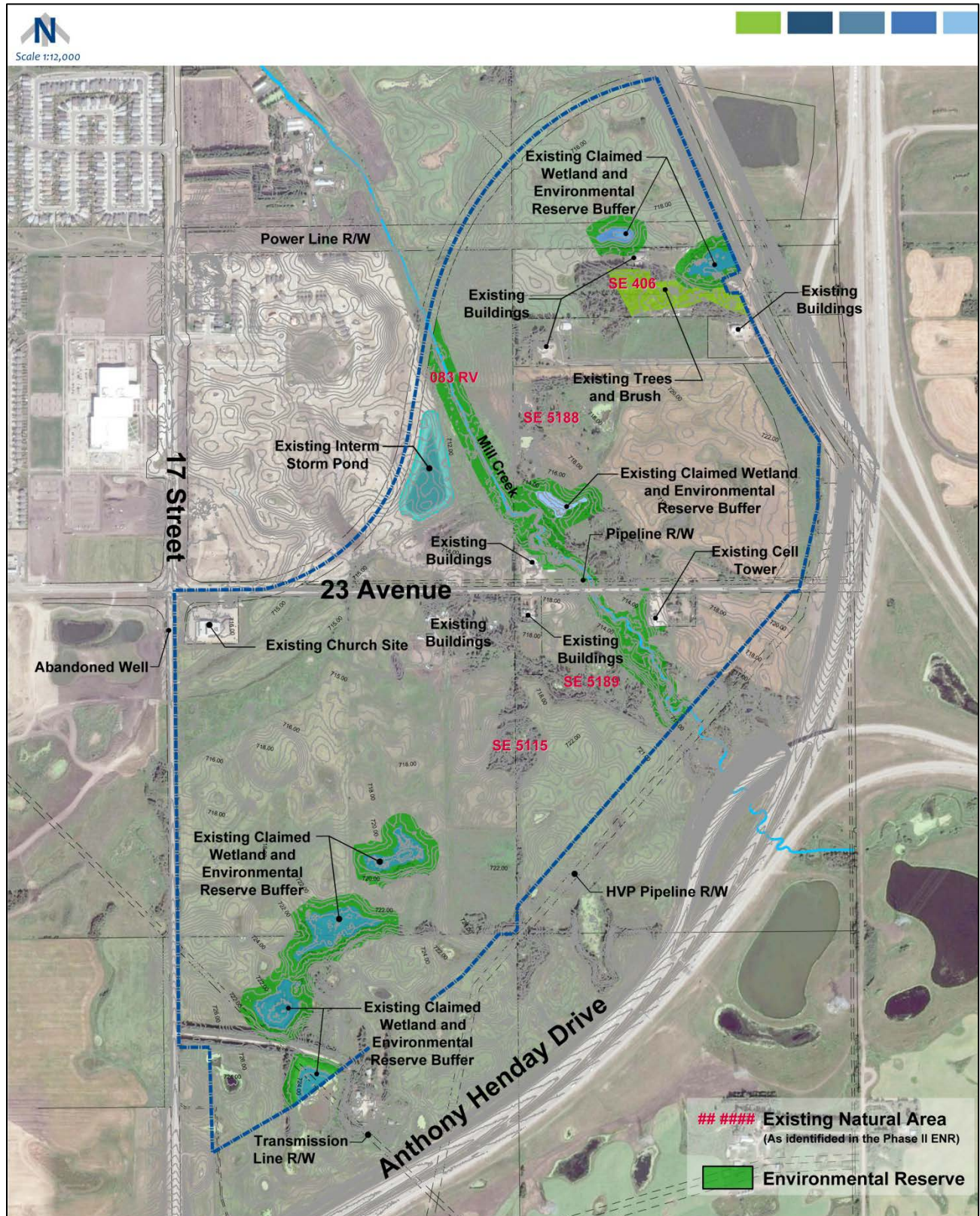




Figure 5 - Ecological Connectivity Plan



Figure 6 - Environmental Site Assessment Areas (1-8)

