

Amendment to the Heritage Valley Servicing Concept Design Brief

1. That the Heritage Valley Servicing Concept Design Brief be amended by adjusting the “Heritage Valley Servicing Concept Design Brief Land Use and Population Statistics” as follows:
  - a. in the Desrochers row, subtract 91 units in the MDR column.
  - b. in the Desrochers row, add 202 units in the HDR column.
  - c. in the Desrochers row, add 141 people in the POPULATION column.
  - d. in the TOTAL row, subtract 91 units in the MDR column.
  - e. in the TOTAL row, add 202 units in the HDR column.
  - f. in the TOTAL row, add 141 people in the POPULATION column.

# 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 Public Hearing and subsequent referral to the EMRB)

## 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 resolution has been advertised in the Edmonton Journal, on April 12, 2019 and April 20, 2019.

## Position of Administration

Administration supports this proposed resolution.

## Report

The proposed resolution 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