

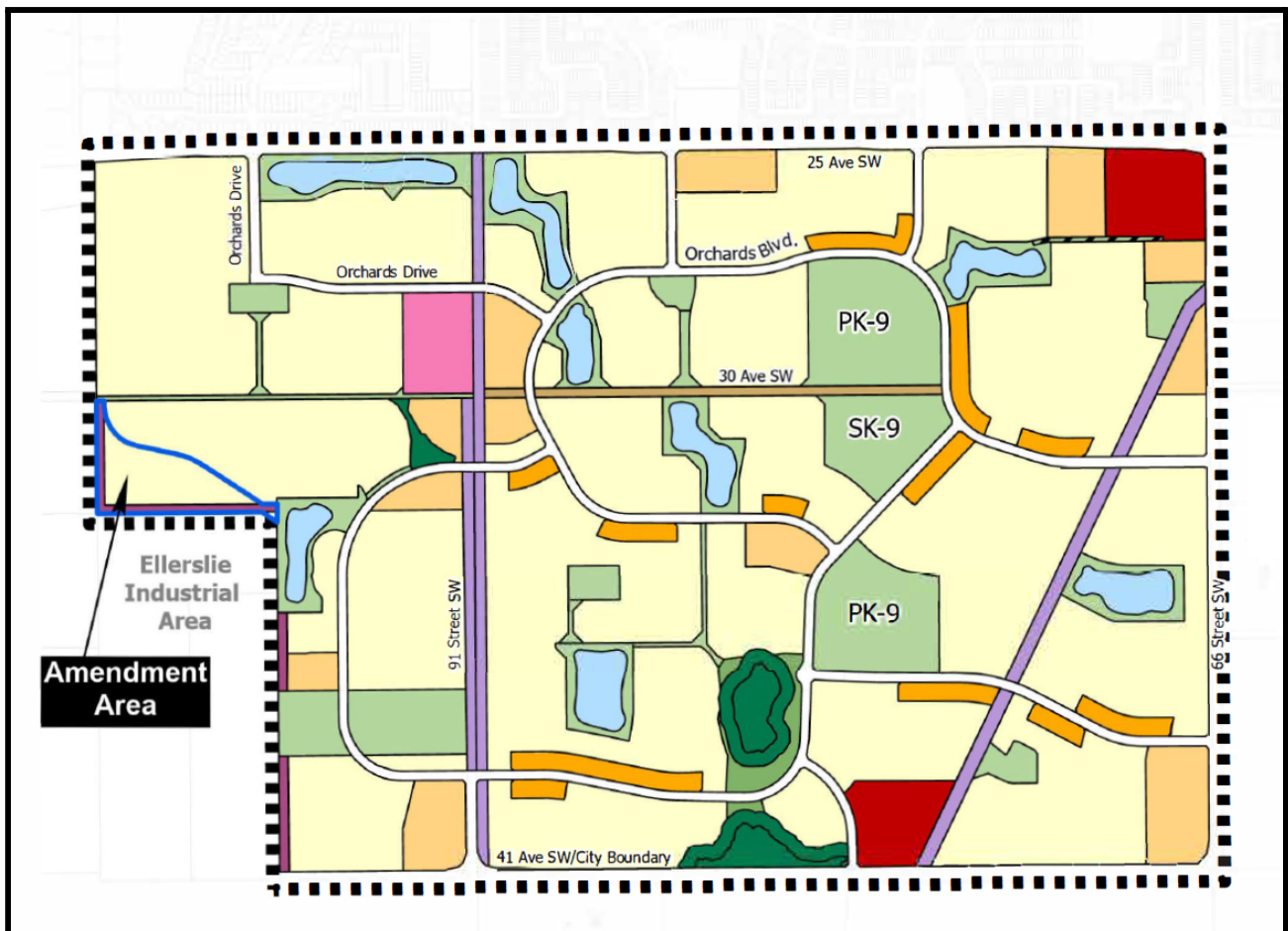
Administration Report

The Orchards at Ellerslie

Edmonton

9504 - 41 Avenue SW

To amend the Ellerslie Area Structure Plan (ASP) and the Orchards at Ellerslie Neighbourhood Structure Plan (NSP).



Recommendation: That **Bylaw 20030** to amend the Ellerslie Area Structure Plan and **Bylaw 20032** to amend the Orchards at Ellerslie Neighbourhood Structure Plan **APPROVED**.

Administration **SUPPORTS** this application because it:

- will facilitate the development of residential uses in the Orchards at Ellerslie neighbourhood;
- will not change the planned density of the Orchards at Ellerslie NSP; and

- Will be compatible with existing and planned land uses.

Application Summary

Bylaw 20030 proposes to amend a portion of the Ellerslie Area Structure Plan. The proposed amendment would redesignate 3.18 ha of land from Industrial (Special Area) land use to Residential (2.82 ha) and Transition Area (0.36 ha). Associated maps and statistics within the Plan will be updated to reflect these changes.

Bylaw 20032 proposes to amend a portion of the Orchards at Ellerslie Neighbourhood Structure Plan. The proposed amendment would expand the boundary of the neighbourhood's western edge by 3.18 ha and designated it for Low Density Residential and Transition area. Associated maps and statistics within the Plan will be updated to reflect these changes.

This application was accepted on February 2, 2022, from Stantec. (Elise Shillington) on behalf of Avillia Development Ltd.

This proposal aligns with the goals and policies of CityPlan (MDP) to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

Community Insights

This application was processed using a Basic Approach for public engagement. This approach was selected because:

- the proposed changes in land use will be nominal; and
- No responses were received from the Advance Notice letter.

The Basic Approach included the following techniques:

Advance Notice, March 10, 2022

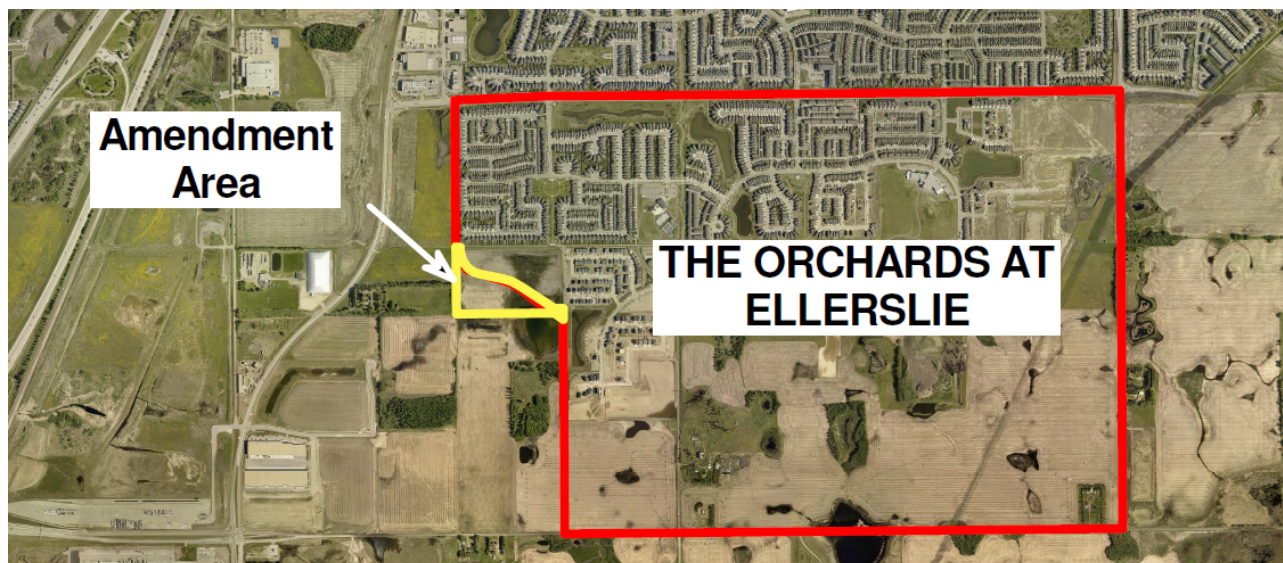
- Number of recipients: 2,252
- Number of responses with concerns: 0

