

Amendment to the Heritage Valley Servicing Concept Design Brief

Recommendation:

That Attachment 1 of the May 7, 2018, Urban Form and Corporate Strategic Development report CR_5808rev, to amend the Heritage Valley Servicing Concept Design Brief, be approved.

(This recommendation can be considered after third reading of Charter Bylaw 18393, Bylaw 18392 and Charter Bylaw 18394)

Purpose

To amend the Heritage Valley Servicing Concept Design Brief to update land use statistics to reflect the associated proposed Paisley Neighbourhood Area Structure Plan amendment, new Special Area Zone, and rezoning.

Readings

The proposed Amendment to amend the Heritage Valley Servicing Concept Design Brief is in support of the proposed associated bylaws including the Paisley Neighbourhood Area Structure Plan amendment which is required to be referred to the Edmonton Metropolitan Region Board, prior to receiving third reading. The referral is in accordance with provincial legislation. As this Heritage Valley Servicing Concept Design Brief resolution supports the proposed Neighbourhood Area Structure Plan amendment, Administration recommends it not be considered for approval by Council until the balance of the proposed bylaws associated with it (Bylaws 18392, 18393 and 18394) are brought back to Council for third reading.

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on April 20, 2018, and April 28, 2018.

Previous Council/Committee Action

At the May 7, 2018, City Council Public Hearing, the following motion was passed:

That Attachment 1 of the May 7, 2018, Urban Form and Corporate Strategic Development report CR_5809, to amend the Heritage Valley Servicing Concept Design Brief, be referred to Administration after the public hearing has closed, to return to Council for consideration of approval along with third reading of the associated proposed bylaws.

Report

The proposed amendment revises the land use statistics in the Heritage Valley Servicing Concept Design Brief to reduce the number of low density units and increase the number of medium density units in Paisley, resulting in an

overall minor increase in residential density for that neighbourhood. It facilitates the associated amendment to the Paisley Neighbourhood Area Structure Plan (Bylaw 18392), Zoning Bylaw text amendment (Bylaw 18393) and rezoning (Bylaw 18394) being proposed concurrently.

Under Ministerial Order No. MSL:111/17, the associated Paisley Neighbourhood Area Structure Plan bylaw amendment requires Edmonton Metropolitan Region Board endorsement, prior to being considered for third reading as elaborated on in the council report. The Heritage Valley Servicing Concept Design Brief amendment needs to be considered for approval concurrently with consideration of third reading to the associated proposed bylaws, after the Region Board's endorsement.

Policy

The proposed Heritage Valley Servicing Concept Design Brief amendment supports *The Way We Grow* by facilitating the provision of a greater range of housing choices for a variety of households.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice on March 3, 2018, to surrounding property owners and the Heritage Point Community League. No responses were received.

Attachment

1. Amendment to the Heritage Valley Servicing Concept Design Brief