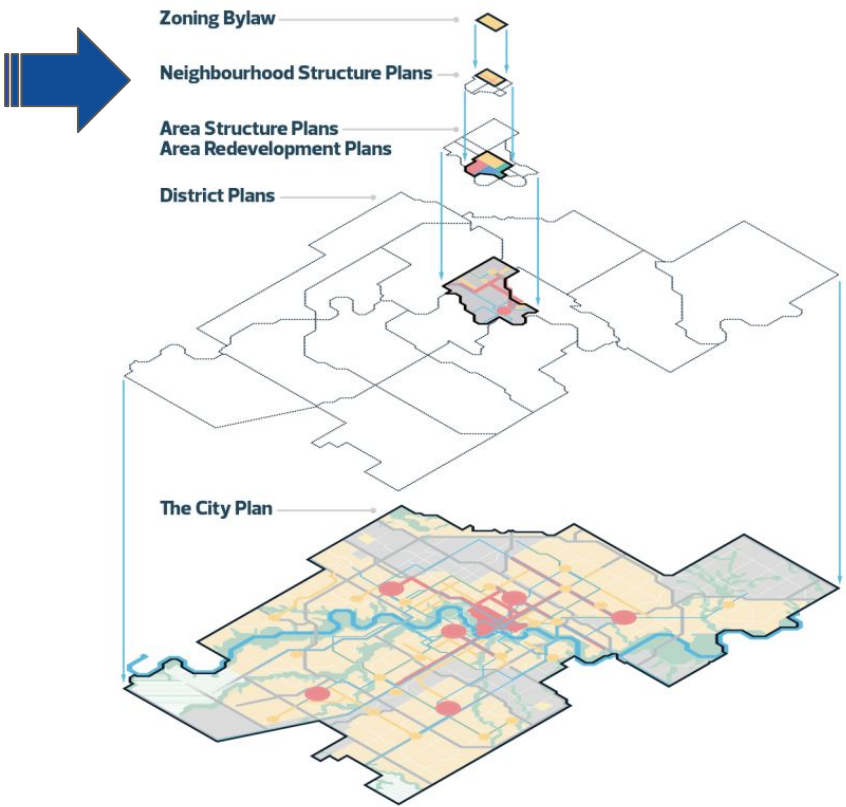
Proposed Kendal Neighbourhood Structure Plan in Windermere

LDA23-0384

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What is a Neighbourhood Structure Plan (NSP)?



The purpose of Kendal Neighbourhood Structure Plan (NSP) is to provide a document to establish a land use framework and provide detailed objectives, planning policies and requirements of applicable statutory plans.

The NSP is intended to outline the:

- vision of the neighbourhood;
- type and location of land uses;
- residential densities and forecasted population;
- location of major roads and utilities (water, storm and sanitary sewers);
- location of future park and school sites;
- retention of natural areas; and
- general staging pattern for development.

The next slide shows where the NSP falls within the planning and development process.

Planning & Development Process



- ***Strategic Plans*** outline high level goals and objectives to guide physical, economic, social growth and development of the entire city (ex. The City Plan)
- ***Planning Policy and Guidelines*** provide detailed direction about how specific strategic goals and objectives will be achieved (ex. Winter Design Guidelines)
- May apply to all or specific areas of the city.

- High level outline of how an area / group of neighbourhoods will develop.
- Locate major facilities, arterial roads and land uses by general category.

- Detail size, configuration, location of future land use and densities, roads, municipal services, and staging for a neighbourhood.
- Policies guide planning and design of buildings, streets, parks, community facilities, transit service and other infrastructure as the neighbourhood develops.

- ***Zoning*** establishes development rights for a parcel or area of land, including permitted land uses, building heights, forms densities, site layout, landscape and parking. Zoning must be consistent with the Municipal Development Plan policies.
- ***Subdivision*** divides land into smaller parcels, guided by zoning, NSP policies and City engineering standards. It also sets the pattern of development by determining location, shape of lots and roads.
- ***Servicing Agreements*** identify municipal improvements (sewers, water, roads, etc.) to be built by the developer and responsibilities for them once complete.

- All construction and operation of new homes, buildings, parks and facilities according to the Edmonton Zoning Bylaw and Alberta Building Code.

Who's involved in the NSP process?

STAKEHOLDER	ROLE
General Public	Provide comments on the NSP if interested
Landowners	Stay informed on the NSP process as it will affect future development opportunities on their property
Participating Landowners	Contribute financially to the technical studies and work closely with consultants to prepare the NSP
Consultant / Applicant	Prepare the NSP on behalf of participating landowners and work with City Staff to revise and improve the NSP as necessary
Reviewing Agencies	Review the NSP and associated technical reports carefully to ensure the plan will result in a complete community with housing and services for residents, efficient infrastructure, and a sustainable open space network
City Council	Hear comments from the public and landowners, evaluate the final NSP, and vote on whether to Adopt the NSP

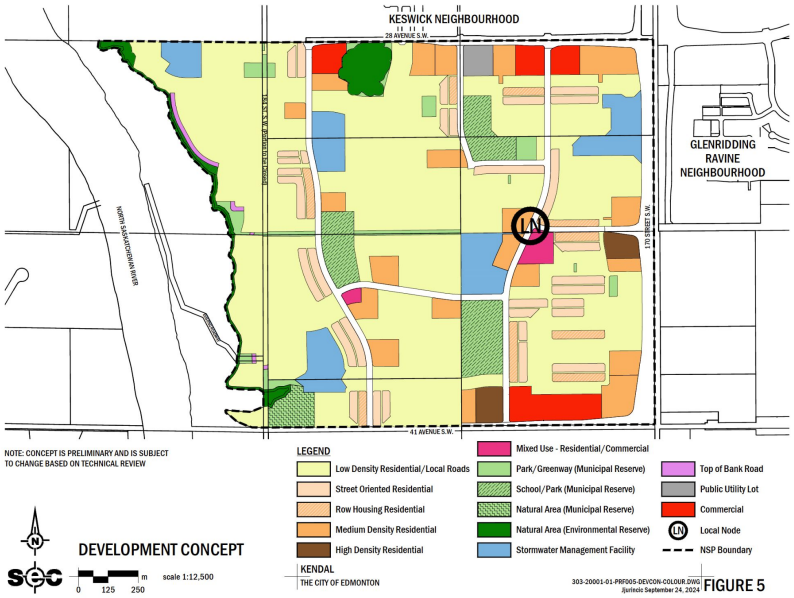
What Plans does City Council Consider?

There are a variety of Council-approved plans that are taken into consideration when reviewing a new NSP such as The City Plan, Edmonton's Municipal Development Plan, the recently approved District Plans, and applicable Area Structure Plans.

Other strategies and guidelines are also considered, such as Breathe, Edmonton's Green Network Strategy.



Application: The Adoption of a Proposed New NSP



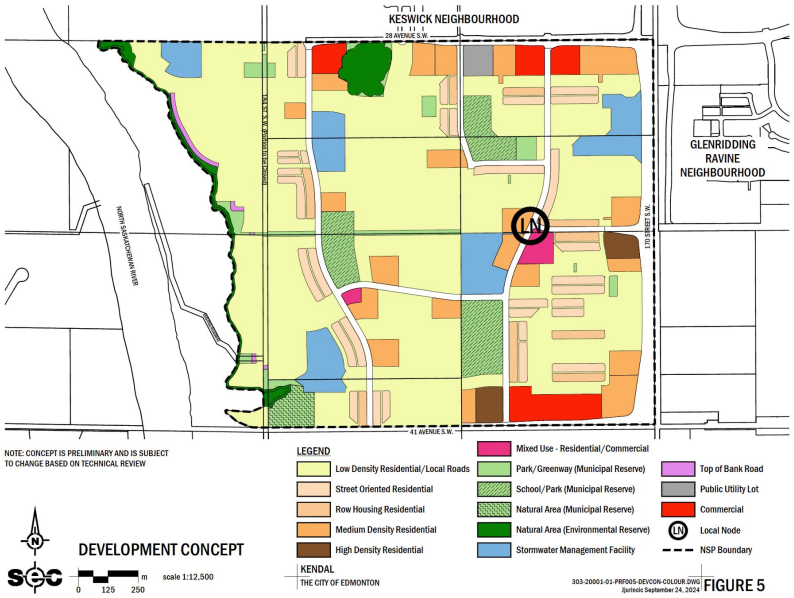
The proposed Kendal NSP is located between 28 Avenue SW and 41 Avenue SW, east of the North Saskatchewan River and west of 170 Street SW.

The proposed NSP has been prepared in accordance with the City's Terms of Reference for Preparing NSPs in Urban Growth Areas.

Five residential land use designations are proposed in the NSP, ranging from low density to high density residential that will allow for a variety of housing types including single detached, semi-detached, row housing and multi-unit housing.

The densities within the proposed Kendal NSP range from 30 to 225 units per hectare of land. When fully developed, the area will be home to about 18,000 people.

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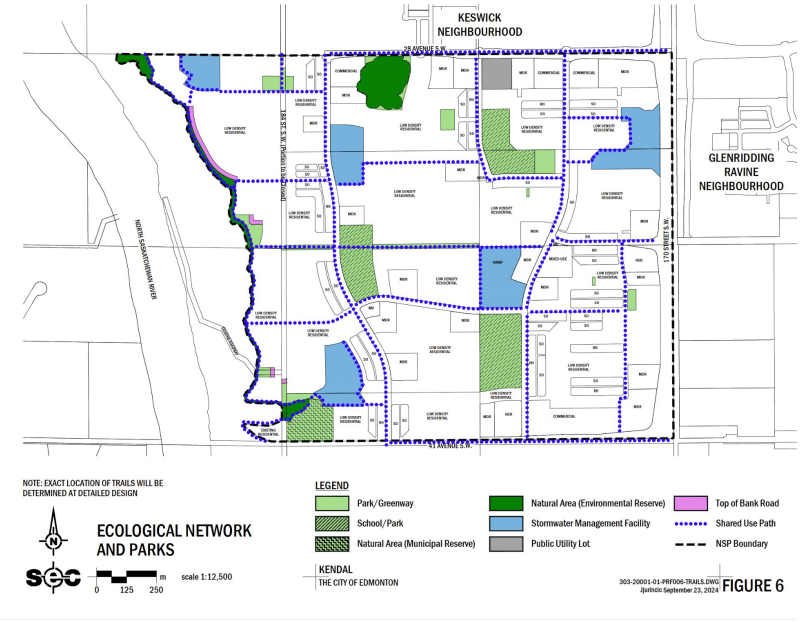
The NSP also proposes Commercial and Mixed Use land designations and an East Local Node.

Commercial land uses are intended to accommodate neighbourhood level retail and services at a local scale to meet the daily commercial retail and service needs of residents in the neighbourhood.

Mixed Use sites are intended to provide flexible commercial and residential opportunities to support the concept of a complete community with amenities within a 15 minute travel distance, and providing gathering places for residents and visitors.

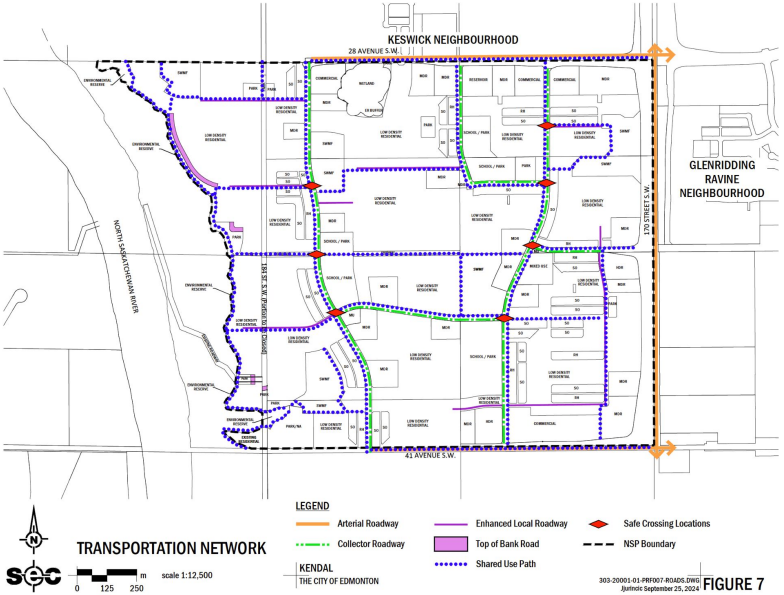
The East Local Node is intended to be a focal point for the neighbourhood that will allow for the development of medium to high density residential development and compatible office, institutional and retail uses creating a vibrant local gathering spot.

Application: The Adoption of a Proposed New NSP



The proposed NSP also features several parks, natural areas, and open spaces dispersed throughout the plan area, including three future school sites, a central greenway that connects the North Saskatchewan River Valley to the East Local Node, and approximately 10 hectares of preserved natural areas (wetland and tree stands).

Application: The Adoption of a Proposed New NSP



A hierarchy of arterial, collector and enhanced local, and local roadways will facilitate the efficient movement of vehicle traffic. This will be complemented by a continuous network of sidewalks and shared pathways to accommodate active users and provide connectivity to various land uses and destinations.

The neighbourhood has been designed where the majority of residential areas will be within a 600 metre walking distance to transit services, and all residents will be within 500 metres of a planned park or open space.

What Happens Next



What Happens Next

As shown on the previous slide, there are a lot of steps involved in the application before a decision can be made. We are currently at the Public Engagement step. The following includes what happens next:

- The City will collect and summarize the information gathered from your feedback in a *What We Heard Report*. This report will be forwarded to the applicant where they may choose to make changes to the proposed plan. It will also be included in the report that goes to City Council when this file advances to Public Hearing.
- As part of the review, the proposed plan is evaluated against City Plans, Policies and technical reports.
- When the application is ready to advance to Council Public Hearing, surrounding landowners and community leagues will be notified of the date and time.
- City Council will review the final proposed plan and decide whether to adopt it.
- If the proposal is adopted, landowners can apply for rezonings and subdivisions.

For more detailed information on this application, please see the proposed NSP and ASP report available through this website.

How to get involved!

Questions can be directed to the City or the Applicant. A response will be provided by the appropriate group.

Please submit questions and feedback to the City through the Engaged Edmonton website from November 6 to November 20, 2024.

To submit questions or feedback to the applicant, please contact Blaydon Dibben with Select Engineering Consultants at bdibben@selecteng.ca or 587-786-3506.

Please note: Feedback received by the City will be summarized and made available on this website as well as be included in a report to City Council so that they are aware of your perspectives prior to making a decision on this application.

Thank you!