

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

**Applicant:** Strathcona County  
**Owners:** Strathcona County  
**Subject Lands:** Road Plan 8422498 (Service Road on the north boundary of NE 23-52-23-W4)  
**Location:** South of Wye Road; West of Range Road 231

**Report Purpose**

The purpose of this bylaw is to amend text within the Hillshire Area Structure Plan (ASP) Bylaw 43-2016 to outline interim access for Lot B; Plan 3878MC and Lot 3; Block 1; Plan 1722977.

**Recommendations**

1. THAT Bylaw 43-2020, a bylaw which proposes to amend text within the Hillshire ASP Bylaw 43-2016 to outline interim access for Lot B; Plan 3878MC and Lot 3; Block 1; Plan 1722977, be given first reading.
2. THAT Bylaw 43-2020 be given second reading.
3. THAT Bylaw 43-2020 be considered for third reading.
4. THAT Bylaw 43-2020 be given third reading.

**Our Prioritized Strategic Goals**

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure  
Goal 7 - Provide opportunities for public engagement and communication  
Goal 8 - Foster an environment for safe communities

**Report**

An amendment to the Hillshire ASP Bylaw 43-2016 is being proposed to revise text specifically related to the service road that runs parallel to Wye Road.

The Hillshire ASP currently includes specific text outlining that the subject service road will support interim access to Wye Road for Lot B; Plan 3878MC and Lot 3; Block 1; Plan 1722977 as these lots are within the ASP boundary. The developer of Stage 1 of the Hillshire ASP has requested to forgo the need to provide the interim service road requirement.

The purpose of the interim service road requirement is to provide the two above-noted lots all-directional access to Wye Road during the development of Hillshire. The interim service road would remain in place until such time as the future development of Hillshire's internal road network provides the subject lots ultimate access to the all-directional Hillshire Boulevard/Wye Road intersection. The ASP indicates the ultimate connection to be constructed by the developer with a future phase of development. Once this ultimate connection has been constructed by the developer, the interim service road would no longer be required.

With the upgrades to Wye Road currently being completed, access to the all-directional Hillshire Boulevard/Wye Road intersection would be provided via the existing service

road. However, once the developer completes construction of infrastructure for Hillshire Stage 1, and prior to Hillshire Boulevard being opened to the public, the developer would be required to either realign the existing service road to the first internal intersection along Hillshire Boulevard or propose an alternative safe means of access internal to the Hillshire development to provide the subject lots access to the all-directional Hillshire Boulevard/Wye Road intersection.

Developer's request:

During the submission and review of the detailed engineering design for the first stage of development, the developer requested to forgo the interim service road requirement. The developer indicated his concern in that the existing service road conflicts with the landscaping along the north of the stage one development area. This includes conflicts with the proposed entrance feature and median within Hillshire Boulevard. To address the impact of the service road, the developer has requested to forgo the interim service road. The two subject lots would be required to access directly onto Wye Road with right-in/right-out access only until such time as the ultimate internal access through Hillshire to the Hillshire Boulevard/Wye Road intersection is constructed in a future phase.

The proposed text amendment is intended to provide a clear description within the ASP that reflects the developer's request as it specifically relates to the provision of interim and ultimate access to these properties. As identified in Enclosure 5, with strikethrough of the proposed deletions and shading for the proposed text addition, the proposed amendment would delete two paragraphs and add the following clarifying text after the existing description of improvements to Wye Road within the ASP:

*These improvements result in the all-directional access to Wye Road that serves Lot 3; Block 1; Plan 172 2977 and Lot B; Plan 3878MC being modified to a right-in/right-out access only. The resulting right-in/right-out access will remain as the primary access for each of Lot 3; Block 1; Plan 172 2977 and Lot B; Plan 3878MC until such time as an alternative route that connects through Hillshire's internal roadway network to the all directional access at the Hillshire Boulevard / Wye Road intersection is provided.*

Potential impacts:

The result of the proposed ASP amendment would alter the existing resident's travel route choice and likely extend their commute times as their all-directional access to and from westbound Wye road would be eliminated. Enclosures 5 and 6 illustrate potential alternate routes for the affected lots. It is important to note that while the alternate routes may extend commute times, they do provide safe public access for the affected lots. While direct access onto Wye Road is a safe movement, the developer has suggested and committed to the costs associated with an extension of the deceleration lane on the south side of Wye Road. This extension to the deceleration lane will make it easier for the affected lots to merge into traffic compared to simply accessing directly onto Wye Road. The Developer has committed to this extension regardless of Council's decision on proposed Bylaw 43-2020.

The public hearing will provide members of the public the opportunity to provide comments directly to Council prior to Council making a decision on proposed Bylaw 43-2020.

Should Council defeat the proposed amendment, Lot B; Plan 3878MC and Lot 3; Block 1; Plan 1722977 would continue to have all-directional access to Wye Road opposite

Nottingham Way by way of an interim service road. Design and alignments of this service road would be administered through the subdivision process.

**Council and Committee History**

March 3, 2020 Council amended Hillshire ASP Bylaw 43-2016.

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 area structure plan.

**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies.

**Communication Plan**

Newspaper advertisement, website and letter.

**Enclosures**

- 1 Bylaw 43-2020
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Affected ASP section with strikethrough and shading
- 6 Potential route to access lots from westbound Wye Road
- 7 Potential route to exit lots and proceed westbound on Wye Road
- 8 Hillshire ASP development concept
- 9 Notification map