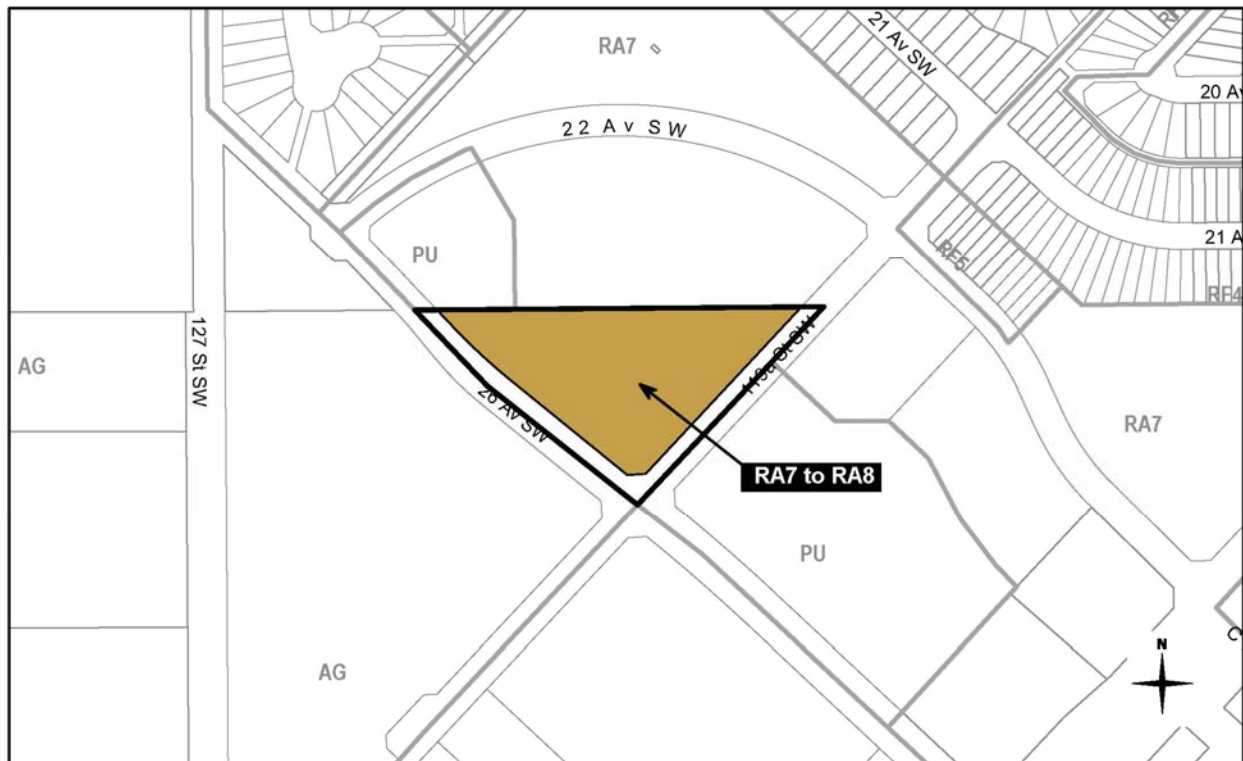




PLAN AMENDMENTS AND REZONING HERITAGE VALLEY TOWN CENTRE

11960-26 Avenue SW

To allow for the development of medium rise apartment uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it:

- Adds diversity to existing housing forms in the neighbourhood;
- Provides an opportunity for higher density residential development near a developing commercial town centre and a future LRT station location; and
- Is a transition in uses between adjacent low-rise apartment development to the north and future mixed uses and more intensive commercial uses to the south.

THE APPLICATION

The purpose of the proposed Resolution and Bylaws is to accommodate a higher density residential form of development in close proximity to the developing commercial town centre and future LRT station. The proposed rezoning will allow approximately 2 additional storeys of residential development to what is currently allowed under the existing low rise apartment zoning, to a maximum of 23 m (approximately 6 storeys).

