

Bylaw 19426

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, 19111 and 19333; 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 fourth bullet point of Section 3.2.2 Diverse and Compatible Land Uses and replacing it with the following: “Ensure permitted and discretionary uses are compatible where multiple standard zones, direct control provisions and/or special area zones are implemented.”;
  - b. deleting the seventh bullet point of Section 3.3.1 Land Use Concept Characteristics and replacing it with the following: “The NASP will be implemented through a combination of Section 900 Special Areas, Standard Zones, and Direct Control Provisions within the Edmonton Zoning Bylaw.”;

- c. deleting the Maximum Density column from the table for Main Street Retail (MSR) of Section 3.3.6 Commercial;
- d. deleting the Maximum Density column from the table for Town Centre Commercial (TC-C) of Section 3.3.6 Commercial;
- e. deleting the first two paragraphs from the table for 3.3.6.1 Policy - Implementation and replacing it with the following: "Figure 3.0: Land Use Concept illustrates the location of TC-C and MSR areas. A variety of retail and commercial uses shall be allowed in the Town Centre and implemented using Standard Zones, Direct Control Zones, and/or Special Areas in the Edmonton Zoning Bylaw.
- f. deleting the text for 3.3.6.2 Policy - Implementation of Section 3.3.6 Commercial and replacing it with the following: "Figure 3.0: Land Use Concept indicates the location of MSR. The MSR policies shall be implemented using Standard Zones, Direct Control Zones and/or Special Areas in the Edmonton Zoning Bylaw.
- g. deleting the Maximum Density column from the table for Mixed Uses LRT 1 (MU LRT 1) of Section 3.3.7 Mixed Uses;
- h. deleting the following text from the Height column from the table for Mixed Uses LRT 1 (MU LRT 1) of Section 3.3.7 Mixed Uses: "Maximum 8 Storeys";
- i. deleting the Maximum Density column from the table for Mixed Uses LRT 2 (MU LRT 2) of Section 3.3.7 Mixed Uses;
- j. deleting the following text from the Height column from the table for Mixed Uses LRT 2 (MU LRT 2) of Section 3.3.7 Mixed Uses: "Maximum 6 storeys";
- k. deleting the Maximum Density column from the table for Mixed Uses (MU) of Section 3.3.7 Mixed Uses;
- l. deleting the text for 3.3.7.2 Policy - Implementation of Section 3.3.7 Mixed Uses and replacing it with the following: "The mixed uses designations shall be implemented using Standard Zones, Direct Control Zones, and/or Special Areas in the Edmonton Zoning Bylaw.";
- m. deleting the text for 3.3.7.3 Policy - Implementation of Section 3.3.7 Mixed Uses and replacing it with the following: "The mixed uses designations shall be implemented using Standard Zones, Direct Control Zones, and/or Special Areas in the Edmonton Zoning Bylaw.";
- n. deleting the text for 3.3.7.4 b) Policy - NASP Policy;
- o. deleting the text for 3.3.7.4 Policy - Implementation of Section 3.3.7 Mixed Uses and replacing it with the following: "Intensified residential development within the mixed uses designations shall be implemented using Standard Zones, Direct Control Zones, and/or Special Area in the Edmonton Zoning Bylaw.";
- p. deleting the text for 3.3.8.1 b) Policy - NASP Policy;
- q. deleting the text for 3.3.8.1 Policy - Implementation of Section 3.3.8 Residential and

replacing it with the following: “Intensified residential development of the Town Centre shall be implemented through Section 100, 200, and 300 of the Edmonton Zoning Bylaw.”;

- r. deleting the text for 3.3.11.2 c) Neighbourhood Level - Implementation of Section 3.3.11 Urban Design and replacing it with the following: “The NASP policy shall be implemented using Standard Zones, Direct Control Zoned and/or Special Areas in the Edmonton Zoning Bylaw.”;
- s. deleting the text for 3.3.11.8 Open Space and Pedestrian Circulation - Implementation of Section 3.3.11 Urban Design and replacing it with the following: “For the Special Areas Parcels (i.e. MSR, TC-C, MU LRT 1, MU LRT 2, and MU), the NASP policies shall be implemented using Standard Zones, Direct Control Zones and/or Special Areas in the Edmonton Zoning Bylaw.”;
- t. deleting the text for 3.3.11.9 Open Space and Pedestrian Circulation - Implementation of Section 3.3.11 Urban Design and replacing it with the following: “For the Town Centre Commercial, Main Streets Retail, Mixed Use, MDR and HDR parcels, the Development Officer shall ensure that pedestrian circulation is in conformance with policies 3.3.11 9a) to 3.3.11.9 e).”;
- u. deleting the text for 3.3.11.10 Implementation of Section 3.3.11 Urban Design and replacing it with the following: “For the Town Centre Commercial, Main Streets Retail, Mixed Use, MDR and HDR parcels, the Development Officer shall ensure that the Development Permit application is in conformance with 3.3.11.11 (a) to 3.3.11.11 (d).”;
- v. deleting the text for 3.3.11.14 Signage - Implementation of Section 3.3.11 Urban Design and replacing it with the following: “For the Town Centre Commercial, Main Streets Retail, Mixed Use, MDR and HDR parcels, the Development Officer shall ensure that the Development Permit application is in conformance with the Sign Regulations of the Edmonton Zoning Bylaw.”;
- w. deleting the first paragraph of Section 3.4 Specific Urban Design Guidelines (Special Areas) and replacing it with the following: “This Section outlines policies to achieve specific design objectives for Main Street Retail (MSR), Town Centre Commercial (TC-C), Mixed Uses LRT 1 (MU LRT 1), Mixed Uses LRT 2 (MU LRT 2), and Mixed Uses (MU). These guidelines combined with Section 3.3.11 Urban Design may be implemented using Standard Zones, Direct Controls and/or Section 900 (Special Areas) of the Edmonton Zoning Bylaw and will apply to the following land uses – MSR, TC-C, MU LRT 1, MU LRT 2, and MU. Special Area Zoning may be an appropriate implementation tool given the complexity of the Town Centre NASP (i.e. mixed-use, high density, transit-oriented, and a major retail/commercial component). However, standard zones or direct control zones may be uses where urban design guidelines are met.”;
- x. deleting the second item under 3.4.3 Street Character - Mixed Uses LRT 1 and Mixed Uses LRT 2 of Section 3.4 Specific Urban Design Guidelines and replacing it with the following: “Development shall provide a transition in building height and massing in relation to the surrounding land uses.”;
- y. deleting the second item under 3.4.4 Street Character - Mixed Uses of Section 3.4 Specific Urban Design Guidelines and replacing it with the following: “Development

shall provide a transition in building height and massing in relation to the surrounding land uses.”; and

- z. deleting the text for 3.5.8.7 Policy - Implementation of Section 3.5.7 Truck Route and replacing it with the following: “Opportunity for reduced vehicle parking may be pursued through the application of Transit Oriented Development Overlay Schedule 1(c), of the Edmonton Zoning Bylaw.”.

READ a first time this 22nd day of September , A. D. 2020;

READ a second time this 22nd day of September , A. D. 2020;

READ a third time this 22nd day of September , A. D. 2020;

SIGNED and PASSED this 22nd day of September , A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

The image shows two handwritten signatures in black ink. The first signature is written over the title 'MAYOR' and the second signature is written over the title 'CITY CLERK'. The signatures are stylized and cursive.