

Bylaw 17696

Amendment to the North Saskatchewan River Valley Area Redevelopment Plan

Purpose

To amend the eastern boundary of the North Saskatchewan River Valley Area Redevelopment Plan.

Readings

Bylaw 17696 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 17696 be considered for third reading."

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

Bylaw 17696 proposes to adjust the existing eastern boundary of the North Saskatchewan River Valley Area Redevelopment Plan to align with a top of the ravine bank line that was established by the City of Edmonton following a top of bank walk conducted on the subject property on April 12, 2016.

An associated rezoning application (Bylaw 17697) proposes to rezone the subject lands from (RR) Rural Residential and (RF1) Single Detached Residential Zone to (DC2) Site Specific Direct Control Provision to accommodate a unique variation of apartment-type development within up to six separate building envelopes on the site.

Policy

The proposed amendment to the North Saskatchewan River Valley Area Redevelopment Plan supports the following policy of *The Way We Grow*:

- 7.3.2.1 - Ensure that the North Saskatchewan River Valley and Ravine System remains primarily an area of unstructured, low intensity and passive recreation, while accommodating appropriate balance of recreation activity within park nodes as described in the Urban Parks Management Plan and the Ribbon of Green.

Corporate Outcomes

- Edmonton is attractive and compact
- Edmonton is an environmentally sustainable and resilient city

Public Consultation

The applicant hosted a pre-application meeting on March 2, 2016.

On May 17, 2016, Sustainable Development hosted a public meeting regarding this application.

On June 6, 2016, the City of Edmonton sent out a notice advising residents who provided contact information of the amendments to the North Saskatchewan River Valley Area Structure Plan.

A summary of comments and concerns received in response to this public consultation is contained in the attached Sustainable Development report.

Attachments

1. Bylaw 17696
2. Sustainable Development Report