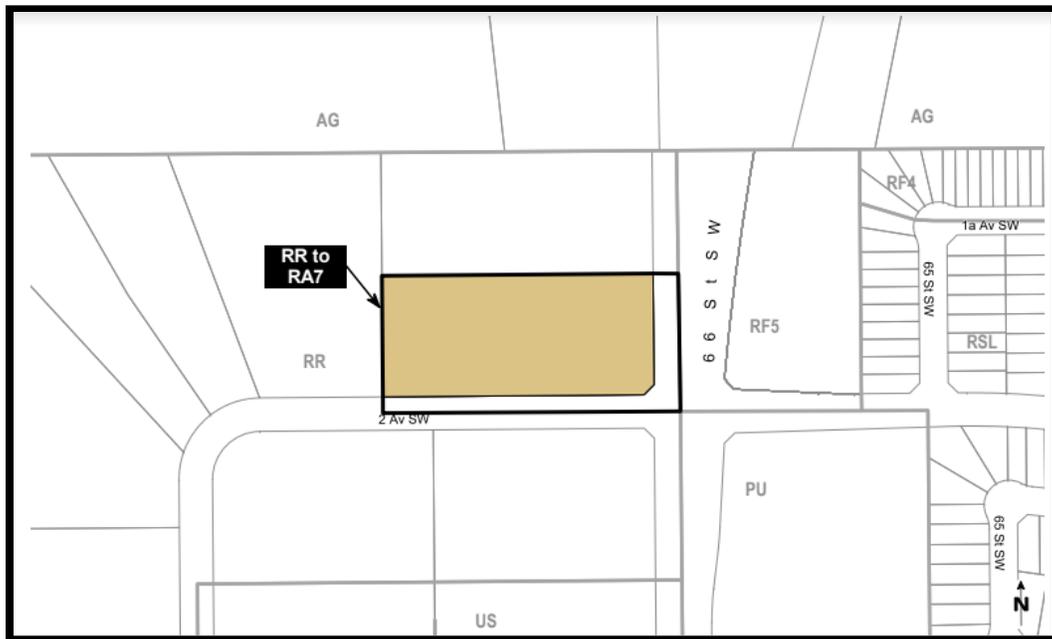
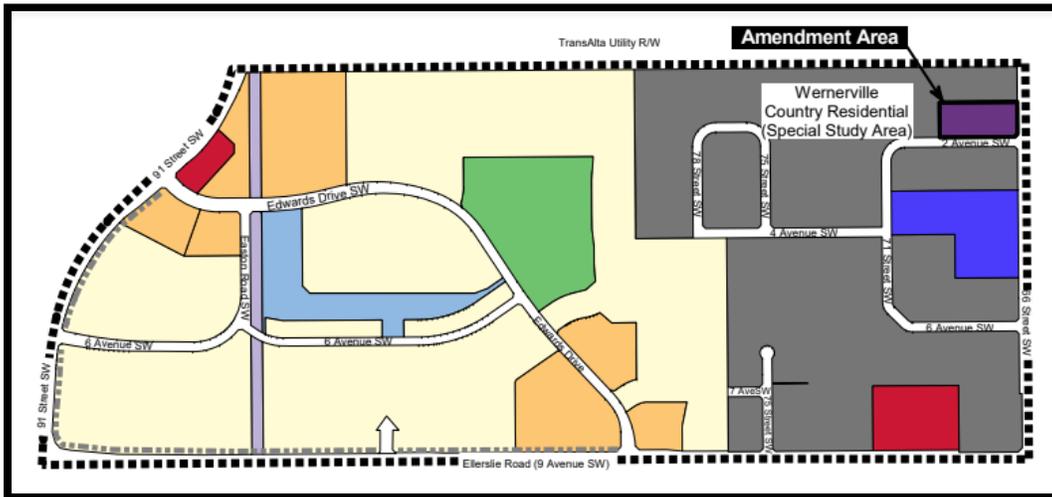




# ADMINISTRATION REPORT REZONING and PLAN AMENDMENTS ELLERSLIE

## 6720 - 2 Avenue SW

To allow for the development of residential / commercial mixed land uses and to amend the Ellerslie Area Structure Plan and Ellerslie Neighbourhood Structure Plan.



**Recommendation:** That **Bylaw 19848** to amend Ellerslie Area Structure Plan, **Bylaw 19849** to amend the Ellerslie Neighborhood Structure Plan and **Charter Bylaw 19850** to amend the zoning from (RR) Rural Residential Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

- contribute towards residential densification;
- diversify the land use composition in the Ellerslie area;
- provide an opportunity for a variety of multi-unit housing and commercial, office, and service uses;
- be compatible with the surrounding area;
- facilitate the development of the Wernerville Country Residential Special Study Area to an urban standard; and
- align with *CityPlan*

## Report Summary

This application was accepted from Lilit Houlder, Invistec Consulting, on March 18, 2021, on behalf of Gravity Ventures Inc. The application proposes changing the site's zoning designation from (RR) Rural Residential Zone to (RA7) Low Rise Apartment Zone and to amend the associated Plans accordingly. The applicant's stated intent is to build a multi-unit, low-rise building up to 16 m (4 storeys) in height with limited ground floor commercial uses. The proposal conforms with the City Plan's Growth Strategy policies to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries.

## The Application

1. **BYLAW 19848** to amend the Ellerslie Area Structure Plan (ASP) will exempt one parcel from the Special Study Area and change the land use designation of the parcel to Mixed Use, to align with the related amendment to the Ellerslie NSP (Bylaw 19849) and rezoning (Charter Bylaw 19850). ASP figures, text and land use statistics will be revised to reflect the proposed changes.
2. **BYLAW 19849** to amend the Ellerslie Neighbourhood Structure Plan (NSP) will exempt one parcel from the Special Study Area and change the land use designation to Mixed Use, to accommodate the rezoning under related Charter Bylaw 19850. NSP figures, text and land use statistics will be revised to reflect the proposed changes.
3. **CHARTER 19850** to amend the Zoning Bylaw to rezone one parcel from (RR) Rural Residential Zone to (RA7) Low Rise Apartment Zone, to facilitate the development of low rise, Multi-unit Housing, up to 16 m (4 storeys) in height with limited commercial uses.

## Site and Surrounding Area

The subject site is adjacent to country residential lots to the west and south. The land north of the site contains a single family home and a Montessori Pre-school building. The subject site abuts 66 Street NW to the east, which is a main thoroughfare for the Ellerslie neighbourhood and surrounding areas. Across 66 Street NW, farther east is a residential site zoned (RF5) Row Housing Zone. Across 66 Street NW, farther east is a residential site zoned (RF5) Row Housing Zone.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RR) Rural Residential Zone	Single detached Housing
<b>CONTEXT</b>		
North	(RR) Rural Residential Zone	Single Detached House / Pre-school Building
East	(RF5) Row Housing Zone	Semi-detached Housing
South	(RR) Rural Residential Zone	Single Detached House / Vacant
West	(RR) Rural Residential Zone	Single Detached House

## Planning Analysis

### PLANS IN EFFECT

The Ellerslie Neighborhood Structure Plan was adopted in May 2001 and guides the neighbourhood's land use. The development principles of the Plan seek to provide for a variety of low and medium density residential built forms and commercial development opportunities along arterial roadways and neighbourhood entrances to ensure high visibility and to provide ease of access. The subject site is located within the Wernerville Country Residential Special Study Area, an existing country residential development. This area was annexed to the City in 1971 and was incorporated within the Ellerslie NSP boundary in 2019. The fragmented ownership, and large number of owners, within the country residential subdivision has historically posed a challenge to this area's conversion to more urban built-forms. Accordingly, the area was 'set aside' as a Special Study area in the hopes that time would eventually allow properties to be assembled into larger holdings, which could be more easily developed.

The parcel located at 6720 - 2 Avenue SW is proposed to be removed from the Special Study Area within both Plans and redesignated to a new 'Mixed Use' land use category. This amendment is intended to help facilitate the development of horizontally or vertically oriented mixed use developments for residential and commercial uses. The majority of the Ellerslie Neighbourhood is residential, with only approximately 4.7% of the Plan's net developable area designated as commercial uses, and no areas designated as mixed use. The proposed mixed use site will provide a choice in housing forms and commercial uses, with pedestrian infrastructure and may create a neighborhood destination. The proposed Mixed Use designation will:

- provide residents with opportunities for additional housing variety;
- build a complete community by offering nearby day-to-day commercial uses;
- transition the Special Study Area into a more compact, urban development; and
- increase pedestrian connectivity.

### LAND USE COMPATIBILITY

Charter Bylaw 19850 will represent an increase in residential density and development opportunity in the form of a low-rise apartment building with limited commercial uses. Commercial opportunities may include: child care services, convenience retail stores, and professional and financial offices. The proposed land use change is appropriate for this site given its frontage and access with good visibility to a collector road (66 Street SW) and proximity to Anthony Henday Drive and Ellerslie Road SW. The subject site will provide good transportation linkages and access suitable for residential and commercial development.

The development regulations, height, scale, and land uses allowed under the RA7 Zone will be sensitive in scale and compatible with the surrounding lands. The proposed RA7 Zone will allow for the logical redevelopment of this area and will be compatible with the surrounding area.

### CITYPlan Alignment

The City Plan's Growth Strategy states the following:

*"Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs."*

*"Shifts in local demographics, changes in development activity and changing economic conditions will also play a key role in shaping Edmonton's future employment and growth pattern. With more people living within the redeveloping and developing areas the demand for accessible goods and services closer to home will increase."*

The proposed Bylaws and Charter Bylaw align with the *City Plan's* Growth Strategies by:

- accommodating new housing development within the city's developing areas, to reach the milestone population of 1.25 million people;
- providing increased density and variety of housing in which Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs; and
- accommodating new commercial development.

In conclusion, the proposed Bylaw amendments align with both the *CityPlan's* Growth Strategy, and the NSP's development principles to allow for a variety of low and medium density residential built forms and commercial development opportunities in the Plan.

## Technical Review

This application has been reviewed by all necessary City Departments and utility agencies. All comments from affected City Departments and utility agencies have been addressed.

### Transportation

Administration supports the application and advises that off-site upgrades will be required with the next stages of development. Such upgrades are to include, but not be limited to:

- upgrading 2 Avenue SW to an urban collector roadway standard;
- constructing a southbound right turn lane at 66 Street & 2 Avenue SW;

The site access locations will be further reviewed at the Development Permit stage . No direct vehicular access will be permitted from this site to 66 Street.

### Drainage

Administration supports the application and advises the following:

At the next stage of development, the following will be required:

- interim and ultimate sanitary and storm servicing schemes shall be in accordance with Wernerville Servicing Design Brief - 4th Submission dated May, 2019;
- permanent sanitary and stormwater servicing connections from the sewers along 66 Street to the site; and
- onsite stormwater management to accommodate the excess runoff from a 1 in 100 year design rainfall event with an outflow rate equal to pre-development flows (35 L/s/ha).

## EPCOR Water

EPCOR Water Services is supportive of this application and advises:

- a Hydraulic Network Analysis (HNA) report is required prior to the next stage of development;
- three new hydrants must be constructed with the proposed development, one on the west side of 66 Street SW and two on the north side of 2 Avenue SW; and
- Fire Rescue Services should be contacted for additional on-site fire protection requirements.

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

## Community Engagement

<b>ADVANCE NOTICE</b> Date: April 1 and May 20, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 2191</li><li>• No responses</li></ul>
<b>PUBLIC ENGAGEMENT SESSION</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/ellerslieplanningapplications">edmonton.ca/ellerslieplanningapplications</a></li></ul>

Advance Notice was sent to surrounding property owners and the Ellerslie Community League on April 1, 2021, and May 20, 2021. No responses were received.

## Conclusion

Administration recommends that this application be **APPROVED**.

## APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19656
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19848
- 3 Approved NSP Land Use and Population Statistics – Bylaw 19445
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 19849
- 5 Approved ASP – Bylaw 19706
- 6 Proposed ASP – Bylaw 19848
- 7 Approved NSP – Bylaw 19445
- 8 Proposed NSP – Bylaw 19849
- 9 Application Summary

**ELLERSLIE AREA STRUCTURE PLAN**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 19656**

	Area (ha)	%
<b>GROSS AREA</b>	<b>1451.5</b>	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
<b>GROSS DEVELOPABLE AREA*</b>	<b>1312.7</b>	100.0%
Existing Land Uses (Country Residential Development)	48.47	3.7%
Commercial	81.45	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	290.35	22.11%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
<b>TOTAL Non-Residential Area</b>	<b>844.7</b>	<b>64.4%</b>
<b>Net Residential Area (NRA)</b>	<b>468.0</b>	<b>35.6%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)	398.8	25	9,969	2.8	27,913	85.2%
Street-Oriented Residential (SOR)	9.77	40	391	2.8	1,094	2.1%
Row Housing	7.74	45	348	2.8	975	1.7%
Medium Density Residential (MDR)	52.0	90	4,676	1.8	8,417	11.1%
<b>Total Residential</b>	468.0		15,385		38,399	100.0%

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (ppnha)			82
Units Per Net Residential Hectare (upnrha)			33
LDR/ MDR Unit Ratio			65% / 35%
<b>STUDENT GENERATION</b>	<b>Elementary (K-6)</b>	<b>Junior/Senior High School (7-12)</b>	<b>Total</b>
Public	1,580	1,580	3,160
Separate	632	316	948
<b>Total</b>	<b>2,212</b>	<b>1,896</b>	<b>4,108</b>

**ELLERSLIE AREA STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION  
STATISTICS BYLAW 19848**

	Area (ha)	%
<b>GROSS AREA</b>	<b>1451.5</b>	<b>100.0%</b>
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
<b>GROSS DEVELOPABLE AREA*</b>	<b>1312.7</b>	<b>100.0%</b>
Existing Land Uses (Country Residential Development)	47.0	3.6%
Commercial/Residential Mixed Use**	0.4	0.0%
Commercial	81.45	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	290.35	22.11%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
<b>TOTAL Non-Residential Area</b>	<b>843.9</b>	<b>64.3%</b>
<b>Net Residential Area (NRA)</b>	<b>468.8</b>	<b>35.7%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)	398.8	25	9,969	2.8	27,913	85.2%
Street-Oriented Residential (SOR)	9.77	40	391	2.8	1,094	2.1%
Row Housing	7.74	45	348	2.8	975	1.7%
Medium Density Residential (MDR)	52.8	90	4,752	1.8	8,554	11.3%
<b>Total Residential</b>	<b>468.8</b>		<b>15,460</b>		<b>38,536</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (ppnha)		82	
Units Per Net Residential Hectare (upnrha)		33	
LDR/ MDR Unit Ratio		64% / 36%	
<b>STUDENT GENERATION</b>	<b>Elementary (K-6)</b>	<b>Junior/Senior High School (7-12)</b>	<b>Total</b>
Public	1,586	1,586	3,172
Separate	635	317	952
<b>Total</b>	<b>2,221</b>	<b>1,903</b>	<b>4,124</b>

Notes:

\* Where the vision, goals and objectives of an ASP reflect the context of a particular area, some land uses may not be entirely necessary or desirable. Calculations for Neighbourhoods reflect a general framework for future development and are estimates. Detailed calculations will be prepared during the NSP approval stage. Applicants are advised to consult with the Planning and Development Department for up-to-date housing mix guidelines, unit and population factors, and School Boards specifically regarding school need and student generation factors. Residential land use is generally depicted on the Land Use Concept map.

\*\*The total area of this designation is 1.2 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed 70:30 respectively. The residential portion of this designation is accounted for in Medium Density Residential.

**Ellerslie Neighbourhood Structure Plan  
Approved Land Use & Population Statistics  
Bylaw 19445**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>158.18</b>	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
<b>Gross Developable Area</b>	<b>148.62</b>	<b>100.00</b>
Existing Land Uses (Country Residential Development)	49.67	33.42
Parks and Schools	6.65	4.47
Circulation	18.65	12.55
Public Utility – stormwater facility	4.10	2.76
<b>Net Developable Area</b>	<b>67.12</b>	<b>45.16</b>
Institutional	3.64	2.45
Commercial	3.18	2.14
Residential	62.73	42.21

	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	63%	4,190
Medium Density Residential (RF5, RA7)	14.29	715	37%	2,129
<b>Total Residential</b>	<b>62.73</b>	<b>1,926</b>	<b>100%</b>	<b>6,319</b>

Density:           42.5 persons per net residential hectare  
                       30.7 units per net residential hectare

**Student Generation Statistics**

Level	Public	Separate	Total
Grades K-8	834	278	1112
Grades 9-12	324	108	432
<b>Total</b>	1158	386	1545

**ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 19849**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>158.18</b>	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
<b>Gross Developable Area</b>	<b>148.62</b>	<b>100.00</b>
Existing Land Uses (Country Residential Development)	48.47	32.61
Parks and Schools	6.65	4.47
Circulation	18.65	12.55
Public Utility – stormwater facility	4.10	2.76
<b>Net Developable Area</b>	<b>70.75</b>	<b>47.60</b>
Institutional	3.64	2.45
Commercial/Residential Mixed Use*	0.35	0.24
Commercial	3.18	2.14
Residential	63.58	42.78

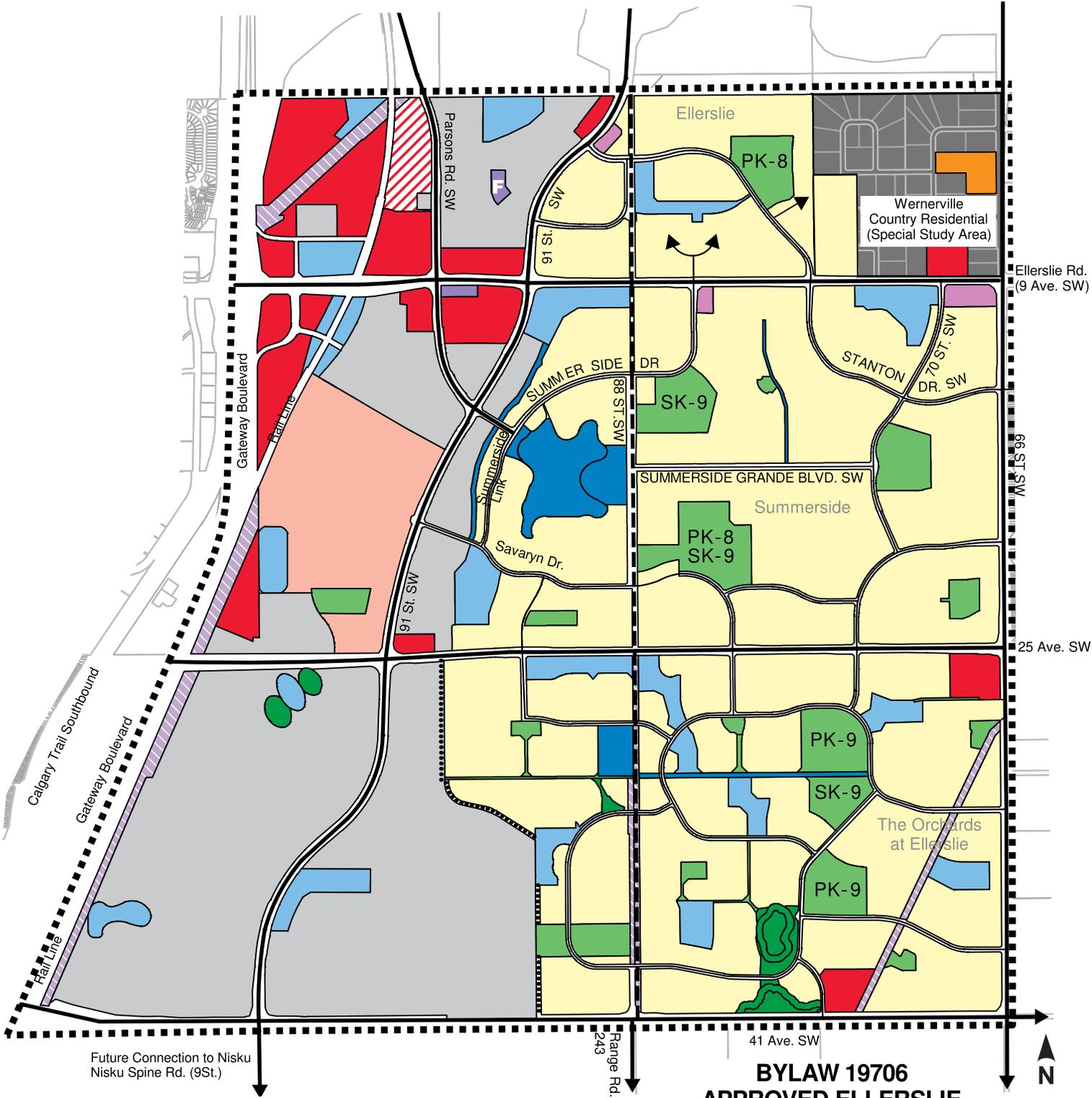
	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	62%	4,190
Medium Density Residential (RF5, RA7)	15.14	756	38%	2,251
<b>Total Residential</b>	<b>63.58</b>	<b>1,967</b>	<b>100%</b>	<b>6,441</b>
Density:	43.3 persons per net residential hectare			
	30.9 units per net residential hectare			

*Notes:*

*\*\*The total area of this designation is 1.2 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed 70:30 respectively. The residential portion of this designation is accounted for in Medium Density Residential.*

**Student Generation Statistics**

Level	Public	Separate	Total
Grades K-8	834	278	1112
Grades 9-12	324	108	432
<b>Total</b>	1158	386	1545



**BYLAW 19706  
APPROVED ELLERSLIE  
Area Structure Plan  
(as amended)**

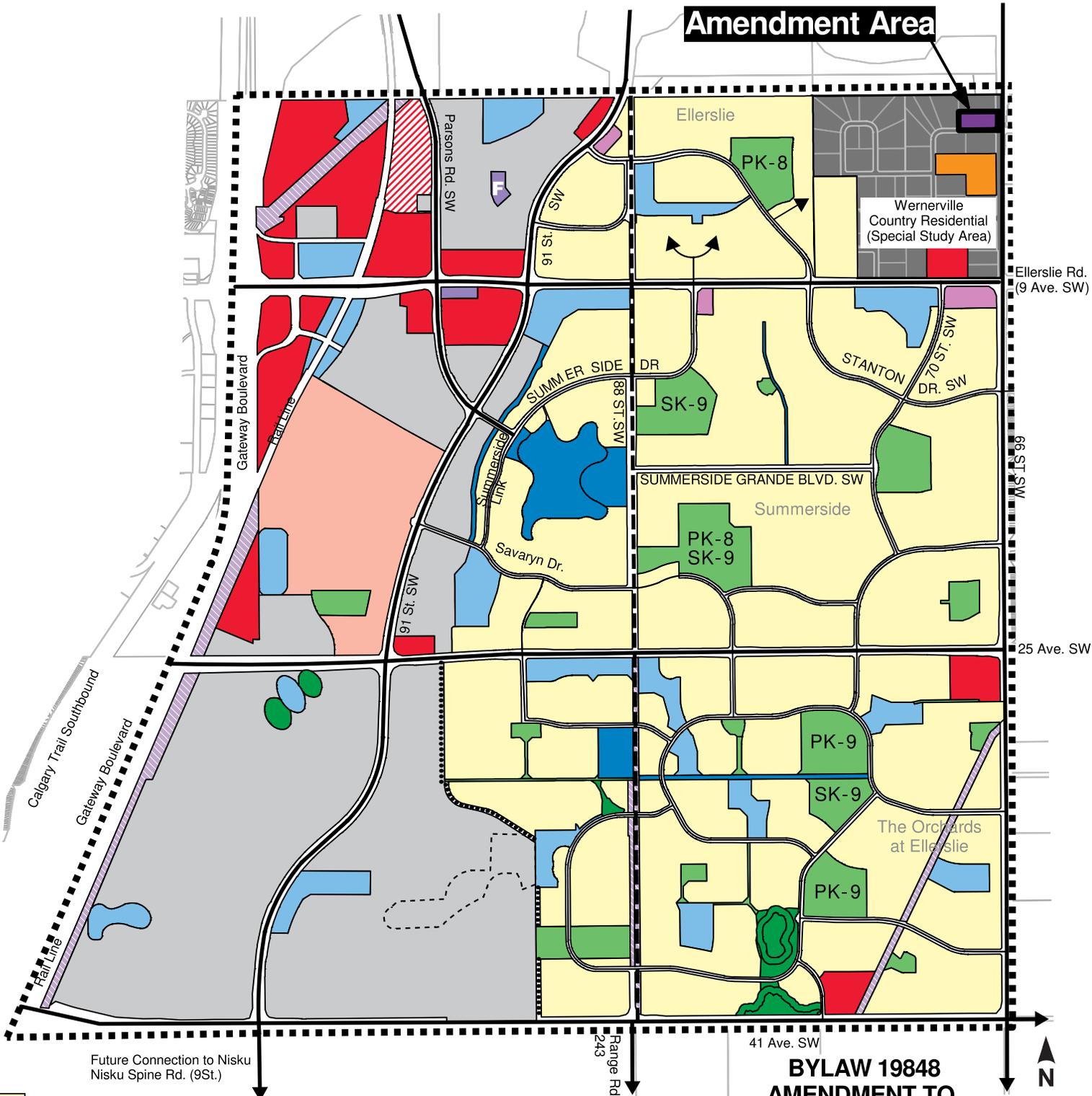
- Residential
- Neighbourhood Commercial
- Commercial
- Commercial (Special Area)
- Industrial (Special Area)
- School/Park Site
- Private Open Space
- Stormwater Facility
- Natural Area
- Transition Area

- Industrial Education Facility
- Institutional
- Southeast Woodland Natural Area
- F Future Fire Rescue Service Station
- PK-8** Public K-8 School
- SK-9** Separate K-9 School

**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.

- Wernerville Country Residential (Special Study Area)
- Power Corridor
- Arterial
- Collector
- Pipeline Corridor
- ASP Boundary





