

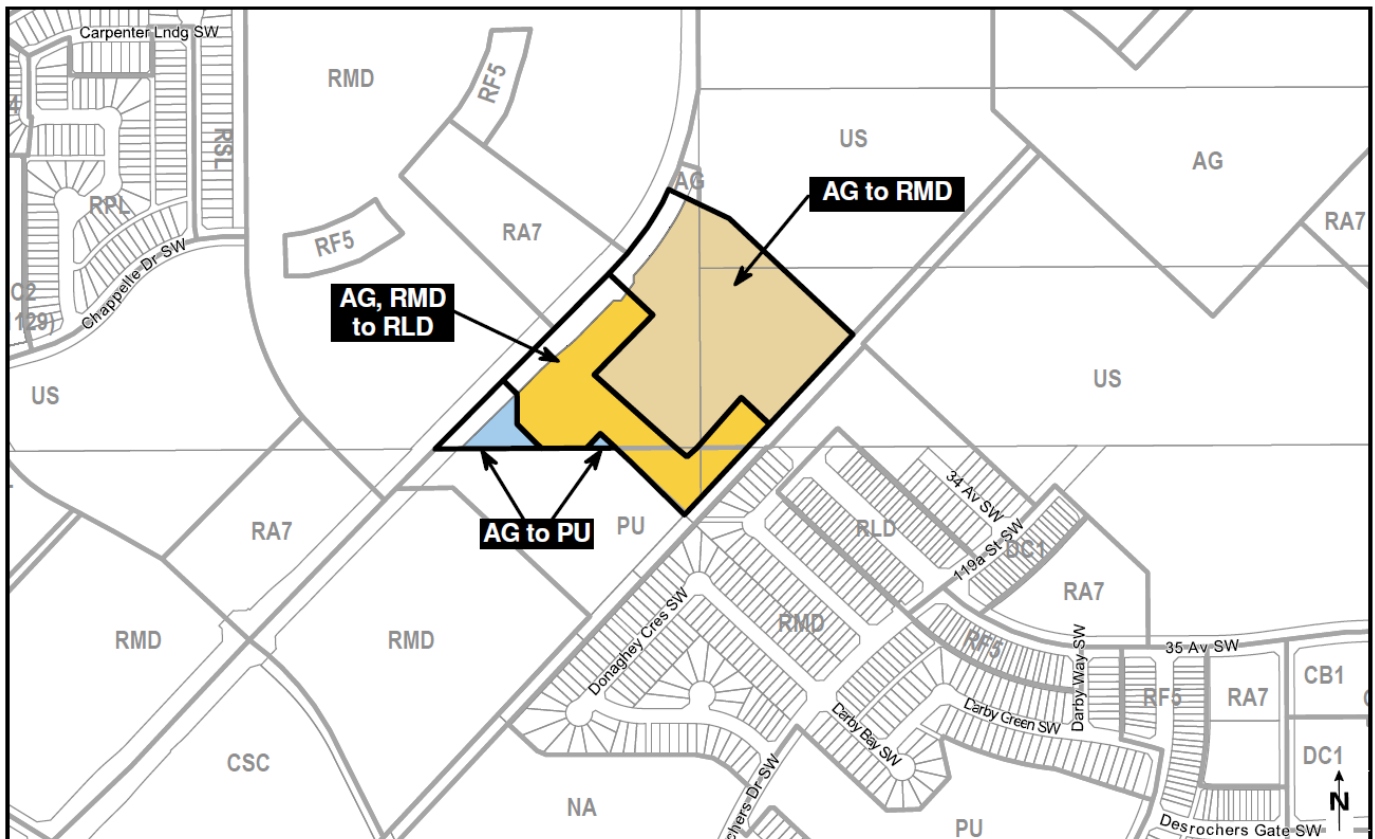
Administration Report

Desrochers & Heritage Valley Town Centre

Edmonton

2910, 3150, 3304 - 127 Street SW, 3303 - 141 Street SW, and 13505 - 28 Avenue SW

To rezone land for low density residential development and a Stormwater Management Facility.



Recommendation: That Charter Bylaw 20230 to amend the Zoning Bylaw from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, and (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- It is in conformance with the Desrochers and Heritage Valley Town Centre Neighbourhood Area Structure Plans.
- It will be compatible with existing and planned surrounding land uses.

Application Summary

CHARTER BYLAW 20230 proposes to rezone a portion of land from AG and RMD to RLD, RMD and PU for the purpose of developing low density housing and a Stormwater Management Facility (SWMF). The proposal conforms with the Desrochers and Heritage Valley Town Centre Neighbourhood Area Structure Plans (NASPs) which designate the site for Low Density Residential development and a Stormwater Management Facility (SWMF). The proposal also aligns with The City Plan.

This application was accepted from Stantec Consulting (Elise Shillington) on behalf of Brookfield Residential (Alberta) LP, on April 18, 2022.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because:

- the proposal conforms to the statutory plans (NASPs)
- no responses were received from the Advance Notice Postcard

The Basic Approach included the following techniques:

Advance Notice, May 6, 2022

- Number of recipients: 360
- Number of responses with concerns: 0

Webpage

- edmonton.ca/desrochersplanningapplications
- edmonton.ca/heritagevalleytcplanningapplications

No formal feedback or position was received from the Blackmud Creek, Heritage Point, and Chappelle Community Leagues at the time this report was written.

Site and Surrounding Area

The subject site is undeveloped and is 7.87 hectares in area, and is located north of Donaghey Crescent SW and east of Chappelle Drive SW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(US) Urban Services Zone	Undeveloped land
East	(US) Urban Services Zone (RMD) Residential Mixed Dwelling Zone	Undeveloped land Undeveloped land
South	(PU) Public Utility Zone (RMD) Residential Mixed Dwelling Zone	Stormwater Management Facility Low density housing
West	(RMD) Residential Mixed Dwelling Zone (RA7) Low Rise Apartment Zone	Undeveloped land Undeveloped land

Planning Analysis

Plans in Effect

The proposal to rezone the site conforms with the Desrochers and Heritage Valley Town Centre Neighbourhood Area Structure Plans (NASPs) which designate the site for Low Density Residential development and a Stormwater Management Facility (SWMF). The proposed rezoning aligns with The City Plan by accommodating future growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

Land Use Compatibility

The application to rezone the subject site from AG and RMD to RLD, RMD, and PU. The RLD & RMD Zones allow for a range of low density housing while the PU Zone will allow for the development of a Stormwater Management Facility.

With the exception of the US and PU Zoned parcels adjacent to the site, all areas surrounding the subject site are zoned for residential uses. The NSP designates the south and the west for low and medium density residential development. The proposed RLD, RMD, and PU Zones will be compatible with the existing and future surrounding development.

Technical Review

Transportation

Development Services is committed to working with the Heritage Valley and Windermere owners groups to develop a staged construction plan to upgrade Ellerslie Road SW to a four-lane divided arterial roadway between 135 Street SW and 170 Street SW to accommodate current traffic volumes. Current / future subdivisions in the area will be conditioned with the construction of two urban lanes of Ellerslie Road SW, including a new bridge structure and construction of the north two lanes from 141 Street SW to the Ambleside Eco Station, until a Servicing Agreement for this first stage of construction has been signed.

Development Services will continue to work with the area developers and review roadway priorities to support developments within the Heritage Valley and Windermere area. Arterial construction, including the construction of Heritage Valley Trail SW, will be conditioned with the subdivision of the subject site and surrounding land.

Transit

There is currently no bus service to this portion of Desrochers. Bus routes will operate on 35 Avenue SW and Heritage Valley Trail SW in the future.

ETS does provide bus service nearby (Routes 719 and 721) to built-out parts of Desrochers and Chappelle.

No mass transit bus routes are proposed for Desrochers or Chappelle in the mass transit network associated with the 1.25 million population scenario of The City Plan.

The Capital Line South LRT will eventually extend to Desrochers, with a stop located roughly at the intersection of Desrochers Gate SW and James Mowatt Trail SW. There is currently no scheduled date of construction for this extension.

Drainage

The Neighbourhood Design Report provides a plan for sanitary and stormwater servicing as development proceeds in the Heritage Valley neighbourhood. The NDR identifies infrastructure requirements and staging information to facilitate orderly development through future rezoning and subdivision approvals.

Sanitary sewer servicing is proposed to be provided through the installation of new sanitary sewer mains at the owner/developer's cost. Sanitary servicing for the proposed development will connect to an existing sanitary sewer located within a walkway just northeast of Dixon Landing constructed as part of previous stages of development.

Stormwater servicing requires connection to an existing storm sewer leading into a Stormwater Management Facility constructed as part of previous stages of development.

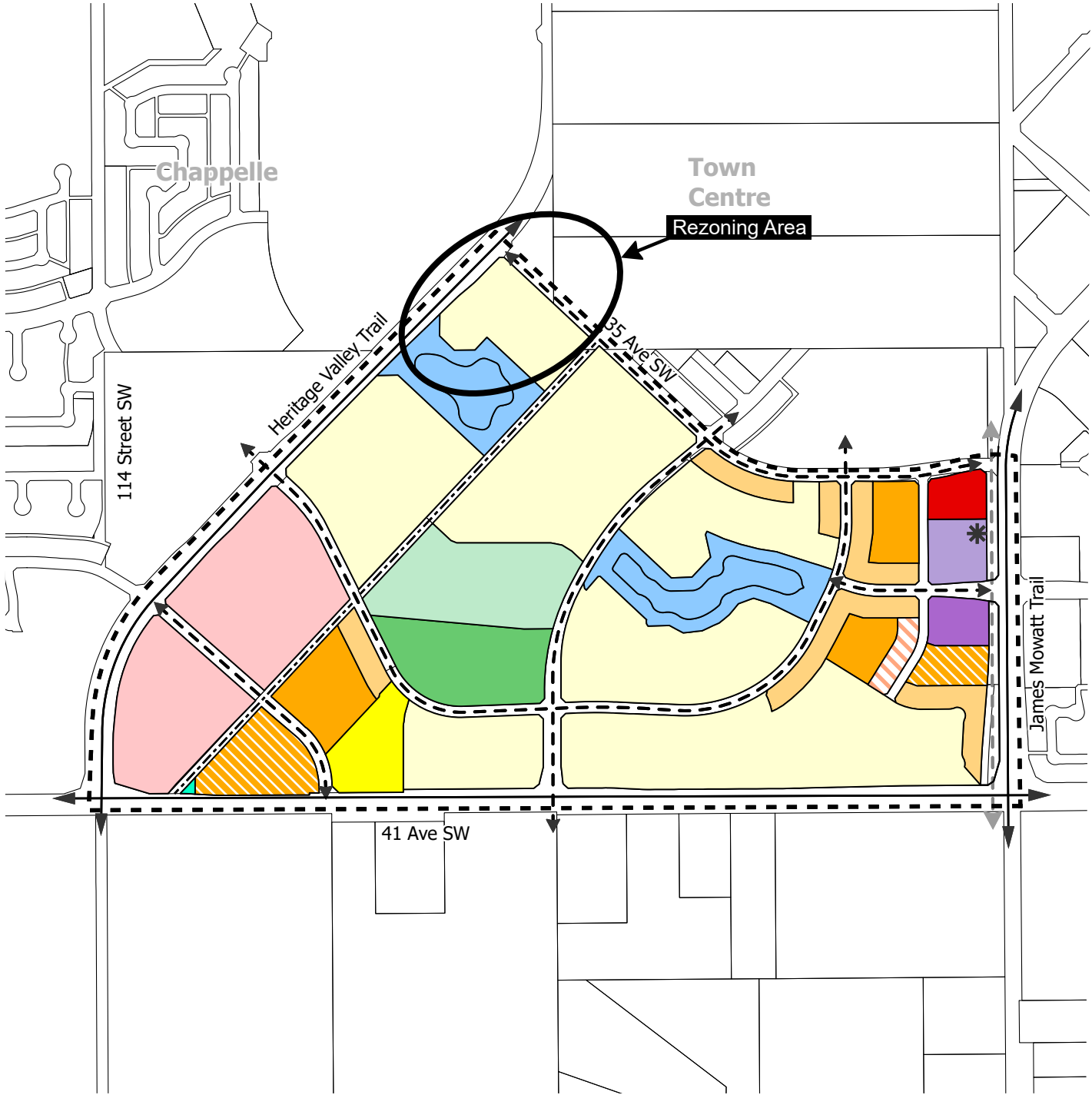
EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

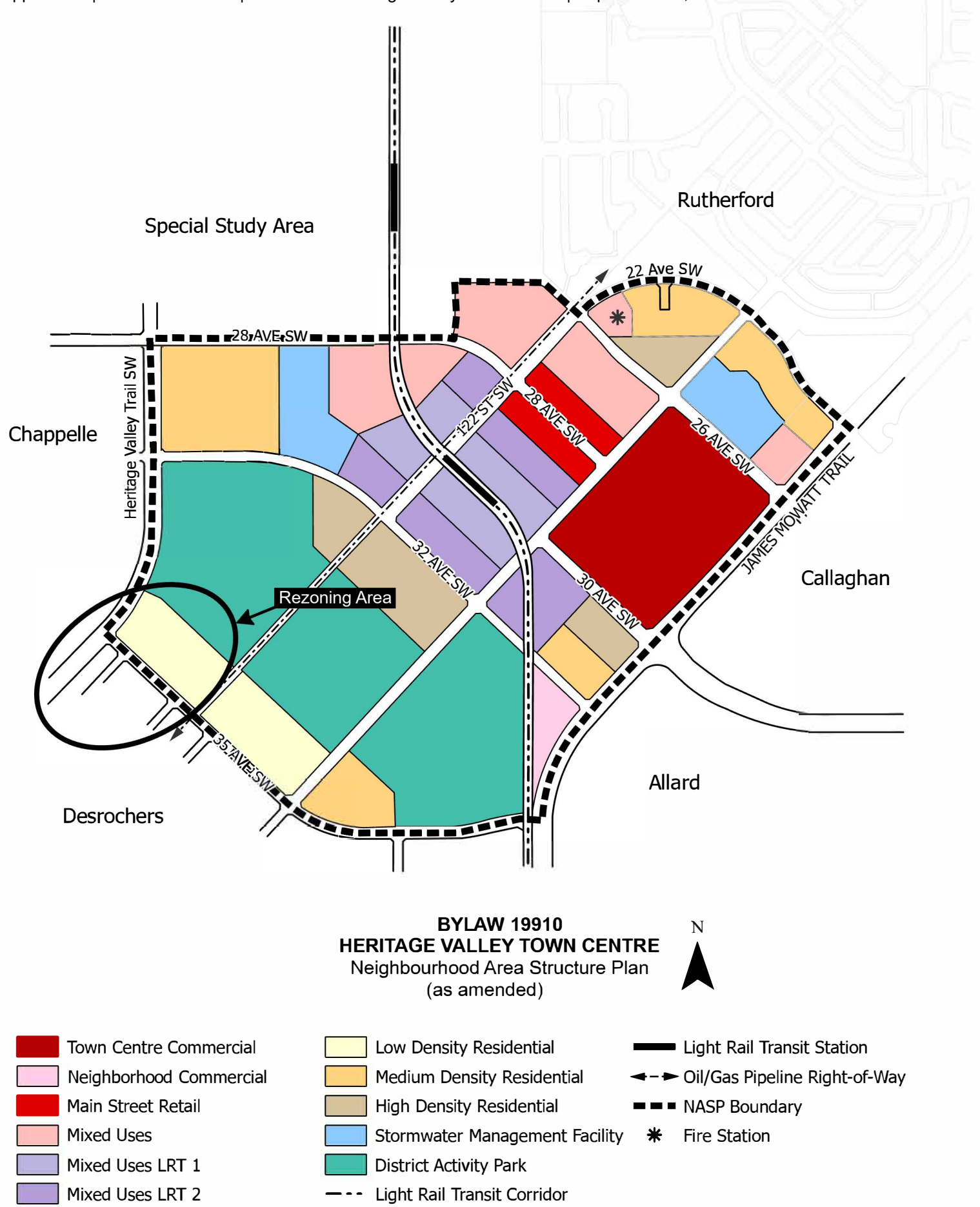
- 1 - Context Plan Map (Desrochers NASP)
- 2 - Context Plan Map (Heritage Valley Town Centre NASP)
- 3 - Application Summary



**BYLAW 19602
DESROCHERS**
Neighbourhood Area Structure Plan
(as amended)

- | | | |
|---|---------------------------------------|--------------------------|
| Low Density Residential | Community Commercial | Arterial Roadway |
| Row Housing | Mixed Use LRT 1 | Collector Roadway |
| Row Housing / Stacked Rowhousing (Direct Control) | Mixed Use LRT 2 | LRT Route / Right-of-Way |
| Low Rise / Medium Density Units | Stormwater Management Facility (SWMF) | NASP Boundary |
| High Density Residential | PUL | Pipeline Right-of-Way |
| Shallow Lot Residential (Direct Control) | Natural Area | LRT Station |
| Neighbourhood Commercial | School / Park Site | |

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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Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20230
Location:	North of Donaghey Crescent SW and east of Chappelle Drive SW
Addresses:	2910, 3150, 3304 - 127 Street SW, 3303 - 141 Street SW, and 13505 - 28 Avenue SW
Legal Description(s):	a portion of Lot 1, Block B, Plan 2221011, portions of Lot C & D, Plan 1711MC, a portion of SW-13-51-25-4, and a portion of SE-13-51-25-4
Site Area:	7.87 ha
Neighbourhood:	Desrochers & Heritage Valley Town Centre
Ward:	Ipiihkoohkanipiaohtsi Ward
Notified Community Organizations:	Blackmud Creek, Heritage Point, and Chappelle Community Leagues
Applicant:	Elise Shillington; Stantec

Planning Framework

Current Zones:	(AG) Agricultural Zone, (RMD) Residential Mixed Dwelling Zone
Proposed Zones:	(RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, and (PU) Public Utility Zone
Plan(s) in Effect:	Desrochers Neighbourhood Area Structure Plan (NASP) 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