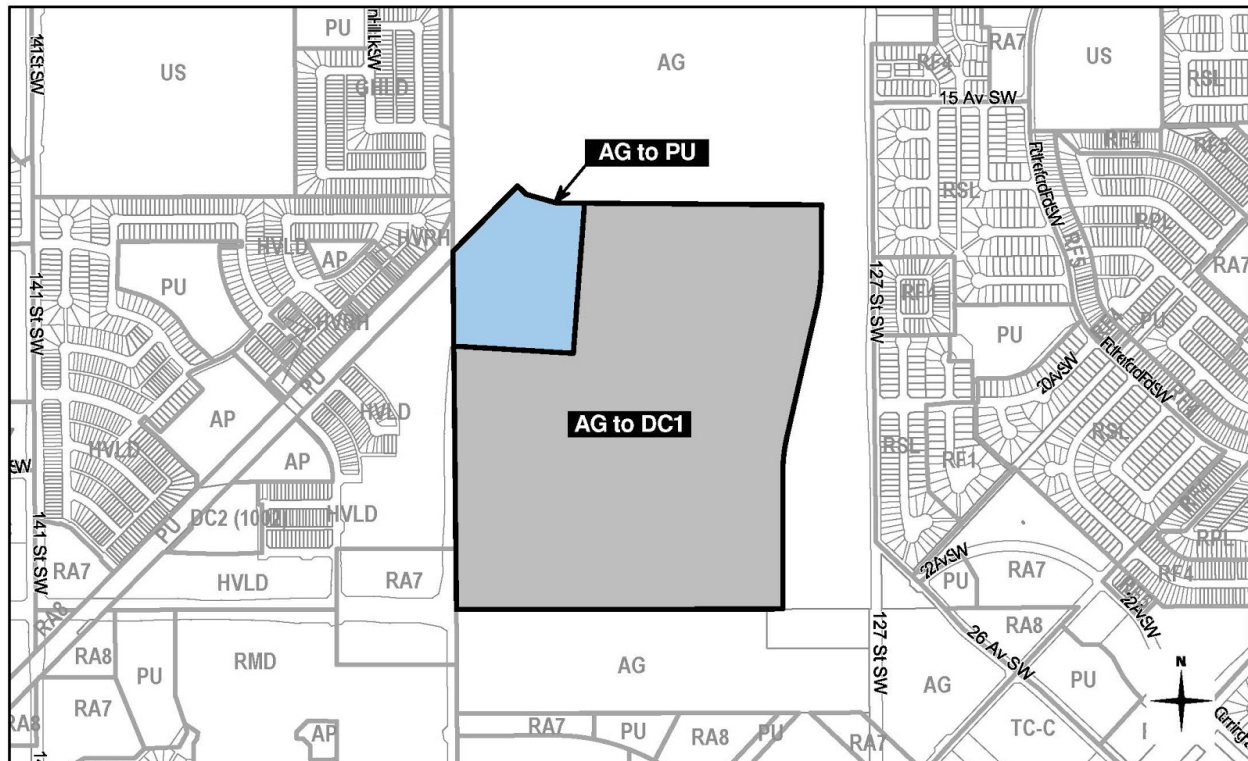




ADMINISTRATION REPORT **REZONING** HERITAGE VALLEY NEIGHBOURHOOD 14

1230 - 127 Street SW

To allow for a hospital, health campus and a stormwater management facility.



Recommendation: That Charter Bylaw 19505 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision and (PU) Public Utility Zone be APPROVED.

