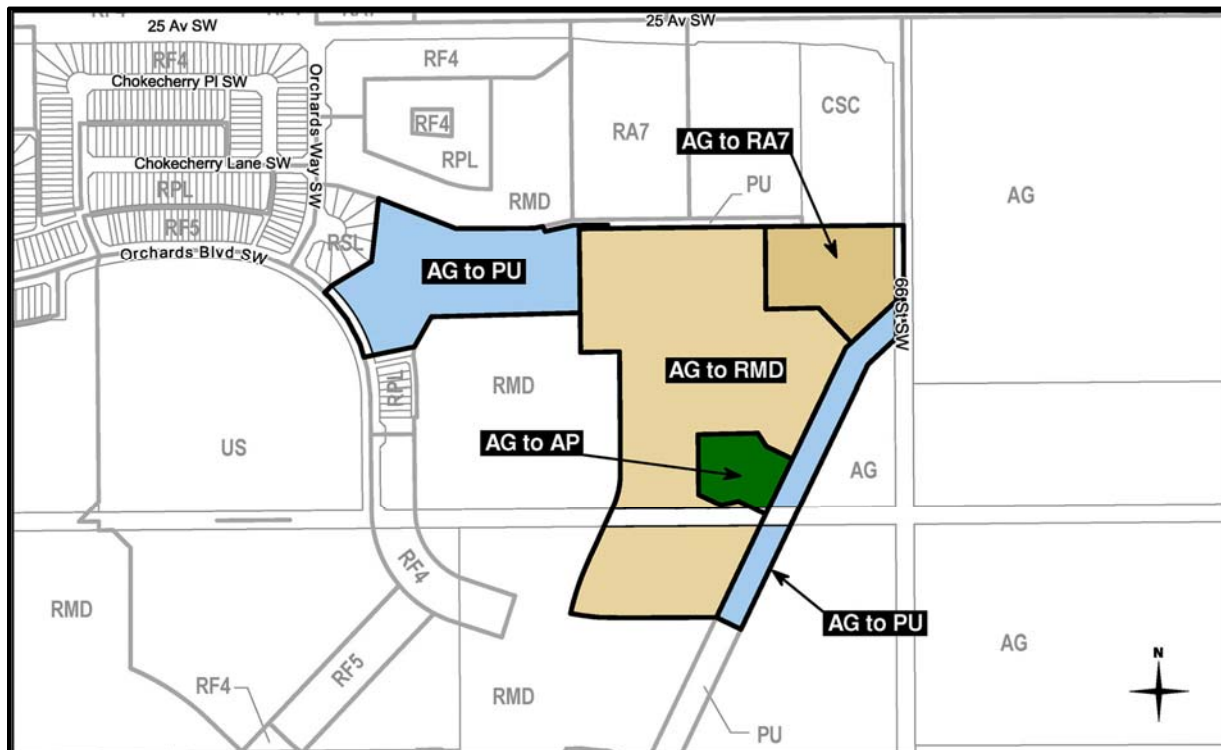




## PLAN AMENDMENTS AND REZONING THE ORCHARDS AT ELLERSLIE

### 2504 66 Street SW and 3004 66 Street SW

To allow for the development of a stormwater pond, public pocket park, low and medium density residential and protection of a public utility corridor.



ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN AMENDMENT AND REZONING AREA

## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- Is in conformance with the goals and objectives of The Orchards at Ellerslie Neighbourhood Structure Plan;
- Allows for a diversity of low and medium density residential housing forms;
- Is compatible with the surrounding existing and planned land uses; and
- Provides public infrastructure to support the development and liveability through multiuse trail systems along the public utility corridor and around the stormwater facility.

## THE APPLICATION

1. **Bylaw 18274** to amend the Ellerslie Area Structure Plan (ASP) population statistics, development concept map and relevant figures to reflect the change in location and size of the pocket park and reduction in size of the stormwater pond.
2. **Bylaw 18275** to amend the Orchards at Ellerslie Neighbourhood Structure Plan (NSP) population statistics, Land Use Concept map and relevant figures to reflect a:
  - Change in location and reduction in size of the pocket park;
  - Reduction in size of the stormwater pond;
  - Reduction in size of a medium density residential area to be replaced with low density residential; and
  - Replacement of an area of low density residential with row housing.

The overall density of The Orchards at Ellerslie NSP is not affected by the amendments, and is maintained at 33 upnrha (units per net residential hectare).

As part of this application, there is an administrative amendment to update the Student Generation portion of the population statistics table to reflect a previous amendment.

3. **Bylaw 18276** to amend the Zoning Bylaw from (AG) Agriculture Zone to:
  - (PU) Public Utility Zone to allow the development of a stormwater facility and public utility corridor;
  - (AP) Public Parks Zone to allow the development of a public pocket park;
  - (RA7) Low Rise Apartment Zone to accommodate the development of medium density/low rise apartment housing; and
  - (RMD) Residential Mixed Dwelling Zone to accommodate a mix of single, semi-detached and limited row housing.

## SITE AND SURROUNDING AREA

The subject site is located directly west of 66 Street SW and south of 25 Avenue SW and is undeveloped. To the north, development has reached 25 Avenue SW, and the area directly north of this parcel is zoned for medium and low density housing and a shopping centre. The area to the west and southwest is zoned to allow mixed low density residential and a future school site. To the east, the land is zoned agricultural and is undeveloped.



AERIAL VIEW OF THE SITE AND SURROUNDING ZONES

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped
<b>CONTEXT</b>		
North	(CSC) Shopping Centre Zone (PU) Public Utility Zone (RA7) Low Rise Apartment Zone (RF4) Semi-Detached Residential Zone (RMD) Residential Mixed Dwelling Zone (RPL) Planned Lot Residential Zone	Undeveloped and developing
East	(RF4) Semi-Detached Residential Zone (RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone (US) Urban Services Zone	Undeveloped and developing
South	(RMD) Residential Mixed Dwelling Zone	Undeveloped
West	(AG) Agricultural Zone	Undeveloped

## PLANNING ANALYSIS

The application conforms to The Orchards at Ellerslie NSP development objectives and principles, including:

- To develop SWMFs that are visually appealing and physically accessible to residents;
- To locate medium density residential development with good access to, and in support of, public transit facilities;
- Provide a variety of housing types in different forms to meet the needs of different age and income groups;
- Establish dispersed park spaces within the neighbourhood, to provide opportunities for passive and active recreation for residents; and
- Integrate and connect green open spaces (e.g. parks, greenways, and SWMFs).

The proposed rezoning and associated plan amendments are supported for the following reasons:

- The reduction in size of the stormwater facility is based on technical review; requirements to support the proposed development densities. Furthermore, it allows for more residential lots to increase density;
- The revised location and size reduction of the pocket park allow for the connection of park space to the multi-use trail system on the public utility corridor, and allows for a more even distribution of park space available to residents; and
- The decrease in size of the medium density site assists in efficient utilization of the site, and the reduction of density is compensated by including an area of row housing in another area of the plan.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> September 7, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 1095</li><li>• Number of responses: 0</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEB PAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/theorchards">edmonton.ca/theorchards</a></li></ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 17756
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 18274
- 3 Approved NSP Land Use and Population Statistics – Bylaw 17803
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 18275
- 5 Approved ASP – Bylaw 18264
- 6 Proposed ASP – Bylaw 18274
- 7 Approved NSP – Bylaw 17803
- 8 Proposed NSP – Bylaw 18275
- 9 Application Summary

**ELLERSLIE AREA STRUCTURE PLAN**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 17756**

	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)	54.2	4.1%
Commercial	73.54	5.6%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.1	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%
Transportation		
Circulation	193.2	14.7%
Industrial	297.12	22.6%
Industrial Education Facility	58.39	4.4%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.05	4.8%
<b>TOTAL Non-Residential Area</b>	<b>844.7</b>	<b>64.3%</b>
<b>Net Residential Area (NRA)</b>	<b>468.0</b>	<b>35.7%</b>

