

Bylaw 17365

Amendment to The Meadows Area Structure Plan

Purpose

To amend The Meadows Area Structure Plan to align with the land uses and infrastructure servicing in the proposed Neighbourhood Structure Plan under Bylaw 17366.

Readings

Bylaw 17365 is ready for first and second reading 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, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The amendment to The Meadows Area Structure Plan proposes to:

- reconfigure residential land uses
- introduce a Mixed Use site
- include one institutional site
- include one local commercial site
- update the collector road access points and alignments
- change the configuration and size of the school and park site
- change the designation from Neighbourhood 5 to Aster

An administrative amendment to the North Saskatchewan River Valley Area Redevelopment Plan (Bylaw 17367) accompanies this application.

All comments from affected civic departments and utility agencies have been addressed.

Policy

The proposed Area Structure Plan amendment and adoption of the Neighbourhood Structure Plan (Bylaw 17366) support the policies of *The Way We Grow* related to:

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FOR FUTURE MEETINGS.**

- 3.2.1.1: Ensure a combination of single family and multi-family housing development potential is available for the next 30 years
- 3.2.1.3: Achieve a balance between residential, industrial, commercial, institutional, natural and recreational land uses in the city through land development policies and decisions
- 3.6.1.6: Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion
- 4.3.1.5: Time the development of parks as closely as possible with the development they are intended to serve
- 4.4.1.1: Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods
- 5.5.1.2: Incorporate sustainable neighbourhood design principles, low impact development and ecological design approaches when planning and building new neighbourhoods
- 7.4.1.1: 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

The proposed Area Structure Plan amendment for the adoption of the new Neighbourhood Structure Plan supports these strategic goals from *The Way We Grow*:

- Sustainable Urban Form
- Complete, Healthy and Livable Communities
- Natural Environment

Public Consultation

Sustainable Development sent an advance notification/open house invitations to surrounding property owners, the Fulton Meadows Community League, and The Meadows Community League Association on February 5, 2015. Two comments were received, which were inquiring as to details of the open house. Staff provided this information.

A webpage was set up which provided details of the Neighbourhood Structure Plan process, an overview of the proposed Aster NSP, information on the open house, and maps from the proposed Neighbourhood Structure Plan. The address was included on materials provided at the open house, to those who inquired about the Neighbourhood Structure Plan from the advance notification, and on posters which were displayed at The Meadows Community Recreation Centre prior to the open house. The webpage received 704 unique visitors.

An open house was held on February 19, 2015, at The Meadows Community Recreation Centre to discuss the proposed new neighbourhood plan, and provide residents the opportunity to ask questions of City and applicant representatives. A summary of the comments received as a result of the notification and from the open house is included in the Sustainable Development report.

Attachments

1. Bylaw 17365
2. Sustainable Development report