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

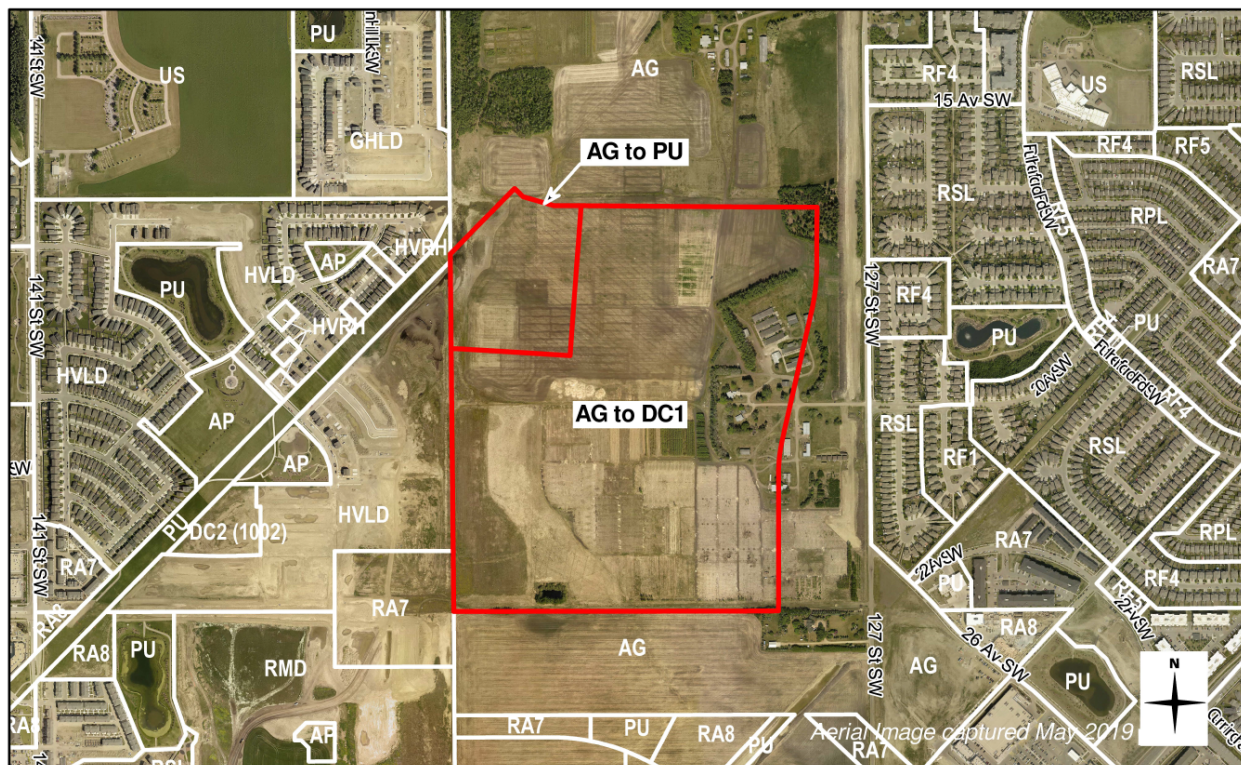
- establishes a major service and employment area with a new Hospital and Health Campus;
- will be compatible with surrounding and planned land uses; and
- conforms to the Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan.

THE APPLICATION

CHARTER BYLAW 19505 proposes to rezone the subject site from (AG) Agricultural Zone to (DC1) Direct Development Control Provision and (PU) Public Utility Zone. The proposed DC1 Provision will allow for the development of a hospital and health campus. The proposed PU Zone would allow for utility infrastructure to support the hospital site including a stormwater management facility.

SITE AND SURROUNDING AREA

The subject site is 40.27 ha in area and is located south of Ellerslie Road SW and west of 127 Street SW



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
East	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
South	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
West	<ul style="list-style-type: none"> (PU) Public Utility Zone (HVL) Special Area Heritage Valley Low Density Zone (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> Pipeline Utility Corridor Developing housing Undeveloped land

PLANNING ANALYSIS

The proposed rezoning conforms to the Heritage Valley 14 Neighbourhood Area Structure Plan (NASP) which designates the subject area for the development of a Hospital and Health Care Campus and Stormwater Management Facility.