1. RESOLUTION to amend the Heritage Valley Servicing Concept Design Brief (SCDB) by updating Land Use Population Statistics in the Heritage Valley Town Centre Neighbourhood.
2. BYLAW 18068 to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) to redesignate land uses from Medium Density Residential to High Density Residential Uses, and update associated text, figures and statistics accordingly.
3. BYLAW 18069 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone in the northern portion of the Heritage Valley Town Centre Neighbourhood to allow for the development of medium rise apartment housing.

The proposed changes to the SCDB and NASP statistics for the Heritage Valley neighbourhood include the following:

- A decrease the area of land designated for Medium Density Residential by 1.32 ha and a corresponding reduction in the number of units by 119; and
- An increase the area of land designated for High Density Residential by 1.32 ha and a corresponding increase in the number of units by 297 units.

Appropriate text, statistics and map revisions are proposed accordingly.

SITE AND SURROUNDING AREA

The subject site is located north of 26 Avenue SW and east of 127 Street SW, in an area currently zoned predominately for low rise apartments and is adjacent to the developing commercial town centre in the Heritage Valley Neighbourhood. It is in proximity to a future LRT station, just beyond a 400 m radius of its planned location. There is a storm water management facility east of the subject area and a fire station to the north.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone	<ul style="list-style-type: none"> • Vacant lot
CONTEXT		
North	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Low Rise Apartments • Fire Station
East	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Vacant lot • Storm Water Management Facility
South	<ul style="list-style-type: none"> • (TC-C) Town Centre Commercial Zone 	<ul style="list-style-type: none"> • Developing commercial uses including a built large format grocery store
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Vacant Lot

PLANNING ANALYSIS

The proposed plan amendments and rezoning conform with the intent of the Heritage Valley SCDB amendment that designates the site for residential uses. The proposal increases residential densities and provides more housing options within close proximity to the commercial town centre and future LRT station locations, supported in the SCDB and NASP.

A comparison of key Zoning Bylaw regulations of the RA7 zone and RA8 zone are as follows:

Zoning Regulation	Existing RA7 Zone	Proposed RA8 Zone	Net Change
Maximum no. of units allowed per hectare	125	224	+99
Maximum no. of units allowed on the site*	165	295	+130
Maximum height allowed (meters)	16 (~ 4 storeys)	23 m (~ 6 storeys)	+7 m (~ 2 storeys)

* Considering overall gross site area

The increase in density is compatible with surrounding land uses and serves as a transition between low rise apartments to the north and the designated mixed residential commercial site and more intensive commercial town centre uses to the south.

TECHNICAL REVIEW

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

PARKING

The subject site falls just beyond a 400 m radius around the future Heritage Valley LRT station location. Land use proposals within that radius may be considered for on-site parking relaxations under the City's Transit Oriented Development (TOD) Guidelines, when a development permit is applied for. As such, there is a strong case not to provide a parking variance for development proposed on the subject site and that notice to adjacent landowners is required when a development permit is applied for that proposes relaxation of on-site parking requirements.

PUBLIC ENGAGEMENT

ADVANCE NOTICE March 22, 2017	<ul style="list-style-type: none"> • Number of recipients: 396 • Number of responses with concerns: 5 • Comments included: <ul style="list-style-type: none"> ○ Lack of on-site parking for existing apartments ○ Lack of on-street parking for residents ○ Concern that on-site parking will be relaxed and there will be an increase in demand for limited parking ○ Poor quality construction practices in the area • Administration confirmed that a TOD parking variance was not granted for the existing apartment complex to the north existing and that a Parking Impact Assessment
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	<p>would be required by the developer if a development permit is applied for that proposes a reduction in parking.</p> <ul style="list-style-type: none"> • Administration also provided information that standards building code requirements are applied at the development and building permit stages.
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEB PAGE May 18, 2017	<ul style="list-style-type: none"> • Web page planning application information included a comparison of the RA7 and RA8 zones.

