

**Bylaw 24-2019 Ardrossan East Area Structure Plan, 2nd and 3rd readings
(Ward 5)**

Applicant: Callidus Development Management Inc.
Owner: Park Lake Est. Inc., Ardrossan East Ltd. and G & B Horton
Legal Description: Part of SE 2-53-22-W4; Lot 1A, Block 1, Plan 052 6143;
Lot 1B, Block 1, Plan 062 1933 (NE 2-53-22-W4)
Location: West of Range Road 221 and North of Township Road 530

Report Purpose

To provide information to Council to make a decision on second and third readings of a bylaw that proposes to adopt the Ardrossan East Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 24-2019, a bylaw that proposes to adopt the Ardrossan East Area Structure Plan be given second reading.
2. THAT Bylaw 24-2019 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents
Goal 2 - Manage, invest and plan for sustainable municipal infrastructure
Goal 7 - Provide opportunities for public engagement and communication

Report

The Hamlet of Ardrossan is identified within the Edmonton Metropolitan Region Plan as a rural center/growth hamlet and the County's Municipal Development Plan (MDP) as a growth hamlet. The ASP proposes the development of low and medium-density residential, commercial, mixed use, school site and open space areas to create a complete community in the context of a rural hamlet.

The ASP proposes a mix of single, semi-detached and townhouse dwellings throughout the majority of the plan area. A medium-density site located at the southeast corner of the ASP facilitates higher-density development and encourages seniors housing. The combination of the proposed residential mix is expected to achieve a minimum residential density of 25.9 units per net residential hectare, which is above the 20 units per net residential hectare required by the Edmonton Metropolitan Regional Plan for growth hamlets.

At the intersection of Township Road 530 and Range Road 221, the ASP provides an opportunity for commercial uses to create a place for people to shop, work and congregate. A mixed-use area has been provided in the central portion of the ASP to provide a commercial and residential opportunity and contribute to a walkable environment.

Adjacent to the mixed-use area, the ASP includes a school site that is also located within the central portion of the community. The site maintains frontage along two collector roadways and is connected to the adjacent greenway network. The greenway network is designed in a manner that provides a loop through the community and provides convenient and enhanced accessibility to the commercial land uses as well as open spaces, including four neighbourhood parks, natural environmental features and the school site.

Ardrossan East is defined by various natural environmental features which includes the Pointe-aux-Pins Creek and two wetlands. Furthermore, the ASP proposes the development of naturalized stormwater management facilities, which will further enhance local biodiversity.

Public open houses were held on August 25, 2015, December 7, 2017 and May 23, 2019 for the concurrently proposed amendments to the MDP, Area Concept Plan and ASP. Written comments were received from landowners in the area, both in support and opposing the proposal. Some of the primary concerns expressed by attendees were in relation to:

- anticipated traffic safety issues
- encroachment of urban development into a country residential neighbourhood
- associated effects on the country residential character of adjacent lands

The proposed ASP is consistent with the direction within the Edmonton Metropolitan Region Growth Plan. In accordance with the Regional Evaluation Framework, proposed Bylaw 24-2019 was referred to the Edmonton Metropolitan Region Board for approval following first reading. Approval by the Regional Board was granted on September 24, 2019.

Council and Committee History

July 23, 2019	Council gave first reading to Bylaw 24-2019, a bylaw that proposes to adopt the Ardrossan East ASP.
July 23, 2019	Council approved: THAT Bylaw 24-2019 be referred to the Edmonton Metropolitan Region Board for review.

Other Impacts

Policy: Statutory Plans Procedure.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt a statutory plan.

Interdepartmental: The proposed ASP has been circulated to internal departments and external agencies. All applicable comments received have been addressed.

Master Plan/Framework: The subject area is currently designated within the Country Residential Policy Area of the MDP. Concurrent Bylaw 22-2019 proposes to re-designate the subject property to the Hamlet Policy Area of the MDP.

Communication Plan

Letter

Enclosures

1	Bylaw 24-2019
2	Rural location map
3	Location map
4	Air photo