

**Bylaw 10-2020 amendment to Hillshire Area Structure Plan Bylaw 43-2016
(Ward 6)**

Owner: Hillshire Developments (1689692 Alberta Ltd.)
Applicant: Al-terra Engineering Ltd.
Legal description: Lot 4, Block 1, Plan 1722978; NE 23-52-23-W4
Address: 23119 Wye Road and 52350 Range Road 231

Report Purpose

To provide information to Council to make a decision on first, second, and third reading of a bylaw that proposes to remove a portion of pathway and granular trail from the Hillshire Area Structure Plan (ASP) Bylaw 43-2016.

Recommendations

1. THAT Bylaw 10-2020, a bylaw that proposes Figures 1.1 and 3.4 of the Hillshire ASP be amended to:
 - remove the pathway shown south of the mixed-use medium-density residential area and across the northern public utility lot; and
 - remove the granular trail shown along the east side of Lot 3, Block 1, Plan 1722977,be given first reading.
2. THAT Bylaw 10-2020 be given second reading.
3. THAT Bylaw 10-2020 be considered for third reading.
4. THAT Bylaw 10-2020 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

Bylaw 10-2020 proposes to remove a portion of pathway that runs south of the mixed-use medium-density residential area and crosses the northern public utility lot, as well as the granular trail that proceeds north along the east side of Lot 3, Block 1, Plan 1722977 as currently shown within Figures 1.1 and 3.4 of the Hillshire ASP.

Facilitating the pathway alignment as currently shown within the Hillshire ASP entails a pedestrian bridge to cross a significant stormwater management facility in the north of the Hillshire development. As part of the detailed design of the first stage of development, it was found that excessive structural requirements are necessary to achieve this pedestrian bridge. As a result, the structure has been found to be cost prohibitive to achieve and is proposed to be removed. With the removal of the bridge structure, the granular trail on the east side of Lot 3, Block 1, Plan 1722977 is also proposed to be removed to eliminate what would become dead-end trail on public lands without the bridge connection.

The portion of pathway located south of the mixed-use medium-density residential site is also proposed to be removed as part of Bylaw 10-2020. The location of this portion of the

pedestrian network would require the public pathway to cross an area of private property. In this regard, the detailed design of the first stage of development has presented an issue of pedestrian-vehicle conflict that creates a level of risk to pedestrian safety. Proposed Bylaw 10-2020 would provide a solution by removing the pathway and with it the pedestrian-vehicle conflict.

Given the extensive pathway system surrounding the stormwater management facility that would remain and the sidewalks along the roadways, the development would continue to provide all residents direct pedestrian access to commercial development regardless of the removal of this portion of the pedestrian network. Further, the location of the remaining pathway continues to enable the stormwater management facility to be enjoyed by the public as an open space feature.

Council and Committee History

November 29, 2016 Council adopted Hillshire ASP Bylaw 43-2016

Other Impacts

Policy: Statutory Plan Procedure

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

Interdepartmental: The Transportation and Agricultural Services Department; and Recreation Parks and Culture Department have been involved as part of the proposal. The proposed ASP amendment has also been circulated to internal departments and external agencies. No objections were received.

Master Plan/Framework: The area subject to the amendment is currently designated within the Residential Policy Area of the Municipal Development Plan.

Communication Plan

Letter, website and newspaper advertisement.

Enclosures

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| 1 | Bylaw 10-2020 |
| 2 | Urban location map |
| 3 | Location map |
| 4 | Air photo |
| 5 | Figure illustrating proposed amendment |
| 6 | Notification map |