

## Bylaw 18150

A Bylaw to amend Bylaw 14380 - Arterial Roads for Development to Amend the Catchment for Edgemont, Lewis Farms, the Grange, Windermere and the Southeast Area Structure Plan

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### Purpose

To amend the Arterial Roadway Assessment Catchment for Edgemont to reflect the realignment of Lessard Road, west of 202 Street, as outlined in the amendment to the Edgemont Neighbourhood Area Structure Plan under Bylaw 18125, and to amend the Catchment maps for the Grange, Lewis Farms, Windermere, and Southeast Area Structure Plan to ensure alignment between the Bylaw text and maps.

### Readings

Bylaw 18150 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 18150 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Previous Council/Committee Action

At the September 11, 2017, City Council Public Hearing, the following motion was passed:

That Bylaws 18150 and 18125 were referred back to Administration for revisions to the application and to re-advertise.

At the August 28, 2017, City Council Public Hearing, Bylaws 18150 and 18125 were postponed to the September 11, 2017, City Council Public Hearing at 1:30 p.m.

On November 28, 2016, City Council approved Bylaw 17666 (ARA Bylaw Amendment # 21) to amend catchments in the Grange, Lewis Farms, Windermere, and Southeast Area Structure Plan to clarify the definition of highway penetrator roads and their associated construction and land dedication requirements as arterial roads, as well as a minor text edit to the 'assessable area' definition of the Bylaw. Shortly after Council's approval, Administration identified errors in the newly approved maps. Therefore, amendment to the maps for the Grange, Lewis Farms, Windermere, and Southeast Area Structure Plan are included with this amendment (Bylaw 18150) to revise the maps to match the approved schedule text.

### Report

At the September 26, 2006, City Council meeting, Bylaw 14380 – Arterial Roads for Development received third reading. There have been twenty two amendments to the Bylaw since 2006. The current amendment is designed to address two issues:

#### (a) Edgemont Neighbourhood Area Structure Plan Alignment

An amendment to Bylaw 14380 – Arterial Roads for Development is necessary to align the roadway network with the amendments to the Edgemont Neighbourhood Area Structure Plan under Bylaw 18125. Realignment of Lessard Road west of 202 Street aligns ARA Bylaw 14380 with the proposed amendment to the Edgemont Neighbourhood Area Structure Plan, which minimizes fragmentation of lands owned by non-developing property owners. Discussions were held between area developers, the City, and non-developing property owners which resulted in the proposed realignment, which is acceptable to all parties. The proposed realignment reduces the total length of arterial roadway construction required, reducing the construction and land dedication costs in the Edgemont basin. The proposed alignment is shown in the Schedule 'AA' catchment map.

#### (b) Administrative Changes to Correct Catchment Map Errors

On November 28, 2016, City Council approved Bylaw 17666 (ARA Bylaw Amendment # 21) to amend catchments in the Grange, Lewis Farms, Windermere, and Southeast Area Structure Plan to clarify the definition of highway penetrator roads and their associated construction and land dedication requirements as arterial roads, as well as a minor text edit to the 'assessable area' definition of the Bylaw. Shortly after Council's approval, Administration identified errors in the newly approved maps. Therefore, amendment to the maps for the Grange, Lewis Farms, Windermere, and Southeast Area Structure Plan are included with this amendment (Bylaw 18150) to revise the maps to match the approved schedule text.

Administrative amendments to Bylaw 14380 proposed by Bylaw 18150 are as follows:

1. Administrative Amendments to The Grange catchment to ensure that the Schedule 'G' map aligns with the approved text.
2. Administrative Amendments to the Lewis Farms catchment to ensure that the Schedule 'J' map aligns with the approved text.
3. Administrative amendments to the Southeast Area Structure Plan catchment to ensure that the Schedule 'T' map aligns with the approved text.
4. Administrative amendments to the Windermere catchment to ensure that the Schedule 'X' map aligns with the approved text.

### Policy

This Bylaw amendment is in accordance with the Transportation Master Plan (*The Way We Move*) Strategic objectives:

- 4.1.c. Designing the transportation network to ensure it is compatible and complementary to the surrounding land uses.
- 5.2.a. Expanding the bus transit network as the city grows to service an increasing number of destinations using a range of transit service types based on service guidelines.
- 7.1 which states “land owners are required to build the four lanes of arterial roadways required to service their land.” Bylaw 18150 assigns responsibility to developers for the construction of arterial roadways necessary to service the Edgemont area.

### Attachment

1. Bylaw 18150