



ITEMS 3.3 & 3.4  
BYLAWS 20734 & 21359  
RIVER VALLEY MAYFAIR

DEVELOPMENT  
SERVICES  
Feb 24, 2026



# SITE CONTEXT



Royal Mayfair Golf Club

Site  
(Hawrelak Park)



Emily Murphy Park Road

Groat Road  
Saskatchewan Drive

Windsor Park School

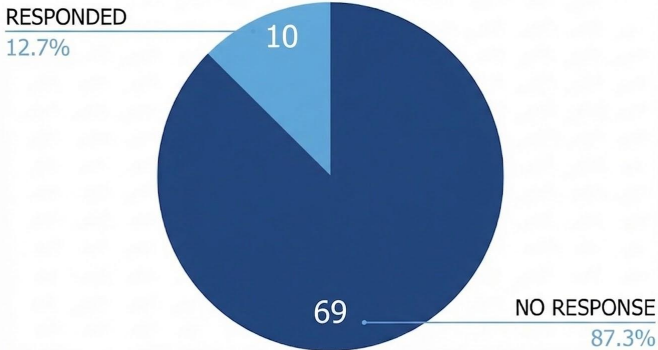
87 Avenue

116 Street

-  - - - Bike Routes - On Street
-  . . . Bike Routes - Off Street



# 3 COMMUNITY INSIGHTS



CITY WEBPAGE  
Jul 5, 2023



1st MAILED NOTICE  
Nov 9, 2023



1:1 COMMUNICATION  
Ongoing



2nd MAILED NOTICE  
Aug 22, 2025



FIRST NATIONS COMMUNICATION  
Sept 5, 2025; Jan 7, 2026



PUBLIC HEARING NOTICE  
Jan 29, 2026



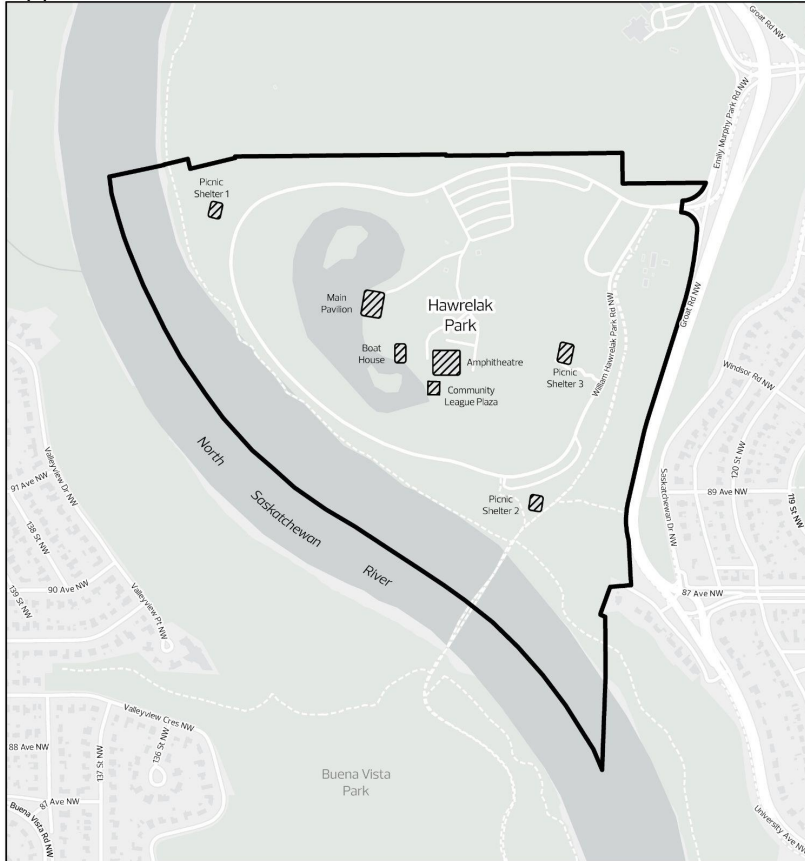
JOURNAL AD  
Feb 6 & 14, 2026

## Concerns

- Include additional protection for sensitive natural areas
- Not enough citizen involvement
- Edmonton's Ecological protection has declined
- Why is the rezoning necessary?
- Citizens are eager for the reopening and request no further changes

