

# Charter Bylaw 19538

## Adoption of the Meltwater Neighbourhood Structure Plan

### Purpose

The proposed Meltwater Neighbourhood Structure Plan (NSP) will establish land uses and servicing requirements that support a residential neighbourhood for approximately 11,000 residents, in conformance with the associated proposed amendment to the Decoteau Area Structure Plan (Bylaw 19537).

### Readings

Charter Bylaw 19538 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 Charter Bylaw 19538 be considered for third reading.”

Referral to the Edmonton Metropolitan Region Board is not required as the Charter Bylaw is exempt under Section 4 of the recently amended Regional Evaluation Framework (Ministerial Order No. MSD:088/20).

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 5 and 13, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Previous Council/Committee Action

At the June 28, 2016 City Council Meeting, the following motion was passed:

That Administration prepare a Bylaw for a Neighbourhood Structure Plan within the Decoteau Area Structure Plan, as outlined in the June 21, 2016, Sustainable Development report CR\_3612, and return to a future City Council Public Hearing.

### Report

This application was submitted by Invistec Consulting on November 27, 2017 on behalf of the participating landowners, Hasco Development Corporation, Southview Hasco Estates General Partner Regards, Terranova Developments Ltd., 1645827 Alberta Ltd., and Lamba Financial Corporation. The application proposes to adopt a new neighbourhood structure plan in the Decoteau Area. The proposed Meltwater

Neighbourhood Structure Plan is the second neighbourhood to be planned under the Decoteau ASP and proposes to establish:

- a preserved ecological network within a connected open space system;
- the location of various land uses including residential, commercial, mixed uses, public utility and community service uses;
- the location of future school and park sites;
- opportunity for a town centre around a future transit centre;
- a variety of residential densities and building types; and
- the pattern of required road, walkway and utility infrastructure that supports the planned phasing of development.

The application meets the target residential densities and guiding principles of the Edmonton Metropolitan Region Growth Plan and aligns with the applicable policies of City Plan by supporting growth within Edmonton's existing boundaries, concentrating development around key nodes and corridors, strengthening our natural systems, and providing a mix of uses that will allow residents to meet their daily needs within a 15 min walk, bike or transit ride from where they live.

The NSP proposes the logical extension of infrastructure including drainage, water, power and other utility services from planned neighbourhoods to the west. The development staging and extension of service will be contiguous, efficient, and economical, and designed to meet municipal standards.

An associated application to amend the Decoteau Area Structure Plan (Bylaw 19537) to reflect the proposed Meltwater NSP is advancing concurrently with this application.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

### **Public Engagement**

Pre-application notices were sent by the applicant to property owners in the plan area in March 2016 and April 2017. Approximately eight (8) responses were received.

Advance Notice was sent to property owners in the plan area, the Summerside Community League of Edmonton, and the Meadows Community League Association on May 25, 2020. One (1) response was received.

A Remote Public Meeting was held from August 11 to 28, 2020. Nine (9) responses were received.

Responses to public engagement are summarized in the attached Administration Report and What We Heard Report.

**Attachments**

1. Charter Bylaw 19538
2. Administration Report (Attached to Bylaw 19537 item 3.21)