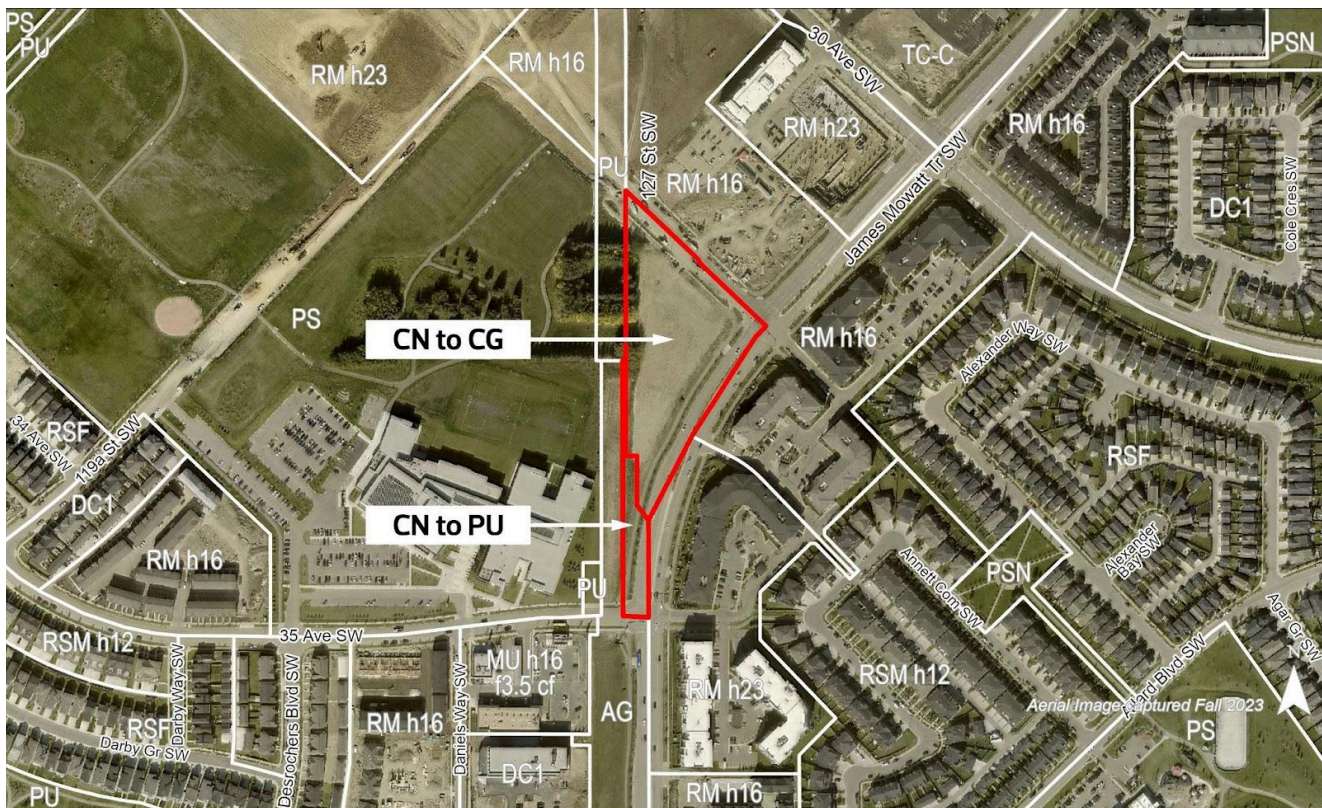


Planning Report Heritage Valley Town Centre Ipiihkookhanipiaohsi

Edmonton

**11804 - 35 Avenue SW & 11881 - 32 Avenue SW & 2615 - 127 Street SW
& 3304 - 127 Street SW**

Position of Administration: Support



Summary

Bylaw 20899 proposes a rezoning from the Neighbourhood Commercial Zone (CN) to the General Commercial Zone (CG) and the Public Utility Zone (PU). These zones will allow for a variety of commercial businesses and the future development of the Light Rail Transit (LRT) right-of-way.

Public engagement for this application included a mailed notice and information on the City's webpage. At the time this report was written, no response had been received.

Administration supports this application because it:

- Allows for the continued development of the Heritage Valley Town Centre neighbourhood.

- Is compatible with existing and surrounding land uses.
- Aligns with the Heritage Valley Town Centre NASP.

Application Details

This application was submitted by Stantec Planning Ltd. on behalf of Allard Developments.

The proposed General Commercial Zone (CG) would allow development with the following key characteristics:

- A variety of commercial businesses with potential for residential uses.
- A maximum building height of 16.0 m, except for hotels, which is 30.0 metres.
- A maximum floor area ratio of 3.5.

Site and Surrounding Area

The subject site is 1.8 ha of undeveloped land located north of 35 Avenue SW and west of James Mowatt Trail SW in the southeast portion of the Heritage Valley Town Centre. Medium-scale residential buildings are located east of the subject site, whereas lands to the south are currently undeveloped, designated for the future development of Desrochers Station. To the west is Dr. Anne Anderson High School. North of the subject site is also currently undeveloped but is designated as 'Medium Density Residential' and 'Mixed Uses LRT 2' in the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP).

The 'Mixed Uses LRT 2' zone permits street-oriented retail fronting the LRT station to enhance pedestrian connectivity. Several transportation modes are available in this area, including bus routes and shared pathways along Desrochers Drive SW to 30 Avenue SW, with connections to future commercial developments. The proposed southward extension of the Capital Line LRT and the future station near 35 Avenue SW will further improve transportation options and support connectivity.



Demonstration of future LRT station and phase two extension.

	Existing Zoning	Current Development
Subject Site	Neighbourhood Commercial Zone (CN)	Undeveloped land
North	Medium Scale Residential (RM h16)	Undeveloped land
East	Medium Scale Residential (RM h16) Medium Scale Residential (RM h23)	Medium scale residential
South	Agriculture Zone (AG)	Undeveloped land
West	Public Utility (PU)	Undeveloped land

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning aligns with the statutory planning policies for the Heritage Valley Town Centre Neighbourhood Area Structure Plan. The basic approach included:

Mailed Notice, May 29, 2024

- Notification radius: 61 metres
- Recipients: 617
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Allard Community League

Application Analysis



Site analysis context

The City Plan

The site is located in the Heritage Valley major node identified in The City Plan. Major nodes are large-scale urban centres that are anchored by public institutions, benefit from excellent transit access and support higher-density development with a diverse range of land uses. They serve multiple districts and provide residents with various housing and employment opportunities, travel modes and connections to other nodes. The proposed rezoning continues to allow for the future extension of the Capital Line South LRT and a mix of uses, including commercial and residential development, in conformance with The City Plan. It encourages residential and non-residential redevelopment that contributes to the livability and connectivity of the area.

Draft District Plan

The District Policy and District Plans have received the first and second readings from the City Council. They are now at the Edmonton Metropolitan Regional Board before they return to the Council for consideration of the third reading. Given this, the following analysis is provided for the Council's consideration.

The proposed rezoning aligns with the statutory planning policies for the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP), which, in accordance with the District Policy, will guide rezoning decisions in this area. The subject site is located in subarea P12 in the Southwest District Plan. The current policy refers to the Heritage Valley Town Centre NASP for further planning direction.

Neighbourhood Area Structure Plan

The Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) designates the subject site for 'Neighbourhood Commercial' opportunities. The intent is to create a local node of commercial use to serve the needs of the immediate area and the travelling public. With the site being near the future Desrochers LRT Station and the extension of the Capital Line South LRT, the proposed rezoning aligns with objective 3.3.6.3 in the NASP, which states that commercial sites should be highly visible and have convenient access opportunities.

Land Use Compatibility

The subject site is designated for commercial development in the Heritage Valley Town Centre NASP. The General Commercial Zone supports a variety of commercial businesses and office activities, with some residential uses. The maximum height of the residential buildings located north and east of the subject side is 16.0m with one of the residential buildings having a maximum height of 23.0m. The proposed zones are compatible with surrounding current and planned land uses.

	CN Current	CG Proposed
Typical Uses	Small-scale activity centres for commercial businesses, services, and social gatherings with limited opportunities for residential use.	A variety of low-impact commercial businesses and office activities with limited opportunities for residential uses.
Maximum Height	12.0m	16.0 m 30.0 m Hotels
Maximum Floor Area Ratio	2.0	2.0 - 3.5
Minimum Setback (James Mowatt Trail SW)	3.0m	6.0 m

Mobility

The site currently has vehicular access from 32 Avenue SW. Edmonton Transit Service (ETS) operates bus service near the site on 35 Avenue and James Mowatt Trail. Future bus service expansion in the area depends on demand, neighbourhood build-out and available funding for transit. A bus stop is located adjacent to the site on James Mowatt Trail.

The Capital Line South Phase 2 LRT extension to Desrochers is in the concept design phase. The extension is currently unfunded and there is no official scheduled timeline for construction. The rezoning site is roughly 300 m walking distance to the future Desrochers LRT Station.

Utilities

The proposed rezoning area conforms to the Heritage Valley Town Center Stage 5 Sanitary and Storm Basin Plans, which identify sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available from 32 Avenue 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.

Appendices

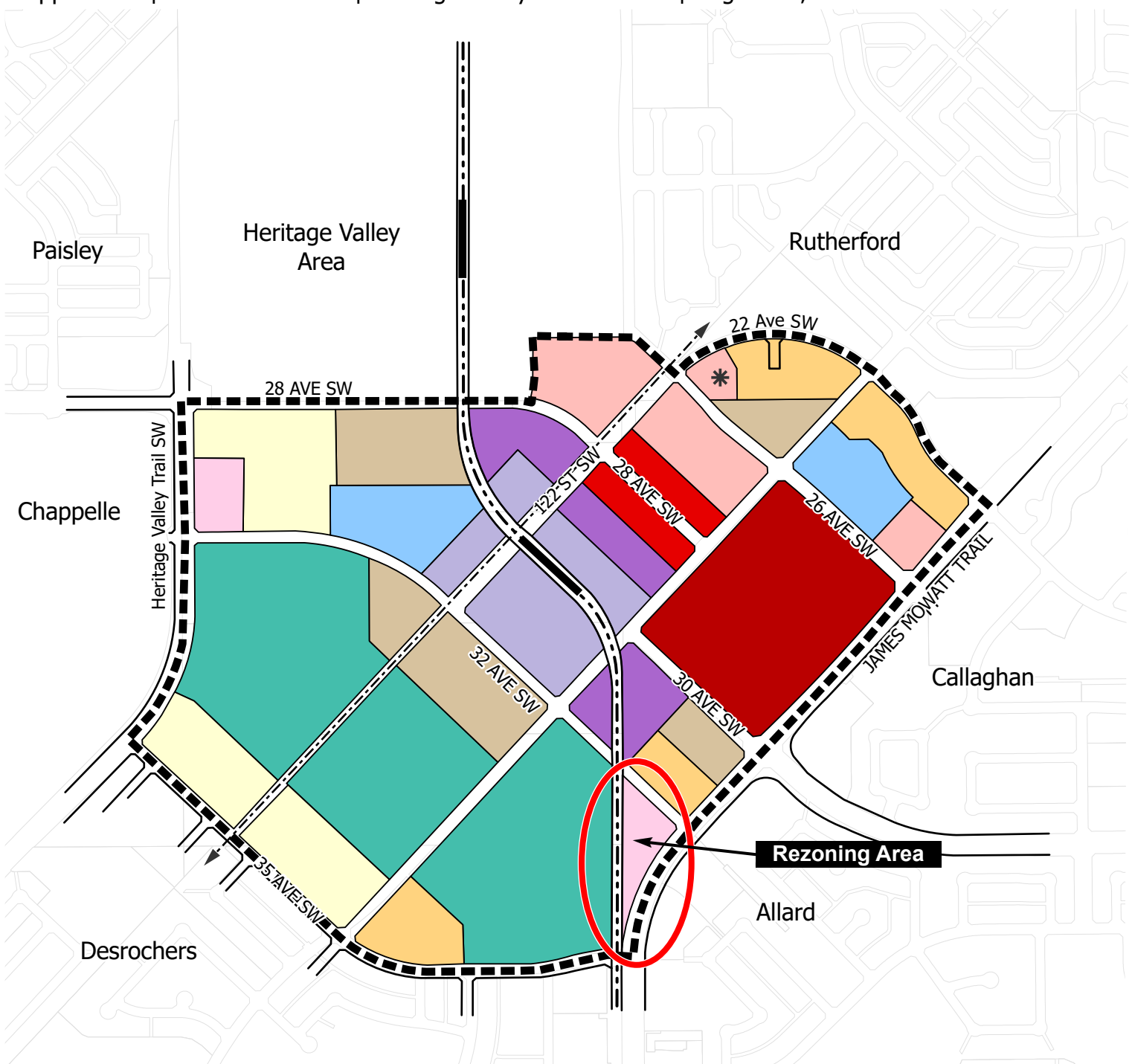
1. Context Plan Map

Written By: Beril Beyazay

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



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

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.