

Amendment to the Heritage Valley Servicing Concept Design Brief

Recommendation:

That Attachment 1 of the September 11, 2017, Urban Form and Corporate Strategic Development report CR_5115 to amend the Heritage Valley Servicing Concept Design Brief, be approved.

(This recommendation can be considered after the statutory public hearing)

Purpose

The proposed amendment will update the Heritage Valley Servicing Concept Design Brief land use and population statistics to reflect the associated proposed amendment to the Chappelle Neighbourhood Structure Plan (Bylaw 18159).

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017.

Position of Administration

Administration supports this Amendment.

Report

The Heritage Valley Servicing Concept Design Brief proposes to amend the Land Use and Population Statistics table to ensure that the statistics are consistent with the proposed redesignation of the subject site from Town House use to Convenience Commercial use that has been submitted under the associated proposed amendment to the Chappelle Neighbourhood Area Structure Plan (Bylaw 18159). An associated rezoning (Bylaw 18160) is being considered concurrently.

Comments from civic departments and utility agencies have been addressed.

Policy

The proposed plan amendment complies with the density targets of *The Metropolitan Region Growth Plan* and supports the policies in *The Way We Grow* related to ensuring high quality urban design throughout Edmonton, using land and infrastructure efficiently, and designing new neighbourhoods to support the health and livability of our citizen by providing pedestrian-friendly street frontages.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent to the Heritage Point Community League and surrounding property owners on April 25, 2017. The applicant held an open house on July 13, 2017, and approximately 12 people attended. A summary of the comments received is included in the Council report.

Justification of Recommendation

The proposed amendment supports Bylaw 18159, an amendment to the Chappelle Neighbourhood Area Structure Plan, and ensures the Heritage Valley Servicing Concept Design Brief remains current.

Attachments

1. Amendment to the Heritage Valley Servicing Concept Design Brief
2. Urban Form and Corporate Strategic Development report