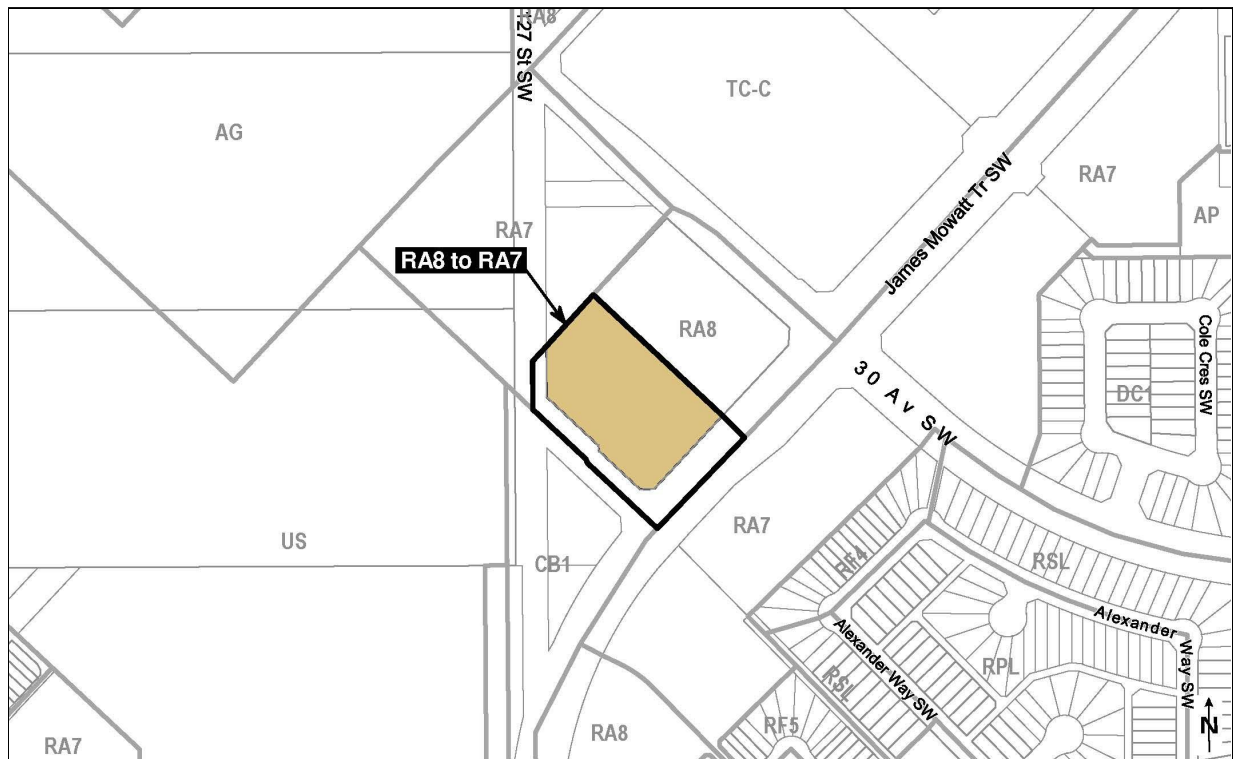




ADMINISTRATION REPORT **REZONING & PLAN AMENDMENT** HERITAGE VALLEY TOWN CENTRE

11806 - 32 Avenue SW

To allow for low rise, multi-unit housing.



Recommendation: That Bylaw 19910 to amend Heritage Valley Town Centre Neighbourhood Area Structure Plan and Charter Bylaw 19903 to amend the Zoning Bylaw from (RA8) Medium Rise Apartment Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will continue to provide a variety of housing choices in the Heritage Valley Town Centre neighbourhood;
- it will be compatible with surrounding and planned land uses; and
- it will facilitate the orderly development of the Heritage Valley Town Centre neighbourhood.

Report Summary

This application was submitted by Stantec Ltd. on June 10, 2021, and proposes to change the designation of a 1.1 hectare site from (RA8) Medium Rise Apartment Zone to (RA7) Low Rise Apartment Zone. The RA7 Zone allows for the development of medium rise Multi-unit Housing up to 16 metres in height (approximately four storeys) with limited opportunities for commercial activities at grade.

An amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) is proposed to redesignate the site from High Density Residential to Medium Density Residential to align with the proposed rezoning.

The Application

1. **BYLAW 19910** proposes to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) by redesignating the 1.1 hectare site from High Density Residential to Medium Density Residential. This bylaw will amend Figures 3 & 6, Policy 3.3.9, and update land use statistics within the NASP to reflect the proposed rezoning.
2. **CHARTER BYLAW 19903** proposes to rezone the site from (RA8) Medium Rise Apartment Zone to (RA7) Low Rise Apartment Zone. The proposed RA7 zone will allow for low rise, multi-unit housing with a maximum height of 16.0 meters (approximately four storeys).

Site and Surrounding Area

The subject site is a large 1.1 ha undeveloped property located west of the intersection of 30 Avenue and James Mowatt Trail SW. Abutting the site to the north, east and south is zoning which permits the development of low and medium rise apartments. While this site, and others north of James Mowatt Trail, are undeveloped, recently constructed apartment buildings and row houses are located directly to the south (across James Mowatt Trail). Commercial land is located southwest of the site and, across 127 Street SW, is the future district park which is designated (US) Urban Services Zone.



AERIAL VIEW OF APPLICATION AREA

EXISTING ZONING		CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RA8) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RA8) Medium Rise Apartment Zone & (RA7) Low Rise Apartment Zone • (TC-C) Heritage Valley Town Centre Commercial Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land • Undeveloped land
East	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Row Housing & Apartment Buildings
South	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Apartment Buildings
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (CB1) Low Intensity Business Zone • (US) Urban Services Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land • Undeveloped land

Planning Analysis

This site was originally zoned (RA7) Low Rise Apartment until it was rezoned to (RA8) Medium Rise Apartment Zone at the June 23, 2020 Public Hearing. This application seeks to return the site to its previous zoning to allow for the development of low rise apartment housing.

This site is well located to accommodate residential density due to its location along an arterial road and major connection through the neighbourhood (James Mowatt Trail), and the future Capital Line South LRT Station approximately 200 metres to the north. Future amenities will be

located directly to the west with a commercial site across 32 Avenue, and the district park across 127 Street.

The RA7 zone is complementary to other surrounding uses which permit development of low and medium rise apartment buildings. Permitted and Discretionary Uses (including commercial uses) within the proposed RA7 zone are the same as in RA8, as are other regulations such as setbacks, stepbacks, and design details. While this application represents a decrease in potential built form through a reduction in height and Floor Area Ratio, it should be noted that there are no maximum densities within either of the RA7 and RA8 zones.

RA8 & RA7 COMPARISON SUMMARY

	RA8 <i>Current</i>	RA7 <i>Proposed</i>
Principal Building	Multi-unit Housing	Multi-unit Housing
Density	minimum 75 du/ha maximum: none	minimum 45 du/ha maximum: none
Maximum Height	23.0 m	14.5 m / 16.0 m
Maximum Floor Area Ratio	3.0 - 3.3 ^x	2.3 - 2.5 ^x
Minimum Setbacks and Stepbacks		
Front Setback 32 Avenue SW	4.5 m	4.5 m
Interior Side Setback	1.2 m ^y	1.2 m ^y
Flanking Side Setback James Mowatt Trail	3.0 m	3.0 m
Rear Setback	7.5 m	7.5 m
Commercial Uses	Limited Commercial Uses at Grade	Limited Commercial Uses at Grade
Notes: ^x Maximum Floor Area Ratio may be increased where a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m ² and The average number of bedrooms in these Dwellings is at least 3. ^y For buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 3.0 m from the Side Lot Line		

PLANS IN EFFECT

The general development concept of the **Heritage Valley Town Centre NASP** is to locate higher intensity mixed use development close to the future LRT Station, transitioning to lower intensity uses on the edge of the neighbourhood. This is reflected in the current designation of the site, which is for the development of Multi-Unit Housing.

While this application will result in a slight reduction to the development intensity of the site by redesignating it to Medium Density Residential, this proposal still conforms with the high level objectives of the plan which are to encourage a variety of housing types with a range of price points, to create a more inclusive neighbourhood.

In addition to the proposed amendment to redesignate the site, this application will also resolve an existing error within the Servicing Concept in the NASP. An administrative amendment to Figure 6 is included with this application to identify local storm trunks and correct stormwater flow arrows shown on this map.

Although this change is in general conformance with the NASP, an amendment is required to update land use statistics that reflect the change from High Density Residential to Medium Density Residential (Table 1 & Policy 3.3.8), as well as update maps and figures in the plan (Figure 3 & 6).

The proposed rezoning aligns with **the City Plan** by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries.

Technical Review

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

Community Engagement

ADVANCE NOTICE July 14, 2021	<ul style="list-style-type: none"> • Number of recipients: 142 • One response was received requesting more information on the application.
WEBPAGE	edmonton.ca/heritagevalleytcplanningapplications

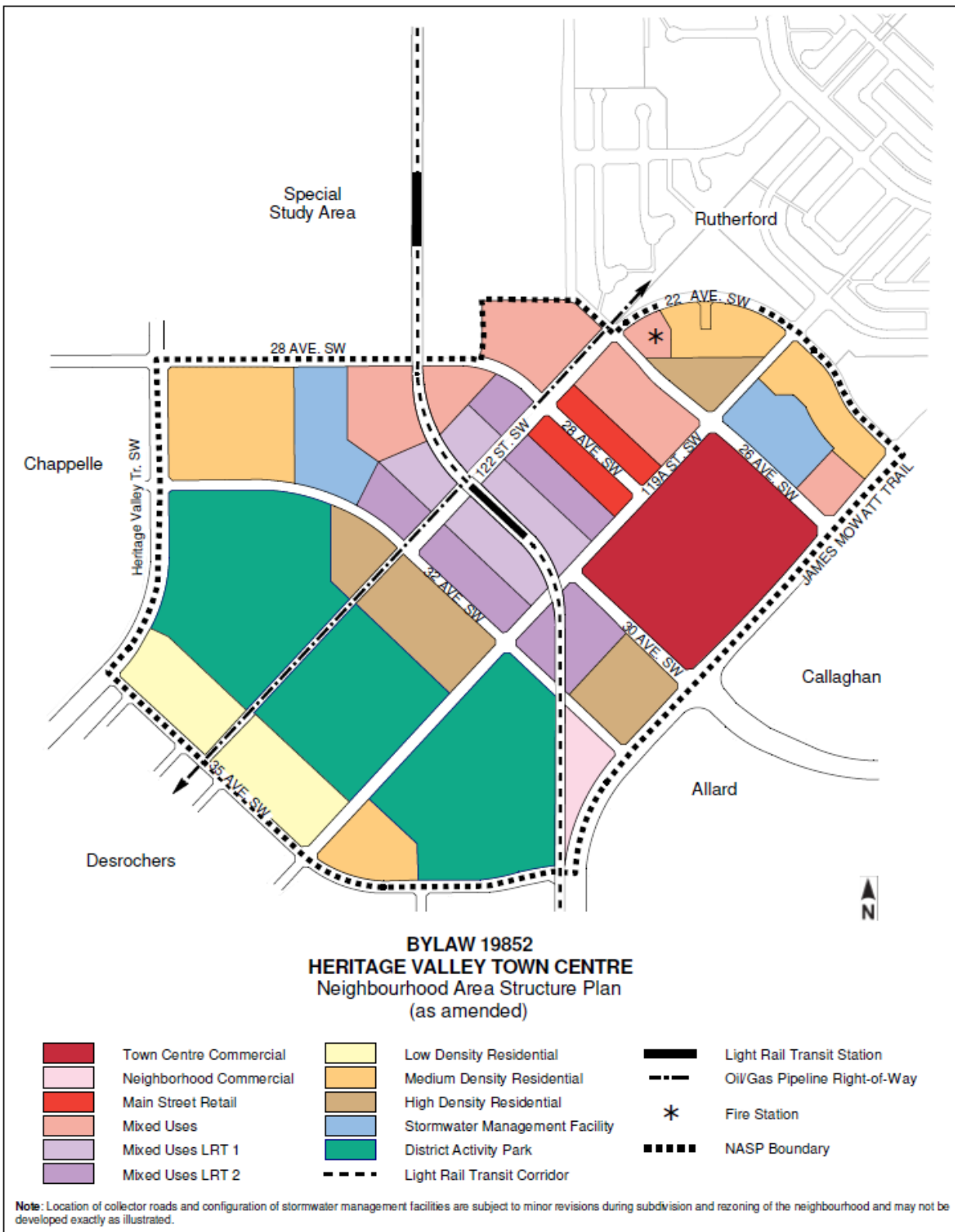
Conclusion

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

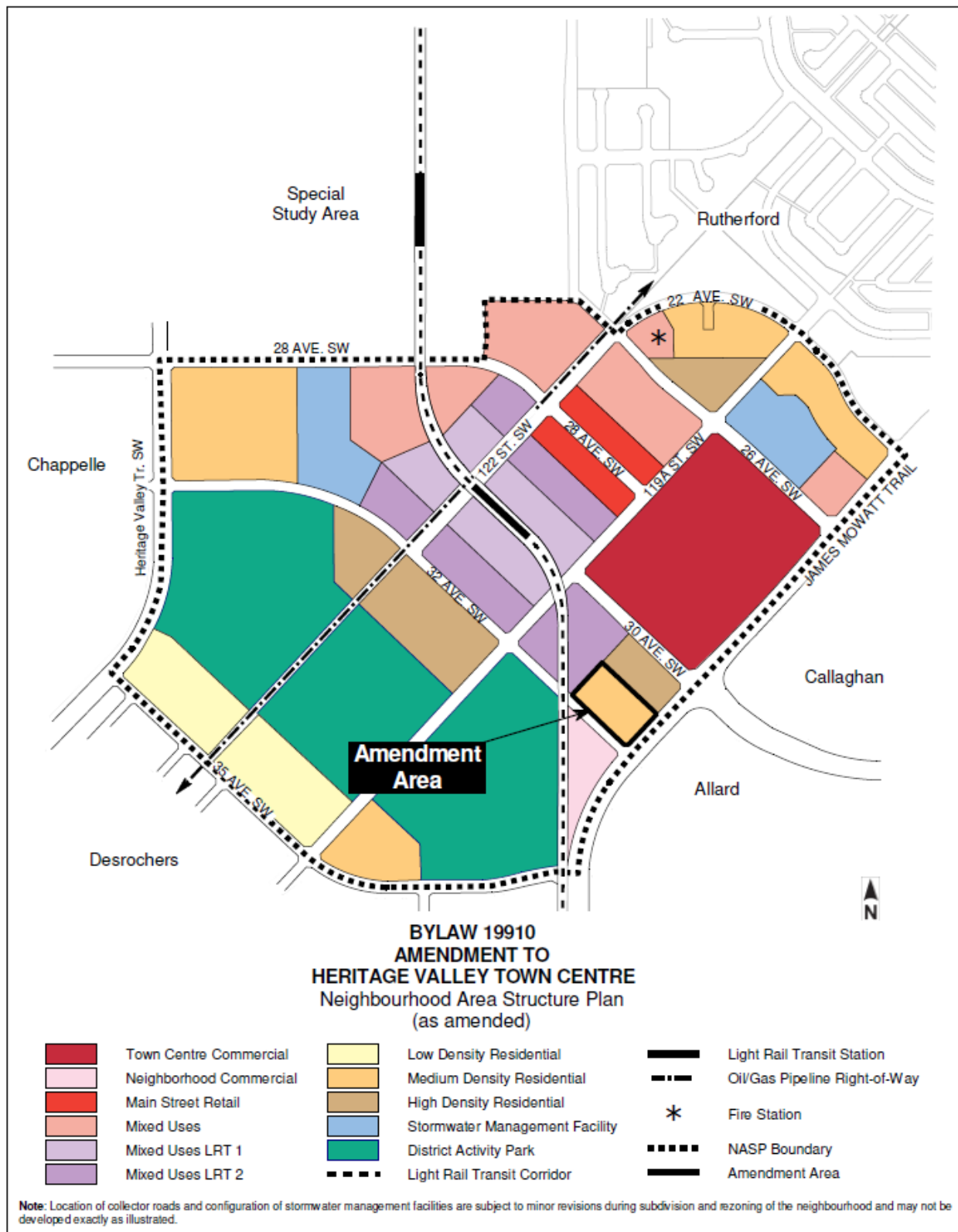
APPENDICES

- 1 Approved Heritage Valley Town Centre NASP Context Plan Map
- 2 Proposed Heritage Valley Town Centre NASP Context Plan Map
- 3 Approved Heritage Valley Town Centre NASP Land Use and Population Statistics
- 4 Proposed Heritage Valley Town Centre NASP Land Use and Population Statistics
- 5 Application Summary

APPROVED CONTEXT PLAN MAP



PROPOSED CONTEXT PLAN MAP



APPROVED LAND USE AND POPULATION STATISTICS

Table 1 - 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), Disctrict 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.

PROPOSED LAND USE AND POPULATION STATISTICS

Table 1 - Land Use and Population Statistics (Bylaw 19910)

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%
Commercial		
Town Centre Commercial	11.18	11.21%
Neighbourhood 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	6.81	225	1532	1.5	2,298	14.00%
MDR	14.21	90	1279	1.8	2,302	29.21%
LDR	6.01	25	150	2.8	421	12.35%
TOTALS	48.65		7637		12,035	100.00%

Gross Population Density	121
Net Population Density	247
Gross Unit Density	77
Net Unit Density	157

Student Generation Statistics

Level	Public	Separate	Total
Elementary	199	80	279
Junior High	100	40	140
Senior High	100	40	140
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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw:	19910
Charter Bylaw:	19903
Location:	North of 32 Avenue SW; and West of James Mowatt Trail SW
Address:	11806 - 32 Avenue SW
Legal Description:	Lot 2, Block 4, Plan 2020566
Site Area:	1.13 ha
Neighbourhood:	Heritage Valley Town Centre
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organizations:	Blackmud Creek Community League Chappelle Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RA8) Medium Rise Apartment Zone
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	Heritage Valley Town Centre Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Andrew Sherstone
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination