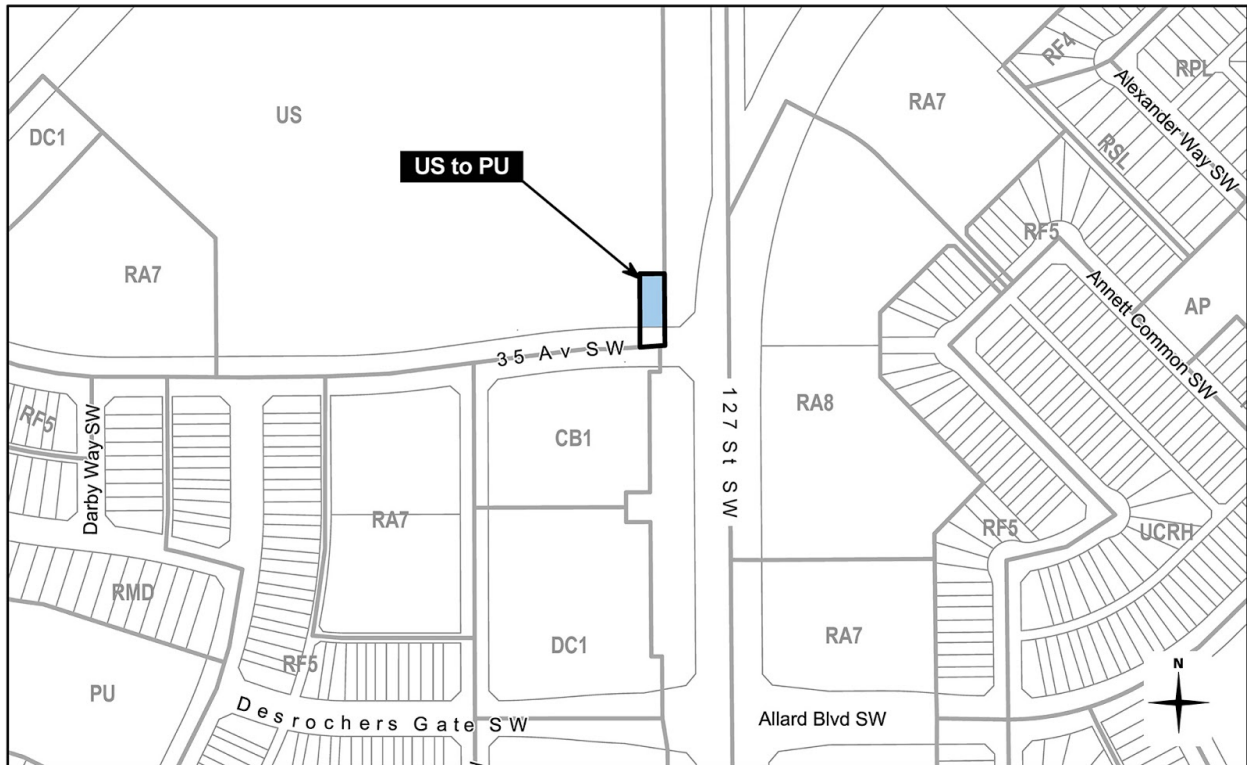




CITY PLANNING REPORT REZONING HERITAGE VALLEY TOWN CENTRE

11806 35 Avenue SW

To allow for public utility uses associated with the adjacent future Light Rail Transit station.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- provides for public utility uses essential to service the adjacent future LRT station;
- is compatible with existing planned adjacent land uses; and
- conforms to the Heritage Valley Town Centre Neighbourhood Area Structure Plan.

THE APPLICATION

CHARTER BYLAW 18971 proposes to rezone the subject site from (US) Urban Services Zone to (PU) Public Utility Zone allow for the development of public utility uses in the Heritage Valley Town Centre neighbourhood.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the south eastern portion of the Heritage Valley Town Centre neighbourhood, north of 35 Avenue SW and west of 127 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(US) Urban Services Zone	Vacant lot
CONTEXT		
North and West	(US) Urban Services Zone	Vacant land for a future district school/park site
East	127 Street SW Road Right of Way	Vacant land for the future LRT line
South	(CB1) Low Intensity Business Zone	Vacant lot

PLANNING ANALYSIS

The proposed (PU) Zone allows for the development of public utility uses related to the future adjacent Light Rail Transit station, specifically for a power traction station. The application generally conforms to the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) which designates the larger district activity park for urban service uses.

The proposed rezoning is compatible with the existing and planned development of the surrounding land uses, identified for a variety of open space, park, and school uses, commercial and residential uses, and the extension of LRT service to the neighbouring Desrochers LRT station.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. The public utility use is required to facilitate operating the LRT at the Desrochers LRT station planned south of the site. The Edmonton Public School Board is planning to build a high school on the balance of the (US) zoned parcel reviewed plans for the proposed utility/power station and has no concerns.

