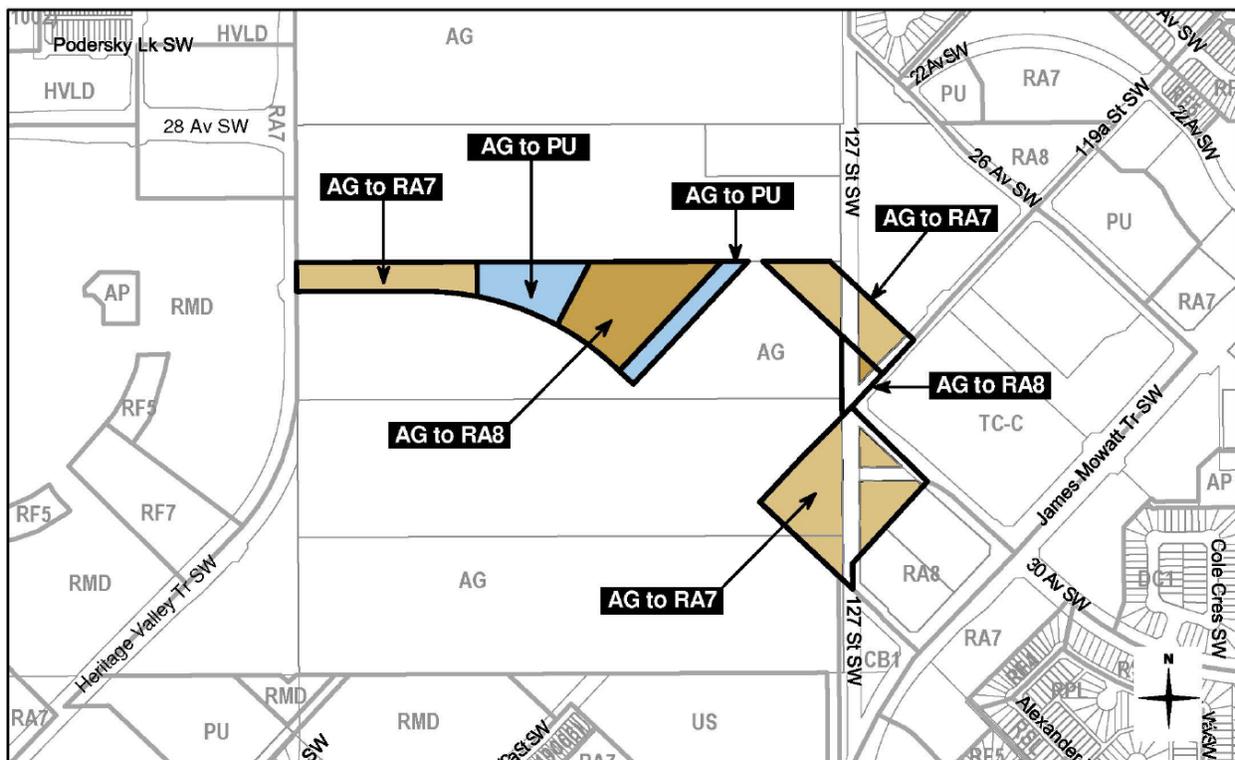




# ADMINISTRATION REPORT REZONING, PLAN AMENDMENT HERITAGE VALLEY TOWN CENTRE

## 2615, 2704, 2910, 3003, 3150 - 127 Street SW

To allow for low and medium rise multi-unit housing with opportunities for ground oriented commercial uses, a stormwater management facility, and a pipeline utility corridor



## RECOMMENDATION AND JUSTIFICATION

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

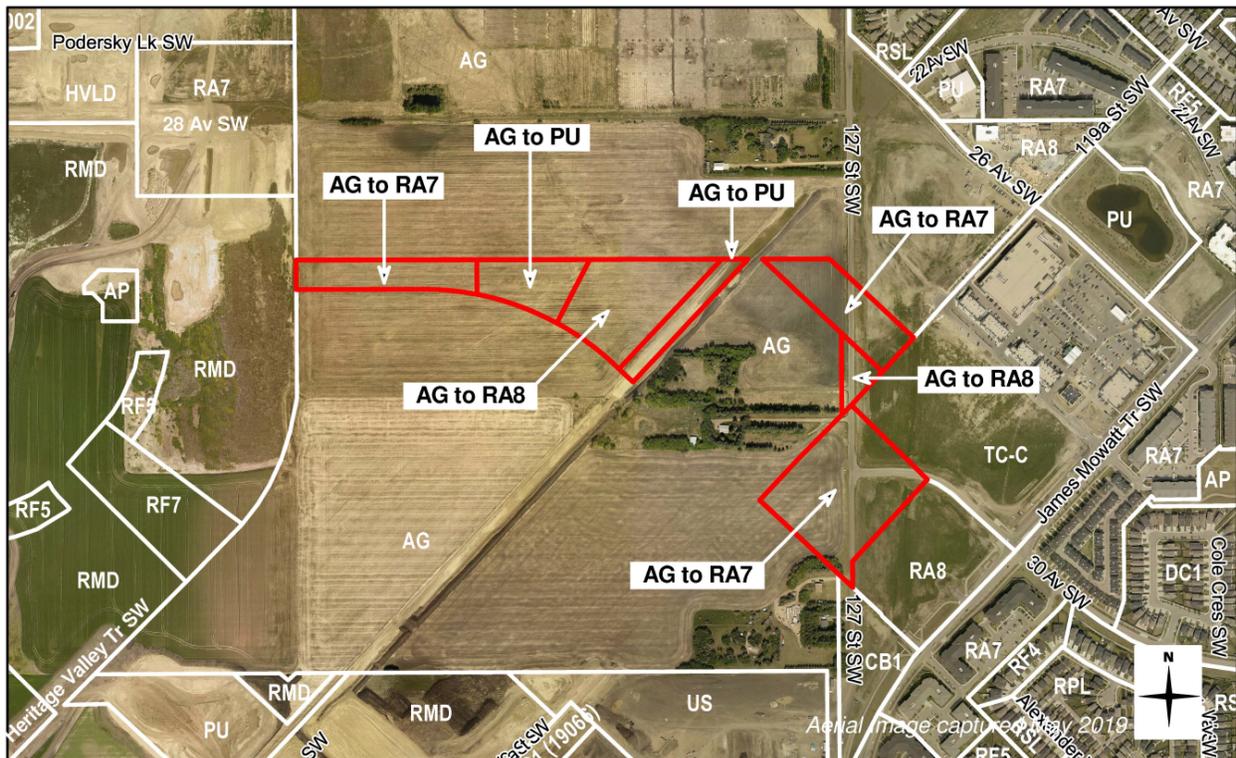
- increase the variety of housing choices in the Heritage Valley Town Centre neighbourhood;
- be compatible with surrounding and planned land uses; and
- comply with the Heritage Valley Town Centre NASP.

## THE APPLICATION

1. **BYLAW 19426** proposes to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) to allow the NASP land use designations to be implemented through Standard Zoning, in addition to Special Area, and Direct Control Zoning.
2. **CHARTER BYLAW 19427** proposes to rezone the subject site from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone, and (PU) Public Utility Zone. The proposed RA7 and RA8 Zones would allow for low and medium rise, multi-unit housing with a maximum height of 16 m and 23 m respectively, and would also allow for ground oriented commercial uses. The PU Zone will recognize an existing pipeline right-of-way and allow it to be developed as a multi-use trail corridor; as well as designating land for a planned stormwater management facility.

## SITE AND SURROUNDING AREA

The subject site is undeveloped and is located south of 28 Avenue NW and west of 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>• (AG) Agricultural 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>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
East	<ul style="list-style-type: none"> <li>• (TC-C) Heritage Valley Town Centre Commercial Zone</li> <li>• (RA8) Medium Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> <li>• Undeveloped land</li> </ul>
South	<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>
West	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> <li>• (RMD) Residential Mixed Dwelling Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> <li>• Undeveloped land</li> </ul>

## PLANNING ANALYSIS

The proposed rezoning to PU, RA7, and RA8 conforms to the intent of the Heritage Valley Town Centre NASP which designates the area for Mixed Uses (LRT 1 & 2) as part of a high density urbanized Transit Oriented neighbourhood, a Pipeline Right-of-Way, and stormwater management facility. The RA7 & RA8 Zones will facilitate intensified residential development of the Town Centre and will support future transit ridership. The pipeline right-of-way is intended to be developed as a multi-use trail corridor and will provide connection opportunities to the District Activity Park, the LRT station and both abutting neighbourhoods: Rutherford and Desrochers.

The proposed NASP amendment will allow for greater flexibility to accommodate development of the Town Centre by amending the text to allow for the use of Standard Zoning, in addition to the Special Area, and Direct Control Zoning. The development objectives of the LRT 1 and LRT 2 areas of the Plan are consistent with the regulations of standard zoning, and are suitable for implementing mixed use developments.

## TECHNICAL REVIEW

The proposed amendment and rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed changes and will be provided in due course at later stages of development. All comments from affected City Departments and utility agencies have been addressed.

Associated applications to close portions of the 127 Street SW road right-of-way adjacent to the the subject site are currently being reviewed by City Administration under LDA19-0166 & LDA19-0167. If approved, the closed road will be consolidated with the adjacent properties and become part of the future development in accordance with the Heritage Valley Town Centre NASP.

## PUBLIC ENGAGEMENT

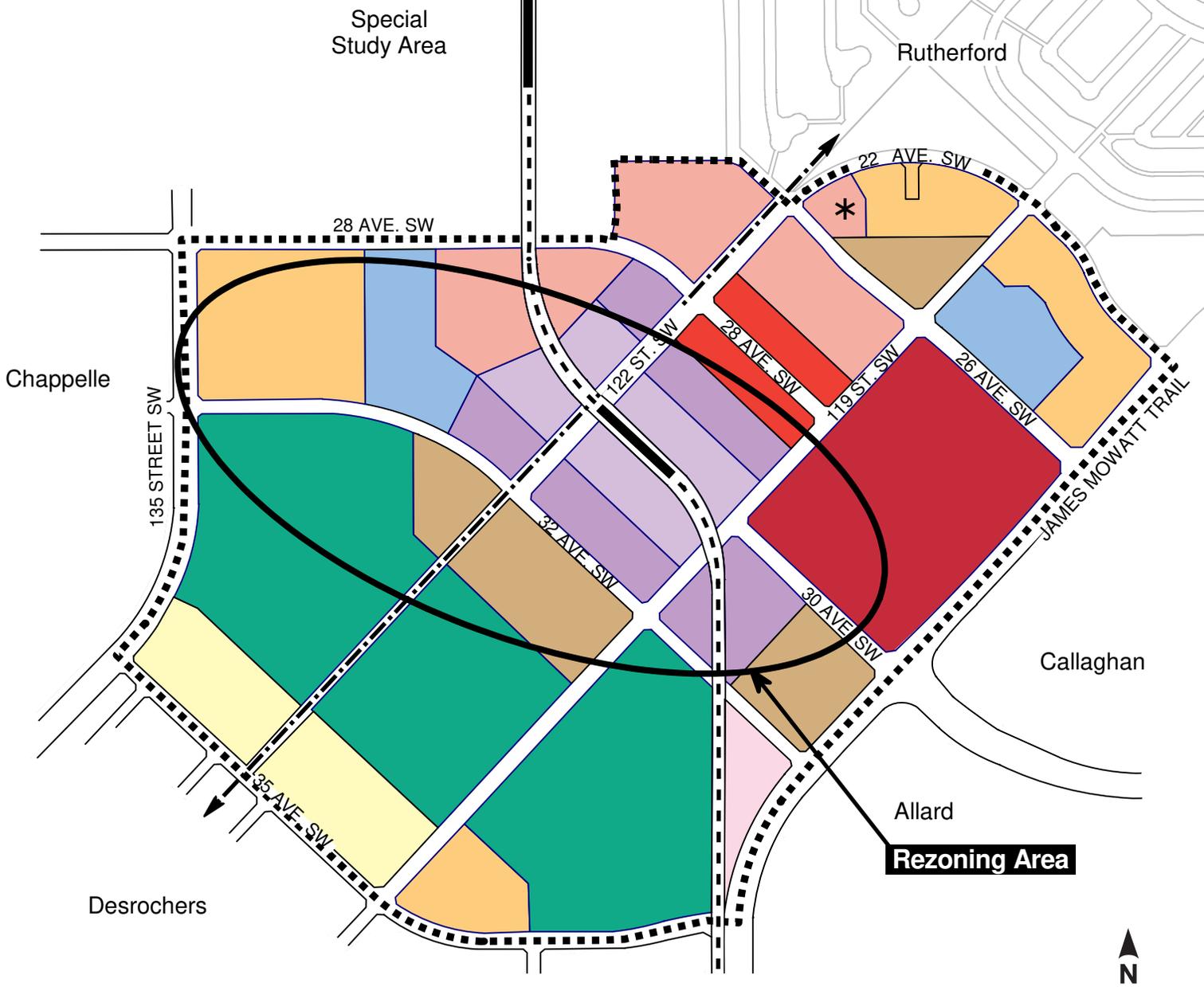
<b>ADVANCE NOTICE</b> May 12, 2020	<ul style="list-style-type: none"> <li>• Number of recipients: 348</li> <li>• No responses</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="http://edmonton.ca/heritagevalleytowncentre">edmonton.ca/heritagevalleytowncentre</a></li> </ul>

## **CONCLUSION**

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

## **APPENDICES**

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19333**  
**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.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw:	19426
Charter Bylaw:	19427
Location:	South of 28 Avenue SW and west of James Mowatt Trail SW
Addresses:	2615, 2704, 2910, 3003, and 3150 - 127 Street SW
Legal Descriptions:	portions of: Lot 2, Block 2, Plan 1222662, Lot B, Plan 7091KS, Lots C & D, Plan 1711MC, and Lot A, Block A, Plan 1124483
Site Area:	N/A
Neighbourhood:	Heritage Valley Town Centre
Notified Community Organizations:	Chappelle, Heritage Point, and Blackmud Creek Community Leagues
Applicant:	Mike Vivian; Stantec

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones :	(RA7) Low Rise Apartment Zone (RA8) Medium Rise Apartment Zone (PU) Public Utility Zone
Plans in Effect:	Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:  
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