

Bylaw 20323  
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 Bylaws 15564, 18068, 18770, 19111, 19333, 19426, 19852, and 19910; and

WHEREAS an application was received by Administration 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. That Bylaw 15296, as amended, being the Heritage Valley Town Centre Neighbourhood Area Structure Plan is hereby amended by:
  - a. deleting the sixth bullet point of the second paragraph of 3.3.1 Land Use Concept Characteristics, and replacing it with:

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

- b. deleting the second sentence of the second paragraph of 3.3.5 Ecology, and replacing it with:

“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 5.5 ha (see *Figure 3.0: Land Use Concept*).”

- c. deleting the second sentence of the first paragraph of 3.3.6 Commercial - Neighbourhood Commercial, and replacing it with:

“This designation will serve as a transition between the residential uses and the district activity park.”

- d. adding a paragraph after the first paragraph of 3.3.6 Commercial - Neighbourhood Commercial, as follows:

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

- e. deleting the first sentence of Policy 3.3.6.1 - Implementation, and replacing it with:

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

- f. deleting Policy 3.3.6.3 - Implementation, and replacing it with:

“*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.”

- g. deleting the first paragraph of 3.3.6 Commercial - Rationale - *Commercial Opportunities and Location of Commercial Sites*, and replacing it with:

“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.”

- h. deleting the first sentence of the third paragraph of 3.3.6 Commercial - Rationale - *Commercial Opportunities and Location of Commercial Sites*, and replacing it with:

“These sites have been located to take advantage of high traffic volumes along James Mowatt Trail, 135 Street SW, and 28 Avenue SW.”

- i. deleting the third paragraph of 3.3.7 Mixed Uses, and replacing it with:

“Approximately 18.3 ha of the plan area is designated as MU LRT 1, MU LRT 2, and MU.”

- j. deleting the first sentence of the second paragraph of 3.3.7 Mixed Uses - Mixed Uses LRT 1 (MU LRT 1), and replacing it with:

“Approximately 6.9 ha of the plan area is designated as MU LRT 1.”

- k. deleting the first sentence of the second paragraph of 3.3.7 Mixed Uses - Mixed Uses LRT 2 (MU LRT 2), and replacing it with:

“Approximately 5.7 ha of the plan area is designated as MU LRT 2.”

- l. deleting the second sentence of the first paragraph of 3.3.7 Mixed Uses - Mixed Uses (MU), and replacing it with:

“Approximately 5.8 ha of the plan area is designated as MU.”

- m. deleting the second paragraph of 3.3.8 Residential, and replacing it with:

“Approximately 29.1 ha of the plan area is designated for residential uses.”

- n. deleting the first sentence of 3.3.8 Residential - High Density Residential, and replacing it with:

“Approximately 10 ha of the plan area is designated as HDR within approximately 400 m of the LRT station.”

- o. deleting the first sentence of 3.3.8 Residential - Medium Density Residential, and replacing it with:

“Approximately 8.5 ha of the plan area is designated as MDR within approximately 800 m of the LRT station.”

- p. deleting the first paragraph of 3.3.8 Residential - Low Density Residential, and replacing it with:

“LDR is intended as a traditional land use to ensure compatibility with the lower density residential uses in the adjacent Desrochers and Chappelle neighbourhoods. Approximately 10.5 ha of the plan area 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.”

- q. deleting Policy 3.3.8.3 - NASP Policy, and replacing it with:

“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.”

- r. adding a new paragraph after the second paragraph of 3.3.8 Residential - Rationale as follows:

*“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.”

- s. deleting the first sentence of the first paragraph of 3.3.10 Institutional, and replacing it with:

“The Town Centre Commercial (TC-C), Main Street Retail (MSR), Neighbourhood Commercial (NC), and mixed uses (MU LRT1, MU LRT

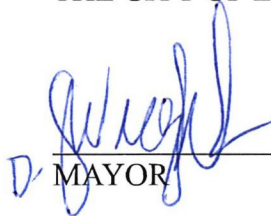
2, and MU) designations allow for the development of institutional uses and civic services to adequately meet the needs of the Town Centre and the Heritage Valley area.”

- t. deleting the map entitled “Bylaw 19910 Amendment to Heritage Valley Town Centre Neighbourhood Area Structure Plan” and replacing it with the map entitled “Bylaw 20323 Amendment to Heritage Valley Town Centre Neighbourhood Area Structure Plan” attached hereto as Schedule “A”, and forming part of this Bylaw;
- u. deleting the table entitled “Table 1: Land Use and Population Statistics” and replacing it with “Table 1: Land Use and Population Statistics” attached hereto as Schedule “B” and forming part of this Bylaw;
- v. deleting the figure entitled “Figure 3 - Land Use Concept” and replacing it with “Figure 3 - Land Use Concept ” attached hereto as Schedule “C” and forming part of this Bylaw;
- w. deleting the figure entitled “Figure 4 - Transportation Concept” and replacing it with “Figure 4 - Transportation Concept ” attached hereto as Schedule “D” and forming part of this Bylaw;
- x. deleting the figure entitled “Figure 5 - Pedestrian Network” and replacing it with “Figure 5 - Pedestrian Network ” attached hereto as Schedule “E” and forming part of this Bylaw;
- y. deleting the figure entitled “Figure 6 - Servicing Concept” and replacing it with “Figure 6 - Servicing Concept” attached hereto as Schedule “F” and forming part of this Bylaw; and

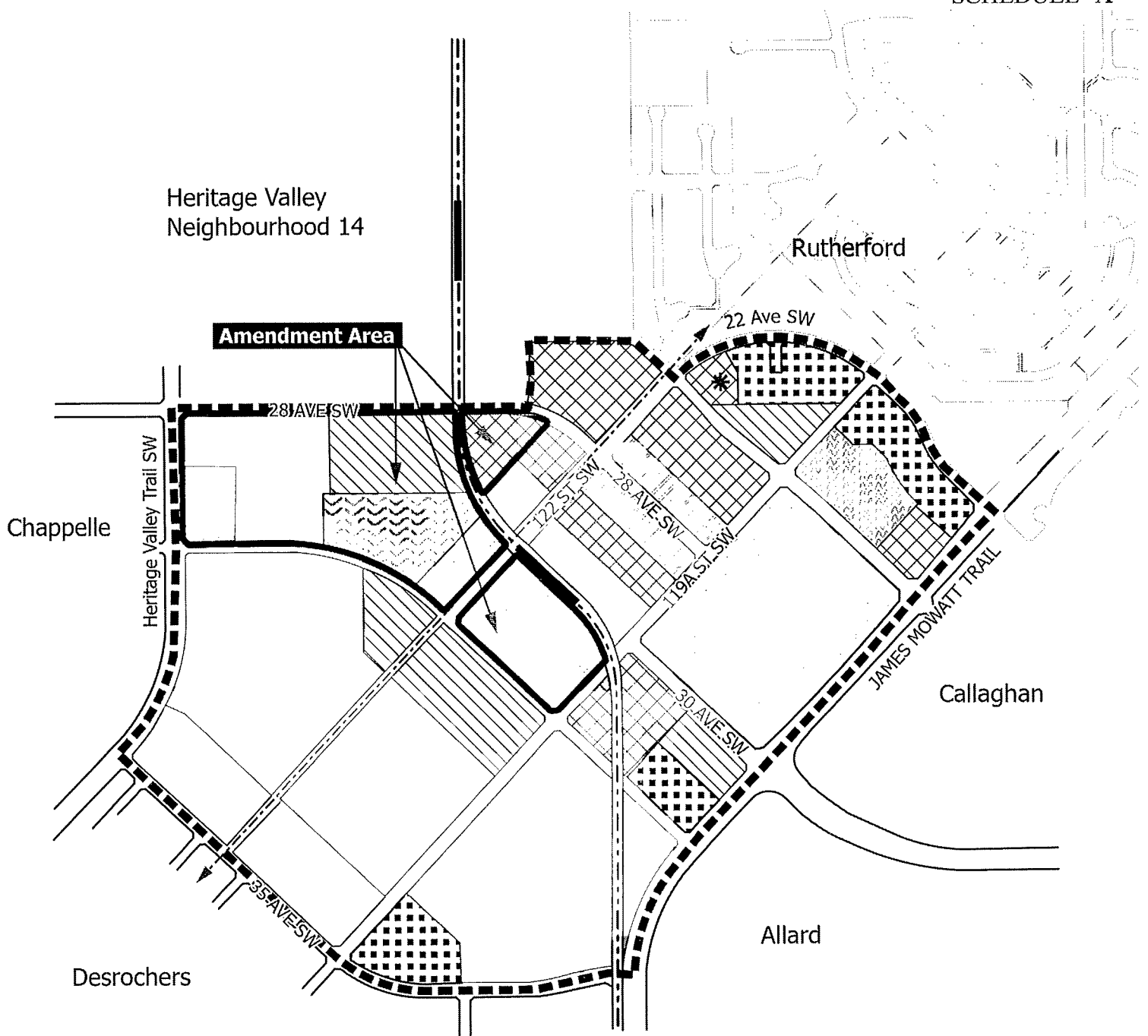
- z. deleting the figure entitled "Figure 7 - Development Staging" and replacing it with "Figure 7 - Development Staging" attached hereto as Schedule "G" and forming part of this Bylaw.

READ a first time this	6th day of December	, A. D. 2022;
READ a second time this	6th day of December	, A. D. 2022;
READ a third time this	6th day of December	, A. D. 2022;
SIGNED and PASSED this	6th day of December	, A. D. 2022.

THE CITY OF EDMONTON

  
MAYOR

A/   
CITY CLERK



**BYLAW 20323  
AMENDMENT TO  
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         | Amendment Area                |
| 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.

**Table 1: Land Use and Population Statistics (Bylaw 20323, December 6, 2022)**

Land Use	Area (ha)	% of GDA
Gross Area	<b>118.85</b>	
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%
<b>Gross Developable Area</b>	<b>99.74</b>	<b>100.00%</b>
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%
<b>Total</b>	<b>52.35</b>	<b>52.49%</b>
<b>Net Residential Area</b>	<b>47.39</b>	<b>47.51%</b>

**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%
<b>TOTALS</b>	<b>47.39</b>		<b>7,463</b>		<b>11,767</b>	<b>100.00%</b>

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

**Student Generation Statistics**

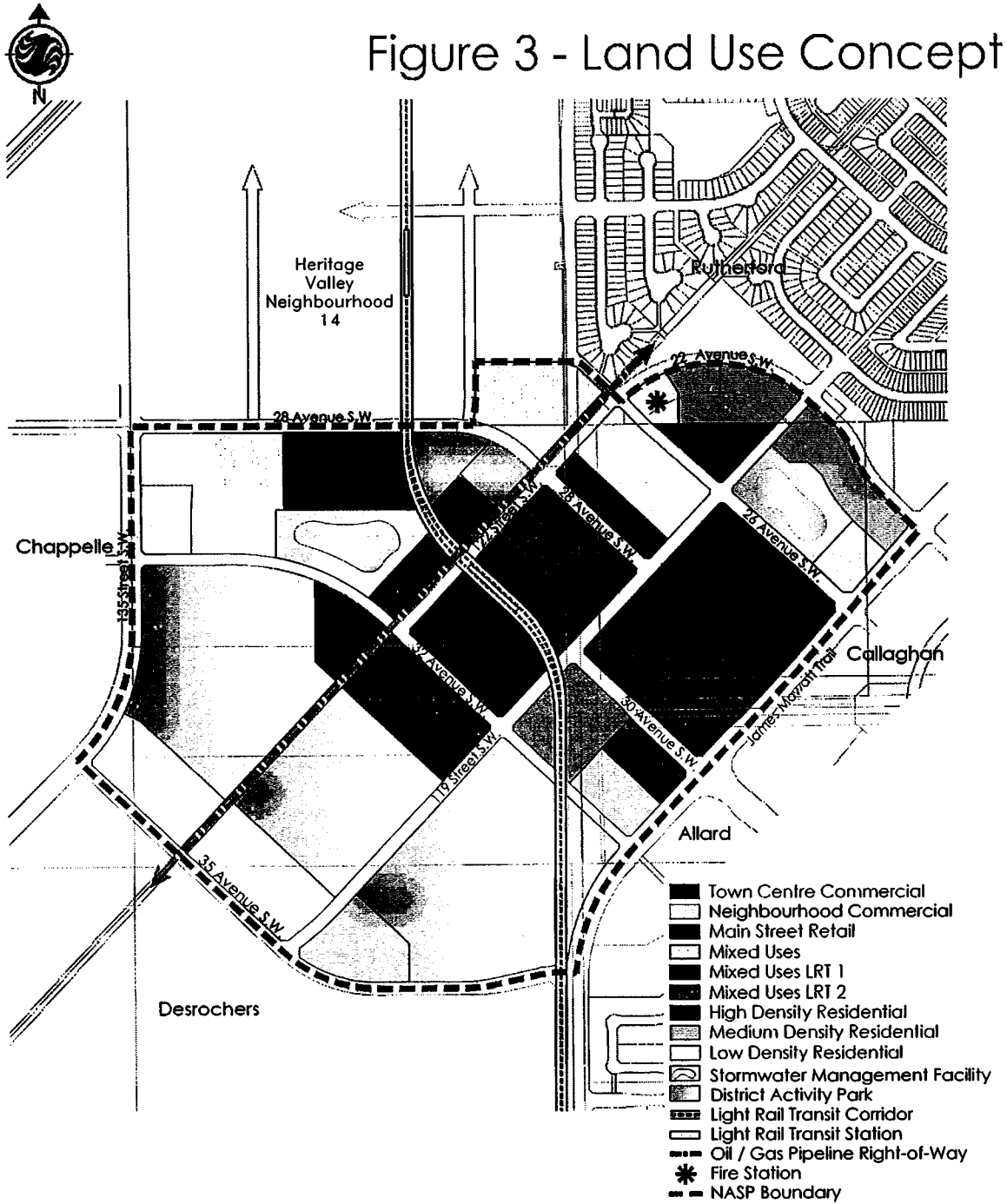
Level	Public	Separate	Total
Elementary	199	80	279
Junior High	100	40	140
Senior High	100	40	140
<b>Total</b>	<b>399</b>	<b>160</b>	<b>559</b>

\* 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.

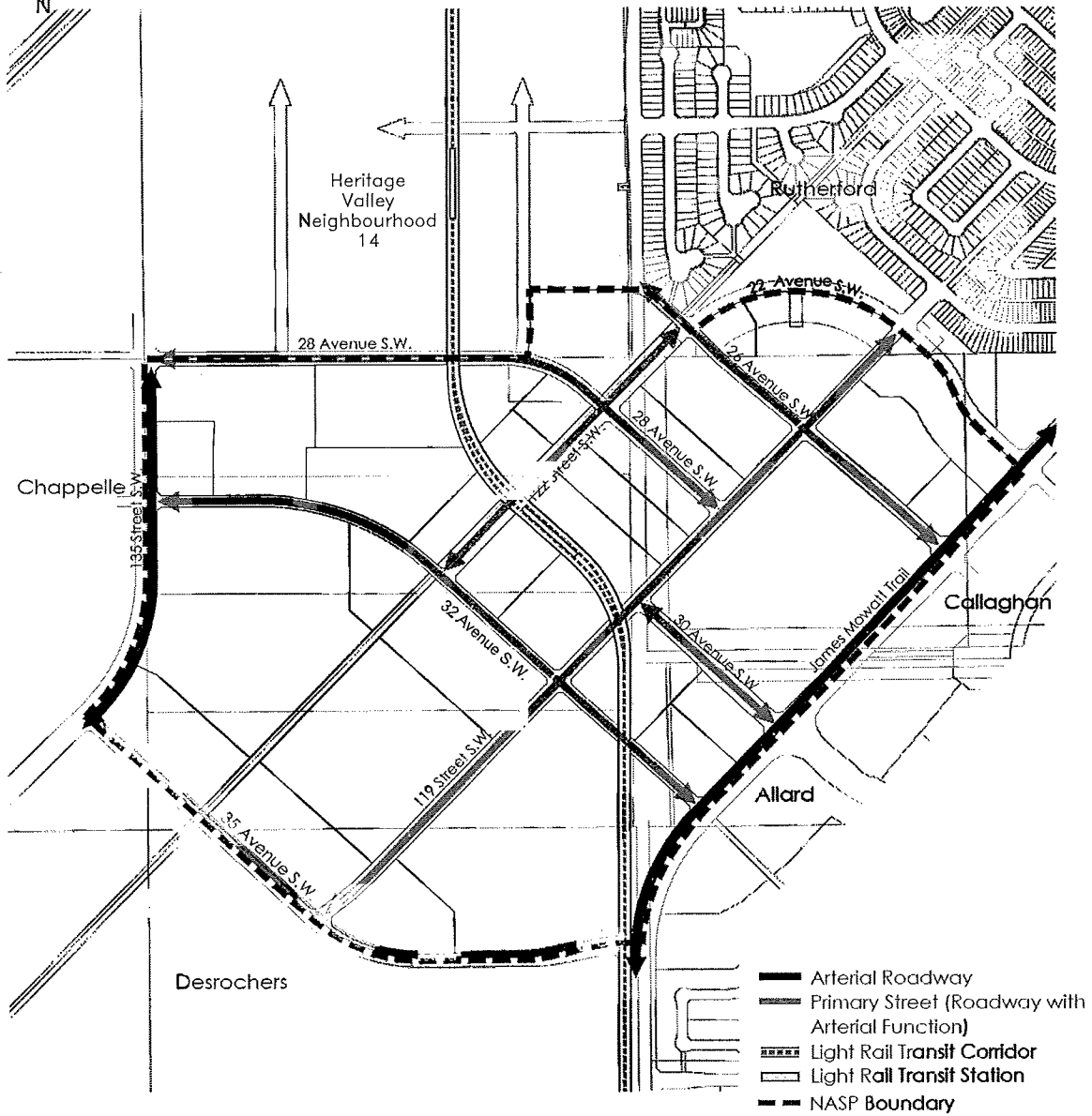
\*\*\* MU LRT 1, MU LRT 2 and MU are assumed to be fully built out as high density residential. Actual development is expected to include a mix of uses.







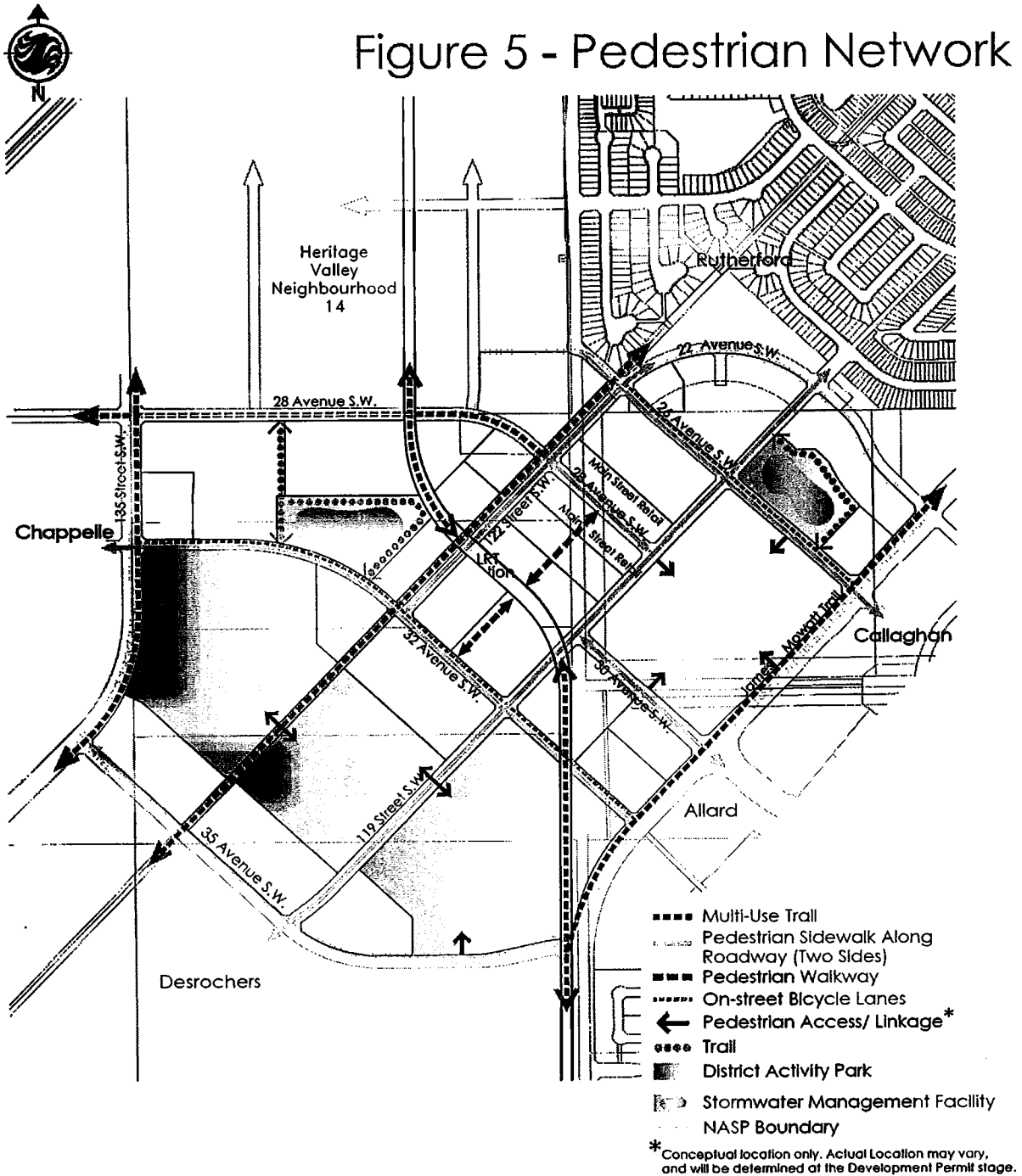
# Figure 4 - Transportation Concept

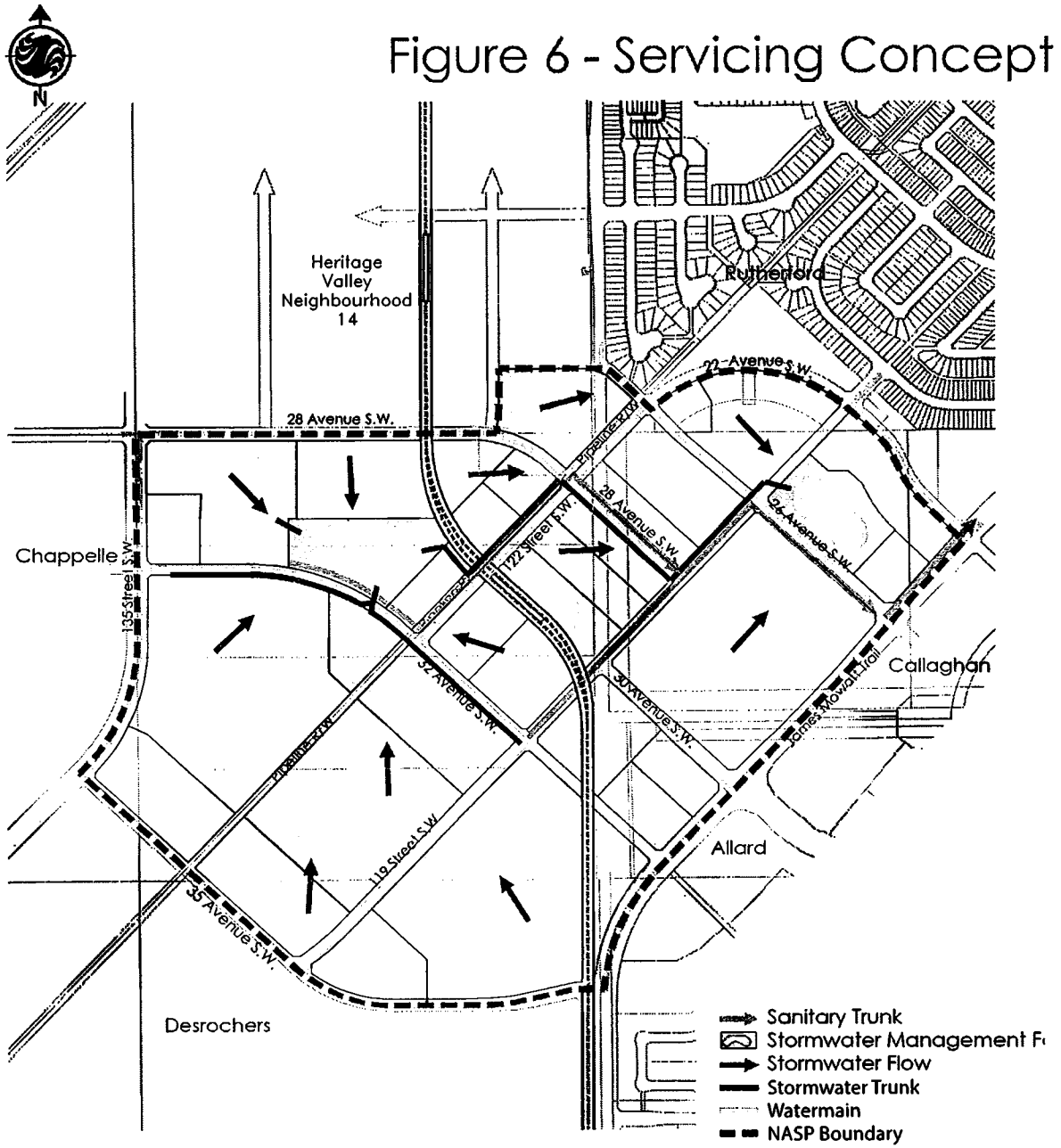


Heritage Valley Town Centre Plan

Neighbourhood Area Structure Plan

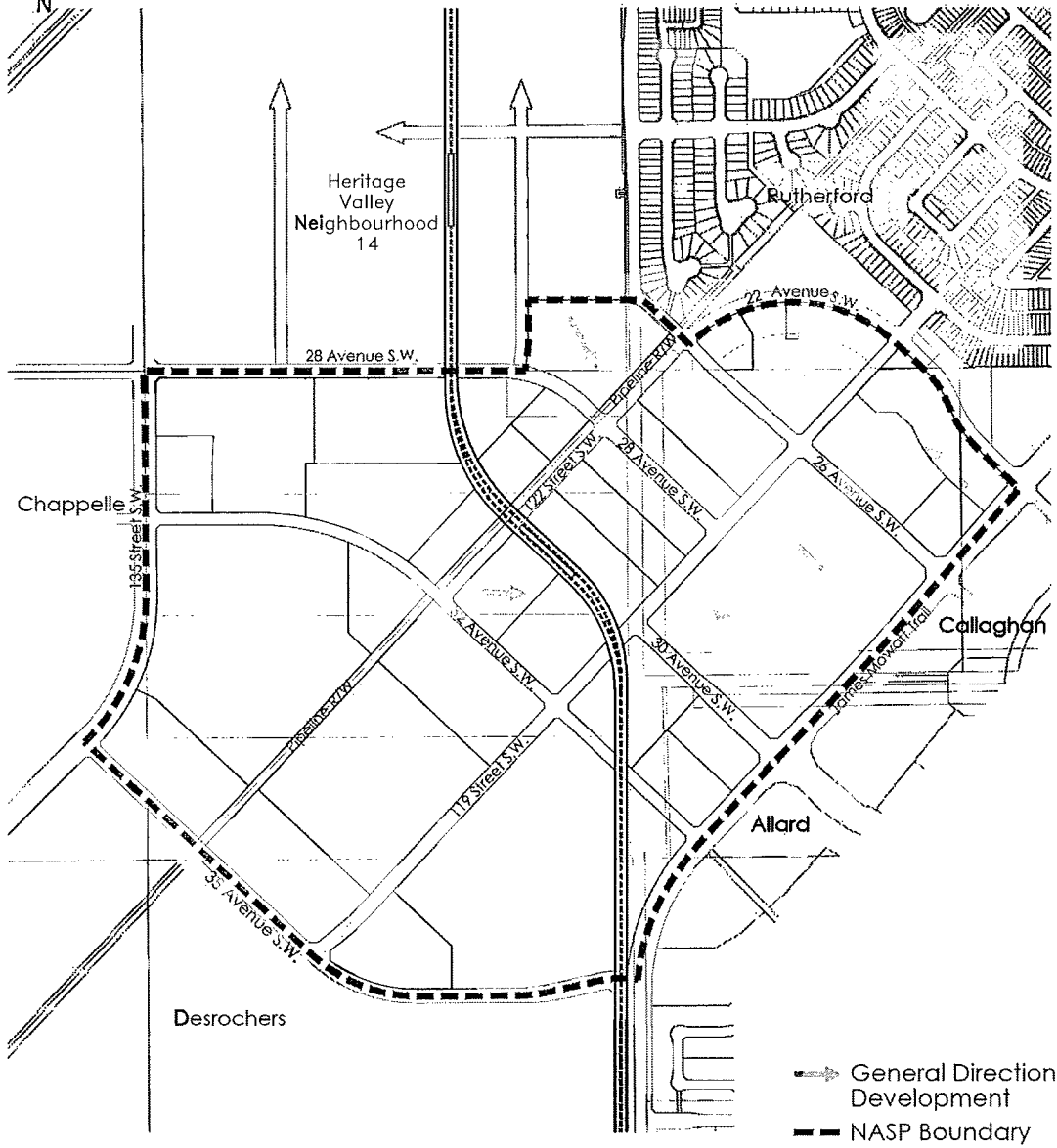
Figure 5 - Pedestrian Network







### Figure 7 - Development Staging



Heritage Valley Town Centre Plan  
Neighbourhood 14 Area

