

Bylaw 18905

Adoption of the Pintail Landing Neighbourhood Structure Plan

Purpose

To adopt the Pintail Landing Neighbourhood Structure Plan.

Readings

Bylaw 18905 is ready for first and second readings after the public hearing has been held. Administration is required to refer the associated Big Lake Area Structure Plan amendment to the Edmonton Metropolitan Region Board for endorsement prior to returning to City Council for third and final reading. Third reading of the ASP amendment is required prior to consideration for third reading of the NSP and rezoning that complete this application.

Advertising and Signing

This bylaw has been advertised in the Edmonton Journal, on August 9, 2019 and August 17, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 18905 to adopt the Pintail Landing Neighbourhood Structure Plan (NSP) would provide a land use framework and policy direction for future development in the neighbourhood. The plan proposes the following major land use aspects:

- A commercial focal point at the south west corner of the neighbourhood;
- A mix of low and medium density residential land uses to accommodate a planned neighbourhood density of 39 units per net residential hectare (upnrh);
- A road network and utility infrastructure framework that can support the orderly development of the neighbourhood;
- A mix of open space uses with a school and community park, river valley and ravine park, pocket park, and natural areas; and
- Retention of the Glendale Golf and Country Club.

Public Engagement

An advance notice was sent to surrounding property owners and the Cumberland/Oxford Community League, on July 19, 2017. One response was received and is summarized in the attached City Planning Report.

Attachments

1. Bylaw 18905
2. City Planning Report (Attached to Bylaw 18904 – Item 3.26)