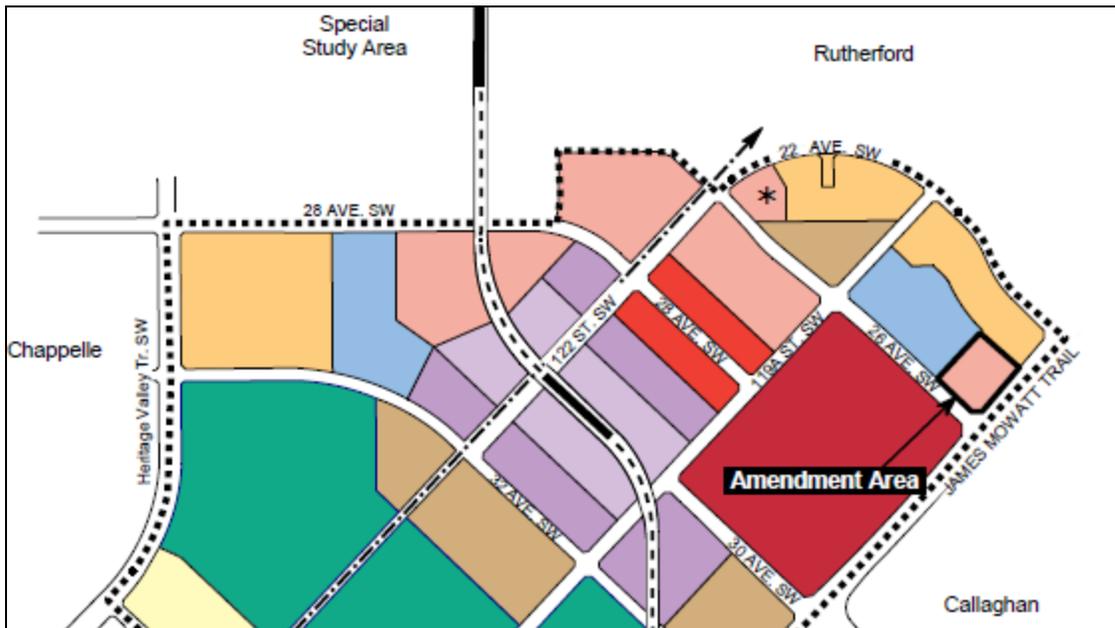




ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** HERITAGE VALLEY TOWN CENTRE

11804 - 26 Avenue SW

To allow for a mixed use development.



Recommendation: That **Bylaw 19852** to amend the Heritage Valley Neighbourhood Area Structure Plan and **Charter Bylaw 19853** to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will result in a mix of land uses that will contribute towards the Big City Move of supporting 15-minute districts;
- will be compatible with surrounding existing and planned land uses; and
- will utilize land and infrastructure efficiently.

Report Summary

This application was accepted from Derek Macdonald (ISL Engineering and Land Services Ltd.) on December 12, 2021 on behalf of Avison Young Real Estate Management. This application proposes to amend a portion of the Heritage Valley Neighbourhood Area Structure Plan (NASP) and rezone the subject lands as described below.

The Application

1. **BYLAW 19852** proposes to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) to redesignate approximately 0.8 ha of land from Medium Density Residential land use to Mixed Uses in the northeastern portion of the NASP. Changes are proposed to relevant maps, figures, and statistics in the NASP to reflect the proposed amendment.
2. **CHARTER BYLAW 19853** proposes to rezone the site from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Zone would allow for:
 - a 24 m high mixed-use building (approximately 6 storeys) adjacent to the storm pond. The building will feature commercial units on the ground floor and residential units above;
 - a 15 m high commercial building (approximately 3 storeys) adjacent to James Mowatt Trail; and
 - A mix of surface and underground parking.

Site and Surrounding Area

The subject site is 0.8 ha in size and is located at the intersection of a collector and major arterial roadway (James Mowatt Trail SW and 26 Avenue SW). The site is surrounded by medium density residential housing, commercial uses, and a stormwater management facility.

