

Bylaw 17269

Adoption of Riverview Neighbourhood 1 Neighbourhood Structure Plan

Purpose

The proposed Riverview Neighbourhood Structure Plan 1 will establish the land use pattern and residential densities of the proposed population; pattern and general alignment of the arterial and collector roadways; active (non-vehicular) transportation network; opportunities for urban agricultural and local food production; and the pattern of servicing and phasing of development, in compliance with the associated proposed amendment to the Riverview Area Structure Plan (Bylaw 17267).

Readings

Bylaw 17269 is ready for first and second readings. 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 proposed Riverview Neighbourhood Structure Plan 1 is to establish a framework for future land uses, the provision of municipal infrastructure and policy directives which are consistent with those outlined in the proposed Riverview Area Structure Plan amendment (Bylaw 17267). Riverview Neighbourhood Structure Plan 1 is the first of five neighbourhoods in the Riverview Area Structure Plan. The Neighbourhood Structure Plan is bounded to the north by the Wedgewood Creek Ravine and the Edgemont Neighbourhood, the Anthony Henday to the north-east, 23 Avenue NW to the south and Winterburn Road to the west.

The main elements of the Plan are summarized as follows;

- The Neighbourhood Structure Plan will accommodate approximately 3,159 dwelling units and 7,951 people resulting in a density of approximately 33 upnrha, which meets the Capital Region Board density target.
- A range of housing types and densities is being proposed for the new neighbourhood.

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FOR FUTURE MEETINGS**

- Several parks and natural areas are being proposed.
- Fifteen hectare Town Centre Community Commercial area and approximately 2.8 hectares of a Town Centre Mixed-Use Residential area intended to meet the commercial needs of the residents and offers higher density residential uses.
- Proposes approximately 40 hectares of Business Employment area which will provide significant opportunities for the neighbourhood residents and surrounding community.
- Preserves approximately 5.6 hectares of Public Upland and Natural area.
- Neighbourhood amenities (parks, open space, commercial areas and SWMF) that are connected through a system of shared use paths as well as a roads and bicycle networks in order to encourage a safe pedestrian friendly environment.
- Encourages opportunities for urban agriculture and local food production.

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

Policy

The proposed Neighbourhood Structure Plan and associated amendment to the Riverview Area Structure Plan (Bylaw 17267) support the policies of *The Way We Grow* related to:

- promoting medium and higher density residential and employment 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 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 Nations 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 17269
2. Sustainable Development report (attached to Bylaw 17267 – Item 5.1)