

Bylaw 18068

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 Bylaw 15564; and

WHEREAS an application was received by Sustainable Development 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 the third paragraph of Section 3.3.8 Residential and replace it with:

“Approximately 5.8 ha of the plan area is designated as HDR within approximately 400 m of the LRT station.”

- b) deleting the first sentence of the fourth paragraph of Section 3.3.8 Residential and replace it with:

“Approximately 16.51 ha of the plan area is designated as MDR within approximately 800 m of the LRT station.”

- c) deleting the second sentence of the seventh paragraph of Section 3.3.8 Residential and replace it with:

“Consistent with the transit-oriented development objective, the Town Centre NASP exceeds this ratio by providing 1.97 % LDR, 19.51% MDR, and 78.52 % HDR.”

- d) deleting the second sentence of the right column of the first table of Section 3. Higher density housing of the Heritage Valley Servicing Design Brief section of Appendix 2, Policy Context and replace with:

“The Town Centre NASP proposes an intensified housing mix ratio of 1.97% LDR, 19.51% MDR, and 78.52 % HDR, which exceeds the suburban housing mix guidelines.”

- e) deleting the first sentence of the sixth bullet point of paragraph two of Section 3.3.1 Land Use Characteristics and replace with:

“Overall the Town Centre should house approximately 12, 000 people, at a net density of approximately 152 units per hectare.”

- f) deleting the fourth sentence of paragraph twelve of the City of Edmonton Housing Mix Guidelines section of Appendix 2, Policy Context and replace with:

“The resulting housing mix ratio for the Town Centre NASP is 1.97 % LDR, 19.51 % MDR, and 78.52 % HDR.”

- g) deleting therefrom the land use and population statistics entitled “Heritage Valley Town Centre Neighbourhood Area Structure Plan Land Use and Population Statistics Bylaw 15564” and substituting therefore the following:

HERITAGE VALLEY TOWN CENTRE NEIGHBOURHOOD AREA STRUCTURE PLAN

LAND USE AND POPULATION STATISTICS

BYLAW 18068

Table 1: Land Use and Population Statistics

LAND USE	Area (ha)	% of GDA
Gross Area	118.85	
Arterial Roadways	3.33	2.8%
Primary Streets	11.84	10.0%
LRT Station*	1.97	1.7%
LRT Corridor*	0.35	0.3%
Pipeline R-O-W	1.62	1.4%
Gross Developable Area	99.74	100.0%
Commercial		
Town Centre Commercial	11.18	11.2%
Main Street Retail	2.58	2.6%
Parkland, Recreation, School (Municipal Reserve)		
District Activity Park**	30.00	30.1%
Mixed Uses		
Fire Station	0.61	0.6%
Infrastructure / Servicing		
Stormwater Management Facility	5.43	5.4%
Total	49.80	49.9%
Net Residential Area	49.94	50.1%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT, AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Mixed Uses LRT 1	5.24	275	1,441	1.50	2,162	10%
Mixed Uses LRT 2	7.37	225	1,658	1.50	2,487	15%
Mixed Uses	9.01	175	1,577	1.50	2,365	18%
High Density Residential						
Medium to High Rise Units	5.8	225	1,305	1.50	1,958	12%
Medium Density Residential						
Low Rise/Medium Density Housing	16.51	90	1,486	1.80	2,675	33%
Low Density Residential						
Single/Semi-Detached	6.01	25	150	2.80	421	12%
	49.94		7,617		12,068	100%

Gross Population Density:	121.1		
Net Population Density:	241.6		
Gross Unit Density:	76.4		
Net Unit Density:	152.5		
LDR / MDR / HDR Ratio:***	1.97%/	19.51%/	78.52%/

STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Elementary	199	80	279
Junior High	100	40	140
Senior High	100	10	140
Total	399	160	559

* Land owners 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 Reserves 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.