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

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>						
Single/Semi-Detached	401.2	25	10,030	2.8	28,084	85.7%
<b>Medium Density Residential (MDR)</b>						
Row Housing	14.4	45	648	2.8	1,814	3.1%
Low-rise/Multi-/Medium Units	52.4	90	4,716	1.8	8,489	11.2%
<b>Total Residential</b>	<b>468.0</b>		<b>15,394</b>		<b>38,387</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	65% / 35%

STUDENT GENERATION	Elementary (K-6)	Junior/Senior High School (7-12)	Total
Public	1580	1580	3160
Separate	632	316	948
Total	2212	1896	4108

**ELLERSLIE AREA STRUCTURE PLAN**  
**PROPOSED LAND USE AND POPULATION STATISTICS**  
**BYLAW 18274**

	Area (ha)	%
<b>GROSS AREA</b>	<b>1,451.5</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>1,312.7</b>	<b>100.0%</b>
Existing Land Uses (Country Residential Development)	54.2	4.1%
Commercial	68.1	5.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.1	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%
Transportation		
Circulation	193.2	14.7%
Industrial	300.9	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.8	4.9%
<b>TOTAL Non-Residential Area</b>	<b>844.4</b>	<b>64.3%</b>
<b>Net Residential Area (NRA)</b>	<b>468.3</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)						
Single/Semi-Detached	401.4	25	10,035	2.8	28,098	85.7%
Medium Density Residential (MDR)						
Row Housing	14.8	45	667	2.8	1,867	3.2%
Low-rise/Multi-/Medium Units	52.1	90	4,687	1.8	8,436	11.1%
<b>Total Residential</b>	<b>468.3</b>		<b>15,389</b>		<b>38,401</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	65% / 35%

STUDENT GENERATION	Elementary (K - 6)	Junior/Senior High School (7-12)	Total
Public	1,580	1,580	3,160
Separate	632	316	948
Total	2,212	1,896	4,108

**THE ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN  
APPROVED LAND USE AND POPULATION STATISTICS  
BYLAW 17803**

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>360.45</b>	<b>100.0%</b>	
Arterial Roadways / Road Right-of-Way	13.17	3.7%	
Utility/Pipeline Corridors	9.47	2.6%	
30 Avenue SW Road Right-of-Way	1.98	0.5%	
Natural Area (Environmental Reserve)	6.58	1.8%	
<b>Total Non-Developable Area</b>	<b>31.20</b>	<b>8.7%</b>	
<b>Gross Developable Area</b>	<b>329.25</b>		<b>100.0%</b>
Parkland, Recreation, School (Municipal Reserve)	32.53		9.9
School/Park	18.73		5.7
Urban Village Park (Lot 1, Plan 3186TR)	5.57		1.7
Pocket Parks	4.16		1.3
Linear Park (MR Credit for Greenways)	2.24		0.7
Natural Area	1.83		0.6
Private Open Space (Resident's Association)	3.4		1.0
Community Commercial	7.63		2.3
Transition Area	1.73		0.5
Infrastructure / Servicing			
Stormwater Management Facilities	23.75		7.2
Greenway (Public Utility Lot)	0.29		0.1
Circulation (local roads, walkways and lanes)	59.27		18.0
<b>Total Non-Residential Area</b>	<b>128.60</b>		<b>39.1%</b>
<b>Net Residential Area</b>	<b>200.65</b>		<b>60.9%</b>

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

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	172.61	25	4,315	2.8	12,082	86.0
Medium Density Residential (MDR)						
Row Housing	6.64	45	299	2.8	837	3.3
Low-rise/Multi-/Medium Units	21.40	90	1926	1.8	3,467	10.7
<b>Total Residential</b>	<b>200.65</b>		<b>6,541</b>		<b>16,386</b>	<b>100.0%</b>

**Sustainability Measures**

Population Per Net Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/ MDR Unit Ratio	66% / 34%
Population (%) within 500 m of Parkland	100%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	48%

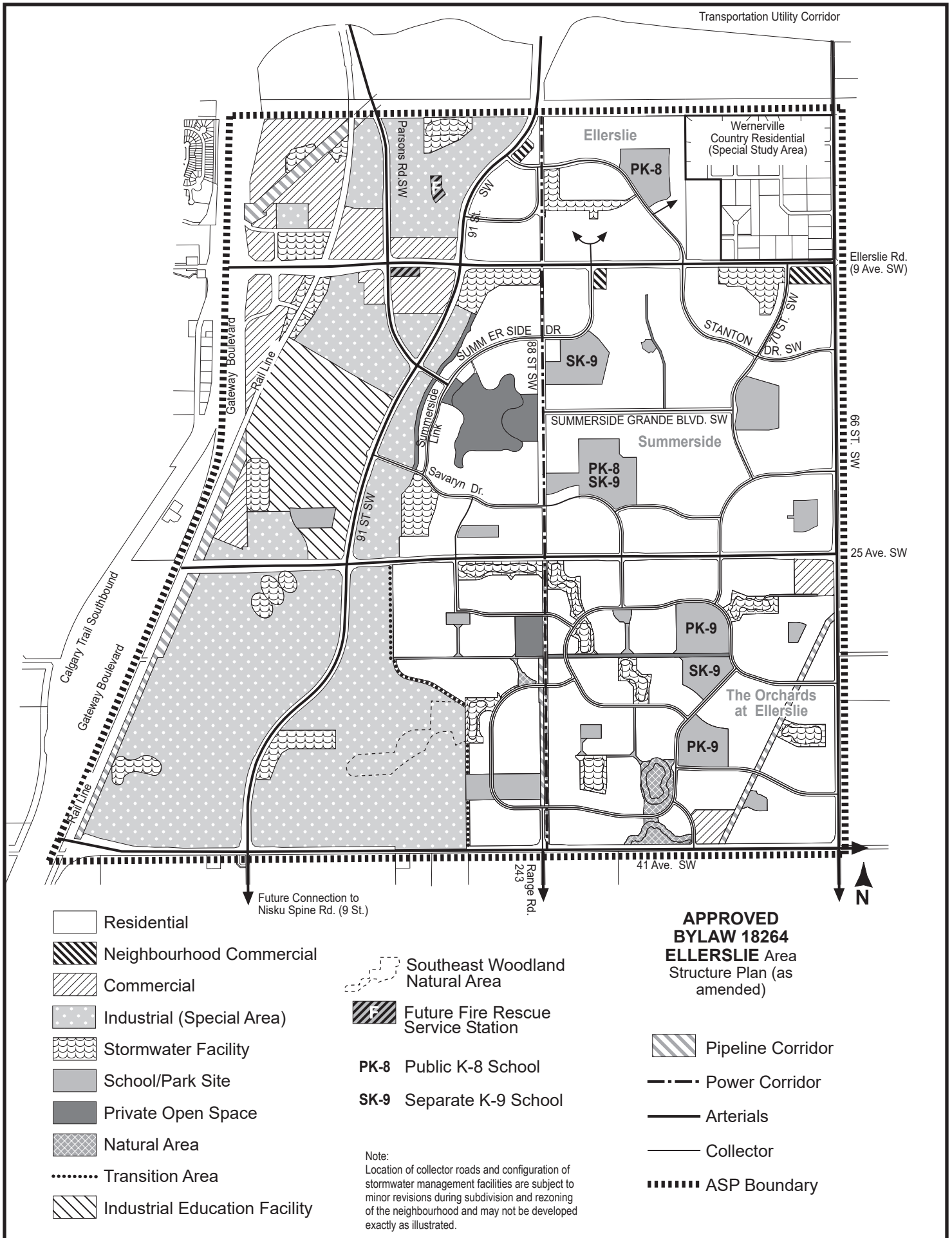
<b>Presence/Loss of Natural Area Features</b>	<b>Area (ha)</b>
Protected as Environmental Reserve (ha)	6.58 ha
Conserved as Naturalized Municipal Reserve (ha)	1.83
Protected through other means (ha)	N/A
Lost to Development (ha)	N/A