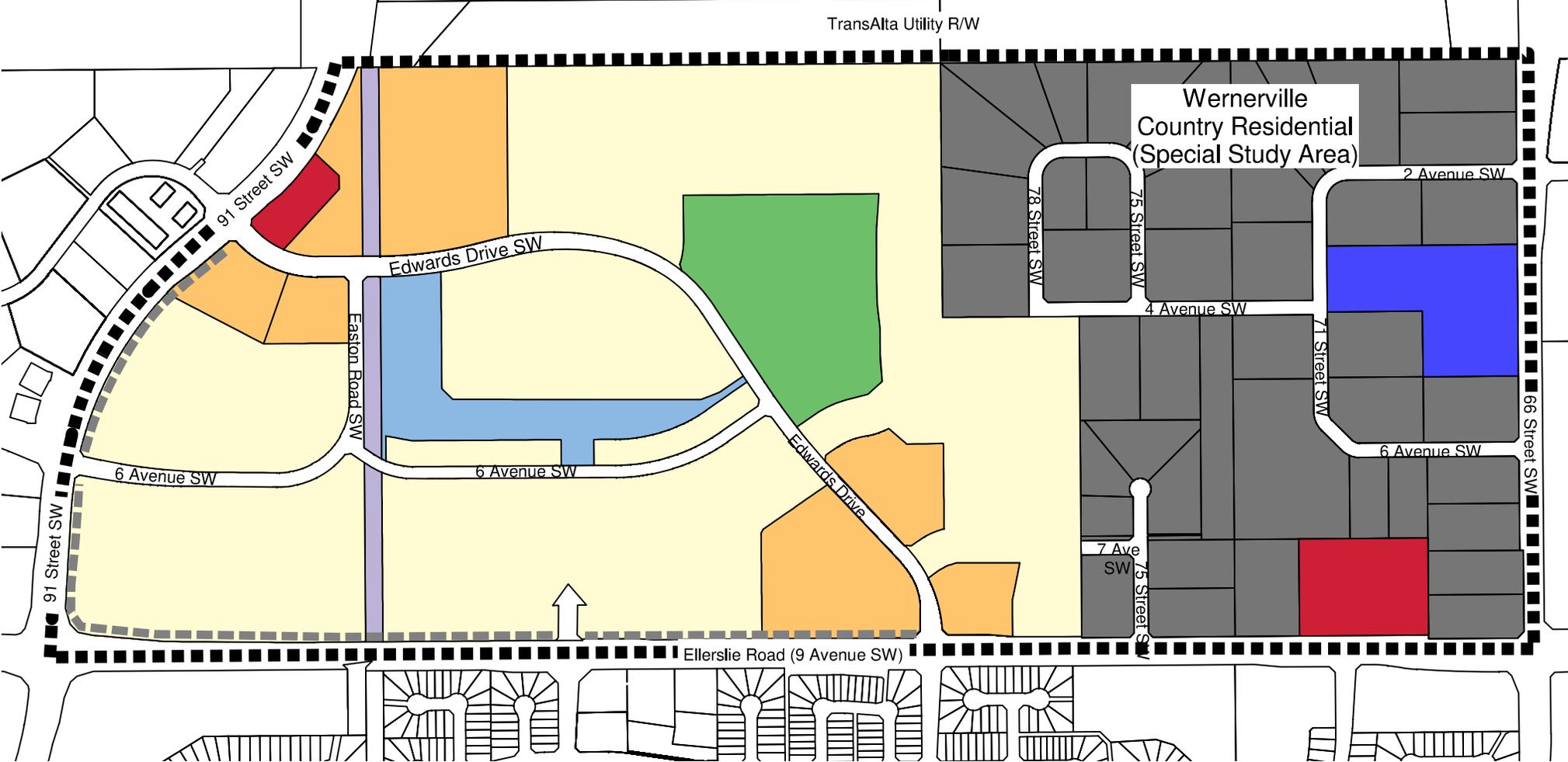
- Residential
- Neighbourhood Commercial
- Commercial
- Commercial (Special Area)
- Industrial (Special Area)
- School/Park Site
- Private Open Space
- Stormwater Facility
- Natural Area
- Transition Area
- Mixed Use

- Industrial Education Facility
- Institutional
- Southeast Woodland Natural Area
- F Future Fire Rescue Service Station
- PK-8 Public K-8 School
- SK-9 Separate K-9 School

**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 19848  
 AMENDMENT TO  
 ELLERSLIE  
 Area Structure Plan  
 (as amended)**
- Wernerville Country Residential (Special Study Area)
  - Power Corridor
  - Arterial
  - Collector
  - Pipeline Corridor
  - ASP Boundary
  - Amendment Area



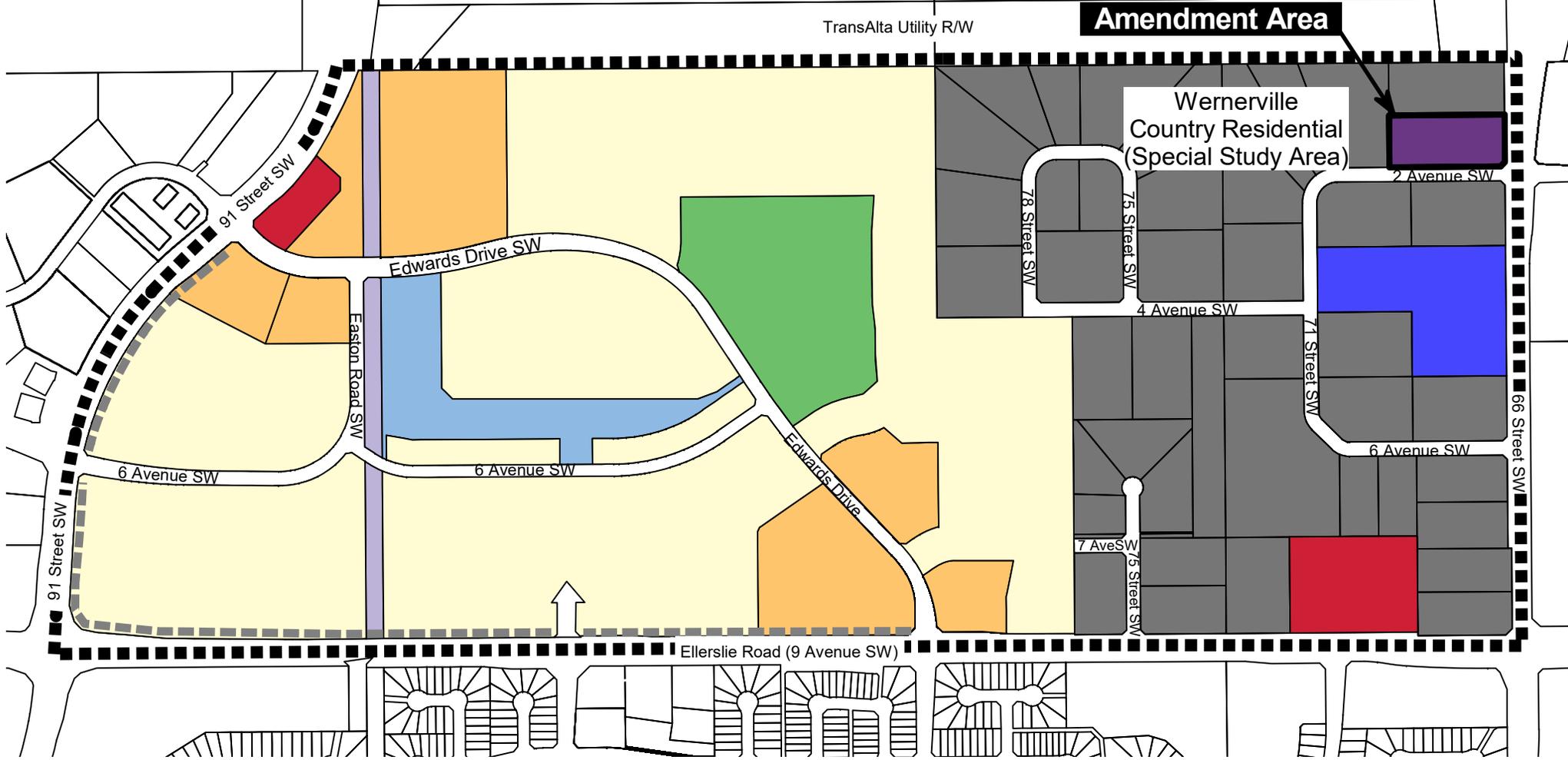


**BYLAW 19445**  
**ELLERSLIE**  
 Neighbourhood Structure Plan  
 (as amended)



- |   |                                |   |  |
|---|--------------------------------|---|--|
|  | Low Density Residential        |  | School/Park Site                                     |
|  | Medium Density Residential     |  | Wernerville Country Residential (Special Study Area) |
|  | Commercial                     |  | Power Corridor                                       |
|  | Stormwater Management Facility |  | Noise Attenuation Barrier                            |
|  | Institutional                  |  | NSP 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.



**BYLAW 19849  
AMENDMENT TO  
ELLERSLIE**  
Neighbourhood Structure Plan  
(as amended)



- |   |                                |   |  |
|---|--------------------------------|---|--|
|  | Low Density Residential        |  | Wernerville Country Residential (Special Study Area) |
|  | Medium Density Residential     |  | Power Corridor                                       |
|  | Commercial                     |  | NSP Boundary   |
|  | Institutional                  |  | Noise Attenuation Barrier                            |
|  | Stormwater Management Facility |  | Mixed Use  |
|  | School/Park Site               |  | Amendment Area                                       |

**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 (ASP) Plan Amendment (NSP) and Rezoning
Bylaws /Charter Bylaw:	19848 19849 and 19850
Location:	North of 2 Avenue SW and west of 66 Street SW
Address(es):	6720 - 2 Avenue SW
Legal Description(s):	Lot Q, Block 1, Plan 3027KS
Site Area:	1.2 ha
Neighbourhood:	Ellerslie
Notified Community Organization:	Ellerslie Community League
Applicant:	Lilit Houlder, Invistec

### PLANNING FRAMEWORK

Current Zone:	(RR) Rural Residential Zone
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan(s) in Effect:	Ellerslie ASP and NSP
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination