

Planning Report

Heritage Valley Town Centre

Ipiihkoohkanipiahtsi Ward

Edmonton

2550 127 Street SW

Position of Administration: Support



Summary

Bylaw 21132 proposes a rezoning from the Agriculture Zone (AG) to the Mixed Use Zone (MU h23 f3.0) and the Public Utility Zone (PU).

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Aligns with The City Plan's intention to ensure walkable and attractive mixed use occurs at nodes in a manner that is integrated with accessible mass transit.
- Proposes zones that are appropriate within the areas designated for mixed use in the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP).

Application Details

This application was submitted by Eins Development Consulting Ltd. on behalf of the landowner.

Rezoning

The proposed zones would allow development with the following key characteristics:

- In the MU Zone, a mix of commercial and residential uses with a maximum height of 23 metres (approximately 6 storeys), and a maximum Floor Area Ratio of 3.0.
- In the PU Zone, development that provides a public benefit, such as public infrastructure.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Farm yard
North	Agriculture Zone (AG)	Undeveloped
East	Medium Scale Residential Zone (RM h23)	Undeveloped
South	Agriculture Zone (AG)	Undeveloped
West	Agriculture Zone (AG)	Undeveloped



View of the site facing west from 127 Street SW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notification raised no response. The basic approach included:

Mailed Notice, August 26, 2024

- Notification radius: 61 metres
- Recipients: 8
- Responses: None

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- None. The site is not currently within the boundaries of a community league.

Application Analysis



Site analysis context

The City Plan

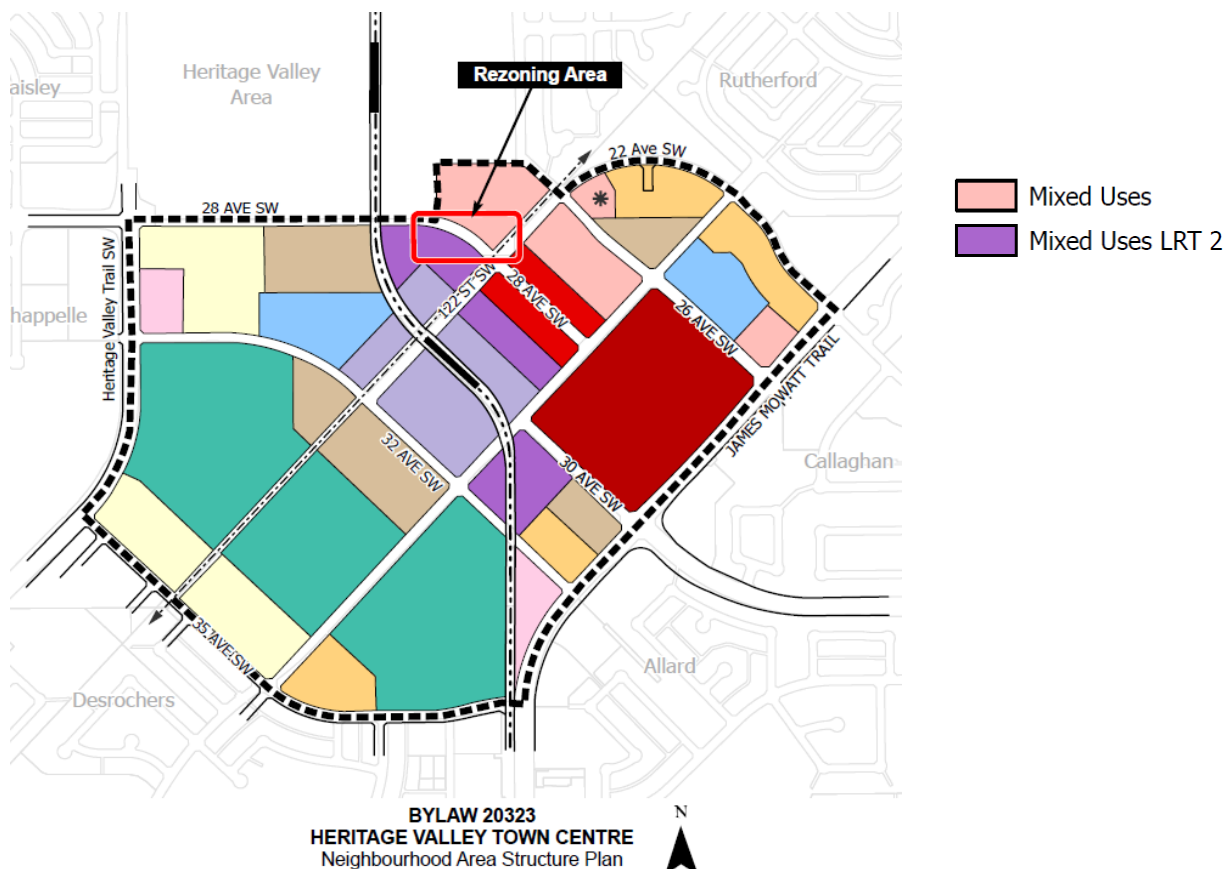
The proposed MU Zone aligns with two of The City Plan's intentions regarding mixed land uses. Firstly, it promotes compact, mixed use development within districts that support equitable access to employment, education and amenities. Secondly, it ensures that walkable and attractive mixed use development occurs at nodes and along corridors in a manner that is integrated with accessible mass transit.

