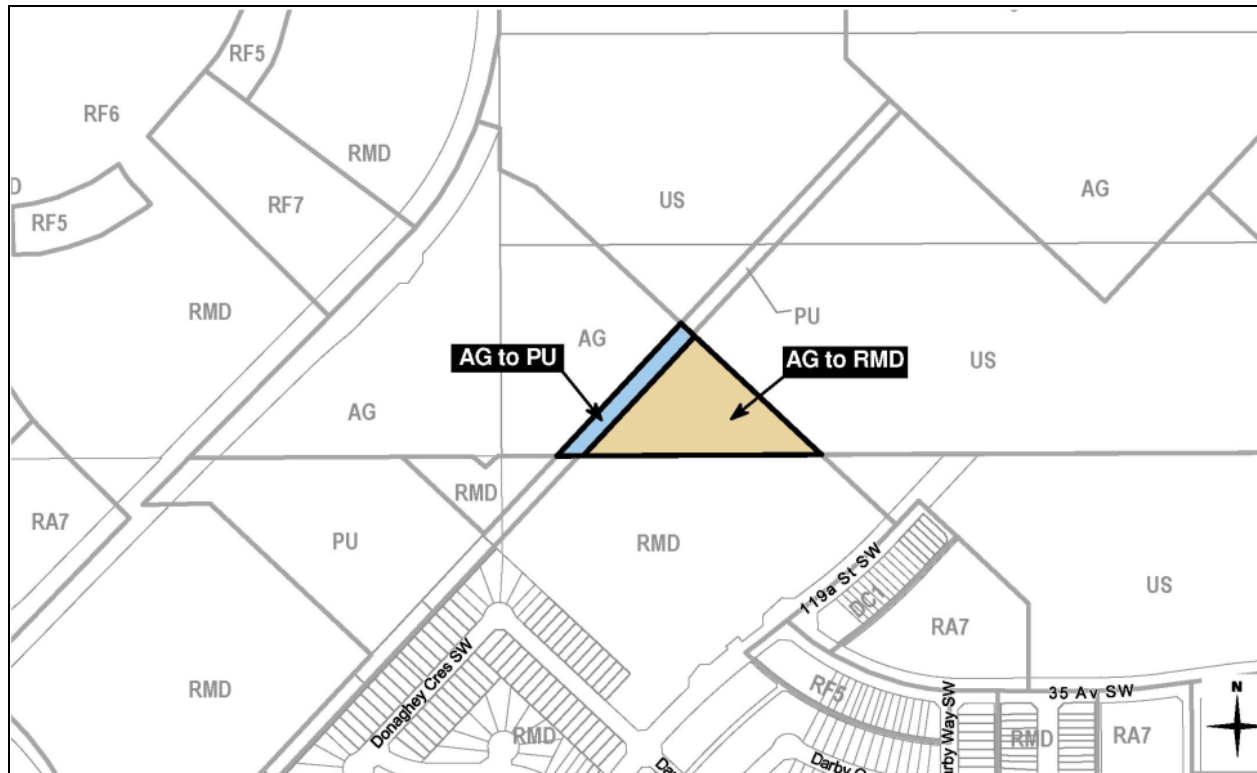




## ADMINISTRATION REPORT **REZONING** HERITAGE VALLEY TOWN CENTRE

### 3150 - 127 Street SW



**Recommendation:** That Charter Bylaw 19359 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone APPROVED.

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

- will provide opportunity for a range of housing choices in a variety of physical forms;
- will be compatible with surrounding and planned land uses; and
- conforms to the Heritage Valley Town Centre Neighbourhood Area Structure Plan.

### Report Summary

This land use amendment application was submitted by Mike Vivian (Stantec) on October 21, 2019 on behalf of MLC Group Incorporated. This application proposes to rezone the site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone.

The proposed RMD Zone will allow for a range of housing choices in a variety of physical forms to meet the needs of different household types, income levels and ages and the proposed PU Zone will apply the appropriate zoning along a pipeline corridor and allow it to be developed as a multi-use trail corridor.

The proposed RMD and PU zoning conforms to the Heritage Valley Town Centre Neighbourhood Area Structure Plan which designates the site for low density residential uses and a Pipeline Right-of-Way.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

## The Application

**CHARTER BYLAW 19539** proposes to rezone the site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone. If approved, the proposed RMD Zone will allow for a range of low density residential dwelling types including single-detached, semi-detached, and row housing. The proposed PU Zone will apply the appropriate zoning along a pipeline corridor and allow it to be developed as a multi-use trail corridor.

## Site and Surrounding Area

The site is located north of 35 Avenue SW and west of 119a Street SW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> <li>• (PU) Public Utility Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> <li>• Pipeline Corridor</li> </ul>

<b>CONTEXT</b>		
North	• (US) Urban Services Zone	• Undeveloped land
East	• (US) Urban Services Zone	• Undeveloped land
South	• (RMD) Residential Mixed Dwelling Zone	• Undeveloped land
West	• (AG) Agricultural Zone	• Undeveloped land

## Planning Analysis

The rezoning area is located within the Heritage Valley Servicing Concept Design Brief (SCDB) and the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP). The proposed RMD Zone conforms with the Heritage Valley SCDB which designates the site for residential uses and conforms with the low density residential designation prescribed for the site in the Heritage Valley Town Centre NASP, and meets Policy 3.3.8.2.b of the NASP which encourages a wide variety of housing, with a wide range of price points, to create a more inclusive neighbourhood. The proposed PU Zone conforms with the Heritage Valley Town Centre NASP which designates a portion of the site for a Pipeline Right-of-Way and is intended to be developed as a multi-use trail corridor and will provide connection opportunities to the District Activity Park, the Town Centre, and a future LRT station.

## Technical Review

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

## Community Engagement

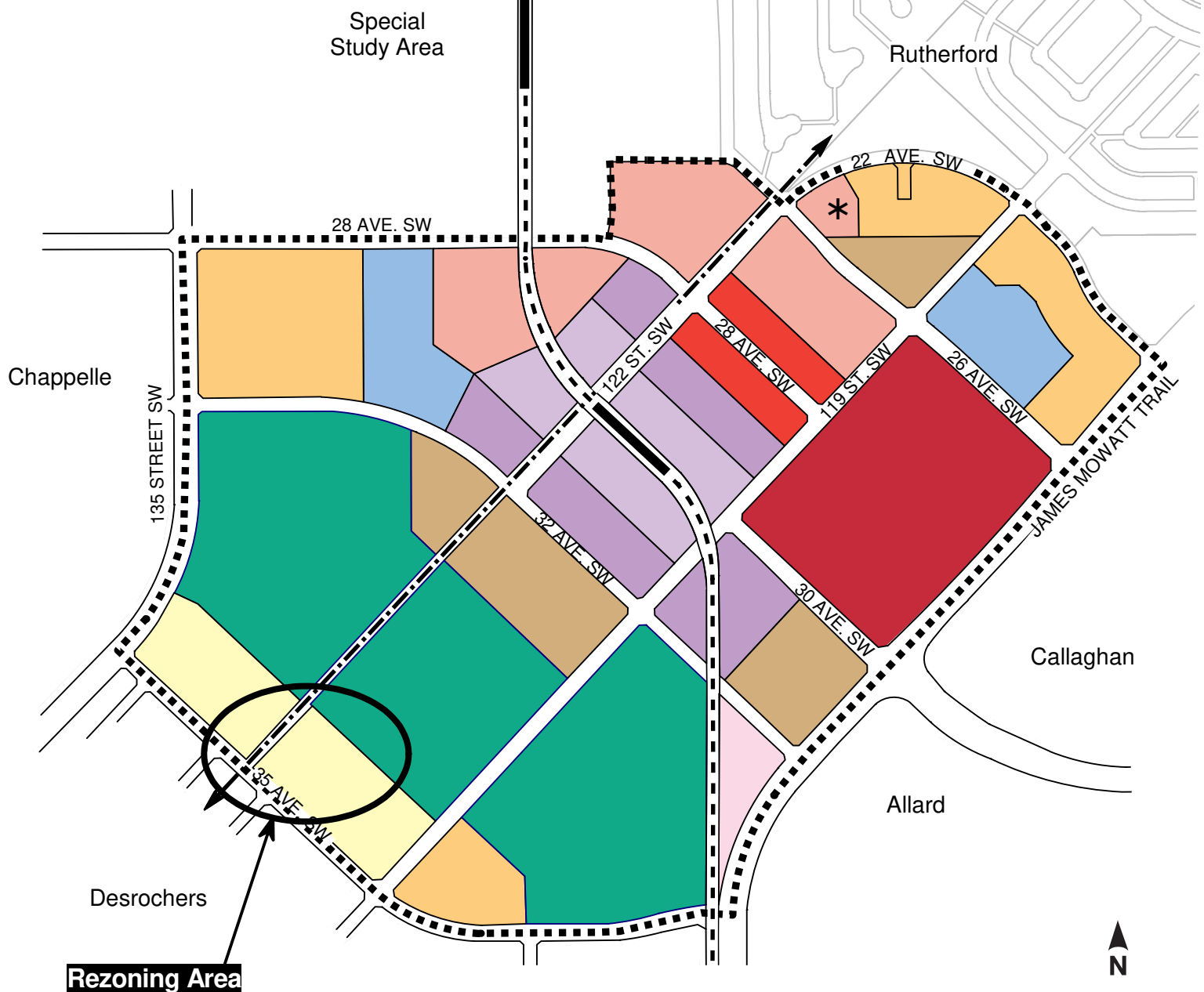
<b>ADVANCE NOTICE</b> September 25, 2020	• No responses received
<b>WEBPAGE</b>	• <a href="http://edmonton.ca/heritagevalleytowncentre">edmonton.ca/heritagevalleytowncentre</a>

## 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:	Rezoning
Charter Bylaw:	19539
Location:	North of 119a Street SW and east of Desrochers Drive SW
Address:	3150 - 127 Street SW
Legal Description:	Lot D, Plan 1711MC
Site Area:	1.32 ha
Neighbourhood:	Heritage Valley Town Centre
Notified Community Organizations:	Chappelle & Blackmud Creek Community Leagues
Applicant:	Mike Vivian; Stantec

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone, (PU) Public Utility Zone
Plans in Effect:	<ul style="list-style-type: none"><li>Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP)</li><li>Heritage Valley Servicing Concept Design Brief (SCDB)</li></ul>
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

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Planning Coordination