

Urban Form & Corporate Strategic Development
City Planning

City of Edmonton
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10111 – 104 Avenue NW
Edmonton AB T5J 0J4



May 25, 2020

Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 -103 Avenue NW
Edmonton, AB T5J 0H8

Attention: Sharon Shuya, Director of Regional Planning, Edmonton Metropolitan Region Board

CC: Karen Wichuk, Chief Executive Officer, Edmonton Metropolitan Region Board

Dear Mrs./Ms. Shuya,

RE: Referral of File LDA19-0203 - Heritage Valley Neighbourhood 14 NASP

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board (EMRB) endorse the referred **Charter Bylaw 19279 for the adoption of the Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan (NASP)** and **Bylaw 19280 for an associated and proposed amendment to the Graydon Hill Neighbourhood Area Structure Plan (NASP)** in reference to Ministerial Order No. MLS:111/17, the Regional Evaluation Framework (REF). The application is being referred as it meets the following submission criteria under Section 4.1 and 4.2, of the REF:

- a) a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;
- f) The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan;

The boundary of the proposed amendment to the Graydon Hill Neighbourhood Area Structure Plan is within 0.8 km of a pipeline corridor as shown on Figure 1.

The Heritage Valley SCDB amendment area is within 0.8 km of the future Ellerslie LRT Station and Heritage Valley Park and Ride to the north and the future Heritage Valley Town Centre LRT Station to the south. However, as the SCDB is a non-statutory plan it is not being submitted under REF criteria 4.2(j)

Relevant conditions under REF Section 5.0 - Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
 - a) the proposed statutory plan or statutory plan amendment bylaw;
 - b) sufficient documentation to explain the statutory plan or statutory plan amendment;
 - c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and
 - d) a copy of the most recent amended plan without the proposed amendment.

An associated **Resolution to amend the Heritage Valley Servicing Concept Design Brief (SCDB)** is also included in the REF Submission for reference.

On May 12, 2020, Edmonton City Council passed first and second reading of the proposed Charter Bylaw 19279 to adopt the new Heritage Valley Neighbourhood 14 NASP, an amendment to the Graydon Hill NASP, and a Resolution for an amendment to the Heritage Valley SCDB, following closure of the Public Hearing.

The purpose of proposed Charter Bylaw 19279 is to adopt the Heritage Valley 14 Neighbourhood Area Structure Plan (NASP), as shown on the attached sketch. The proposed Heritage Valley 14 NASP 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 Resolution for the Heritage Valley (SCDB). Heritage Valley Neighbourhood 14 is the last neighbourhood to be planned for under the Heritage Valley SCDB. Major NASP 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;
- a conceptual alignment of the future LRT extension and station;
- a road network and utility infrastructure with capacity to support the planning and phasing of development.

A small area of the Heritage Valley Neighbourhood 14 NASP within the Hospital and Health Campus is located within 400 m of Heritage Valley Town Centre LRT (see maps on Enclosure I) which is identified as a TOD Centre on Schedule 2 of the EMRB Growth Plan. The Town Centre is intended to be developed as the primary destination for shopping, business and entertainment in the community and will accommodate a variety of mixed uses appropriate for a suburban downtown. These uses include retail commercial, institutional, residential, office, entertainment, hotels and other similar uses

The Hospital and Health Campus is anticipated to employ approximately 10,000 people although the predicted employment is a conservative estimate based on a current understanding of the project scope, but may change as the Government of Alberta and Alberta Health Services determine more details about the project. This estimate is in alignment with the aspirational Density target of 140 - 160 (people/jobs per gross hectare) for TOD Centres within the Edmonton region.

An associated amendment to the Graydon Hill Neighbourhood Neighbourhood Area Structure Plan (NASP) is also proposed with Bylaw 19280 to remove the Heritage Valley 14 NASP plan area.

Administration supports the proposed Charter Bylaw, Bylaw, & Resolution.

The applicant on record is Scott Cole, Stantec, Edmonton, Alberta.

The following supporting documents are attached to this letter:

- Attachment 1: Charter Bylaw 19279, Bylaw 19280, and Resolution City Planning Council Report
- Attachment 2: Heritage Valley Servicing Concept Design Brief (SCDB)
- Attachment 3: Graydon Hill Neighbourhood Area Structure Plan (NASP)
- Attachment 4: EMRB Referral Chart

Following receipt of the EMRB's endorsement of the proposed Charter Bylaw 19279, plan amendment under Bylaw 19280, and Resolution, City Planning will prepare the application for Council's consideration of third and final reading.

If you have any questions or require further assistance with this matter, please contact Laurie Moulton, Senior Planner, overseeing this referral (780-496-5480), or myself (780-423-6888).

Thank you for your time and attention to this matter.

Yours truly,

Sean Conway
Planner, Planning Coordination,
Development Services, Urban Form and Corporate Strategic Development

CC: Travis Pawlyk; Tim Ford; Laurie Moulton; Fe Villamayor

ENCLOSURE I

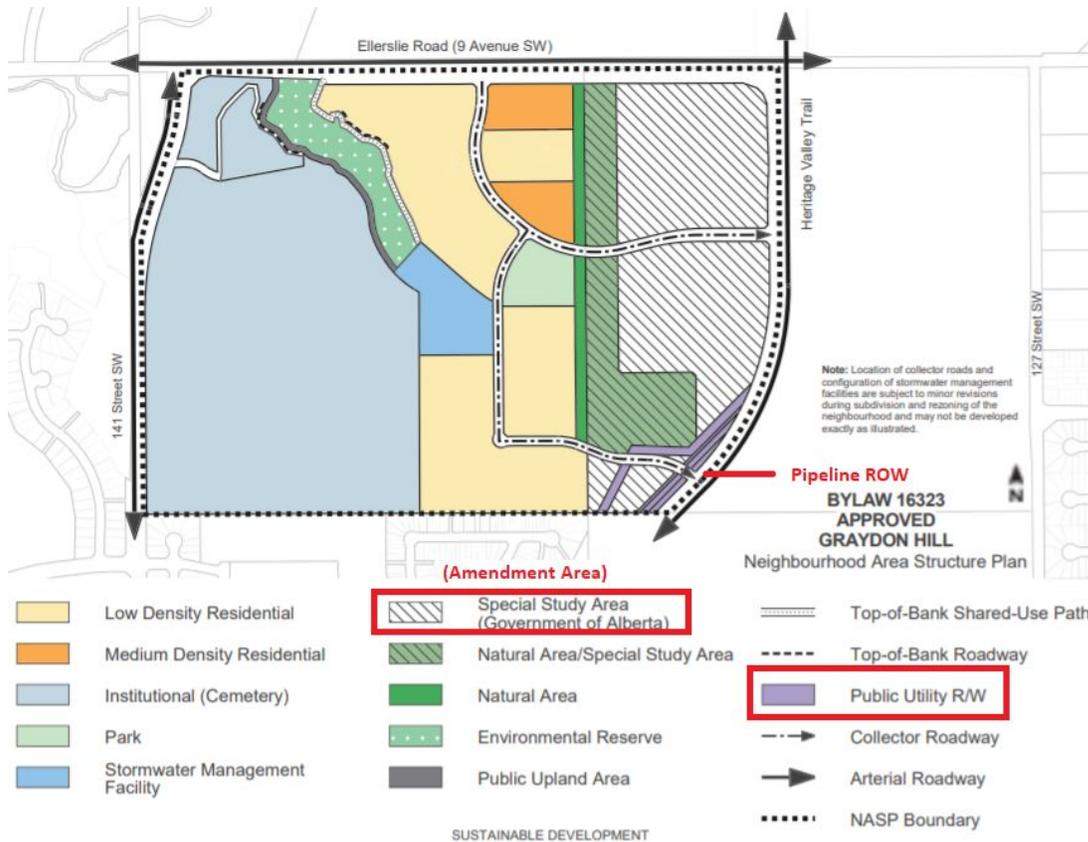


Figure 1 - Graydon Hill NASP Amendment Area

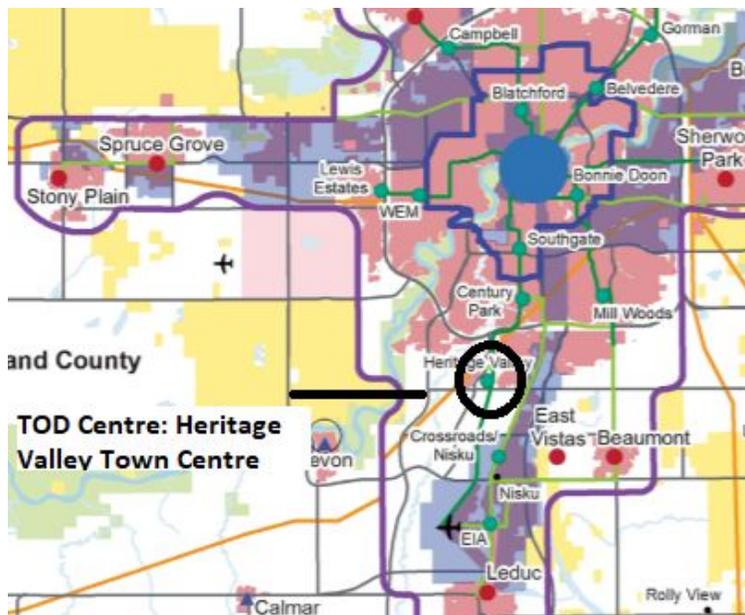


Figure 2 - EMRB Growth Plan - Schedule 2 Map

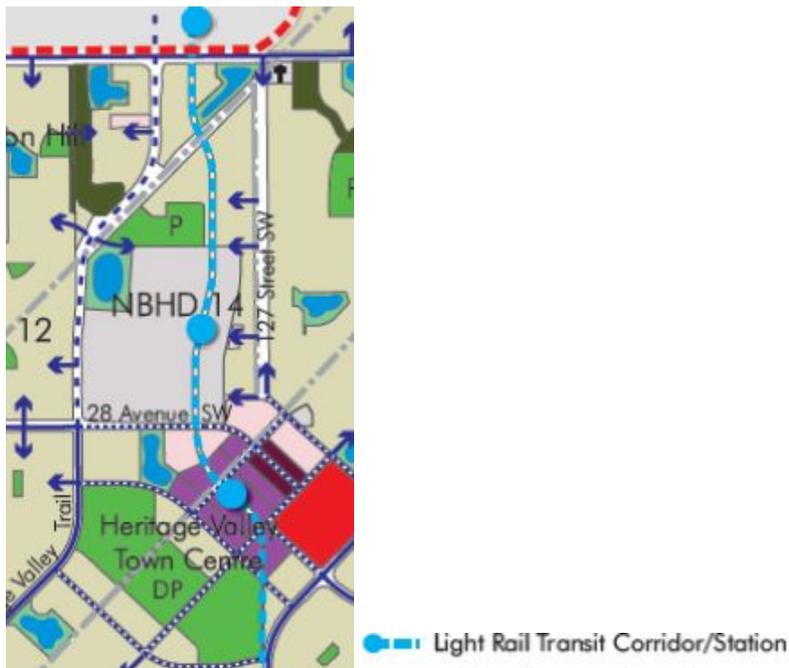
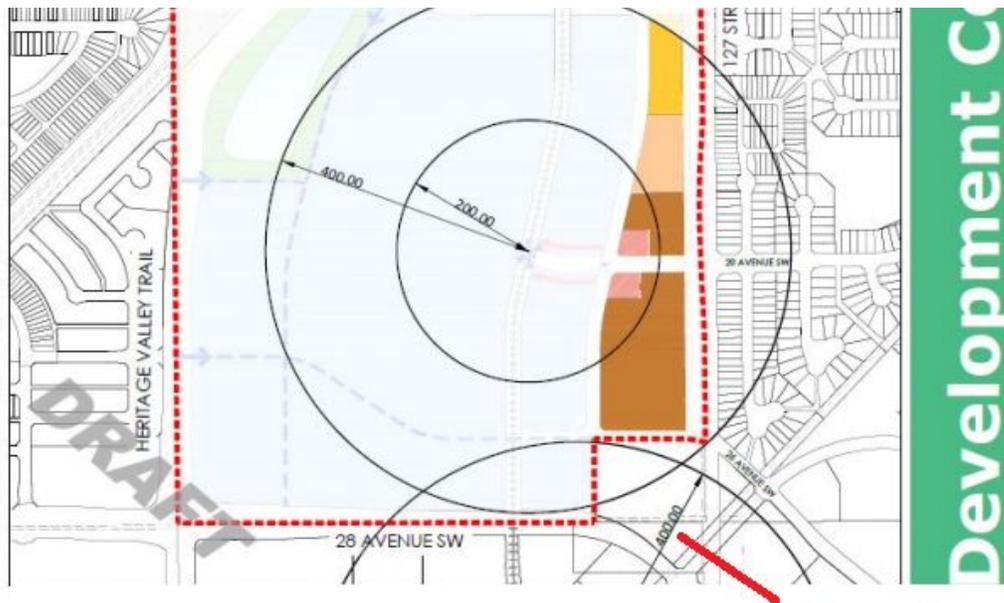


Figure 3 - Heritage Valley SCDB Land Use Concept Map



showing 400 m radius
from Heritage Valley
Town Centre TOD
Centre

Figure 4 - Heritage Valley Neighbourhood 14 NASP Development Concept Map

