

Bylaw 72-2020 Revised Cambrian Crossing Area Structure Plan (Ward 4)

Applicant: Strathcona County
Owners: Various
Legal Description: NW and part of SW 13-53-23-W4 and Lot 1, Block 1, Plan 0521833
Location: North of Highway 16; East of Range Road 231

Report Purpose

To provide information to Council to make a decision on first, second and third readings for a bylaw that proposes to replace the existing Cambrian Crossing Area Structure Plan (ASP) Bylaw 47-2013 with a revised Cambrian Crossing Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 72-2020, a bylaw that proposes a revised Cambrian Crossing ASP, be given first reading.
2. THAT Bylaw 72-2020 be given second reading.
3. THAT Bylaw 72-2020 be considered for third reading.
4. THAT Bylaw 72-2020 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

The purpose of proposed Bylaw 72-2020 is to revise the text and maps specifically affecting the western half of the Cambrian Crossing ASP for the seven items listed below as well as reorganize the document to be more user friendly.

1. Maps are proposed to be revised to reflect the intended realignment of Range Road 231 at the Canadian National Railway crossing.
2. Maps are proposed to be revised to reflect the reconfiguration of land use resulting from the realignment of Range Road 231. As a result of the realignment, an area specifically designated for an institutional land use has been removed.
3. The following policy is proposed to be added indicating that a fire station is intended to be located within the Transitional Business Employment Area along Range Road 231.

A fire station may be located within the Transitional Business Employment Area to enable efficient and effective emergency services response within the Plan's boundary and surrounding areas.

In light of this policy, current reference in the ASP indicating the specific location of the fire hall will be removed.

4. Maps are proposed to be revised to reflect revisions in the location of storm water management facilities and municipal reserve siting in the south of the plan, which is a result of providing efficient engineering design.
5. Maps and text are proposed to be revised to reflect a consolidation of the separate school and park land use designations on the west side of the plan area.

Currently the ASP identifies a school site and a park site as separate land uses within a large greenspace on the west boundary of the plan area. These two land uses are proposed to be one contiguous greenspace that will continue to be able to accommodate a school. There is no change to the intent of development, the amendment is intended to provide flexibility and efficiencies in locating a future school structure within this large greenspace.

This proposed revision involves combining the site into one overall school/park designation on the land use concept, as well as text changes to remove references to the school site and the park site being separate uses.

6. Text is proposed to be revised to relax the requirement that the topography of the feature hill is retained in its natural form.

The ASP currently includes text and policy that indicates the large hill on the west side of the plan boundary will be retained in its natural state. Specifically, policy states:

The hill located within the west central portion of both the Transitional Business Employment and West Village Neighbourhoods shall be retained in its natural state to be used as a public amenity.

Is proposed to be revised as follows:

Encourage the hill located within the west central portion of both the Transitional Business Employment and West Village Neighbourhoods be incorporated into the development to promote the natural feature to be utilized as a public amenity and focal point.

In addition to the above policy, wording in the overall text is proposed to be revised to reflect the same intent by removing specific references to the natural topography of the hill being retained.

7. Outdated references within the ASP to guiding documents are intended to be removed.

Since the adoption of the ASP in 2014, a number of guiding documents have been updated. These include the Edmonton Metropolitan Regional Plan, as well as the County's Strategic Plan, Municipal Development Plan and Land Use Bylaw.

In addition to the revisions noted above, the ASP is proposed to be reorganized to provide for a more user-friendly document with the body of the document focused on policy direction and the supporting information summarized and relocated to appendices.

As a result of the extent of the above revisions to existing Bylaw 47-2013 the revised ASP is proposed to be adopted as a new bylaw.

Public engagement was conducted in November 2020. The engagement consisted of an information package mailed to adjacent landowners providing an opportunity to submit input on the proposed amendments. No responses were received.

Council and Committee History

September 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

June 24, 2014 Council adopted Cambrian Crossing Area Structure Plan Bylaw 47-2013.

Other Impacts

Policy: Statutory Plan Procedure

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

Interdepartmental: The proposed ASP amendment has 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 Light/Medium Industrial, Major Public Service, Residential, and Commercial Policy Areas of the Municipal Development Plan.

Communication Plan

Newspaper advertisement, letters to applicant and adjacent landowners, website.

Enclosures

- 1 Bylaw 72-2020
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Proposed Cambrian Crossing ASP development concept
- 6 Existing Cambrian Crossing ASP development concept
- 7 Notification map