

Amendment to the Heritage Valley Servicing Concept Design Brief

Recommendation

That Attachment 1 of the April 29, 2019, Urban Form and Corporate Strategic Development report CR_7019, to amend the Heritage Valley Servicing Concept Design Brief be approved.

(This recommendation can be considered after the Statutory Public Hearing)

Purpose

The proposed amendment will update the Heritage Valley Servicing Concept Design Brief land use and population statistics to reflect the associated proposed amendment to the Desrochers Neighbourhood Structure Plan (Bylaw 18772).

Advertising and Signing

This amendment has been advertised in the Edmonton Journal, on April 12, 2019, and April 20, 2019.

Position of Administration

Administration supports this proposed amendment.

Report

The proposed amendment will amend the Heritage Valley Servicing Concept Design Brief statistics to allow for more high density housing near the future LRT station.

An associated proposed plan amendment, Bylaw 18772, and Charter Bylaw 18773 to rezone the subject land from RA7 and DC1 to RA8, RF5, and DC1 are proceeding concurrently with this application. The application, including all three components (SCDB and NASP amendments and rezoning) may be considered for third reading and final approval by City Council once the EMRB has endorsed the NASP amendment, as required in accordance with Ministerial Order MLS:111/17, as elaborated on in the attached Council Report.

Public Engagement

An advance notice was sent to surrounding property owners and the Heritage Point Community League, on December 18, 2018. One response was received, and is elaborated on in the attached council report.

Justification of Recommendation

The proposed SCDB amendment aligns the higher order plan statistics with the associated NASP amendment and proposed rezoning. The proposed change results in a minor increase in the overall planned residential density in the Desrochers Neighbourhood.

Attachments

1. Amendment to the Heritage Valley Servicing Concept Design Brief
2. City Planning Report