

BYLAW 20319

To amend the River’s Edge Neighbourhood Structure Plan

Purpose

To change the boundary of the Neighbourhood Structure Plan.

Readings

Bylaw 20319 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 20319 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on November 18, 2022, and November 26, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20319 proposes to amend the River’s Edge Neighbourhood Structure Plan (NSP) boundary by incorporating approximately 105 hectares of land from a portion of the formerly planned Grandisle Neighbourhood. An Associated Bylaw 20318 proposes to amend the Riverview Area Structure Plan (ASP) to remove the Grandisle Neighbourhood and reduce the number of neighbourhoods subject to the ASP from 5 to 4.

There are three new proposed land use designations being brought in from Grandisle, High Density Residential (1.54 hectares), “Greenway” (0.30 hectares) and “Wetland” (5.83 hectares), and the following land use designations will be adjusted in the River’s Edge NSP, as follows:

- Increase of 44.38 hectares of low-density residential development;
- Increase of 1.54 hectares of medium density residential development;

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- Increase of 24.14 hectares of existing Country Residential development, including a 0.26 hectares of park space within one of the Country Residential subdivisions;
- Increase of 2.18 hectares for the southern Urban Village Park;
- Addition of two Stormwater Management Facilities totaling approximately 6.0 hectares;
- Increase of 0.78 hectares of Natural Area; and
- Increase of 0.55 hectares of Pipeline & Utility Right of Way.

An adjustment to the plan boundaries also removes a portion of land that will be within the North Saskatchewan River Valley.

The NSP's map, figures and Land Use and Population Statistics will be updated to reflect the proposed amendment. Administrative updates to the NSP text have also been proposed to bring the existing NSP in alignment with current best practices including updates to active modes, complete streets and winter city design. The NSP amendment is in keeping with the Policies and Objectives of the Riverview Area Structure Plan.

The application aligns with applicable goals and policies of The City Plan by contributing towards accommodating a future population of 1.25 million within Edmonton's existing boundaries.

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

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the West Edmonton Council of Community Leagues as well as the Cameron Heights, Greater Windermere & Wedgewood Ravine Community Leagues on August 10, 2021. Eleven responses were received and are summarized in the attached Administration Report.

Attachments

1. Bylaw 20319
2. Administration Report (attached to item 3.23 - Bylaw 20318)