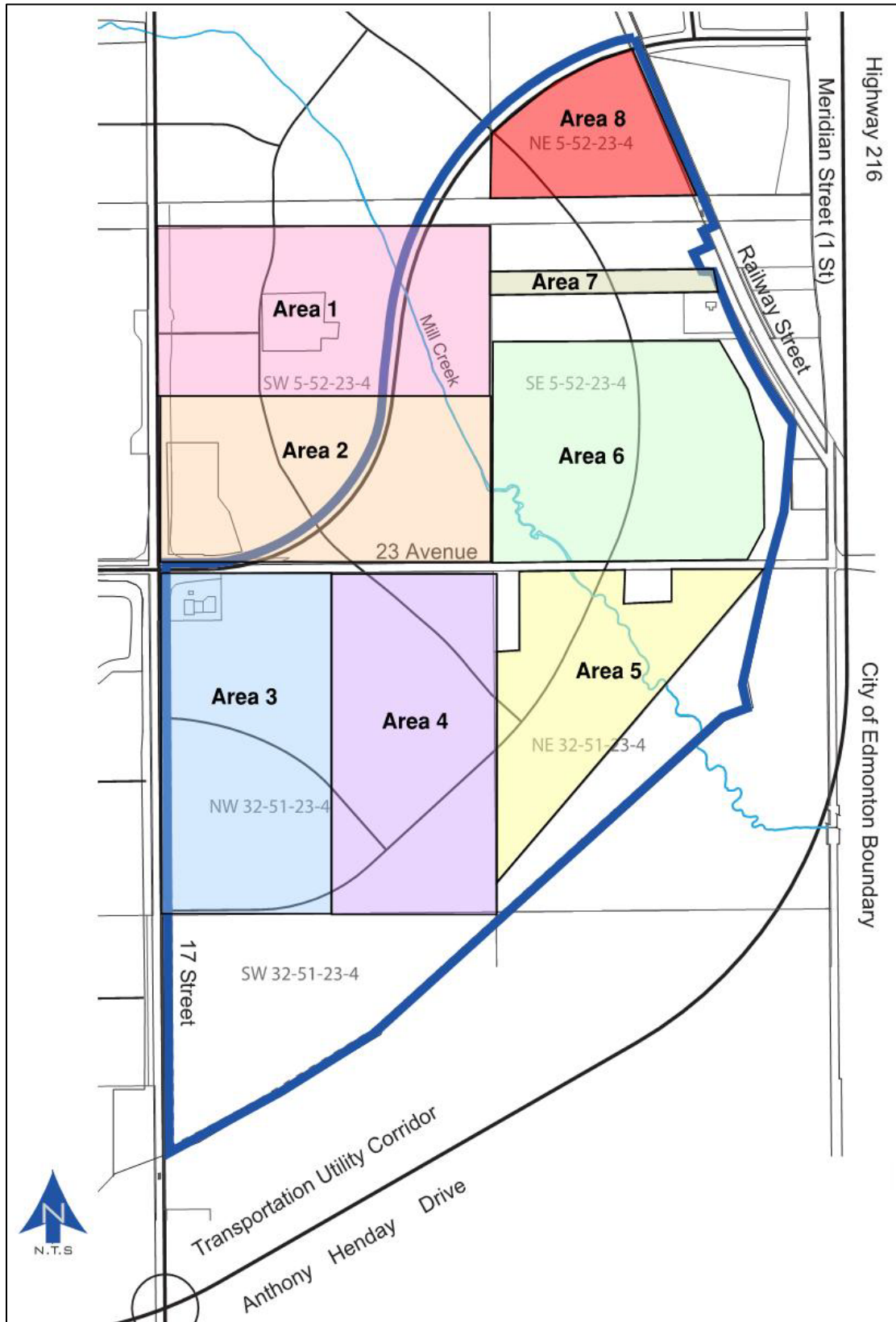


Figure 7 - Previously Recorded Sites and Historical Documents Trails

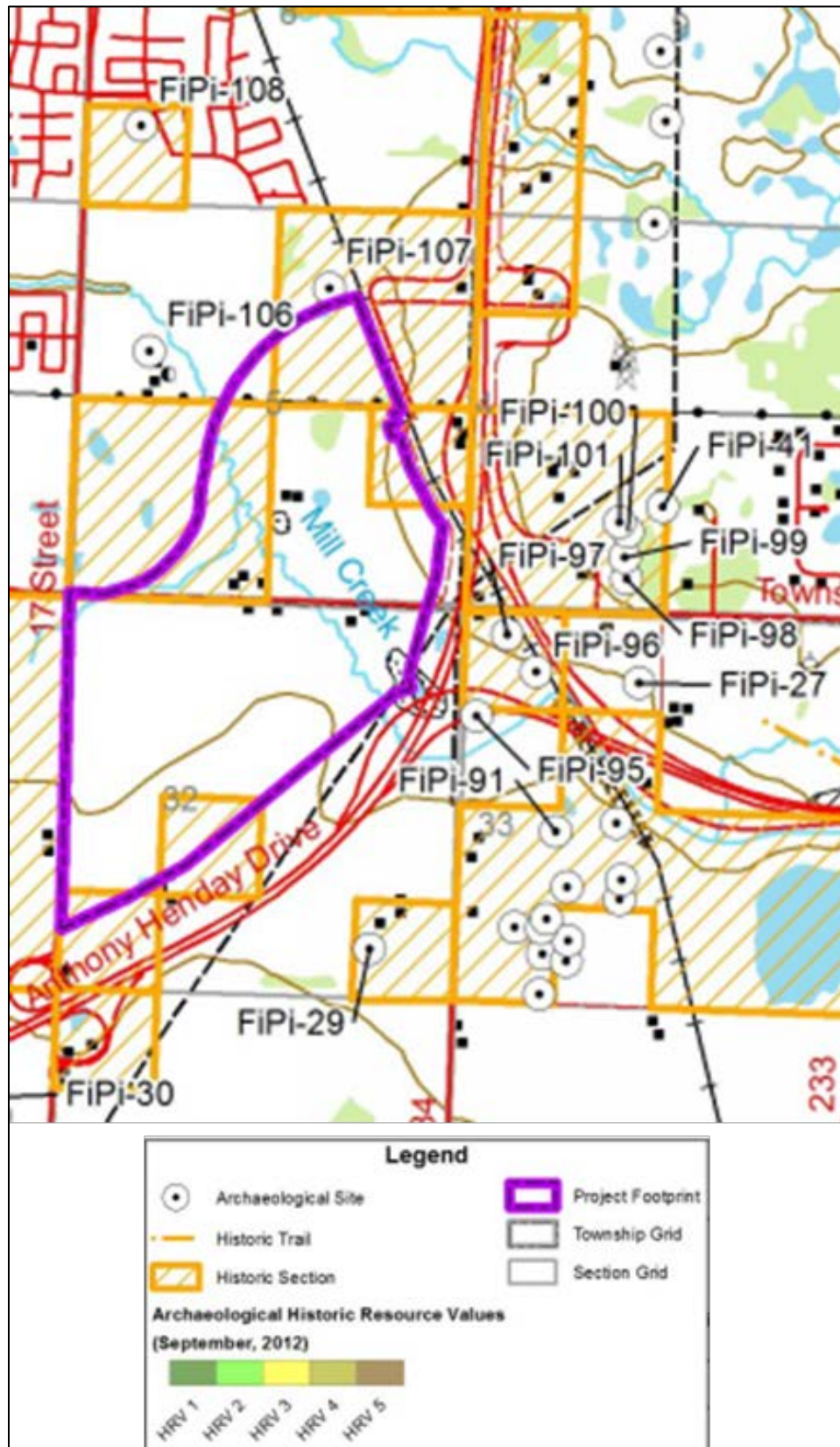




Figure 8 - Railway Right-of-Way Cross Section

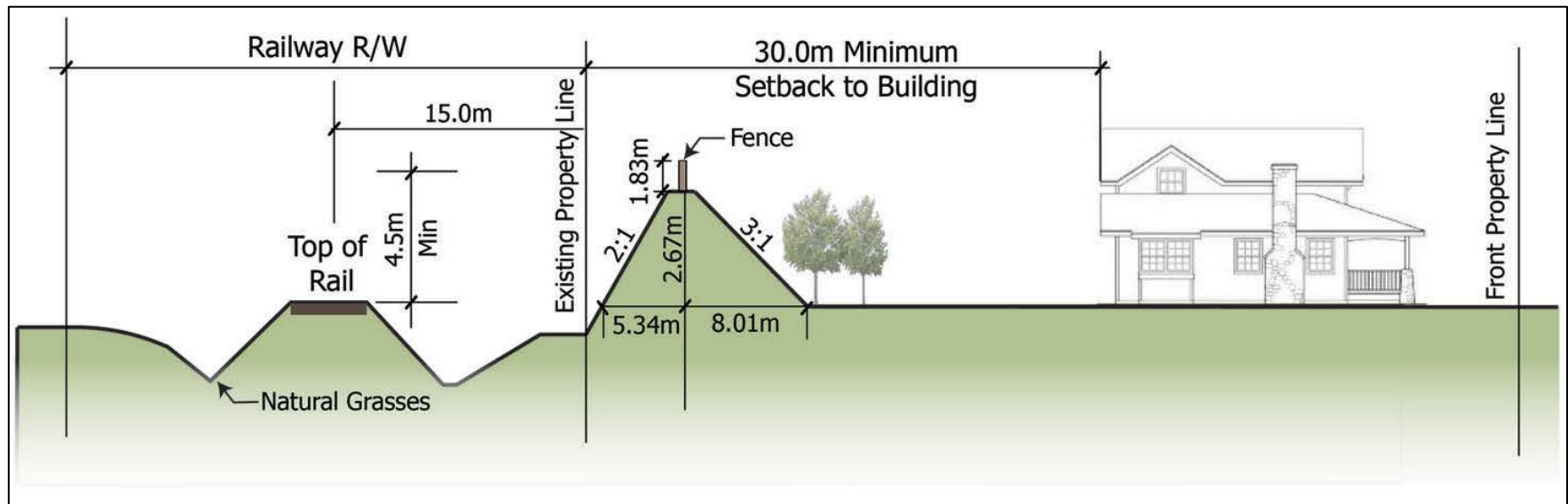




Figure 9 - Existing Land Uses & Rights-of-Way

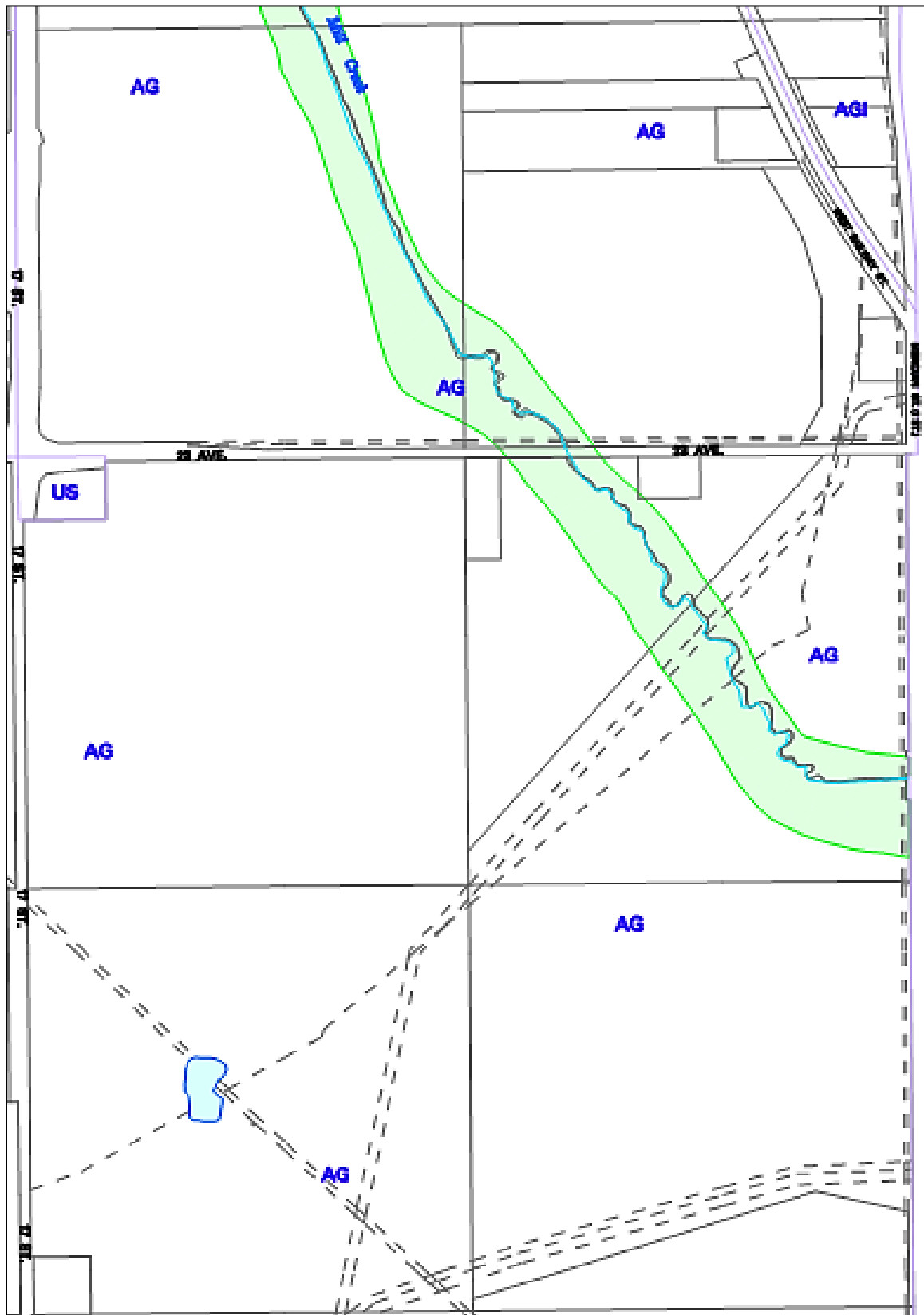


