

## Bylaw 16407

### Adoption of the Riverview Area Structure Plan

#### Purpose

To adopt the Riverview Area Structure Plan. The proposed Area Structure Plan establishes a general land use planning framework for the area, the proposed density of residential development, the general location of major transportation routes and utilities, and the general sequence of development.

#### Readings

Bylaw 16407 is ready for third reading.

#### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 5, 2013, and Saturday, April 13, 2013. The Bylaw can be signed and thereby passed following third reading.

#### Position of Administration

Administration supports this Bylaw

#### Report Summary

**The proposed plan creates a framework for future land use planning in the area. The Plan provides information on land uses and their general locations, the proposed density of residential development, the general location of major transportation routes and utilities, and the general sequence of development.**

#### Previous Council/Committee Action

At the April 22, 2013, City Council Public Hearing, Bylaw 16407 received first and second reading.

#### Report

On May 30, 2013, the Capital Region Board recommended approval of REF 2013-006, City of Edmonton - New Area Structure Plan - Riverview, subject to a 14 day appeal period. As no appeal was submitted, on June 14, 2013, the Capital Region Board approved the REF application.

The proposed Area Structure Plan establishes a general development framework including goals, objectives, policies, implementation strategies, and a land use concept to guide development within the Plan area. Five neighbourhoods are proposed, each of which will require the preparation of Neighbourhood Structure Plans.

Key features of the Plan include:

- allows for the integration of existing country residential uses with urban development
- allows existing country residential developments to be developed to a full urban standard as development proceeds
- distributes public open spaces, schools and parks throughout the Area Structure Plan area to ensure maximum accessibility for residents
- provides opportunities for innovative approaches to housing
- encourages innovation in sustainability, low impact development, ecological networks, green infrastructure provision and food systems
- locates commercial sites to ensure high visibility and convenient pedestrian, transit and automobile access

**Please retain this report and attachments for future meetings.**

- provides future potential access points to the North Saskatchewan River Valley system
  - provides a key focal point, the Town Centre, that includes a “Main Street”, the District Activity Park site, and a Business Employment area
  - provides a District Activity Park site that is centrally located and adjacent to the North Saskatchewan River Valley to accommodate a recreation centre, public and catholic high schools, associated play fields and parking
  - allows for the preservation of natural systems through the design of open spaces and identifies natural areas for protection.
- an orderly and economical fashion
  - planning for complete communities through a mixture of uses
  - providing a variety of housing choice and incorporating housing for various demographic and income groups in all neighbourhoods.

No Civic Departments or utility agencies have outstanding concerns with this application.

### **Policy**

The proposed Area Structure Plan supports The Capital Regional Growth Plan by meeting the density target of 30-40 units per net residential hectare, with a proposed density of 31 units per net residential hectare. The proposed Area Structure Plan supports *The Way We Grow's* policies by:

- complying with the approved Growth Coordination Strategy, fresh: the City Wide Food and Agriculture Strategy, and the Integrated Infrastructure Management Strategy
- supporting contiguous development and infrastructure in order to accommodate growth in

### **Corporate Outcomes**

The proposed Area Structure Plan supports the City of Edmonton's strategic goal to Transform Edmonton's Urban Form through the provision of a variety of housing types, provides for a mix of commercial sites and residential uses, recognises the prominence of the North Saskatchewan River Valley system, preserves natural areas, recognizes unique characteristic and servicing needs of the area and provides schools and public open spaces.

### **Public Consultation**

Advance notification of this application was sent to surround property owners, the Presidents of the Cameron Heights, Greater Windermere, Hodgson, and Wedgewood Ravine Community Leagues, the West Edmonton Communities Council Area Council, and surrounding municipalities on May 25, 2012, to notify that the application for the proposed Riverview Area Structure Plan had been received.

An Open House was held on February 20, 2013, to discuss the proposed new Area Structure Plan. The meeting was attended by approximately 70 people.

A summary of comments received from the notice and the open house are provided in the attached Sustainable Development report.

**Attachments**

1. Bylaw 16407
2. Sustainable Development report

***\*\*Please bring copies of Attachments 1 and 2, from the April 22, 2013, City Council Public Hearing agenda – item 5.1, which you have been asked to retain.\*\****