

Amendment to the Heritage Valley Servicing Concept Design Brief

Recommendation:

That Attachment 1 of the August 28, 2017, Urban Form and Corporate Strategic Development report CR_5031, 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 land use statistics and relevant maps of the Heritage Valley Servicing Concept Design Brief to reflect changes proposed by the associated Chappelle Neighbourhood Area Structure Plan amendment (Bylaw 18142) and rezoning (Bylaw 18143).

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017.

Position of Administration

Administration supports this Amendment.

Report

The proposed amendment will replace land designated as Medium Density Residential (Low Rise Apartment) with an Institutional designation at the southeast corner of the Chappelle neighbourhood and will allow for the development of a religious assembly and related uses.

An associated proposed amendment to the Chappelle Neighbourhood Area Structure Plan (Bylaw 18142) reflects this change. Concurrent rezoning Bylaw 18143 is also proposed.

All comments from affected civic departments and utility agencies have been addressed.

Policy

The proposed Heritage Valley Servicing Concept Design Brief amendment complies with relevant Policies of *The Way We Grow* for Developing and Planned Neighbourhoods by providing for a mixture of residential, commercial and institutional uses.

Corporate Outcomes

- Edmonton is attractive and compact

- Edmonton region is a catalyst for industry and business growth

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice on June 13, 2017, to surrounding property owners, the Greater Windermere and Heritage Point Community Leagues, and Leduc County. No responses to the advance notice were received.

Justification of Recommendation

The proposed amendment supports Bylaw 18142, an amendment to the Chappelle Neighbourhood Area Structure Plan, and ensures that 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