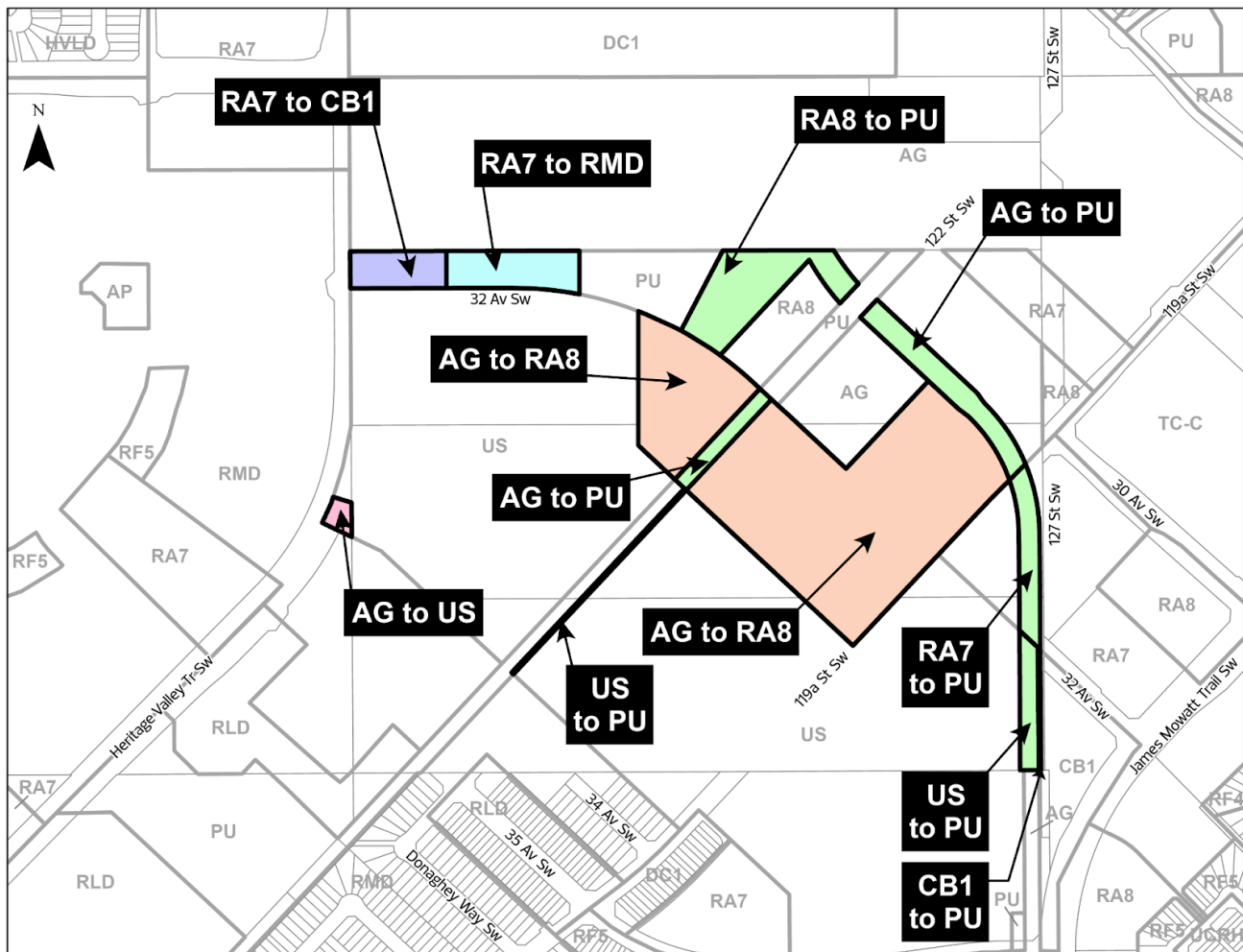


Administration Report Heritage Valley Town Centre

Edmonton

13505 - 28 Ave SW and 2550, 2560, 2704, 2910, & 3150 - 127 Street SW

To allow for future LRT alignment and surrounding residential, commercial, public utility, public park, and mixed uses, Heritage Valley Town Centre.



Recommendation: That **Bylaw 20323** to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan and **Charter Bylaw 20324** to amend the Zoning Bylaw from (AG) Agricultural Zone, (CB1) Low Intensity Business Zone, (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone and (US) Urban Services Zone to (CB1) Low Intensity Business Zone, (RA8) Medium Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone, (US) Urban Services Zone and (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Proposes development within 400 metres of the future Heritage Valley Town Centre LRT stop with an appropriate transition in residential built form and opportunities for a diverse mix of uses;
- Maintains residential neighbourhood density and a transit-oriented development pattern; and
- Aligns with objectives of The City Plan for development within a major node in a target growth area across the 1 to 1.75 million population horizons.

Application Summary

BYLAW 20323 will amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) by reconfiguring the boundaries and locations of mixed use, neighbourhood commercial, low, medium and high density residential, and public utility (Stormwater Management Facility) uses. These changes would provide for more efficient development parcels around the future LRT, maintain the neighbourhood density, and maintain the transit-oriented development pattern of the town centre.

CHARTER BYLAW 20324 will amend the Zoning Bylaw, as it applies to the subject site as follows:

From	To
(AG) Agricultural Zone	(CB1) Low Intensity Business Zone
(CB1) Low Intensity Business Zone	(RA8) Medium Rise Apartment Zone
(RA7) Low Rise Apartment Zone	(RMD) Residential Mixed Dwelling Zone
(RA8) Medium Rise Apartment Zone	(US) Urban Services Zone
(US) Urban Services Zone	(PU) Public Utility Zone

The proposed zoning will allow for the development of the planned Capital Line South LRT extension and adjacent mixed use, residential, commercial, public utility (Stormwater Management Facility), and public park uses. An amendment to the Heritage Valley Town Centre Special Area map is also proposed to align with the proposed rezoning and NASP amendment.

