

## Bylaw 18498

### Amendment to the Stillwater Neighbourhood Structure Plan

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#### **Purpose**

To redesignate land located in the western portion of the Stillwater neighbourhood from row housing and single/semi-detached housing to institutional/residential mixed use.

#### **Readings**

Bylaw 18498 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 Bylaw 18498 be considered for third reading."

#### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on August 3, 2018, and August 11, 2018. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this Bylaw.

#### **Report**

Bylaw 18498 proposes to amend the Stillwater Neighbourhood Structure Plan (NSP) to allow for a religious assembly and medium density residential housing on a 7.4 hectare site located east of Winterburn Road and south of Maskêkosihk Trail NW. The amendment proposes to redesignate the site from Row Housing and Single/Semi-detached Residential to Institutional/Residential Mixed Use.

The Institutional/Residential Mixed Use designation will allow for the development of a religious assembly and related accessory facilities on approximately 3.7 hectares of the site and medium density residential housing, which includes row housing, stacked row housing and low-rise apartment housing, on the remaining 3.7 hectares. The exact location of uses will be determined at the rezoning and subdivision stage where the site may be subdivided into separate properties to accommodate the different uses or developed as one mixed-use property.

If approved, the amendment will increase the overall residential density of the neighbourhood from 34.1 dwelling units per net residential hectare to 35.9 dwelling units per net residential hectare, meeting the requirements of the Edmonton Metropolitan Region Board's 2017 Growth Plan.

The proposed amendment meets the intent of the Riverview Area Structure Plan which designates the site for residential uses and allows institutional uses throughout the plan area. It meets the goals of the Stillwater NSP to offer a variety of residential uses,

support retail and employment uses, encourage opportunities for active and passive recreation and ensure a compact urban form.

The proposed amendment area is located at the edge of the neighbourhood and is buffered from surrounding low density development by collector roadways and a pipeline right of way. The site has access to major roads, a future public pocket park to the east and a planned shared use path to the south. Residents will be within walking distance of future transit routes along the internal collector road network.

A Traffic Impact Assessment was submitted in support of the proposed amendment to the Stillwater NSP. The assessment estimates a minimal increase in traffic volumes and recommends no changes to the transportation network.

### **Policy**

The application supports the policies of *The Way We Grow* by providing a greater range of housing choice and a mixture of residential and institutional uses.

### **Corporate Outcomes**

- Edmonton is attractive and compact
- Edmontonians use facilities and services that promote healthy living

### **Public Consultation**

An advance notice was sent on April 12, 2018, to surrounding property owners, Enoch Cree Nation, Parkland County and the West Edmonton Communities Council Area Council. Three responses were received looking for more information which was provided.

### **Attachments**

1. Bylaw 18498
2. Urban Form and Corporate Strategic Development Report