

Planning Report

Heritage Valley Town Centre

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Edmonton

2603 - 127 Street SW and 2615 - 127 Street SW

Position of Administration: Support



Summary

Charter Bylaw 20636 proposes a rezoning from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone to allow for mid rise multi-unit housing. Bylaw 20635 proposes an amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan by updating the text to allow for a denser mixed use development form, in support of the proposed rezoning.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Approximately 3 people were heard from, with 1 seeking clarification and 2 in opposition. The respondents were primarily concerned about potential increases in traffic congestion.

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 intent of the Heritage Valley Town Centre Neighbourhood Area Structure Plan by encouraging a mixed use, transit-oriented, and pedestrian-friendly neighbourhood .
- Aligns with objectives of The City Plan for development within a major node.

Application Details

This application was submitted by Stantec on behalf of HV Nine Ltd. An associated subdivision (LDA22-0141) is currently under review by Administration.

Rezoning

The proposed (RA8) Medium Rise Apartment Zone would allow development with the following key characteristics:

- Mid rise multi-unit housing with limited ground level commercial opportunities (such as child care services, general retail stores and specialty food services)
- Maximum height of 23.0 metres (approximately six storeys)
- Maximum floor area ratio between 3.0 - 3.3

Plan Amendment

The proposed plan amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan updates a single table under Section 3.37 to allow for development up to 6 storeys within the 'Mixed Uses' designation. This amendment adds one more storey to the existing 5-storey height maximum currently allowed under the MU designation.

Site and Surrounding Area

| | Existing Zoning | Current Development |
|---------------------|--|--|
| Subject Site | (RA7) Low Rise Apartment Zone | Vacant Land |
| North West | (PU) Public Utility Zone | Pipeline Right-of-Way |
| North East | (PU) Public Utility Zone (RA8) Medium Rise Apartment Zone | Fire Station Mid Rise Apartment Building (6 Storeys) |

| | | |
|--------------|-------------------------------|---------------------------------|
| East | (PU) Public Utility Zone | Storm Water Management Facility |
| South | (TC-C) Town Center Commercial | Power Centre (Commercial) |
| West | (AG) Agricultural Zone | Vacant Land |



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

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a rezoning to a standard zone of the same residential category (RA7 to RA8) in the zoning bylaw. Furthermore, the proposed plan amendment is minor in nature, proposing to increase the existing “Mixed Uses” land use designation in the plan from a height of 5 storeys to 6 storeys. The basic approach included:

Mailed Notice, June 28, 2023

- Notification radius: 120 metres
- Recipients: 625
- Responses: 3
 - In support: 0
 - In opposition: 2
 - Questions only: 1

Site Signage, August 17, 2023

- Two rezoning information signs were placed on the property facing 26 Avenue SW and 199a Street SW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Blackmud Creek Community League
- Heritage Point Community League

Comments heard:

- Concerns with increased traffic congestion in the area, including pertaining to the safety of children and an associated lack of parking due to the increase in height/density.
- The lack of a developed park space nearby.
- Loss of privacy due to the proposed increase of 4 to 6 storeys in height.
- One respondent had questions about potential Child Care Uses on the site; she was put in touch with the applicant.

Application Analysis



Site analysis context

The City Plan

The site is within the Heritage Valley Town Centre and identified as a 'major node' within The City Plan where it 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.

Neighbourhood Area Structure Plan

This application generally conforms with the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP), which designates the site for mixed uses. There is a minor plan amendment proposed to the first table under 'Section 3.37 Mixed Uses, subsection Mixed Uses (MU), which would amend the maximum height under the mixed use designation by adding one additional storey: from 5 to 6 storeys.

The intensity of land uses generally transitions from higher to lower as distance from the LRT station increases, in support of transit-oriented mixed use development. The highest density

transit-oriented mixed uses (Mixed Uses LRT 1 and Mixed Uses LRT 2) are located within 200 m of the station. Other relatively lower density uses such as mixed uses (MU) and Main Street Retail are located between 200 m to 400 m of the station. At approximately 400 m and beyond, medium and low density residential uses are proposed, as well as the Town Centre Commercial and the District Activity Park. The proposed rezoning aligns with the vision and objectives of the NASP by facilitating a mixed use, transit-oriented, and pedestrian-friendly neighbourhood.

No changes to the Land Use and Population Statistics or maps are proposed as part of this plan amendment.

Impact of Zoning Bylaw Renewal

At the time of writing of this report, the draft Zoning Bylaw 20001 is set for consideration at a City Council Public Hearing on October 16, 2023 as part of the Zoning Bylaw Renewal Initiative. As a result, this report includes two outcomes contingent on whether Zoning Bylaw 20001 is approved. If Zoning Bylaw 20001 is approved in October, the proposed (RA8) Medium Rise Apartment Zone will become the (RM h23.0) Medium Scale Residential Zone, effective January 1, 2024, and both zones are under consideration at this time. If Zoning Bylaw 20001 is refused, only the proposed (RA8) Medium Rise Apartment Zone is under consideration at this time.

Land Use Compatibility

The proposed (RA8) Medium Rise Apartment Zone would allow for a mid rise residential building with limited commercial opportunities at the ground level and is compatible at this location. The uses within the current and proposed zone are identical and are appropriate when considering the site context being adequately separated from adjacent properties by public roadways and setbacks on all sides.

The current RA7 Zone and the proposed RA8 Zone are very similar with regard to allowable built form. The setback requirements in the zones are also identical. The proposed RA8 Zone allows for approximately two additional storeys in height (7.0 metres more) than the current RA7 Zone, for a total of 23.0 m in height.

If Zoning Bylaw 20001 is approved as proposed at the October 16, 2023 Public Hearing, the proposed (RA8) Mid Rise Apartment Zone will become the (RM 23.0h) Medium Scale Residential Zone, effective January 1, 2024. Both the proposed RA8 Zone and equivalent RM_23h Zone are intended as predominantly medium-scale residential zones with limited opportunities for commercial uses.

A comparison summary between the current RA7 Zone, the proposed RA8 Zone and the proposed Zoning Bylaw Renewal equivalent RM Zone is provided below:

| | RA7: Current | RA8: Proposed | RM: Proposed ZBR Equivalent |
|---------------------------------|-------------------------------|------------------------------|---|
| Principal building | Multi-unit housing | Multi-unit housing | Residential |
| Minimum density | 45 du/ha | 75 du/ha | 75 du/ha |
| Maximum floor area ratio | 2.3 - 2.5 ¹ | 3.0 - 3.3 ² | 3.0 - 3.07 ³ |
| Maximum height | 16.0 m (Approx. four storeys) | 23.0 m (Approx. six storeys) | 23.0m (Approx. six storeys) h ₂₃ |
| Minimum setbacks | | | |
| front setback | 4.5 m | 4.5 m | 3.0 m |
| interior side setback | 3.0 m | 3.0 m | 3.0 m |
| flanking side setback | 3.0 m | 3.0 m | 3.0 m |
| rear setback | 7.5 m | 7.5 m | 3.0 m |

Mobility

The proposed development is ideally situated to take advantage of multi-modal transportation infrastructure, including a bike lane on 26 Avenue and proposed shared pathways along the southern edge and along the public utility lot adjacent to the site. Also, the NASP designates 122 Street and 26 Avenue as primary routes offering enhanced pedestrian realm and connections to transit.

ETS operates local bus route 721 on 22 Avenue SW, connecting Heritage Valley Town Centre residents to Century Park Station. Future bus service expansion in Heritage Valley Town Centre depends on demand for transit, neighbourhood build-out and available funding.

The Capital Line South Phase 2 LRT extension to Heritage Valley Town Centre is currently in the concept design phase. The extension is currently unfunded, and there is no official scheduled timeline for construction.

Utilities

The proposed rezoning area conforms to the *Heritage Valley Town Centre* Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood.

¹ Under the RA7 Zone, the maximum floor area ratio may be increased from 2.3 to 2.5 if: a minimum of 10 percent of dwellings have a floor area greater than 100 m² and the average number of bedrooms in these Dwellings is at least three.

² Under the RA8 Zone, the maximum floor area ratio may be increased from 3.0 to 3.3 if: a minimum of 10 percent of dwellings have a floor area greater than 100 m² and the average number of bedrooms in these Dwellings is at least three.

³ Under the RM Zone, the maximum floor area ratio may be increased from 3.0 to 3.7 when a regulated number of three bedroom units are achieved, and/or when 10% of dwelling units meet inclusive design requirements.