This application was accepted on November 30, 2021 from the City of Edmonton (Real Estate Branch, Financial and Corporate Services). Associated subdivisions affecting land in this area are currently under review and will determine site and servicing requirements with subsequent stages of development.

This proposal aligns with the Transit Oriented Development Guidelines and the goals and policies of The City Plan for a Major Node.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the land uses are compatible and no responses were received to the advance notice.

The Basic Approach included the following techniques:

Advance Notice to property owners within 60 metres of the boundaries of the Chappelle and Heritage Valley Town Centre neighbourhoods and the presidents of the Blackmud Creek, Chappelle, Greater Windermere, and Heritage Point Community Leagues, February 16, 2022

- Number of recipients: 4,968
- Number of responses with concerns: 0

Webpage

- edmonton.ca/heritagevalleytcplanningapplications

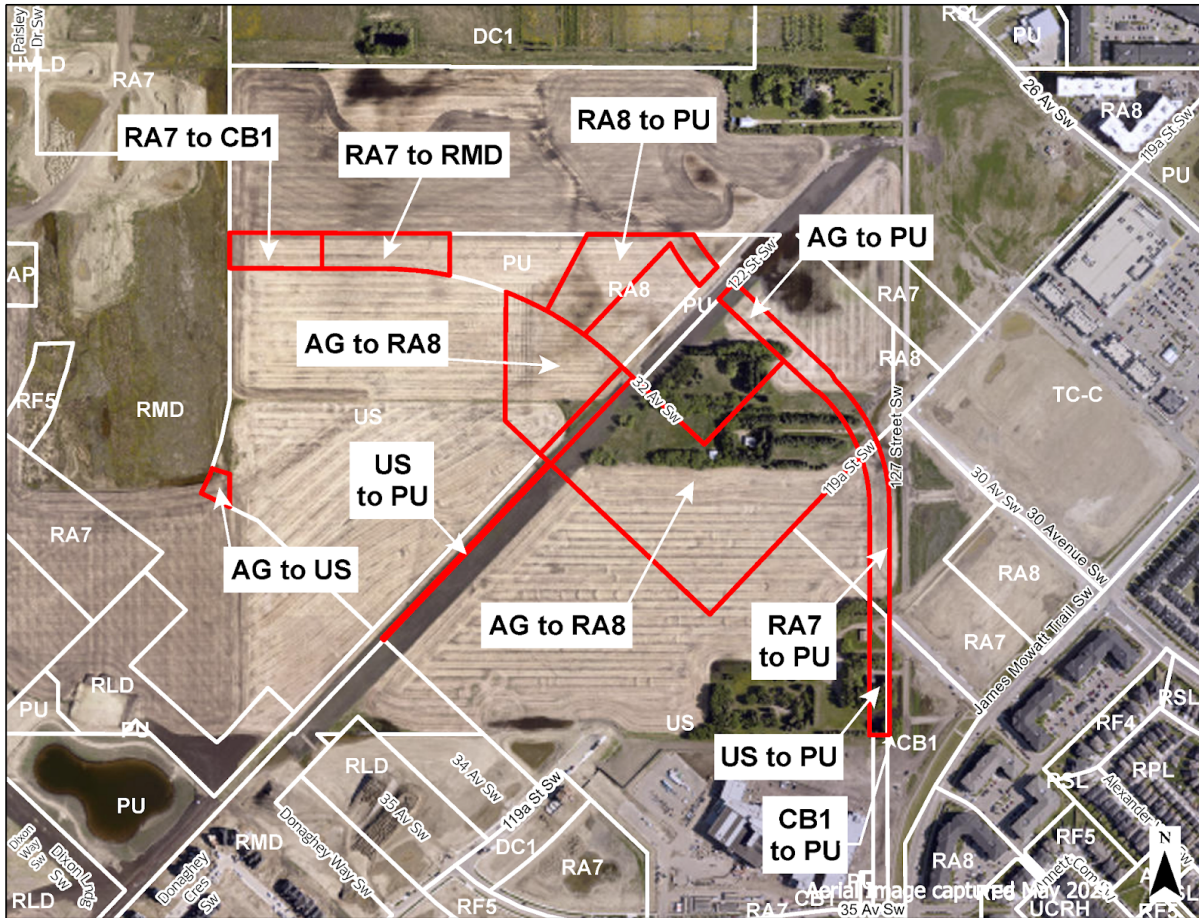
No formal feedback or position was received from the Community Leagues noted above at the time this report was written.

Site and Surrounding Area

As shown on the aerial map below, the subject site consists of portions of the Heritage Valley Town Centre area west of 127 Street SW, currently used as agricultural land and a farmstead.

To the east, the first stages of development within the Town Centre include a variety of commercial uses. To the south is Dr. Anne Anderson High School and low and medium density residential uses within the Desrochers neighbourhood. To the west and north, current agricultural land is planned for future residential uses and the Hospital/Health Campus in the Chappelle and Heritage Valley 14 neighbourhoods respectively.