The proposed DC1 zone will allow for the development of a new Hospital and complementary uses within a Health Campus which will include a comprehensive mix of acute and ambulatory services. Development of the site will be completed by the Government of Alberta and/or its agencies, boards, and commissions. The proposed PU Zone in the northwest corner of the rezoning will allow for a stormwater management facility.

The Government of Alberta approved the new Hospital and Health Campus in the 2017 Capital Plan Budget and selected the future site to be located on the Government-owned Ellerslie Research lands in the southern portion of the Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan (NASP). The NASP received approval by City Council at the August 17, 2020 Public Hearing.

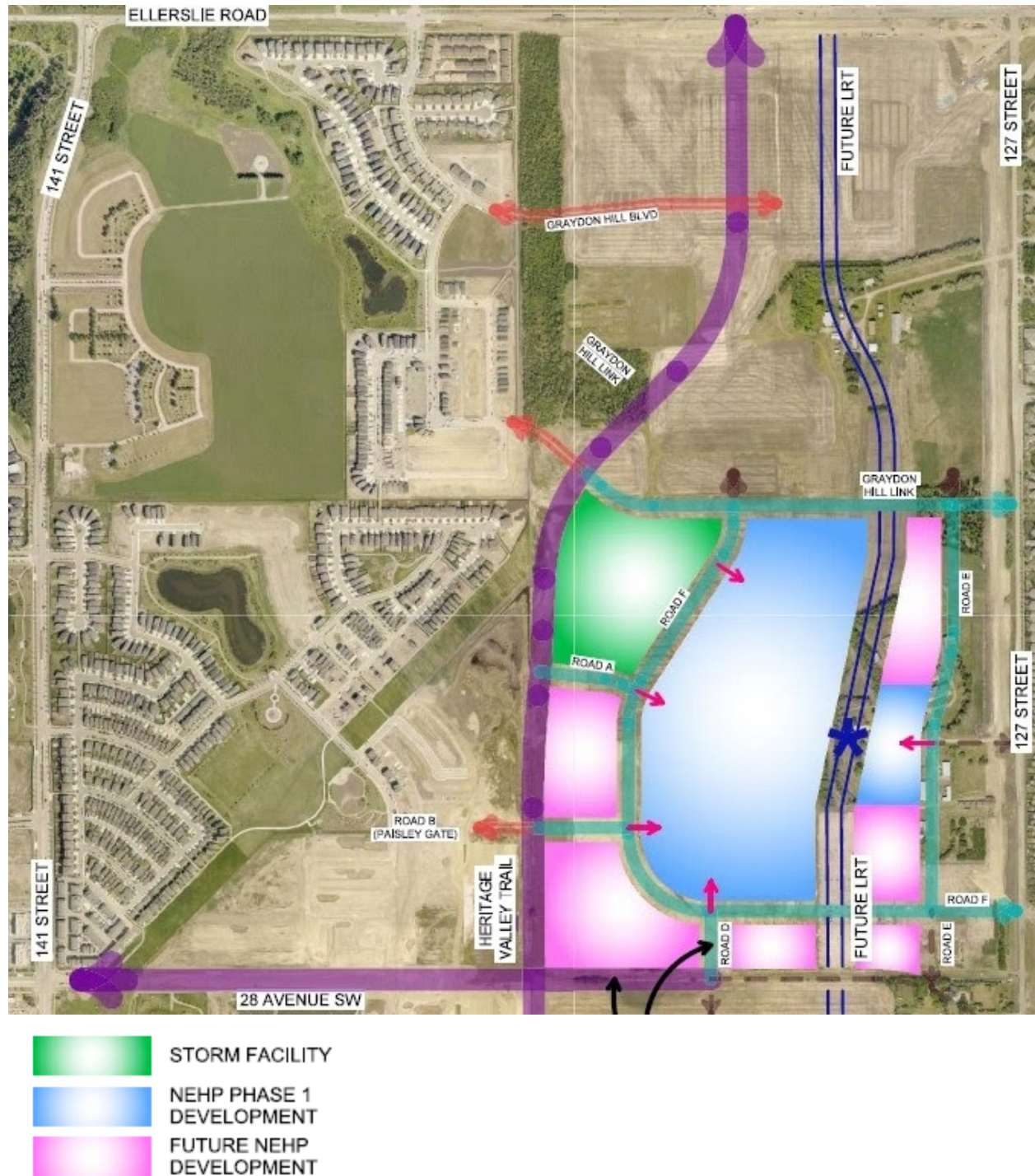
TECHNICAL REVIEW

Drainage and Servicing

Permanent Sanitary and storm servicing for the rezoning area was reviewed in accordance with the servicing schemes as identified in the conditionally accepted Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan (NASP) Neighbourhood Design Report. Both the sanitary and storm water management systems are designed to meet current standards and have adequate capacity to serve the needs of the proposed development within the NASP area.

Transportation

As part of the NASP planning process the Transportation Impact Assessment (TIA) for the full build out of the neighbourhood was completed. With this rezoning application, a detailed TIA was provided to support the rezoning of the site, as well as review of the roadway network requirements associated with the first phase of the development was completed. In addition to the arterial network improvements, the assessment provided better understanding of the road network within the Hospital and Health Campus site, transit circulation review, and multimodal connections for the interim horizon.



Off-site improvements for the first stage of the development will include, but not limited to, construction of the first two lanes of Heritage Valley Trail from Ellerslie Road to 28 Avenue, urbanization of the east half of 127 Street between 20 Avenue and 26 Avenue, and upgrades to the intersection of Heritage Valley Trail and Ellerslie Road.

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

Community Engagement

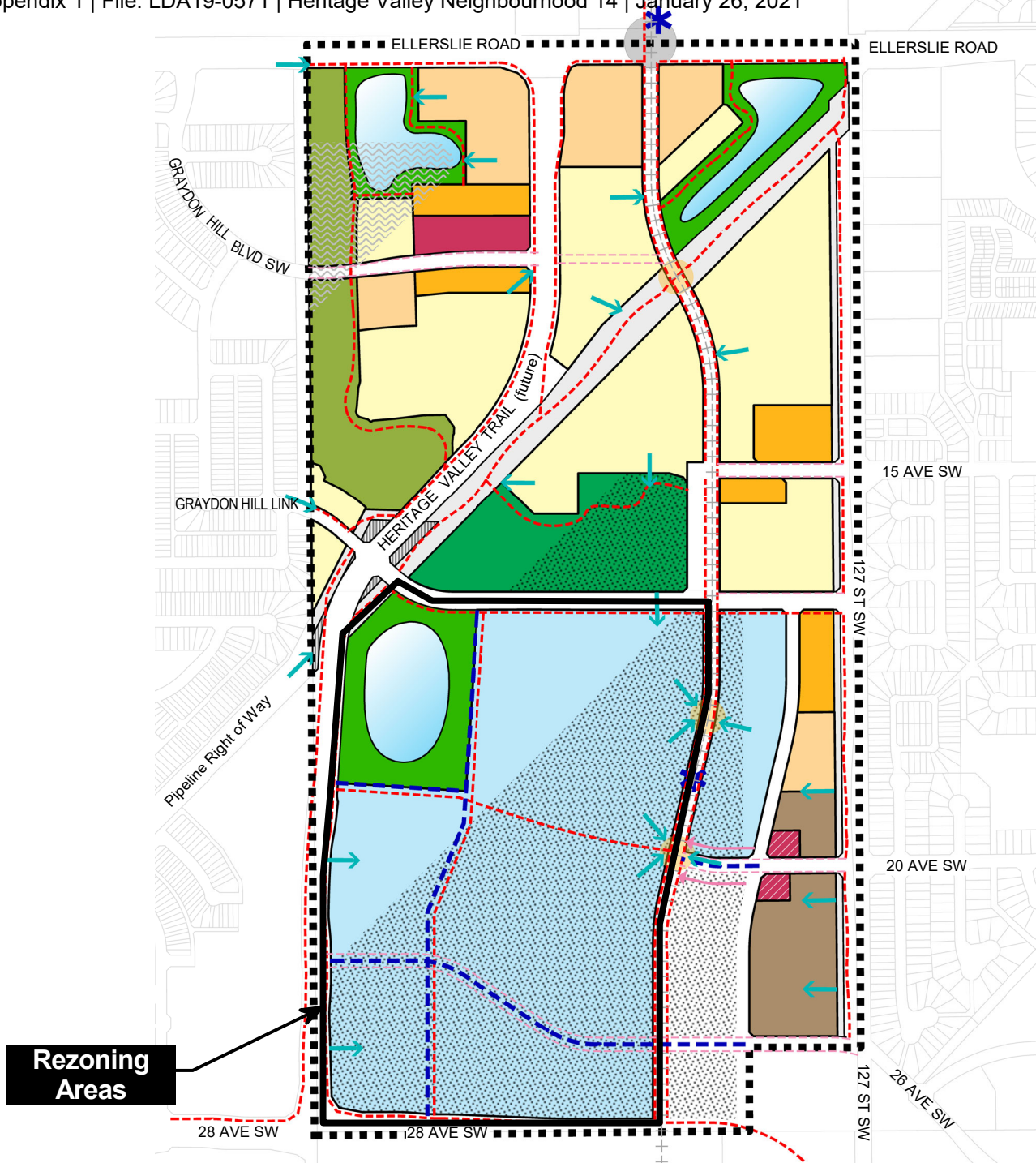
ADVANCE NOTICE January 12, 2020	<ul style="list-style-type: none"> • Number of recipients: 225 • No responses
PUBLIC ENGAGEMENT SESSION January 30, 2020	<ul style="list-style-type: none"> • Number of attendees: 68 • Number of forms with comments: 5 • Number of "Graffiti Wall" comments: 6 (see attached <i>What We Heard Report</i>) • Comment comments included: <ul style="list-style-type: none"> - concern that traffic from hospital and nearby higher density residential uses could spill into Rutherford neighbourhood - would like to see Hospital built sooner than 2030 - concern about the number of apartment buildings in surroundings area and the proposed higher density uses will contribute to congestion - what is the ultimate plan for Heritage Valley Trail and Ellerslie Road (at grade or separated)
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/planningapplications

CONCLUSION

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

























APPENDICES

- 1 Context Plan Map
- 2 Application Summary



CHARTER BYLAW 19279 HERITAGE VALLEY NBHD 14 Neighbourhood Area Structure Plan



	Low Density Residential		North Commercial Mixed Use		Pipeline R/W		Potential LRT Structure Grade Separated
	Row Housing		South Commercial Mixed Use		Public Utility		Walkways
	Medium Density Residential		School & Hospital Building Area		Bike Facilities		Future LRT
	High Density Residential		SWMF		LRT Active Modes Link		Future Access Road
	Health Care Campus / Hospital		Natural Area *		Shared Use Path		Future LRT Station
	School / Park *		Sensitive Use Area		Pedestrian Only Crossing		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 Bylaw:	19505
Location:	South of Ellerslie Road SW and west of 127 Street SW
Address:	1230 - 127 Street SW
Legal Descriptions:	A portion of NE-24-51-25-4 and SE-24-51-25-4
Site Area:	40.27 ha
Neighbourhood:	Heritage Valley Neighbourhood 14
Notified Community Organizations:	Blackmud Creek, Chappelle, and Heritage Point Community Leagues
Applicant:	Marcelo Figuiera; Green Space Alliance

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(DC1) Direct Development Control Provision, (PU) Public Utility Zone
Plans in Effect:	Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sean Conway
Tim Ford
Development Services
Planning Coordination