

## **Priorities Committee Meeting\_Jun22\_2021**

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### **STRATEGIC INITIATIVE AND UPDATE**

#### **South of Wye Road Area Redevelopment Plan Project Phase 3A**

##### **Report Purpose**

To provide the Priorities Committee with an update on the South of Wye Area Redevelopment Plan (ARP) project phase 3A - land use concept scenarios.

##### **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 South of Wye ARP Project includes the creation of a new ARP for Campbelltown Heights, Wye Road Gardens and Ordze Park subdivisions. The process will also include an update to the existing South of Wye Road ARP. Phase 1 and Phase 2 engagement for this project were completed in the fall/winter of 2020 resulting in the development of a project vision and guiding principles.

For Phase 3A, three land use concept scenarios were presented to the public for feedback in the spring of 2021. These scenarios were designed as a starting point to understand local landowner and community preferences regarding the redevelopment opportunities for the South of Wye ARP Project area. Several key themes emerged from the phase 3A consultation that will inform the development of a draft Recommended Land Use Concept.

A transportation background review and utilities background review summary have been completed and were posted to the project webpage in April. Additional information will be completed as part of a draft Recommended Land Use Concept. The amount of development proposed within the draft Recommended Land Use Concept will be contingent on the results of further engineering analysis. Additional information can be found in Enclosure 1 - South of Wye Area Redevelopment Plan (ARP) Project presentation.

##### **Council and Committee History**

March 9, 2021	To provide the Priorities Committee with an update on the South of Wye ARP project phase 1 and phase 2 engagement results, and to present the final vision and guiding principles for the project that will guide next steps in developing the land use concept scenarios.
Sept. 10, 2020	Priorities Committee was introduced the South of Wye Area ARP project.
Nov. 19, 2019	Council approved that funding in the amount of \$550,000 required for the Campbelltown Heights, Wye Road Gardens and Ordze Park ARP be included in the 2020 budget process.

##### **Other Impacts**

**Policy:** Statutory Plan Procedure

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, adopt an Area Redevelopment Plan.

**Interdepartmental:** Multiple Strathcona County departments are involved in the project through inter-departmental technical advisory.

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**Master Plan/Framework:** The proposed ARP must be prepared in accordance with the Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan. The document will be supported by additional technical studies.

**Communication Plan**

The South of Wye ARP Project will include four phases of public engagement. The four phases of public engagement will provide landowners and stakeholders with a range of opportunities to provide project input. Two phases public engagement have now been completed.

**Enclosures**

- 1 South of Wye ARP project presentation
- 2 Phase 3A What We Heard Report
- 3 Land use concept scenario overview
- 4 Transportation background review
- 5 Utilities background analysis report summary