## Appendix I: A7 – William Hawrelak Park Zone

Edmonton

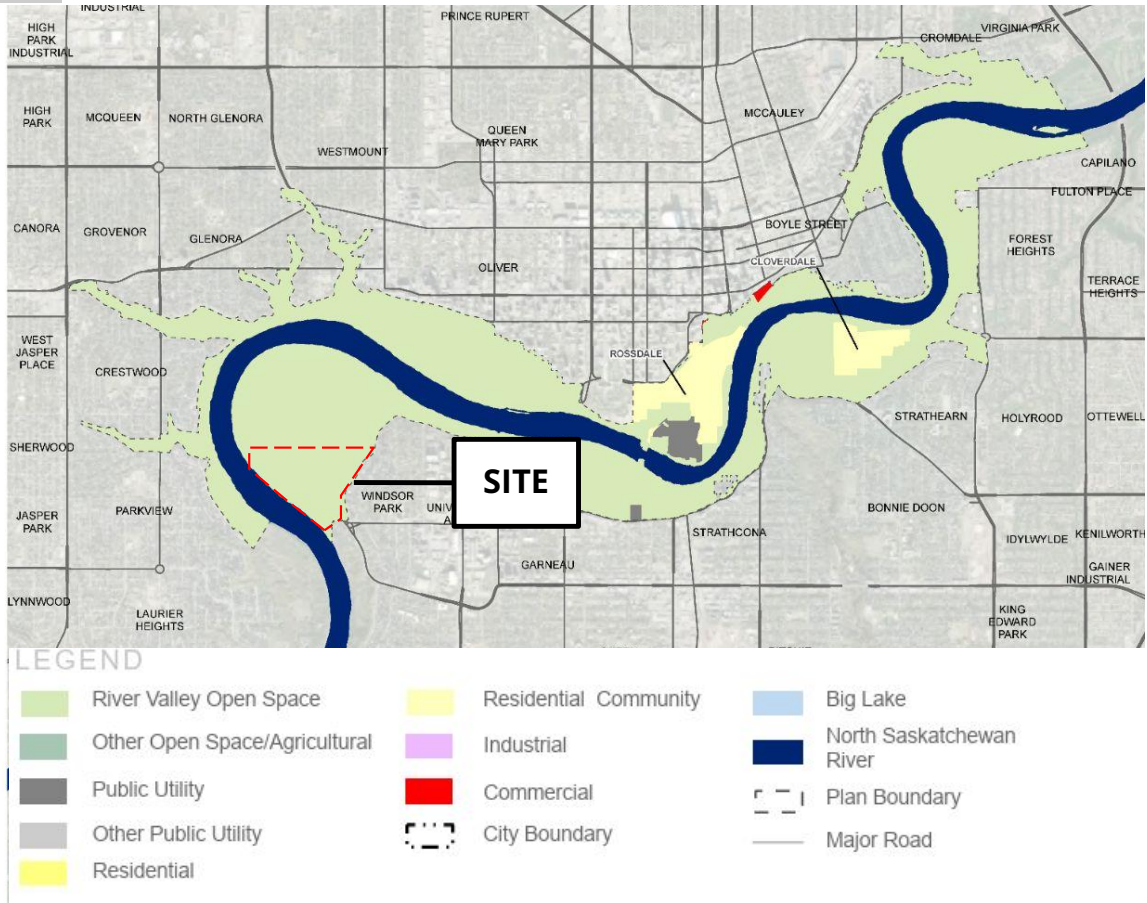


- Park becomes a permitted use
- Food and drink service becomes discretionary use and limited to activity sector), and
- Residential and natural resource development will not be permitted

William Hawrelak Park Zone Boundary  
Activity Sector

0 100 200 400 Metres





North Saskatchewan River Valley ARP - Existing Land Use, North Saskatchewan Central Reach



Ribbon of Green - North Saskatchewan Central Reach, Key Plan



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**