

**Bylaw 44-2017 Repeal and Replace the Emerald Hills Area Structure Plan  
Bylaw 23-2013; and adoption of the Revised Emerald Hills Centre Sustainability  
Summary and Development Concept (Ward 4)**

**Applicant:** Select Engineering Ltd.  
**Owner:** Emerald Hills "E" GP Inc.  
**Legal Description:** Lot 7, Block 176, Plan 162 2928  
**Location:** East of Sherwood Drive, North of Amberley Way  
**From:** Business Employment Area  
Service Commercial Area  
**To:** Medium Density Residential Area  
Service Commercial Area

**Report Purpose**

To give second and third reading to a bylaw that proposes to repeal and replace the Emerald Hills Area Structure Plan (ASP) Bylaw 23-2013 in order to reflect a proposed change from Business Employment Area and Service Commercial Area to Medium Density Residential Area and Service Commercial Area in support of a proposed medium density residential development within Emerald Hills Stage 8E.

In support of proposed Bylaw 44-2017, the adoption of a revised Emerald Hills Centre Sustainability Summary and Development Concept is also proposed.

**Recommendations**

1. THAT Bylaw 44-2017, a bylaw that provides a framework for subsequent subdivision and development of the lands within the Emerald Hills Area Structure Plan by describing land uses, population density, sequencing of development and the location of transportation routes and public utilities, be given second reading.
2. THAT Bylaw 44-2017 be given third reading.
3. THAT the Revised Emerald Hills Centre Sustainability Summary and Development Concept, as set out in Enclosure 2 of the September 12, 2017 Planning and Development Services Report, be approved.

**Council History**

July 4, 2017 – Council gave Bylaw 44-2017 first reading.

September 10, 2013 – Council adopted the updated Emerald Hills ASP Bylaw 23-2013.

May 22, 2007 – Council adopted Municipal Development Plan 1-2007.

April 24, 2007 – Council amended the North of Lakeland Drive Area Concept Plan (ACP) Bylaw 71-2003 with Bylaw 22-2007.

April 10, 2007 – Council amended the North of Lakeland Drive ACP Bylaw 71-2003 with Bylaw 26-2007.

December 7, 2004 – Council amended the North of Lakeland Drive ACP Bylaw 71-2003 with Bylaw 96-2004.

July 2, 2003 – Council adopted the North of Lakeland Drive ACP Bylaw 71-2003.

### **Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

**Governance:** n/a

**Social:** The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

**Culture:** The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents.

**Environment:** n/a

### **Other Impacts**

**Policy:** The ASP amendment has been prepared in accordance with ACPs/ASPs Policy SER-008-007.

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend an ASP.

**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

### **Summary**

#### ***Emerald Hills ASP***

The proposed updated Emerald Hills ASP provides a framework for subdivision and development of the northern half of 11-53-23-W4. The proposed ASP update has been initiated by a proposed medium density residential development within a portion of Lot 7, Block 176, Plan 162 2928. The proposed amendment will change the policy area for approximately 3.35 hectares (8.28 acres) from Service Commercial Area and Business Employment Area to Medium Density Residential Area and Service Commercial Area, as well as updating supporting text within the Emerald Hills ASP. The proposed ASP Bylaw 44-2017 would replace the existing Emerald Hills Area Structure Plan Bylaw 23-2013.

The main changes proposed by the updated ASP are:

- Removal of Business Employment Area from figures and text;
- Addition of Medium Density Area to figures and text;
- Revised figures to reflect the change in land use;
- Removal of references to old bylaw numbers;
- Addition of Section 1.5.1 acknowledging the role of the Capital Region Board; and
- Updates to statistic tables in Appendices A and B.

This amendment is being considered concurrently with proposals to change the designations for the subject area in the applicable statutory plans and the Land Use Bylaw.

#### ***Emerald Hills Center Sustainability Summary and Development Concept***

The concept is being revised to remove the Business Employment use and add Medium-Density Residential use located at the northwest corner of Amberley Way and Ebony Boulevard, otherwise known as Emerald Hills Site 8E. This is in accordance with the proposed update to the Emerald Hills ASP.

Revisions to Figures 1 through 8 in the document have been made to include the proposed concept for the proposed medium density residential use development. Revisions to the text

of the document include the removal of references to the Business Employment use and replacing it with Medium Density Residential. The Emerald Hills Center Sustainability Summary and Development Concept establishes urban design, landscaping and pedestrian connectivity patterns in the Emerald Hills Center portion of the ASP.

### **Communication Plan**

Letter

### **Enclosures**

- 1 Bylaw 44-2017
- 2 Revised Emerald Hills Center Sustainability Summary and Development Concept
- 3 Urban Location Map
- 4 Location Map
- 5 Air Photo