

# Bylaw 17267

## Amendment to the Riverview Area Structure Plan

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### Purpose

To amend the Riverview Area Structure Plan to align with the land uses and infrastructure servicing proposed in Riverview Neighbourhood 1 and Riverview Neighbourhood 3.

### Readings

Bylaw 17267 is ready for first and second readings 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, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The amendment to the Riverview Area Structure Plan proposes to: decrease the Business Employment as a result of a more detailed Traffic Analysis;

- increase the residential uses and adding Medium and High Density uses as a result of market demands
- reconfigures the Town Center to provide as a direct result of refinement of neighbourhood planning and provide a collector roadway to allow for greater road frontage design for commercial uses
- revises the park and open space network thereby increasing the Municipal Reserve from 116 hectares to 120 hectares and the Environmental Reserve from 60 ha to 52 ha
- update the maps, figures and population statistics to reflect the revisions and ensure consistency between all neighbourhood plans. If approved, the proposed amendment would increase the residential densities for Neighbourhood 1 from 30.1 to 32.7 upnrha and Neighbourhood 3 from 31.8 to 34.5 upnrha

An administrative amendment to the North Saskatchewan River Valley Area Redevelopment Plan (Bylaw 17268) accompanies this application.

**PLEASE RETAIN THIS REPORT  
FOR FUTURE MEETINGS**

No civic department or utility agency has expressed concerns regarding this application.

### Policy

The proposed Area Structure Plan amendment and adoption of the new Neighbourhood Structure Plans (Bylaw 17269 and Bylaw 17270) support the policies of *The Way We Grow* related to:

- promoting medium and higher density residential and employment uses around transit centres
- supporting contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion
- providing a variety of housing types at different densities to accommodate various demographic and income groups
- linking parks and open spaces with natural systems through development and design to strengthen the connectivity of Edmonton's ecological network where feasible
- ensuring that all neighbourhoods and districts are served by recreational and social facilities such as libraries and recreation centres to serve their residents
- increasing access to local food at the neighbourhood-level to build resilience into the food system

### Corporate Outcomes

This application supports the City of Edmonton's Strategic Goal of Transforming Edmonton's Urban Form, which promotes adequate and affordable housing and living environments, as well as the creation of complete communities with a mixture of suburban residential, recreational, commercial and employment uses.

### Public Consultation

Sustainable Development sent an advance notification and a public meeting invitation to surrounding property owners, Cameron Heights, Greater Windermere, Wedgewood Ravine Community Leagues and West Edmonton Communities Council Area as well as Parkland County and Leduc County Council and the Enoch Cree Nation on December 17, 2014.

A public meeting was held on January 28, 2015, to discuss the proposed amendment to the Area Structure Plan and the proposed Neighbourhood Structure Plan 1 and Neighbourhood Structure Plan 3.

A summary of the comments received as a result of the notification and the public meeting is included in the Sustainable Development report.

### Attachments

1. Bylaw 17267
2. Sustainable Development report