

BYLAW 24106 - AMENDMENTS TO BYLAW 13531 - THE MEADOWS AREA STRUCTURE PLAN

Purpose

To amend The Meadows Area Structure Plan (ASP) to remove the Larkspur Neighbourhood Structure Plan, Silverberry Neighbourhood Structure Plan and Wildrose Neighbourhood Structure Plan (NSP) portions of the plan area.

Readings

Bylaw 24106 is ready for first and second readings after the public hearing has been held. This bylaw will proceed for third reading at the same time as Charter Bylaw 24006.

Advertising and Additional Promotion

This Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The District Planning public hearing was also promoted through Facebook, Google search and Instagram advertisements, LRT and Ice District digital signage, radio ads, newsletters, posters in recreation centres and Edmonton Public Library branches, as well as the City's media and social media channels from May 1, 2024, to May 27, 2024.

Position of Administration

Administration supports this proposed Bylaw.

REPORT

Policy, Plan and Guideline Review

The District Planning project reviewed all plans in effect and other planning tools in the Mill Woods and Meadows District to determine their relevance in guiding future development decisions. Plans deemed to be complete are proposed to be repealed, and ASPs containing NSPs that are proposed for repeal must be amended to adjust the ASP boundary.

See the May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy for a more detailed description of the process used to determine which plans were to be repealed and amended.

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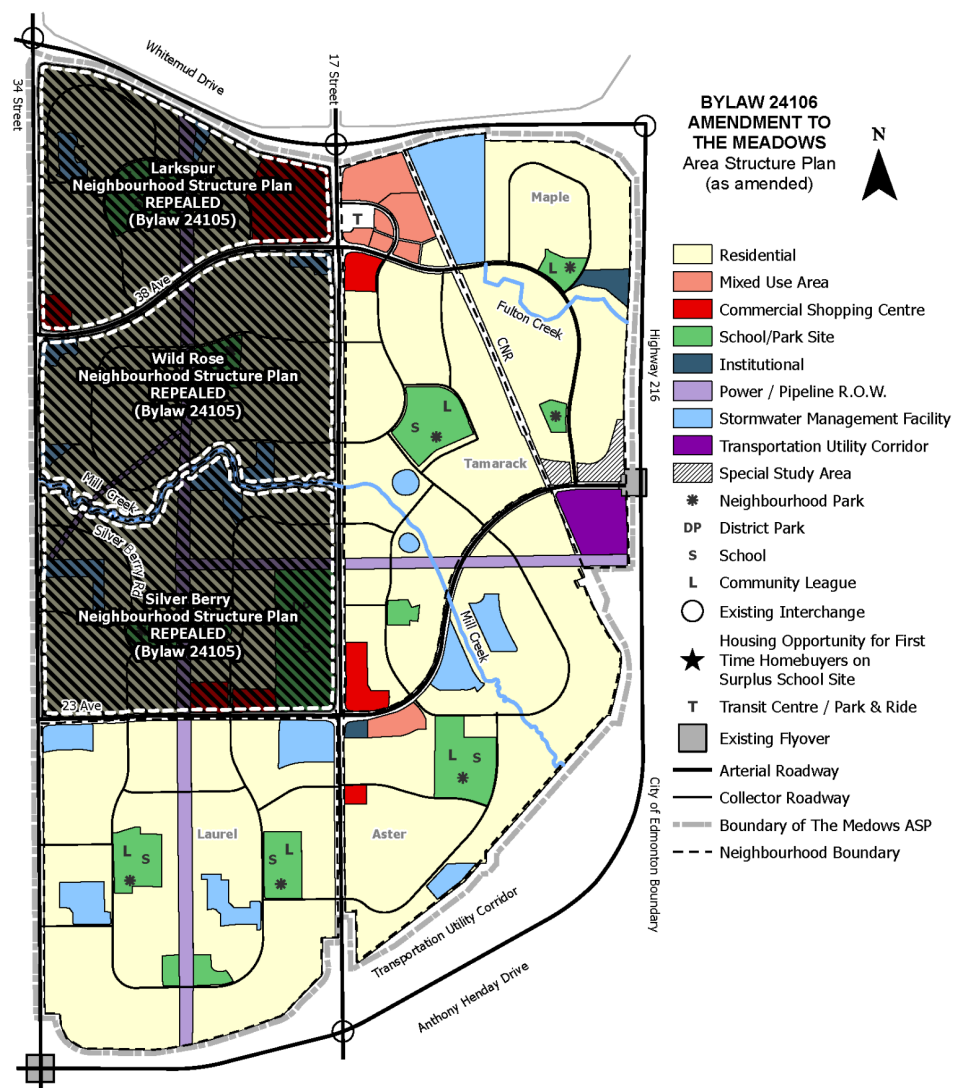
Reason for Amendment

The Meadows ASP contains three NSPs that are proposed for repeal under Bylaw 24105 - A Bylaw to repeal plans in the Mill Woods and Meadows District. In order to accommodate these repeals, The Meadows ASP must be amended.

Proposed Changes

- Add a paragraph near the beginning of the ASP stating that the Larkspur NSP, Silverberry NSP and Wildrose NSP have been repealed, and that those areas of the ASP are no longer in force or effect.
- Remove all land use and population statistics from the ASP and add a paragraph referring readers to the remaining NSPs for the relevant land use and population statistics.
- Replace “Figure 7.0 Development Concept” in the ASP with the following map:

Figure 7.0 Development Concept



Community Insights

Administration did significant public engagement, including for the repeal and amendment of plans, as part of the District Planning project in 2022 and 2023.

For an overview of engagement for the entire District Planning project, see the “Engagement and Communications Summary” (Attachment 4, May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy).

For the detailed engagement approach and results from public engagement activities that took place in October to early December 2023, see the “Phase 3 What We Heard/What We Did Report” (Attachment 5, May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy).

Attachment

1. Bylaw 24106 - A Bylaw to amend Bylaw 13531, as amended, being The Meadows Area Structure Plan
 - Schedule A - Figure 7.0 Development Concept