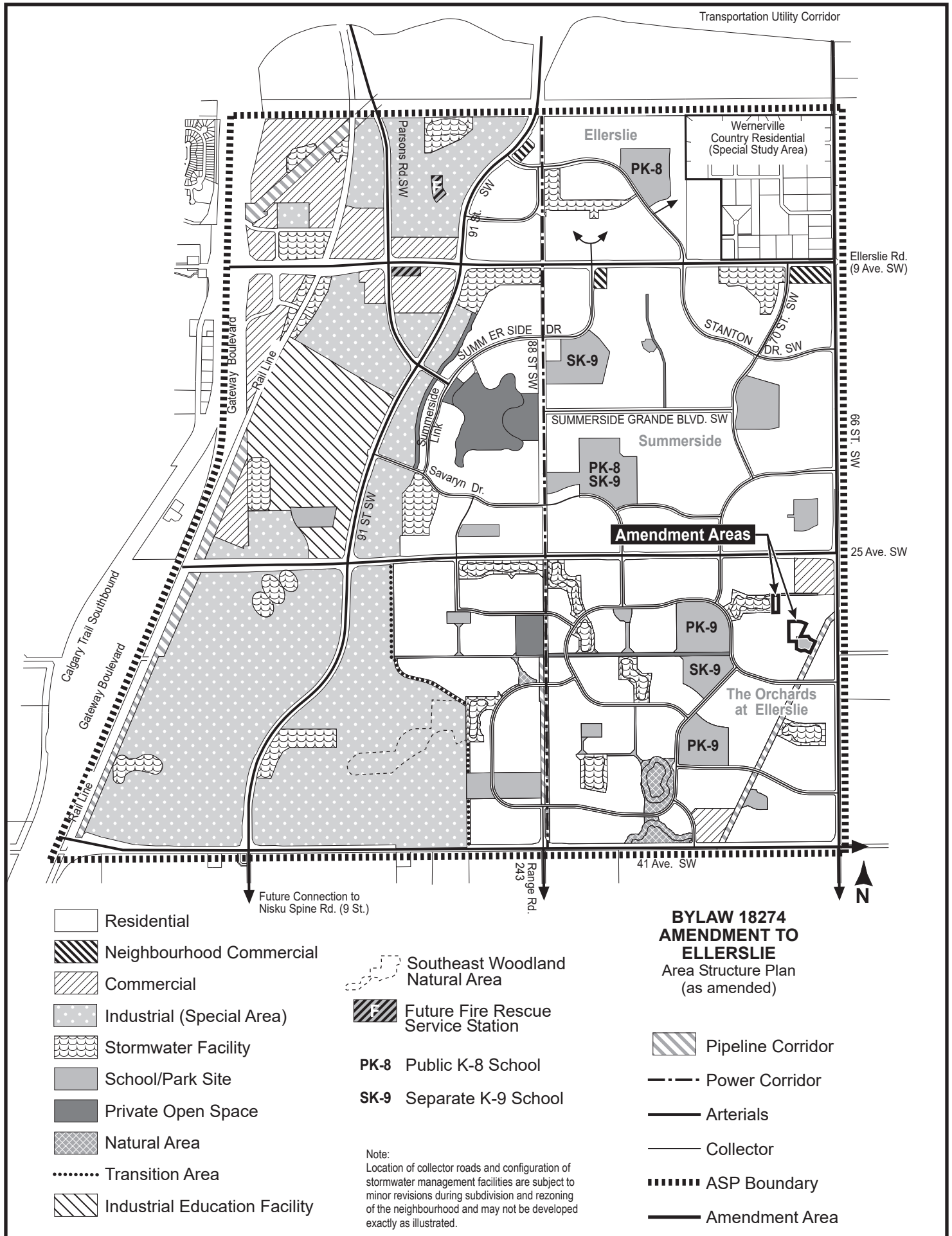


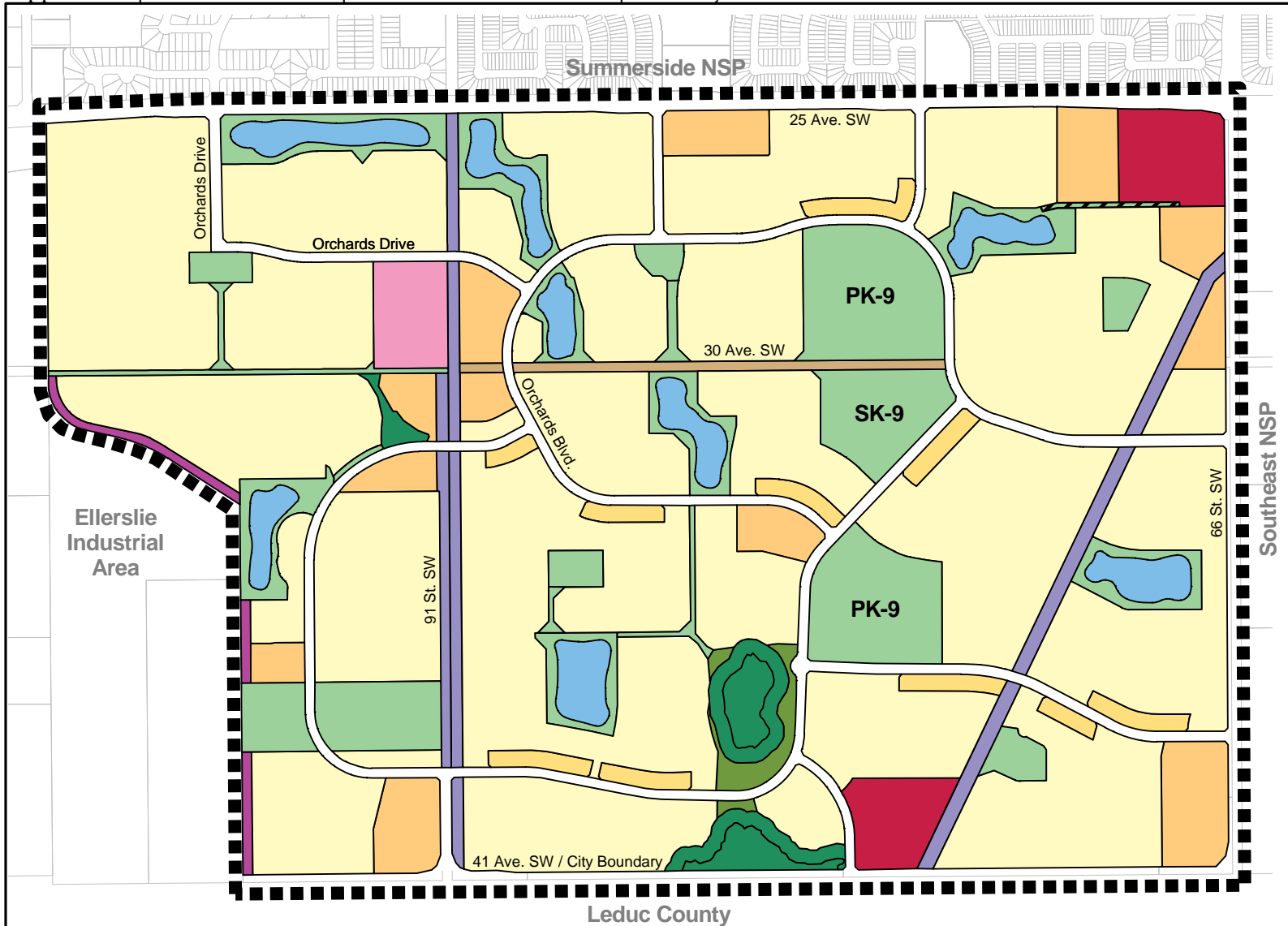
**The Orchards at Ellerslie Neighbourhood Structure Plan**  
**Proposed Land Use and Population Statistics**  
**Bylaw 18275**

