

Charter Bylaw 19774

Adoption of Neighbourhood 1A Neighbourhood Structure Plan

Purpose

The proposed Neighbourhood 1A Neighbourhood Structure Plan will establish land uses and servicing requirements that support a residential neighbourhood for approximately 3,200 residents, in conformance with the associated proposed amendment to the Horse Hill Area Structure Plan (Bylaw 19773)

Readings

Charter Bylaw 19774 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19774 be considered for third reading.”

Referral to the Edmonton Metropolitan Recreation Board is not required as the Charter Bylaw is exempt under Section 4 of the recently amended Regional Evaluation Framework (Ministerial Order No. MSD:088/20)

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on July 30, 2021 and August 7, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application was submitted by WSP Canada on February 11, 2021 on behalf of the participating land owner Patrick Shaver (Avillia Developments Ltd.). The application proposes to adopt a new neighbourhood structure plan in the Horse Hill Area. The proposed “Neighbourhood 1A” Neighbourhood Structure Plan is the second neighbourhood to be planned under the Horse Hill ASP and proposes to establish:

- a preserved ecological network within a connected open space system;
- The location of various land uses including residential, neighbourhood business/commercial, public utility, private agricultural and existing municipal reserve uses;
- the location of future park sites;
- opportunity for private agricultural uses;
- a mix of residential densities and building types; and

- the pattern of required road, walkway and utility infrastructure that supports the planned phasing of development.

The application meets the target residential densities and guiding principles of the Edmonton Metropolitan Region Board Growth Plan and aligns with the applicable policies of City Plan by supporting growth within Edmonton's existing boundaries, concentrating development around key nodes and corridors, strengthening our natural systems, and providing a mix of uses that will allow residents to meet their daily needs.

The NSP proposes the logical extension of infrastructure including drainage, water, power and other utility services. The staging and extension of services will be contiguous, efficient, and economical, and designed to meet municipal standards.

The associated amendment to the Horse Hill Area Structure Plan (Bylaw 19773) to reflect the proposed Neighbourhood 1A NSP is proceeding concurrently with this application.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners in the existing Neighbourhood 1 plan area, the Horse Hill Community League (1995) Association, the Fraser and Hairsine Community Leagues, the Clareview and District Council Area Council, and Area Council No. 17 Area on April 1, 2021 and May 4, 2021. Fifteen (15) responses were received.

A Remote Public Engagement was held from April 6 to April 27, 2021. Twenty two (22) responses were received.

Responses to public engagement are summarized in the attached Administration Report and What We Heard Report.

Attachments

1. Charter Bylaw 19774
2. Administration Report (Attached to Bylaw 19773 - item 3.21)