

127 Street SW north of Ellerslie Road SW Position of Administration: Support



Summary

Charter Bylaw 20792 proposes a rezoning from the Agriculture Zone (AG) to the Public Utility Zone (PU) to allow for development that includes a stormwater management facility. Bylaw 20791 proposes a closure of a portion of road right-of-way, from east of 127 Street SW to the west of 127 Street SW, north of Ellerslie Road SW, to facilitate the rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses have been received.

Administration supports this application because it:

- Is compatible with existing and surrounding planned land uses.
- Aligns with objectives of The City Plan by managing stormwater effectively through the design and development of the built environment.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of the City of Edmonton. An associated subdivision application (LDA24-0018) is currently under review by administration.

Rezoning

The proposed Public Utility Zone (PU) would allow development that provides a public benefit, including a stormwater management facility.

Road Closure

This application would close a portion of road right-of-way, from east of 127 Street SW to the west of 127 Street SW, north of Ellerslie Road SW. The road closure area encompasses the same land as the area proposed to be rezoned to PU. The proposed closure would facilitate the rezoning and future transfer of this land to EPCOR. As part of the closure, a roadway must be constructed to maintain access to 127 Street SW north of this site.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone	Portion of a road, undeveloped land, and a pond
North	Agriculture Zone	Undeveloped land
East	Agriculture Zone	Tree stand
South	Agriculture Zone	Heritage Valley Park & Ride
West	Agriculture Zone	Undeveloped land



View of the site looking west from 127 Street SW (Google street view, May 2017)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because no responses were received from the mailed notice. The basic approach included:

Mailed Notice, December 18, 2023

- Notification radius: 60 metres
- Recipients: 9
- Responses: 0

Site Signage, March 6, 2024

- One rezoning information sign was placed on the property facing 127 Street SW.

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

The City Plan

The site is adjacent to a future mass transit route as identified in The City Plan. This proposal aligns with The City Plan's Big City Move, Greener as We Grow, by providing a naturalized habitat, managing stormwater effectively, and improving water quality through the design and development of the built environment.

Land Use Compatibility

The proposed PU zone allows for development that provides a public benefit. The intent of this application is to facilitate the development and expansion of a stormwater management facility (SWMF). Shared pathways around the SWMF will provide access to open space and active transportation connections to the Heritage Valley North Transit Centre. The full extent of this site is located within road right-of-way, so a road closure is required to facilitate the rezoning and future transfer of the SWMF to EPCOR.

Mobility

Development of the SWMF, which is the intention of the applicant, will include enhancements to active modes in the area, including a shared pathway within the SWMF area, and shared pathway and walkway connections to pathways along Heritage Valley Trail and 127 Street SW. Upgrades to 127 Street SW will also be required to support access to the SWMF and the Capital Line LRT South Extension project.

Edmonton Transit Service currently operates from nearby Heritage Valley North Transit Centre, along 135 Street SW (southbound only), Ellerslie Road SW and MacEwan Road SW. The site is between 300-700 metres walking distance from buses serving Heritage Valley North Transit Centre.

Early construction of the Capital Line LRT to Heritage Valley began in 2022, with major construction beginning in 2024 and completion anticipated for 2028. A mass transit bus route is anticipated to operate nearby on Ellerslie Road SW (with connections to Heritage Valley North Transit Centre and future LRT station) as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan. Conventional bus routes in the area may change in response to future staging of mass transit.

Utilities

Sanitary and stormwater servicing shall comply with the draft Capital Line South Extension - Proposed Heritage Valley Park and Ride Stormwater Management Facility Upgrade Drainage Servicing Report.

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