

Amendment to the Heritage Valley Servicing Concept Design Brief

Recommendation:

That Attachment 1 of the July 10, 2017, Sustainable Development report CR_4831, 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 (SCDB) Land Use and Population Statistics by decreasing the projected Medium Density Residential Units and increasing the projected High Density Residential Units within the Heritage Valley Town Centre neighbourhood.

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017.

Position of Administration

Administration supports this Amendment.

Report

The proposed amendment to the SCDB is comprised of a statistical update to the plan in support of the associated plan amendment and rezoning as follows:

- decreases the area of land designated for Medium Density Residential by 1.32 hectares and the number of units by 119; and
- increases the area of land designated for High Density Residential by 1.32 hectares and the number of units by 297.

The application meets the intent of the Heritage Valley SCDB that identifies this area as suitable for residential uses.

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

Policy

This application supports the policies of *The Way We Grow* by proposing contiguous development and infrastructure and providing for multiple unit density in a neighbourhood planned to include a future LRT station.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent out on March 22, 2017, to the surrounding landowners, Heritage Point Community League and Leduc County. A summary of the responses are contained in the attached Sustainable Development report.

Attachments

1. Amendment to Heritage Valley Servicing Concept Design Brief
2. Sustainable Development report