

Bylaw 19333

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 and 19111; 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. The Heritage Valley Town Centre Neighbourhood Area Structure Plan is hereby amended by:
 - a. deleting the first sentence of the High Density Residential Subsection of Section 3.3.8 Residential and replacing it with the following: “Approximately 6.92 ha of the plan area is designated as HDR within approximately 400 m of the LRT station.”
 - b. deleting the first sentence of the Medium Density Residential Subsection of Section 3.3.8 Residential and replacing it with the following: “Approximately 14.10 ha of the plan area is designated MDR within approximately 800 m of the LRT station.”

- c. deleting the Suburban Housing Mix Ratio Subsection of Section 3.3.8 Residential
- d. deleting “Table 1 - Land Use and Population Statistics” and replace with the following:

Table 1 - Land Use and Population Statistics

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%
Commerical		
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	8.1	225	1823	1.5	2,734	16.65%
MDR	12.92	90	1269	1.8	2,284	26.56%
LDR	6.01	25	150	2.8	421	12.35%
TOTALS	48.65		7918		12,453	100.00%

Gross Population Density	125		
Net Population Density	256		
Gross Unit Density	79		
Net Unit Density	163		

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.

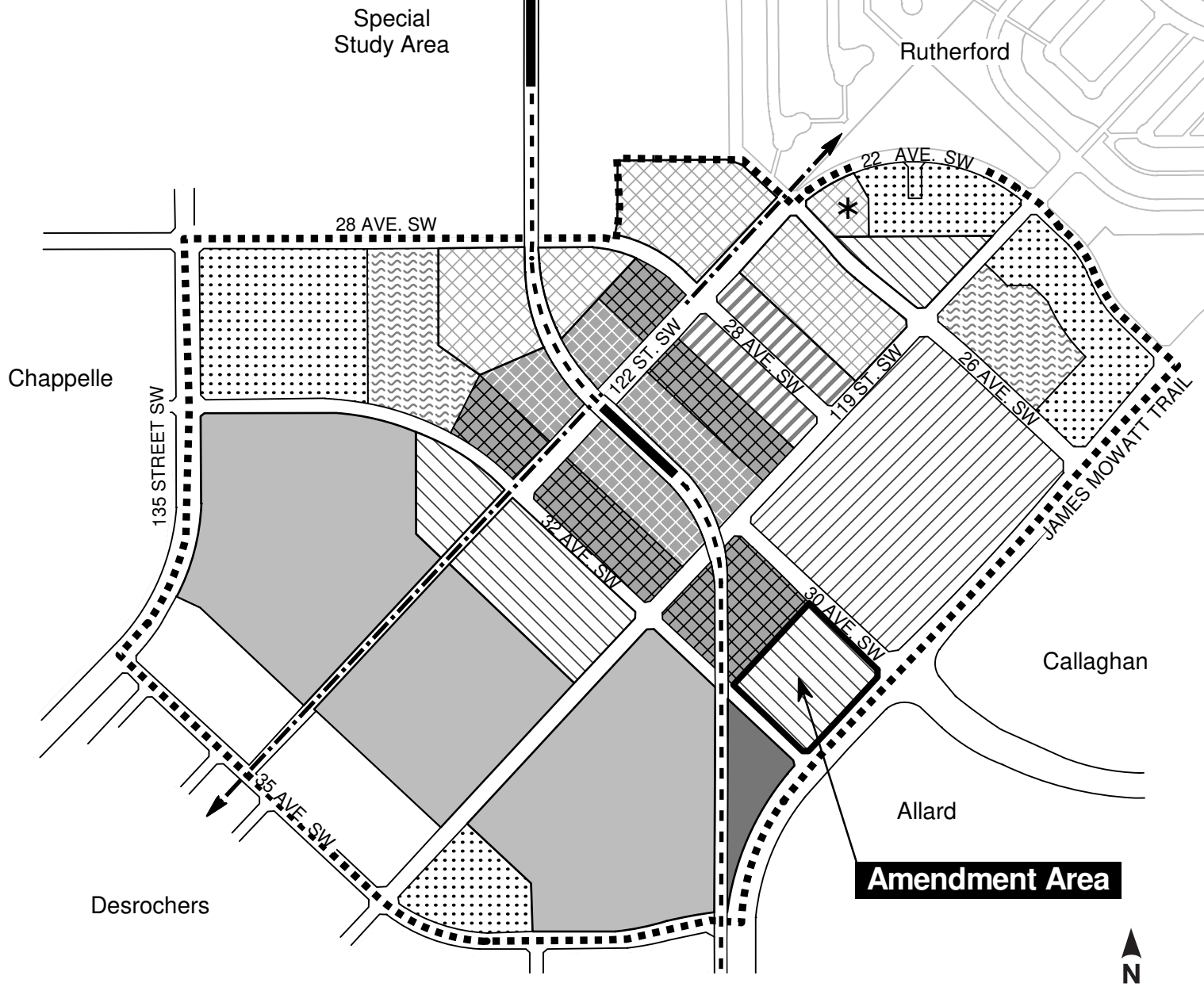
- e. deleting the map entitled “Bylaw 19111 Amendment to Heritage Valley Town Centre Neighbourhood Area Structure Plan (as amended)” and replacing it with “Bylaw 19333 Amendment to Heritage Valley Town Centre Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- f. deleting “Figure 3 - Land Use Concept” and replacing it with “Figure 3 – Land Use Concept” attached hereto as Schedule “B” and forming part of this Bylaw;
- g. deleting “Figure 4 – Transportation Concept” and replacing it with “Figure 4 – Transportation Concept” attached hereto as Schedule “C” and forming part of this Bylaw;
- h. deleting “Figure 5 – Pedestrian Network” and replacing it with “Figure 5 – Pedestrian Network” attached hereto as Schedule “D” and forming part of this Bylaw;
- i. deleting “Figure 6 – Servicing Concept” and replacing it with “Figure 6 – Servicing Concept” attached hereto as Schedule “E” and forming part of this Bylaw;
- j. deleting “Figure 7 – Development Staging” and replacing it with “Figure 7 – Development Staging” attached hereto as Schedule “F” and forming part of this Bylaw’

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.


















THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 19333
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 |  | Fire Station |
|  | Mixed Uses |  | Stormwater Management Facility |  | NASP Boundary |
|  | Mixed Uses LRT 1 |  | District Activity Park |  | Amendment Boundary |
|  | 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.

Figure 3 - Land Use Concept

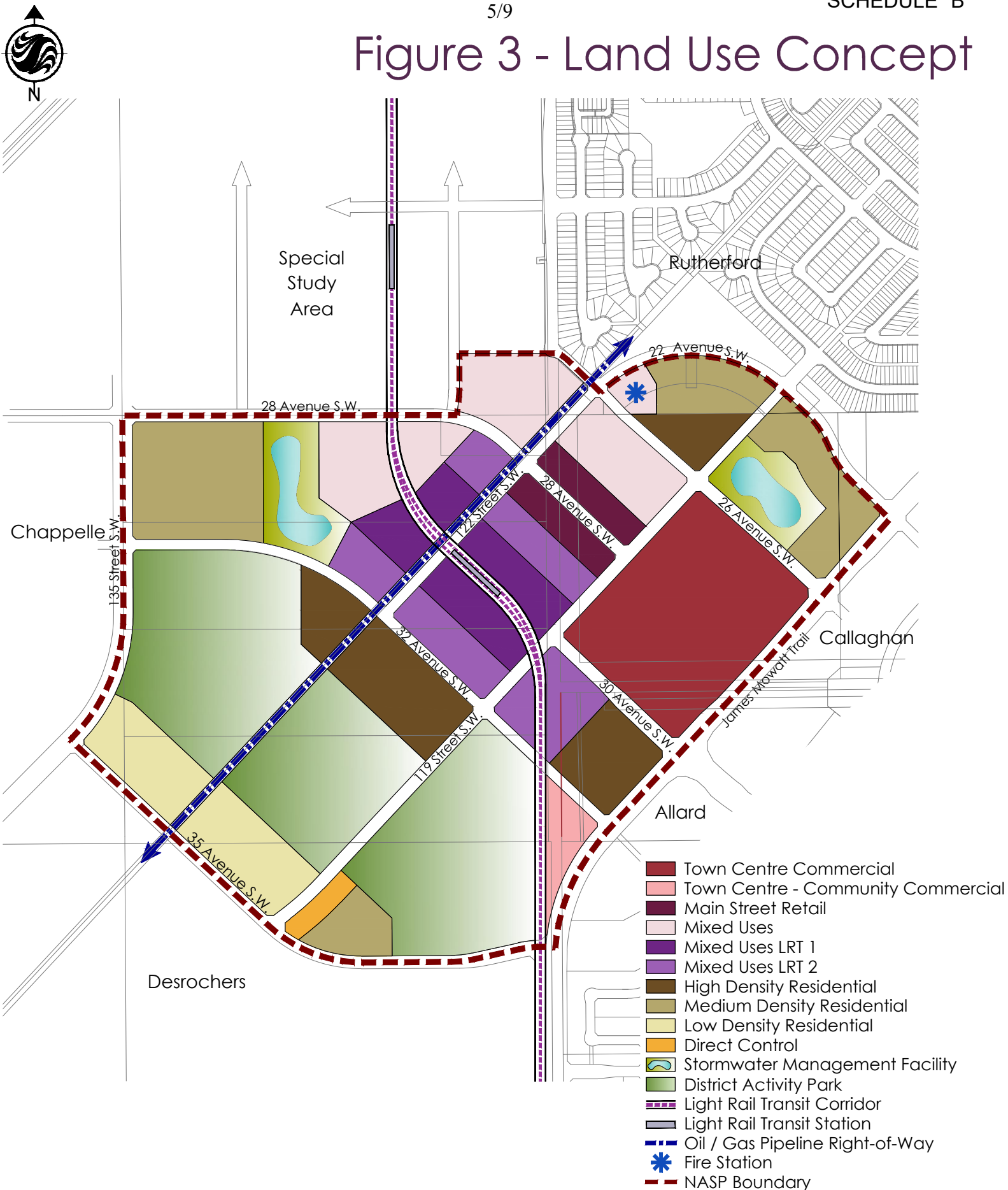




Figure 4 - Transportation Concept

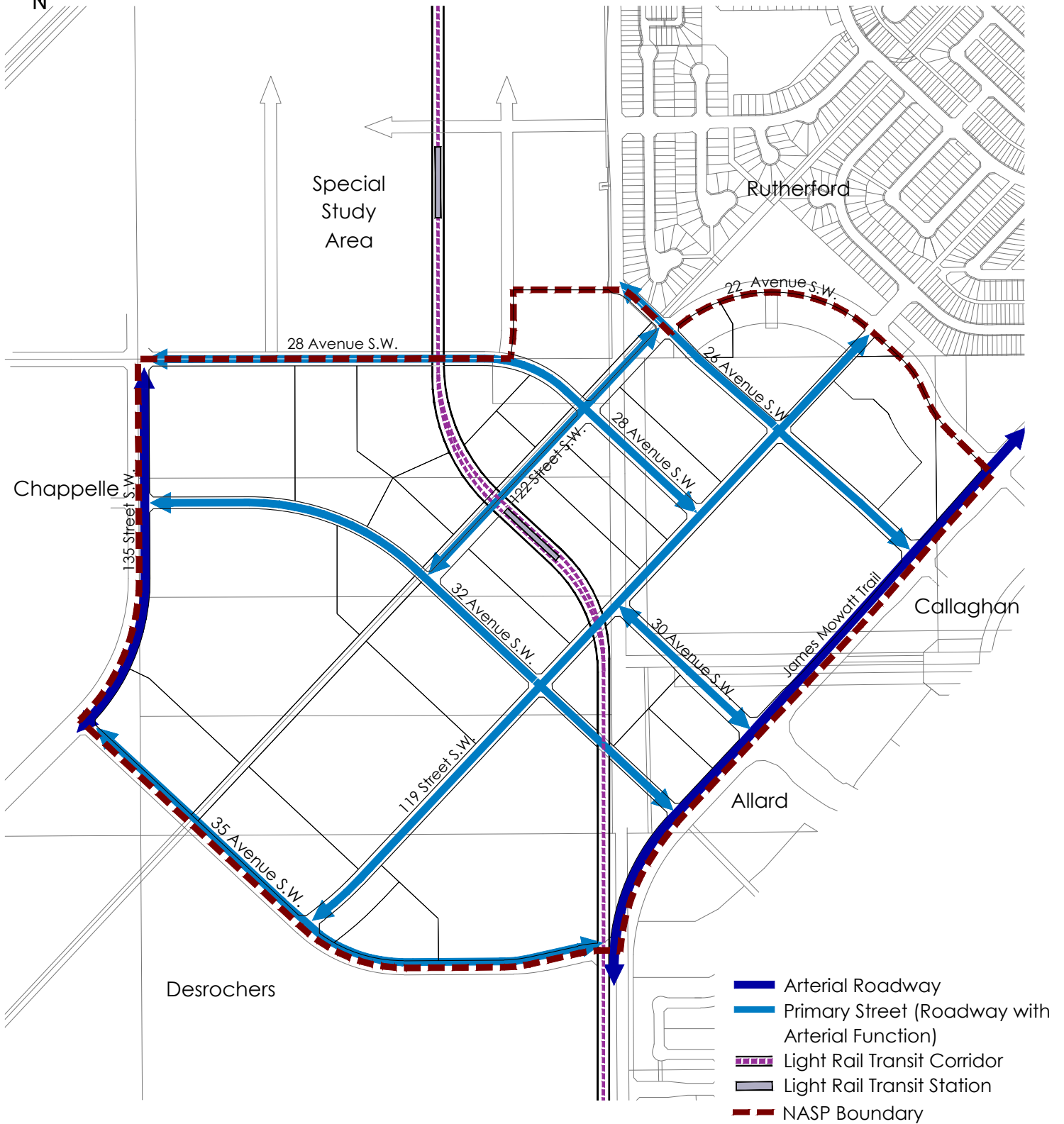


Figure 5 - Pedestrian Network



- - - Multi-Use Trail
- Pedestrian Sidewalk Along Roadway (Two Sides)
- - - Pedestrian Walkway
- - - On-street Bicycle Lanes
- Pedestrian Access/ Linkage*
- Trail
- District Activity Park
- Stormwater Management Facility
- NASP Boundary

* Conceptual location only. Actual Location may vary, and will be determined at the Development Permit stage.

Figure 6 - Servicing Concept








-  Sanitary Trunk
-  Stormwater Management Features
-  Stormwater Flow
-  Watermain
-  NASP Boundary

Figure 7 - Development Staging



-  General Direction Development
-  NASP Boundary