

ATTACHMENT 1

That the Heritage Valley Servicing Concept Design Brief (SCDB) is hereby amended by incorporating the following changes to the SCDB:

1. deleting the table entitled “Land Use & Population Statistics” and replacing it with the attached Appendix “A”;
2. deleting the table entitled “Heritage Valley - Housing Units and Population” and replacing it with the attached Appendix “B”.
3. deleting the table entitled “Heritage Valley - Student Generation” and replacing it with the attached Appendix “C”.
4. deleting the table entitled “Table 1 - Proposed Generalized Land Use Distribution “ and replacing it with the attached Appendix “D”.
5. deleting the figure entitled “Map 8 - Concept Plan” and replacing it with the attached Appendix “E”;
6. deleting the figure entitled “Map 9 - Neighbourhood Patterns” and replacing it with the attached Appendix “F”;
7. deleting the figure entitled “Map 11 - Business and Employment” and replacing it with the attached Appendix “G”;
8. deleting the figure entitled “Map 12 - School Parks and Open Space Network” and replacing it with the attached Appendix “H”;
9. deleting the figure entitled “Map 13 - Urban Design Concept” and replacing it with the attached Appendix “I”;
10. deleting the figure entitled “Map 14 - Transportation Roadway Circulation” and replacing it with the attached Appendix “J”;
11. deleting the figure entitled “Map 15 - Proposed Storm Sewer System” and replacing it with the attached Appendix “K”;
12. deleting the figure entitled “Map 16 - Proposed Sanitary Sewer System” and replacing it with the attached Appendix “L”;
13. deleting the figure entitled “Map 17 - Water Distribution” and replacing it with the attached Appendix “M”;
14. deleting the figure entitled “Map 18 - Development Staging” and replacing it with the attached Appendix “N”;

Heritage Valley Servicing Concept Design Brief: Land Use and Population Statistics															Units								
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR	HDR	Total	POPULATION
MacEwan	111		5		3		103		4		4		3	21	8			65	1,118	616	225	1,959	6,165
Richford	55	10	1				43						2	7				35	352	97	246	695	1,901
Blacknud Creek	101	18			3		80		7		4		3	18	6		11	31	635	154		789	2,656
Rutherford	219		4		2		214		20		2		8	39				144	2,815	2,457	128	5,400	12,841
Town Centre	119		2		2		100		30		14		5					29	150	1,605	5,684	7,438	11,834
Callaghan	84				7		77		4				4	13			1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44		4		3		1	7				59	1,187	1,022	360	2,209	5,410
Cavanagh	147	30			4		113		8		1		5	13				94	1,932	1,284	504	3,719	8,801
Allard	164	9			7		147		13		1		6	26			2	94	1,932	1,284	504	3,719	8,801
Destrochers	110		2		8		99		9		13		8	20				50	790	1,248	720	2,758	5,816
Chappelle	462	39	20		12		391		29		12		20	83	2			239	4,511	3,518	371	8,400	20,435
Hays Ridge	197	66*	5		7		118		10		5		2	16				62	1,242	639	22	2,199	5,253
Parley	65		4		3		58		5				3	13				36	774	513		1,287	3,091
Graydon Hill	63	3			2		57		3				2	4				16	340	218		558	1,345
NHBD 14	127	0	6		4		111		11		1		11	14	40			30	393	795	810	1,998	3,905
TOTAL	2,084	189	49	9	84	26	1,755	33	126	30	61	28	83	294	56	26	36	951	17,071	15,648	8,688	41,725	96,028

Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy CS42). These parcels are not Environmental Reserve.

Heritage Valley - Housing Units and Population

	Blackmud Cr	Richford	NBD 3	NBD 4	NBD 5	NBD 6	NBD 7	NBD 8	NBD 9	NBD 10	NBD 11	NBD 12	NBD 13	NBD14	TOTAL
Residential Area (ha)	31	32	65	136	10	45	4	93	81	68	70	44	70	30	779
Low Scenario															
Low Density Units	624	294	1066	2297		724	58	1490	1296	1090	1124	710	1126	393	12292
Medium Density Units	336	153	584	1250	520	452	36	931	810	681	703	444	704	795	8399
High Density Units															810
Total Units	960	447	1650	3457	520	1176	95	2421	2105	1771	1827	1154	1829	1998	21410
Low Density Population	2158	1018	3688	7947		2497	201	5141	4470	3759	3879	2449	3883	1099	42189
Medium Density Population	1001	456	1740	3725	1491	1298	105	2673	2324	1954	2017	1273	2019	1591	23667
High Density Population														1215	1215
Total Population	3159	1474	5428	11672	1491	3795		7813	6794	5714	5896	3722	5903	3905	66766
High Scenario															
Low Density Units	624	294	1066	2297		905	73	1863	1620	1362	1406	887	1407	393	14197
Medium Density Units	336	153	584	1250	831	724	58	1490	1296	1090	1124	710	1126	795	11567
High Density Units															810
Total Units	960	447	1650	3547	831	1628	131	3353	2915	2452	2530	1597	2533	1998	26572
Low Density Population	2158	1018	3688	7947		3121		6426	5587	4699	4849	3061	4854	1099	48507
Medium Density Population	1001	456	1740	3725	2386	2077	168	4276	3718	3127	3227	2037	3231	1591	32760
High Density Population														1215	1215
Total Population	3159	1474	5428	11672	2386	5198		10702	9306	7826	8076	5099	8085	3905	82316

Assumptions

1. Total residential land 20%/80% Medium/Low Density.
2. Low Scenario assumes 20 units/hectare low density, 50 units/hectare medium density.
3. High Scenario assumes 25 units/hectare low density, 80 units/hectare medium density.
4. Persons per household: 3.45 low density, 2.87 medium density.