The planned Capital Line South LRT extension runs through the subject site, with the Town Centre LRT Station currently in the concept design phase. A pipeline corridor also runs through the Town Centre from southwest to northeast.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone (CB1) Low Intensity Business Zone (RA7) Low Rise Apartment Zone (RA8) Medium Rise Apartment Zone (US) Urban Services Zone 	<ul style="list-style-type: none"> Agricultural land, farmstead
CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Agricultural land Future South Edmonton Hospital / Health Campus
East	<ul style="list-style-type: none"> (AG) Agricultural Zone (CB1) Low Intensity Business Zone (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> Agricultural land Vacant parcels
South	<ul style="list-style-type: none"> (US) Urban Services Zone 	<ul style="list-style-type: none"> Dr. Anne Anderson High School Future District Activity Park
West	<ul style="list-style-type: none"> (RA7) Low Rise Apartment Zone (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> Vacant parcels

Planning Analysis

The proposed rezoning and Neighbourhood Area Structure Plan (NASP) amendment would allow for the development of the planned Capital Line South LRT extension and the reconfiguration of adjacent mixed use, residential, commercial, public utility, and public park uses. The proposal would result in more efficient development parcels while maintaining the neighbourhood density and transit-oriented development pattern of the Town Centre.

Overall, the application meets the direction of The City Plan for a major node and aligns with the intent of the Heritage Valley Town Centre NASP, resulting in similar outcomes and the continued development of the neighbourhood.

Proposed Rezoning and Land Use Changes

As shown on the aerial map above, the proposed rezoning would provide for the following land uses:

- (CB1) Low Intensity Business Zone: commercial development with opportunities for above-grade residential uses, along the west edge of the Town Centre
- (RMD) Residential Mixed Dwelling Zone: low density residential development including single, semi-detached, and duplex housing, and up to 25% row housing
- (RA8) Medium Rise Apartment Zone: high density, medium rise residential development approximately 6 storeys in height, with opportunities for commercial uses at grade
- (PU) Public Utility Zone: a portion of LRT alignment, a portion of the reconfigured Stormwater Management Facility (SWMF), and corrections to the pipeline corridor alignment
- (US) Urban Services Zone: a small corner of the District Activity Park and school site

Amendments to the NASP affecting the northwest and central portions of the Town Centre would result in the following changes:

- Reconfiguration of the northwest SWMF, and redesignation of adjacent Medium Density Residential and Mixed Use to Commercial, Low Density Residential, and High Density Residential
- Adjustments to Mixed Use LRT 1, Mixed Use LRT 2, and Mixed Use designations clustered around the LRT station
- Additional flexibility to allow row housing within the Low Density Residential designation

Land Use Compatibility

Public Utility Uses

The proposed rezoning supports the implementation of the planned Capital Line South LRT extension by establishing the future LRT right-of-way through the Town Centre. The LRT line transects the neighbourhood from north to south, providing the basis for the Town Centre's future mixed use, transit-oriented development pattern. The Town Centre LRT station is located at the heart of the neighbourhood, connecting future residents and visitors with surrounding neighbourhoods, the Hospital / Health Campus to the north, and downtown Edmonton.

The proposed reconfiguration of the SWMF in the northwest corner of the neighbourhood provides for a more equal split between two landowners, while resulting in approximately the same amount of road frontage and a more developable high density residential site to the north. Additionally, corrections to boundaries of an existing pipeline corridor that runs through the Town Centre are also included as part of this application.

Residential and Mixed Uses

The NASP amendment proposes to adjust the location and orientations of residential and mixed uses around the LRT station. Compared to the approved land use concept, the proposed amendment provides for additional "Mixed Use LRT 1" (MULRT1) sites, the highest density designation in the plan. These sites are located directly within 200 metres of the LRT station, with more efficient development parcel configurations. Surrounding the MULRT1 parcels, the "Mixed Use LRT 2" (MULRT2) and High Density Residential (HDR) sites within 400 m of the station provide a transition in height and density to Mixed Use, Medium Density Residential, and Low Density Residential (LDR) sites on the periphery of the Town Centre.

The use of standard zones to implement these designations allows for flexibility in built form, while ensuring a transition in height and density from the LRT station. The MULRT1 designation can be expected to be developed under a mix of RA9 and RA8 zoning, while the MULRT2 and HDR designations can be expected to be developed under a mix of RA8 and RA7. These zones all provide opportunities for non-residential uses at grade that provide amenities, services and an active streetscape.

The addition of opportunities for row housing uses is also proposed within the LDR designation, to provide additional diversity in housing types and flexibility for future development. The proposed (RMD) Residential Mixed Dwelling Zone under the LDR designation would allow for up to 25% row housing, a greater diversity of built forms than other low density zones.

Density Impacts and Servicing Constraints

Through this application, a detailed study of the capacity of existing downstream sanitary infrastructure demonstrated constraints to implementing the planned density within portions of the Town Centre. This has been addressed through a density reduction in the northwest corner of the neighbourhood, where an

area of Medium Density Residential is proposed to be redesignated to Low Density Residential and Neighbourhood Commercial.

To ensure that the overall Town Centre unit density is maintained, a planned MULRT2 site adjacent to the LRT station is proposed to be redesignated to MULRT1, and two Mixed Use sites north of the LRT station are proposed to be redesignated to MULRT2 and HDR. These proposed changes are supported by servicing capacity, and align with policies of the NASP directing higher densities to be located within 400 m of the LRT station.

Heritage Valley Town Centre NASP

The proposed rezoning and redesignation of land uses under the NASP align with its core objectives and policies, including:

- Incorporating a variety of compatible land uses to achieve transit oriented and pedestrian friendly development.
- Locating MULRT1 uses within 200 m of the LRT station; MULRT2, MU, and HDR uses within 400 m; and a transition in height and density downward to the periphery of the neighbourhood.
- Providing flexibility for the amount and ratio of the type of development to respond to market conditions at the time of development and over the long term.
- Ensuring appropriate transition between the Town Centre and surrounding neighbourhoods.

Minor amendments to the text of the NASP (see the markup in Appendix 1) and amendments to the Land Use and Population Statistics (see Appendices 2 and 3) enable the proposed land use changes discussed above. The approved and proposed Land Use Concepts of the NASP are shown in Appendices 4 and 5.

Changes to the Land Use and Population Statistics are summarised in the table below.

Heritage Valley NASP Land Use and Population Statistics	Approved (ha)	Proposed (ha)	Difference (ha)
Stormwater Management Facility (SWMF)	5.43	5.52	+ 0.09
Neighbourhood Commercial	1.29	2.46	+ 1.17
Mixed Use LRT 1	5.24	6.89	+ 1.65
Mixed Use LRT 2	7.37	5.69	- 1.68
Mixed Use	9.01	5.75	- 3.26
High Density Residential	6.81	10.01	+ 3.20
Medium Density Residential	14.21	8.51	- 5.70
Low Density Residential	6.01	10.54	+ 4.53

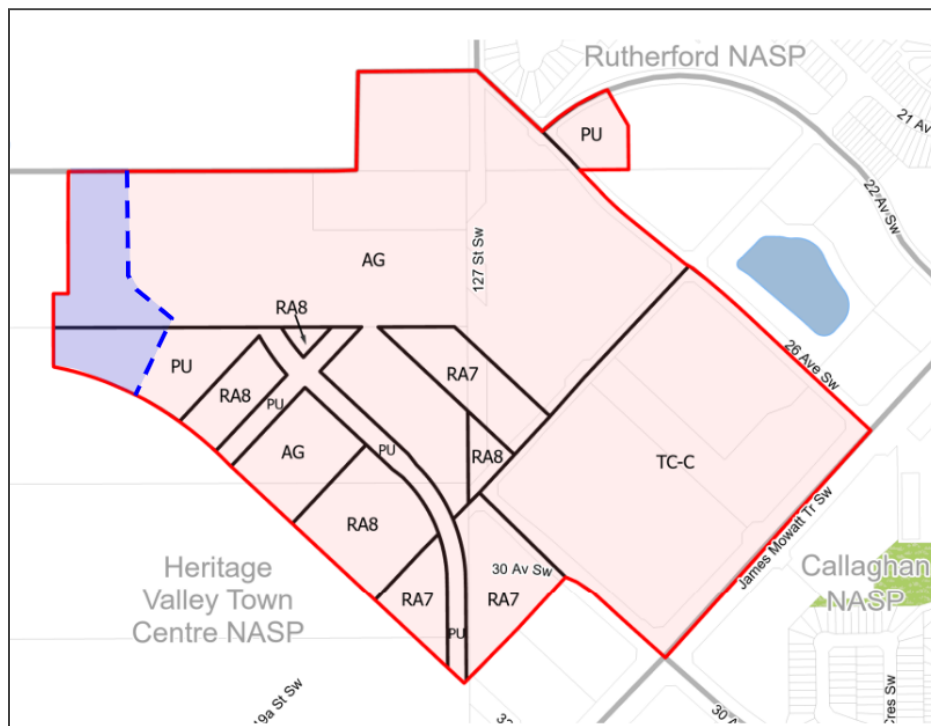
These proposed changes to the allocation of various land use designations result in minor changes to the overall unit and population count within the Town Centre as summarised in the table below.

Heritage Valley NASP Land Use and Population Statistics	Approved	Proposed	Difference
Units	7,637	7,463	- 174
Population	12,035	11,767	- 268
Density (units per net residential ha)	157	157	None

With the increase in area allocated for the SWMF and commercial uses, there is slightly less net developable area. While the unit and population count is slightly reduced, the changes balance out to result in the same overall unit density in the Town Centre of 157 units per net residential hectare (upnrha). This remains a high neighbourhood residential density.

Special Area Heritage Valley Town Centre

As part of this application, the Special Area Heritage Valley Town Centre map will be replaced in order to align with the proposed zoning and NASP amendment.



The proposed Heritage Valley Town Centre Special Area map with the expansion of the Special Area boundary highlighted in blue

The Special Area boundary will be expanded along its northwest edge in order to appropriately align with the reconfigured land use pattern under the NASP and maintain opportunities for the future application of Special Area Zones surrounding the LRT station.

Transit Oriented Development Guidelines

The site is located surrounding the future Heritage Valley Town Centre LRT station, which is identified as an Enhanced Neighbourhood station in the Transit Oriented Development (TOD) Guidelines. The Guidelines suggest this type of station should be developed with primarily higher density residential uses, as well as neighbourhood-serving street-oriented retail, employment uses (offices and services), urban parks, a street grid, and improved pedestrian and bicycle connectivity.

The TOD Guidelines indicate that for this station type, sites fronting an arterial or collector roadway within 200 m of the station, and sites 0.25 ha or larger within 400 m of the station, should be developed at 225 upnrha. Because of the grid layout of collector roadways and currently unsubdivided large sites within the Town Centre, these density expectations would apply to almost all sites within 400 m of the station, exceeding the servicing capacities in the Town Centre. That being said, parcels designated MULRT1 within 200 m of the station would meet this density expectation, and the proposed designation of land uses provides for an appropriate transition that places the greatest height and density adjacent to the LRT station. The MULRT1, MULRT2, MU, and HDR designations also encourage retail, office, and service uses that align with the intent for an Enhanced Neighbourhood station.

As the proposed rezoning with this stage only includes standard zones, specific development design aspects such as building design, access points, streetscapes, and urban design will be guided by the TOD Guidelines at the Subdivision and Development Permit stages.

The City Plan

Under The City Plan, Heritage Valley Town Centre is a designated Major Node, which is intended to be developed as a large-scale urban centre with high-rise and mid-rise development at a minimum density of 250 people and/or jobs per hectare. The future LRT line is an identified city-wide mass transit line, and the development of the Town Centre area is projected across the 1 to 1.75 million population horizons. The proposed rezoning and NASP amendment provide an appropriate development pattern for a Major Node and contribute to the accommodation of an additional 1 million people within existing city boundaries.

The City Plan further promotes the development of 15-minute districts that allow people to easily access their daily needs at a range of local destinations, services, and amenities by transit or active transportation. By providing for a variety of mixed uses and high density development within close proximity to mass transit as well as other commercial uses within the Town Centre, the proposed development contributes to the establishment of a 15-minute district in southwest Edmonton that benefits both future residents of the Town Centre and residents of surrounding neighbourhoods in Heritage Valley.

Technical Review

Environmental Review

A Phase I Environmental Site Assessment (ESA) was reviewed by Planning Coordination and Engineering Services. A Phase II ESA is not required at the rezoning stage, but the Phase I ESA recommends that during development water wells and equipment should be properly decommissioned; after debris piles are cleaned up, the areas should be inspected for observable environmental impacts; and a cut metal pipe on-site should be investigated and decommissioned.

Risk Analysis

A risk assessment for Pipeline Corridor 4 was carried out previously by Dr. Frank Bercha and reviewed at the time of LDA19-0549. Based on the available information, there are no risk-related concerns for this application.

Transportation

Construction of a range of transportation infrastructure supporting the Town Centre, including roadways, shared use paths, crosswalks, and bicycle lanes, will be required as the area develops. Dedication of land for the future extension of the Capital Line LRT is also required.

Construction of 28 Avenue SW (between Podesky Link SW and Heritage Valley Trail SW) and Heritage Valley Trail SW (between 28 Avenue SW and 32 Avenue SW) is underway and expected to be completed by the end of 2022.

Servicing Agreements have recently been signed for widening of Ellerslie Road SW between the Ambleside Eco Station and east of Graydon Hill Boulevard. The widening will include a new bridge over Whitemud Creek, and the construction of two new lanes and a shared use path north of the existing roadway between 141 Street SW and the Ambleside Eco Station, and south of the existing roadway between 141 Street SW and east of Graydon Hill Boulevard. Timelines for construction are still to be determined.

Transit

Local bus Route 721 currently operates adjacent to Heritage Valley Town Centre on James Mowatt Trail SW and 22 Avenue SW (connecting to Century Park LRT Station/Transit Centre).

An on-street bus exchange is planned adjacent to the future Heritage Valley Town Centre LRT station on 122 Street SW. Future bus service to/from the facility will connect residents of Heritage Valley Town Centre and other southwest Edmonton neighbourhoods to the LRT network and larger city-wide bus network. Detailed design of the on-street transit facility is ongoing.

The Capital Line South Phase 2 LRT extension to Heritage Valley Town Centre is currently in the concept design phase. The extension is currently unfunded and there is no official scheduled timeline for construction. Pre-construction activities for Phase 1, the extension from Century Park to Ellerslie Road, commenced in 2022.

Drainage

Sanitary and storm servicing shall be in accordance with the accepted Heritage Valley Town Centre Neighbourhood Design Report (NDR) Amendment 6, dated October 26, 2022.

Due to the presence of a non-participating landowner in the vicinity, the storm and sanitary servicing route had to be redirected from the originally accepted NDR. This resulted in a capacity constraint in the existing downstream sanitary sewer along 119A Street. Consequently, the existing sanitary infrastructure can support upstream density increases only up to a certain limit. The proposed land use changes correspond to the maximum allowable density increase and the above mentioned NDR amendment was completed to support the application.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application. A Hydraulic Network Analysis will need to be accepted by EPCOR Water prior to subdivision.

All other comments from affected City Departments and utility agencies have been addressed.

Appendices

- 1 Markup of Heritage Valley Town Centre NASP Amendment
- 2 Approved Heritage Valley Town Centre NASP Land Use and Population Statistics – Bylaw 19910
- 3 Proposed Heritage Valley Town Centre NASP Land Use and Population Statistics – Bylaw 20323
- 4 Approved Heritage Valley Town Centre NASP Concept – Bylaw 19910
- 5 Proposed Heritage Valley Town Centre NASP Concept – Bylaw 20323
- 6 Application Summary

Markup of Proposed Amendments to the Heritage Valley Town Centre Neighbourhood Area Structure Plan

~~Strikethrough~~ Text proposed to be removed
Underline Text proposed to be added

Section 3.3 - Land Use Concept

3.3.1 Land Use Concept Characteristics

(page 13 of current NASP)

“Overall the Town Centre should house approximately 12,000 people, at a net density of ~~152~~ 157 units per hectare. The neighbourhood will feature ~~nearly 14~~ approximately 16 hectares of land for commercial uses, ~~22~~ 18 ha for mixed uses and ~~a~~ 30 ha of park/open space.”

3.3.5 Ecology

(page 18 of current NASP)

“From an ecological perspective, the NASP concept includes the following components: a 30 ha District Activity Park site, a pipeline right-of-way (to be developed as a multi-use trail corridor) and two stormwater management facilities (SWMFs) occupying approximately ~~5.4 ha~~ 5.5 ha (see *Figure 3.0: Land Use Concept*).”

3.3.6 Commercial - Neighbourhood Commercial

(page 20 of current NASP)

“The intent of the Neighbourhood Commercial designation is to create a local node of commercial uses to serve the needs of the immediate area with consideration for the travelling public. This designation will serve as a transition between the residential uses ~~to the east~~, and the district activity park ~~to the west~~.

Approximately 2.5 ha of the plan area is designated as Neighbourhood Commercial.”

3.3.6 Commercial - Policy

(page 20-21 of current NASP)

“Implementation 3.3.6.1

Figure 3.0: Land Use Concept illustrates the location of TC-C, NC, and MSR areas.”

“Implementation 3.3.6.3

Figure 3.0: Land Use Concept indicates the location of TC-C along James Mowatt Trail, NC along James Mowatt Trail and 135 Street SW, and MSR along 28 Avenue SW.

TC-C and MSR are within easy walking distance of the LRT station. NC sites are within easy walking distance of residential areas within and surrounding the Town Centre.”

3.3.6 Commercial - Rationale

(page 21-22 of current NASP)

"The area of TC-C, NC, and MSR proposed within the Town Centre is of adequate size to accommodate a range of commercial uses, ranging from small to large format retail.

[...] These sites have been located to take advantage of high traffic volumes along James Mowatt Trail, 135 Street SW, and 28 Avenue SW. The LRT line running through the Town Centre will promote multimodal access and provide pedestrians and transit users with convenient shopping opportunities."

3.3.7 Mixed Uses

(page 22 of current NASP)

"Approximately ~~9.62 ha~~ 18.3 ha of the plan area is designated as MU LRT 1, MU LRT 2, and MU."

3.3.7 Mixed Uses - Mixed Use LRT 1 (MU LRT 1)

(page 22 of current NASP)

"Approximately ~~5.2 ha~~ 6.9 ha of the plan area is designated as MU LRT 1."

3.3.7 Mixed Uses - Mixed Use LRT 2 (MU LRT 2)

(page 22 of current NASP)

"Approximately ~~7.4 ha~~ 5.7 ha of the plan area is designated as MU LRT 2."

3.3.7 Mixed Uses - Mixed Uses (MU)

(page 23 of current NASP)

"Approximately ~~9.82 ha~~ 5.8 ha of the plan area is designated as MU."

3.3.8 Residential

(page 25 of current NASP)

"Approximately ~~28.3 ha~~ 29.1 ha of the plan area ~~are~~ is designated for residential uses."

3.3.8 Residential - High Density Residential

(page 25 of current NASP)

"Approximately ~~6.81 ha~~ 10 ha of the plan area is designated as HDR within approximately 400 m of the LRT station."

3.3.8 Residential - Medium Density Residential

(page 25 of current NASP)

"Approximately ~~14.21 ha~~ 8.5 ha of the plan area is designated as MDR within approximately 800 m of the LRT station."

3.3.8 Residential - Low Density Residential

(page 25 of current NASP)

"LDR is intended as a transitional land use to ensure compatibility with the lower density residential uses in the adjacent Desrochers and Chappelle neighbourhoods. Approximately ~~6.0 ha~~ 10.5 ha of the plan area are is designated as LDR, which will allow for the development of single detached, semi-detached, and duplex housing, with opportunities for some row housing, at a density of approximately 25 units per ha. LDR will also allow for a more innovative and intensive form of low density residential development, which may include zero lot line housing."

3.3.8 Residential - Policy

(page 25-26 of current NASP)

"NASP Policy 3.3.8.3

The NASP shall provide LDR at the southern and northwestern periphery of the Town Centre to ensure land use compatibility with the lower density residential uses in the Desrochers and Chappelle neighbourhoods."

3.3.8 Residential - Rationale

(page 26 of current NASP)

"High and Medium Density Residential Development

Provision of higher density residential development within walking distance of transit (LRT and buses) supports transit ridership, commercial activities, and aides in creating a more compact, walkable, attractive, and liveable neighbourhood.

Low Density Residential Development

Provision of lower density residential development on the periphery of the Town Centre contributes to a diversity of housing types and a transition to the surrounding residential areas."

3.3.10 Institutional

(page 28 of current NASP)

"The Town Centre Commercial (TC-C), Main Street Retail (MSR), Neighbourhood Commercial (NC), and mixed uses (MU LRT1, MU LRT 2, and MU) designations allow for the development of institutional uses and civic services to adequately meet the needs of the Town Centre and the Heritage Valley area."

Approved Heritage Valley Town Centre NASP Land Use and Population Statistics - Bylaw 19910

Land Use	Area (ha)	% of GDA
Gross Area	118.85	
Arterial Roadways	3.33	2.80%
Primary Streets	11.84	10.00%
LRT Station	1.97	1.70%
LRT Corridor	0.35	0.30%
Pipeline R-O-W	1.62	1.40%
Gross Developable Area	99.74	100.00%
Commercial		
Town Centre Commercial	11.18	11.21%
Town Center Community Commercial	1.29	1.29%
Main Street Retail	2.58	2.59%
Parkland, Recreation, School (Municipal Reserve), District Activity Park	30	30.08%
Mixed Uses	0.61	0.61%
Fire Station		
Infrastructure / Servicing		
Stormwater Management Facility	5.43	5.44%
Total	51.09	51.22%
Net Residential Area	48.65	48.78%

Residential Land Use, Dwelling Unit Count, and Population

Land Use	Area (ha)	Units/ ha	Units	People/Unit	Population	% of NRA
Mixed Use LRT 1	5.24	275	1441	1.5	2,162	10.77%
Mixed Use LRT 2	7.37	225	1658	1.5	2,487	15.15%
Mixed Use	9.01	175	1577	1.5	2,365	18.52%
HDR	6.81	225	1532	1.5	2,298	14.00%
MDR	14.21	90	1279	1.8	2,302	29.21%
LDR	6.01	25	150	2.8	421	12.35%
TOTALS	48.65		7637		12,035	100.00%

Gross Population Density	121
Net Population Density	247
Gross Unit Density	77
Net Unit Density	157

Student Generation Statistics

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

*Landowners 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 Reserve 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.