The proposed rezoning is compatible with the immediately surrounding areas that are zoned and used for medium density residential and commercial development. An adjacent stormwater management facility can be used for public amenity space. The site is also located within the vicinity (approximately 600 meters) of the future Heritage Valley Town Centre LRT Station.

The proposed DC2 Provision will conform with the following Heritage Valley NASP objectives and policies:

- 3.2.2 - Encourage compatible mixed-uses, vertically within buildings and/or horizontally within and between land use designations.
- 3.3.7.2 - Provide opportunities for mixed use development within the Town Centre.

CITYPlan Alignment

This proposal is in alignment with the applicable policies of CityPlan (MDP) as it will:

- contribute to future growth of the Heritage Valley Major Node,
- allow for limited mixed use densification near mass transit and a (future) LRT station,
- integrate services, amenities, housing with active transportation networks; and
- contribute to achieving 50% of all employment along corridors.

ZONING COMPARISON

| | RA7 Zone <i>Current</i> | DC2 Provision <i>Proposed</i> |
|---------------------------------------|--|---|
| Maximum Height | 14.5 m flat roof/ 16.0 m pitched roof | 24.0 m |
| Maximum Floor Area Ratio (FAR) | 2.3 | 1.75 |
| Maximum Density | No maximum | No maximum |
| Minimum Setbacks and Stepbacks | | |
| North | 4.5 m | 4.0 m |
| West | 1.2 m 3.0 m above 10.0 m | 4.0 m |
| South | 7.5 m | 6.0 m |
| East | 3.0 m | 6.0 m |

Technical Review

Transportation & Transit:

Administration supports the proposed rezoning and plan amendment and advise that an on-site turnaround must be provided to accommodate fire and waste trucks to the satisfaction of Fire Rescue and Waste Services. Site access is currently available off 26 Avenue SW. No additional site access will be permitted.

Current bus service is available along 22 Avenue SW and James Mowatt Trail SW. Future bus service will be available along 119a Street SW and 26 Avenue SW. Timing for construction of the Capital Line South LRT extension to the Heritage Valley Town Centre Stop is currently unknown.

Drainage:

Administration supports the proposed rezoning and plan amendment and advises that permanent sanitary and storm servicing for the subject rezoning area must be in general accordance with the servicing schemes as identified in the accepted Heritage Valley Neighbourhood Five (TownCenter) NDR: Subdivision Level - 2nd Submission dated Nov 5, 2014, and accepted Heritage Valley 5 Town Centre NDR Amendment 3, 2nd Submission dated December 23, 2020. Permanent sanitary and stormwater servicing will require connections to the sewers along 26 Avenue SW.

EPCOR Water:

EPCOR Water supports the proposed rezoning and plan amendment and advised that a water service is available from 26 Avenue. Service connections from the existing 600mm transmission water mains within 26 Avenue SW and James Mowatt Trail SW will not be permitted.

All other comments from affected City Departments and utility agencies have been addressed.

Community Engagement

| | |
|--|--|
| ADVANCE NOTICE February 22, 2021 | <ul style="list-style-type: none"> ● Number of recipients: 409 ● No responses |
| WEBPAGE | <ul style="list-style-type: none"> ● edmonton.ca/heritagevalleytccplanningapplications |

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Approved Heritage Valley Town Centre NASP Land Use and Population Statistics – Bylaw 19333
- 2 Proposed Heritage Valley Town Centre NASP Land Use and Population Statistics – Bylaw 19852

- 3 Approved Heritage Valley Town Centre NASP – Bylaw 19333
- 4 Proposed Heritage Valley Town Centre NASP – Bylaw 19852
- 5 Application Summary

Table 1 - Approved Heritage Valley Town Centre NASP Land Use and Population Statistics (Bylaw 19333)

| Land Use | Area (ha) | % of GDA |
|---|---------------|----------------|
| Gross Area | 118.85 | |
| Arterial Roadways | 3.33 | 2.80% |
| Primary Streets | 11.84 | 10.00% |
| LRT Station | 1.97 | 1.70% |
| LRT Corridor | 0.35 | 0.30% |
| Pipeline R-O-W | 1.62 | 1.40% |
| Gross Developable Area | 99.74 | 100.00% |
| Commerical | | |
| Town Centre Commercial | 11.18 | 11.21% |
| Town Center Community Commercial | 1.29 | 1.29% |
| Main Street Retail | 2.58 | 2.59% |
| Parkland, Recreation, School (Municipal Reserve), District Activity Park | 30 | 30.08% |
| Mixed Uses | 0.61 | 0.61% |
| Fire Station | | |
| Infrastructure / Servicing | | |
| Stormwater Management Facility | 5.43 | 5.44% |
| Total | 51.09 | 51.22% |
| Net Residential Area | 48.65 | 48.78% |

Residential Land Use, Dwelling Unit Count, and Population

| Land Use | Area (ha) | Units/ ha | Units | People/Unit | Population | % of NRA |
|-----------------|--------------|-----------|-------------|-------------|---------------|----------------|
| Mixed Use LRT 1 | 5.24 | 275 | 1441 | 1.5 | 2,162 | 10.77% |
| Mixed Use LRT 2 | 7.37 | 225 | 1658 | 1.5 | 2,487 | 15.15% |
| Mixed Use | 9.01 | 175 | 1577 | 1.5 | 2,365 | 18.52% |
| HDR | 8.1 | 225 | 1823 | 1.5 | 2,734 | 16.65% |
| MDR | 12.92 | 90 | 1269 | 1.8 | 2,284 | 26.56% |
| LDR | 6.01 | 25 | 150 | 2.8 | 421 | 12.35% |
| TOTALS | 48.65 | | 7918 | | 12,453 | 100.00% |

| | | | |
|--------------------------|-----|--|--|
| Gross Population Density | 125 | | |
| Net Population Density | 256 | | |
| Gross Unit Density | 79 | | |
| Net Unit Density | 163 | | |

Student Generation Statistics

| Level | Public | Separate | Total |
|--------------|--------|------------|----------------------|
| Elementary | | 199 | 80 279 |
| Junior High | | 100 | 40 140 |
| Senior High | | <u>100</u> | <u>40</u> <u>140</u> |
| Total | | 399 | 160 559 |

*Landowners may enter into discussions with the City regarding the LRT station and corridor (i.e. purchase vs. dedication) at the subdivision stage.

** Areas dedicated to Municipal Reserve to be confirmed by legal survey.

***MU LRT 1, MU LRT 2 and MU are assumed to be fully built out as high density residential. Actual development is expected to include a mix of uses.

Table 1 - Proposed Heritage Valley Town Centre NASP Land Use and Population Statistics (Bylaw 19852)

| Land Use | Area (ha) | % of GDA |
|---|---------------|----------------|
| Gross Area | 118.85 | |
| Arterial Roadways | 3.33 | 2.80% |
| Primary Streets | 11.84 | 10.00% |
| LRT Station | 1.97 | 1.70% |
| LRT Corridor | 0.35 | 0.30% |
| Pipeline R-O-W | 1.62 | 1.40% |
| Gross Developable Area | 99.74 | 100.00% |
| Commerical | | |
| Town Centre Commercial | 11.18 | 11.21% |
| Town Center Community Commercial | 1.29 | 1.29% |
| Main Street Retail | 2.58 | 2.59% |
| Parkland, Recreation, School (Municipal Reserve), District Activity Park | 30 | 30.08% |
| Mixed Uses | 0.61 | 0.61% |
| Fire Station | | |
| Infrastructure / Servicing | | |
| Stormwater Management Facility | 5.43 | 5.44% |
| Total | 51.09 | 51.22% |
| Net Residential Area | 48.65 | 48.78% |

Residential Land Use, Dwelling Unit Count, and Population

| Land Use | Area (ha) | Units/ ha | Units | People/Unit | Population | % of NRA |
|-----------------|--------------|-----------|-------------|-------------|---------------|----------------|
| Mixed Use LRT 1 | 5.24 | 275 | 1441 | 1.5 | 2,162 | 10.77% |
| Mixed Use LRT 2 | 7.37 | 225 | 1658 | 1.5 | 2,487 | 15.15% |
| Mixed Use | 9.82 | 175 | 1719 | 1.5 | 2,578 | 20.18% |
| HDR | 8.1 | 225 | 1823 | 1.5 | 2,734 | 16.65% |
| MDR | 12.11 | 90 | 1090 | 1.8 | 1,962 | 24.89% |
| LDR | 6.01 | 25 | 150 | 2.8 | 421 | 12.35% |
| TOTALS | 48.65 | | 7881 | | 12,344 | 100.00% |

| | | | |
|--------------------------|-----|--|--|
| Gross Population Density | 124 | | |
| Net Population Density | 254 | | |
| Gross Unit Density | 79 | | |
| Net Unit Density | 162 | | |

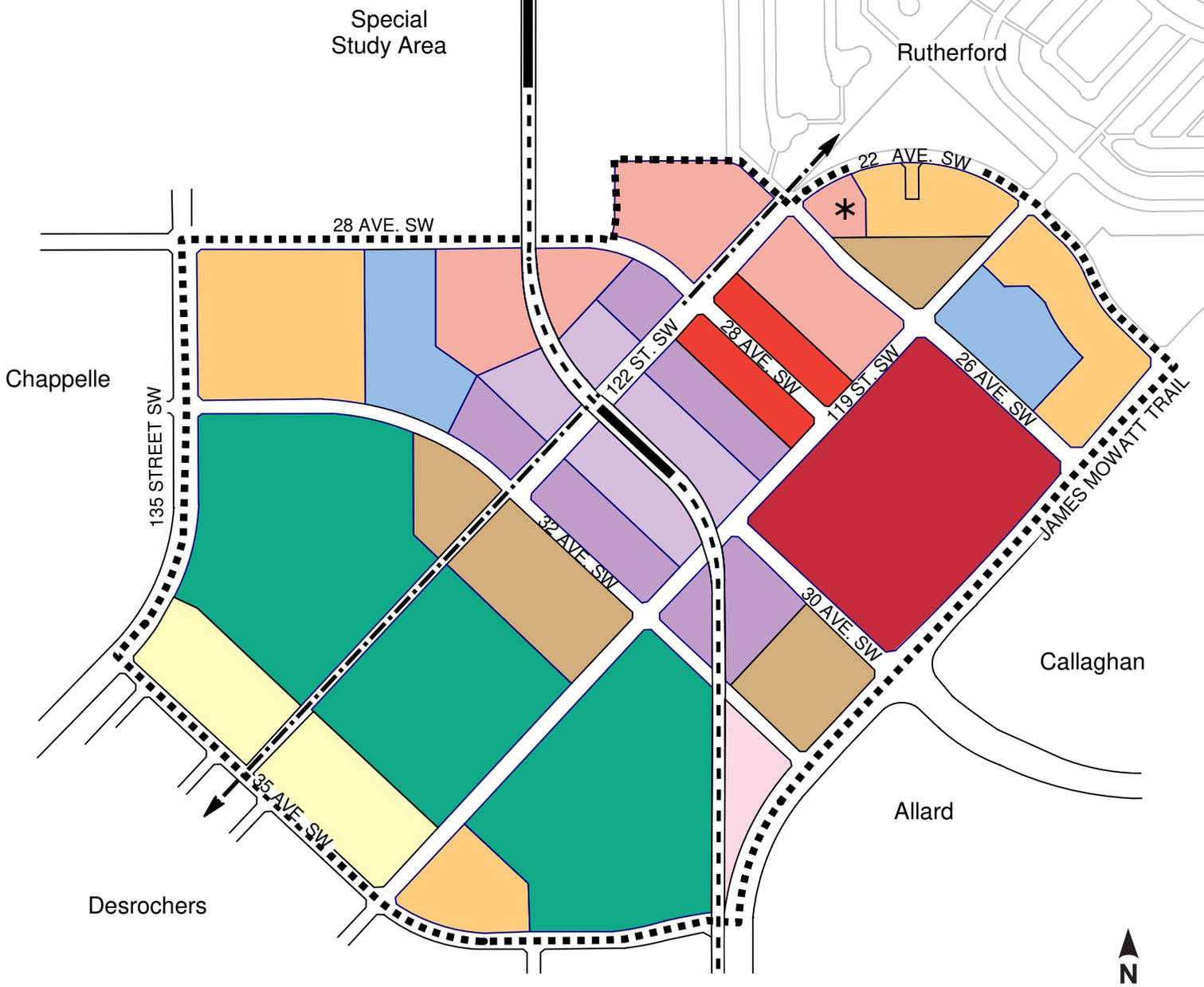
Student Generation Statistics

| Level | Public | Separate | Total |
|--------------|------------|------------|------------|
| Elementary | 197 | 79 | 276 |
| Junior High | 99 | 40 | 139 |
| Senior High | 99 | 40 | 139 |
| Total | 395 | 159 | 554 |

*Landowners may enter into discussions with the City regarding the LRT station and corridor (i.e. purchase vs. dedication) at the subdivision stage.

** Areas dedicated to Municipal Reserve to be confirmed by legal survey.

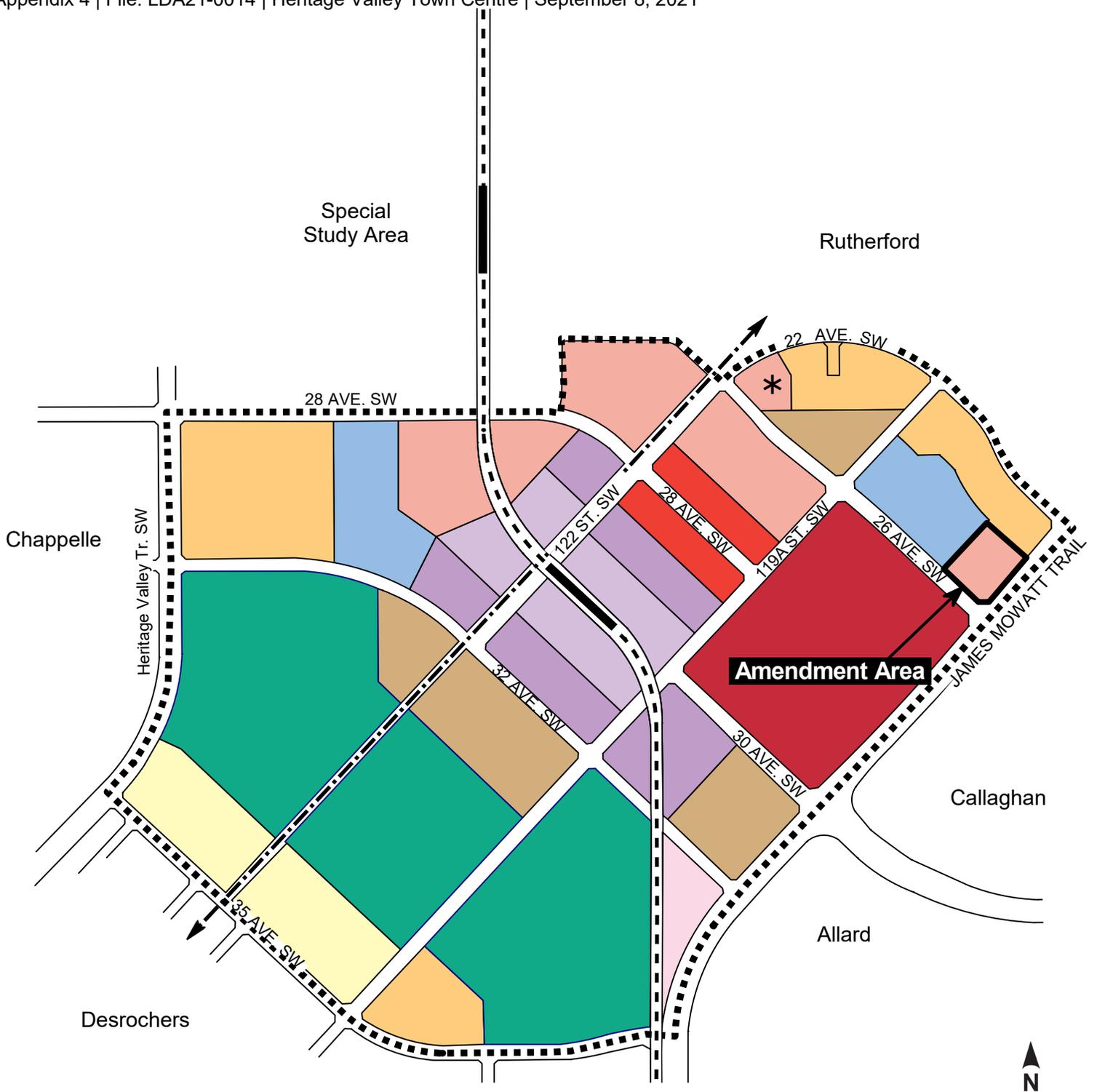
***MU LRT 1, MU LRT 2 and MU are assumed to be fully built out as high density residential. Actual development is expected to include a mix of uses.