Heritage Valley - Student Generation

Neighbourhood		School Age		K-8		Grades 9-12	
		High	Low	Public	Separate	Public	Separate
Blackmud Creek	1	797	797	430	143	167	56
Richford	2	388	388	210	70	81	27
	3	1357	1357	733	244	285	95
	4	2918	2918	1576	525	613	204
Town Centre	5	597	373	322	107	125	42
	6	1300	949	702	234	273	91
Business Park	7			0	0	0	0
	8	2676	1953	1445	482	562	187
	9	2327	1699	1256	419	489	163
	10	1957	1429	1005	402	603	241
	11	2021	1476	1091	364	424	141
	14			333	167	111	56
Total		16338	13339	9103	3157	3733	1303

Table 1 - Proposed Generalized Land Use Distribution

Land Use Category	Area (ha)	Percent
Residential	951	45.6%
Circulation (includes Arterial Road Widening)	378	18.1%
Commercial / Business Employment / Mixed Use	115	5.5%
Creeks / Ravine Land / SWMF	272	13.0%
Existing Use / Special Study Area / Institutional / Other	118	5.7%
Parks and Open Space	189	9.1%
Utilities / Pipelines / Transit ROW	58	2.8%
Study Area Total	2084	100%

SCDB - Amendment

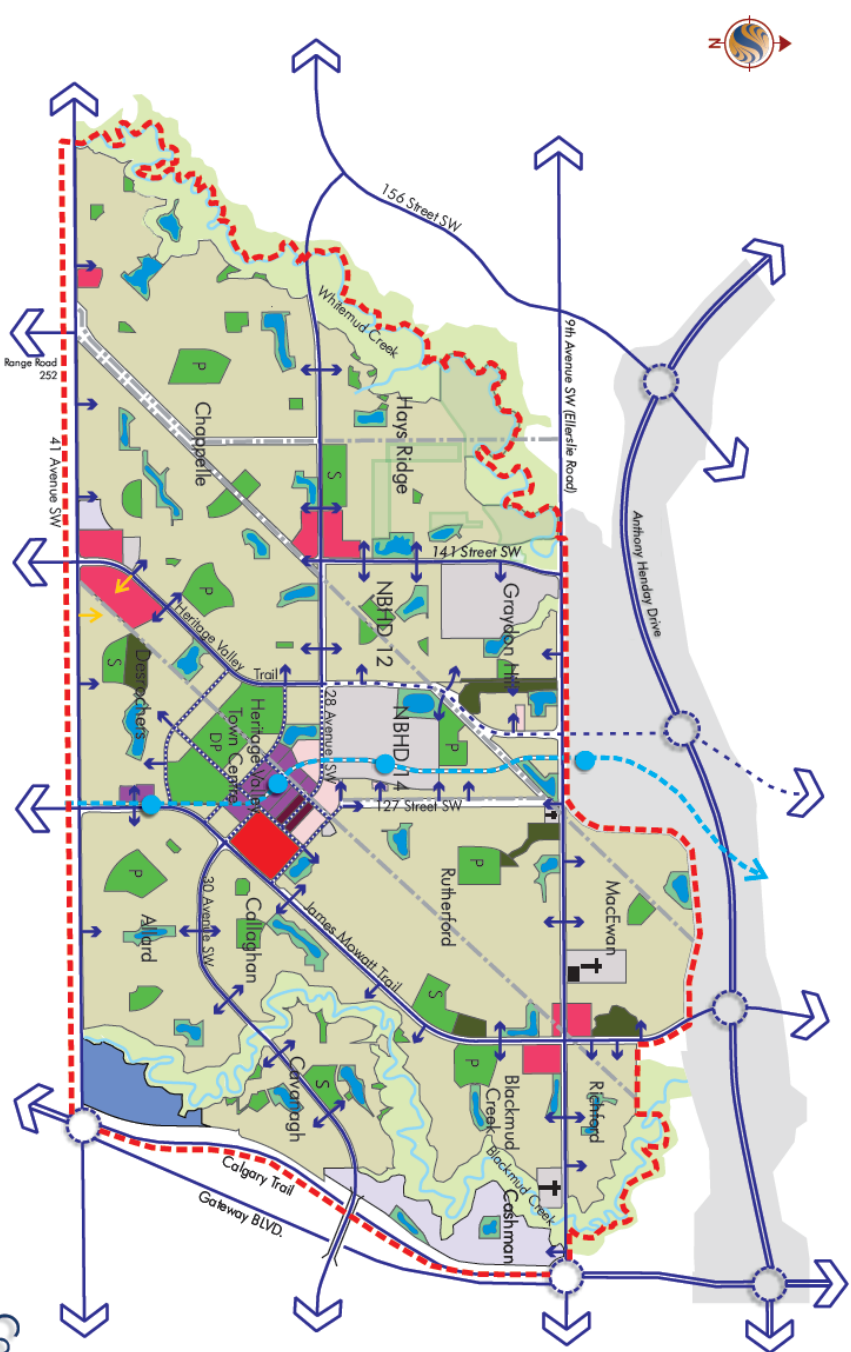
- Residential
- Town Centre Commercial
- Community Commercial
- Main Street Retail
- Institutional
- Mixed Uses
- Mixed Uses LRT
- Business Employment
- River Valley
- School/Trunk Site

- Golf Course
- Storm Water Management Facility
- Natural Areas
- Government Lands

- Arterial Roadway
- Primary Street
- Heritage Valley Trail (Amended Agreement)
- Heritage Valley Trail (Conceptual Agreement)
- Interchange
- Major Neighbourhood Access

- All Directional Access
- Flyover
- Light Rail Transit Corridor/Station
- Public Utility Corridor/Multi-Use Trail
- SCDB Boundary

- Highway/Freeway
- Public School
- Separate Elementary Jr High
- District Activity Park
- Private Education
- Neighbourhood Number