District Plans

The site is within the Heritage Valley Major Node where the District Policy limits commercial-only development and encourages a mix of uses that are organized along a network of pedestrian friendly streets. The proposed MU Zone provides these development outcomes as well as aligning with the Southwest District Plan which designates the site as the Urban Mix land use category.

Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP)

The proposed rezoning conforms with the Heritage Valley Town Centre NASP. The road network in the NASP is oriented 45 degrees off-north, as compared to the site boundaries which are oriented north-south and parallel to the historical quarter section boundaries. This means the site captures several land use designations in the NASP at an off-angle, including "Mixed Uses" and "Mixed Uses LRT 2". Both land use designations require the walkable, mixed use development which the MU Zone provides.



Land Use Compatibility

The site includes the future intersection of 122 Street SW and 28 Avenue SW and an oil and gas pipeline corridor within the road right-of-way. The proposed PU Zone ensures that this infrastructure within the corridor complies with applicable regulations.

The proposed MU Zone is compatible with future types of development that are anticipated in the area. While the surrounding lands are currently undeveloped, the site is within 400 metres of two future LRT stations around which the NASP requires various types of compatible mixed use development that decreases in height as distance from the LRT increases. The maximum 23 metre height in the MU Zone is compatible with the anticipated building heights at similar distances from the LRT line.

Mobility

Upon development of the rezoning area and in conjunction with the recent adjacent subdivisions, the owner will be required to construct the 122 Street and 28 Avenue arterial roadways in collaboration with adjacent developers including shared pathways.

The City is working with the area developers to complete additional connections to improve access to Heritage Valley. Widening of Ellerslie Road to four lanes from east of Graydon Hill Boulevard to the Eco Station access location is starting this year (2025) and expected to be complete in 2026. The construction of Heritage Valley Trail from 41 Ave SW to 28 Ave SW is expected to be complete within the next 3 years (2025-2027).

ETS operates two local bus routes within 400m of the subject property. These routes connect transit users to either the Heritage Valley Transit Centre or Century Park Transit Centre and LRT Station.

Risk

An oil and gas pipeline corridor is located within the proposed PU zone. Risk assessments for this pipeline corridor determine that a 5 metre separation distance is required for mid-rise and high-rise development. The boundaries of the proposed PU zoning ensure the required separation distances are provided between the pipeline corridor and future development.

Utilities

As part of the application, an amendment to the Heritage Valley Town Centre Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed rezoning would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

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

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

Written By: Tom Lippiatt

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination