

South	<ul style="list-style-type: none"> • (US) Urban Services Zone 	<ul style="list-style-type: none"> • Undeveloped land
West	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land

PLANNING ANALYSIS

The proposed US and PU zoning conforms to the Heritage Valley Town Centre Neighbourhood Area Structure Plan which designates the site for a District Activity Park and a Pipeline Right-of-Way. The District Activity Park is intended to include a Public High School, a Catholic High School, and a multi-purpose Recreation Centre. These uses provide educational, recreational and social resources for the residents of Heritage Valley and will be a major activity node. The pipeline right-of-way is intended to be developed as a multi-use trail corridor and will provide connection opportunities to the District Activity Park, the LRT station and both abutting neighbourhoods, Rutherford and Desrochers.

TECHNICAL REVIEW

A Risk Assessment report was submitted for review, as the subject site contains an active pipeline corridor. The report was reviewed and the findings were accepted by Administration.

As part of the application review, the need for additional environmental remediation work has been identified in the SE portion of the site. This work will occur prior to the approval of a Development Permit and will be tracked and managed by administration.

This application has been reviewed by the affected City Departments and utility agencies, and all of their comments have been addressed. The proposed change in land use can be accommodated by the planned civic infrastructure.

PUBLIC ENGAGEMENT

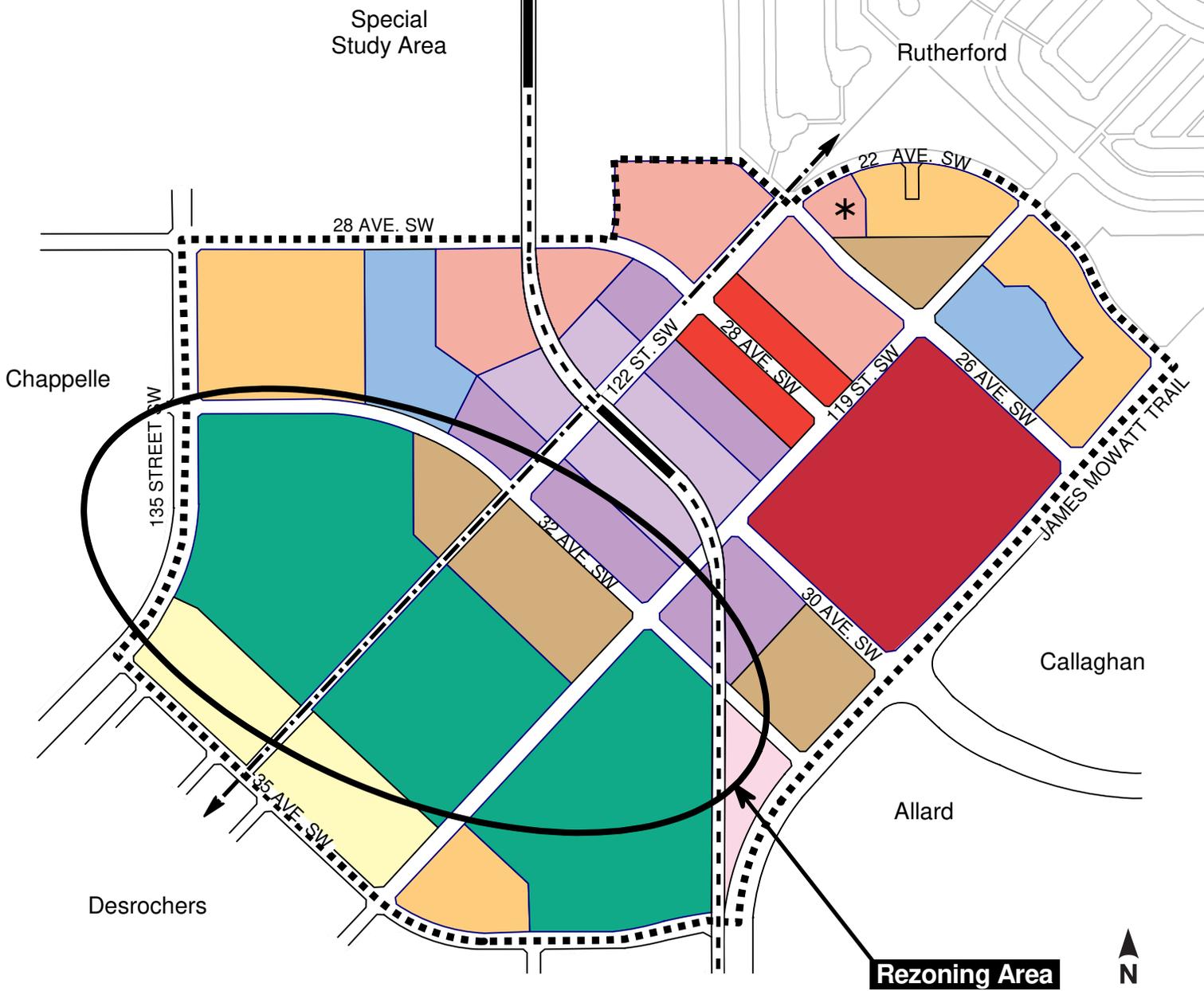
ADVANCE NOTICE June 3, 2020	<ul style="list-style-type: none"> • Number of recipients: 12 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/heritagevalleytowncentre

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 19333
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 |  | Fire Station |
|  | Mixed Uses |  | Stormwater Management Facility |  | NASP Boundary |
|  | 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19393
Location:	North of 25 Avenue SW and west of 127 Street SW
Addresses:	2704, 2910, 3150 - 127 Street SW
Legal Descriptions:	a portion of Lot B, Plan 7091KS; and portions of Lots C & D, Plan 1711MC
Site Area:	23 ha
Neighbourhood:	Heritage Valley Town Centre
Notified Community Organizations:	Heritage Point, Blackmud Creek, and Chappelle Community Leagues
Applicant:	Jennifer Smyth; Land Development (City of Edmonton)

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(US) Urban Services Zone (PU) Public Utility Zone
Plans in Effect:	Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination