

BYLAW 20058

Amendment to the Klarvatten Neighbourhood Structure Plan

Purpose

To amend the Klarvatten Neighbourhood Structure Plan to reconfigure low density residential uses, medium density residential uses, a stormwater management facility, and park uses in the northeast portion of the neighbourhood

Readings

Bylaw 20058 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 20058 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 22, 2022 and April 30, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20058 proposes to amend the Klarvatten Neighbourhood Structure Plan (NSP) by reconfiguring low density residential uses, medium density residential uses, a stormwater management facility (SWMF), park uses, and removing the Transportation and Utility Corridor (TUC) walkway connection in the northeastern portion of Klarvatten.

If approved, Bylaw 20058 will amend the text, relevant figures and land use and population statistics to align the plan with the rezoning application under proposed Charter Bylaw 20059.

The application aligns with the goals and policies of The City Plan (MDP) to accommodate all future growth for an additional 1 million population within Edmonton’s existing boundaries by allowing for the development of single detached residential housing and multi-unit housing options to support Edmonton’s growing population. It will also provide park and open space amenities (a SWMF/dry pond with a soccer pitch) in the northeast portion of the neighbourhood. The application promotes

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compact development by utilizing land and infrastructure efficiently, and will contribute towards the sequential development of the neighbourhood.

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

Community Insights

Advance notice was sent to surrounding property owners, the presidents of the Lago Lindo Community League and Area Council No. 17 Area Council on August 26, 2021. Twenty-five (25) responses in opposition were received. An Engaged Edmonton website was created to collect input on the application between October 4, 2021 and October 24, 2021. A summary of community insights is provided in the Administration report.

Attachments

1. Bylaw 20058
2. Administration Report