

Amendment to the Heritage Valley Servicing Concept Design Brief

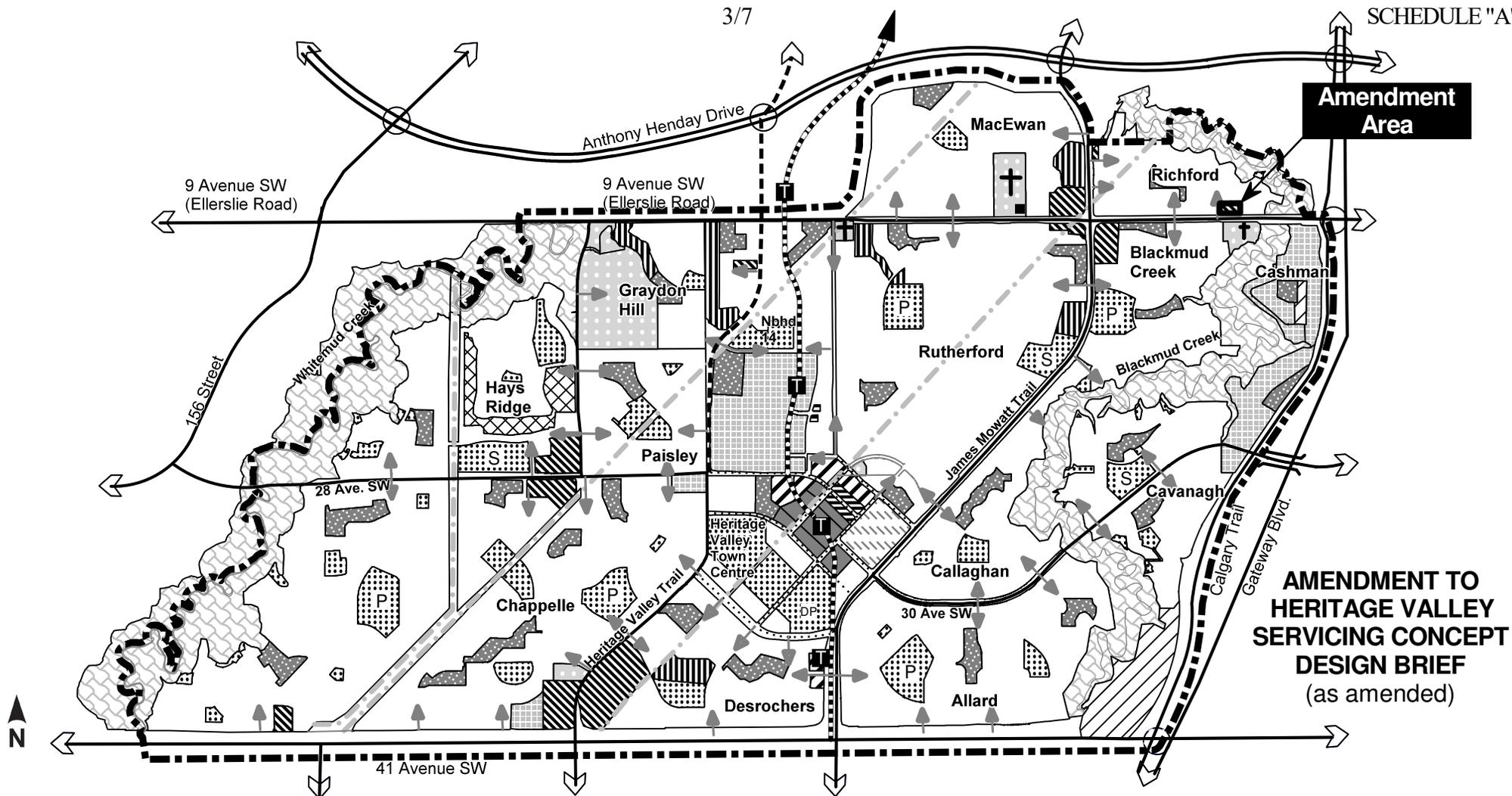
1. That the Heritage Valley Servicing Concept Design Brief (SCDB) is hereby amended by:
 - a. delete the first table of the land use and population statistics entitled “Heritage Valley Servicing Concept Design Brief Land Use and Population Statistics” and replace it with the following:

Heritage Valley Servicing Concept Design Brief Land Use and Population Statistics

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				1.22		2	7				33	327	97	246	694	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	113		8		1		5	13			2	59	1,187	1,022		2,209	5,219	
Allard	164	9			7		147		13		1		6	26				99	1,932	1,284	504	3,719	8,801	
Desrochers	110		2	1	8		99		9		13		8	20			2	50	790	1,248	720	2,758	5,816	
Chappelle	462	39	20		12		391		29		13	5	20	83	2		22	236	4,600	3,083	884	8,567	20,539	
Hays Ridge	197	66*	5		7		118		10		5		2	16				62	1,242	639		2,199	5,253	
Paisley	65		4		3		58		5				3	13				36	774	513		1,287	3,091	
Graydon Hill	63	3			2		57	33	3				2	4				16	340	218		558	1,345	
NHBD 14	127		6	4	10		111		11		1		11	14	40			30	393	795	810	1,998	3,905	
TOTAL	2,084	189	49	9	83	26	1,755	33	127	30	62.22	30	83	294	56	26	38	946	17,135	15,213	9,201	41,891	96,132	

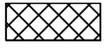
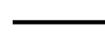
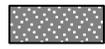
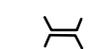
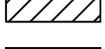
Note: * Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

- b. delete the map “Heritage Valley Servicing Concept Design Brief” and replace with “Heritage Valley Servicing Concept Design Brief” attached hereto as Appendix “A”;
- c. delete the map “Map 8 Concept Plan” and replace with “Map 8 Concept Plan” attached hereto as Appendix “B”;
- d. delete the map “Map 9 Neighbourhoods Patterns” and replace with “Map 9 Neighbourhoods Patterns” attached hereto as Appendix “C”;
- e. delete the map “Map 11 Business and Employment” and replace with “Map 11 Business and Employment” attached hereto as Appendix “D”; and
- f. delete the map “Map 13 Urban Design Concept” and replace with “Map 13 Urban Design Concept” attached hereto as Appendix “E”.

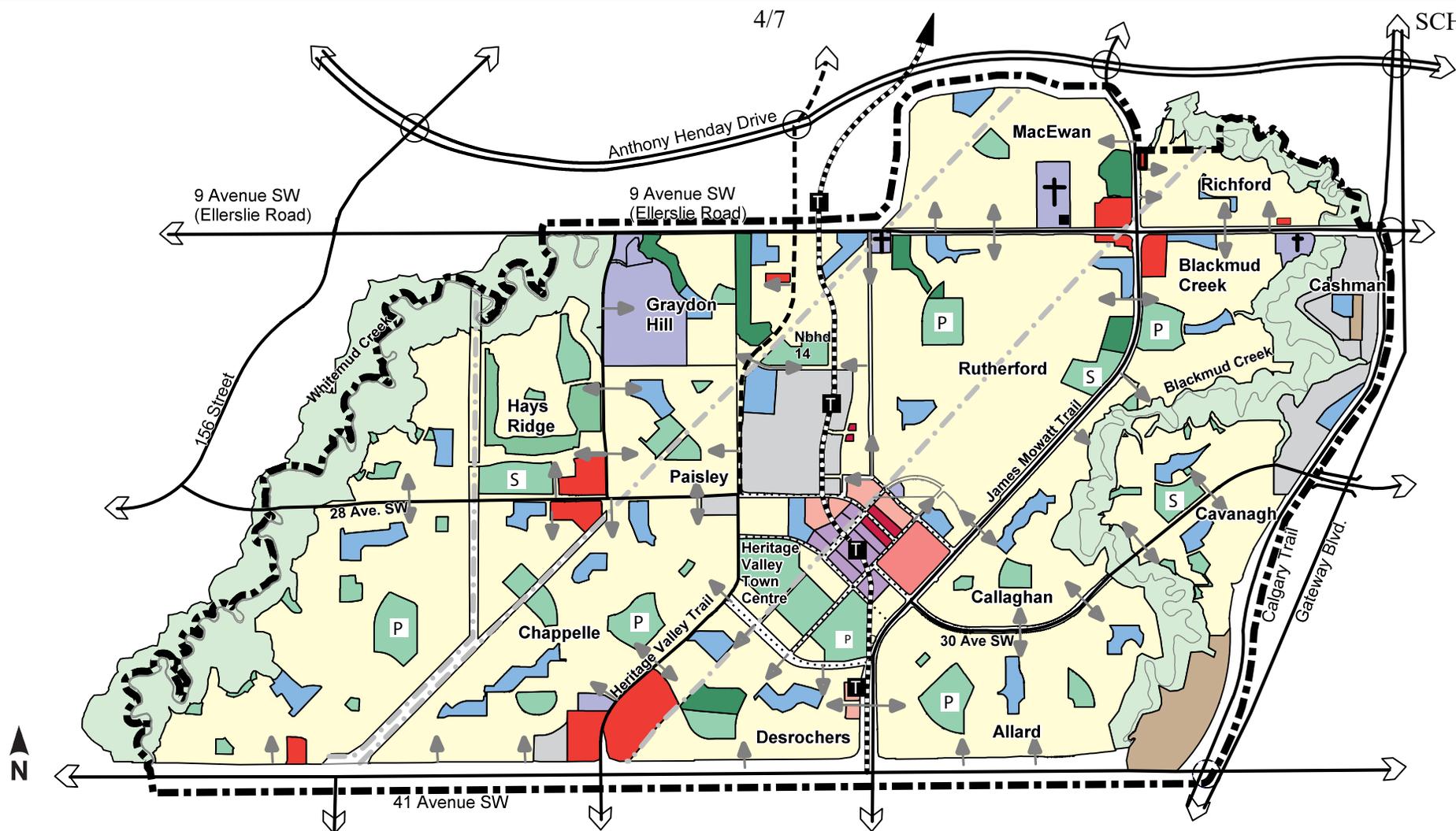


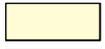
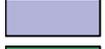
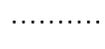
Amendment Area

AMENDMENT TO 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		SCDB Boundary
	Town Centre Commercial		River Valley		LRT Station		Public School
	Main Street Retail		School / Park Site		Arterial Roadway		Separate School
	Institutional		Stormwater Management Facility		Primary Street		District Activity Park
	Natural Areas		Major Neighbourhood Access		Interchange		Private Education
	Business Employment		Highway / Freeway		Flyover		Government Lands
					135 Street SW (Arterial Roadway Conceptual Alignment)		Amendment Area

