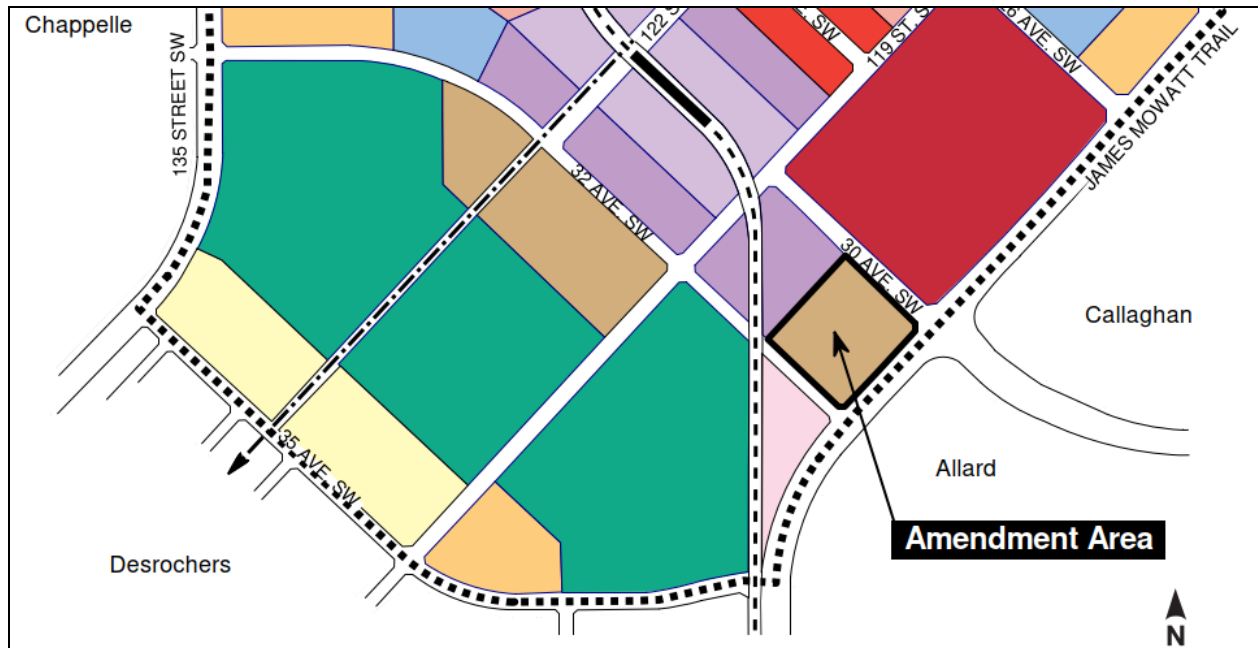




# ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** HERITAGE VALLEY TOWN CENTRE

## **11805 - 30 Avenue SW and 11806 - 32 Avenue SW**

To allow for medium rise Multi-unit Housing.



## **RECOMMENDATION AND JUSTIFICATION**

Administration is in **SUPPORT** of this application because:

- it will increase the variety of housing choices in the Heritage Valley Town Center neighbourhood;
- it will be compatible with surrounding and planned land uses; and
- it will facilitate the orderly development of the Heritage Valley Town Center neighbourhood.

## THE APPLICATION

1. **BYLAW 19333** proposes to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) by redesignating a parcel of land from Medium Density Residential to High Density Residential.

The proposed change affects an area totalling approximately 2.3 ha within the Heritage Valley Town Centre neighbourhood plan area. The amendment includes text, mapping, and statistical revisions that will increase the area for High Density Residential housing by 2.3 ha. These changes will increase the neighbourhood's net residential density from 154 units per net residential hectare (upnrha) to 163 upnrha.

2. **CHARTER BYLAW 19334** proposes to rezone the site from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone. The proposed RA8 zone would allow for medium rise, multi-unit housing with a maximum height of 23 meters or approximately six storeys.

## SITE AND SURROUNDING AREA

The subject site is undeveloped and is located west of the intersection of 30 Avenue SW and James Mowatt Trail SW.



AERIAL VIEW OF APPLICATION AREA

|                     | <b>EXISTING ZONING</b>   | <b>CURRENT USE</b>   |
|---------------------|--|--|
| <b>SUBJECT SITE</b> | <ul style="list-style-type: none"> <li>● (RA7) Low Rise Apartment Zone</li> </ul>  | <ul style="list-style-type: none"> <li>● Undeveloped land</li> </ul>                             |
| <b>CONTEXT</b>      |  |  |
| North               | <ul style="list-style-type: none"> <li>● (TC-C) Heritage Valley Town Centre Commercial Zone</li> <li>● (AG) Agricultural Zone</li> </ul> | <ul style="list-style-type: none"> <li>● Undeveloped land</li> <li>● Undeveloped land</li> </ul> |
| East                | <ul style="list-style-type: none"> <li>● (RA7) Low Rise Apartment Zone</li> </ul>  | <ul style="list-style-type: none"> <li>● Row Housing</li> </ul>                                  |
| South               | <ul style="list-style-type: none"> <li>● (RA7) Low Rise Apartment Zone</li> </ul>  | <ul style="list-style-type: none"> <li>● Apartment Building</li> </ul>                           |
| West                | <ul style="list-style-type: none"> <li>● (AG) Agricultural Zone</li> <li>● (CB1) Low Intensity Business Zone</li> </ul>                  | <ul style="list-style-type: none"> <li>● Undeveloped land</li> <li>● Undeveloped land</li> </ul> |

## PLANNING ANALYSIS

The proposed plan amendment and rezoning conforms with the Heritage Valley Servicing Concept Design Brief which designates the subject site for residential uses. It also aligns with the goals and objectives of the Heritage Valley Town Center Neighbourhood Area Structure Plan by encouraging a variety of housing types with a range of price points, to create a more inclusive neighbourhood. With the proposed overall increase in density, there is no requirement to refer the plan amendment to the Edmonton Metropolitan Region Board.

The subject site is well located to accommodate an increase in density; it is located along an arterial roadway (James Mowatt Trail) that serves as a major connection through the neighbourhood and to 41 Avenue SW which serves as a major connection point to Highway 2. The proposed amendment area is also located within 400m of the planned Capital Line LRT station with the Heritage Valley Town Centre. Locating higher densities in close proximity to the LRT Station will encourage transit ridership and will support movement throughout the community and transit network to other local and regional destinations.

## TECHNICAL REVIEW

The proposed amendment has been reviewed by all required technical agencies. The planned civic infrastructure including the surrounding roadway networks can accommodate the proposed changes and will be provided in due course at later stages of development.

Given the high accessibility of the site and its location in relation to the major roadways and future LRT station, additional traffic resulting from the increased density is anticipated to be accommodated within the existing and planned transportation infrastructure. Contingent on the timing of development and the availability of a more definitive land use schedule, there is opportunity to look at the James Mowatt Trail SW/32 Avenue SW intersection operations at the development permit stage.

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

|   |   |
|---|---|
| <b>ADVANCE NOTICE</b><br>January 15, 2020 | <ul style="list-style-type: none"><li>• Number of recipients: 348</li><li>• Two responses received with concerns about the potential for increased traffic from increased density in the neighbourhood, and the amount of apartment housing in the neighbourhood.</li></ul> |
| <b>PUBLIC MEETING</b>                     | <ul style="list-style-type: none"><li>• Not held</li></ul>  |
| <b>WEBPAGE</b>                            | <ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/heritagevalleytowncentre">edmonton.ca/heritagevalleytowncentre</a></li></ul>  |

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Approved Heritage Valley NASP Land Use and Population Statistics – Bylaw 19111
- 2 Proposed Heritage Valley NASP Land Use and Population Statistics – Bylaw 19333
- 3 Approved Heritage Valley NASP Map – Bylaw 19111
- 4 Proposed Heritage Valley NASP Map – Bylaw 19333
- 5 Application Summary

**Table 1 - Approved Heritage Valley Town Centre NASP Land Use and Population Statistics (Bylaw 19111)**

| Land Use   | Area (ha)     | % of GDA       |
|--|---------------|----------------|
| <b>Gross Area</b>  | <b>118.85</b> |                |
| Arterial Roadways  | 3.33          | 2.80%          |
| Primary Streets  | 11.84         | 10.00%         |
| LRT Station  | 1.97          | 1.70%          |
| LRT Corridor   | 0.35          | 0.30%          |
| Pipeline R-O-W   | 1.62          | 1.40%          |
| <b>Gross Developable Area</b>  | <b>99.74</b>  | <b>100.00%</b> |
| Commerical   |               |                |
| Town Centre Commercial   | 11.18         | 11.21%         |
| Town Center Community Commercial   | 1.29          | 1.29%          |
| Main Street Retail   | 2.58          | 2.59%          |
| Parkland, Recreation, School<br>(Municipal Reserve), Disctrict Activity Park | 30            | 30.08%         |
| Mixed Uses   | 0.61          | 0.61%          |
| Fire Station   |               |                |
| Infrastructure / Servicing   |               |                |
| Stormwater Management Facility   | 5.43          | 5.44%          |
| <b>Total</b>   | <b>51.09</b>  | <b>51.22%</b>  |
| <b>Net Residential Area</b>  | <b>48.65</b>  | <b>48.78%</b>  |

**Residential Land Use, Dwelling Unit Count, and Population**

| Land Use        | Area (ha)    | Units/ ha | Units       | People/Unit | Population    | % of NRA       |
|-----------------|--------------|-----------|-------------|-------------|---------------|----------------|
| Mixed Use LRT 1 | 5.24         | 275       | 1441        | 1.5         | 2,162         | 10.77%         |
| Mixed Use LRT 2 | 7.37         | 225       | 1658        | 1.5         | 2,487         | 15.15%         |
| Mixed Use       | 9.01         | 175       | 1577        | 1.5         | 2,365         | 18.52%         |
| HDR             | 5.8          | 225       | 1305        | 1.5         | 1,958         | 11.92%         |
| MDR             | 15.22        | 90        | 1370        | 1.8         | 2,466         | 31.28%         |
| LDR             | 6.01         | 25        | 150         | 2.8         | 421           | 12.35%         |
| <b>TOTALS</b>   | <b>48.65</b> |           | <b>7501</b> |             | <b>11,858</b> | <b>100.00%</b> |

|                          |       |        |        |
|--------------------------|-------|--------|--------|
| Gross Population Density | 119   |        |        |
| Net Population Density   | 244   |        |        |
| Gross Unit Density       | 75    |        |        |
| Net Unit Density         | 154   |        |        |
| LDR/MDR/HDR Ratio        | 1.97% | 19.51% | 78.52% |

**Student Generation Statistics**

| Level        | Public     | Separate   | Total      |
|--------------|------------|------------|------------|
| Elementary   | 199        | 80         | 279        |
| Junior High  | 100        | 40         | 140        |
| Senior High  | 100        | 40         | 140        |
| <b>Total</b> | <b>399</b> | <b>160</b> | <b>559</b> |

\*Landowners may enter into discussions with the City regarding the LRT station and corridor (i.e. purchase vs. dedication) at the subdivision stage.

\*\* Areas dedicated to Municipal Reserve to be confirmed by legal survey.

\*\*\*MU LRT 1, MU LRT 2 and MU are assumed to be fully built out as high density residential. Actual development is expected to include a mix of uses.

**Table 1 - Proposed Heritage Valley Town Centre NASP Land Use and Population Statistics (Bylaw 19333)**

| Land Use  | Area (ha)     | % of GDA       |
|---|---------------|----------------|
| <b>Gross Area</b>   | <b>118.85</b> |                |
| Arterial Roadways   | 3.33          | 2.80%          |
| Primary Streets   | 11.84         | 10.00%         |
| LRT Station   | 1.97          | 1.70%          |
| LRT Corridor  | 0.35          | 0.30%          |
| Pipeline R-O-W  | 1.62          | 1.40%          |
| <b>Gross Developable Area</b>   | <b>99.74</b>  | <b>100.00%</b> |
| Commerical  |               |                |
| Town Centre Commercial  | 11.18         | 11.21%         |
| Town Center Community Commercial  | 1.29          | 1.29%          |
| Main Street Retail  | 2.58          | 2.59%          |
| Parkland, Recreation, School<br>(Municipal Reserve), District Activity Park | 30            | 30.08%         |
| Mixed Uses  | 0.61          | 0.61%          |
| Fire Station  |               |                |
| Infrastructure / Servicing  |               |                |
| Stormwater Management Facility  | 5.43          | 5.44%          |
| <b>Total</b>  | <b>51.09</b>  | <b>51.22%</b>  |
| <b>Net Residential Area</b>   | <b>48.65</b>  | <b>48.78%</b>  |

**Residential Land Use, Dwelling Unit Count, and Population**

| Land Use        | Area (ha)    | Units/ ha | Units       | People/Unit | Population    | % of NRA       |
|-----------------|--------------|-----------|-------------|-------------|---------------|----------------|
| Mixed Use LRT 1 | 5.24         | 275       | 1441        | 1.5         | 2,162         | 10.77%         |
| Mixed Use LRT 2 | 7.37         | 225       | 1658        | 1.5         | 2,487         | 15.15%         |
| Mixed Use       | 9.01         | 175       | 1577        | 1.5         | 2,365         | 18.52%         |
| HDR             | 8.1          | 225       | 1823        | 1.5         | 2,734         | 16.65%         |
| MDR             | 12.92        | 90        | 1269        | 1.8         | 2,284         | 26.56%         |
| LDR             | 6.01         | 25        | 150         | 2.8         | 421           | 12.35%         |
| <b>TOTALS</b>   | <b>48.65</b> |           | <b>7918</b> |             | <b>12,453</b> | <b>100.00%</b> |

|                          |     |  |  |
|--------------------------|-----|--|--|
| Gross Population Density | 125 |  |  |
| Net Population Density   | 256 |  |  |
| Gross Unit Density       | 79  |  |  |
| Net Unit Density         | 163 |  |  |

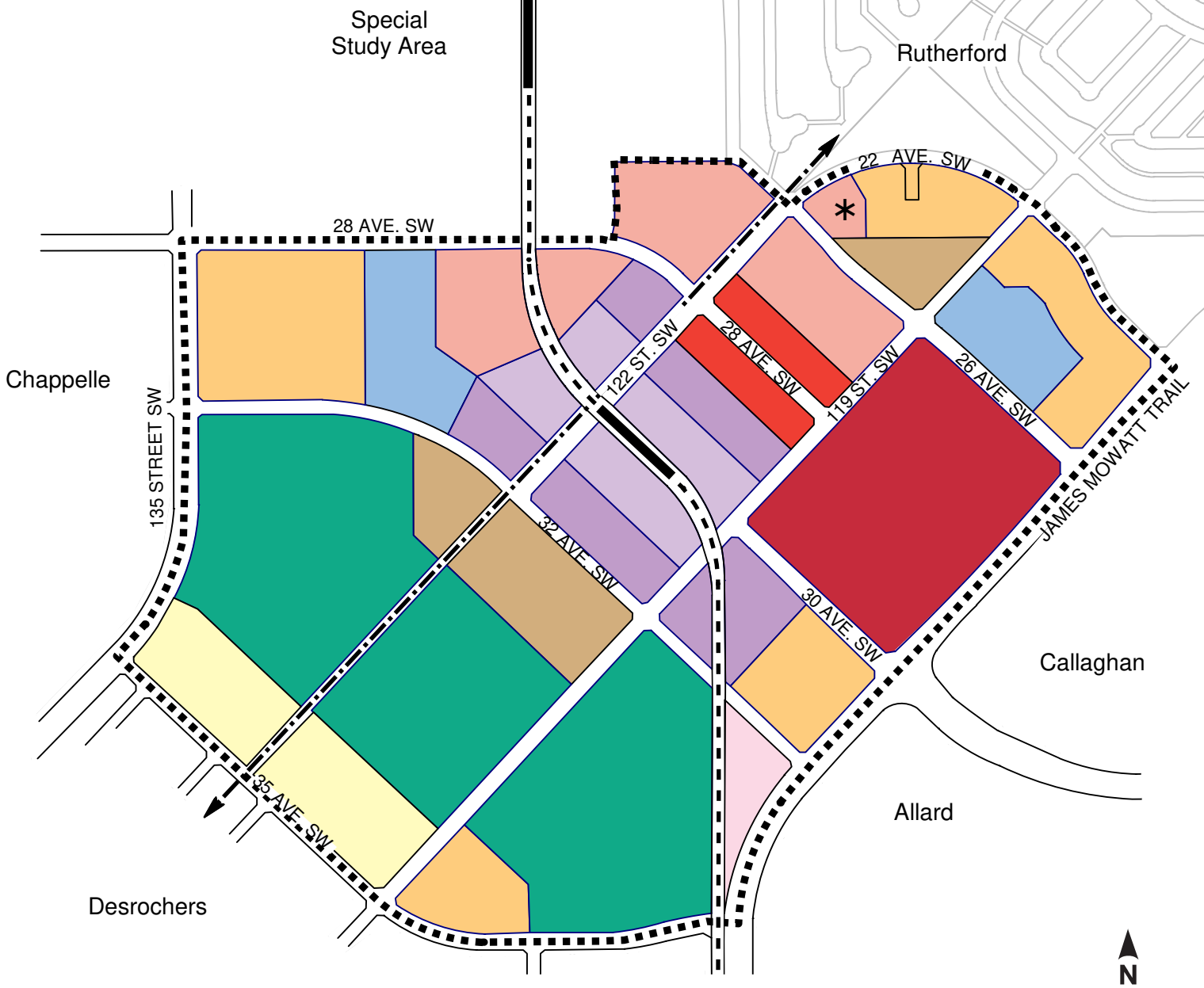
**Student Generation Statistics**

| Level        | Public | Separate   | Total                |
|--------------|--------|------------|----------------------|
| Elementary   |        | 199        | 80 279               |
| Junior High  |        | 100        | 40 140               |
| Senior High  |        | <u>100</u> | <u>40</u> <u>140</u> |
| <b>Total</b> |        | <b>399</b> | <b>160 559</b>       |


\*Landowners may enter into discussions with the City regarding the LRT station and corridor (i.e. purchase vs. dedication) at the subdivision stage.

\*\* Areas dedicated to Municipal Reserve to be confirmed by legal survey.

\*\*\*MU LRT 1, MU LRT 2 and MU are assumed to be fully built out as high density residential. Actual development is expected to include a mix of uses.

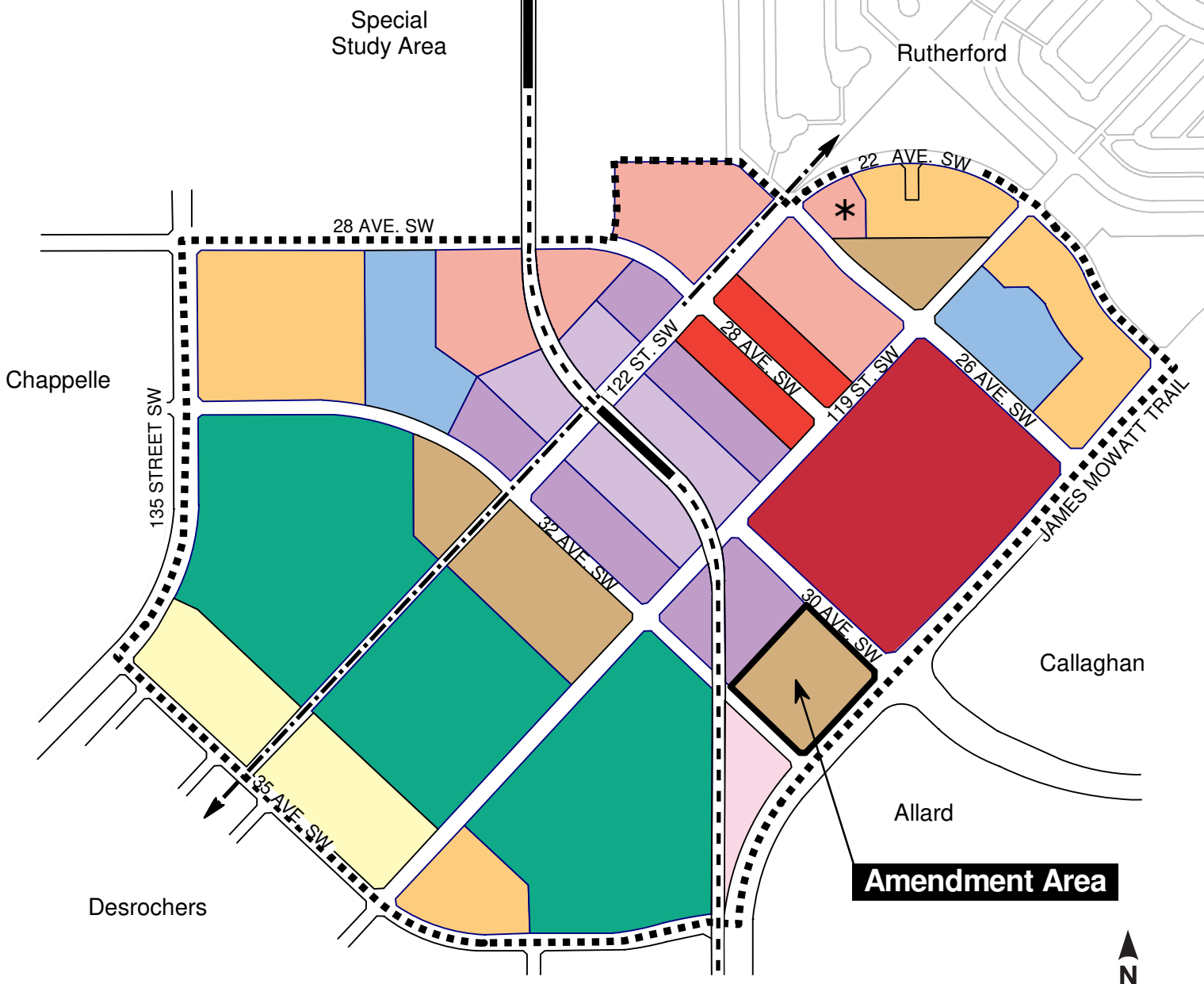


**BYLAW 19111**  
**HERITAGE VALLEY TOWN CENTRE**  
 Neighbourhood Area Structure Plan  
 (as amended)

|  |                         |   |                                |   |                               |
|--|-------------------------|---|--------------------------------|---|-------------------------------|
|  | Town Centre Commercial  |  | Low Density Residential        |  | Light Rail Transit Station    |
|  | Neighborhood Commercial |  | Medium Density Residential     |  | Oil/Gas Pipeline Right-of-Way |
|  | Main Street Retail      |  | High Density Residential       |  | Fire Station                  |
|  | Mixed Uses              |  | Stormwater Management Facility |  | NASP Boundary                 |
|  | Mixed Uses LRT 1        |  | District Activity Park         |   |                               |
|  | Mixed Uses LRT 2        |  | Light Rail Transit Corridor    |   |                               |

**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.





**BYLAW 19333  
AMENDMENT TO  
HERITAGE VALLEY TOWN CENTRE  
Neighbourhood Area Structure Plan  
(as amended)**

- |  |                         |   |                                |   |                               |
|--|-------------------------|---|--------------------------------|---|-------------------------------|
|  | Town Centre Commercial  |  | Low Density Residential        |  | Light Rail Transit Station    |
|  | Neighborhood Commercial |  | Medium Density Residential     |  | Oil/Gas Pipeline Right-of-Way |
|  | Main Street Retail      |  | High Density Residential       |  | Fire Station                  |
|  | Mixed Uses              |  | Stormwater Management Facility |  | NASP Boundary                 |
|  | Mixed Uses LRT 1        |  | District Activity Park         |  | Amendment Boundary            |
|  | Mixed Uses LRT 2        |  | Light Rail Transit Corridor    |   |                               |

**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.



## APPLICATION SUMMARY

### INFORMATION

|                                  |   |
|----------------------------------|---|
| Application Type:                | Plan Amendment<br>Rezoning                                      |
| Bylaw:                           | 19333   |
| Charter Bylaw:                   | 19334   |
| Location:                        | South of 28 Avenue SW and west of James Mowatt Trail            |
| Address:                         | 11805 - 30 Avenue SW<br>11806 - 32 Avenue SW                    |
| Legal Description:               | Lots 1 & 2, Block 4, Plan 2020566                               |
| Site Area:                       | 2.3 ha  |
| Neighbourhood:                   | Heritage Valley Town Center                                     |
| Notified Community Organization: | Heritage Point, Chappelle, and Blackmud Creek Community Leagues |
| Applicant:                       | Mike Vivian; Stantec  |

### PLANNING FRAMEWORK

|                  |   |
|------------------|---|
| Current Zones:   | (RA7) Low Rise Apartment Zone   |
| Proposed Zone:   | (RA8) Medium Rise Apartment Zone  |
| Plans in Effect: | Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP)<br>Heritage Valley Servicing Concept Design Brief (SCDB) |
| Historic Status: | None  |

|              |                       |
|--------------|-----------------------|
| Written By:  | Sean Conway           |
| Approved By: | Tim Ford              |
| Branch:      | Development Services  |
| Section:     | Planning Coordination |