Sewer services are available, with sewer extension and connecting to the existing system located within *119A Street SW*. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

The applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Context Plan Map

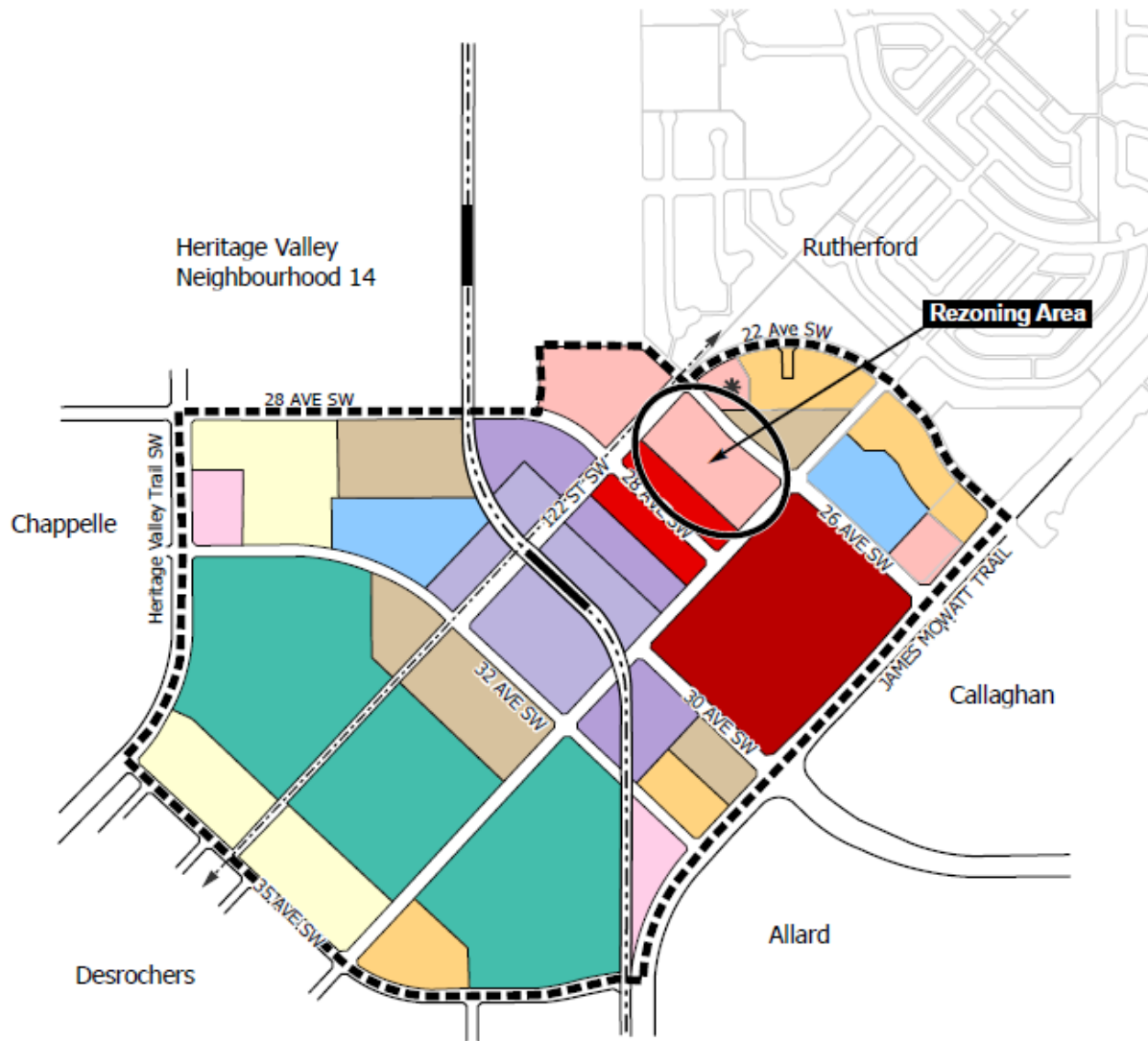
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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Heritage Valley Town Centre NASP Context Plan Map



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



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Stormwater Management Facility
- District Activity Park
- Town Centre Commercial

- Main Street Retail
- Mixed Uses
- Mixed Uses LRT 1
- Mixed Uses LRT 2
- Neighborhood Commercial

- Light Rail Transit Corridor
- Light Rail Transit Station
- Oil/Gas Pipeline Right-of-Way
- NASP Boundary
- Fire Station