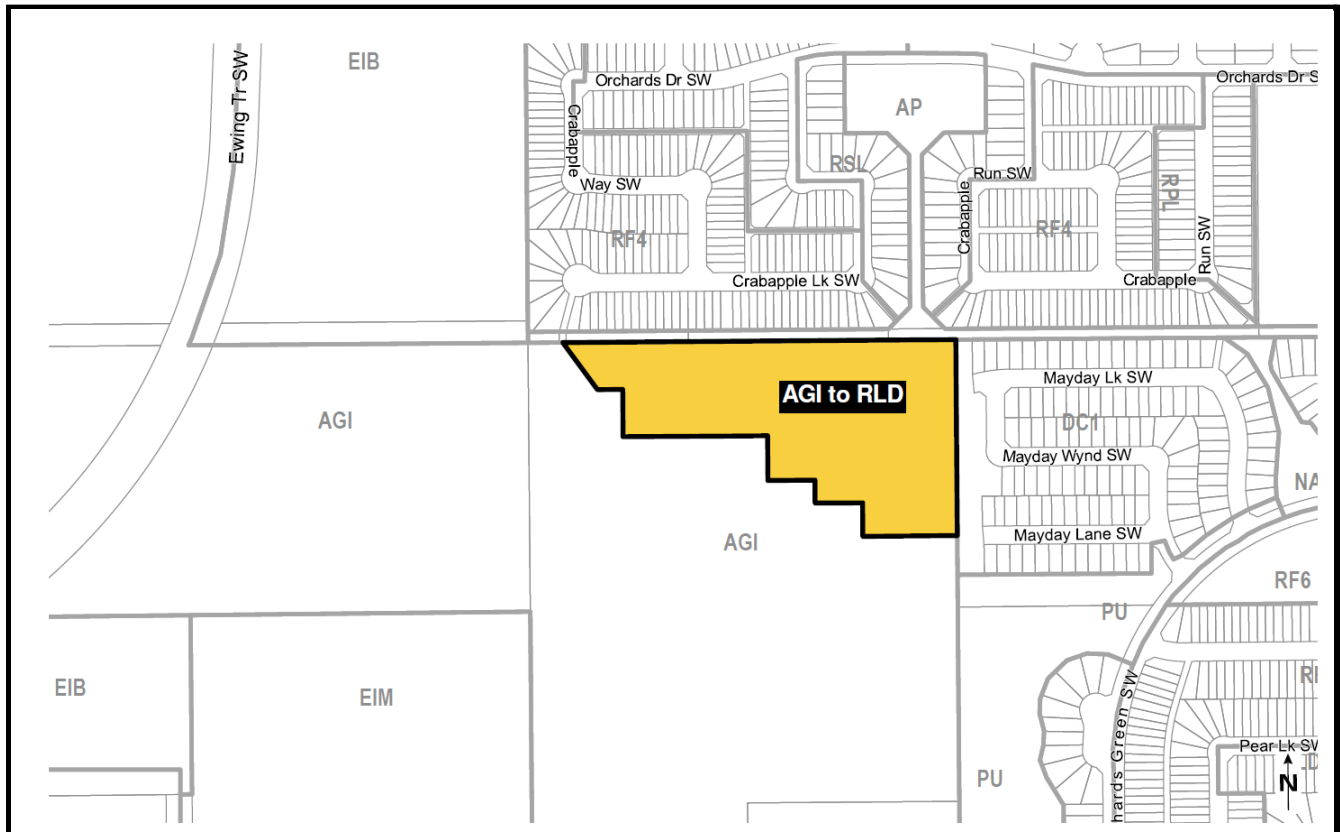


9504 - 41 Avenue SW

To rezone land for the development of low density housing.



Recommendation: That **Charter Bylaw 20094** to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will be compatible with the planned surrounding land uses;
- conforms with the *Orchards at Ellerslie Neighbourhood Structure Plan*; and
- aligns with the *CityPlan*.

Application Summary

CHARTER BYLAW 20094 will amend the Zoning Bylaw, as it applies to the subject site, from (AGI) Industrial Reserve Zone to (RLD) Residential Low Density Zone for the purpose of accommodating low density residential uses. The proposed rezoning conforms with the *Orchards at Ellerslie Neighbourhood Structure Plan* (NSP).

This application was accepted on January 13, 2022, from Stantec (Elise Shillington) on behalf of Avillia Developments Ltd.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because:

- the proposed change in land use will be nominal;
- the proposal conforms to the statutory plans (ASP & NSP); and
- Only one response was received to the Advance Notice postcard.

The Basic Approach included the following techniques:

Advance Notice: sent January 31, 2022

- Number of recipients: 89
- Number of responses with concerns: 1

Comments and Concerns raised:

- A nearby resident raised concerns that the subject site may be a wetland and is a landing/resting site for migratory birds. After following up with the Open Space Planning team, the resident was advised that the water body in question is not a wetland recognized for retention in either the Ellerslie ASP or the Orchards NSP. A review of historic aerial photographs indicated that the water body was formed relatively recently and is likely the consequence of tree clearing and grading activities performed by the landowner.

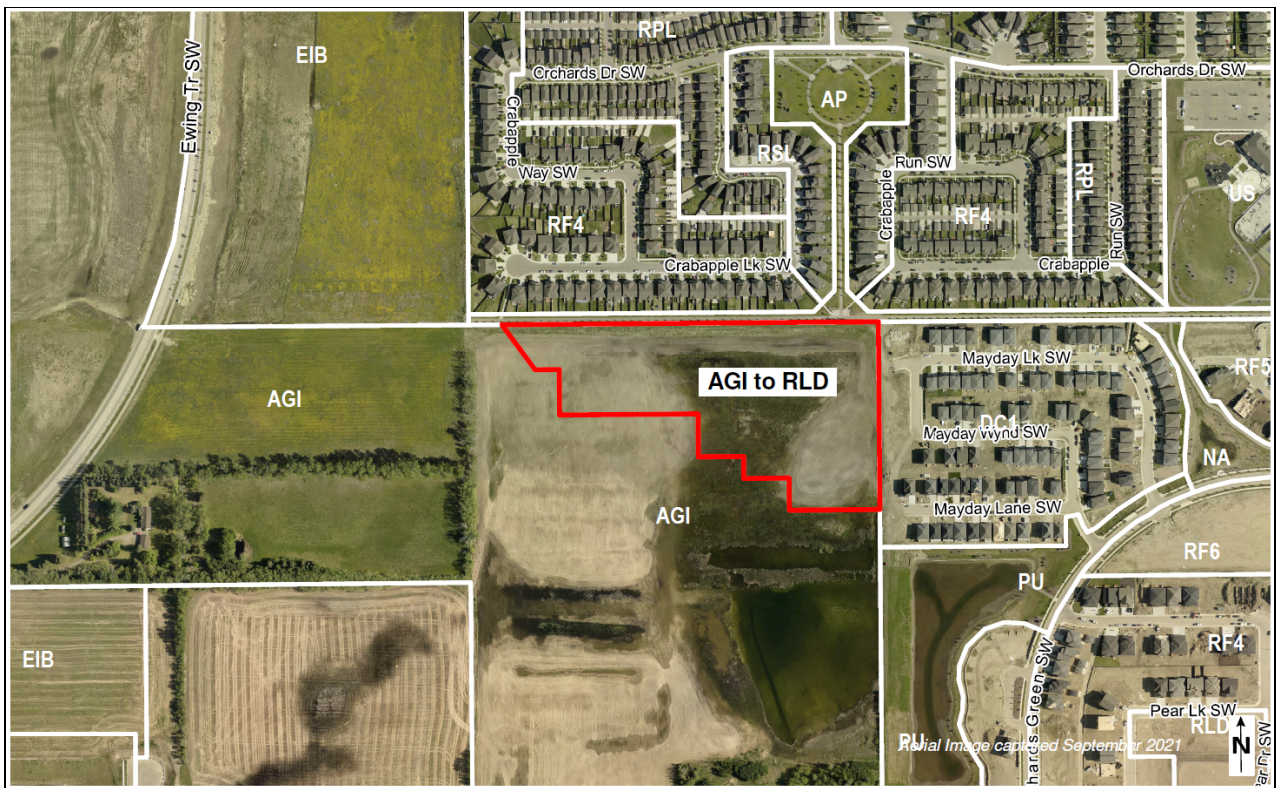
Webpage

- edmonton.ca/orchardsatellerslieplanningapplications

No formal feedback or position was received from the Horizon Community League at the time this report was written.

Site and Surrounding Area

The site is located east of Ewing Trail SW and south of Crabapple Link SW in the Orchards at Ellerslie neighbourhood. It is approximately 4.09 hectares in area and is undeveloped. The surrounding areas to the south and west are also undeveloped, and low density residential development is moving toward the site from the northeast.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Undeveloped land

CONTEXT		
North	(RF4) Semi-detached Residential Zone	Semi-detached housing
East	(DC1) Direct Development Control Provision	Single Detached Housing
South	(AGI) Industrial Reserve Zone	Undeveloped land
West	(AGI) Industrial Reserve Zone	Undeveloped land

Planning Analysis

The proposal to rezone the subject site conforms with the **Orchards Neighbourhood Structure Plan** (NSP) which designates the site for Low Density residential development and the **Ellerslie Area Structure Plan** (ASP) which designates the site for residential development. The proposed rezoning will contribute to the substantial completion of this developing area, which was approved by council in 2007, by including service provision, amenities and required infrastructure.

The proposed rezoning aligns with the **City Plan** by accommodating future growth in a developing area and contributing to a population threshold of 1.25 million within Edmonton’s existing boundaries.

Land Use Compatibility

This application proposes to rezone the subject site from AGI to RLD. The RLD Zone allows for a range of low-density housing types including Single and Semi-detached Housing.

The subject site is located within the northwest quadrant of the Orchards NSP. The surrounding land to the north and east of the subject site are zoned for residential development. The adjacent parcels to the south and west are designated for Industrial land use within the Ellerslie ASP. The Orchards NSP designates land for a transition area to the west of the site and along portions of the boundary of the plan to separate residential land from the future Industrial land uses.

The proposed RLD Zone will be compatible with the existing and future surrounding development.

The proposed rezoning has been submitted in conjunction with an associated subdivision application (file: LDA22-0099) that is currently under review by Administration. The subdivision application proposes to create 62 single detached residential lots.

An associated application (file: LDA22-0082) for amendments to the Ellerslie ASP & Orchards NSP to redesignate approximately 2.82 of land adjacent to the subject site from Industrial (Special Area) to Residential and add it into the Orchards NSP has been reviewed by Administration.

Technical Review

Transportation

The owner will be required to construct a pedestrian connection at the northwest corner of the site

Transit

Administration support the proposed rezoning and advises the following:

- Current routing within the Orchards neighbourhood is located along Orchards Drive. Using the existing pedestrian network, this rezoning area is within 500m walking distance to transit.

Drainage

Administration supports the proposed rezoning and advises the following:

- Permanent sanitary and storm servicing for the subject rezoning area must be provided in general accordance with the servicing schemes identified in the accepted Orchards Neighbourhood 3 - Neighbourhood Design Report and the subsequently accepted NDR Amendments dated May 2012 and November 2016.
- Permanent sanitary and stormwater servicing connections are available from the area constructed as part of Orchards Stage 20B.