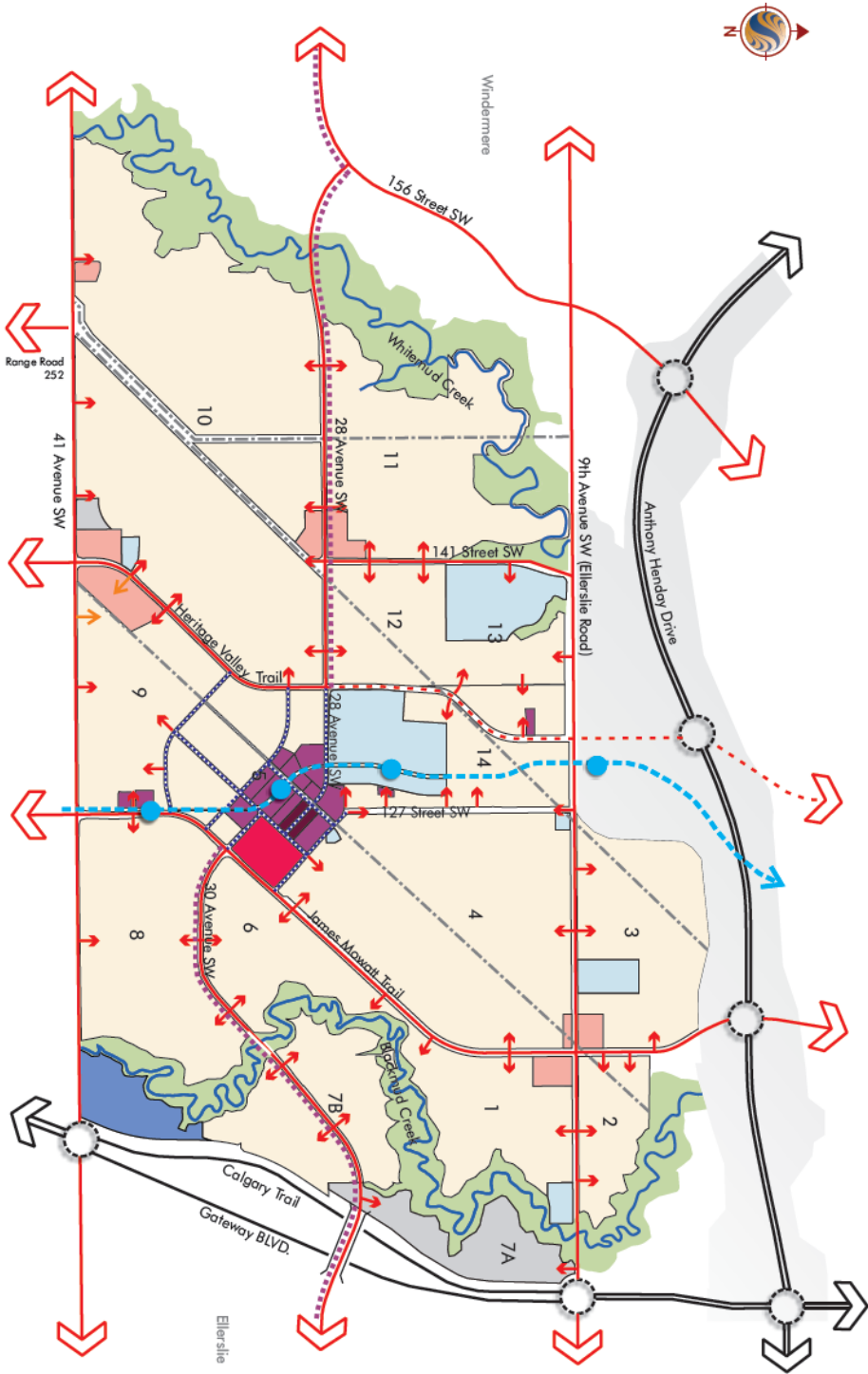


SCDB - Amendment

- Residential
- Town Centre Commercial
- Community Commercial
- Main Street Retail
- Mixed Uses
- Business/Employment
- Institutional

- River Valley
- Government Lands
- Arterial Roadway
- Heritage Valley Trail (Arterial Roadway - Conceptual Alignment)
- Highway/Freeway
- Primary Street
- Interchange
- Major Neighbourhood Access

- All Directional Access
- Flyover
- Light Rail Transit Corridor/Station
- Transit Corridor
- Public Utility Corridor/Multi-Use Trail