BYLAW 19333
HERITAGE VALLEY TOWN CENTRE
 Neighbourhood Area Structure Plan
 (as amended)

- | | | | | | |
|--|-------------------------|---|--------------------------------|---|-------------------------------|
|  | Town Centre Commercial |  | Low Density Residential |  | Light Rail Transit Station |
|  | Neighborhood Commercial |  | Medium Density Residential |  | Oil/Gas Pipeline Right-of-Way |
|  | Main Street Retail |  | High Density Residential |  | Fire Station |
|  | Mixed Uses |  | Stormwater Management Facility |  | NASP Boundary |
|  | Mixed Uses LRT 1 |  | District Activity Park | | |
|  | Mixed Uses LRT 2 |  | Light Rail Transit Corridor | | |

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.



**BYLAW 19852
AMENDMENT TO
HERITAGE VALLEY TOWN CENTRE
Neighbourhood Area Structure Plan
(as amended)**

- | | | | | | |
|--|-------------------------|---|--------------------------------|---|-------------------------------|
|  | Town Centre Commercial |  | Low Density Residential |  | Light Rail Transit Station |
|  | Neighborhood Commercial |  | Medium Density Residential |  | Oil/Gas Pipeline Right-of-Way |
|  | Main Street Retail |  | High Density Residential |  | Fire Station |
|  | Mixed Uses |  | Stormwater Management Facility |  | NASP Boundary |
|  | Mixed Uses LRT 1 |  | District Activity Park |  | Amendment Area |
|  | Mixed Uses LRT 2 |  | Light Rail Transit Corridor | | |

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.

APPLICATION SUMMARY

INFORMATION

| | |
|-------------------------------------|--|
| Application Type: | Plan Amendment, Rezoning |
| Bylaw | 19852 |
| Charter Bylaw: | 19853 |
| Location: | North of James Mowatt Trail SW, and east of 26 Avenue SW |
| Address: | 11804 - 26 Avenue SW |
| Legal Description: | Lot 6, Block 2, Plan 1522818 |
| Site Area: | 0.81 ha |
| Neighbourhood: | Heritage Valley Town Centre |
| Notified Community Organization(s): | Blackmud Creek and Heritage Point Community Leagues |
| Applicant: | Derek Macdonald; ISL Engineering and Land Services Ltd. |

PLANNING FRAMEWORK

| | |
|------------------|--|
| Current Zone: | (RA7) Low Rise Apartment Zone |
| Proposed Zone: | (DC2) Site Specific Development Control Provision |
| Plan in Effect: | Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) |
| Historic Status: | None |

| | |
|--------------|-----------------------|
| Written By: | Sean Conway |
| Approved By: | Tim Ford |
| Branch: | Development Services |
| Section: | Planning Coordination |