

## Bylaw 17735

### Amendment to the Riverview Area Structure Plan

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#### **Purpose**

This Bylaw amends the Riverview Area Structure Plan so that it aligns with the land uses and infrastructure servicing proposed in the associated Stillwater Neighbourhood Structure Plan (Bylaw 17736).

#### **Readings**

Bylaw 17735 is ready for first and second readings after the public hearing has been held. Third reading is to be withheld pending review by the Capital Region Board.

#### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday, August 13, 2016. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this Bylaw.

#### **Report**

This amendment revises the Riverview Area Structure Plan's land use concept, supporting figures, and statistics to reflect the proposed Stillwater Neighbourhood Structure Plan, advancing concurrently under Bylaw 17736.

The Area Structure Plan amendment increases residential and natural areas, reconfigures land allocated for school and park sites, and revises commercial designations. Environmental reserve uses have been updated to reflect the detailed study of wetland features.

This amendment demonstrates comprehensive planning regarding servicing, transportation modes and networks, ecological connectivity, parks, recreation, facilities and schools.

All comments from Civic departments and review agencies have been addressed.

#### **Policy**

The Area Structure Plan amendment supports the following policies within *The Way We Grow*, Edmonton's Municipal Development Plan:

- support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion
- provide a broad and varied housing choice for various demographic and income groups in all neighbourhoods

- link parks and open spaces with natural systems through development and design to strengthen the connectivity of Edmonton's ecological network where feasible

### **Corporate Outcomes**

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

### **Public Consultation**

Sustainable Development sent an advance notice and Public Meeting invitation on May 7, 2014, to surrounding property owners, the West Edmonton Communities Area Council, and the Cameron Heights, Greater Windermere, and Wedgewood Ravine community leagues. Enoch Cree Nation, Parkland County, and Leduc County Council were also notified.

A Public Meeting regarding this proposal and the associated Stillwater Neighbourhood Structure Plan was held on June 25, 2015. A summary of the feedback received in response to the notification and meeting is included in the attached Sustainable Development Report.

### **Attachments**

1. Bylaw 17735
2. Sustainable Development report