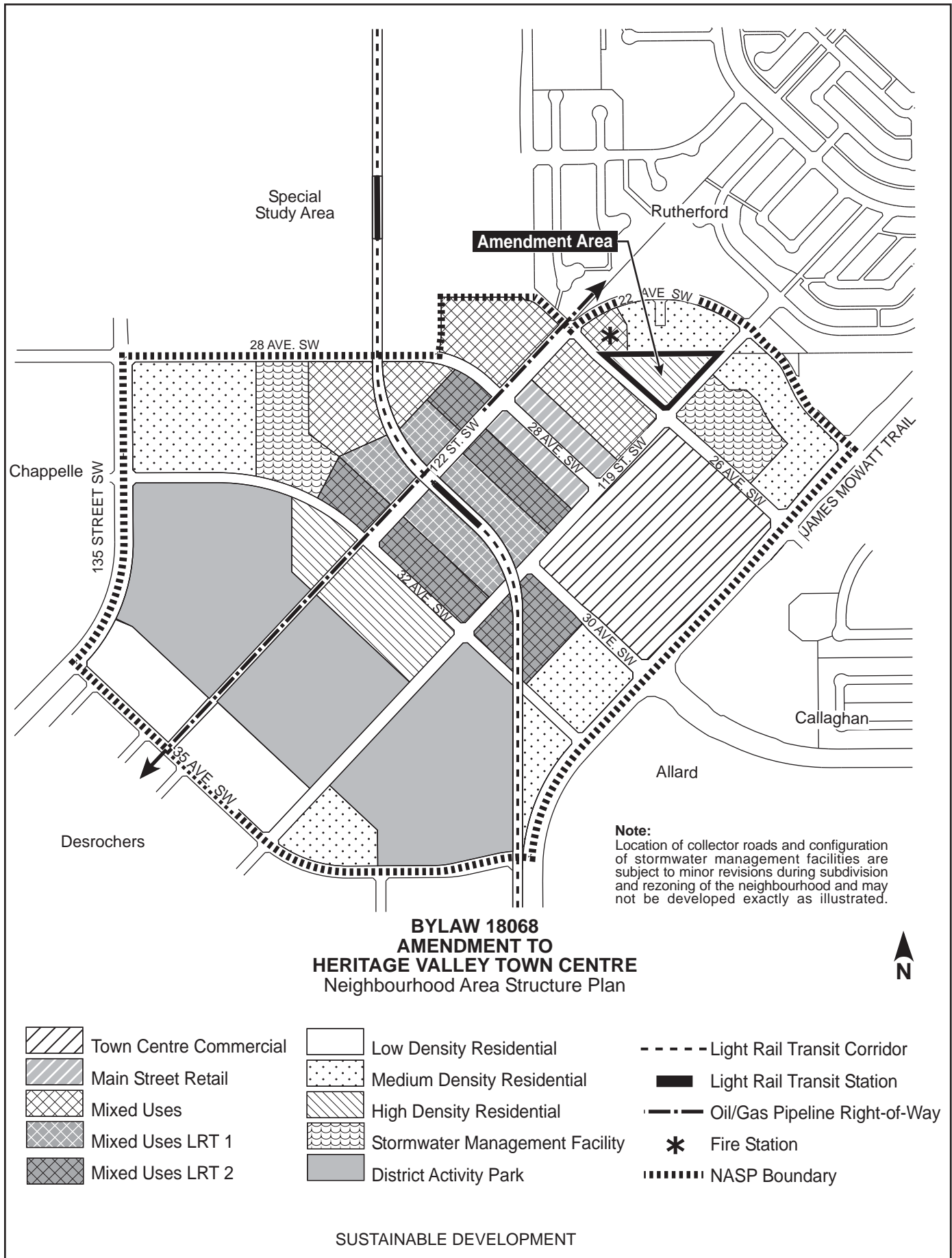
- h) deleting the Map entitled “Bylaw 15564 Approved Heritage Valley Town Centre Neighbourhood Area Structure Plan”, and substituting therefor the map entitled “Bylaw 18068 Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw; and
- i) deleting the Map entitled “Figure 3 – Land Use Concept” and substituting with the map entitled “Figure 3 – Land Use Concept” annexed hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

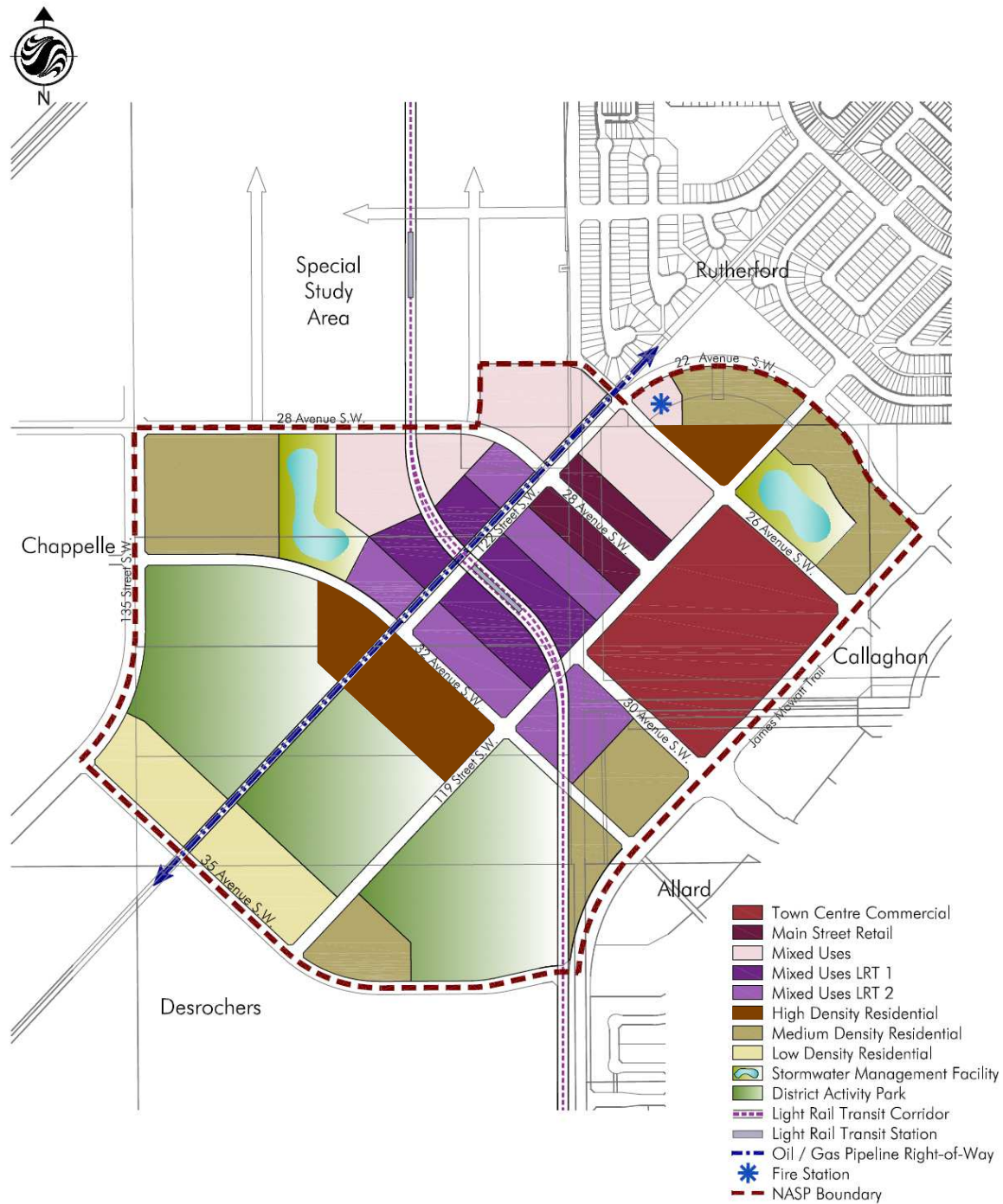
THE CITY OF EDMONTON

MAYOR

CITY CLERK



Heritage Valley Town Centre | Neighbourhood Area Structure Plan



Heritage Valley Town Centre Plan

Neighbourhood Area Structure Plan

Figure 3 - Land Use Concept