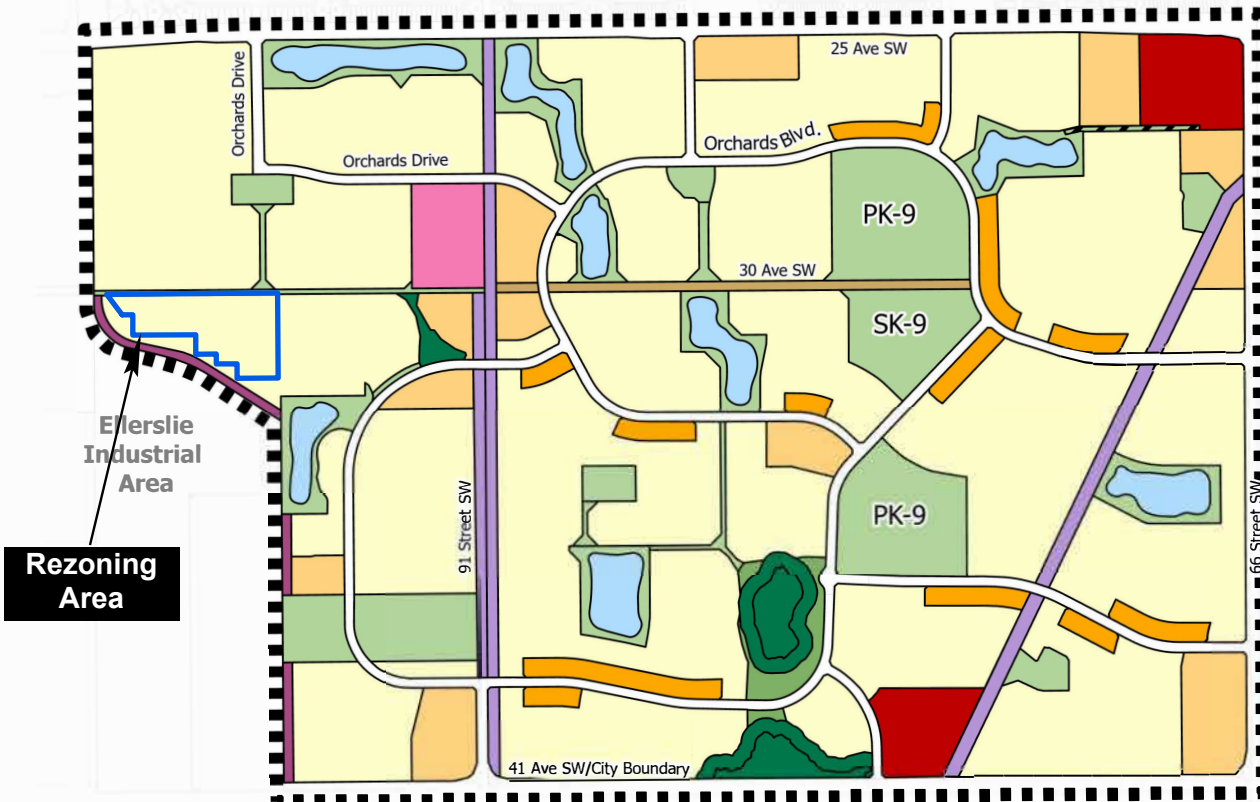
EPCOR Water

EPCOR Water supports the proposed rezoning. All requirements, including submission of technical documents and construction of watermains, will be addressed at the subdivision stage.















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

Appendices

- 1 Context Map - The Orchards at Ellerslie NSP
- 2 Application Summary



BYLAW 19360
THE ORCHARDS AT ELLERSLIE
 Neighbourhood Structure Plan
 (as amended)

- | | |
|---|---|
|  Low Density Residential |  Natural Area (ER) |
|  Street Oriented Residential |  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.

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20094
Location:	East of Ewing Trail SW and south of Orchards Drive SW
Address:	9504 - 41 Avenue SW
Legal Description:	Portion of Lot E, Plan 3186TR
Site Area:	4.09 ha
Neighbourhood:	The Orchards at Ellerslie
Ward:	Karhio Ward
Notified Community Organization:	Horizon Community League
Applicant:	Elise Shillington; Stantec

Planning Framework

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) Ellerslie Area Structure Plan (ASP)
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Sean Conway

Tim Ford

Development Services

Planning Coordination