



- Conforms to the local plan in effect and is compatible with surrounding land uses.

## Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of MLC Group. The proposed Direct Control Zone (DC) would allow development with the following key characteristics:

- Mid rise multi-unit residential development.
- Limited commercial opportunities at ground level.
- A maximum height of 23.0 metres (approximately 6 storeys).
- A maximum floor area ratio of 3.0.
- A 5 metre setback from the southeast property line to ensure development is far enough away from existing pipelines located next to the site.

The development allowed by the proposed DC Zone is the same as that allowed by the Medium Scale Residential Zone (RM h23.0). It is being proposed in place of the RM h23.0 Zone to manage risk by requiring the above-mentioned 5 metre setback.

## Site and Surrounding Area

Located in the northeastern portion of the Heritage Valley Town Centre neighbourhood, the site is west of the intersection of 122 Street SW and 26 Avenue SW. Amenities and services including bus stops, a public library, grocery stores and restaurants are within a 5 minute walk from the site.

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Undeveloped
<b>Northeast</b>	Small Scale Flex Residential Zone (RSF)	Single detached dwellings
<b>East</b>	Public Utility Zone (PU)	Edmonton Fire Station and pipeline corridor
<b>Southeast</b>	Public Utility Zone (PU) Medium Scale Residential Zone (RM h23)	Pipeline corridor Undeveloped. Future mid-rise multi unit residential)
<b>West</b>	Agriculture Zone (AG)	Undeveloped. Designated for mixed use development.
<b>Northwest</b>	Agriculture Zone (AG)	Undeveloped. Designated for high density residential (six storeys to high rise towers)

<b>Southwest</b>	Mixed Use Zone (MU h23 f3)	Undeveloped. Future mixed use development up to 6 storeys high.
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*View of the site looking south from 127 Street SW*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed DC Zone facilitates planned development, is similar to the RM h23 standard zone, and one response in opposition was received from the mailed notice. The basic approach included:

### Mailed Notice, June 11, 2025

- Notification radius: 60 metres
- Recipients: 270
- Responses: 4
  - In support: 0
  - Mixed/Questions only: 3
  - In opposition: 1

### Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

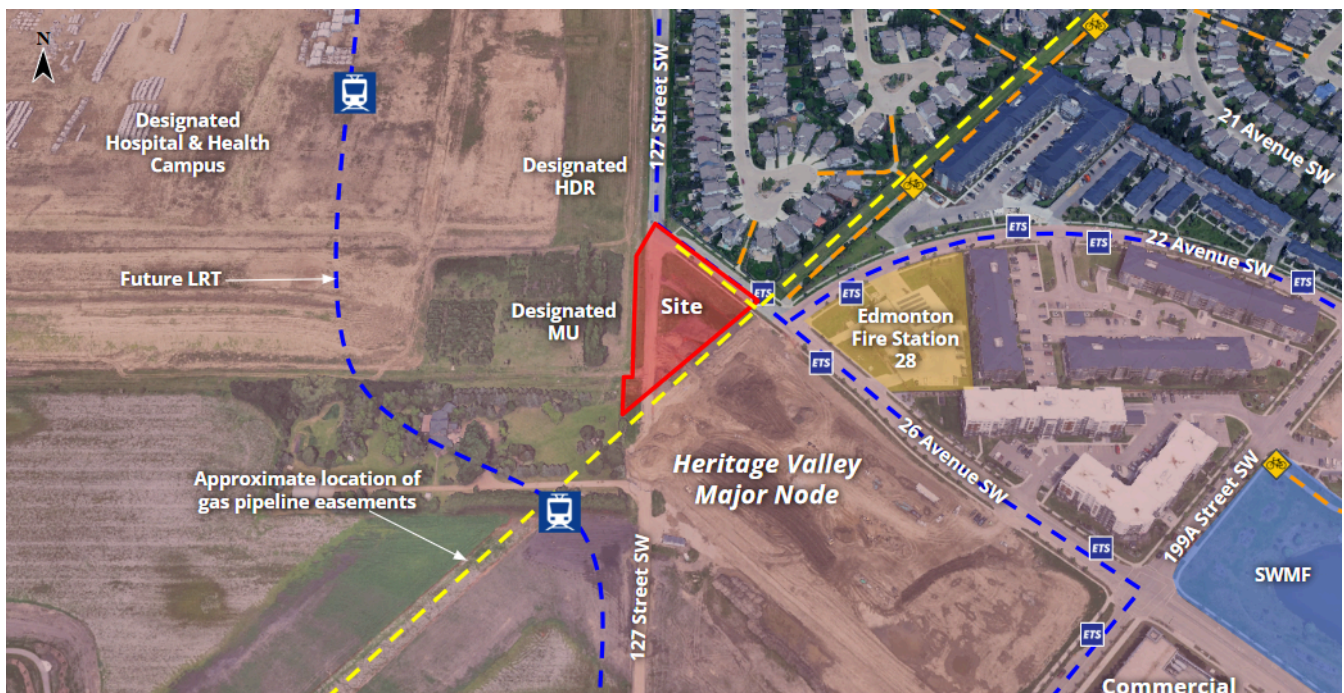
## Notified Community Organizations

- Heritage Point Community League

## Comments heard:

- There are enough apartment buildings and stores in this area. More vehicles will worsen the existing problem of on-street vehicles preventing snow plowing.
- Amenities including parks, gardens and ponds are needed instead of more apartments and commercial uses.
- Public opinion should be obtained through a town hall community meeting instead of a mailed notice.

## Application Analysis



*Site analysis context*

## The City Plan

Considering the site's proximity to existing and planned commercial uses and amenities, this rezoning supports The City Plan's Big City Move, A Community of Communities, by allowing future residents to easily meet their daily needs within 15 minutes of travel time. In addition, future residents will have the opportunity to make 50% of trips by transit and active transportation using existing shared pathways and bus stops and the future LRT.

## Southwest District Plan

Located in the Southwest District Plan (SDP), the site is designated as Urban Mix within the Heritage Valley Major Node. The proposed multi unit residential development with opportunities for commercial at the ground level, aligns with the urban mix designation which allows for

residential and commercial uses. In addition, the proposal facilitates the mid rise residential development prescribed for Major Nodes; the increase in residential density will reinforce the node's vibrancy and support the existing and planned commercial uses and amenities.

The SDP refers to the Heritage Valley Town Centre Neighbourhood Area Structure Plan for further planning direction.

## **Heritage Valley Town Centre Neighbourhood Area Structure Plan**

The Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) envisions a vibrant, pedestrian-oriented Main Street Town Center. To support this vision, mixed-use sites are intended to function primarily as residential, with opportunities for retail/service uses on the ground floor and commercial/office uses on either the ground or upper floors.

The NASP provides three mixed use designations (MU, MU LRT1, and MU LRT2) to allow for the development of compatible high/medium residential density, institutional, and business uses. The subject site is designated MU which allows for transit supportive and pedestrian friendly development within 400 metres of a planned LRT station. Typical uses associated with this designation include apartment and row housing, including limited commercial uses.

The proposed DC Zone generally aligns with the NASP including the following:

- Allowing multi-unit housing with limited commercial opportunities on the ground floor is generally consistent with the NASP's vision and potential uses, such as multi-unit housing and retail, for the site.
- Considering the existing and anticipated residential and commercial development in the area, the proposal supports the NASP's horizontal mixed use vision.
- The DC Zone's minimum density of 75 Dwellings/ha will contribute to the NASP's residential density and housing diversity targets.
- Locating medium density residential development in close proximity to the planned LRT station aligns with the NASP's transit oriented/supportive development objectives.

## **Land Use Compatibility**

The proposed DC Zone is compatible with the existing and planned surrounding land uses. For example, the 23.0 metre maximum height allowed in the proposed DC zone is identical to the maximum height allowed in the MU zoned parcel in the southwest and compatible with the high rise towers allowed in the high density residential parcel northwest of the subject site. Future residents of the subject site will benefit from the amenities and services in the area.

The proposed DC Zone is based on the RM h23.0 standard zone; with the exception of the minimum setback from the southeast property line, all uses and regulations affecting form and location of buildings are identical. The required 5 metre setback from the southeast property line will ensure development is far enough away from existing pipelines next to the site.

## **Mobility**

The site is not expected to have a significant impact on the transportation network. Only one vehicular site access from 26 Avenue SW will be permitted. Access across the pipeline ROW to

122 Street SW is not permitted. The Heritage Valley Town Centre NASP identifies 122 Street SW, 26 Avenue SW and 28 Avenue SW as Primary Streets and will be designed to accommodate vehicles and active transportation. Area developers will be required to construct 28 Avenue SW, between 122 Street SW and Heritage Valley Trail SW, including shared pathways.

ETS operates bus service near the rezoning site on 22 Avenue SW, 26 Avenue SW and 127 Street SW. Future bus service expansion in the area depends on demand, neighbourhood build-out and available funding for transit.

The site is less than 50 metres walking distance to bus stops on 26 Avenue SW and roughly 300 metres to the future Heritage Valley Town Centre LRT Stop. 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 scheduled timeline for construction.

## **Risk**

There is a pipeline corridor containing two high pressure pipelines abutting the subject site to the southeast and a high pressure pipeline on the northeast edge of the subject site. The proposed DC Zone aligns with the risk assessment on file by requiring a 5 m setback from the southeast pipeline corridor abutting the site. The standard setbacks from the RM h23.0 Zone that are carried over into the DC Zone satisfy the risk mitigation requirements for the pipeline along the northeast edge.

## **Utilities**

The proposed rezoning conforms to the Heritage Valley Town Centre Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sanitary and Storm sewer services are available connecting to the existing system located within 122 Street SW and 26 Avenue SW respectively. These existing systems have been designed and constructed to accommodate development under the proposed zoning.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. Edmonton Fire Rescue Services is performing a risk-based Infill Fire Protection Assessment to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. This could potentially be re-evaluated at the development permit stage.

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

## **Appendices**

1. Neighbourhood Context Map

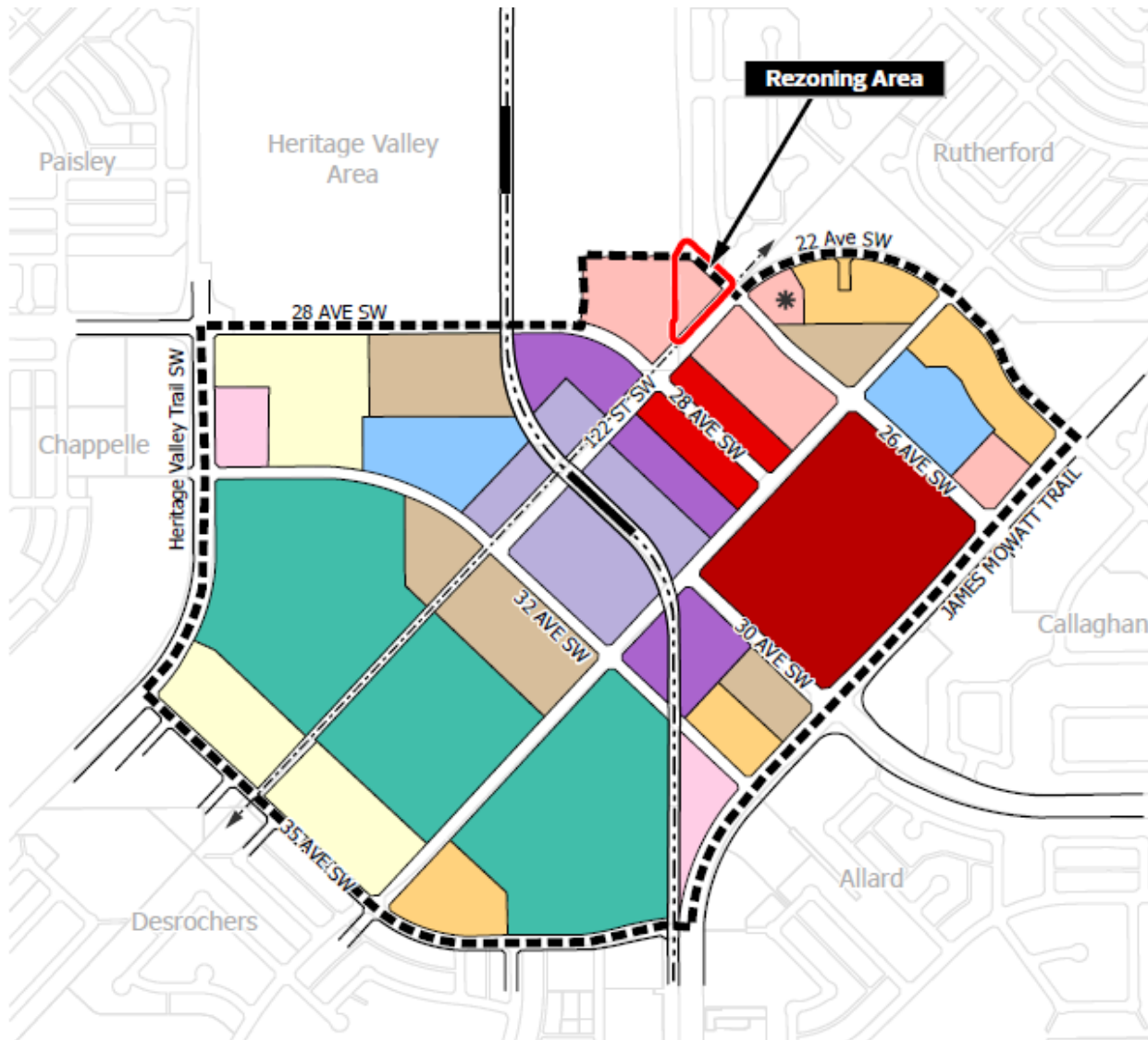
Written By: Gilbert Quashie-Sam

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## Neighbourhood Context 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         |                         |                               |