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved Heritage Valley SCDB Land Use and Population Statistics
- 2 Proposed Heritage Valley SCDB Land Use and Population Statistics
- 3 Approved Heritage Valley Town Centre NASP Land Use and Population Statistics – Bylaw 15564
- 4 Proposed Heritage Valley Town Centre NASP Land Use and Population Statistics – Bylaw 18068
- 5 Approved Heritage Valley Town Centre NASP – Bylaw 15564
- 6 Proposed Heritage Valley Town Centre NASP – Bylaw 18068
- 7 Application Summary

APPROVED HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF LAND USE AND POPULATION STATISTICS

																	Units				POPULATION				
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR		MDR	HDR	Total	
MacEwan	111		5		3		103			4		4		3	21	8			65	1,118	616	225	1,959	6,165	
Richford	55	10	1				43							2	7				35	352	97	246	695	1,901	
Blackmud Creek	101	18			3		80			7		4		3	18	6		11	31	635	154		789	2,656	
Rutherford	219		4	2			214			20		2		8	39				144	2,815	2,457	128	5,400	12,841	
Town Centre	119		2	2	15		100			30	14			5			22		29	150	1,605	5,684	7,439	11,835	
Callaghan	84				7		77			4				4	13			1	56	832	1,122		1,955	6,225	
Cashman	60	14			2		44			4		3	25	1	7		4				360			360	540
Cavanagh	147	30			4	26	87			8		1		5	13				59	1,187	1,022		2,209	5,219	
Allard	164	9			7		147			13		1		6	26			2	99	1,932	1,284	504	3,719	8,801	
Desrochers	110		2	1	8		99			9		16		7	20				47	785	1,074	208	2,067	4,674	
Chappelle	462	39	20		12		391			29		9		20	83				246	4,520	4,142	371	9,033	21,645	
Hays Ridge	197	66*	5		7		118			10		5		2	16			22	62	1,242	639		2,199	5,253	
Paisley	65		4		3		58			5				3	13				36	774	513		1,287	3,091	
Graydon Hill	89	3	1		5		79	15	33	8				2	5				16	340	218		558	1,345	
NHBD 14	108	1	5			102																			
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	59	25	71	281	14	26	36	924	16,682	15,303	7,366	39,669	92,191	

Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy C542). These parcels are not Environmental Reserve.

PROPOSED HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF LAND USE AND POPULATION STATISTICS

Heritage Valley Servicing Concept Design Brief Proposed Land Use and Population Statistics

																		Units				POPULATION		
	Gross Area	Creeks/Ravines (ER)	Pipelines/Electrical ROW	Transit ROW	Arterial Road Widening	Special Study (Provincial Land)	GDA	Special Study (Graydon Hill)	Cemetery	School/Parks	District Campus	Commercial	Business Employment	SWMF	Circulation	Institutional	Mixed Use	Other	Residential	LDR	MDR		HDR	Total
MacEwan	111		5		3		103			4		4		3	21	8			65	1,118	616	225	1,959	6,165
Richford	55	10	1				43							2	7				35	352	97	246	695	1,901
Blackmud Creek	101	18			3		80			7		4		3	18	6		11	31	635	154		789	2,656
Rutherford	219		4	2			214			20		2		8	39				144	2,815	2,457	128	5,400	12,841
Town Centre	119		2	2	15		100				30	14		5			22		29	150	1,486	5,981	7,617	12,068
Callaghan	84				7		77			4				4	13			1	56	832	1,122		1,955	6,225
Cashman	60	14			2		44			4		3	25	1	7		4				360		360	540
Cavanagh	147	30			4	26	87			8		1		5	13				59	1,187	1,022		2,209	5,219
Allard	164	9			7		147			13		1		6	26			2	99	1,932	1,284	504	3,719	8,801
Desrochers	110		2	1	8		99			9		16		7	20				47	785	1,074	208	2,067	4,674
Chappelle	462	39	20		12		391			29		12	3	20	83				241	4,511	3,711	371	8,593	20,801
Hays Ridge	197	66*	5		7		118			10		5		2	16			22	62	1,242	639		2,199	5,253
Paisley	65		4		3		58			5				3	13				36	774	513		1,287	3,091
Graydon Hill	89	3	1		5		79	15	33	8				2	5				16	340	218		558	1,345
NHBD 14	108	1	5			102																		
TOTAL	2,091	190	49	5	77	128	1,640	15	33	121	30	62	28	71	281	14	26	36	920	16,673	15,290	7,663	39,960	92,638

Note: *Includes 2.77 hectares of road right of way. The 0.81 hectares are remnant parcels that are located between the Urban Development Line and top of Bank roadway as shown in the Hays Ridge Land Use Concept (designated as Public Upland Areas). The additional 1.96 hectares is Top of Bank Road right of way which is excluded from Gross Developable Area (City Policy CS42). These parcels are not Environmental Reserve.

**APPROVED HERITAGE VALLEY TOWN CENTRE NEIGHBOURHOOD AREA STRUCTURE PLAN:
LAND USE AND POPULATION STATISTICS** (Bylaw 15564, November 8, 2010)

LAND USE	Area (ha)	% of GDA
Gross Area	118.85	
Arterial Roadways	3.33	2.8%
Primary Streets	11.84	10.0%
LRT Station*	1.97	1.7%
LRT Corridor*	0.35	0.3%
Pipeline R-O-W	1.62	1.4%
Gross Developable Area	99.74	100.0%
Commercial		
Town Centre Commercial	11.18	11.2%
Main Street Retail	2.58	2.6%
Parkland, Recreation, School (Municipal Reserve) District Activity Park**	30.00	30.1%
Mixed Uses		
Fire Station	0.61	0.6%
Infrastructure / Servicing		
Stormwater Management Facility	5.43	5.4%
Total	49.80	49.9%
Net Residential Area	49.94	50.1%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT, AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Mixed Uses LRT 1	5.24	275	1,441	1.50	2,162	10%
Mixed Uses LRT 2	7.37	225	1,658	1.50	2,487	15%
Mixed Uses	9.01	175	1,577	1.50	2,365	18%
High Density Residential						
Medium to High Rise Units	4.48	225	1,008	1.50	1,512	9%
Medium Density Residential						
Low Rise/Medium Density Housing	17.83	90	1,605	1.80	2,888	36%
Low Density Residential						
Single/Semi-Detached	6.01	25	150	2.80	421	12%
	49.94		7,439		11,835	100%

Gross Population Density:	118.7		
Net Population Density:	237.0		
Gross Unit Density:	132.9		
Net Unit Density:	149.0		
LDR / MDR / HDR Ratio:***	2.02%/	21.57%/	76.41%/

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

* Land owners 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 Reserves 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 HERITAGE VALLEY TOWN CENTRE NEIGHBOURHOOD AREA
STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18068**

Table 1: Land Use and Population Statistics

LAND USE	Area (ha)		% of GDA
Gross Area	118.85		
Arterial Roadways	3.33	2.8%	
Primary Streets	11.84	10.0%	
LRT Station*	1.97	1.7%	
LRT Corridor*	0.35	0.3%	
Pipeline R-O-W	1.62	1.4%	
Gross Developable Area	99.74		100.0%
Commercial			
Town Centre Commercial	11.18		11.2%
Main Street Retail	2.58		2.6%
Parkland, Recreation, School (Municipal Reserve)			
District Activity Park**	30.00		30.1%
Mixed Uses			
Fire Station	0.61		0.6%
Infrastructure / Servicing			
Stormwater Management Facility	5.43		5.4%
Total	49.80		49.9%
Net Residential Area	49.94		50.1%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT, AND POPULATION

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Mixed Uses LRT 1	5.24	275	1,441	1.50	2,162	10%
Mixed Uses LRT 2	7.37	225	1,658	1.50	2,487	15%
Mixed Uses	9.01	175	1,577	1.50	2,365	18%
High Density Residential						
Medium to High Rise Units	5.8	225	1,305	1.50	1,958	12%
Medium Density Residential						
Low Rise/Medium Density Housing	16.51	90	1,486	1.80	2,675	33%
Low Density Residential						
Single/Semi-Detached	6.01	25	150	2.80	421	12%
	49.94		7,617		12,068	100%

Gross Population Density:	121.1		
Net Population Density:	241.6		
Gross Unit Density:	76.4		
Net Unit Density:	152.5		
LDR / MDR / HDR Ratio:***	1.97%/	19.51%/	78.52%/

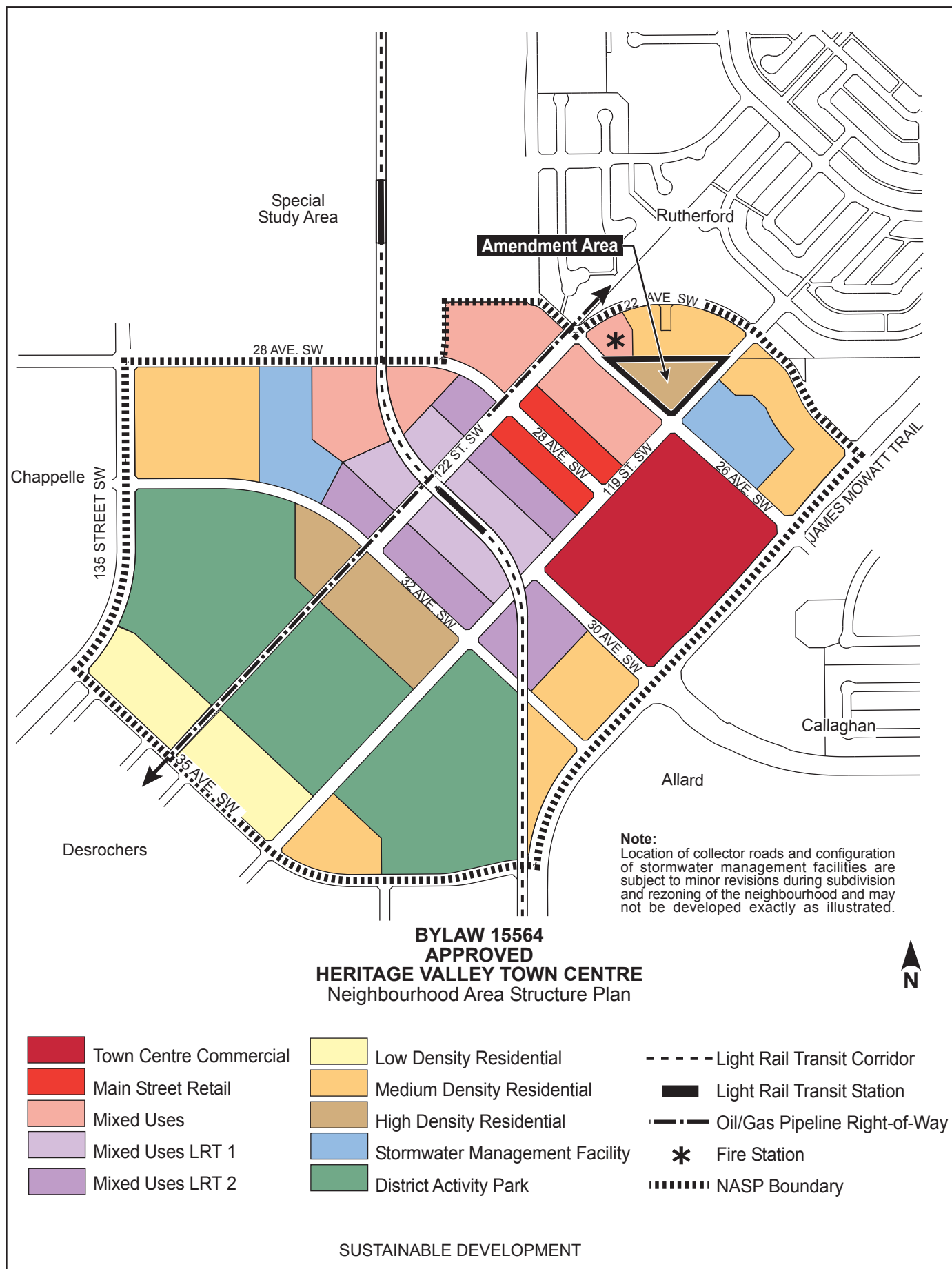
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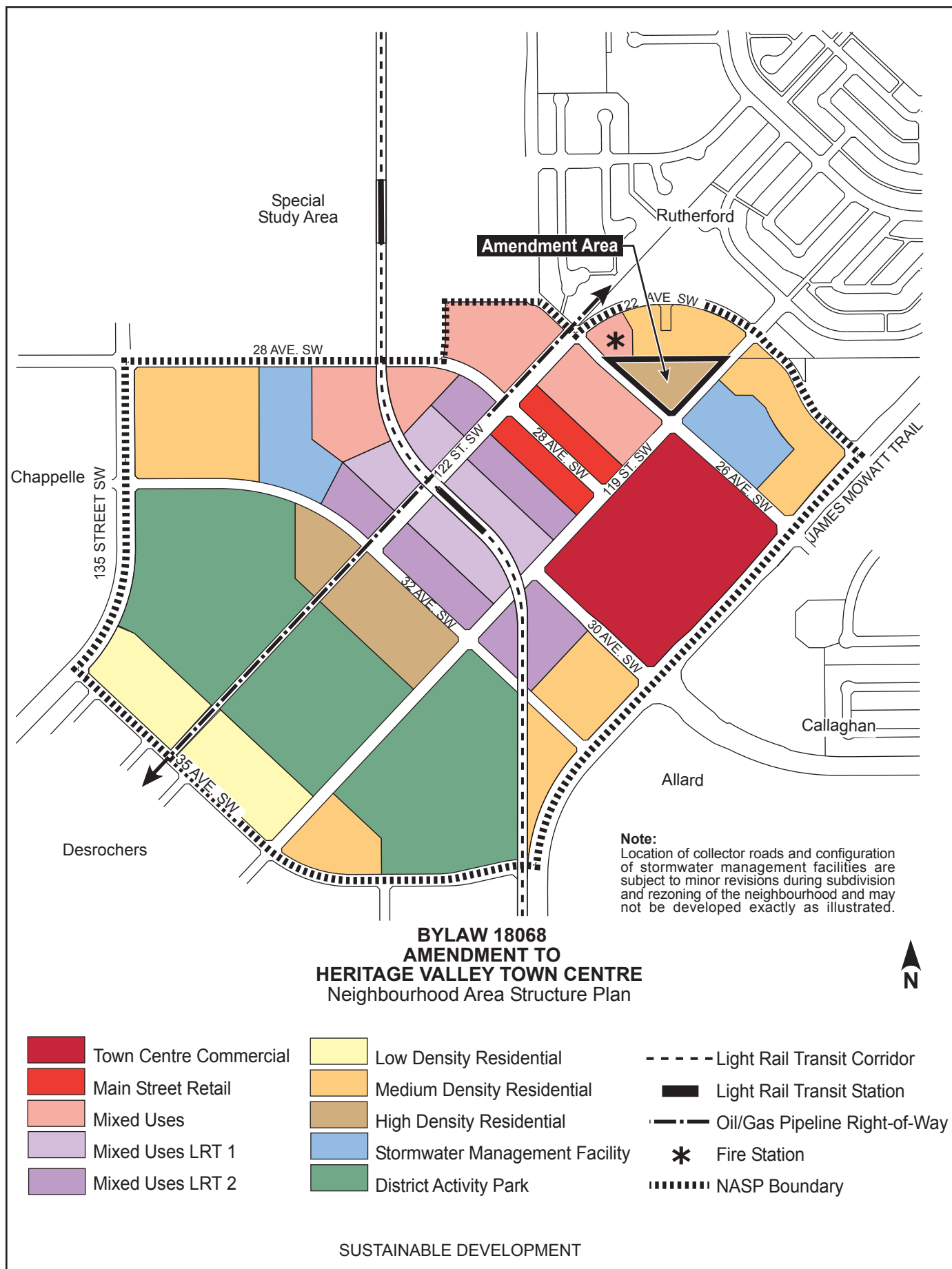
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** Areas dedicated to Municipal Reserves to be confirmed by legal survey.

*** 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 Amendments and Rezoning
Bylaws:	Resolution, 18069, 18068
Location:	North of 26 Avenue SW and east of 127 Street SW
Address:	11960 26 Avenue SW
Legal Description:	Portion of Plan 1533818 Block 22 Lot 4
Site Area:	1.32 ha
Neighbourhood:	Heritage Valley Town Centre
Ward - Councillor:	9 - Bryan Anderson
Notified Community Organization:	Heritage Point Community League, Leduc County
Applicant:	Gordon Edwards

PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone(s) and Overlay(s):	(RA8) High Rise Apartment Zone
Plans in Effect:	Heritage Valley Town Centre Neighbourhood Area Structure Plan and Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination