



ADMINISTRATION REPORT PLAN AMENDMENTS, NEW NEIGHBOURHOOD PLAN HERITAGE VALLEY NEIGHBOURHOOD 14 NASP, SOUTHWEST EDMONTON

WEST OF 127 STREET SW AND SOUTH OF ELLERSLIE ROAD

To allow for the development of a new Neighbourhood within the Southwest Area.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- facilitates the development of a new neighbourhood of approximately 3,900 residents in southwest Edmonton;
- establishes a major employment area with a new Hospital and Health Campus
- establishes a comprehensive framework for contiguous land use planning and the orderly extension of infrastructure servicing
- conforms with the general intent of the Heritage Valley Concept Design Brief (SCDB).

THE APPLICATION

The application has three components:

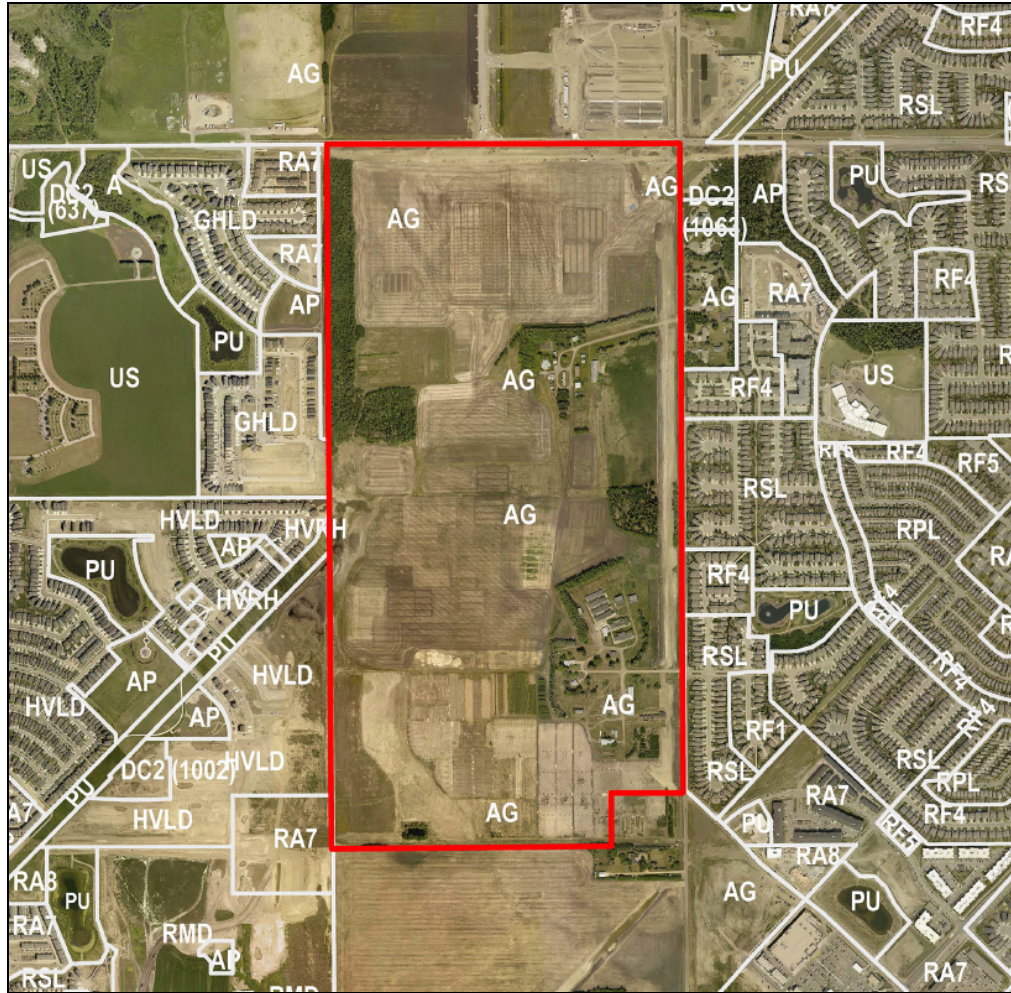
1. **Resolution** to amend the Heritage Valley Servicing Concept Design Brief (SCDB) to remove the special study area for the area specified as Neighbourhood 14 and substitute it with a comprehensive concept plan. The SCDB Amendment will also capture other minor amendments. All relevant SCDB maps and statistics will also be updated as part of the amendment in order for the proposed Heritage Valley Neighbourhood 14 NASP to align with the higher order plan.
2. **BYLAW 19280** to amend the Graydon Hill Neighbourhood Area Structure Plan (NASP) proposes to revise the plan boundary to remove the eastern portion of the lands for the area to be included in the Heritage Valley Neighbourhood 14 NASP. The amendment also proposes to update the text, land use statistics and figures to reflect the plan boundary revision.
3. **CHARTER BYLAW 19279** to adopt the Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan (NASP). The NASP proposes residential, commercial, a hospital and health campus, open space, and public utility uses. Major NASP land use components include:
 - a mix of low, medium, and high density residential land uses, with opportunities for neighbourhood commercial development;
 - future open spaces including parks, school sites, and natural areas;
 - the general location of a proposed Provincial hospital;
 - a conceptual alignment of the future LRT extension and station;
 - a road network and utility infrastructure with capacity to support the planning and phasing of development.

SITE AND SURROUNDING AREA

Heritage Valley Neighbourhood 14 is bounded by Eilerslie Road to the north, 127 Street SW to the east, 28 Avenue SW to the south, and the Graydon Hill and Paisley neighbourhoods to the west.

The future Heritage Valley park and ride and transit centre (scheduled to open December, 2020) and the future Eilerslie LRT station are immediately north of Eilerslie Road at 127 Street.

Until recently, the plan area has been used by the University of Alberta (UofA) as an agricultural research area and former tree farm.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> ● (AG) Agricultural Zone 	<ul style="list-style-type: none"> ● Undeveloped Farmland
CONTEXT		
North	<ul style="list-style-type: none"> ● (AG) Agricultural Zone 	<ul style="list-style-type: none"> ● Undeveloped land
East	<ul style="list-style-type: none"> ● (RSL) Residential Small Lot Zone ● (RF4) Semi-detached Residential Zone ● (AG) Agricultural Zone 	<ul style="list-style-type: none"> ● Single Detached Housing ● Semi-detached Housing ● Single Detached Housing
South	<ul style="list-style-type: none"> ● (AG) Agricultural Zone 	<ul style="list-style-type: none"> ● Undeveloped land
West	<ul style="list-style-type: none"> ● (RA7) Low Rise Apartment Zone ● (HVL) Heritage Valley Low Density Zone ● (PU) Public Utility Zone ● (GHLD) Graydon Hill Low Density Zone ● (AP) Public Parks Zone 	<ul style="list-style-type: none"> ● Undeveloped Land/Apartment Housing ● Single Detached Housing ● Pipeline Corridor ● Semi-detached Housing ● Park land

PLANNING ANALYSIS

HERITAGE VALLEY SCDB AMENDMENT

Development in the Heritage Valley area is guided by the Servicing Concept Design Brief (SCDB). The SCDB is used to establish a general framework for municipal infrastructure, servicing, environmental requirements, and the location and development of major land uses.

The proposed amendment affects a total area of approximately 126.97 hectares that is identified as a Special Study Area. The Special Study Area will be replaced with a comprehensive concept plan for a new neighbourhood known as the Heritage Valley 14 Neighbourhood Area Structure Plan (NASP). The Heritage Valley NASP has been developed using the City of Edmonton's policies and regulations with a focus on healthy communities. Details of the plan and its development can be found below.

GRAYDON HILL NASP AMENDMENT

The amendment area affects the eastern portion of the Graydon Hill NASP and includes a total area of approximately 25.62 hectares. The proposed amendment will revise the plan boundary to remove the lands designated as Natural Area/Special Study Area and Special Study Area (Government of Alberta) from the Graydon Hill NASP. The residential density in the Graydon Hill NASP will not decrease as a result of the amendment as no lands designated for residential development are being removed.

The proposed amendment will facilitate the addition of the eastern portion of the Graydon Hill NASP area to the proposed Heritage Valley 14 NASP area. Including these land with the balance of the Heritage Valley 14 area allows for a comprehensive land use concept to be developed for the entire neighbourhood.

HERITAGE VALLEY NEIGHBOURHOOD 14 NASP

The proposed NASP is a collaborative project between the Government of Alberta and the City of Edmonton, with a goal of establishing a development, policy, and servicing framework that will facilitate the creation of a new healthy community in southwest Edmonton. One of the goals of the City of Edmonton's Vision 2050 is 'Healthy City', which states: "Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians". This Plan is directly influenced by this goal, and intentionally embeds the healthy community approach in its objectives and policies. This includes economic competitiveness and employment by providing opportunities for people to work within the neighbourhood they live in, establishing natural living systems by preserving the natural tree stand, and providing people with choices in transportation including walking, biking, vehicles, and transit.

The following items are described in the NASP:

- Goals, objectives, and policies with the intention of achieving a healthy community;
- The strategic location, configuration, and area of land uses;

- The density of residential development;
- The manner in which open space is to be considered and integrated;
- The multi-modal network;
- The public realm urban design elements to establish safe and inviting places for neighbourhood residents and visitors;
- The location and integration of a new Hospital and Health Campus into the neighbourhood;
- The manner in which the Light Rail Transit (LRT) line and station will be integrated;
- The general servicing scheme; and
- The implementation of development.

The NASP Plan features are described in greater detail below.

RESIDENTIAL LAND USES

The northern and southeast portion of the NASP Plan area is primarily designated for residential land uses which provide for a variety of low, medium, and high density housing forms. Medium and high density residential parcels have been located adjacent to, and in proximity to both the Ellerslie and Provincial Lands LRT stations in alignment with the City's Transit Oriented Development (TOD) Guidelines, as well as near to open space, major roadways, and commercial areas. The high pressure pipeline that runs diagonally through the neighbourhood and the pipeline along 127 Street SW limits low density residential and row housing to the central southern and northern portions of the neighbourhood. The boundaries of low density residential enclaves are primarily defined by the network of parks and open space features as well as the alignment of the collector road system, the location of School Parks and Community Park sites, and the location of commercial sites. The NSP proposes an overall residential density of 67 units per net residential hectare.

COMMERCIAL MIXED USE

The proposed NASP allows the opportunity for Commercial Mixed Use sites to be developed as either stand-alone commercial sites or as vertically or horizontally commercial uses integrated with residential development. A north commercial mixed use site is located along Graydon Hill Boulevard and a south commercial mixed use hub is located along 20th Avenue near to the Provincial Lands LRT Station. The intent of these sites is to ensure the daily needs of residents for services and retail are met through accessible, pedestrian-oriented and mixed use development.

HOSPITAL & HEALTH CAMPUS

The Government of Alberta approved a new Hospital and Health Campus in the 2017 Capital Plan Budget and selected the future site to be located on the Government-owned Ellerslie Research lands in the southern portion of the plan area. The Hospital and Health campus will include a comprehensive mix of acute and ambulatory services. Development of the site will be completed by the Government of Alberta and/or its agencies, boards, and commissions.

OPEN SPACES NATURAL AREAS, PIPELINE CORRIDORS, & SCHOOLS

There are several natural features within the neighbourhood. A Phase II Environmental Network Report (ENR) was prepared in support of the NASP and identified all natural features, and provides recommendations for which features to retain in the development concept. The *Figure 3: Site Features* Map within the attached NASP report identifies SW26, a large tree stand natural area, and SW27, a small tree stand natural area. The SW26 treestand is located along the western boundary of the property and provides an ecological linkage for a variety of plant and wildlife

species. The SW27 treestand is located in the east portion of the plan area, and contains a treed area and an open area dominated by tall grasses.

A 5.51 ha site, is proposed to accommodate a future Edmonton Public (EPSB) elementary school (K-6). The proposed school site is located centrally in the neighbourhood to promote walkability and to provide a central focal point for the neighbourhood. The site is also located with sufficient collector roadway frontage and is well connected with the neighbourhood through shared use paths, walkways, and sidewalks. City Administration has confirmed that a community league site is not required and will be accommodated in the Hays Ridge Neighbourhood.

A Pipeline corridor containing six operational pipelines with natural gas, high vapour pressure (HVP) products, and low vapour pressure (LVP) products runs diagonally (southwest to northeast) and bisects the plan area (see Figure 2B: Context Map). Upon approval from the pipeline companies the pipeline corridor shall include a shared use path and act as a primary connective corridor. There is also a pipeline corridor along Eglers Road, to the north of the plan area, which contains two ATCO natural gas pipelines. All pipeline rights-of-way shall be accommodated in the development concept. A Risk Assessment for the pipelines was completed in accordance with the requirements of the City of Edmonton. Based on the recommendations of this assessment, appropriate land use transitions have been incorporated into the plan and mitigation may be considered at later stages of development.

The intent of the NASPs Open Network Policy is to ensure that the school park, pipeline corridors, natural area, and stormwater management facilities function as a connected network of open space that supports a variety of social, recreational, wildlife, and biodiversity opportunities, thus meeting the vision of a healthy community. Policies were developed to align with Breathe: Edmonton's Green Network Strategy and the Urban Parks Management Plan. This includes providing ecological connections throughout the neighbourhood and to other neighbourhoods, supporting opportunities for access to local food infrastructure such as public gardening opportunities, and preserving a large tree stand natural area.

In order to ensure the preservation of the Natural Area and assembly of the school site, Municipal Reserves have been allocated based on a full 10% of the plan area's Gross Developable Area. Reserves are intended to be allocated to lands outside of the Hospital and Health Campus as depicted in the Figure 9: Development Concept.

The Government of Alberta (GOA) is not subject to the standard requirements of subdivision including the allocation of Municipal Reserves. As this Plan has been created based on the assumption of full Municipal Reserve dedication; to further ensure the provision of Municipal Reserves, lands outside of the Hospital and Health Campus should not be rezoned for further development without amending this Plan to adjust the allocation of land for the school site or until such time that the Municipal Reserves are established in a manner that ensures assembly by the City at the time of subdivision.

INFRASTRUCTURE & SERVICING

The NASP proposes that the logical extension of infrastructure including drainage, water, power, and other utility services will develop over approximately 30 years as the two major infrastructure projects in the plan area, the Hospital and Health Campus and the LRT, are anticipated to be completed. The staging of development and the extension of service will be contiguous, efficient,

and economical, and designed to meet municipal standards and will be re-examined at subsequent rezoning and subdivision planning stages. All streets and sidewalks will be required to contribute to the transportation network and provide connection to transit facilities. Transit service is expected to be extended into the neighbourhood in a staged manner as development occurs. Additional servicing and infrastructure management information that supports the proposed new NASP is provided under the Technical Review section of this report.

TRANSIT ORIENTED DEVELOPMENT GUIDELINES

Edmonton's Transit Oriented Development (TOD) Guidelines identify the Heritage Valley Neighbourhood 14 LRT Stop (Provincial Lands Station) as an "Employment Type Station" which is characterized by: low-rise professional offices and services, such as corporate headquarters or research and development uses; medical campus/hospital use; major transit park & ride facility at select stations adjacent to major roadways; street-oriented employment and neighbourhood serving retail; and higher density residential uses among other things. The Guidelines identify the residential density ranging from 63 - 225 du/ha depending on proximity to the station, size of site and type of development. Within 200 meters of the Provincial Lands Station the residential density will be approximately 181 du/nrha and within 400 meters it will be approximately 176 du/nrha. The calculations do not include any potential residential uses (i.e. hospital beds or care units) that may be located within the hospital and health campus.

While not meeting the higher ranges of residential densities, the NASP establishes an "Employment" Transit Oriented Development Node that includes a mix of employment opportunities, multi-modal connections, commercial sites, and other land uses. The area around the Provincial Lands LRT station will also provide higher density residential development, which takes advantage of proximity to mass transit and employment. The LRT Node and Hospital and Health Campus will align with the Transit Oriented Development Guidelines by requiring appropriate transition in built form, pedestrian-oriented urban design, multi-modal connectivity, and land use policies.

REGIONAL CONSIDERATIONS

Edmonton Metropolitan Region Board (EMRB) Growth Plan

Heritage Valley Neighbourhood 14 is located within the Metropolitan Area of the EMRB Growth Plan which provides direction for the growth of these areas. The proposed NASP meets the following Growth Plan directions:

- Plan and develop greenfield areas that are compact and contiguous, with a diverse and compatible mix of land uses including a range of housing and employment types.
- Plan and build transit oriented development (TOD) with higher densities and foster active transportation opportunities.
- Support employment growth in major employment areas, local employment areas and within urban centres and TOD centres and encourage the growth of institutional, health and education sectors.
- Promote the diversification and growth of the agricultural sector including urban agriculture in an urban context.

- Support the development of market affordable and non-market housing and supporting services.

The EMRB Growth Plan target density for this neighbourhood is 45 dwelling units per net residential hectare (du/nrha). The development concept for the neighbourhood proposes a density of 63.8 du/nrha. The net residential area makes up approximately 25% of the neighbourhood due to a large portion of land designated for the hospital and health campus. Approximately 45% of the neighbourhood is designated for the hospital and health campus which will include inpatient beds, however, the beds are not included in the density calculation as the lands are not designated for residential uses.

Regional Evaluation Framework (REF)

Ministerial Order No. MLS:111/17, the Regional Evaluation Framework (REF), indicates that the application will need to be referred as it meets the following submission criteria under Section 4.2, of the REF:

- f) The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan;
- j) The boundaries of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.

TECHNICAL REVIEW

A number of technical reports were submitted in support of the new NASP and the associated proposed Heritage Valley SCDB Resolution and Graydon Hill NASP amendment. The following reports were reviewed to the City's and its utility partners' satisfaction:

- Commercial/Retail Market Needs Assessment;
- Historical Resources Overview (HRO);
- Risk Assessment;
- Neighbourhood Design Report (NDR);
- Traffic Impact Assessment (TIA);
- Hydraulic Network Analysis;
- Parkland Impact Assessment Report;
- Phase II Ecological Network Report (ENR);
- Geotechnical Report;
- Hydraulic Network Analysis (HNA);
- Campus Knowledge Community Needs Assessment (CKCNA); and
- Environmental Site Assessment (ESA)

Neighbourhood Design Report (NDR)

Stormwater in this area is managed by three stormwater ponds which ultimately discharge into the Whitemud creek at a controlled rate as per the provincial guidelines. The sanitary service to the NASP area is provided by connection to the South Edmonton Sanitary Sewer (SESS) line within Ellerslie Road. Both the sanitary and storm water management systems are designed as per the prevalent design standards and have adequate capacity to cater to the needs of the proposed development within the NASP area.

Transportation

The Transportation Impact Assessment (TIA) submitted with the application supports the NASP roadway network hierarchy proposed and includes the identification of collector roadway arrangements, intersection geometry and traffic control, transit route opportunities, and location of active modes facilities. Due to the anticipated development timeline of the Hospital and Health Campus as well as the extension of the Capital Line LRT within the neighborhood, 2050 was selected as the full build out analysis horizon for the TIA.

Alternate Modes Assessment

The active modes network in the plan area includes a mix of pedestrian and cycling facilities including shared-use paths, bicycle facilities, multi-modal priority crossings, and walkways within roadway ROW, pipeline ROW, LRT corridor ROW, and open space. The network provides strong connectivity to transit, parks, commercial and employment land uses, and a school site within the neighbourhood while providing opportunities for the logical network extension to the adjacent neighbourhoods. It is noted that the pedestrian connections and bicycle facilities within the Hospital and Health Campus represent potential connectivity opportunities and are conceptual in nature. The exact location and facility type will be determined through a detailed design of the Hospital and Health Campus.

The Ellerslie Road/127 Street Transit Centre and Park and Ride facility has been recently constructed and is projected to open by the end of 2020. The Transit Centre will be used to provide shuttle service to and from Century Park Transit Centre, until the Capital Line South LRT is extended to Ellerslie Road. In the longer term, bus service to the neighborhood will depend on neighbourhood build out, demand, and available funding for transit.

Traffic Assessment

The TIA focuses on transportation infrastructure adjacent to the proposed Heritage Valley Neighbourhood 14 neighbourhood, including Ellerslie Road, 28 Avenue SW, 127 Street SW, 111 Street and Heritage Valley Trail as well as the internal neighbourhood circulation. The TIA recommendations for the full build out horizon aligns with the vision provided in the Heritage Valley SCDB and the Transportation Infrastructure Projections (TIP) study completed for the Windermere and Heritage Valley areas in April 2019.

The interim roadway requirements to support the Hospital and Health Campus site will be assessed under a separate TIA as part of the rezoning application. In addition to the arterial network improvements, that assessment will provide better understanding of the road network

within the Hospital and Health Campus site, transit circulation review, and multimodal connections for the interim horizon.

PUBLIC ENGAGEMENT

<p>PRE-APPLICATION ENGAGEMENT SESSION (Applicant) November 5, 2018</p>	<ul style="list-style-type: none"> ● Number of attendees: 83 ● Comments included: <ul style="list-style-type: none"> - interest in preserving the natural areas - interest in providing for parks and open spaces - interest in allowing for commercial opportunities - having a mix of land uses - having a variety of housing types
<p>ONLINE SURVEY (Applicant) November 28 to December 16, 2018</p>	<ul style="list-style-type: none"> ● Number of respondents: 399 ● Comments/Concerns included: <ul style="list-style-type: none"> - proximity to parks, open, spaces, the LRT, and daily environmental services was important - having gathering spaces and opportunities to connect with neighbourhood was important
<p>ADVANCE NOTICE (City) July 24, 2018</p>	<ul style="list-style-type: none"> ● Number of recipients: 1,624 ● Number of Responses: 4 ● Comments included: <ul style="list-style-type: none"> - questions about uses proposed for the new NASP land use concept - questions about transit service in Desrochers
<p>PUBLIC MEETING January 30, 2020</p>	<ul style="list-style-type: none"> ● Number of attendees: 68 ● Number of forms with comments: 5 ● Number of "Graffiti Wall" comments: 6 (see attached <i>What We Heard Report</i>) ● Comment comments included: <ul style="list-style-type: none"> - concern that traffic from hospital and nearby higher density residential uses could spill into Rutherford neighbourhood - would like to see Hospital built sooner than 2030 - concern about the number of apartment buildings in surroundings area and the

	proposer higher density uses will contribute to congestion - what is the ultimate plan for Heritage Valley Trail and Ellerslie Road (at grade or separated)
WEBPAGE	• edmonton.ca/heritagevalleyneighbourhood14

CONCLUSION

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

APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Approved Heritage Valley SCDB Land Use and Population Statistics
- 3 Proposed Heritage Valley SCDB Land Use and Population Statistics
- 4 Approved Graydon Hill NASP Land Use and Population Statistics – Bylaw 16323
- 5 Proposed Graydon Hill NASP Land Use and Population Statistics – Bylaw 19280
- 6 Proposed Heritage Valley Nbhd. 14 NASP Land Use and Population Statistics – Charter Bylaw 19279
- 7 Approved Heritage Valley SCDB Map
- 8 Proposed Heritage Valley SCDB Map
- 9 Approved Graydon Hill NASP Map – Bylaw 16323
- 10 Proposed Graydon Hill NASP Map - Bylaw 19280
- 11 Proposed Heritage Valley Nbhd. 14 NASP Map - Charter Bylaw 19279
- 12 Application Summary

WHAT WE HEARD REPORT

New Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan (NASP), LDA19-0203

PROJECT ADDRESS: 1230 127 Street NW

PROJECT LOCATION: The Heritage Valley Neighbourhood 14 Neighbourhood is located in southwest Edmonton, east of Heritage Valley Trail SW and south of Ellerslie Road

PROJECT DESCRIPTION: A proposal for a new Neighbourhood Area Structure Plan (NASP) and associated amendments for to the Heritage Valley Servicing Concept Design Brief (SCDB) and the Graydon Hill Neighbourhood Area Structure Plan (NASP)

PROJECT WEBSITE: edmonton.ca/heritagevalleyneighbourhood14

EVENT TYPE: Open-House, no scheduled presentation

MEETING DATE: January 30, 2020

NUMBER OF ATTENDEES: 68 (public) - including Ward 9 Councillor, Tim Cartmell

ABOUT THIS REPORT

The information in this report includes feedback gathered during the January 30, 2020 open house. This report was shared with all attendees who provided their email address during the event. This summary was also shared with the applicant and the Ward Councillor. Comments will also be summarized in the Report to Council and this report will be attached.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information and ask questions of City staff, the applicant, and the developer. Planners were available to answer questions throughout the open house and the attendees were encouraged to provide feedback. Comments from attendees were recorded by City staff during the meeting. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback and questions via sticky notes. 6 sticky notes were received addressing the following question:

- What do you want City Council to know about the proposal?

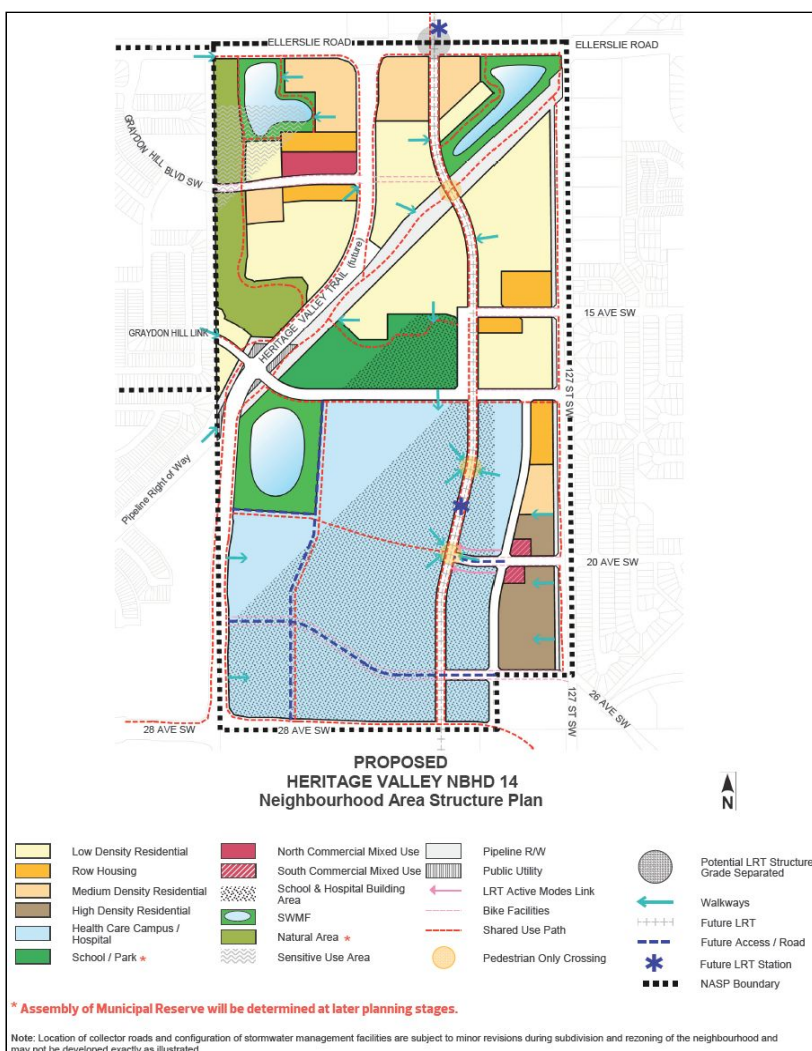
Additional written feedback forms were also made available for attendees to provide more comprehensive feedback relating to the application. We received 5 feedback forms with written comments.

THE APPLICATION

An application to amend the Heritage Valley Servicing Concept Design Brief and the Graydon Hills Neighbourhood Area Structure Plan and adopt a new Neighbourhood Area Structure Plan (NASP) for Heritage Valley Neighbourhood 14 was received by the City of Edmonton on **May 28, 2019**.

The proposed Heritage Valley Neighbourhood 14 NASP provides a framework for the future development of about 127 hectares of land, more detailed technical information and serves as an intermediate link between the Servicing Concept Design Brief and future rezonings, subdivisions and ultimately development of the area.

An associated rezoning application for the future hospital site and a proposed stormwater water management facility was also presented at the open house.



OPEN HOUSE FEEDBACK SUMMARY

The following are comments and concerns heard from the participants at the open house:

Feedback Forms/Comments

Parking, Traffic, and Transit:

- Concern that High Density near the hospital could create a lot of traffic volume especially on 127 Street
- Concern that traffic and parking for the hospital may spill into Rutherford, east of 127 Street
- Looking forward to having Heritage Valley Trail built
- 127 Street has a lot of traffic; when will it be upgraded?
- Will Heritage Valley Trail connect with 135 Street?
- What is the ultimate plan for the 135 Street interchange?
- What is the ultimate plan for the Heritage Valley Trail and Ellerslie Road intersection (at grade or separated?)
- When will the Heritage Valley Park and Ride facility be open to the public?

Housing/Density

- Concern about the High Density residential area in the Southeast part of the plan; would prefer to see if moved closer to the Park and Ride near Anthony Henday
- Like the mix of proposed housing
- Concern about the number of apartment buildings in the surrounding areas and that the proposed medium and high density residential development will contribute to congestion

Other

- *Would like for the evergreen treestands seen from 127 Street to be kept in tact and incorporated into the plan as smaller walking parks (amended)*
- Like that the tree stand adjacent to the Graydon Hill neighbourhood is being retained

Graffiti Wall Comments

What do you want City Council to know about the proposal?

- Build the LRT to the new Heritage Valley Park and Ride
- Would like to see Hospital built sooner than 2030
- Would like to see more green spaces and walking paths
- Would like to see roads continued to be widened in the Heritage Valley Area

- Would like to see traffic lights at Graydon Hill & Ellerslie Road

Response to general questions/comments for the proposed Heritage Valley Neighbourhood 14 NASP:

When will the hospital and health campus be built?

Response:

Site work is anticipated to begin in 2020. The construction phase of the project has been extended, resulting in the anticipated extended opening of the hospital and health campus to the public in 2030..

What is a health campus?

Response:

The health campus is the physical location selected where required health services will be delivered and supported to serve program needs. Different types of facilities may be co-located on the campus to achieve required adjacencies for service delivery.

When will the School/Park site be built?

Response:

The neighbourhood plan identifies a future school/park site. School boards apply to the Province for funding based on their enrolment projections, needs and priorities. There is currently no timeline for construction.

What is the timeline for the Capital Line South LRT Extension and when will it be built to the hospital?

Response:

The Capital Line South LRT Extension consists of two phases. Phase 1 extends south from the existing Century Park station to Ellerslie Road, between 127 and 135 Streets, connecting to a station at the Heritage Valley Park and Ride. Phase 2 continues south from Ellerslie Road to Desrochers Gate and includes a station near the new hospital and health campus.

Neither phase of the Capital Line South LRT Extension has been prioritized by city council. Phase 1 of the extension is not expected to begin construction for at least 5-10 years.

Due to the new hospital, phase 2 may be accelerated by city council, however, this is yet to be determined and would be a city council decision. As part of the current Transportation Master Plan, *The Way We Move*, this phase is expected to be in service by 2040, with the exact timing based on approval from council and obtaining funding.

Will the LRT be grade separated when crossing roads in the neighbourhood?

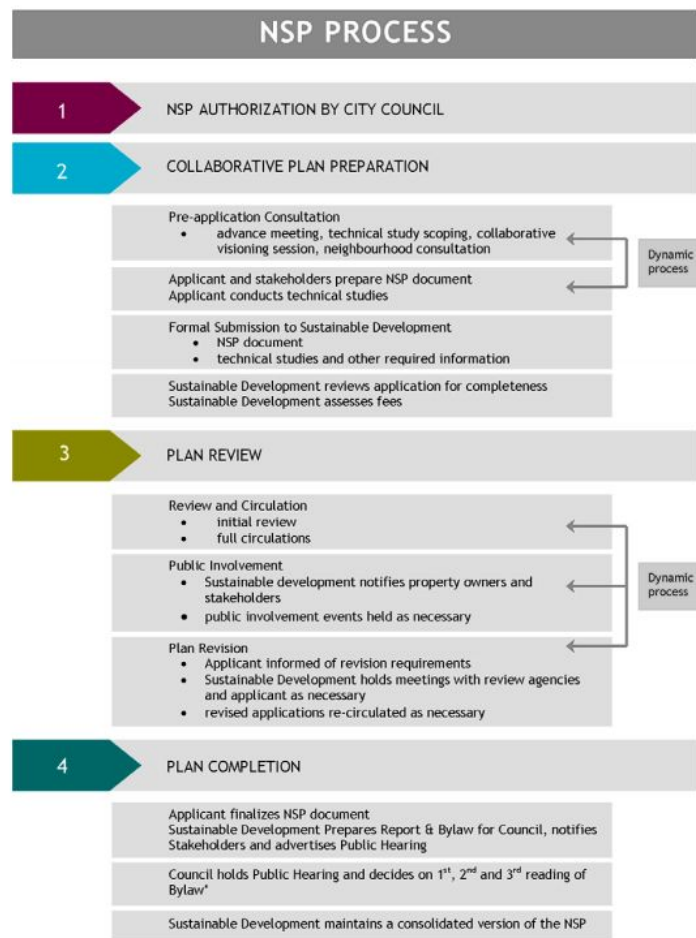
Response:

- An elevated LRT track over Ellerslie Road is currently being considered.
- There are no plans to grade separate at any other locations in the neighbourhood.

What is the planning application process for the NSP application?

Response:

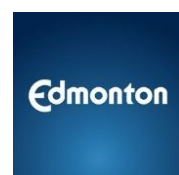
This application proceeded through the City of Edmonton's review process. The planning process is made up of three major stages: pre-application, submission and review of the application (NSP), and Council consideration of the application (see NSP Process Diagram for more details).



What is the name of the new neighbourhood?

Response:

At this time the neighbourhood is being referred to as “Heritage Valley Neighbourhood 14,” The name



Neighbourhood 14 is a placeholder until an application for a new neighbourhood name is submitted to the City's Naming Committee. (This neighbourhood is identified as Neighbourhood #14 in the Heritage Valley Servicing Concept Design Brief)

What is the timing of full build out of Heritage Valley Neighbourhood 14?

Response:

- Site work for the hospital is anticipated to begin in 2020, and is expected to be open to the public in 2030.
- Build out of the rest of the neighbourhood is at the discretion of the landowner and is typically dependent on market conditions and demand.
- Historically, in Edmonton, neighbourhoods have taken approximately 10 to 15 years to complete after a neighbourhood plan has been approved by Council.

If you have questions about this application please contact:

Sean Conway, Planner

780-496-5809

sean.conway@edmonton.ca

HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF APPROVED LAND USE AND POPULATION STATISTICS

												Units				POPULATION								
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation		Institutional	Mixed Use	Other	Residential	LDR	MDR	HDR	Total
MacEwan	111		5		3		103		4		4		3	21	8				65	1,118	615	225	1,959	6,165
Richford	55	10	1				43						2	7					35	352	97	246	695	1,901
Blackmud	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	15		100			30	14		5			22		29	150	1,605	5,684	7,439	11,835	
Callaghan	84				7		77		4				4	13			1	56	832	1,122			1,955	6,225
Cashman	60	14			2		44		4		3	25	1	7			4				360		360	540
Cavanagh	147	30			4	26	87		8		1		5	13				59	1,187	1,022		2,209	5,219	
Allard	164	9			7		147		13		1		6	26				2	99	1,932	1,284	504	3,719	8,801
Desrochers	110		2	1	8		99		9		16		8	213				50	790	1,248	720	2,758	5,816	
Chappelle	462	39	20		12		391		29		13	3	20	83	2			238	4,511	3,513	371	8,400	20,435	
Hays Ridge	197	66*	5		7		118		10		5		2	16			22	62	1,242	639		2,199	5,253	
Paisley	65		4		3		58		5				3	13				36	792	513		1,287	3,091	
Graydon Hill	89	3	1		5		79	15	33	8			2	5				16	340	213		558	1,345	
NHBD 14	108	1	5			102																		
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	59	28	72	281	16	26	36	921	16,678	14,853	7,868	39,817	92,123

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 C542). These parcels are not Environmental Reserve.

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 C542). These parcels are not Environmental Reserve.

**HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF
PROPOSED LAND USE AND POPULATION STATISTICS**

														Units				POPULATION				
	Gross Area	Creeks/Roads (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWF	Circulation	Institutional	Mixed Use	Other		Residential	LDR	MDR	HDR
MacEwan	111		5		3		103		4	4		3	21	8			65	1,118	615	225	1,959	6,165
Richford	55	10	1				43					2	7				35	352	97	246	695	1,901
Blackmud 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	15		100			30	14		5		22		29	150	1,605	5,684	7,439	11,835
Callaghan	84				7		77		4			4	13			1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44		4	3	25	1	7		4				360		360	540
Cavanagh	147	30			4	26	87		8	1		5	13				59	1,187	1,022		2,209	5,219
Allard	164	9			7		147		13	1		6	26			2	99	1,932	1,284	504	3,719	8,801
Desrochers	110		2	1	8		99		9	16		8	213				50	790	1,248	720	2,758	5,816
Chappelle	462	39	20		12		391		29	13	3	20	83	2	2	238	4,517	3,457	371	8,345	20,316	
Hays Ridge	197	66*	5		7		118		10	5		2	16			22	62	1,242	639		2,199	5,253
Paisley	65		4		3		58		5			3	13				36	792	513		1,287	3,091
Graydon Hill	63	3			2		57	33	3			2	4				16	340	218		558	1,345

Appendix 3| File: LDA19-0203 | Heritage Valley 14 NASP | May 12, 2020

NHBD 14	127	0	6	4	10		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	62	28	72	281	56	26	38	950	17,077	15,587	8,688	41,670	95,909

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 C542). These parcels are not Environmental Reserve.

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 C542). These parcels are not Environmental Reserve.

Graydon Hill Neighbourhood Area Structure Plan – Approved Land Use and Population Statistics (Bylaw 16323)

Graydon Hill Neighbourhood Area Structure Plan Land Use and Population Statistics						
LAND USE	Area (ha)	% of GA				
Gross Area	88.78	100.0%				
Environmental Reserve	2.53					
Public Upland Area (ER)	0.88					
Land Between Urban Development Line and Top of Bank Roadway*	0.01					
Arterial Road Right-of-Way	5.07					
Utility Right of Way	1.03					
	Area (ha)	% of GDA				
Gross Developable Area	79.26	100%				
Institutional	32.60					0%
Cemetery**		32.60				
Special Study Area	15.40					
Parks and Open Space***	8.12					10.2%
Pocket Park		1.25				
Natural Area		6.87				
Transportation	4.97					6.3%
Circulation		4.97				
Infrastructure / Servicing	2.14					
Stormwater Management Facilities		2.14				2.7%
TOTAL Non-Residential Area	63.23	19.22%				
Net Residential Area (NRA)	16.03	20.22%				
RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-Detached	13.61	25	340	61%	2.80	953
Row Housing****		45				
Medium Density Residential (MDR)						
Low-Rise/Medium Density Housing	2.42	90	218	39%	1.80	392
Total	16.03		558	100%		1,345
SUSTAINABILITY MEASURES						
Population Density (ppnha):						84
Unit Density (upnha)						35
Single/Semi-Detached // Rowhousing, Low-Rise/Medium Density Housing						63% / 37%
Population (%) within 500 m of Parkland						100%
Population (%) within 400 m of Transit Service						93%
Population (%) within 600 m of Commercial Service						0%
Presence / Loss of Natural Area Features		Land	Water			
Protected as Environmental Reserve (ha)		3.42	n/a			
Conserved as Naturalized Municipal Reserve (ha)		n/a	n/a			
Protected through other means (ha)		n/a	n/a			
Lost to Development (ha)		2.14	n/a			
STUDENT GENERATION STATISTICS						
Public School Board						317
Elementary	159					
Junior High	79					
Senior High	79					
Separate School Board						159
Elementary	79					
Junior High	40					
Senior High	40					
Total Student Population						476

