

Amendment to the Heritage Valley Servicing Concept Design Brief

Recommendation:

That Attachment 1 of the June 27, 2016, Sustainable Development report CR_3712 to amend the Heritage Valley Servicing Concept Design Brief, be approved.

(This recommendation can be considered after the public hearing)

Purpose

The proposed amendment will update the land use statistics and concept maps to reflect the proposed residential, school/park site and storm water management facility use redesignations within the associated Chappelle Neighbourhood Area Structure Plan amendment (Bylaw 17670).

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on Friday, June 10, 2016, and Saturday, June 18, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Amendment.

Report

The proposed amendment to the Heritage Valley Servicing Concept Design Brief is an update to the Land Use and Population Statistics and a map amendment. The statistics update and map amendment is needed to reflect proposed associated changes to the Chappelle Neighbourhood Area Structure Plan (Bylaw 17670) and to support the associated rezoning proposal (Bylaw 17671), from (AP) Public Parks Zone, (RA7) Low Rise Apartment Zone, and (RSL) Residential Small Lot Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, and (RSL) Residential Small Lot Zone.

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

Policy

The proposed Heritage Valley Servicing Concept Design Brief amendment complies with all relevant principles, policies and residential density targets of the Capital Region Growth Plan.

The proposed Heritage Valley Servicing Concept Design Brief amendment supports *The Way We Grow* policies of accommodating growth and housing choices in developing neighbourhoods, including:

- 3.6.1.6 – Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion
- 4.4.1.1 – Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods
- 4.4.1.2 – Provide a greater range of housing choice in association with the location of education, recreation and health uses

This application supports the following policies of *The Way We Live*:

- 2.1.3 – Provides infrastructure and public spaces to promote and encourage healthy and active living
- 2.2.1 – Provides access to its parks, natural areas and green spaces for the enjoyment of Edmontonians

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living

Public Consultation

Sustainable Development sent advance notices to the surrounding property owners, the Heritage Point Community League, and Leduc County on October 23, 2015, and March 14, 2016. The rezoning application was revised in early 2016, necessitating two advance notice mail-outs. No concerns or questions were received in response to the notice.

Justification of Recommendation

The proposed amendment supports Bylaw 17670, amendment to the Chappelle Neighbourhood Area Structure Plan, and ensures that the Heritage Valley Servicing Concept Design Brief remains current.

Attachments

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