

# WHAT WE HEARD REPORT

## New Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan (NASP), LDA19-0203

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**PROJECT ADDRESS:** 1230 127 Street NW

**PROJECT LOCATION:** The Heritage Valley Neighbourhood 14 Neighbourhood is located in southwest Edmonton, east of Heritage Valley Trail SW and south of Ellerslie Road

**PROJECT DESCRIPTION:** A proposal for a new Neighbourhood Area Structure Plan (NASP) and associated amendments for to the Heritage Valley Servicing Concept Design Brief (SCDB) and the Graydon Hill Neighbourhood Area Structure Plan (NASP)

**PROJECT WEBSITE:** [edmonton.ca/heritagevalleyneighbourhood14](http://edmonton.ca/heritagevalleyneighbourhood14)

**EVENT TYPE:** Open-House, no scheduled presentation

**MEETING DATE:** January 30, 2020

**NUMBER OF ATTENDEES:** 68 (public) - including Ward 9 Councillor, Tim Cartmell

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### ABOUT THIS REPORT

The information in this report includes feedback gathered during the January 30, 2020 open house. This report was shared with all attendees who provided their email address during the event. This summary was also shared with the applicant and the Ward Councillor. Comments will also be summarized in the Report to Council and this report will be attached.

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### MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information and ask questions of City staff, the applicant, and the developer. Planners were available to answer questions throughout the open house and the attendees were encouraged to provide feedback. Comments from attendees were recorded by City staff during the meeting. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback and questions via sticky notes. 6 sticky notes were received addressing the following question:

- What do you want City Council to know about the proposal?

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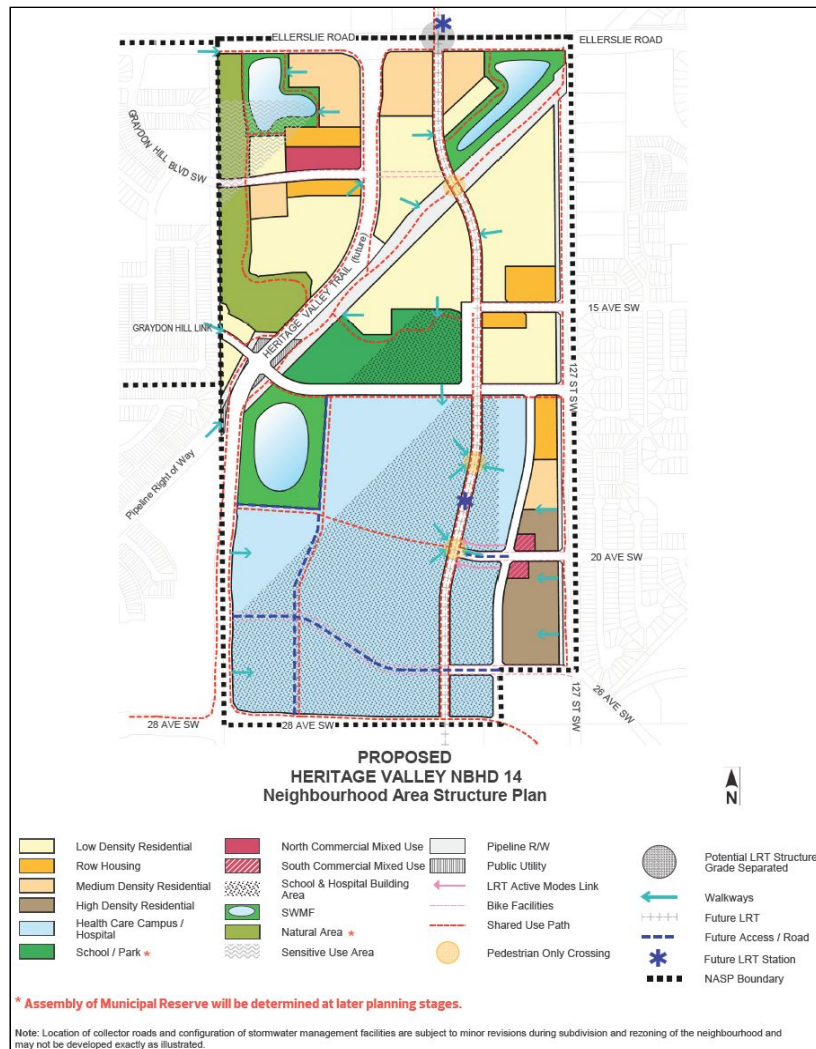
Additional written feedback forms were also made available for attendees to provide more comprehensive feedback relating to the application. We received 5 feedback forms with written comments.

## THE APPLICATION

An application to amend the Heritage Valley Servicing Concept Design Brief and the Graydon Hills Neighbourhood Area Structure Plan and adopt a new Neighbourhood Area Structure Plan (NASP) for Heritage Valley Neighbourhood 14 was received by the City of Edmonton on **May 28, 2019**.

The proposed Heritage Valley Neighbourhood 14 NASP provides a framework for the future development of about 127 hectares of land, more detailed technical information and serves as an intermediate link between the Servicing Concept Design Brief and future rezonings, subdivisions and ultimately development of the area.

An associated rezoning application for the future hospital site and a proposed stormwater water management facility was also presented at the open house.



## OPEN HOUSE FEEDBACK SUMMARY

The following are comments and concerns heard from the participants at the open house:

### Feedback Forms/Comments

#### Parking, Traffic, and Transit:

- Concern that High Density near the hospital could create a lot of traffic volume especially on 127 Street
- Concern that traffic and parking for the hospital may spill into Rutherford, east of 127 Street
- Looking forward to having Heritage Valley Trail built
- 127 Street has a lot of traffic; when will it be upgraded?
- Will Heritage Valley Trail connect with 135 Street?
- What is the ultimate plan for the 135 Street interchange?
- What is the ultimate plan for the Heritage Valley Trail and Ellerslie Road intersection (at grade or separated?)
- When will the Heritage Valley Park and Ride facility be open to the public?

#### Housing/Density

- Concern about the High Density residential area in the Southeast part of the plan; would prefer to see if moved closer to the Park and Ride near Anthony Henday
- Like the mix of proposed housing
- Concern about the number of apartment buildings in the surrounding areas and that the proposed medium and high density residential development will contribute to congestion

#### Other

- *Would like for the evergreen treestands seen from 127 Street to be kept in tact and incorporated into the plan as smaller walking parks (amended)*
- Like that the tree stand adjacent to the Graydon Hill neighbourhood is being retained

### Graffiti Wall Comments

*What do you want City Council to know about the proposal?*

- Build the LRT to the new Heritage Valley Park and Ride
- Would like to see Hospital built sooner than 2030
- Would like to see more green spaces and walking paths
- Would like to see roads continued to be widened in the Heritage Valley Area

- Would like to see traffic lights at Graydon Hill & Ellerslie Road

**Response to general questions/comments for the proposed Heritage Valley Neighbourhood 14  
NASP:**

*When will the hospital and health campus be built?*

*Response:*

Site work is anticipated to begin in 2020. The construction phase of the project has been extended, resulting in the anticipated extended opening of the hospital and health campus to the public in 2030..

*What is a health campus?*

Response:

The health campus is the physical location selected where required health services will be delivered and supported to serve program needs. Different types of facilities may be co-located on the campus to achieve required adjacencies for service delivery.

*When will the School/Park site be built?*

Response:

The neighbourhood plan identifies a future school/park site. School boards apply to the Province for funding based on their enrolment projections, needs and priorities. There is currently no timeline for construction.

*What is the timeline for the Capital Line South LRT Extension and when will it be built to the hospital?*

Response:

The Capital Line South LRT Extension consists of two phases. Phase 1 extends south from the existing Century Park station to Ellerslie Road, between 127 and 135 Streets, connecting to a station at the Heritage Valley Park and Ride. Phase 2 continues south from Ellerslie Road to Desrochers Gate and includes a station near the new hospital and health campus.

Neither phase of the Capital Line South LRT Extension has been prioritized by city council. Phase 1 of the extension is not expected to begin construction for at least 5-10 years.

Due to the new hospital, phase 2 may be accelerated by city council, however, this is yet to be determined and would be a city council decision. As part of the current Transportation Master Plan, *The Way We Move*, this phase is expected to be in service by 2040, with the exact timing based on approval from council and obtaining funding.

Will the LRT be grade separated when crossing roads in the neighbourhood?

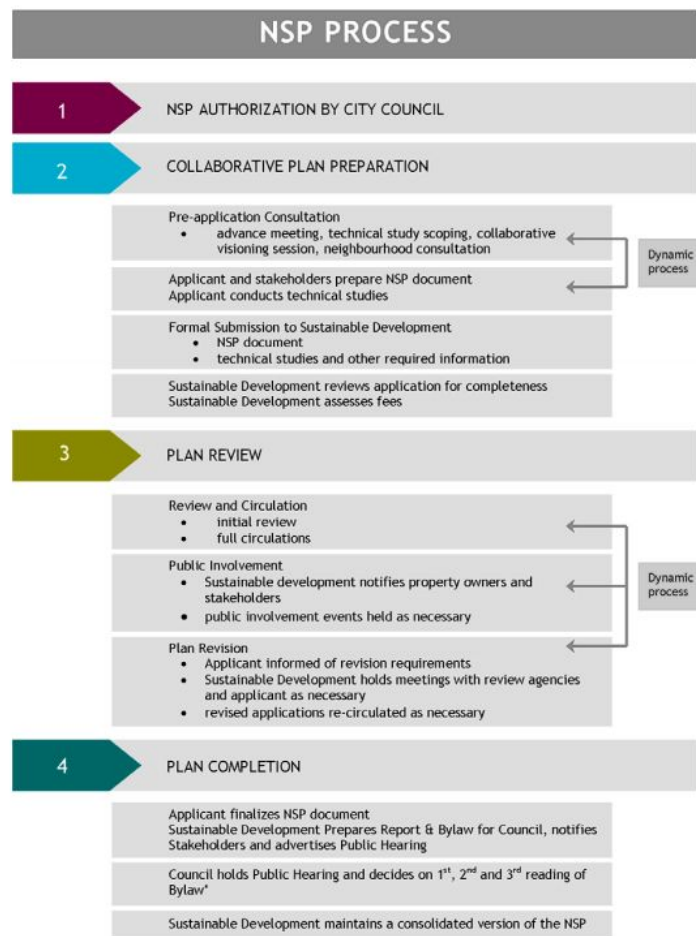
Response:

- An elevated LRT track over Ellerslie Road is currently being considered.
- There are no plans to grade separate at any other locations in the neighbourhood.

What is the planning application process for the NSP application?

Response:

This application proceeded through the City of Edmonton's review process. The planning process is made up of three major stages: pre-application, submission and review of the application (NSP), and Council consideration of the application (see NSP Process Diagram for more details).



What is the name of the new neighbourhood?

Response:

At this time the neighbourhood is being referred to as “Heritage Valley Neighbourhood 14,” The name

Neighbourhood 14 is a placeholder until an application for a new neighbourhood name is submitted to the City's Naming Committee. (This neighbourhood is identified as Neighbourhood #14 in the Heritage Valley Servicing Concept Design Brief)

*What is the timing of full build out of Heritage Valley Neighbourhood 14?*

Response:

- Site work for the hospital is anticipated to begin in 2020, and is expected to be open to the public in 2030.
- Build out of the rest of the neighbourhood is at the discretion of the landowner and is typically dependent on market conditions and demand.
- Historically, in Edmonton, neighbourhoods have taken approximately 10 to 15 years to complete after a neighbourhood plan has been approved by Council.

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If you have questions about this application please contact:

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