

## Bylaw 17232

To preserve natural areas and parkland, Brookside, River Valley Lessard North, River Valley Whitemud and Westridge

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### Purpose

Rezoning from AGU to A, located at 14128-60 Avenue NW, 161 Wolf Willow Crescent, 420 Wolf Willow Road, 5915 -141 Street NW and 6215-142 Street NW, Brookside and River Valley Whitemud.

### Readings

Bylaw 17232 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 17232 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This application affects pockets of lands in the Brookside, River Valley Lessard North, River Valley Whitemud and Westridge neighbourhoods. These properties are adjacent to or within the North Saskatchewan River Valley and Ravine System. The proposed rezonings are to allow current recreational and park uses to remain.

Bylaw 17232 proposes to rezone the subject lands from (AGU) Urban Reserve Zone to (A) Metropolitan Recreation Zone. The purpose of the (AGU) Urban Reserve Zone was intended to establish a holding zone that would preserve the lands for future development. These lands are existing natural areas and are connected to ravine systems, the North Saskatchewan River Valley or other parkland areas. The proposed rezoning to the (A) Metropolitan Recreation Zone allows for the preserving of natural areas along rivers, creeks and parkland while providing the opportunity to use these areas for recreational purposes.

### Policy

The proposed rezoning complies with *The Way We Grow* by supporting the reinvestment and rehabilitation of parks and public facilities in mature neighbourhoods. The proposed rezoning complies with the West Jasper Place Outline Plan by preserving existing tree stands and retaining areas of scenic beauty and topographical interest for public use. The proposed rezoning complies with the North

Saskatchewan River Valley Area Redevelopment Plan by protecting and preserving parkland and environmental areas.

The proposed rezoning protects, preserves and improves the North Saskatchewan River Valley and Ravine System as an integrated community asset.

### **Corporate Outcomes**

Bylaw 17232 supports the strategies and goals of the City of Edmonton Strategic Plan by supporting park uses and promoting healthy living.

### **Public Consultation**

Sustainable Development sent an advance notice of the proposed rezoning to surrounding property owners and the Rio Terrace, Riverbend, and, Westridge/ Wolf Willow/ Country Club Community Leagues on February 6, 2015. In addition, the Southwest Area Council of Community Area Council, Terwilligar Riverbend Advisory Council Area Council and West Edmonton Communities Council Area Council were also notified.

A summary of the comments received in response to this notification is contained in the attached Sustainable Development report.

### **Attachments**

1. Bylaw 17232
2. Sustainable Development report