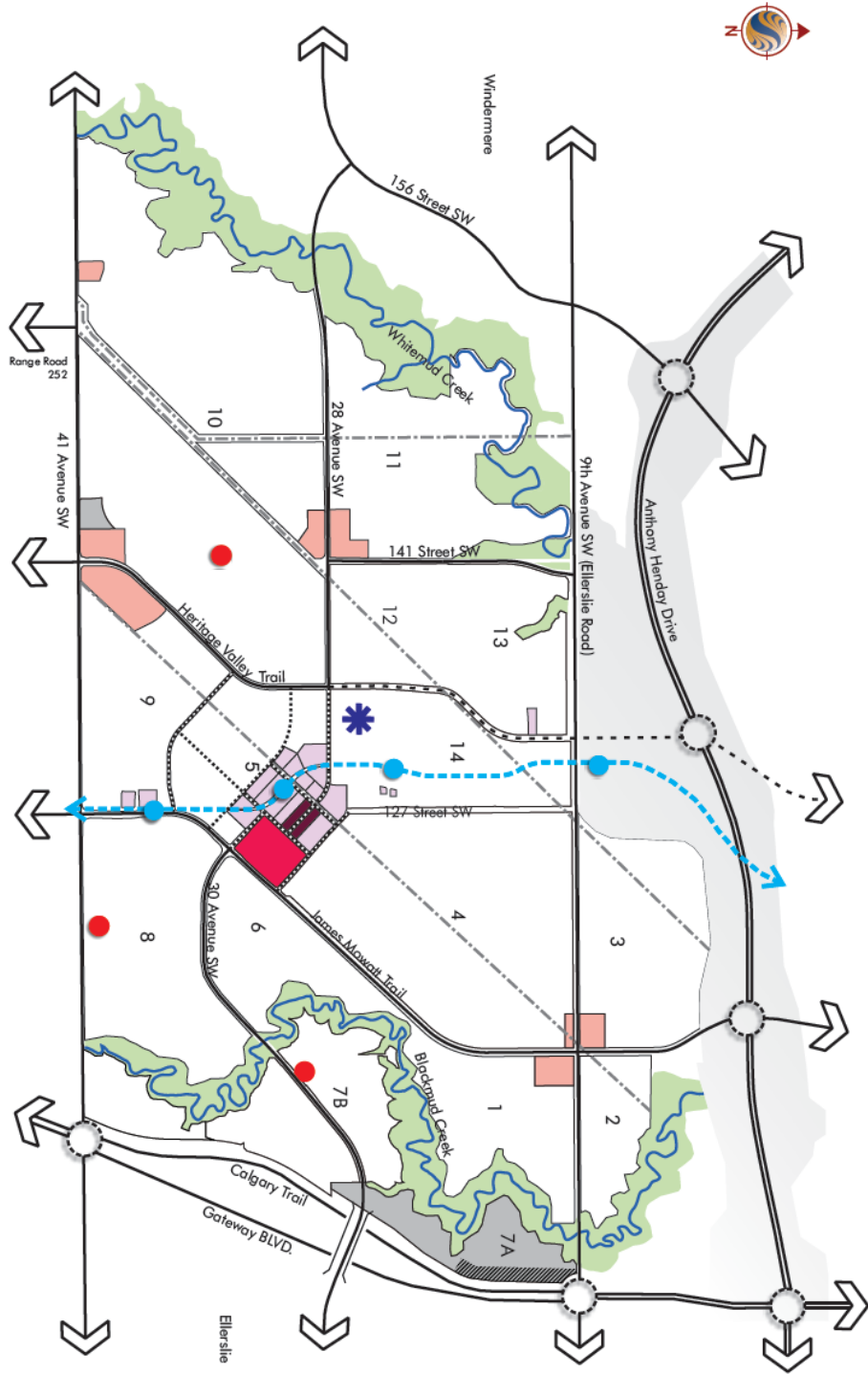
Map 9
Neighbourhoods Patterns
Heritage Valley
 Servicing Concept Design Brief



February 4, 2020 - 1981 07255

SCDB - Amendment

-  Potential Employment Centre
-  Town Centre Commercial
-  Community Commercial
-  Highway Commercial
-  Mixed Uses
-  Main Street Retail
-  Business/Employment
-  Potential Retail (Neighbourhood Convenience)



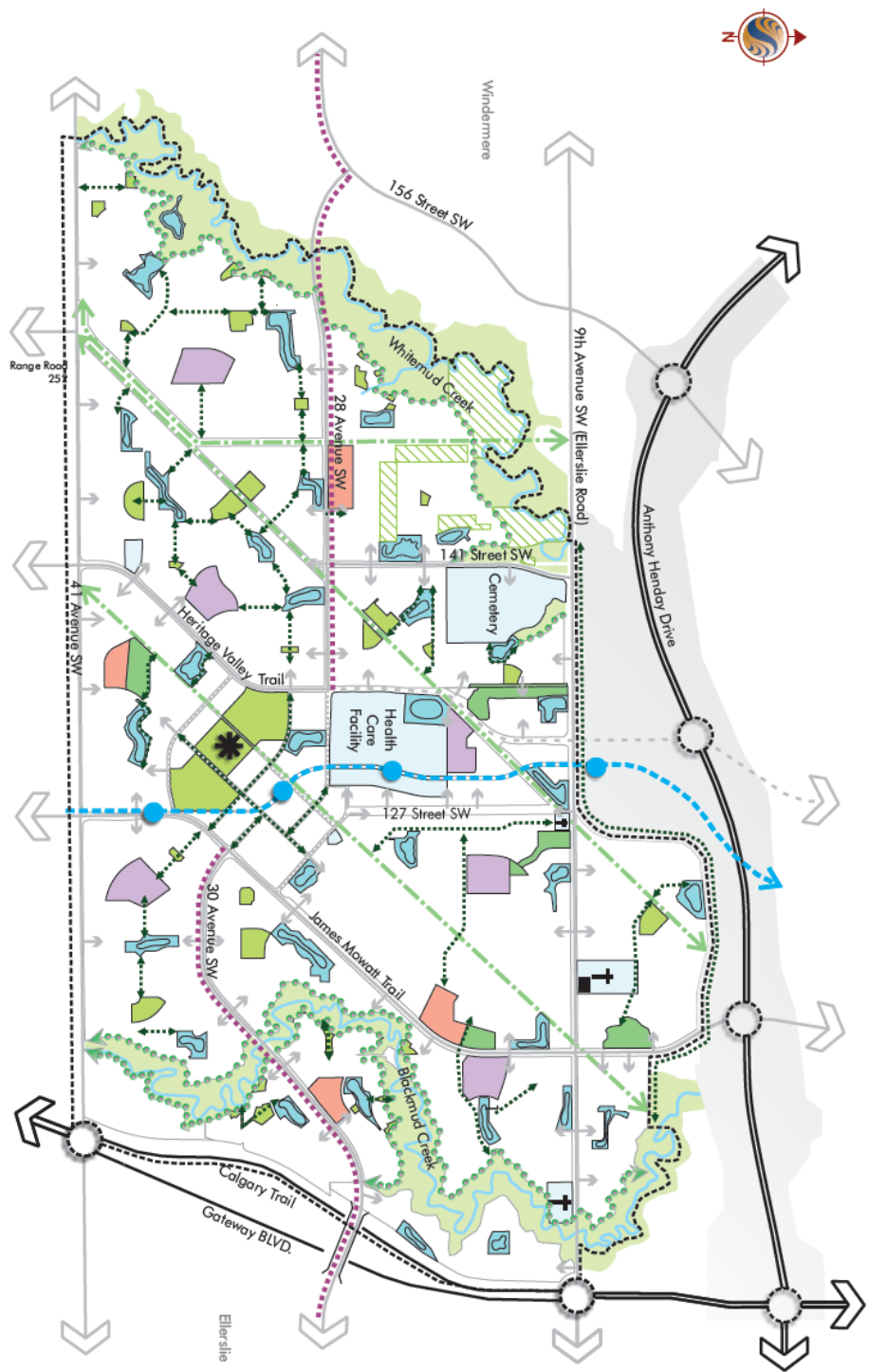
Map 11
Business and Employment
Heritage Valley
 Servicing Concept Design Brief

SCDB - Amendment

- Public Elementary/Jr. High
- Separate Elementary/Jr. High
- District Campus
- Private Education
- Institutional
- Natural Areas
- Park
- Ravine
- Top of Bank Road/Multi-Use Trail
- Major Pedestrian Linkages
- Golf Course

- Stormwater Management Facility
- Public Utility Corridor/Multi-Use Trail
- Light Rail Transit Corridor/Station
- Transit Corridor

- Collector/Primary Street/Future Enhanced Roadway/Arterial Roadway
- Highway/Freeway
- SCDB Boundary



Map 12
School, Parks and Open Space Network
Heritage Valley
Servicing Concept Design Brief

SCDB - Amendment

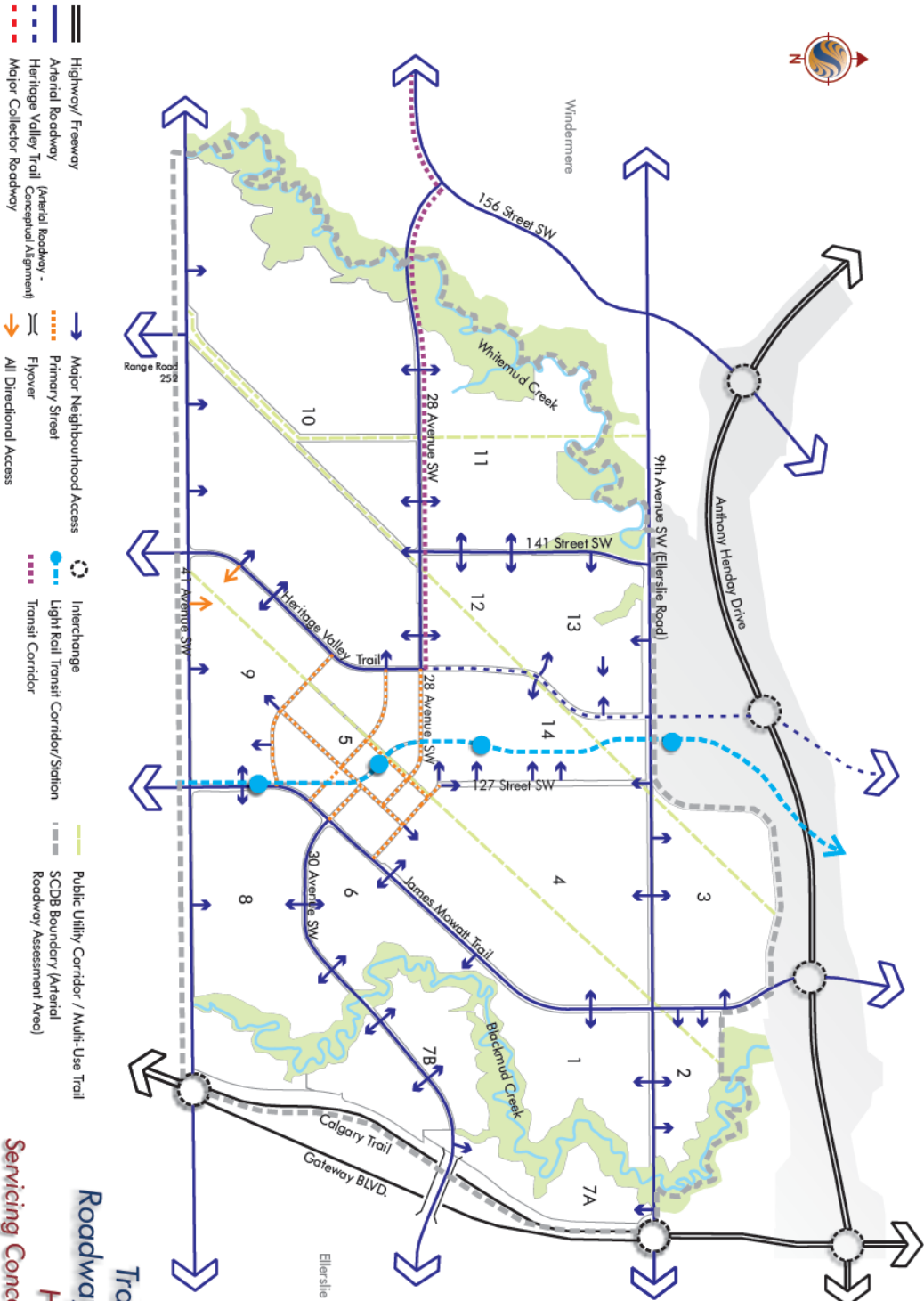
- Town Centre Commercial
- Community Commercial
- Main Street Retail
- Mixed Uses
- Mixed Uses LRT
- Business employment
- Public School Sites
- Separate School Sites

- Natural Areas/Creeks
- Viewports
- Major Pedestrian Linkages
- Top of Bank Road/Multi-Use Trail

- Public Utility Corridor/Multi-Use Trail
- Light Rail Transit Corridor/Station
- SCDB Boundary



Map 13
Urban Design Concept
Heritage Valley
Servicing Concept Design Brief

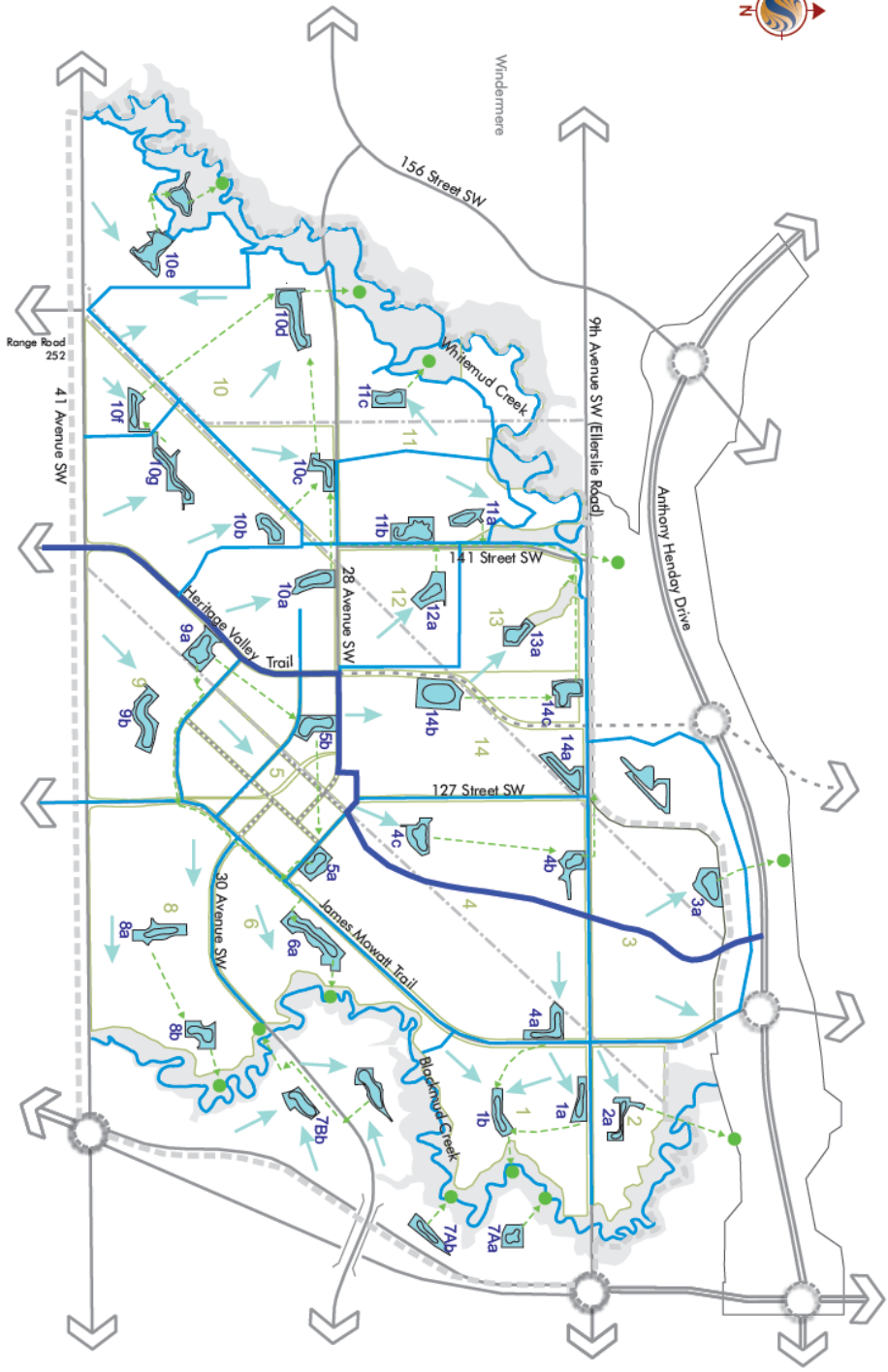


SCDB - Amendment

Map 14
Transportation-
Roadway Circulation
Heritage Valley
Servicing Concept Design Brief

SCDB - Amendment

- 1:100 Year Retention Ponds
- Neighbourhood Pond Number
- Overland Drainage
- Sub Basin Drainage Boundary
- Storm Sewer
- Outfall Point to Creek (Tentative)
- Whitemud/ Blackmud Creek
- Divide Basin (Post Development)
- Neighbourhood Cells
- SCDB Boundary

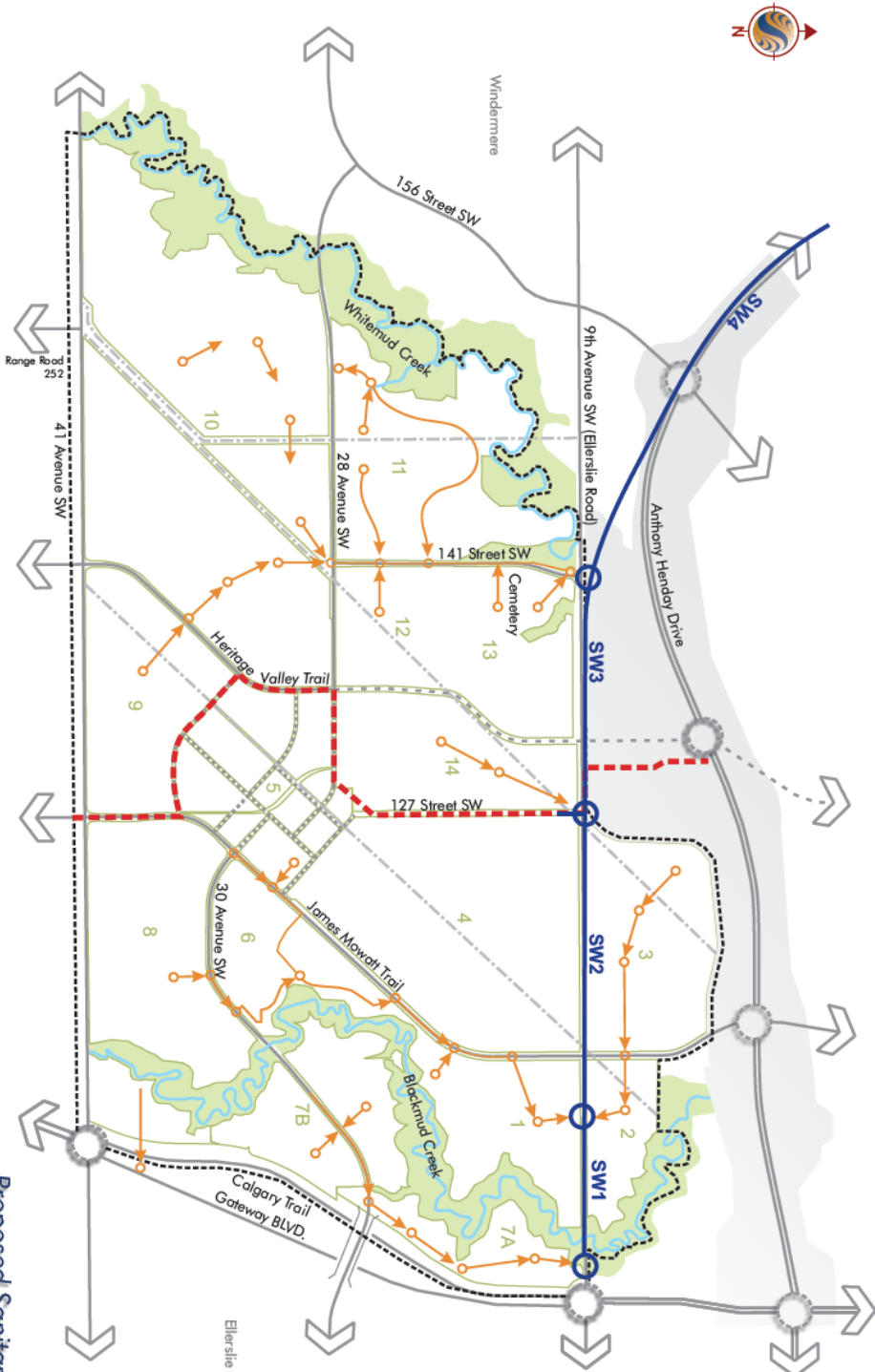


Map 15
Proposed Storm Sewer System
Heritage Valley
Servicing Concept Design Brief

SCDB - Amendment

- SESS-SW Trunk
- SESS-SW Trunk Connection
- Sanitary Basin Boundary for SESS-SW Trunk
- Sanitary Sewer

