

Bylaw 18183

Amendment to the North Saskatchewan River Valley Area Redevelopment Plan

Purpose

To add the lands designated as (PU) Public Utility and (A) Metropolitan Recreation Zone to North Saskatchewan River Valley Area Redevelopment Plan.

Readings

Bylaw 18183 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 18183 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed plan amendment aligns with the policies of the Municipal Development Plan - *The Way We Grow*, by acquiring and managing the most ecologically sensitive areas in Edmonton and by designing, arranging and locating new infrastructure and buildings to mitigate impacts on the water system. Adding those lands to the North Saskatchewan River Valley Area Redevelopment Plan Zone meets this objective by protecting natural areas through the preservation of environmental reserve lots, while the (PU) Public Utility Zone provides the opportunity to develop a storm water management facility.

The subject application was circulated to Strathcona County for comment and they expressed no concerns.

An associated Plan Amendment, Bylaw 18131, to identify the location of a new proposed stormwater management facility and an associated rezoning, Bylaw 18133, to rezone from (IB) Industrial Business Zone to (PU) Public Utility Zone and (A) Metropolitan Recreation Zone is moving concurrently with this Bylaw.

Policy

The proposed rezoning maintains the policies of *The Way We Grow* by utilizing the full legislative entitlements of environmental reserve, in accordance with the *Municipal Government Act*, during the land development process.

Corporate Outcomes

This application supports the policies of the City of Edmonton's strategic plan *The Way Ahead*:

- Edmonton is an environmentally sustainable and resilient city – the application is adding the designated lands to the North Saskatchewan River Valley Area Redevelopment Plan, ensuring their preservation.

Public Consultation

An advance notification was sent to the surrounding property owners, the Horse Hill Community League Association and the Fraser and Homesteader Community Leagues. No responses to the advance notification were received.

Attachments

1. Bylaw 18183
2. Urban Form and Corporate Strategic Development report