

Bylaw 18068

Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan

Purpose

To redesignate the subject site from Medium Density Residential to High Density Residential uses and update associated text, figures and statistics in the Heritage Valley Town Centre Neighbourhood Area Structure Plan.

Readings

Bylaw 18068 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18068 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan is comprised of the following updates, as reflected in the associated proposed amendment to the Heritage Valley Servicing Concept Design Brief and rezoning Bylaw 18069:

- decreasing the area of land designated for Medium Density Residential by 1.32 hectares and the number of units by 119
- increasing the area of land designated for High Density Residential by 1.32 hectares and the number of units by 297

The net increase of 76 units results in a corresponding increases in the projected population and residential density for the neighbourhood. The amendment includes Neighbourhood Area Structure Plan text and map revisions accordingly.

The application is supported by the intent of the Heritage Valley Town Centre Neighbourhood Area Structure Plan that supports increased densities in proximity to the Town Centre Commercial Site and future LRT Station location.

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

Policy

This application supports the policies of the *The Way We Grow* by supporting contiguous development and infrastructure and providing a range of housing types and densities at a neighbourhood level and in proximity to a future designated LRT station location.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

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

Attachments

1. Bylaw 18068
2. Sustainable Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.2)