- Neighbourhood Calls
- SCDB Boundary

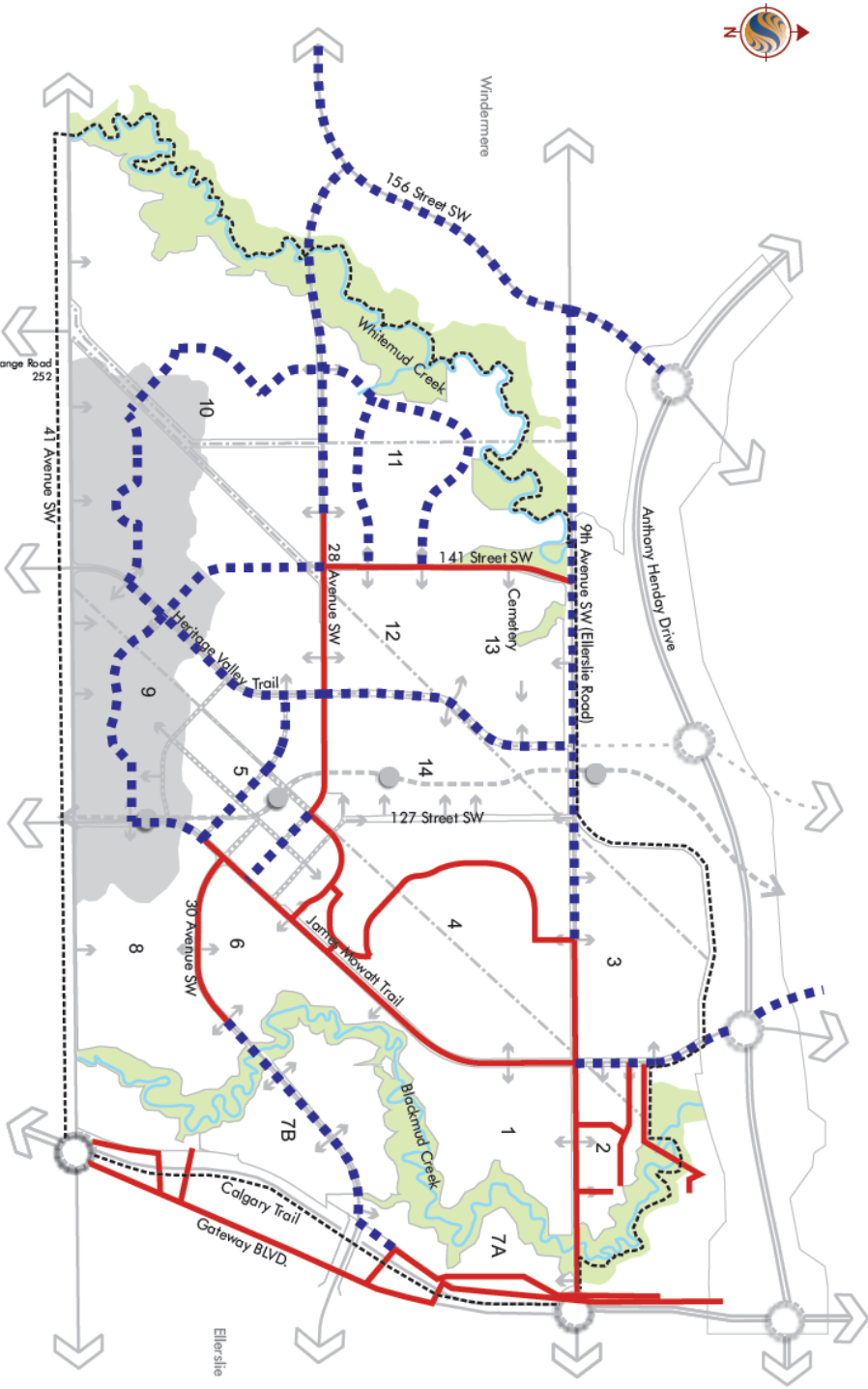


Proposed Sanitary Sewer System
and Drainage Basins
Heritage Valley
Servicing Concept Design Brief

Map 16

SCDB - Amendment

- Existing Water Line
- Water Main
- High Topographic Elevation Above 696 meters
- Highway/ Freeway
- Aerial Roadway
- Heritage Valley Trail (Aerial Roadway - Conceptual Alignment)
- Major Neighbourhood Access
- All Directional Access
- Primary Street
- Light Rail Transit Corridor/Station
- Public Utility Corridor / Multi-Use Trail
- SCDB Boundary



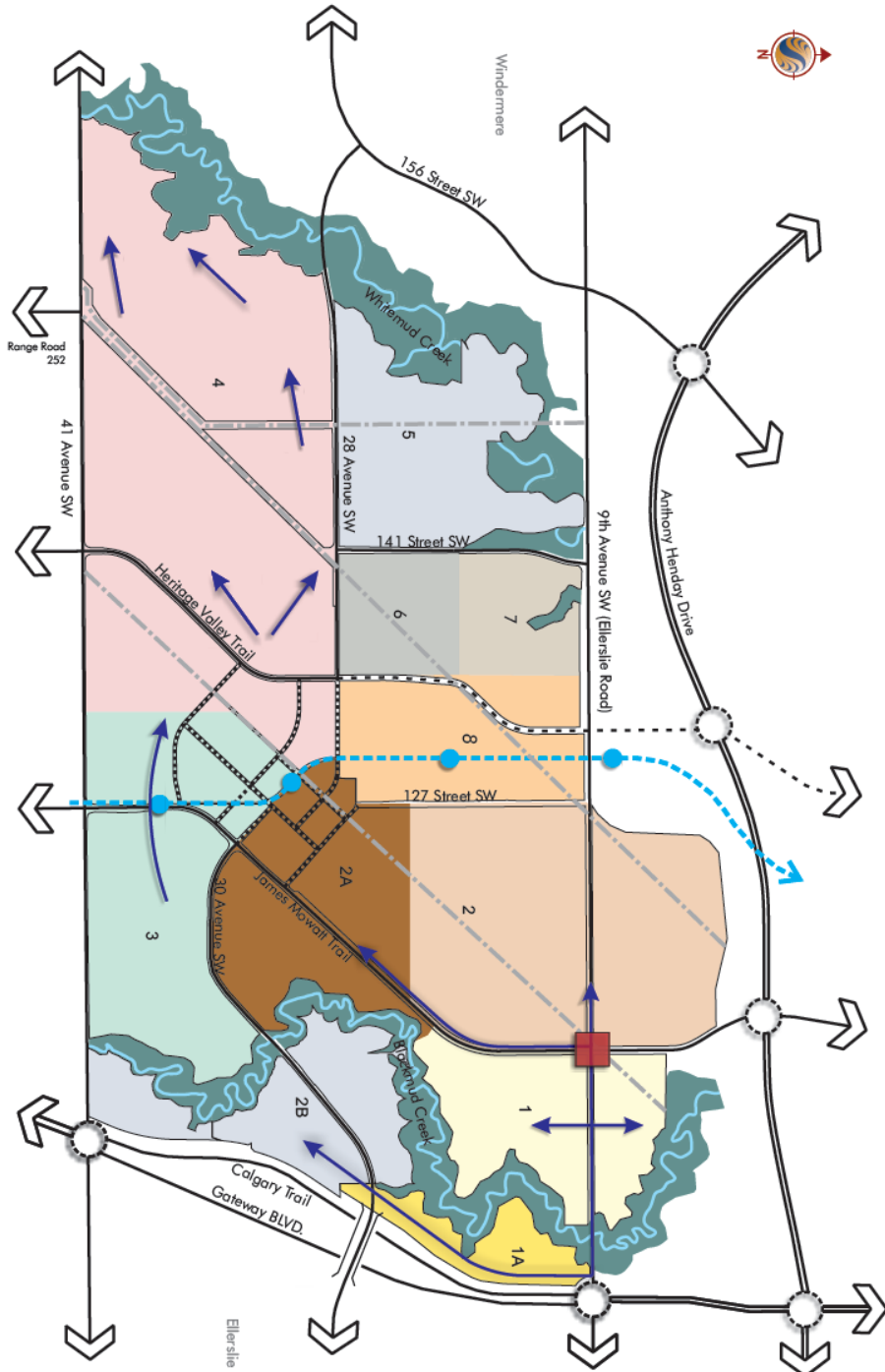
Map 17
Water Distribution
Heritage Valley
Servicing Concept Design Brief



February 4, 2020 - 1501 07205

SCDB - Amendment

- Stage 1
- Stage 1A
- Stage 2
- Stage 2A
- Stage 2B
- Stage 3
- Stage 4
- Stage 5
- Stage 6
- Stage 7
- Stage 8
- Direction of Growth



Map 18
Development Staging
Heritage Valley
 Servicing Concept Design Brief