



## REQUEST FOR DECISION

**MEETING DATE:** February 26, 2024

**TITLE:** C-1285-23 - Pioneer Lands Area Structure Plan Amendment - Greenbury Neighbourhood - First Reading

**DIVISION:** Sustainable Growth and Development Services

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### SUMMARY:

Bylaw C-1285-23, a proposed amendment to the Pioneer Lands Area Structure Plan (ASP), Bylaw C-686-08, is being brought forward for consideration by Council. The purpose of the amendment is to allocate additional open space, reconfigure the profile of neighbourhood parks and future school site in the Greenbury neighbourhood, redistribute medium-density residential sites along future stages of Westwind Drive, increase the percentage of Medium to High-Density Residential areas, and enhance pedestrian linkages in the plan areas.

The proposed changes are in compliance with the policy framework of the City's Municipal Development Plan (MDP) and the Edmonton Metropolitan Region Growth Plan (EMRGP).

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### PROPOSED MOTION:

THAT first reading be given to Bylaw C-1285-23 - Pioneer Lands Area Structure Plan Amendment - Greenbury Neighbourhood.

### BACKGROUND / ANALYSIS:

Cantiro Communities Pioneer Ltd has applied to amend the ASP to update the development concept and land use statistics to reflect the following proposed changes to the plan, occurring within the Greenbury neighbourhood along Westwind Drive and east of Kenton neighbourhood area:

- Redesignate ±1.50 ha from Low to Medium Density Residential to Medium to High Density Residential;

- Redesignate ±0.57 ha from Medium to High Density Residential to Low to Medium Density Residential;
- Redesignate ±0.91 ha from Low to Medium Density Residential to Park/Open Space; and
- Redesignate ±0.57 ha from Park/Open Space to Low to Medium Density Residential.

The proposed amendment areas are shown in Appendix A of Schedule 1 attached to the Bylaw.

The proposed amendments arise from the developer's intention to allocate additional open space to fulfill the plan's obligation for municipal reserve dedication requirements in the plan area. The total Parks and Open Space land dedication will increase by 0.35 hectares, with 0.1 ha added to the neighbourhood park east of the Kenton neighbourhood, 0.2 ha added to the school site in the northern portion of the plan area, and 0.1 ha dedicated as a municipal reserve buffer between the plan area and the northern boundary of Jubilee Park.

The amendment also proposes to change the land use for a 1.27 ha area from Low to Medium Density Residential to Medium to High Density Residential. This change is in response to market demand for increased medium-density housing, such as street-oriented row housing, increases options for housing diversity, affordability and choice in the plan area and is supported by the City's planning policy framework.

### **Municipal Development Plan**

*Your Bright Future: Municipal Development Plan, 2010-2020 (MDP)* is the City's primary statutory plan. The proposed changes increase open space in the plan area by enlarging the size of neighbourhood parks and school sites that are located centrally within residential areas. This change is supported by Policy 5.5.1.1. that advocates for parks to maximize their catchment area in the community.

The enhanced pedestrian linkages from the neighbourhood park to adjacent residential areas, Jubilee Park, and stormwater management facilities are supported by Policy 5.5.1.6. This policy encourages connecting parks and open spaces with the City's pathway systems.

The design of the neighbourhood park with two-sided road frontage is also endorsed by Policy 5.5.1.13, which calls for open spaces with large portions of street frontages.

The proposed change to increase the percentage of Medium to High Density residential is supported by MDP Policies 5.2.2.1, which advocate for increasing housing types and densities in neighbourhoods and promoting diversity in the housing stock.

The proposed location of Medium to High Density residential in proximity to the transit station, civic center, and neighbourhood park is supported by Policy 5.2.2.4, which calls for focusing higher density in proximity to amenities, transit, and gathering places.

### **Edmonton Metropolitan Region Board (EMRB)**

The proposed amendment to the ASP maintains the density targets of 25 - 30 units per hectare as approved under the *Capital Region Growth Plan*. The increase in Medium to High Density land use at 67.0 dwelling units per hectare helps raise the overall ASP density from 28.5 to 28.7 units per net hectare, demonstrating that the plan is striving to meet the new density targets of the EMRGP.

### **OPTIONS / ALTERNATIVES:**

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

### **CONSULTATION / ENGAGEMENT:**

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

### **IMPLEMENTATION / COMMUNICATION:**

If approved, the existing Pioneer Lands Area Structure Plan, as amended, will be further updated by the information included in Bylaw C-1285-23, and be published on the City's website.

### **IMPACTS:**

The proposed amendment to the Pioneer Lands Area Structure Plan, if approved, will result in enhanced parks and open spaces within the Greenbury neighbourhood, connected with an improved pedestrian network. The increase in medium to high density residential areas will provide more options for affordable and diverse forms of housing in the neighbourhood, helping the City achieve its density targets under the EMRGP.

### **FINANCIAL IMPLICATIONS:**

n/a