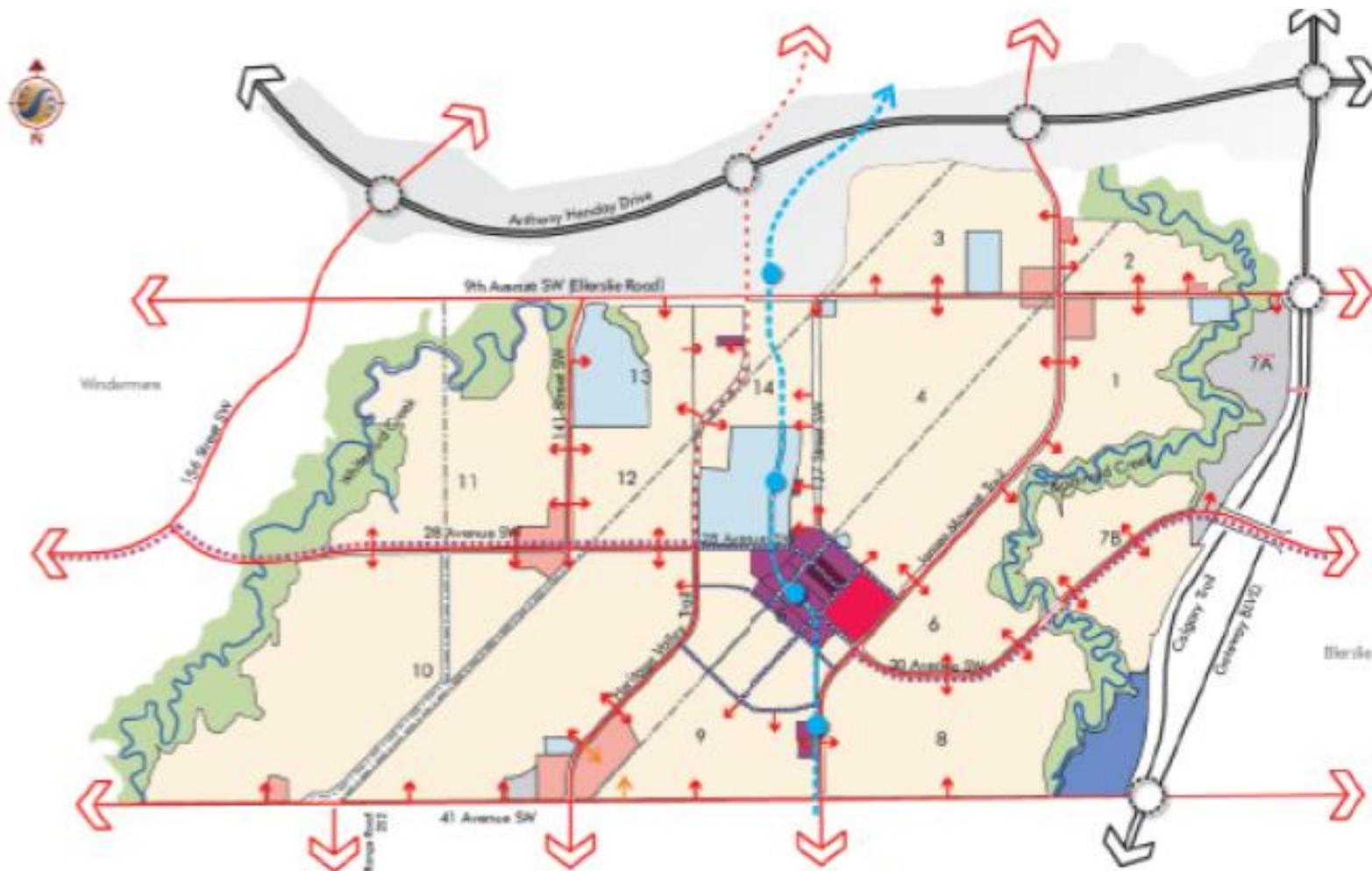
Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



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

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

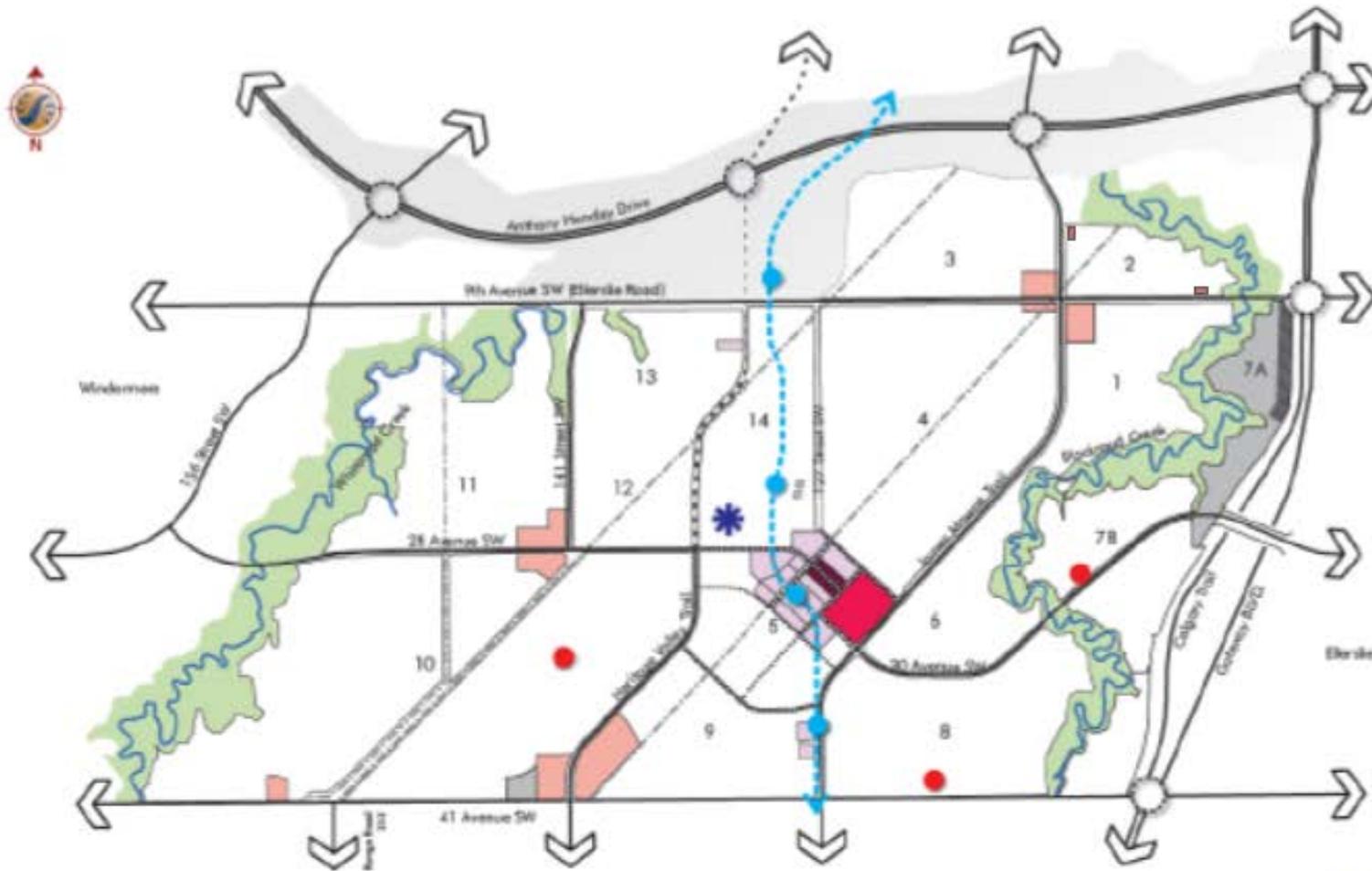
Map 8 Concept Plan



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|------------------------|---|----------------------------|---|-------------------------------------|
| Residential | Mixed Uses | River Valley | Highway/freeway | All Directional Access |
| Town Centre Commercial | Business/Employment | Government Lands | Primary Street | Flyover |
| Community Commercial | Institutional | Arterial Roadway | Interchange | Light Rail Transit Corridor/Station |
| Main Street Retail | Heritage Valley Trail (Arterial Roadway) Conceptual Alignment | Major Neighbourhood Access | Public Utility Corridor/Multi-Use Trail | |

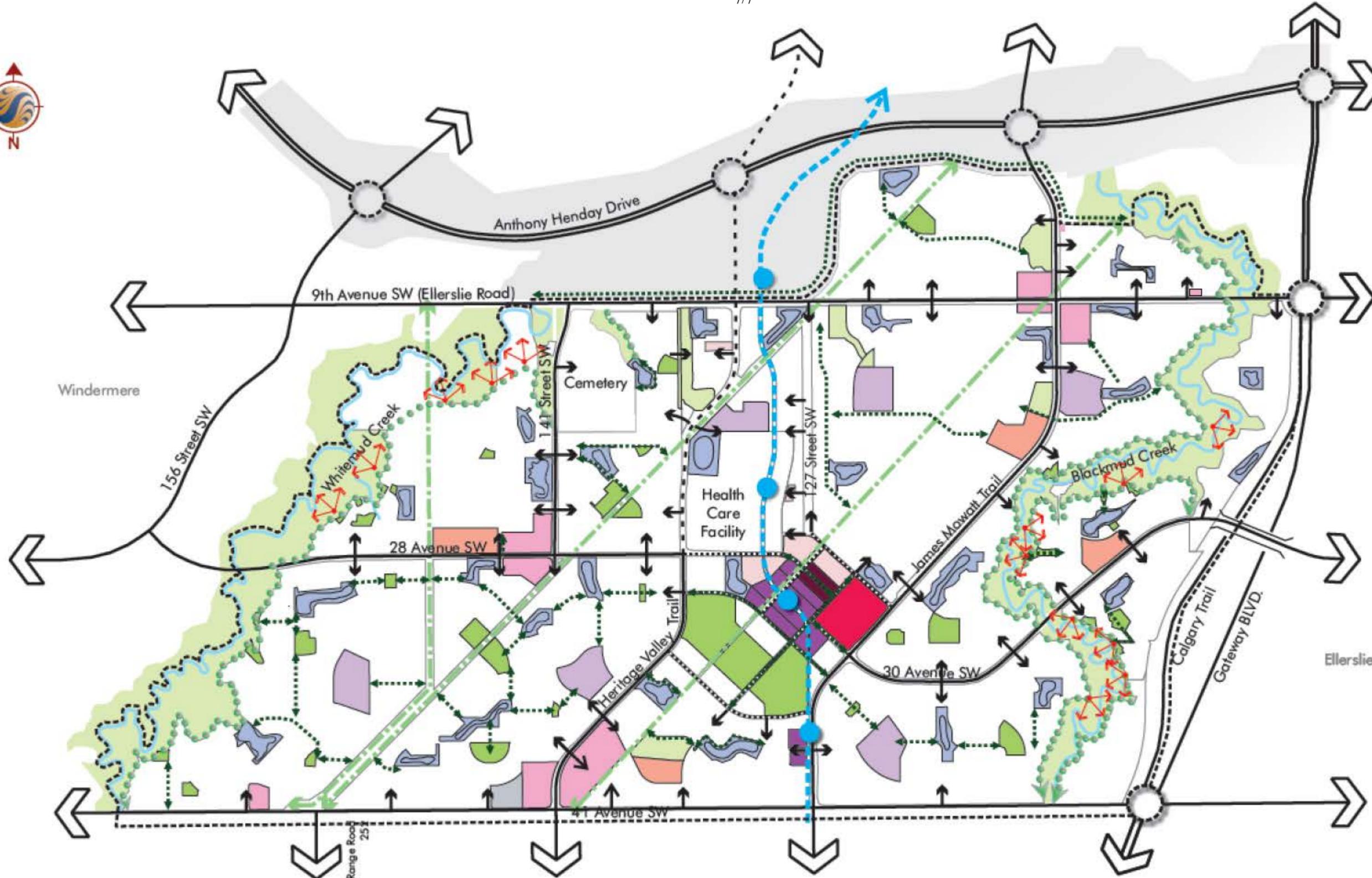
Map 9
Neighbourhoods Patterns
 Heritage Valley
 Servicing Concept Design Brief

9



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

Map 11
Business and Employment
 Heritage Valley
 Servicing Concept Design Brief



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|------------------------|-----------------------|----------------------------------|---|
| Town Centre Commercial | Mixed Uses LRT | Natural Areas/Creeks | Public Utility Corridor/Multi-Use Trail |
| Community Commercial | Business employment | Viewports | Light Rail Transit Corridor/Station |
| Main Street Retail | Public School Sites | Major Pedestrian Linkages | SCDB Boundary |
| Mixed Uses | Separate School Sites | Top of Bank Road/Multi-Use Trail | |

Map 13
Urban Design Concept
Heritage Valley
Servicing Concept Design Brief