Figure 10 - Land Use Concept Plan



Figure 11 - Road Network Plan

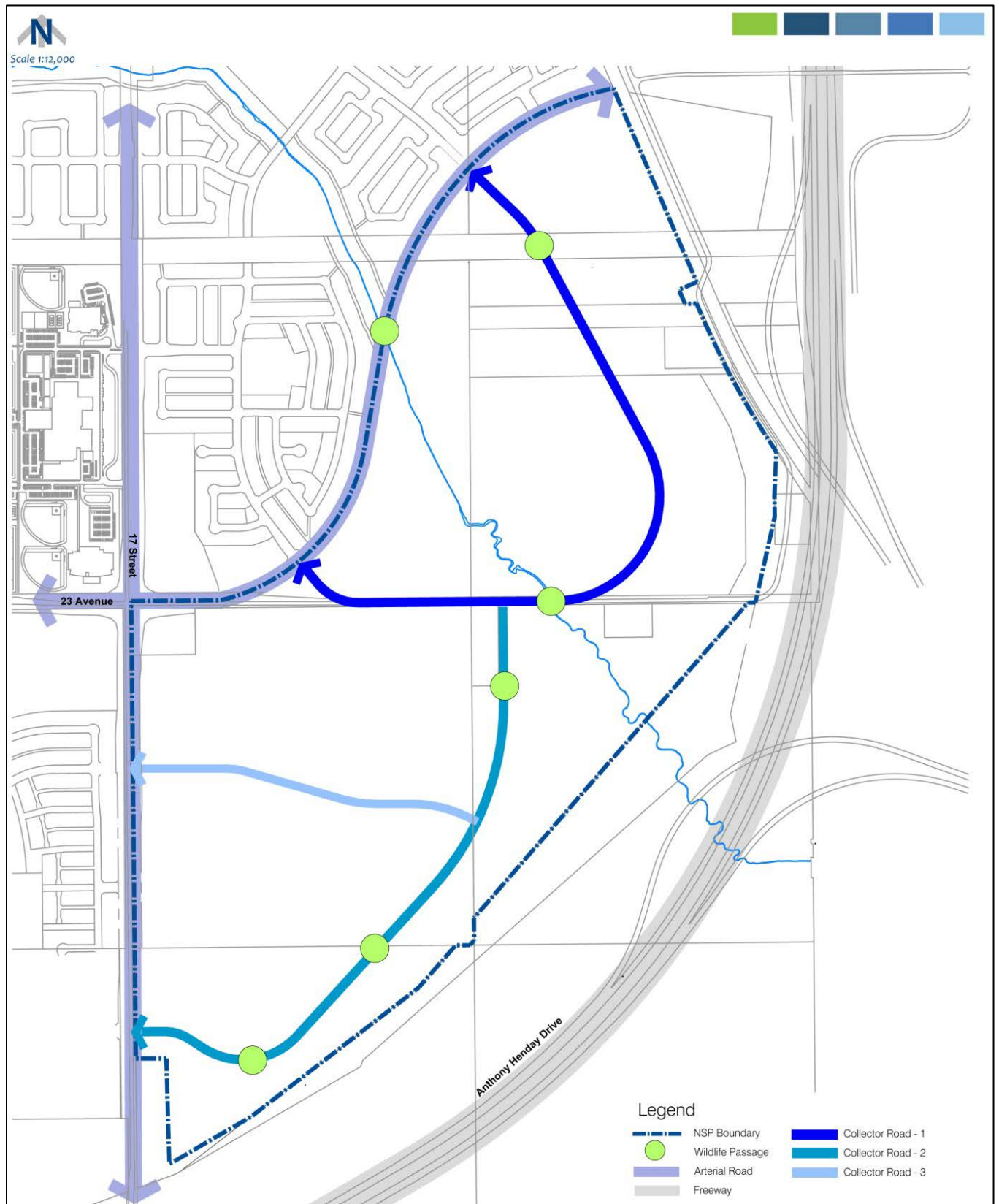




Figure 12 - Walkway/Bicycle Network Plan

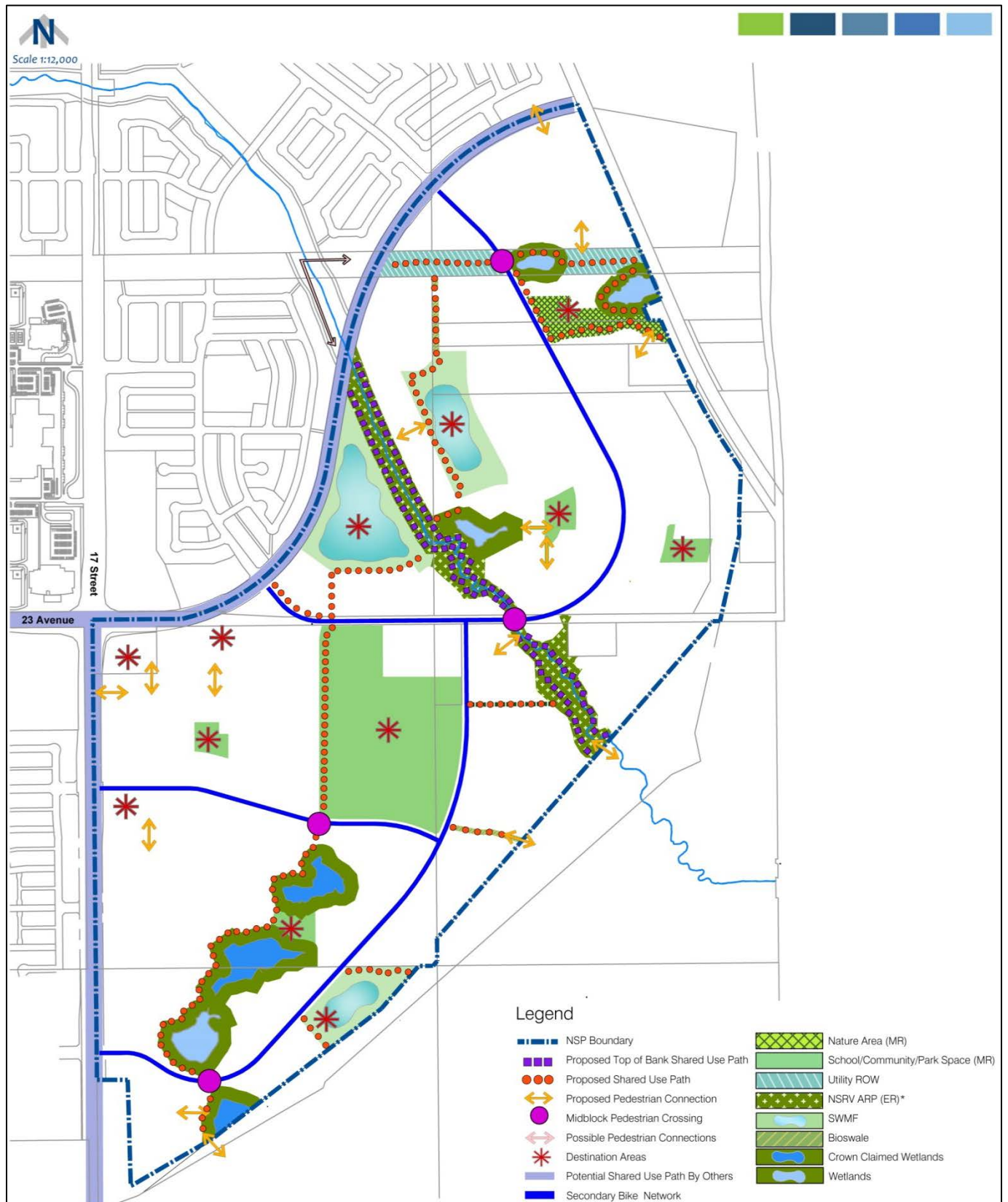


Figure 13 - Storm Drainage Plan

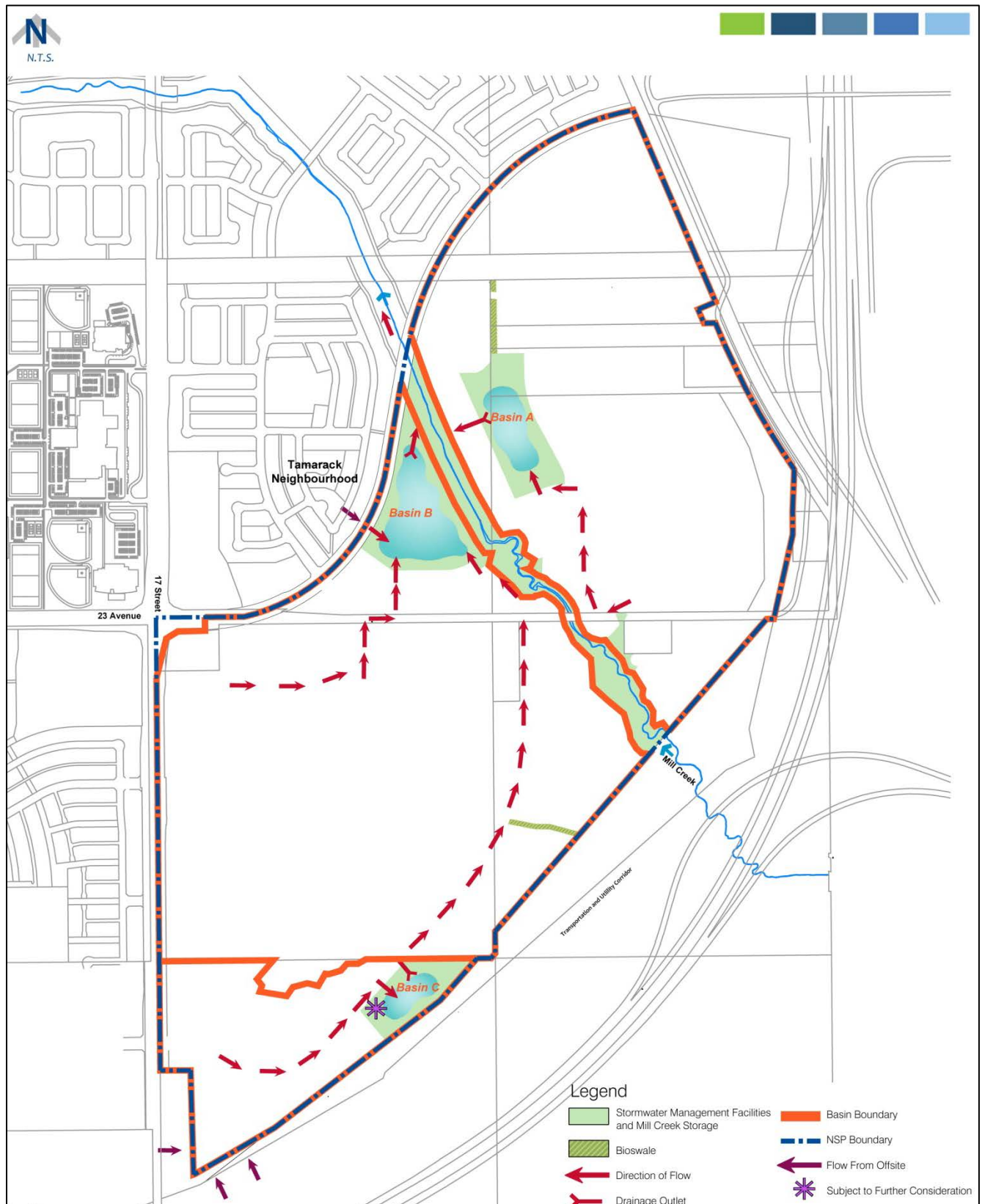


Figure 14 - Sanitary Servicing Plan

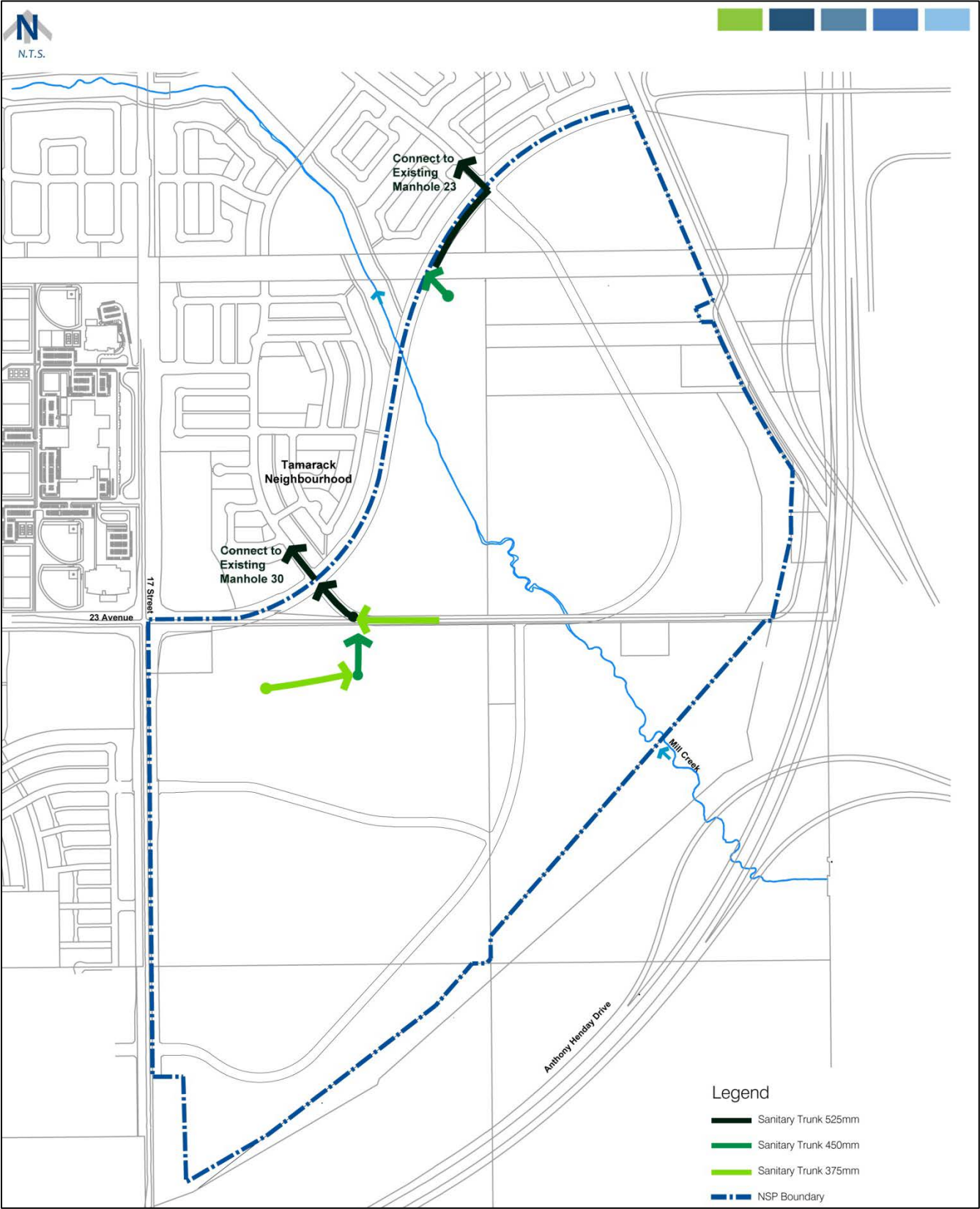




Figure 15 - Water Servicing Plan

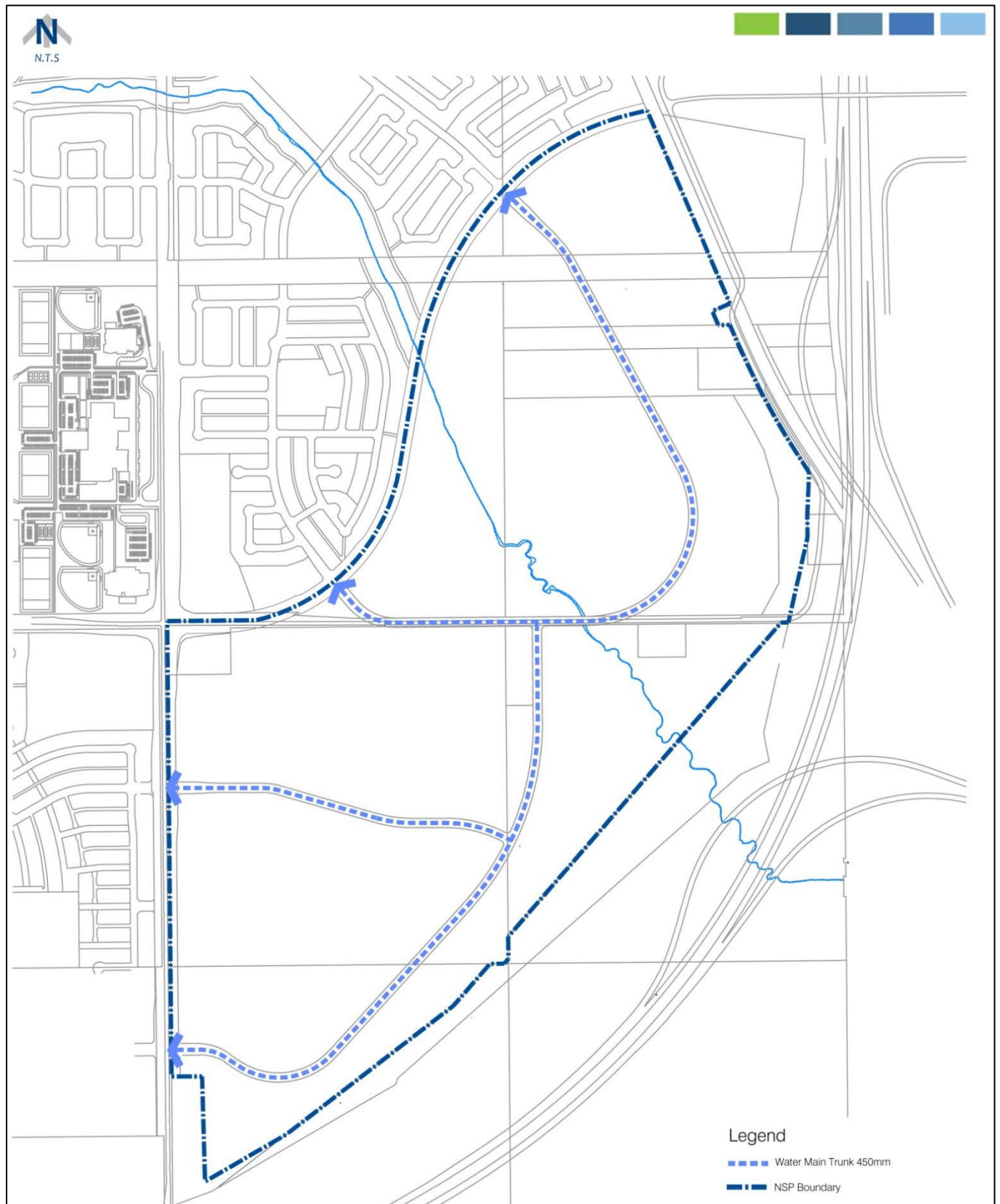
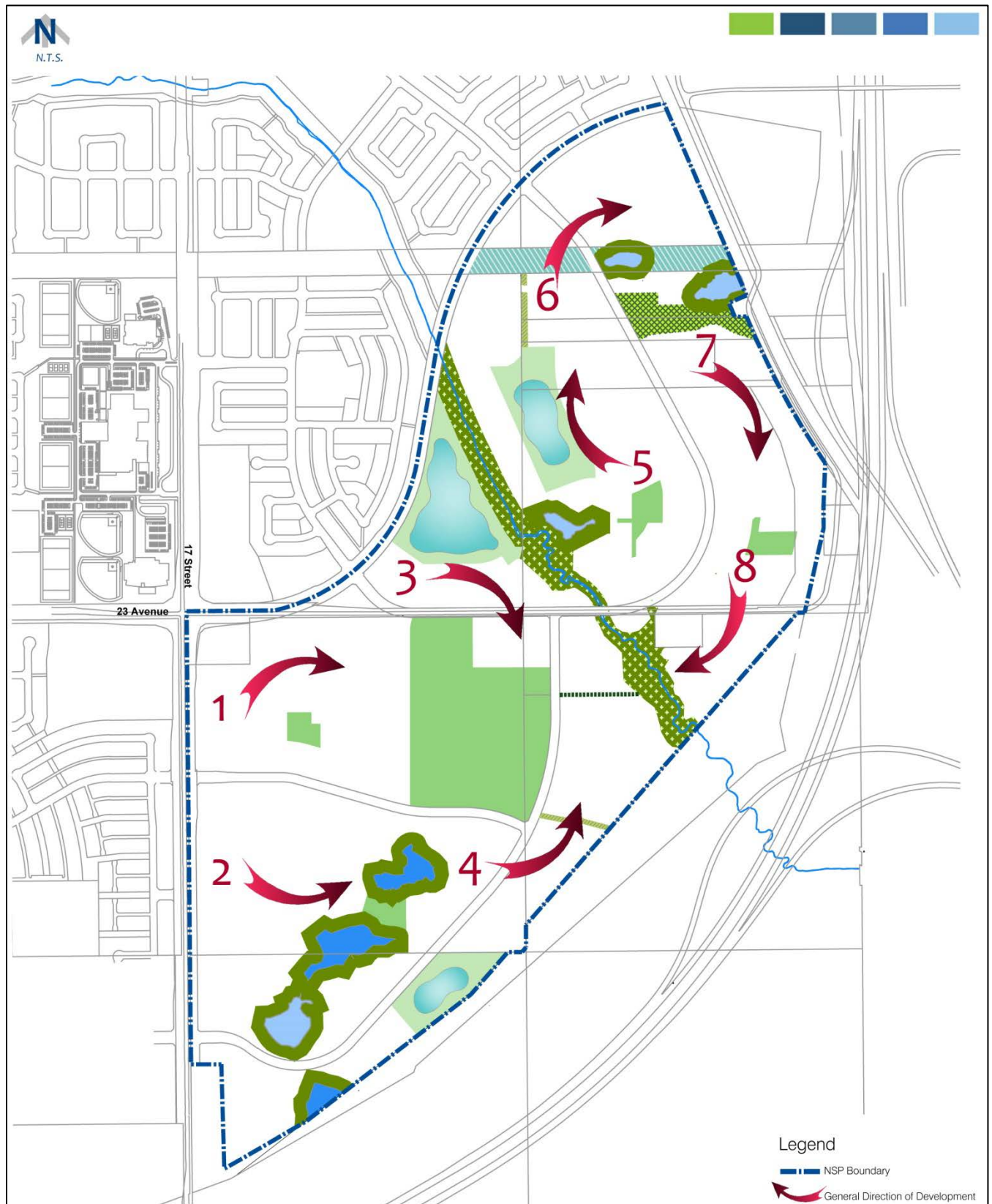


Figure 16 - Staging Plan



## Appendix 1 - Statistical Calculations

### NEIGHBOURHOOD STRUCTURE PLAN LAND USE CONCEPT AND POPULATION

	Area (ha.)	% of GDA
<b>GROSS AREA</b>	204	
Natural Area (Environmental Reserve)	20.09	
<i>Environmental Reserve</i>	7.15	
<i>Wetland Environmental Reserve</i>	12.94	
Pipeline & Utility Right-of-Way	2.59	
Arterial Road Right-of-Way	5.72	
<b>GROSS DEVELOPABLE AREA</b>	<b>175.60</b>	<b>100.0 %</b>
<b>Existing Land Uses</b>		
Commercial	1.31	0.7 %
Parkland, Recreation, School (Municipal Reserve)	15.68	8.9 %
<i>Local/Pocket Parks</i>	2.49	
<i>MR Greenway</i>	0.19	
<i>CKC/School/Park</i>	13.00	
Natural Area (Municipal Reserve)	1.87	1.1 %
Institutional		
<i>Church Site</i>	1.23	0.7 %
Mixed-Use (Non Residential Portion)	2.22	1.3 %
Transportation		
<i>Circulation(20% of GDA)</i>	35.12	20.0 %
Transit Centre	NA	
Infrastructure/ Servicing		
Storm Water Management Facilities	13.25	7.5 %
Special Use	NA	
<b>Total Non-Residential Area</b>	<b>70.68</b>	<b>40.3 %</b>
<b>Net Residential Area (NRA)</b>	<b>104.92</b>	<b>59.7 %</b>
	<b>175.60</b>	<b>100.0 %</b>

### RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	87.17	25	2,179	2.8	6,102	83.1 %
Row Housing	6.17	45	278	2.8	777	5.9 %
Low-Rise/Medium Density	9.36	90	842	1.8	1,516	8.9 %
Medium to High Rise Units	0	225	0	1.5	0	0.0 %
Mixed Uses (residential uses)	2.22	90	200	1.8	360	2.1 %
<b>Total</b>	<b>104.92</b>		<b>3,499</b>		<b>8,755</b>	<b>100.0 %</b>

### STUDENT GENERATION COUNT

<b>Public School Board</b>	<b>704</b>
Elementary School	352
Junior High School	176
Senior High School	176
<b>Separate School Board</b>	<b>352</b>
Elementary School	176
Junior High School	88
Senior High School	88
<b>Total Student Population</b>	<b>1056</b>

### SUSTAINABILITY MEASURE

Population Per Net Hectare (ppnha)	49.9
Units Per Net Residential Hectare (uprha)	33.3
[Single / Semi-Detached] / [Row Housing; Low – Rise / Medium Density Housing; Medium to High-Rise Units] Unit Ratio	83% / 17%
Population (%) within 500m of Parkland	98%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	58%

### Presence / Loss of Natural Area Feature

	Land / Water
Protected as Environmental Reserve	20.09
Conserved as Naturalized Municipal Reserve (MR)	1.87
Loss to Development (ha)	35.68



## Appendix 2 - Technical Reports

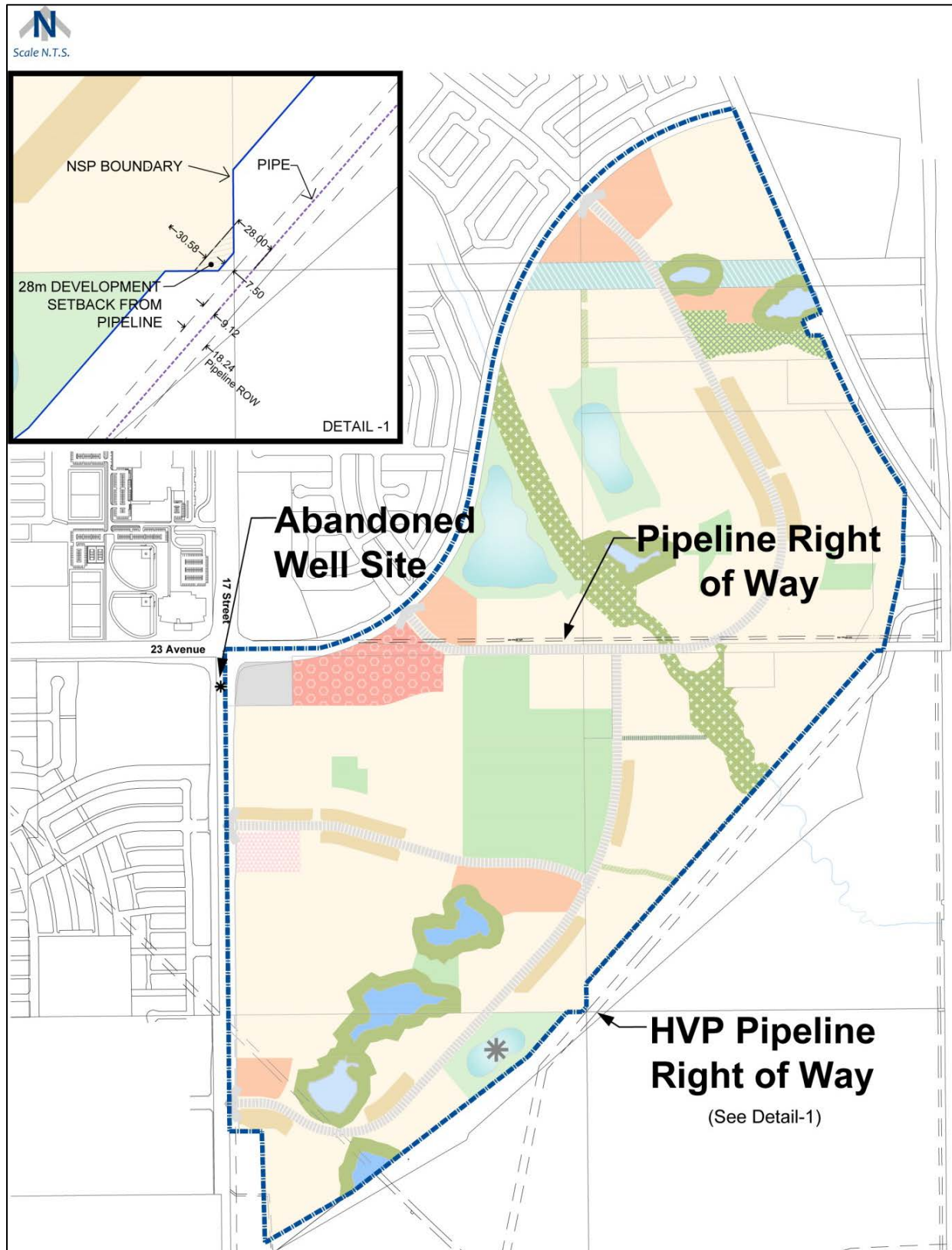
Report Name	Consultant
Community Knowledge Campus Needs Assessment (CKCNA)	MMM Group Limited
Ecological Network Report (ENR) Level 2	Fiera Biological Consulting Ltd
Geotechnical Report/ Slope Stability Analysis	J.R. Paine & Associates
Historical Resources Impact Assessment	Stantec Consulting Ltd
Historical Resources Overview (HRO)	Stantec Consulting Ltd
Hydraulic Network Analysis (HNA)	MMM Group Limited
Neighbourhood Design Report (NDR)	MMM Group Limited
Noise and Vibration Impact Assessment	ACI Acoustical.
Parkland Impact Assessment (PIA)	MMM Group Limited
Environmental Overview	Hoggan Engineering & Testing Ltd
Phase II Ecological Network Report	Fiera Biological Consulting Ltd
Risk Assessment	Doug McCutcheon & Associates, Consulting
Topographical survey through Lidar	Pals Geomatics Corp
Transportation Impact Assessment (TIA)	Bunt & Associates Engineering

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### Appendix 3 - Bibliography

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- Capital Region Board. "Capital Region Land Use Plan." March 12, 2009.
- City of Edmonton. "City of Edmonton Wetland Strategy." 2012.
- City of Edmonton. "Edmonton's Urban Parks Management Plan." March 2006.
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- City of Edmonton. "The Way We Move, Transportation Master Plan." September 2009.
- Doug McCutcheon and Associates, Consulting, "Meadows Neighbourhood 5 Area Structure Plan Project." April 10, 2013
- Earth Tech. "Mill Creek, Meadows and Fulton Creek Area Master Plan." October 2001.
- Fiera Biological Consulting. "Phase II Ecological Network Report." February 1, 2013, updated December 2014.
- Government of Alberta, "Municipal Government Act." March 30, 2015.
- Hoggan Engineering & Testing Ltd., "Environmental Overview." November 21, 2014.
- J.R. Paine & Associates. "Geotechnical Investigation Slope Stability Study proposed Meadows Neighbourhood Five East of 23 Avenue & 17 Street NW Edmonton, Alberta. Draft Report No. 3179-236." February 2013.
- Stantec Consulting Ltd. "Historical Resources Recording, Meadows Neighbourhood 5 Neighbourhood Structure Plan, Final Report." September, 2013
- Stantec Consulting Ltd. "The Meadows Area Structure Plan." Bylaw 13531, January 2004.

## Appendix 4 – Abandoned Well and Pipeline Site Features





## Appendix 5 – Walking Distance from Bus Route

