

# Share your feedback

on a proposal for a new  
Neighbourhood Area Structure  
Plan (NASP) for Heritage Valley  
Neighbourhood 14

**JAN 30** 2020

Thursday, 6:00 to 8:00 p.m.  
(Drop-in, no scheduled presentation)  
Ellerslie Rugby Park  
11004 Ellerslie Road SW

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WELCOME

# What you can expect tonight

- + **Information** about the proposed Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan
- + Information about the application review **process** and **next steps**
- + Ways to **provide your feedback** on the proposed Plan
  1. In person by talking to City staff
  2. In person by talking to the applicant
  3. In writing by filling out a comment form
  4. E-mail the File Planner

## City Representatives

- + Councillor Tim Cartmell, Ward 9
- + Laurie Moulton, Senior Planner
- + Sean Conway, File Planner
- + Jatinder Tiwana, Engineer (Drainage)
- + Ahsanul Karim, Engineer (Transportation)
- + Diane Fitzpatrick, Planning Technician

## Applicant

- + Michelle Hartlaub, City of Edmonton
- + Shauna Kuiper, City of Edmonton
- + Adonis Dichoso, City of Edmonton
- + Brianna Lackie, Government of Alberta
- + Christina Kortmeyer, Government of Alberta
- + Scott Cole, Stantec
- + Owen Mierke, Associated Engineering

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# Planning Framework



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# Neighbourhood Plan **Process**



 OPPORTUNITY FOR YOUR PARTICIPATION & INPUT

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# Land Use Planning Steps



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# Heritage Valley NASP Highlights

- + Preservation of a 5.63 ha **natural area** (tree stand)
- + A major **Hospital** and **Health Campus** site (major employment area)
- + A neighbourhood level park and future **school site**
- + Continuation of **walkways connecting** to the MacEwan, Rutherford, and Paisley **neighbourhoods**
- + Accomodation for a future population of approximately **3,900 people**
- + A mix of **residential** land uses
- + Opportunity for **neighbourhood commercial** uses
- + **Transit Oriented development**, including the opportunity for high-density residential adjacent to an LRT stop, providing employment, retail, and housing opportunities

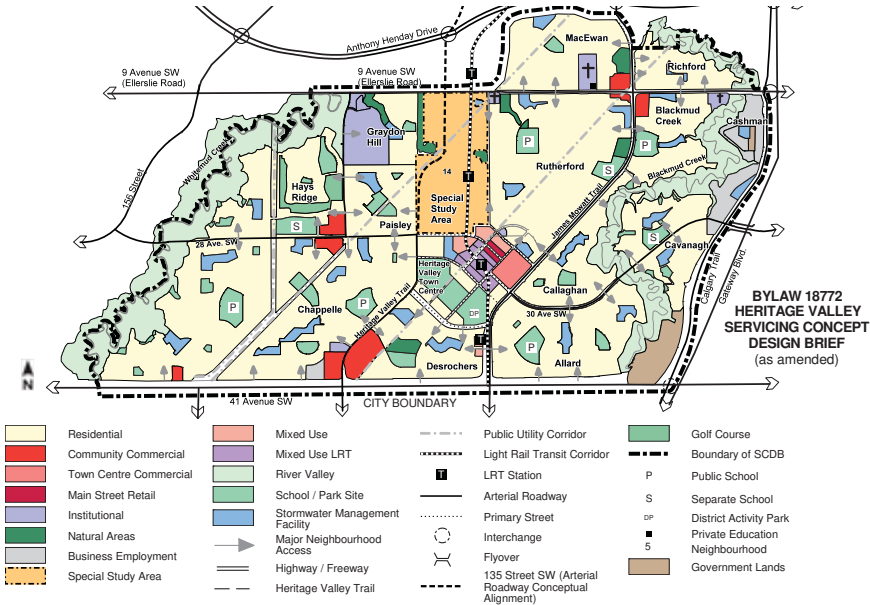
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# Existing Heritage Valley SCDB



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

Development in the Heritage Valley area is guided by the Servicing Concept Design Brief (SCDB). The SCDB is used to establish a general framework for municipal infrastructure, servicing, environmental requirements, and the location and development of major land uses.

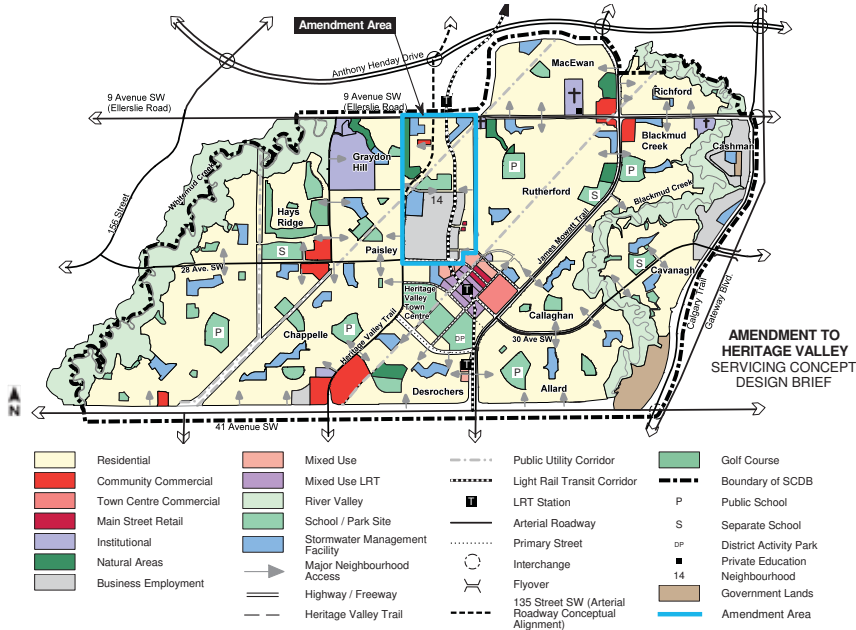
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# Proposed Heritage Valley SCDB



The Heritage Valley Servicing Concept Design Brief is being amended to include the new **Heritage Valley Neighbourhood 14**. An amendment to the adjacent **Graydon Hill Neighbourhood boundary** is also included with this application.

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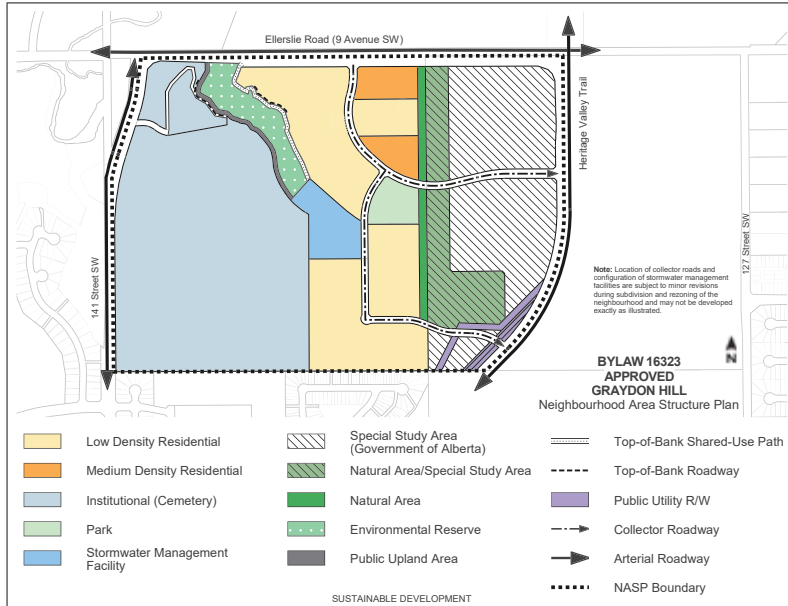
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# Existing Graydon Hill NASP



The purpose of the Graydon Hill Neighbourhood Area Structure Plan (NASP) is to depict the land use framework as well as the pattern and alignment of the arterial and collector roadways for Graydon Hill. The **Proposed Graydon Hill NASP** includes the removal of the Government of Alberta lands from the Graydon Hill NASP to include into the new **Heritage Valley Neighbourhood 14 NASP**.

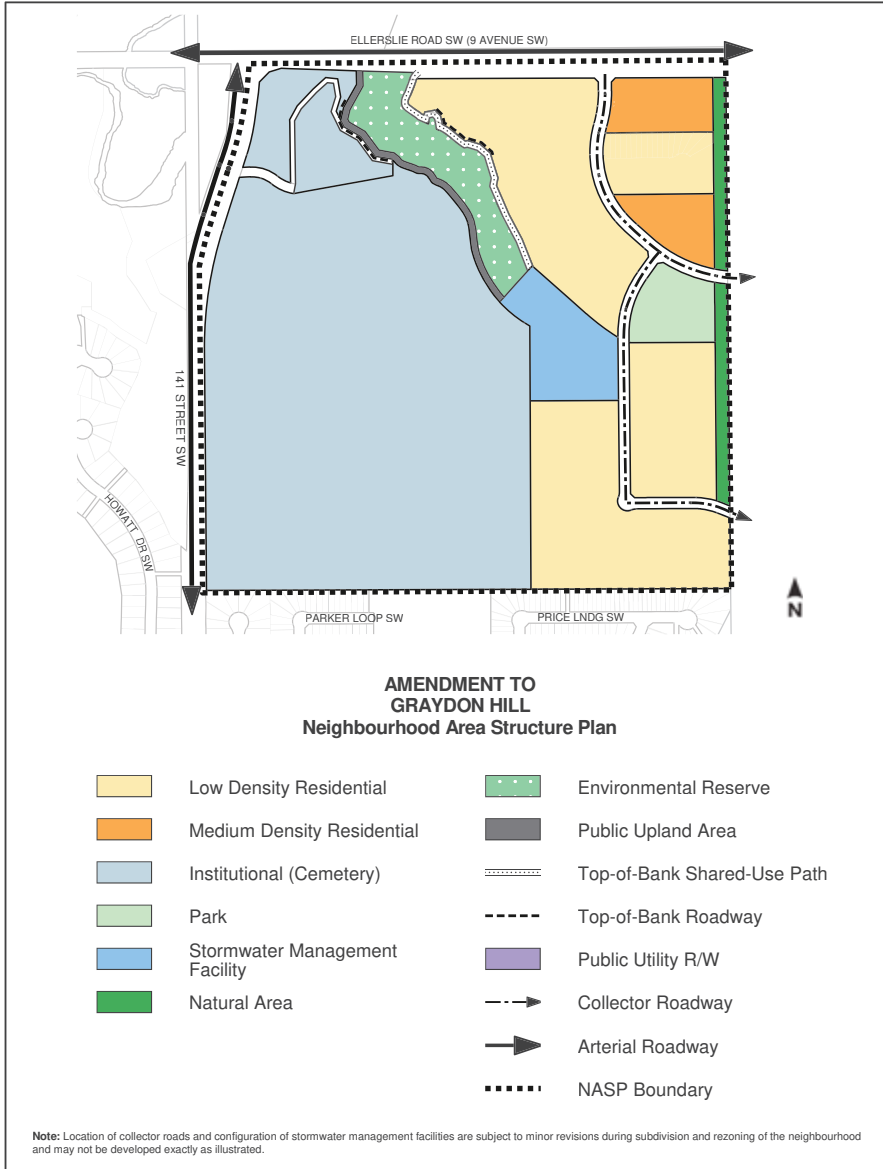
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# Proposed Graydon Hill NASP



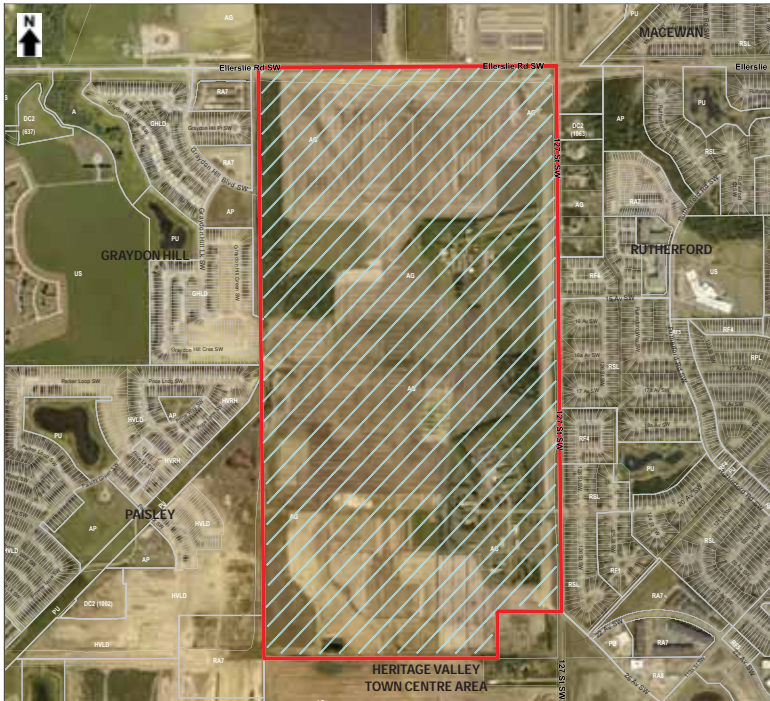
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# Site Context Map






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## Heritage Valley Neighbourhood

**14** is defined by the general boundaries of Ellerslie Road to the north, 127 Street SW to the east, 28 Avenue SW to the south, and the Graydon Hill and Paisley neighbourhoods to the west. Other surrounding neighbourhoods include Rutherford to the east, Heritage Valley Town Centre to the south, and MacEwan to the northeast. The neighbourhood is approximately 127 hectares (314 acres) in size. The land is currently owned by the Government of Alberta.

## LEGEND

-  Heritage Valley NBHD 14 Neighbourhood Area Structure Plan Boundary
-  Zoning Label & Zoning Boundary
-  Government of Alberta Owned Land

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# Proposed Neighbourhood Area Structure Plan

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**PROPOSED  
HERITAGE VALLEY NBHD 14  
Neighbourhood Area Structure Plan**



- |                               |                                 |                          |   |
|-------------------------------|---------------------------------|--------------------------|---|
| Low Density Residential       | North Commercial Mixed Use      | Pipeline R/W             | Potential LRT Structure Grade Separated |
| Row Housing                   | South Commercial Mixed Use      | Public Utility           | Walkways                                |
| Medium Density Residential    | School & Hospital Building Area | LRT Active Modes Link    | Future LRT                              |
| High Density Residential      | SWMF                            | Bike Facilities          | Future Access / Road                    |
| Health Care Campus / Hospital | Natural Area *                  | Shared Use Path          | Future LRT Station                      |
| School / Park *               | Sensitive Use Area              | Pedestrian Only Crossing | NASP Boundary                           |

\* Assembly of Municipal Reserve will be determined at later planning stages.

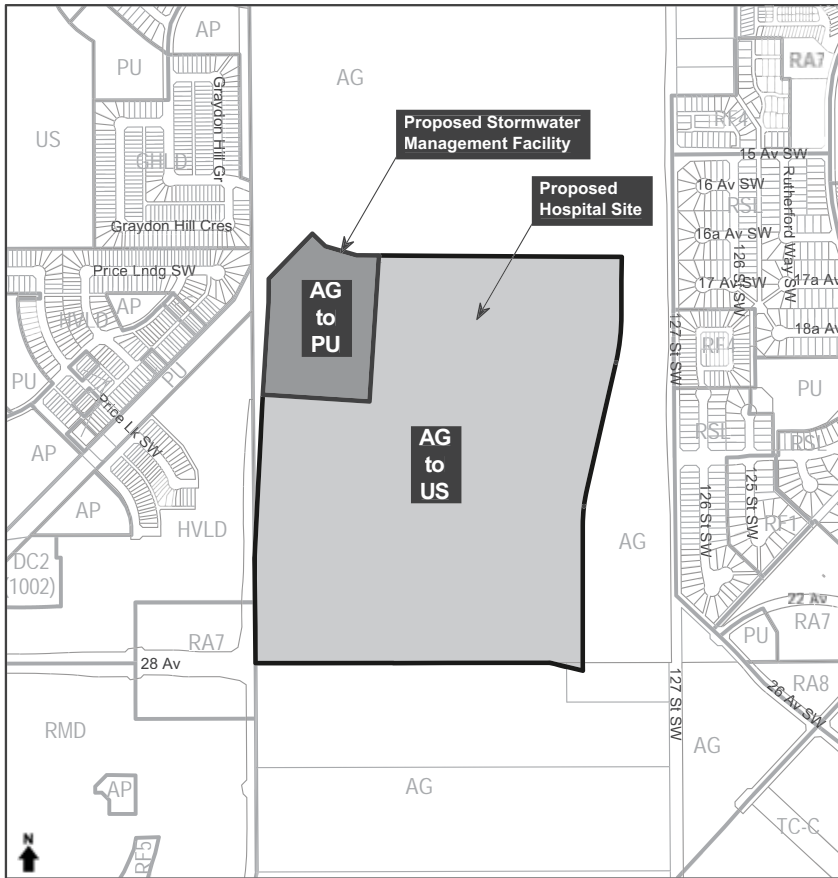
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

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# Proposed Rezoning of Future Hospital Site



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From: (AG) Agricultural Zone  
 To: (PU) Public Utility Zone

From: (AG) Agricultural Zone  
 To: (US) Urban Services Zone

## Urban Services Zone (US)

The purpose of this Zone is to provide for publicly and privately owned facilities of an institutional or community service nature (**Proposed Hospital Site**)

## Public Utility Zone (PU)

The purpose of this Zone is to provide for a system or works that is used to provide for public consumption, benefit, convenience or use such as water or steam, sewage disposal, public transportation, irrigation, drainage, fuel, electric power, heat, waste management and telecommunications (**Proposed Stormwater Management Facility**)

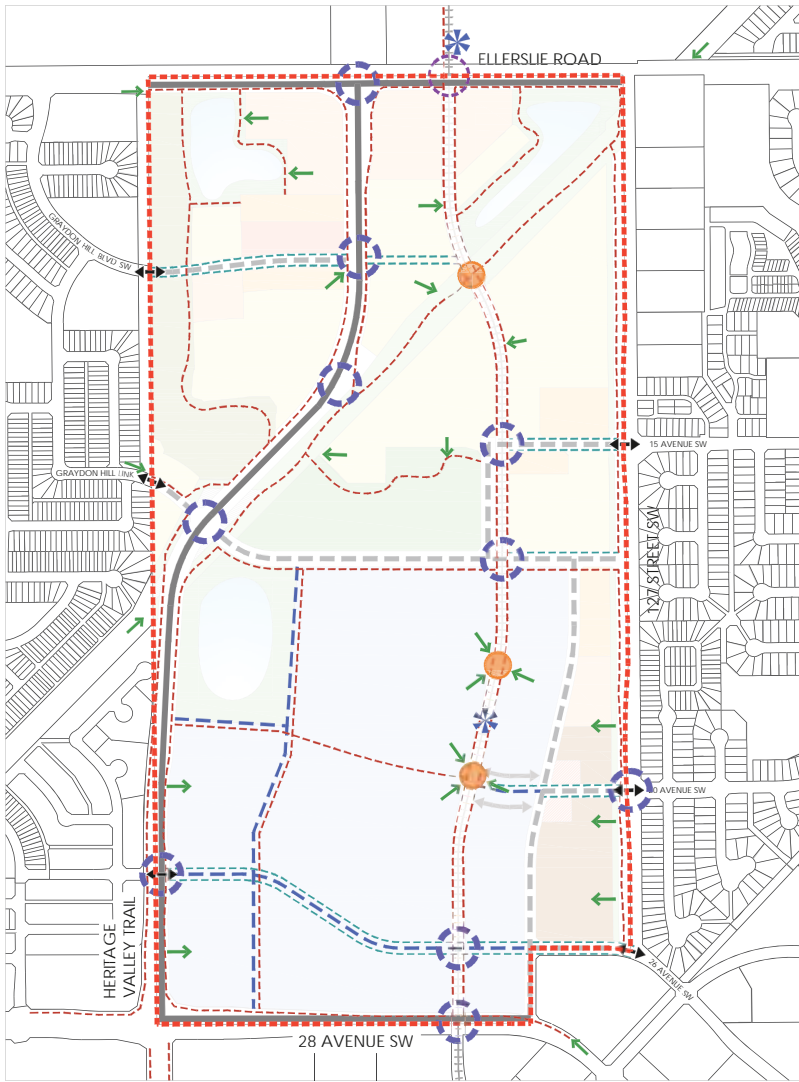
*The Proposed Rezoning is being reviewed under a separate application (LDA19-0571)*

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# Proposed Multi-Modal Network



SCALE 1:7500



- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>— ARTERIAL ROAD</li> <li>- - - COLLECTOR ROAD</li> <li>→ WALKWAYS</li> <li>↔ NEIGHBOURHOOD ACCESS</li> <li>↔ LRT ACTIVE MODES LINK</li> </ul> | <ul style="list-style-type: none"> <li>- - - BIKE FACILITIES</li> <li>- - - SHARED USE PATH</li> <li>- - - FUTURE LRT</li> <li>* FUTURE LRT STATION</li> <li>○ POTENTIAL ELEVATED LRT STRUCTURE GRADE SEPARATED</li> </ul> | <ul style="list-style-type: none"> <li>○ MULTI-MODAL PRIORITY CROSSING</li> <li>○ PEDESTRIAN ONLY CROSSING</li> <li>- - - FUTURE ACCESS / ROAD</li> <li>- - - NASP BOUNDARY</li> </ul> |
|--|--|--|

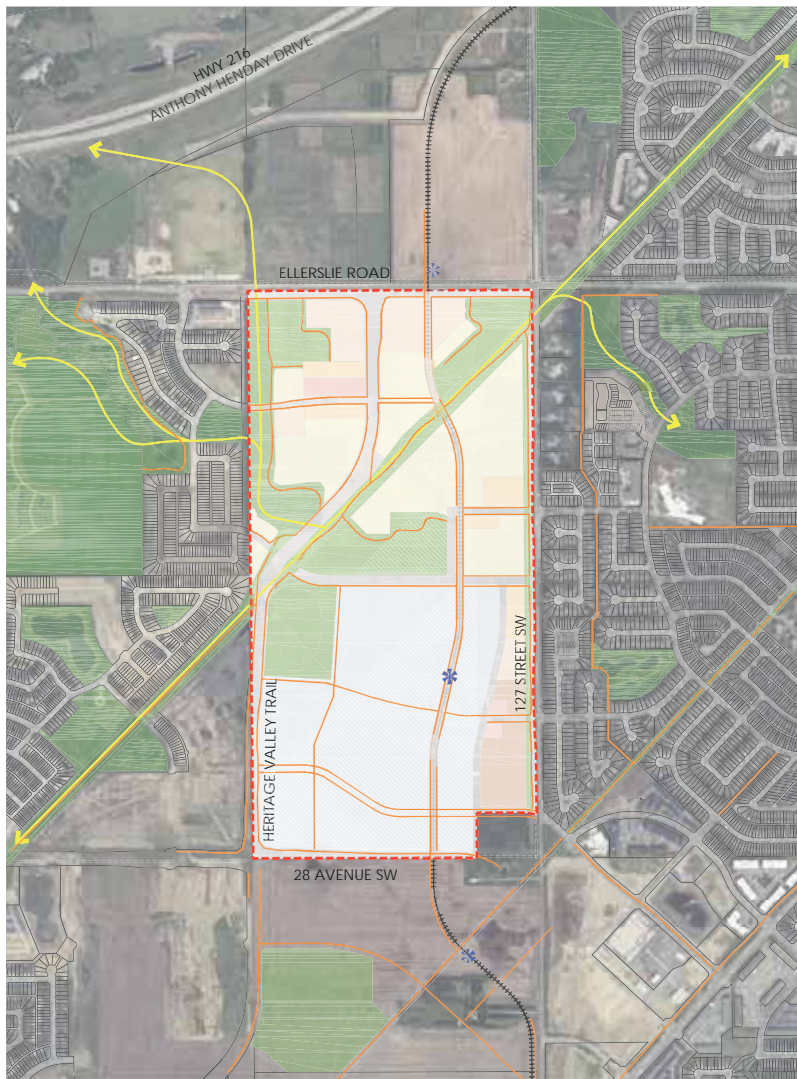
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# Proposed Ecological and Open Space Network



SCALE 1:12,500



- LEGEND
- OPEN SPACE \*
  - SHARED USE PATH
  - WILDLIFE CORRIDOR
  - FUTURE LRT
  - FUTURE LRT STATION
  - NASP BOUNDARY

\* Assembly of Municipal Reserve will be determined at later planning stages.

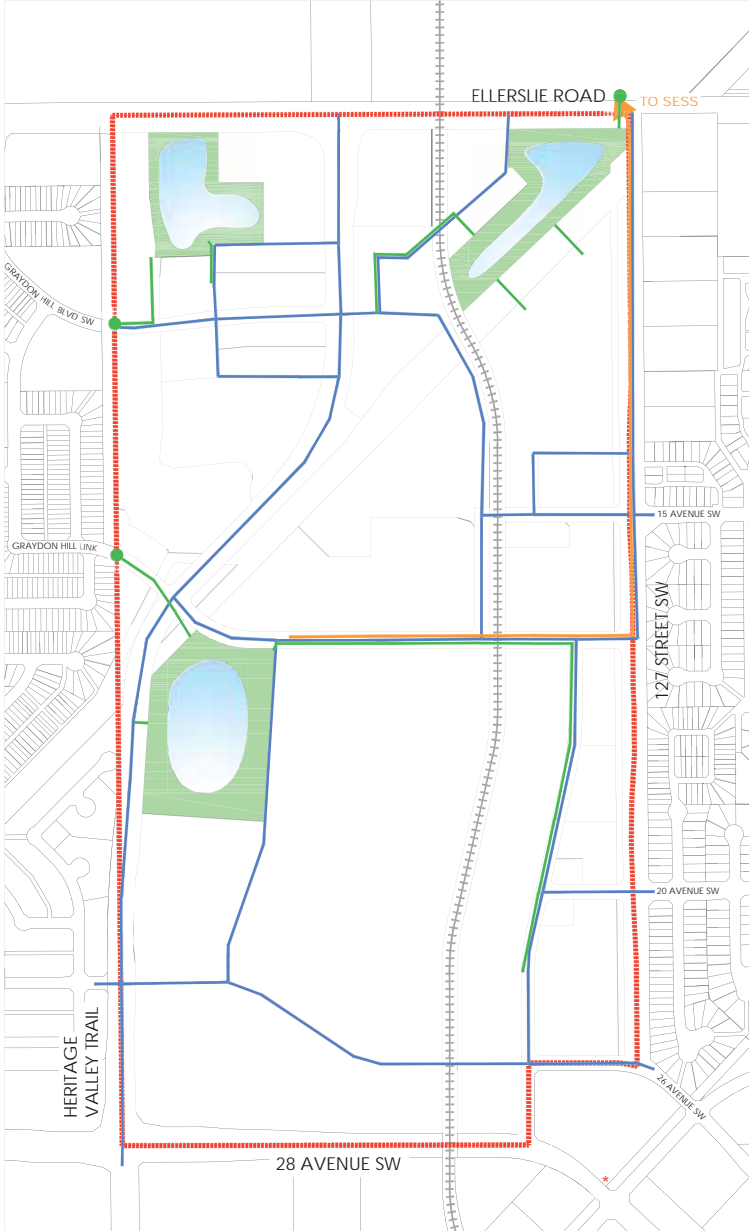
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# Proposed Storm and Sanitary Servicing



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# What **information** is considered when **City Council** makes a decision?

## Approved Plans, Policies and Regulations:

- + The Way We Grow: Edmonton Municipal Development Plan
- + Heritage Valley Servicing Concept Design Brief (SCDB)
- + Edmonton Metropolitan Region Board (EMRB) Growth Plan
- + Transit Oriented Development (TOD) Guidelines
- + Breathe: Edmonton's Green Network Strategy
- + Urban Parks Management Plan

## Land Use Compatibility:

- + Proposed uses are located and developed in a manner that is **compatible** with surrounding uses **in the neighbourhood**

## Technical Information:

- + **Traffic** impact requirements
- + **Drainage** and **water** service requirements
- + **Parkland** requirements, natural area retention and provision of land for schools

## Public Input:

- + **Feedback** from the public will be **summarized** in a report to City Council when the application goes forward to Public Hearing

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# What happens next?

## A summary of what we heard tonight will be:

- + **Provided** to those who supply their email/ mailing address on the sign-in sheet
- + **Posted** on the planning application webpage, online at [edmonton.ca/heritagevalleyneighbourhood14](http://edmonton.ca/heritagevalleyneighbourhood14)
- + **Shared** with City Council when the application goes forward to Public Hearing

## When the applicant is ready to take the application to Council:

- + Notice of the **Public Hearing** date will be sent to surrounding property owners
- + You can **register to speak** at Council or listen to the Public Hearing online
- + You can **submit written comments** to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca))

## You can contact the File Planner at any time:

- + **Sean Conway**  
[sean.conway@edmonton.ca](mailto:sean.conway@edmonton.ca)  
780-496-5809

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**Heritage Valley  
Neighbourhood  
14 Plan**

**Increased  
urban transit  
options,  
greener cities**

**\$0.8M**

January 2018 - March 2020

**Plan de  
Heritage Valley  
Quartier 14**

**Options de  
mobilité  
urbaine accrues,  
villes plus vertes**

**\$0.8M**

Janvier 2018 - Mars 2020

# Roles & Responsibilities

## Applicant

- + Creates and submits Neighbourhood Area Structure Plan application
- + Considers City policy and public feedback as they work with the City through the Neighbourhood Area Structure Plan process and refine their application

## City of Edmonton

- + Accepts and reviews the Neighbourhood Area Structure Plan application from the applicant
- + Ensures public feedback is considered by the applicant
- + Collects knowledge and feedback from City staff, stakeholders and the public to ensure a comprehensive analysis

## Public

- + Provides knowledge and feedback to the City and applicant regarding the Neighbourhood Area Structure Plan application

## City Council

- + Makes final decision on the Neighbourhood Area Structure Plan application which considers public feedback and the City's planning analysis and recommendation

# Neighbourhood Plan Factors

Healthy Community Lens & Policy

## What is the Healthy Community movement?

The Healthy Community movement is spreading across Canada as a way to empower people to live healthy lives by improving their built environment.

## What are some existing policies that promote a Healthy Community?

*Council's Strategic Plan: **ConnectEdmonton**, Healthy City strategic goal: *Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.**

*Other policies include:*

**Recover:** *Edmonton's Urban Wellness Plan*

**Fresh:** *Edmonton's Urban Agriculture Strategy*

**Breathe:** *Edmonton's Green Network Strategy*

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# Neighbourhood Plan Factors

## A New Lens: Healthy Community

### A new approach to neighbourhood planning

The new neighbourhood plan applies a Healthy Community lens to the development of the neighbourhood, where people of all ages, abilities, and backgrounds can experience social, physical, environmental, and economic well-being.

### A Healthy Community may have:



Transportation choices



Connection to nature



Vibrant local businesses



Child-friendly design



Social connection

### While an Unhealthy Community may have:



Lack of sidewalks/transit



No natural areas



Distant big box stores



Unsafe design



Social Isolation

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# Proposed Neighbourhood Plan **Vision**

Using the healthy community lens, the following vision has been developed for the neighbourhood.

**This Vision statement** guided policy development, and was used to create the four themes applied throughout the Neighbourhood Area Structure Plan.

*“ Heritage Valley Neighbourhood 14 is a healthy, complete community designed to enrich the social, physical, and mental wellness of its diverse residents and visitors.”*

# Proposed Neighbourhood Plan **Themes**

## 01 Social Inclusion & Safety



All people in the neighbourhood feel safe and included. They are able to contribute to their community and foster relationships that help them connect.



## 02 Environmental Health



The neighbourhood incorporates an ecological network and sustainable development practices that enhance local biodiversity and contribute to climate change resilience.



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# Proposed Neighbourhood Plan **Themes**

## **03** Accessibility & Well-Being



All people in the neighbourhood have equitable access to livable environments and sustainable transportation modes which enrich their well-being.



## **04** Local Economic Vitality



The neighbourhood is a vibrant complete community where all residents and visitors can live, work, shop, play, and thrive together.



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