

Bylaw 17366

Adoption of the Aster Neighbourhood Structure Plan

Purpose

To establish the land use pattern and density of the proposed population; pattern and general alignment of the collector roadways; an active (non-vehicular) transportation network; an ecological network; and the pattern of servicing and staging of development, in compliance with the associated proposed amendment to The Meadows Area Structure Plan (Bylaw 17365).

Readings

Bylaw 17366 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 proposed Aster Neighbourhood Structure Plan establishes a comprehensive development framework and policy directives which are consistent with those outlined in the associated proposed The Meadows Area Structure Plan amendment (Bylaw 17366). The plan area is bounded by 23 Avenue NW to the north, Anthony Henday Drive to the south and east, and 17 Street to the west.

Main elements of the Plan are summarized as follows:

The Neighbourhood Structure Plan will accommodate approximately 3,499 dwelling units and 8,755 people, resulting in a density of 33.3 upnrha, which meets the Capital Region Board density target for Priority Growth Area 'B' (30 - 45 dupnrha);

- a range of housing types and densities is being proposed for the neighbourhood
- one school site/park is proposed, with two K-9 schools located in the centre of the Neighbourhood Structure Plan area, as well as three pocket parks throughout the neighbourhood
- preserves approximately 22 hectares of existing natural areas

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- proposes approximately 13 hectares of stormwater management facilities, some of which will use naturalization techniques, and which are integrated by shared use paths
- neighbourhood amenities (parks, open spaces, commercial areas, stormwater management facilities) are connected through a system of shared use paths and a bicycle network in order to encourage a safe and interesting pedestrian-friendly environment
- preserves an ecological network linking preserved wetlands, natural areas, bioswales, greenways, and stormwater management facilities with Mill Creek and the ravine system

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 adoption of the Neighbourhood Structure Plan and amendment to The Meadows ASP (Bylaw 17365) support the following policies of *The Way We Grow*:

- 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 adoption of the new Neighbourhood Structure Plan and amendment to the Area 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.

A webpage was set up which provided details of the Neighbourhood Structure Plan process, an overview of the proposed Aster Neighbourhood Structure Plan, 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 17366
2. Sustainable Development report (attached to Bylaw 17365 – Item 5.11)