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

** Municipal Reserve for Cemetery lands to be provided as DRC on Title.

*** Areas dedicated to Municipal Reserve to be confirmed by legal survey.

**** Row Housing will be limited to 10% of the total Low Density Residential units.

Graydon Hill Neighbourhood Area Structure Plan – Proposed Land Use and Population Statistics (Bylaw 19280)

Graydon Hill Neighbourhood Area Structure Plan Land Use and Population Statistics							
LAND USE	Area (ha)	% of GA					
Gross Area	63.16	100.0%					
Environmental Reserve	2.53						
Public Upland Area (ER)	0.88						
Land Between Urban Development Line and Top of Bank Roadway*	0.01						
Arterial Road Right-of-Way	2.48						
	Area (ha)	% of GDA					
Gross Developable Area	57.26	100.0%					
Institutional	32.60	56.9%					
<i>Cemetery**</i>		32.60					
Parks and Open Space***	2.51	4.4%					
<i>Pocket Park</i>		1.25					
<i>Natural Area</i>		1.26					
Transportation	3.98	7.0%					
<i>Circulation</i>		3.98					
Infrastructure / Servicing	2.14	3.7%					
<i>Stormwater Management Facilities</i>		2.14					
Total Non-Residential Area	41.23	72.00%					
Net Residential Area (NRA)	16.03	28.00%					
RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION							
	Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential (LDR)							
<i>Single/Semi-Detached and Row Housing</i>		13.61	25	340	61%	2.80	953
<i>Row Housing****</i>			45				
Medium Density Residential (MDR)							
<i>Low-Rise/Medium Density Housing</i>		2.42	90	218	39%	1.80	392
Total		16.03		558	100%		1,345
SUSTAINABILITY MEASURES							
Population Density (ppnrha):						84	
Unit Density (upnrha)						35	
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing						65%	35%
Population (%) within 500 m of Parkland						100%	
Population (%) within 400 m of Transit Service						93%	
Population (%) within 600 m of Commercial Service						0%	
Presence / Loss of Natural Area Features			Land	Water			
Protected as Environmental Reserve (ha)			3.42	n/a			
Conserved as Naturalized Municipal Reserve (ha)			1.26	n/a			
Protected through other means (ha)			n/a	n/a			
Lost to Development (ha)			2.14	n/a			
STUDENT GENERATION STATISTICS							
Public School Board							229
Elementary		115					
Junior High		57					
Senior High		57					
Separate School Board							115
Elementary		57					
Junior High		29					
Senior High		29					
Total Student Population							344

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

** Municipal Reserve for Cemetery lands to be provided as DRC on Title

***Areas dedicated to Municipal Reserve to be confirmed by legal survey.

**** Row Housing will be limited to 10% of the total low density residential lots

**HERITAGE VALLEY 14 NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
CHARTER BYLAW 19279**

	Area (ha)	% of GA
Gross Area	126.97	100%
Arterial Roadways	9.82	7.7%
Utility/Pipeline Corridors	5.95	4.7%
	Area (ha)	% of GDA
Gross Developable Area	111.20	
Municipal Reserve (TOTAL)	11.14	10.0%
<i>School Park</i>	5.51	
<i>Natural Area</i>	5.63	
Health Campus Site	40.27	36.2%
LRT	3.82	3.4%
Public Utility R/W	0.30	0.3%
North Commercial Mixed Use Site	0.47	0.4%
South Commercial Mixed Use Site	0.18	0.2%
Stormwater Management Facilities	10.91	9.8%
Circulation at 20% (excludes Health Care Campus)	14.19	12.8%
Total Non Residential Area	81.28	
Net Residential Area	29.92	

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi Detached	15.70	25	393	2.8	1099	52.5%
Medium Density Residential (MDR)						
Rowhousing	3.59	45	162	2.8	452	12.0%
Low Rise/Medium Density Residential	7.03	90	633	1.8	1139	23.5%
High Density Residential (HDR)						
Medium - High Rise Residential	3.60	225	810	1.5	1215	12.0%
TOTAL	29.92		1,997		3,905	100.0%

SUSTAINABILITY MEASURES

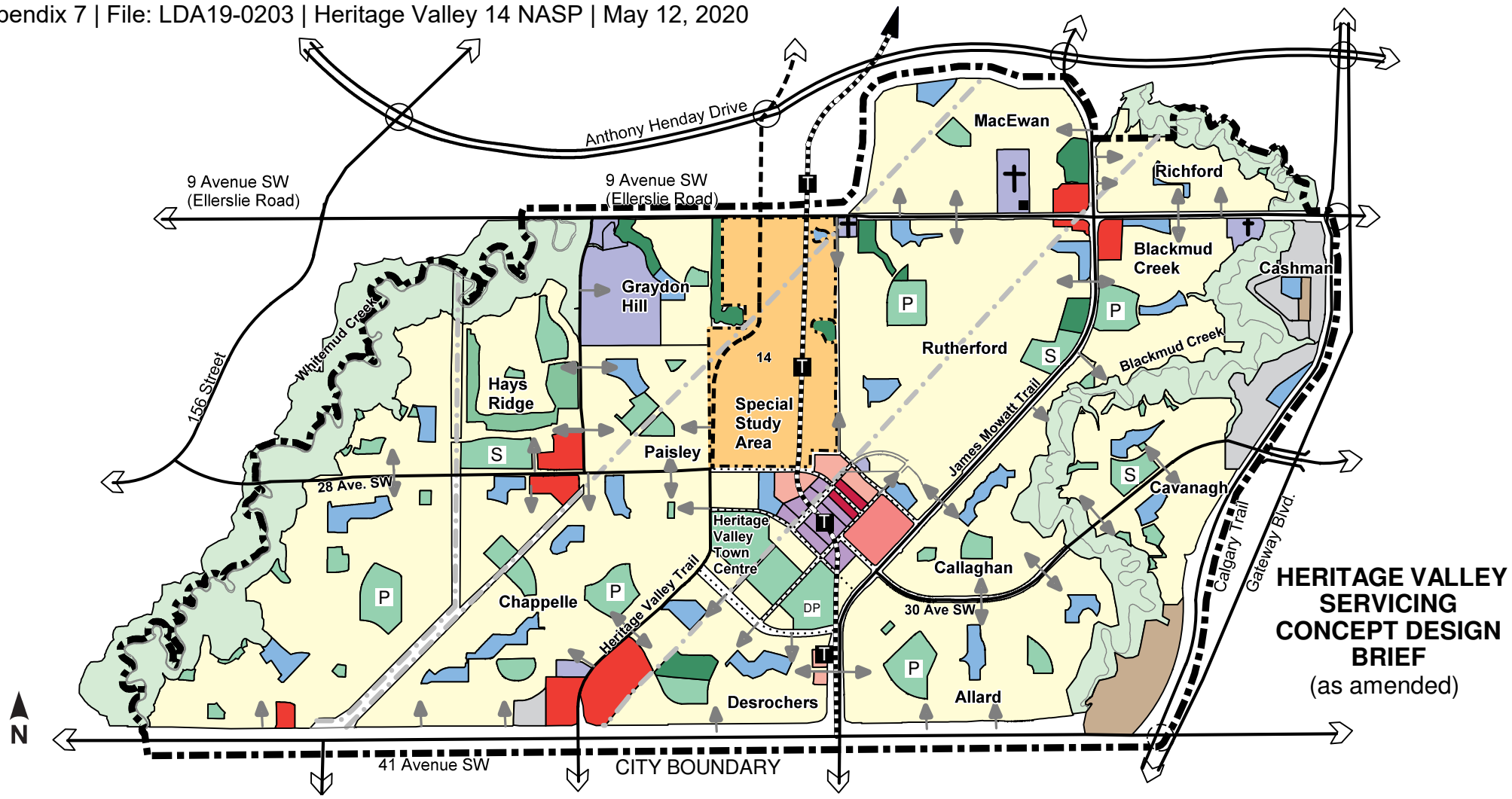
Population Per Net Hectare (p/nrha)	130.5
Dwelling Units Per Net Residential Hectare (du/nrha)	66.7
Population (%) within 500 m of Parkland	91%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	100%

Presence/Loss of Natural Areas







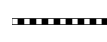











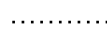







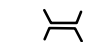




Protected as Environmental Reserve (ha)	0
Conserved as Naturalized Municipal Reserve (ha)	5.63
Protected through other means (ha)	0
Loss to Development (ha)	1.87

STUDENT GENERATION COUNT	Elementary	Junior High	Senior High	
Public School Board	222	111	111	
Separate School Board	111	56	56	
TOTAL	333	167	167	667

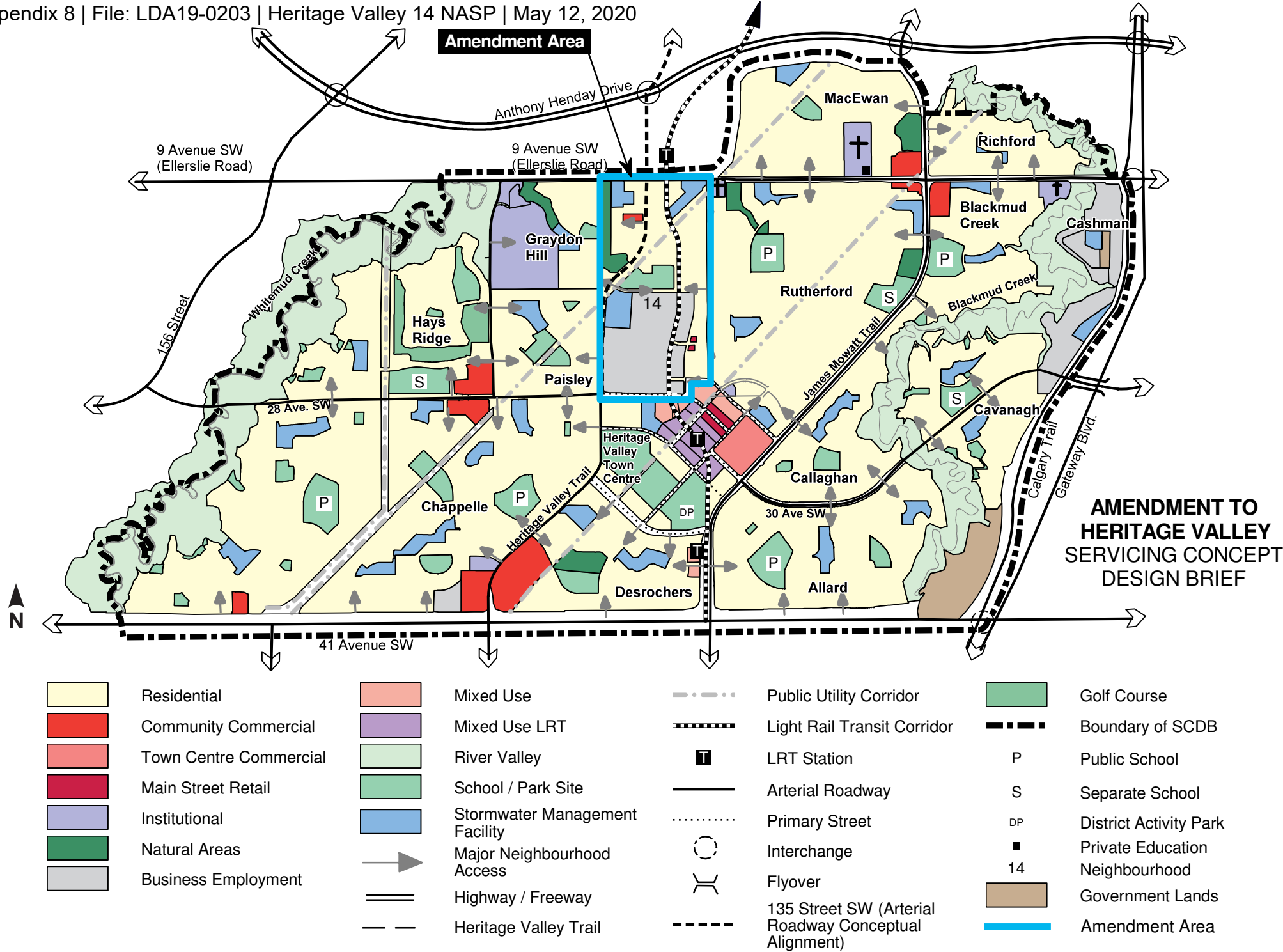
NOTE: *The Mixed Use Sites are separated into 50% land area under Commercial and 50% under Low Rise/Medium Density Residential.



**HERITAGE VALLEY
SERVICING
CONCEPT DESIGN
BRIEF**
(as amended)

	Residential		Mixed Use		Public Utility Corridor		Golf Course
	Community Commercial		Mixed Use LRT		Light Rail Transit Corridor		Public School
	Town Centre Commercial		River Valley		LRT Station		Separate School
	Main Street Retail		School / Park Site		Arterial Roadway		District Activity Park
	Institutional		Stormwater Management Facility		Primary Street		Private Education
	Natural Areas		Major Neighbourhood Access		Interchange		Neighbourhood
	Business Employment		Highway / Freeway		Flyover		Government Lands
	Special Study Area		Heritage Valley Trail		135 Street SW (Arterial Roadway Conceptual Alignment)		

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

Ellerslie Road (9 Avenue SW)

141 Street SW

Heritage Valley Trail
















127 Street SW

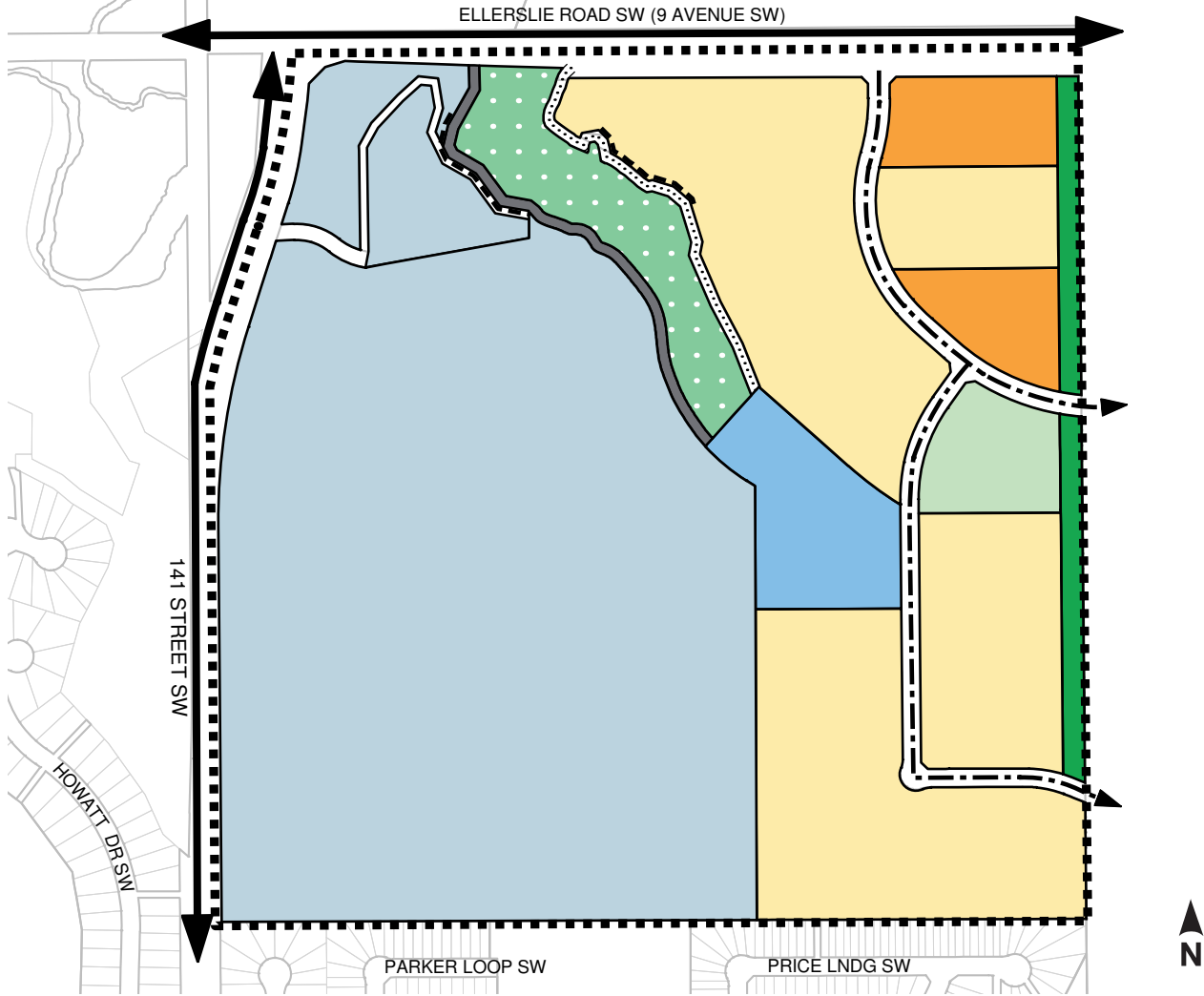
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**BYLAW 16323
APPROVED
GRAYDON HILL**

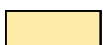




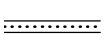
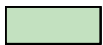
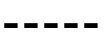



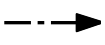


Neighbourhood Area Structure Plan



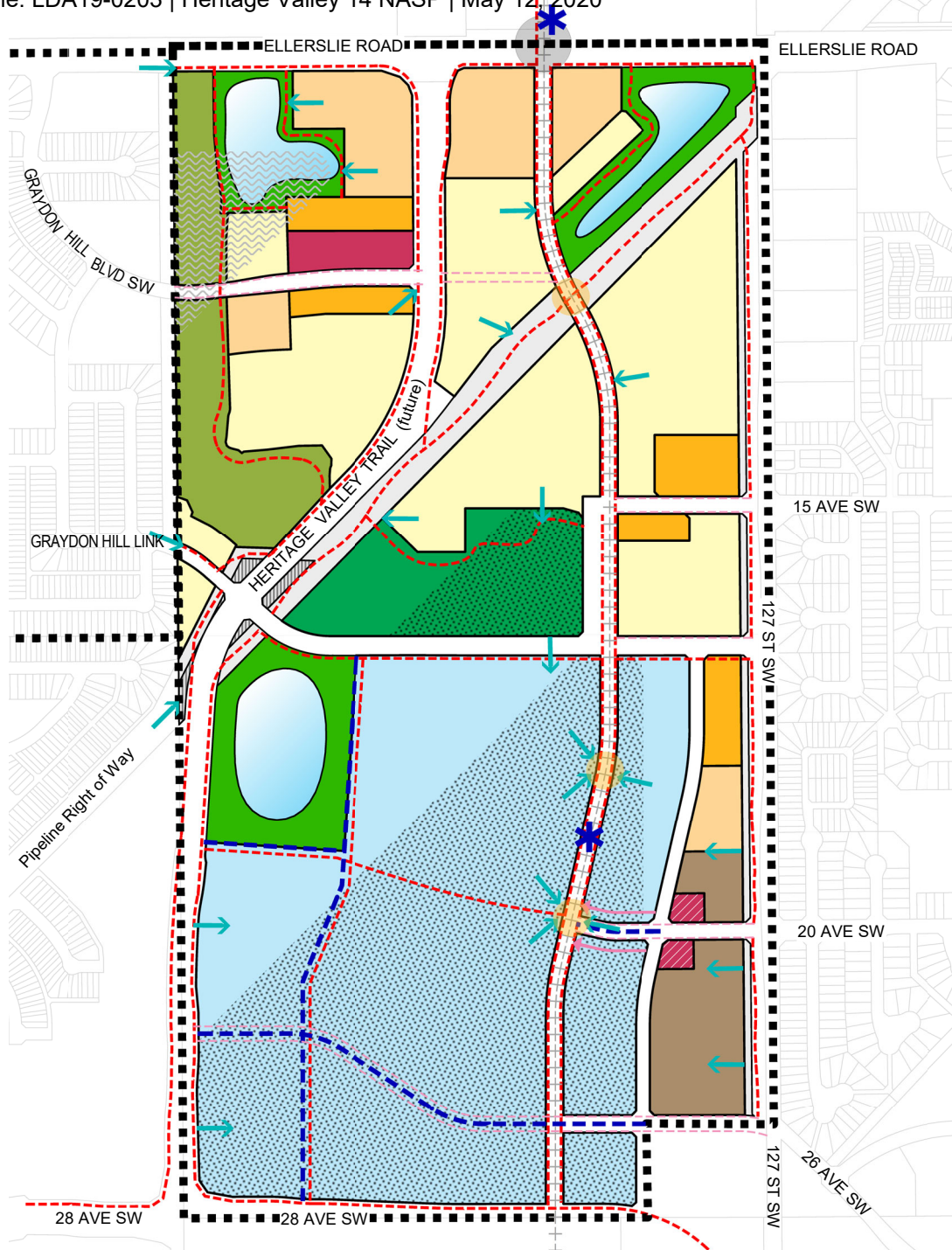
- | | | | | | |
|--|--------------------------------|---|---|---|-----------------------------|
|  | Low Density Residential |  | Special Study Area
(Government of Alberta) |  | Top-of-Bank Shared-Use Path |
|  | Medium Density Residential |  | Natural Area/Special Study Area |  | Top-of-Bank Roadway |
|  | Institutional (Cemetery) |  | Natural Area |  | Public Utility R/W |
|  | Park |  | Environmental Reserve |  | Collector Roadway |
|  | Stormwater Management Facility |  | Public Upland Area |  | Arterial Roadway |
| | | | |  | NASP Boundary |



**BYLAW 19280
AMENDMENT TO
GRAYDON HILL
Neighbourhood Area Structure Plan**

	Low Density Residential		Environmental Reserve
	Medium Density Residential		Public Upland Area
	Institutional (Cemetery)		Top-of-Bank Shared-Use Path
	Park		Top-of-Bank Roadway
	Stormwater Management Facility		Public Utility R/W
	Natural Area		Collector Roadway
			Arterial Roadway
			NASP Boundary

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.



CHARTER BYLAW 19279 HERITAGE VALLEY NEIGHBOURHOOD 14 Neighbourhood Area Structure Plan



- | | | | | | | | |
|--|-------------------------------|--|---------------------------------|--|--------------------------|--|---|
| | Low Density Residential | | North Commercial Mixed Use | | Pipeline R/W | | Potential LRT Structure Grade Separated |
| | Row Housing | | South Commercial Mixed Use | | Public Utility | | Walkways |
| | Medium Density Residential | | School & Hospital Building Area | | LRT Active Modes Link | | Future LRT |
| | High Density Residential | | SWMF | | Bike Facilities | | Future Access / Road |
| | Health Care Campus / Hospital | | Natural Area * | | Shared Use Path | | Future LRT Station |
| | School / Park * | | Sensitive Use Area | | Pedestrian Only Crossing | | NASP Boundary |

* Assembly of Municipal Reserves are subject to the provisions of the Municipal Government Act.

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:	New NASP, Plan Amendment, Resolution
Bylaw/Charter Bylaw/Resolution:	Resolution, Charter Bylaw 19279, Bylaw 19280
Location:	South of Ellerslie Road SW and west of 127 Street SW
Address:	1230 - 127 Street SW
Site Area:	126.4 ha
Neighbourhood:	Heritage Valley Neighbourhood 14
Notified Community Organization(s):	Heritage Point, Blackmud Creek, & Chappelle Community Leagues
Applicant:	Scott Cole

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones and Overlays:	N/A
Plans in Effect:	Heritage Valley SCDB, Graydon Hills NASP
Historic Status:	None

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