

Bylaw 34-2025 amendments to the Cambrian Crossing Area Structure Plan (Ward 4)

Applicant: Stantec Consulting Ltd.
Owners: North Sherwood II Ltd. and Mattamy (Sherwood Park) Ltd.
Legal Description: Pt. SW 24-53-23-W4 and Pt. Lot 1, Block 1, Plan 1922344
Location: South of Township Road 534 and west of Oldman Creek

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that would amend the development concept of the Cambrian Crossing Area Structure Plan (ASP) by swapping the locations of a Medium Density Residential site and a Residential (Single, Semi and Townhouse) site within the plan area as well as update related policies and statistics tables.

Recommendations

THAT Bylaw 34-2025, a bylaw that deletes and replaces the figure titled "Figure No.3.0 Development Concept Plan" to support a swap of a Medium Density Residential site and a Residential (Single, Semi & Townhouse) site as well as update related policies and statistics tables within the Cambrian Crossing ASP, be given first reading.

THAT Bylaw 34-2025 be given second reading.

THAT Bylaw 34-2025 be considered for third reading.

THAT Bylaw 34-2025 be given third reading.

Our Strategic Goals

Goal 2 - Healthy and Safe Community
Goal 3 - Responsible Development
Governance Requirement

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

N/A

Report

The proposed amendments are to swap the locations of a Medium Density Residential site and a Residential (Single, Semi and Townhouse) site as shown within Enclosure 6, as well as update related policies and the statistics table.

This amendment would allow for more dense development with built forms such as townhouses and low-rise apartments near commercial and employment areas, providing a diversity of housing closer to amenities and improving walkability and urban design in the neighbourhood.

In addition, moving a portion of the Residential (Single, Semi and Townhouse) area to the east of the stormwater pond would allow for better integration with the low density residential in that area and provide a better transition to higher density residential and

commercial development to the west of the stormwater pond. The proposal is in alignment with the concurrent proposed amendment to the North of Yellowhead Area Concept Plan.

The proposed amendment aligns with the following policies of the Cambrian Crossing ASP:

- medium-density residential and townhouse dwellings development should be located at prominent intersections along collector roads, along transit routes, and adjacent to neighbourhood amenities.
- provide a range of residential land uses, including single dwelling, semi-detached dwellings, town house dwellings and low-rise apartment dwellings.
- in the West Village of Cambrian Crossing the majority of residential development adjacent to the West Commercial Centre and Transitional Business Employment neighbourhoods shall be medium density residential.

Council and Committee History

May 3, 2022 Council adopted Bylaw 16-2022, an amendment to the Cambrian Crossing ASP

May 25, 2021 Council adopted Bylaw 14-2021, the Cambrian Crossing ASP

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

Other Impacts

Policy: Statutory Plan Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan.

Financial/Budget: n/a

Interdepartmental: The proposed amendment has been circulated to internal departments and external departments. No objections were received.

Master Plan/Framework: Municipal Development Plan and North of Yellowhead Area Concept Plan

Communication Plan

Newspaper advertisements, letters to neighbouring landowners, and notice posted on County website.

Enclosures

- 1 Bylaw 34-2025
- 2 Urban location map
- 3 Location map
- 4 Air photo map
- 5 Existing Cambrian Crossing ASP development concept plan
- 6 Proposed Cambrian Crossing ASP development concept plan
- 7 Bylaws 34-2025, 35-2025 and 36-2025 presentation
- 8 Notification map