

Bylaw 19852
A Bylaw to amend Bylaw 15296
being the Heritage Valley Town Centre Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on December 16, 2009, the Municipal Council of the City of Edmonton passed Bylaw 15296, being the Heritage Valley Town Centre Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan through the passage of Bylaws 15564, 18068, 18770, 19111, 19333, and 19426; and

WHEREAS an application was received by Administration to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly as follows:

1. The Heritage Valley Town Centre Neighbourhood Area Structure Plan is hereby amended by:
 - a. deleting the first and second sentence under Mixed Uses (MU) of Section 3.3.7 Mixed Uses and replacing it with the following: “The purpose of the MU designation is to allow for transit supportive and pedestrian friendly development within approximately 400 m of the LRT station. Approximately 9.82 ha of the plan area is designated as MU.”
 - b. deleting the map entitled “Bylaw 19333 – Heritage Valley Town Centre Neighbourhood Area Structure Plan” and replacing with the Map entitled “Bylaw 19852– Amendment to Heritage Valley Town Centre Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;

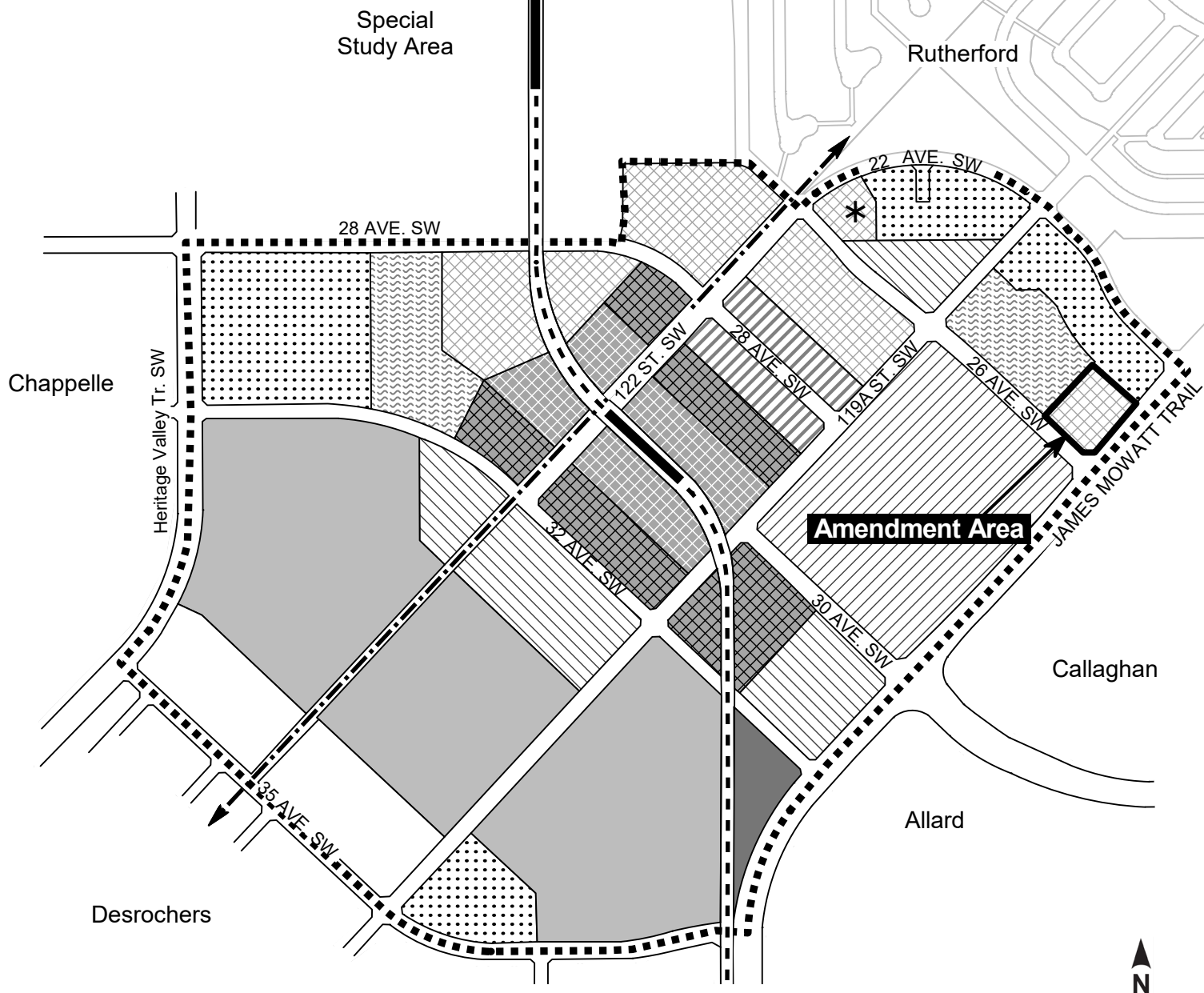
- c. deleting the table entitled “Table 1 - Land Use and Population Statistics ” and replacing it with “Table 1 - Land Use and Population Statistics (Bylaw 19852)” attached hereto as Schedule “B” and forming part of this Bylaw; and
- d. deleting the figure entitled “Figure 3 - Land Use Concept” and replacing it with “Figure 3 - Land Use Concept ” attached hereto as Schedule “C” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**AMENDMENT TO
BYLAW 19333
HERITAGE VALLEY TOWN CENTRE
Neighbourhood Area Structure Plan
(as amended)**

- | | | | | | |
|--|-------------------------|--|--------------------------------|--|-------------------------------|
| | Town Centre Commercial | | Low Density Residential | | Light Rail Transit Station |
| | Neighborhood Commercial | | Medium Density Residential | | Oil/Gas Pipeline Right-of-Way |
| | Main Street Retail | | High Density Residential | | Fire Station |
| | Mixed Uses | | Stormwater Management Facility | | NASP Boundary |
| | Mixed Uses LRT 1 | | District Activity Park | | Amendment Area |
| | Mixed Uses LRT 2 | | Light Rail Transit Corridor | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Table 1 - Land Use and Population Statistics (Bylaw 19852)

Land Use	Area (ha)	% of GDA
Gross Area	118.85	
Arterial Roadways	3.33	2.80%
Primary Streets	11.84	10.00%
LRT Station	1.97	1.70%
LRT Corridor	0.35	0.30%
Pipeline R-O-W	1.62	1.40%
Gross Developable Area	99.74	100.00%
Commerical		
Town Centre Commercial	11.18	11.21%
Town Center Community Commercial	1.29	1.29%
Main Street Retail	2.58	2.59%
Parkland, Recreation, School (Municipal Reserve), District Activity Park	30	30.08%
Mixed Uses	0.61	0.61%
Fire Station		
Infrastructure / Servicing		
Stormwater Management Facility	5.43	5.44%
Total	51.09	51.22%
Net Residential Area	48.65	48.78%

Residential Land Use, Dwelling Unit Count, and Population

Land Use	Area (ha)	Units/ ha	Units	People/Unit	Population	% of NRA
Mixed Use LRT 1	5.24	275	1441	1.5	2,162	10.77%
Mixed Use LRT 2	7.37	225	1658	1.5	2,487	15.15%
Mixed Use	9.82	175	1719	1.5	2,578	20.18%
HDR	8.1	225	1823	1.5	2,734	16.65%
MDR	12.11	90	1090	1.8	1,962	24.89%
LDR	6.01	25	150	2.8	421	12.35%
TOTALS	48.65		7881		12,344	100.00%

Gross Population Density	124		
Net Population Density	254		
Gross Unit Density	79		
Net Unit Density	162		

Student Generation Statistics

Level	Public	Separate	Total
Elementary	197	79	276
Junior High	99	40	139
Senior High	99	40	139
Total	395	159	554

*Landowners may enter into discussions with the City regarding the LRT station and corridor (i.e. purchase vs. dedication) at the subdivision stage.

** Areas dedicated to Municipal Reserve to be confirmed by legal survey.

***MU LRT 1, MU LRT 2 and MU are assumed to be fully built out as high density residential. Actual development is expected to include a mix of uses.



Figure 3 - Land Use Concept