	Area (ha)	% of GA	% of GDA
GROSS AREA	360.45	100.0%	
Natural Area (Environmental Reserve)	6.58	1.8%	
Pipeline & Utility R/W (91 Street Existing Gov't R/W)	9.47	2.6%	
Open Space (30 Avenue Existing Gov't R/W)	1.98	0.5%	
Arterial Roadways	13.17	3.7%	
Total Non-Developable Area	31.20	8.7%	
GROSS DEVELOPABLE AREA	329.25		100.0%
Community Commercial	7.63		2.3%
Residents Association	3.40		1.0%
Parkland, Recreation, School (Municipal Reserve)			
School and Community Park	18.73	32.25	5.7%
Urban Village Park (Lot 1, Plan 3186TR)	5.57		1.7%
Pocket Parks	3.88		1.2%
Linear Park (Greenway)	2.24		0.7%
Natural Area	1.83		0.6%
Transportation			
Circulation	59.27		18.0%
Infrastructure / Servicing			
Stormwater Management Facilities	23.45		7.1%
Greenway (Public Utility Lot)	0.29		0.1%
Transition Area	1.73		0.5%
TOTAL Non-Residential Area	128.06		38.9%
Net Residential Area (NRA)	201.20		61.1%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential						
Single/Semi-Detached	173.06	25	4,326	2.8	12,114	86.0%
Medium Density Residential						
Row Housing	7.06	45	318	2.8	890	3.5%
Low-rise/ Medium Density Housing	21.08	90	1,897	1.8	3,415	10.5%
Total Residential	201.20		6,541		16,418	100.0%
SUSTAINABILITY MEASURES						
Population Density (ppnrha)			82			
Unit Density (upnra)			33			
[Low Density Residential / Medium Density Residential] Unit Ratio		66% / 34%				
Population (%) within 500 m of Parkland			100%			
Population (%) within 400 m of Transit Service			100%			
Population (%) within 600 m of Commercial Service			48%			
Presence/Loss of Natural Area Features		Area (ha)				
Protected as Environmental Reserve (ha)		6.58				
Conserved as Naturalized Municipal Reserve (ha)		1.83				
Protected through other means (ha)		N/A				
Lost to Development (ha)		N/A				
STUDENT GENERATION						
Public School Board			1,316			
Elementary / Junior High (K-9)	987					
Senior High (10-12)	329					
Separate School Board			657			
Elementary / Junior High (K-9)	493					
Junior / Senior High (10-12)	164					
Total Student Population			1,973			





















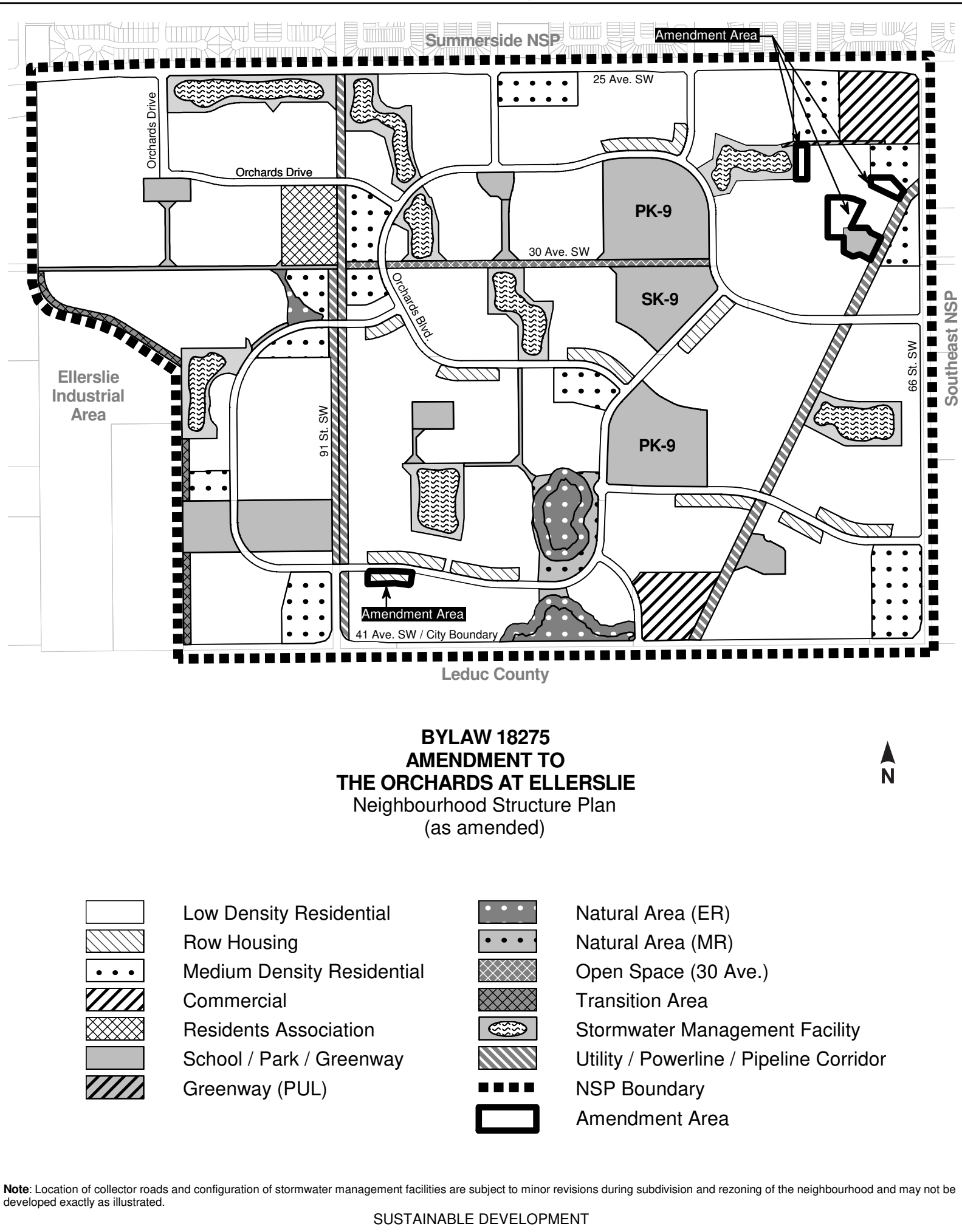
**BYLAW 17803**  
**APPROVED**  
**THE ORCHARDS AT ELLERSLIE**  
 Neighbourhood Structure Plan  
 (as amended)



	Low Density Residential		Natural Area (ER)
	Row Housing		Natural Area (MR)
	Medium Density Residential		Open Space (30 Ave.)
	Commercial		Transition Area
	Residents Association		Stormwater Management Facility
	School / Park / Greenway		Utility / Powerline / Pipeline Corridor
	Greenway (PUL)		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.

SUSTAINABLE DEVELOPMENT



## APPLICATION SUMMARY

### INFORMATION

Application Type:	ASP, NSP, Rezoning
Bylaw:	18274, 18275, 18276
Location:	south of 25 Avenue SW and west of 66 Street SW
Address:	3004 66 Street SW, 2504 66 Street SW
Legal Description:	A portion of SE-NE-15-51-24-4 and a portion of NW-NE-15-51-24-4
Site Area:	N/A
Neighbourhood:	The Orchards at Ellerslie
Ward - Councillor:	12 – Moe Banga
Notified Community Organization(s):	Orchards Residents Association Summerside Community League
Applicant:	Stantec

### PLANNING FRAMEWORK

Current Zone and Overlays:	(AG) Agricultural Zone
Proposed Zone and Overlay:	(AP) Public Parks Zone (PU) Public Utility Zone (RA7) Low Rise Apartment Zone (RMD) Residential Mixed Dwelling Zone
Plans in Effect:	The Orchards at Ellerslie Neighbourhood Structure Plan
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination