

Bylaw 19910
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, 19426, and 19852; 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 sentence of “High Density Residential” under “3.3.8 Residential” and replacing it with the following:

“Approximately 6.81 ha of the plan area is designated as HDR within approximately 400 m of the LRT station.”
 - b. Deleting the first sentence of “Medium Density Residential under “3.3.8 Residential” and replacing it with the following:

“Approximately 14.21 ha of the plan area is designated MDR within approximately 800 m of the LRT station.”

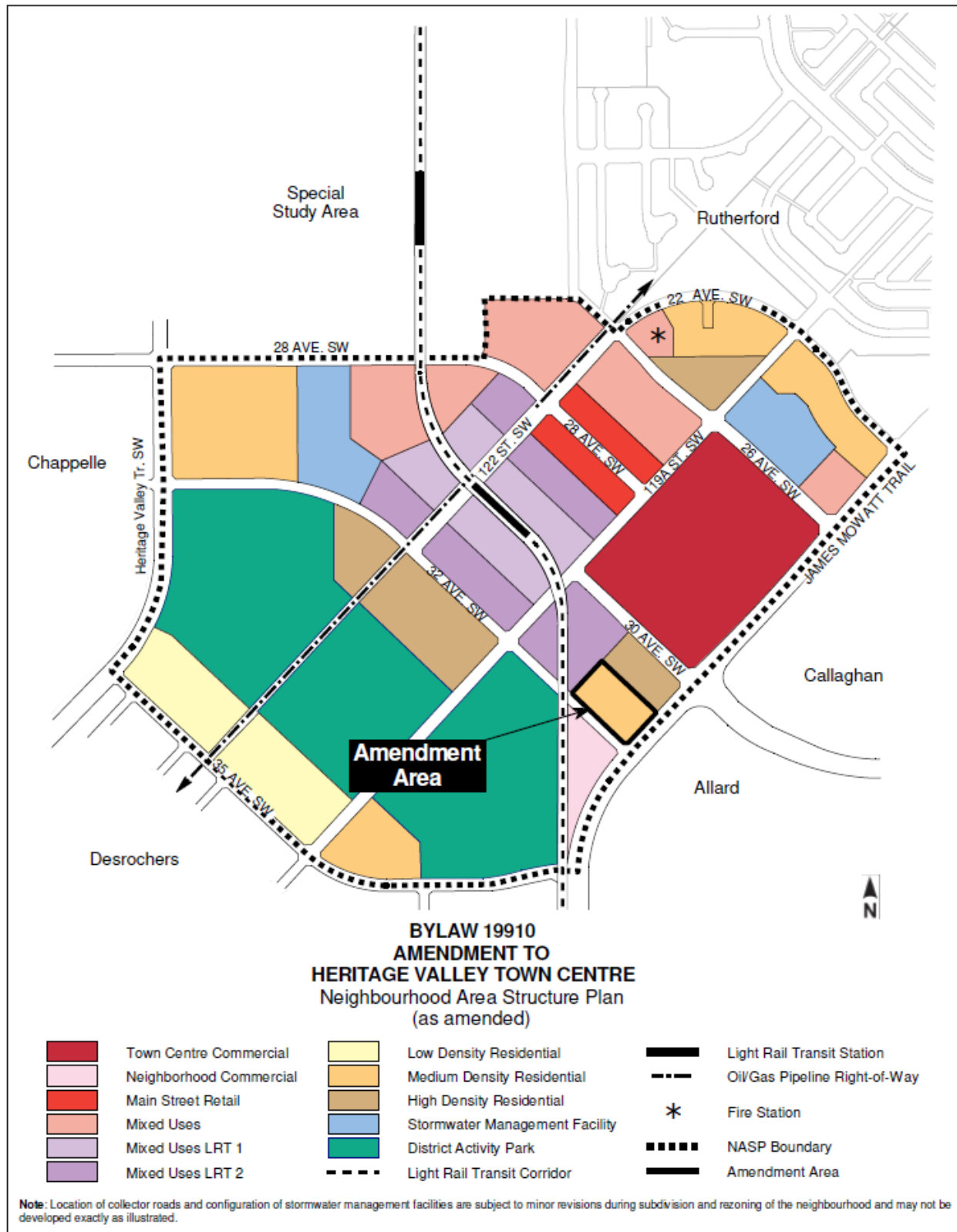
- c. deleting the map entitled “Bylaw 19852 – Heritage Valley Town Centre Neighbourhood Area Structure Plan” and replacing with the map entitled “Bylaw 19910– Amendment to Heritage Valley Town Centre Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- d. deleting the table entitled “Table 1 - Land Use and Population Statistics ” and replacing it with “Table 1 - Land Use and Population Statistics (Bylaw 19910)” attached hereto as Schedule “B” and forming part of this Bylaw;
- e. 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; and
- f. Deleting the figure entitled “Figure 6 – Servicing Concept” and replacing it with “Figure 6 – Servicing Concept” attached hereto as Schedule “D” 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



SCHEDULE "B"

**Heritage Valley Town Centre
Neighbourhood Area Structure Plan
Land Use and Population Statistics - Bylaw 19910**

Table 1 - Land Use and Population Statistics

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%
Commercial		
Town Centre Commercial	11.18	11.21%
Neighbourhood 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	9.01	175	1577	1.5	2,365	18.52%
HDR	6.81	225	1532	1.5	2,298	14.00%
MDR	14.21	90	1279	1.8	2,302	29.21%
LDR	6.01	25	150	2.8	421	12.35%
TOTALS	48.65		7637		12,035	100.00%

Gross Population Density	121
Net Population Density	247
Gross Unit Density	77
Net Unit Density	157

Student Generation Statistics

Level	Public	Separate	Total
Elementary	199	80	279
Junior High	100	40	140
Senior High	100	40	140
Total	399	160	559

*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.

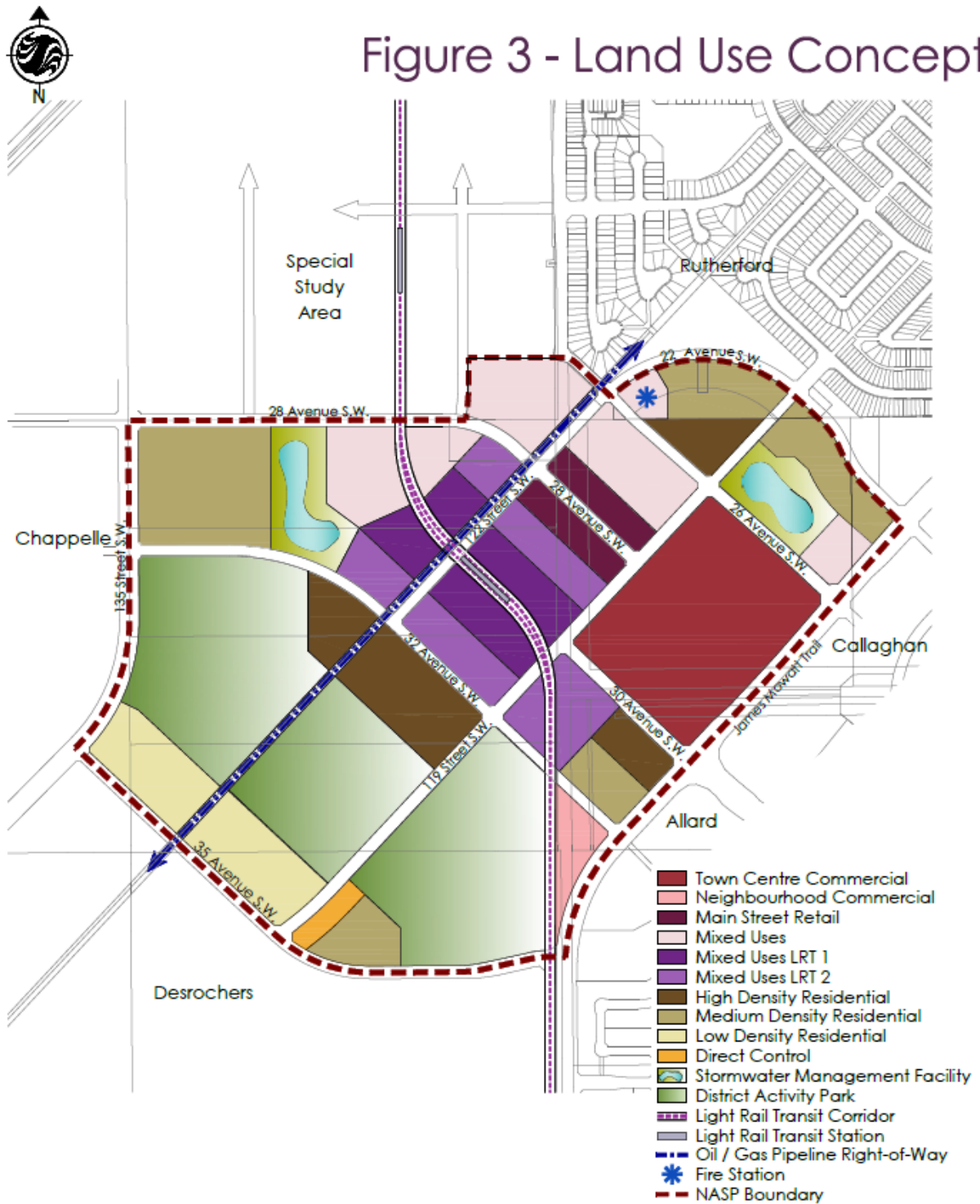


Figure 6 - Servicing Concept

