

Bylaw 17270

Adoption of Riverview Neighbourhood 3 Neighbourhood Structure Plan

Purpose

The proposed Riverview Neighbourhood Structure Plans will establish the land use pattern and residential densities of the proposed population; pattern and general alignment of the arterial and collector roadways; and 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 17270 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 3 is to establish a framework for future land uses, the provision of municipal infrastructure and policy implementation which are consistent with those outlined in the proposed Riverview Area Structure Plan amendment (Bylaw 17267). Riverview Neighbourhood Structure Plan 3 is the third of five neighbourhoods in the Riverview Area Structure Plan. The Neighbourhood Structure Plan is bounded by 23 Avenue NW and Anthony Henday Drive to the north, the North Saskatchewan River forms the west boundary and to the south is undeveloped land which be included in the future Riverview Neighbourhood 4.

The main elements of the Plan are summarized as follows;

- The Neighbourhood Structure Plan will accommodate approximately 7,752 dwelling units and 11,775 people resulting in a density of approximately 34.5 upnrha, which meet the Capital Region Board density targets.
- A range of housing types and densities is being proposed to meet various demographic ranges and economic levels to create a more inclusive neighbourhood.

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FOR FUTURE MEETINGS

- Proposes a District Park site which will accommodate two high schools and incorporate a community recreation centre.
- Proposes one Public (K-9) and one Separate (K-9) school, co-located on one school park site with the allowance to accommodate a community league facility.
- Proposes several pocket parks and one Urban Village Park.
- Proposes a Transit Center and mixed use site intended to develop in accordance with the Transit Oriented Development Guidelines.
- Neighbourhood amenities (park, open space, commercial areas and Stormwater Management Facilities) that are connected through a system of shared use paths, roads and bicycle networks in order to encourage a safe pedestrian environment.
- Encourages opportunities for Low Impact Development and Urban agricultural as well as local food production.

No civic department or utility agency has expresses 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 polices 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'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 and the Council 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 17270
2. Sustainable Development report (attached to Bylaw 17267 – Item 5.1)