

Bylaw 14-2021 - Revised Cambrian Crossing Area Structure Plan for readings - Cambrian East (Ward 4)

Applicant: Stantec Consulting Ltd. on behalf of Mattamy Homes Ltd.
Owners: Various
Legal Description: E ½ of 13-53-23-W4 and E ½ of 24-53-23-W4
Location: North of Highway 16; West of Hwy 21

Report Purpose

To provide information to Council to make a decision on three readings of Bylaw 14-2021, a bylaw that would replace the existing Cambrian Crossing Area Structure Plan (ASP) with an ASP that includes revised land uses and changes the text to align with the revised land uses for the east half of the plan area.

Recommendations

1. THAT Bylaw 14-2021, a bylaw that revises the Cambrian Crossing ASP, 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

On April 27, 2021, after holding a Public Hearing, Council referred Bylaw 14-2021 and Bylaw 15-2021 to administration to further work on options addressing the issue related to increasing the land allocated for two schools on a single site.

Options considered included:

1. Purchasing the portion of residential area abutting the school site (equalling approximately .89 ha).
2. Leaving the site as proposed on April 27, 2021, with the commitment to continue to work with the school boards to optimise the location of the school buildings and separate drop off/pick up.
3. Reduce or remove proposed public pocket parks and/or walkways to allocate the majority of reserve dedication to the school site.

On May 4, 2021, Council approved a motion that administration return to Council on May 18, 2021 in response to the referral motion made on April 27, 2021, with the same bylaws that were presented at the Public Hearing.

Enclosure 1, Bylaw 14-2021 is the same bylaw that was presented to Council on April 27, 2021. The size of the joint school site is 6.12 hectares (15.12 acres) is the same size as was presented to Council on April 27, 2021. The proposed joint school site will be able to accommodate two separate schools with separated bus drop off, parent drop-off, parking, and outdoor programming/playground space for each school facility. The school site will also be able to accommodate outdoor facilities such as a ball diamond and soccer field in the spring/summer/fall and an outdoor rink in the winter months.

The following is a restatement of the report from the April 27, 2021 Council meeting. The purpose of the application is to amend the text and maps specifically affecting the eastern half of the Cambrian Crossing ASP for the 10 items listed below.

1. The proposal creates two neighbourhood nodes that replace two mixed-use nodes from the previous concept on the east side of Oldman Creek, one in the north and one in the south at the collector roadway intersections. These neighbourhood nodes will contain a park, stacked townhouse dwellings, landscape design and architectural detailing.
2. The proposal consolidates the four mixed-use nodes into one centralized mixed-use node site on the east side of Oldman Creek. The mixed-use node site will contain community commercial, residential and institutional uses. The institutional use may include additional community service or recreation opportunities. Should the institutional use not be required, this area will revert to residential without an ASP amendment.
3. The proposal has reorganized municipal reserve sites and consolidated the two school sites on the east side of Oldman Creek into one larger site of 6.1 hectares (15.07 acres). The original ASP design had over-dedicated municipal reserve for the east side of the Oldman Creek. The proposal meets the 10% land dedication for municipal reserve under the *Municipal Government Act*. A tree stand (woodlot) adjacent to Oldman Creek will be partially retained using municipal reserve.
4. The proposal revises the top of bank road to be spread north, south and central within the plan area on the east side of Oldman Creek. The road must be provided along a minimum of 50% of the top of bank on the east side of Oldman Creek. The areas identified have been located to provide additional public access, views and vistas within the plan area.
5. The proposal clarifies within the text and on Figure 3.0 - Development Concept Plan, that the light-yellow area identified as "Residential" may include single, semi and townhouse dwelling types. Medium density and townhouse dwellings will be located at prominent intersections, along collector roads, transit routes and adjacent to neighbourhood amenities.
6. The projected density for the east side of Oldman Creek has increased from 30.2 du/nrha to 35.6 du/nrha, with an overall projected density for Cambrian Crossing of 38 du/nrha. The overall projected population has increased from 11,447 to 12,668. This is due to an increase in the projected units/ha for single, semi and townhouse dwelling types.
7. The collector-road layout has been revised on the east side of Oldman Creek to reflect the specific proposal but generally follows a similar layout to the previous concept.
8. Two centralized wetlands and small stormwater management facilities on the east side of Oldman Creek have been consolidated into one larger centralized stormwater management facility. Two smaller stormwater management facilities near the crown claimed wetland have also been consolidated into one larger stormwater management facility adjacent to the crown claimed wetland.

9. Figures within the Cambrian Crossing ASP have been updated based on the revised land uses and to reflect more detailed technical studies for the area, including the Traffic Impact Assessment and Engineering Design Brief submitted with the application.

10. Minor text amendments have been included to adjust outdated references within the ASP.

Council and Committee History

May 18, 2021	Council gave Bylaw 14-2021 first and second reading.
May 4, 2021	Council directed administration to return to Council on May 18, 2021 in response to the referral motion made on April 27, 2021, with the same bylaws that were presented at the public hearing.
April 27, 2021	Council referred Bylaw 14-2021 Cambrian Crossing ASP and Bylaw 15-2021 Revised North of Yellowhead Area Concept Plan to Administration for further work on options addressing the issue related to increasing the land allocated for two schools on a single site.
December 8, 2020	Council adopted Cambrian Crossing ASP Bylaw 72-2020.
September 5, 2017	Council adopted Municipal Development Plan Bylaw 20-2017.
June 24, 2014	Council adopted Cambrian Crossing ASP 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 is located within the Urban Service Area – Sherwood Park within the Municipal Development Plan

Communication Plan

For the Public Hearing - Newspaper advertisement, letters to applicant and adjacent landowners, website.

Public engagement was conducted in February 2014 and March 2021. A summary of consultation completed, and comments received is attached as Enclosure 9.

Enclosures

- 1 Bylaw 14-2021
- 2 Urban location map
- 3 Location map
- 4 Notification map
- 5 Air photo
- 6 Proposed ASP Development Concept Plan
- 7 Existing ASP Development Concept Plan
- 8 Existing Cambrian Crossing ASP
- 9 Consultation summary report