

Charter Bylaw 19279

Adoption of the Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan

Purpose

The proposed Heritage Valley Neighbourhood 14 will establish land uses and servicing requirements that support a residential neighbourhood for approximately 3,900 residents, in conformance with the associated proposed amendment to the Heritage Valley Servicing Concept Design Brief being proposed concurrently.

Readings

Charter Bylaw 19279 is ready for first and second reading after the public hearing has been held. Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on April 24, May 2, and May 5, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed Charter Bylaw 19279 to adopt the Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan will establish a framework for future land uses, the provision of municipal infrastructure and policy directives which are consistent with those outlined in the associated proposed amendment for the Heritage Valley Servicing Concept Design Brief. Heritage Valley Neighbourhood 14 is the last neighbourhood to be planned for under the Heritage Valley Servicing Concept Design Brief. Major Neighbourhood Area Structure Plan 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 and health care campus;
- the conceptual alignment of the future LRT extension and station; and
- the proposed road network and utility infrastructure with capacity to support the ultimate development.

An associated amendment to the Graydon Hill Neighbourhood Neighbourhood Area Structure Plan is also proposed with Bylaw 19280 to revise the plan boundary to remove the eastern portion of the lands to be included in the Heritage Valley 14 Neighbourhood Area Structure Plan area.

The adoption of this Plan facilitates the final phase of development in the Heritage Valley Servicing Concept Design Brief. The Plan is consistent with surrounding development and the larger needs of the City.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

On November 25, 2018, the applicant hosted a pre-application public engagement session. City staff attended the meeting to present information on the application review process and answer questions. The applicant also conducted a follow up online survey of which there were 399 respondents.

On January 8, 2020, Administration sent an advance notice to surrounding property owners and the presidents of the Heritage Point, Blackmud Creek and Chappelle Community Leagues. Four responses were received.

On January 30, 2020, Administration held a public open house to provide information on the Neighbourhood Area Structure Plan proposal and collect feedback on the application.

All responses are summarized in the attached Council Report.

Attachments

1. Charter Bylaw 19279
2. Administration Report (attached to the amendment - Item 3.19)