Proposed Heritage Valley Town Centre NASP Land Use and Population Statistics - Bylaw 20323

Land Use	Area (ha)	% of GDA
Gross Area	118.85	
Arterial Roadways	3.33	2.80%
Primary Streets	11.84	10.00%
LRT Station	1.97	1.70%
LRT Corridor	0.35	0.30%
Pipeline R-O-W	1.62	1.40%
Gross Developable Area	99.74	100.00%
Commercial		
Town Centre Commercial	11.18	11.21%
Neighbourhood Commercial	2.46	2.47%
Main Street Retail	2.58	2.59%
Parkland, Recreation, School (Municipal Reserve), District Activity Park	30	30.08%
Mixed Uses	0.61	0.61%
Fire Station		
Infrastructure / Servicing		
Stormwater Management Facility	5.52	5.53%
Total	52.35	52.49%
Net Residential Area	47.39	47.51%

Residential Land Use, Dwelling Unit Count, and Population

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Mixed Use LRT 1	6.89	275	1,895	1.5	2,842	14.54%
Mixed Use LRT 2	5.69	225	1,280	1.5	1,920	12.01%
Mixed Use	5.75	175	1,006	1.5	1,509	12.13%
HDR	10.01	225	2,252	1.5	3,378	21.12%
MDR	8.51	90	766	1.8	1,379	17.96%
LDR	10.54	25	264	2.8	738	22.24%
TOTALS	47.39		7,463		11,767	100.00%

Gross Population Density	118
Net Population Density	248
Gross Unit Density	75
Net Unit Density	157

Student Generation Statistics

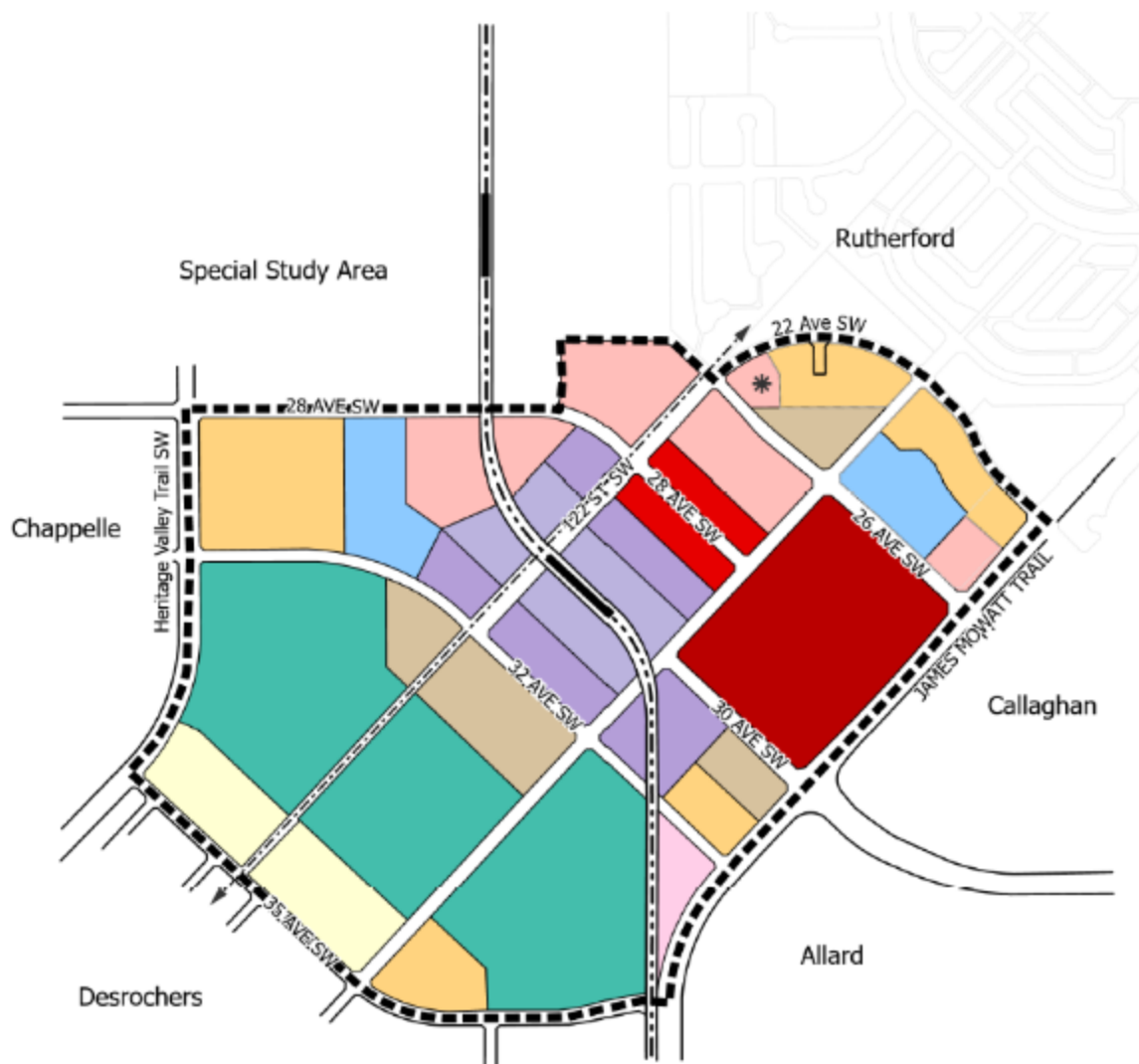
Level	Public	Separate	Total
Elementary	199	80	279
Junior High	100	40	140
Senior High	100	40	140
Total	399	160	559

* Landowners 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 Reserve 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.

Approved Heritage Valley Town Centre NASP Concept - Bylaw 19910



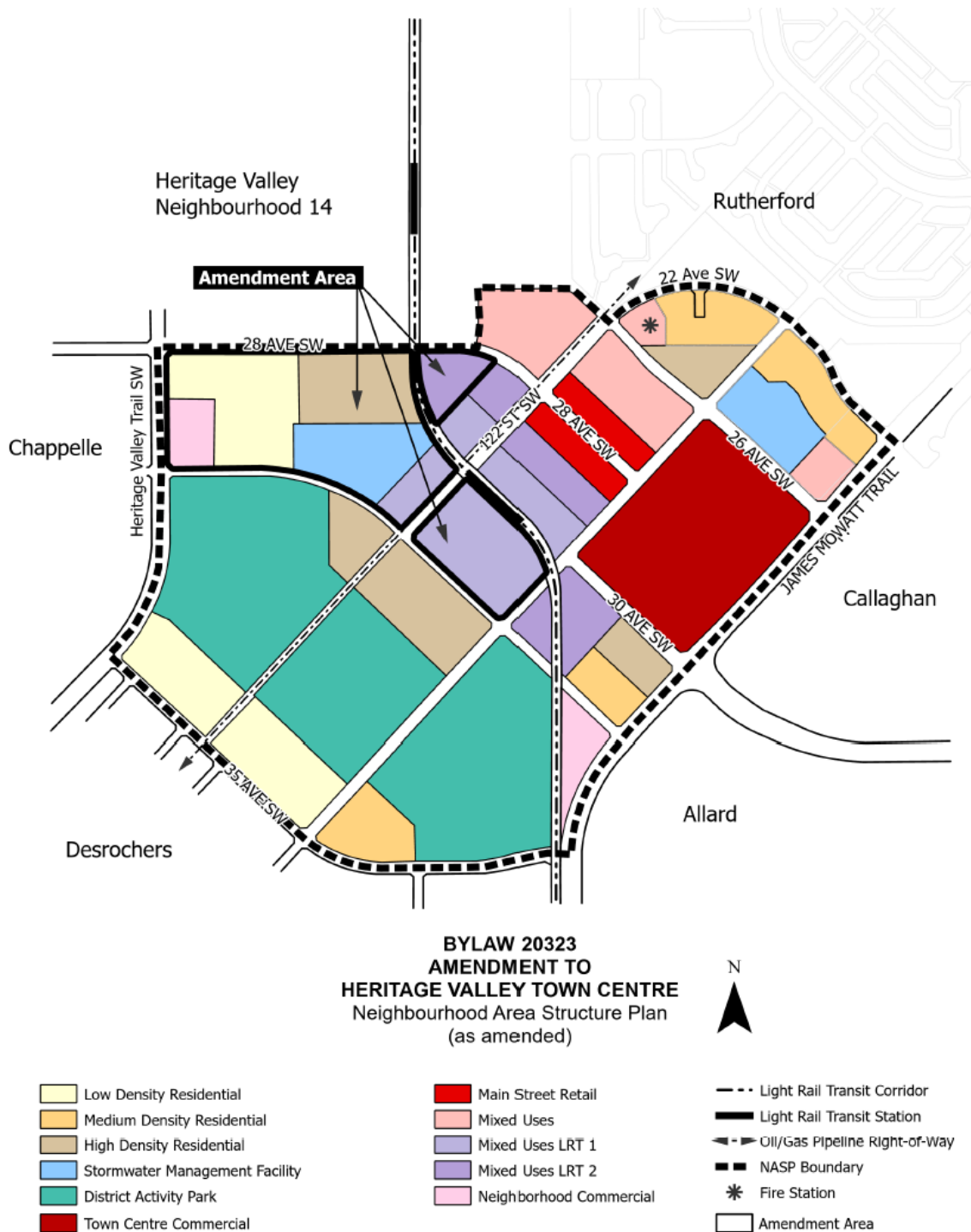
BYLAW 19910
HERITAGE VALLEY TOWN CENTRE
 Neighbourhood Area Structure Plan
 (as amended)



- | | | |
|-------------------------|--------------------------------|-------------------------------|
| Town Centre Commercial | Low Density Residential | Light Rail Transit Station |
| Neighborhood Commercial | Medium Density Residential | Oil/Gas Pipeline Right-of-Way |
| Main Street Retail | High Density Residential | NASP Boundary |
| Mixed Uses | Stormwater Management Facility | Fire Station |
| Mixed Uses LRT 1 | District Activity Park | |
| Mixed Uses LRT 2 | Light Rail Transit Corridor | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Proposed Heritage Valley Town Centre NASP Concept - Bylaw 20323



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Application Summary

Information

Application Type:	NASP Amendment Rezoning
Bylaw: Charter Bylaw:	20323 20324
Location:	North of 35 Avenue SW and west of 127 Street SW
Addresses:	Rezoning: <ul style="list-style-type: none"> • 13505 – 28 Avenue SW • 2704 – 127 Street SW • 2910 – 127 Street SW • 3150 – 127 Street SW Plan amendment only: <ul style="list-style-type: none"> • 2550 – 127 Street SW • 2560 – 127 Street SW
Legal Descriptions:	Rezoning: <ul style="list-style-type: none"> • A portion of Lot 1, Block B, Plan 2221011 • Portions of Lot B, Plan 7091KS • Portions of Lot C, Plan 1711MC • Portions of Lot D, Plan 1711MC Plan amendment only: <ul style="list-style-type: none"> • Lot 1, Plan 9423159 • Lot A, Plan 7091KS
Site Area:	11.7 hectares
Neighbourhood:	Heritage Valley Town Centre
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organizations:	Blackmud Creek, Chappelle, Greater Windermere, and Heritage Point Community Leagues
Applicant:	City of Edmonton (Real Estate Branch, Financial and Corporate Services)

Planning Framework

Current Zones:	(AG) Agricultural Zone (CB1) Low Intensity Business Zone (RA7) Low Rise Apartment Zone (RA8) Medium Rise Apartment Zone (US) Urban Services Zone
Proposed Zones:	(CB1) Low Intensity Business Zone (RA8) Medium Rise Apartment Zone (RMD) Residential Mixed Dwelling Zone (US) Urban Services Zone (PU) Public Utility Zone

Plan in Effect:	Heritage Valley Town Centre NASP
Historic Status:	None

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Section: Planning Coordination