

Bylaw 17677

Amendment to the Walker Neighbourhood Structure Plan

Purpose

To realign 25 Avenue SW, redesignate land for Medium Density Residential (MDR) and Low Density Residential (LDR), add a School/Park Site, remove the Potential Wetland designation from the Walker NSP, and reconfigure the Storm Water Management Facility and multi-use trails within the southeast portion of the Walker Neighbourhood.

Readings

Bylaw 17677 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 17677 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 17677 proposes to amend the Walker Neighbourhood Structure Plan to relocate 25 Avenue SW to the south to align with 25 Avenue SW east of 50th Street in the Decoteau Area Structure Plan, add a School/Park Site for Municipal Reserve (MR) to retain a tree stand, remove the Potential Wetland designation, and reconfigure the Stormwater Management Facility and multi-use trails within the southeast portion of the Walker Neighbourhood. An administrative amendment to include a multi-use trail and modify the shape of the Stormwater Management Facility located south of and adjacent to the Pipeline Right-of-Way is also proposed to be consistent with previously approved bylaws for the Walker Neighbourhood Structure Plan. Text, figures, and the Land Use and Population Statistics are amended to reflect an increase of 11.62 hectares in the Gross Developable Area of the Walker Neighbourhood resulting in an increase to Municipal Reserve Parks/School 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 Southeast Area Structure Plan is being considered under Bylaw 17676.

Policy

The proposed plan amendment complies with the policies related to Developing and Planned Neighbourhoods 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 Neighbourhood Structure Plan amendment, and the associated Area 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 17677
2. Sustainable Development report (attached to Bylaw 17676 – Item 3.4)