STRATEGIC INITIATIVE AND UPDATE

Mature Neighbourhood Overlay (Wards 1,2 and 3)

Report Purpose
To provide the Priorities Committee with the final draft of the Mature Neighbourhood Overlay as part of Phase 2 of the Mature Neighbourhood Strategy.

Council History
May 22, 2007 - Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

September 25, 2012 - Council received an update on the Mature Neighbourhood Strategy Phase 1.

January 8, 2013 – Council directed Administration to proceed with a participatory gathering for Phase 1.

May 7, 2013 – Council received an update on the Mature Neighbourhood Strategy Phase 1.

June 11, 2013 – Council received a summary report of consultation conducted to date with regard to the Mature Neighbourhood Strategy Phase 1.

February 11, 2014 – Council was provided an overview of the first phase completed in 2013 and proposed next steps to be pursued in 2014 and beyond.

April 8, 2014 – Council approved the Terms of Reference for the Mature Neighbourhood Strategy Phase 2 Task Force.

June 10, 2014 – Council appointed citizen members to the Mature Neighbourhood Strategy Phase 2 Task Force.

September 9, 2014 - Council appointed an additional citizen member to the Mature Neighbourhood Strategy Phase 2 Task Force.

October 28, 2014 – Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

January 27, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

March 10, 2015 - Council accepted the Mature Neighbourhood Strategy Urban Form and Architectural Character Assessment as information.

March 10, 2015 - Council directed Administration and the Mature Neighbourhood Strategy Phase 2 Citizen's Task Force to begin the next steps for Phase 2, by working on incorporating information from the Urban Form and Architectural Character Assessment into policy and regulation.

July 14, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

November 10, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

March 8, 2016 – Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy

Strategic Plan Priority Areas
Economy: The Mature Neighbourhood Strategy supports efficient use of municipal infrastructure.
Governance: Phase 2 of the Mature Neighbourhood Strategy can improve public involvement in the project via a Task Force that includes Strathcona County citizens.
Social: The consultation conducted for Phase 2 of the Mature Neighbourhood Strategy has reflected the principle of Social Inclusion from the Social Sustainability Framework, by engaging community stakeholders interested in mature neighbourhoods.
Culture: Phase 2 of the Mature Neighbourhood Strategy seeks to create tools to assist in the preservation of the unique identity and heritage of mature neighbourhoods.
Environment: The Mature Neighbourhood Strategy supports the efficient use of land and protection of natural areas.

Other Impacts
Policy: Policy GOV-001-029: Organizational Roles and Responsibilities, identifies that Administration has a responsibility to identify and update Council of strategic priorities.
Legislative/Legal: The Capital Region Land Use Plan requires all municipalities to implement intensification strategies through policy in their MDP's. The MDP directs Administration to review opportunities for redevelopment and infill in the older areas of Sherwood Park.
Interdepartmental: The first phase of the Mature Neighbourhood Strategy included interdepartmental participation, including representatives from 14 County departments. The draft overlay has been referred to various departments for review and comment.

Summary
The Mature Neighbourhood Urban Form and Architectural Character Assessment was accepted by Council in March of 2015. Council then directed the Citizen's Task Force and Administration to proceed with the next step of Phase 2 of the Mature Neighbourhood Strategy which includes work on a Mature Neighbourhood Overlay for the Land Use Bylaw.

The Citizen's Task Force and Administration have reviewed the Urban Form and Architectural Character Assessment, public consultation, as well as implementation strategies undertaken by other municipalities in order to complete the Mature Neighbourhood Overlay.

The purpose of the Mature Neighbourhood Overlay is to provide for development within mature neighbourhoods that respects and maintains the overall character of these areas. The neighbourhoods covered by the Overlay include Mills Haven, Glen Allan, Broadmoor Estates, Brentwood, Sherwood Heights, Maple Grove, Maplewood, Village on the Lake, Westboro, and Woodbridge Farms.

The Mature Neighbourhood Overlay provides additional regulations within the Land Use Bylaw above and beyond the underlying zoning district related to height, front and side yard setbacks, attached garages, site coverage, roof pitch, landscaping, and architectural character.

Communication Plan
Administration, with assistance from the Task Force, held public meetings on April 27 and April 28, 2016. Three pop-up street stalls were held on March 30, April 11 and April 20, 2016. An online survey ran for two weeks from April 29 to May 15, 2016. A Public Engagement Summary was completed and posted on the County Website.

Enclosures
1   Presentation – Mature Neighbourhood Strategy Phase 2
2   Mature Neighbourhood Overlay