PUBLIC ENGAGEMENT

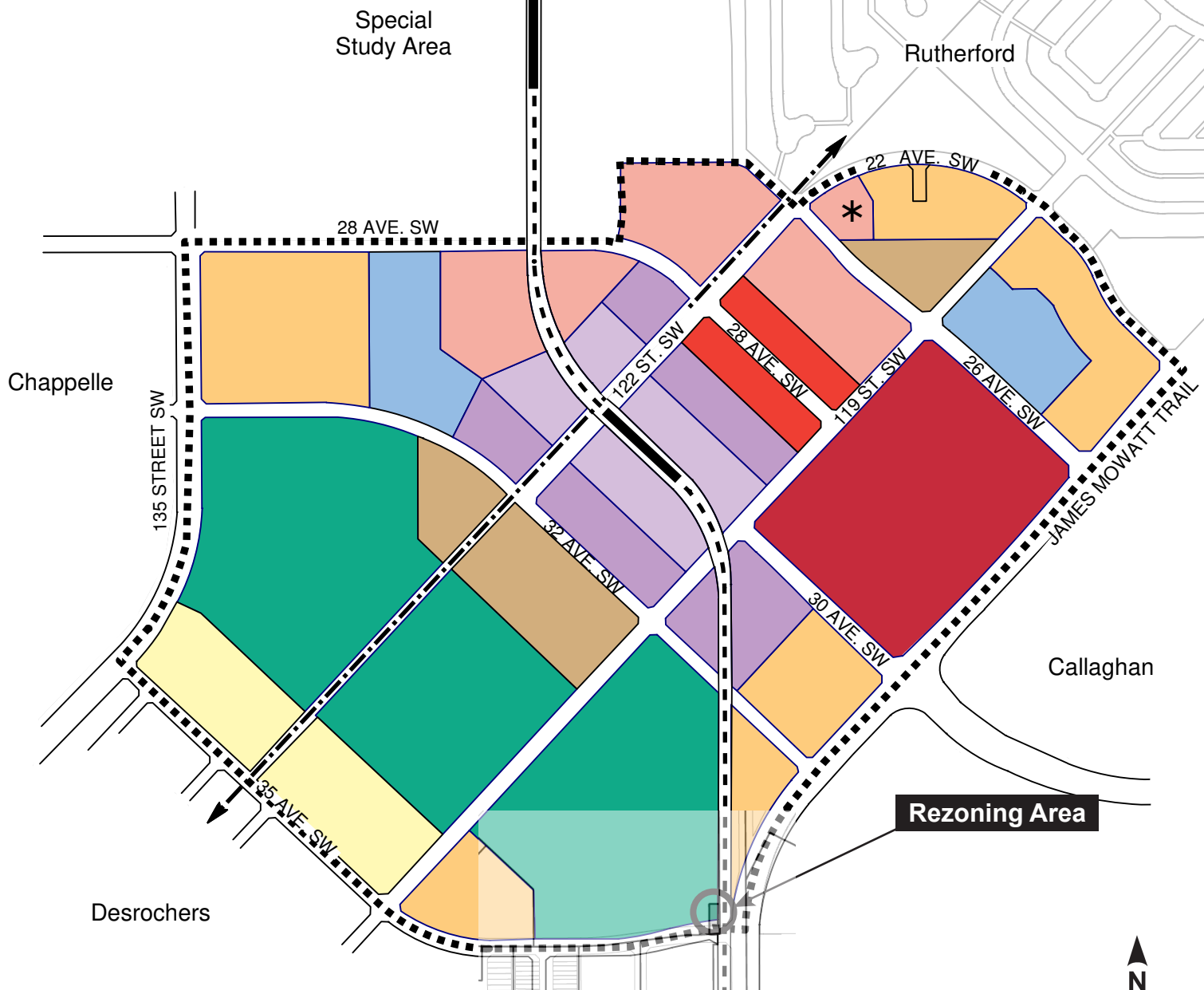
ADVANCE NOTICE May 8, 2019	<ul style="list-style-type: none">• Number of recipients: 164• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/HeritageValleyTownCentre

CONCLUSION













City Planning recommends that City Council **APPROVE** application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 18068
APPROVED**
HERITAGE VALLEY TOWN CENTRE
Neighbourhood Area Structure Plan

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

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:	Rezoning
Charter Bylaws:	18971
Location:	North of 35 Avenue SW and west of James Mowatt Trail SW
Address:	11806 35 Avenue SW
Legal Description:	Lot 26PUL, Block 11, Plan 1921839
Site Area:	0.048 ha
Neighbourhood:	Heritage Valley Town Centre
Notified Community Organizations:	Heritage Point Community League Blackmud Creek Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone and Overlay:	(US) Urban Services Zone
Proposed Zone:	(PU) Public Utility Zone
Plan in Effect:	Heritage Valley Servicing Design Concept Brief Heritage Valley Town Centre Neighbourhood Area Structure Plan
Historic Status:	None

Written By: Kerry Girvan
Approved By: Tim Ford
Branch: City Planning
Section: Planning Coordination