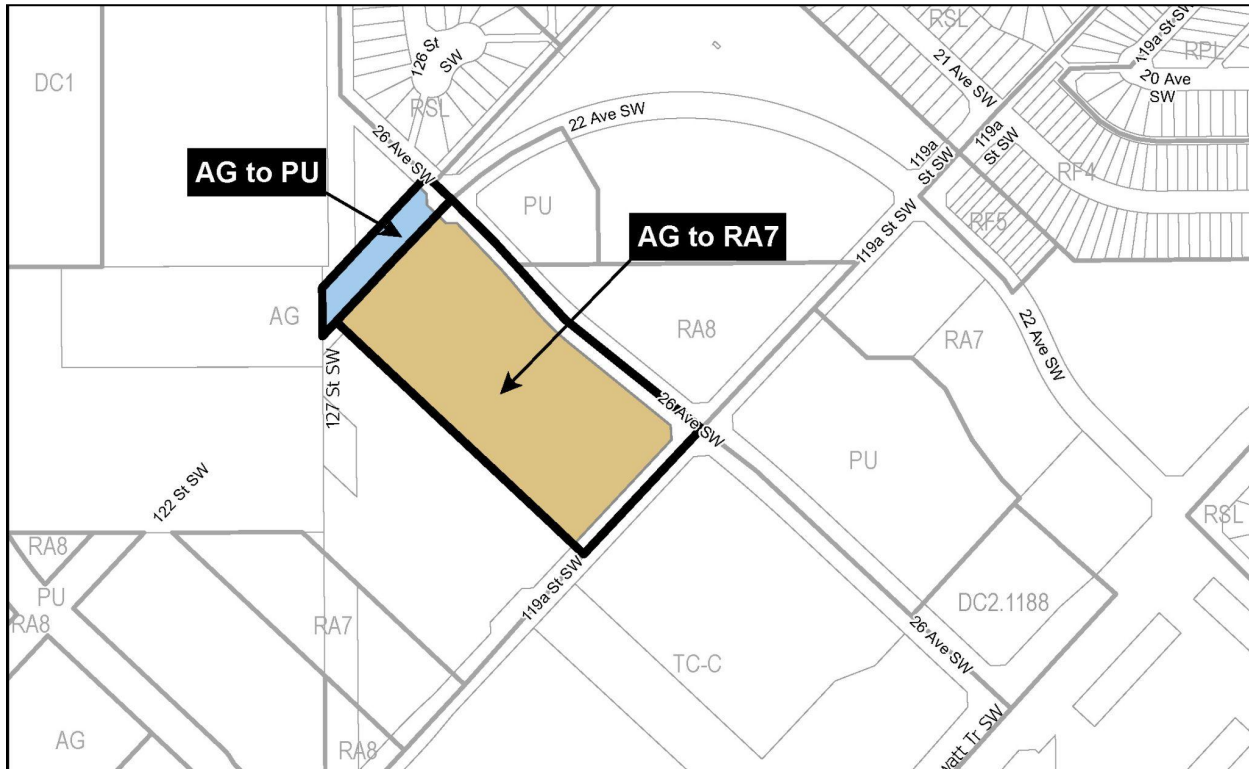


## 2603, 2615 - 127 Street SW

To allow for low rise multi-unit housing



**Recommendation:** That Charter Bylaw 20461 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone and (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Proposes development within a 5-minute walk of the future Heritage Valley Town Centre LRT stop.
- Conforms with the Heritage Valley Town Centre Neighbourhood Area Structure Plan.
- Aligns with objectives of The City Plan for development within a major node.

## Application Summary

**CHARTER BYLAW 20461** would amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone and (PU) Public Utility Zone to allow for low rise multi-unit housing with limited commercial opportunities at the ground floor, and a pipeline right-of-way.

The proposed rezoning conforms with the Heritage Valley Town Centre Neighbourhood Area Structure Plan and aligns with The City Plan.

This application was accepted on February 3, 2022, from Stantec on behalf of HV Nine Ltd. An associated subdivision (LDA22-0141) is currently under review by Administration.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

## **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 application aligns with the statutory plan, and no responses were received from the mailed notice of proposed land use changes.

The basic approach included the following techniques:

### **Mailed notice of proposed land use changes, May 3, 2022**

- Number of recipients: 328
- Number of responses with concerns: 0

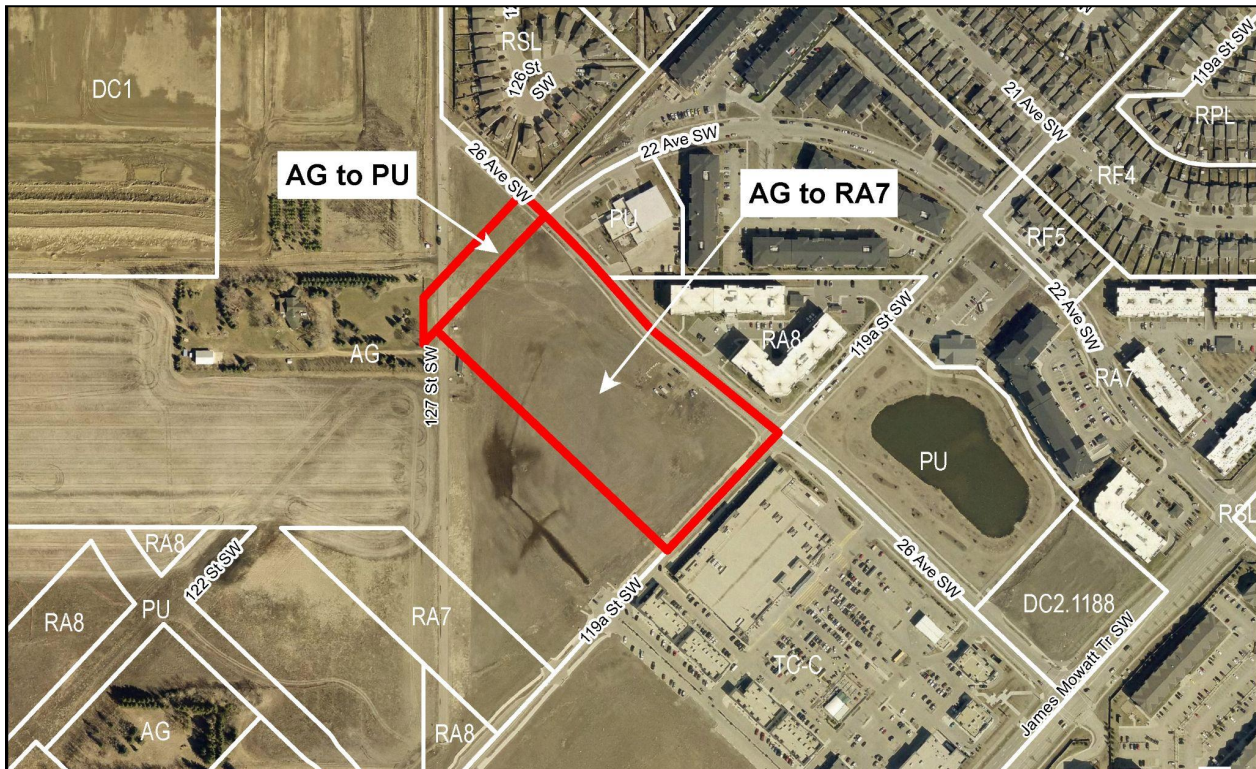
### **Webpage**

- [edmonton.ca/heritagevalleytcplanningapplications](http://edmonton.ca/heritagevalleytcplanningapplications)

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

## **Site and Surrounding Area**

The subject site is approximately 3.54 ha in area, and located in the northeast portion of the Heritage Valley Town Centre neighbourhood. The site is currently undeveloped, and surrounded by single detached houses, medium rise apartments, and a fire station to the north, a commercial district to the southeast, and undeveloped land to the south and west. One large lot which contains a single detached house is located to the west across 127 Street SW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (RSL) Residential Small Lot Zone</li> <li>• (RA8) Medium Rise Apartment Zone</li> <li>• (PU) Public Utility Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single detached houses</li> <li>• Medium rise apartments</li> <li>• Fire station</li> </ul>
East	<ul style="list-style-type: none"> <li>• (PU) Public Utility Zone</li> <li>• (TC-C) Heritage Valley Town Centre Commercial Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Stormwater management facility</li> <li>• Commercial uses</li> </ul>
South	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
West	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land and a single detached house</li> </ul>



*View of the site looking south from 26 Avenue SW and 122 Street SW*

## **Planning Analysis**

### **Land Use Compatibility**

The proposed (RA7) Low Rise Apartment Zone will allow for low rise multi-unit housing with limited commercial opportunities at the ground floor, and a maximum height of 16 metres (approximately 4 storeys). Primary streets are planned to flank the site on three sides. These streets are roadways with a pedestrian focus which will promote active transportation, and will act as a buffer from surrounding residential and commercial land uses. The future Heritage Valley Town Centre LRT stop is proposed to be located within 400 metres of this site, offering residents access to a city-wide mass transit line.

The proposed PU (Public Utility Zone) along the western edge of the site will accommodate a pipeline right-of-way. A shared pathway is planned through the neighbourhood along this corridor.

As part of this application, the Special Area Heritage Valley Town Centre map will be replaced in order to align with the proposed zone changes.

### **Heritage Valley Town Centre NASP**

This application conforms with the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) which designates the site for mixed uses and pipeline right-of-way. There are three mixed uses designations within the NASP, and these allow for a transition from the highest intensity uses closest to the future LRT station, and progressively lower intensities away from the station. The proposed rezoning aligns with the vision and objectives of the NASP by facilitating a mixed use, transit-oriented, and pedestrian-friendly neighbourhood.

### **The City Plan**

Heritage Valley Town Centre is designated as a major node within The City Plan, and capitalizes on its proximity to the south extension of the Capital Line LRT. A major node is a large-scale urban centre that

serves multiple districts and supports higher density development which is typically in the form of mid rise and high rise buildings. The proposed rezoning aligns with the goals and policies of The City Plan by accommodating future growth for an additional 1 million population within Edmonton's existing boundaries, and by supporting mixed use development at a location that will offer excellent transit access in the future.

## **Technical Review**

### **Transportation**

The Heritage Valley Town Centre NASP designates 122 Street, 119A Street, 26 Avenue and 28 Avenue as Primary Streets with roads to be designed to promote pedestrian activity, cycling and transit. 26 Avenue adjacent to the land being rezoned has on-street bike facilities constructed on both sides of the road and parking is restricted on both sides to accommodate higher traffic volumes.

As development progresses in this area, an on-street transit center will be constructed along 122 Street with wider sidewalks on both sides of the road. A 3.0 m shared use path will also be constructed along the pipeline right-of-way.

### **Transit**

ETS local service currently operates near the rezoning site on 22 Avenue SW and 26 Avenue SW, connecting area residents to Century Park LRT Station / Transit Centre.

The Capital Line South Phase 2 LRT extension to Heritage Valley Town Centre is currently in the concept design phase and is included in the mass transit network assumed for the 1.25 million population scenario of The City Plan.

Design of an on-street bus facility adjacent to the future LRT station on 122 Street SW is ongoing. Future bus service to/from the facility will connect southwest Edmonton neighbourhoods to the Capital Line LRT and larger city-wide bus network.

### **Drainage**

The proposed rezoning complies with the Heritage Valley Town Centre Neighbourhood Design Report which provides a plan for sanitary and stormwater servicing as development proceeds in the neighbourhood. Both sanitary and stormwater servicing requires extension and connection from the sewer stub from 119A Street SW, constructed as part of Heritage Valley Town Center Stage 1.

### **EPCOR Water**

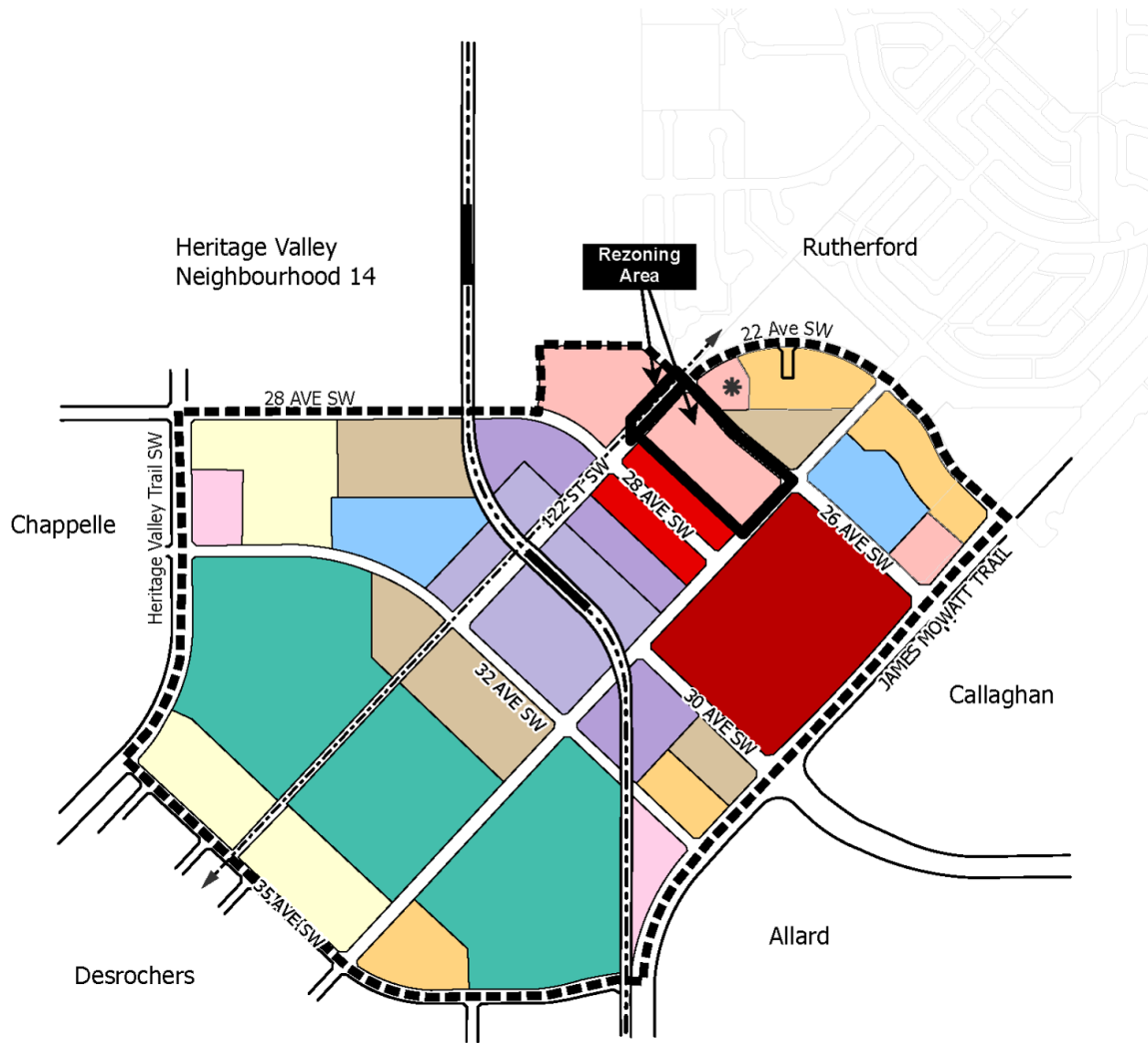
The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

# Appendices

- 1 Context Plan Map
- 2 Application Summary

## Heritage Valley Town Centre NASP Context Plan Map



**BYLAW 20323**  
**HERITAGE VALLEY TOWN CENTRE**  
 Neighbourhood Area Structure Plan  
 (as amended)



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

**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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20461
<b>Location:</b>	South of 26 Avenue SW and west of 119A Street SW
<b>Addresses:</b>	2603 and 2615 - 127 Street SW
<b>Legal Descriptions:</b>	Portion of Lot 1, Block A, Plan 1020680, and portion of Lot 101, Block 1, Plan 2221597
<b>Site Area:</b>	3.54 ha
<b>Neighbourhood:</b>	Heritage Valley Town Centre
<b>Ward:</b>	Ipiihkoohkanipiaohsi
<b>Notified Community Organizations:</b>	Blackmud Creek Community League Chappelle Community League Heritage Point Community League
<b>Applicant:</b>	Yolanda Lew, Stantec

### Planning Framework

<b>Current Zone:</b>	(AG) Agricultural Zone
<b>Proposed Zones:</b>	(RA7) Low Rise Apartment Zone (PU) Public Utility Zone
<b>Plan in Effect:</b>	Heritage Valley Town Centre Neighbourhood Area Structure Plan
<b>Historic Status:</b>	None

Written By:	Andrea Wadsworth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination