

Bylaw 19140

Amendment to the Trumpeter Neighbourhood Structure Plan

Purpose

To add a new Row Housing designation, reconfigure land uses in the western portion of the neighbourhood, realign a greenway and make administrative amendments.

Readings

Bylaw 19140 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19140 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on January 17, 2020, and January 25, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19140 consists of a proposed amendment to the Trumpeter Neighbourhood Structure Plan to:

- reconfigure residential land uses in the western portion of the neighbourhood, located north and south of Trumpeter Way NW
- introduce a new Row Housing designation
- replace two existing Street Oriented Row Housing areas with a separate Row Housing use in the eastern portion of the neighbourhood
- shift the north-south greenway to the east to maintain the connection between a pocket park and top-of-bank area
- realign a major pedestrian linkage for the park site in the northwest portion of the neighbourhood

The Trumpeter Neighbourhood Structure Plan development concept map and land use and population statistics will also be revised to recognize that all but one of the approved Greenways (identified as “parks”) have, through subdivision, developed as public utility lots. It should be noted that these proposed changes do not represent a decrease in Municipal Reserve land.

Though the approved Big Lake Area Structure Plan (Bylaw 18904) has a residential density of 35 upnrha and Bylaw 19139 proposes an overall residential density is 34

upnrha, once the computational errors from previous bylaws are factored in there is no actual decrease in density. The application therefore conforms to the Edmonton Metropolitan Regional Growth Plan.

Bylaw 19139 to amend the Big Lake Area Structure Plan accompanies this Bylaw and proposes to align the Area Structure Plan with the proposed amendments to the Trumpeter Neighbourhood Structure Plan. The Area Structure Plan map and land use and population statistics will be updated accordingly.

Administrative amendments to the Big Lake Area Structure Plan and Trumpeter Neighbourhood Structure Plan will also be undertaken at this time to fix map and statistical errors from previous bylaws.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance notice was sent to surrounding property owners and the president of the Big Lake Community League on October 15, 2019. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Bylaw 19140
2. Administration Report (attached to Bylaw 19139 - Item 3.4)