

Bylaw 17676

Amendment to the Southeast Area Structure Plan

Purpose

To realign 25 Avenue SW, redesignate the Natural Area to a Municipal Reserve/School/Park Site, and reconfigure a Stormwater Management Facility and Shared Use Paths within the southeast portion of the Walker Neighbourhood.

Readings

Bylaw 17676 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 17676 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 10, 2016, and Saturday, June 18, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 17676 proposes to amend the Southeast Area Structure Plan to relocate 25 Avenue SW to align with 25 Avenue SW east of 50th Street in the Decoteau Area Structure Plan, redesignate the Natural Area to Municipal Reserve/School/Park Site to retain a tree stand, and reconfigure the Stormwater Management Facility and Shared Use Paths located within the southeast portion of the Walker Neighborhood. Text, figures, and the Land Use and Population Statistics are amended to add 11.62 hectares into the Gross Developable Area of the Walker Neighbourhood resulting in an increase to Municipal Reserve/School/Park Site and Stormwater Management Facility uses; a decrease in Medium Density Residential (MDR) uses, and an increase to Row Housing and Low Density Residential (LDR) uses.

All comments from civic departments and review agencies have been addressed. An associated application to amend the Walker Neighbourhood Structure Plan is being considered under Bylaw 17677.

Policy

The proposed plan amendment complies with the policies related to Developing and Planned Neighborhoods in *The Way We Grow* by accommodating growth in an orderly and economic fashion, providing broad and varied housing choice, and integrating parks.

Corporate Outcomes

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

Public Consultation

Advance notice of this Area Structure Plan amendment, and the associated Neighbourhood Structure Plan amendment was sent on February 8, 2016, to the Summerside Community League of Edmonton and surrounding property owners. Sustainable Development received no responses to the advance notification.

Attachments

1. Bylaw 17676
2. Sustainable Development report