

Blairmore Sector Plan Expected Amendments

Amendments are expected to update the transportation network, servicing strategy and land use plan. These amendments are necessary, in part, to address the proposed boundary alteration of the Blairmore Sector and reflect direction within the updated Official Community Plan.

Transportation Network

Amendments related to the transportation network are expected to address the following:

- 1) updates to the transportation network design to support the extension of the Bus Rapid Transit (BRT) corridor and the development of Corridor Growth Areas along 22nd Street;
- 2) relocation of the access road to the C.N. Chappell Yard to reflect recommendations of the Montgomery Place Local Area Plan; and
- 3) analysis and consideration for truck routes and associated connections to regional transportation networks.

Servicing Strategy

Amendments related to the servicing strategy are expected to address the following:

- 1) updates to the water mains in order to service the lands west of the swale;
- 2) relocation of a proposed lift station to better align with the sanitary and storm trunk routes; and
- 3) redesign of the storm sewer system with the goal of providing a traditional storm sewer system while minimizing the need for cut and fill in the sector. This includes a proposed storm sewer pipe at the south end of the swale north of C.N. Chappell Yards to connect the swale to the Dundonald storm trunk and provide an outlet point from the swale and ultimately to the river.

Land Use Plan

Amendments to the land use plan are primarily related to the addition of the Southwest area to the sector and to the eventual extension of the Bus Rapid Transit corridor with the associated Corridor Growth Area.

The Southwest area is proposed to consist of a light industrial area, special use areas and afforestation areas. It is expected that:

- Light Industrial land uses will be proposed south of the CP rail line including the existing C.N. Chappell Yards and the area west of the Montgomery Place neighbourhood;
- Special Use Areas will be proposed for the Civic Operations Centre and Recovery Park; and
- The Natural Area Screening will provide recommendations regarding appropriate future uses of the two afforestation areas that are within the sector boundary, the

Richard St Barbe Baker Afforestation Area and the George Genereux Urban Regional Park.

Amendments to support the BRT corridor are expected to include the use of corridor specific land use designations, which may include Corridor Transit Village, Station Mixed Use and/or Corridor Mixed Use for the areas along 22nd Street.