Webpage

- edmonton.ca/orchardsatellerslieplanningapplications

Site and Surrounding Area

The NSP amendment area measures approximately 3.18 hectares and is located in the western portion of the Orchards at Ellerslie neighbourhood.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Undeveloped land designated for Industrial use
CONTEXT		
North	(AGI) Industrial Reserve Zone	Undeveloped land designated for Low Density Residential
East	(DC1) Direct Development Control Provision	Single Detached Housing
South	(AGI) Industrial Reserve Zone	Undeveloped land designated for Industrial use
West	(AGI) Industrial Reserve Zone	Undeveloped land designated for Industrial

Planning Analysis

Plans in Effect

The subject area lies within the Ellerslie ASP and the Orchards at Ellerslie NSP. The subject site is located in the south central portion of the Ellerslie ASP and is designated for Industrial use. The proposed amendments would

transfer 3.18 ha of land planned for Industrial Use from the Ellerslie ASP, place it within the Orchards at Ellerslie NSP, and designate it for Low Density Residential (2.82 ha) and Transition Area (0.36 ha) use. The Transition Area would function as a buffer between the residential and industrial land uses.

This proposed change will not noticeably alter the projected Population or Unit Densities within the Ellerslie ASP. The projected dwelling unit and population densities will decrease slightly within the Orchards at Ellerslie NSP, due to the additional land being added to the plan's Gross Developable Area. This change will also be nominal, decreasing from 82 to 81 People Per Net Residential Hectare (ppnrha) and from 33 to 32.4 Units per Net Residential Hectare (upnrha).

The proposed changes are summarised in the table below.

Ellerslie ASP:

LAND USE (ha)	Approved (Bylaw 19848)	Proposed (Bylaw 20030)	Difference
Industrial (Special Area)	290.35	287.17	-3.18 ha
Low Density Residential	398.8 ha	401.62 ha	+2.82 ha
Transition Area	2.80 ha	3.16 ha	0.36 ha
Unit Density (upnrha)	33	33	0
Population Density (ppnha)	82	82	0

Orchards NSP:

LAND USE (ha)	Approved (Bylaw 19848)	Proposed (Bylaw 20030)	Difference
Low Density Residential	170.48 ha	173.30 ha	+2.82 ha
Transition Area	1.73 ha	2.09 ha	0.36 ha
Unit Density (upnrha)	82	81	-1
Population Density (ppnha)	33	32.4	-0.6

Land use Compatibility

The proposed boundary change will allow for a more standardized and cost effective geometry for the layout of local streets and properties. This change also allows for contiguous development to occur with drainage servicing connections which are readily available to the east. Furthermore, the Transition Area to separate the proposed residential and adjacent Industrial land uses as identified within the currently approved Ellerslie ASP and Orchards at Ellerslie NSP will still be maintained with a minimum 20.0 m width. The existing NSP curved boundary along the northeast side of the amendment area aligns with the drainage basin boundaries and the site's topography. The amendment area will not impact the existing drainage scheme and will be serviced by the adjacent drainage basin to the west.

City Plan

The proposed amendment will align with the applicable policies of The **City Plan** as they relate to accommodating all future growth for a population of 1.25 million people within Edmonton's existing boundaries. This application will contribute to the sequential development of the The Orchards at Ellerslie neighbourhood and will allow for the development of a variety of residential uses.

The **City Plan** encourages that the land supply necessary to support continued industrial growth be maintained. However, this application represents a minor adjustment along the planned interface between a residential and industrial area, and falls within reasonable and acceptable parameters even though it will result in a minor loss of industrial land.

Technical Review

Transportation

The additional low density residential areas will marginally increase traffic on the adjacent residential roadways, though overall traffic volumes are anticipated to remain within typical thresholds. Additional active modes connectivity is planned through a new shared use path connection across the Stormwater Management Facility to the south of the amendment area.

Transit

The amendment area is served by transit along Orchards Gate and Orchards Drive and is within walking distance guidelines as set out by Edmonton Transit.

Drainage

Administration supports the proposed plan amendments and advises the following:

- A detailed NDR update for Ellerslie Basin 19 will be required prior to a rezoning application for the amendment area.

EPCOR Water

EPCOR Water supports the proposed plan amendment and advises the following:

- There are no existing water mains adjacent to the amendment areas. Offsite water main construction may be required if growth of adjacent municipal facilities has not occurred before development of the area.
- To ensure satisfactory fire flows and water main looping are provided for the interim conditions, we require the submission of a Hydraulic Network Analysis (HNA) to EPCOR Water Services for review and approval for each stage of development with associated rezoning applications, before subdivision applications.

Open Space & Ecology

Administration from the Open Space Planning team supports this application, and provided additional advisements::

- A small number of lots on the southwestern edge of the proposed amendment area will fall outside of the technical 500 m walking radius to a designated park. However, the site is well connected to other nearby Open Space opportunities (adjacent landscaped buffer, greenway connections to formal parks, stormwater management facility). As a result, the future residents in the amendment area will have suitable access to open spaces.
- The Southeast Woodland Natural Area (SE5016)], is southerly adjacent to this amendment area. An assessment of any remnant water features, and a plan amendment, will be required with any future rezonings or subdivisions affecting this adjacent industrial portion of the ASP.

Urban Planning and Economy (Industrial Investment)

Administration from the Industrial Investment group expressed some concern about the loss of industrial land through this conversion to Residential use. They have acknowledged that the change will result in a more functional subdivision layout and that the small loss of industrial land will have no appreciable effect on the overall ratio of residential to non-residential land in the City.

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

Appendices

- 1 Approved Ellerslie ASP Land Use and Population Statistics – Bylaw 19848
- 2 Proposed Ellerslie ASP Land Use and Population Statistics – Bylaw 20030
- 3 Approved Orchards at Ellerslie NSP Land Use and Population Statistics – Bylaw 19360
- 4 Proposed Orchards at Ellerslie NSP Land Use and Population Statistics – Bylaw 20032
- 5 Approved Ellerslie ASP – Bylaw 19848
- 6 Proposed Ellerslie ASP – Bylaw 20030
- 7 Approved Orchards at Ellerslie NSP – Bylaw 19360
- 8 Proposed Orchards at Ellerslie NSP – Bylaw 20032
- 9 Application Summary

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

	Area (ha)	%
GROSS AREA	1451.5	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%
GROSS DEVELOPABLE AREA*	1312.7	100.0%
Existing Land Uses (Country Residential Development)	47.0	3.6%
Commercial/Residential Mixed Use**	0.4	0.03%
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	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
TOTAL Non-Residential Area	843.9	64.3%
Net Residential Area (NRA)	468.8	35.7%

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%
Total Residential	468.8		15,460		38,536	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)

82

Units Per Net Residential Hectare (upnrha)

33

LDR/ MDR Unit Ratio

64% / 36%

	Elementary (K-6)	Junior/Senior High School (7-12)	Total
STUDENT GENERATION			
Public	1,586	1,586	3,172
Separate	635	317	952
Total	2,221	1,903	4,124

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 AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION
STATISTICS BYLAW 20030**

	Area (ha)	%
GROSS AREA	1451.5	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%
GROSS DEVELOPABLE AREA*	1312.7	100.0%
Existing Land Uses (Country Residential Development)	47.0	3.6%
Commercial/Residential Mixed Use**	0.4	0.03%
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	3.16	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	287.17	21.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
TOTAL Non-Residential Area	841.08	64.1%
Net Residential Area (NRA)	471.62	35.9%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)	401.62	25	10,041	2.8	28,113	85%
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%
Total Residential	471.62		15,532		38,736	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/ MDR Unit Ratio	64% / 36%

STUDENT GENERATION	Elementary (K-6)	Junior/Senior High School (7-12)	Total
Public	1,586	1,586	3,172
Separate	635	317	952
Total	2,221	1,903	4,124

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.

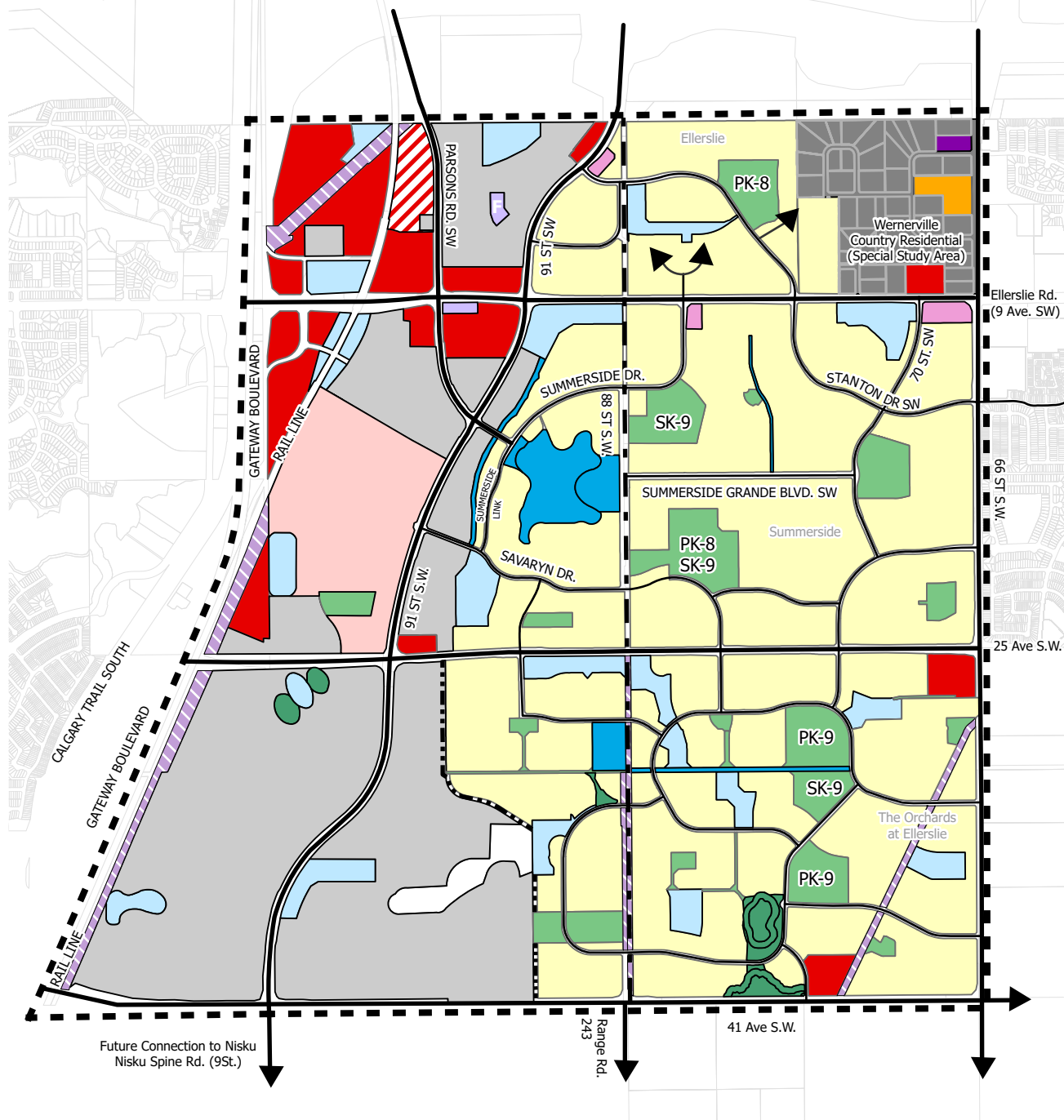
The Orchards at Ellerslie Neighbourhood Structure Plan

Approved Land Use and Population Statistics Bylaw 19360

	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	32.53	5.7%			
Urban Village Park (Lot 1, Plan 3186TR)	5.57		1.7%			
Pocket Parks	4.16		1.3%			
Linear Park (Greenway)	2.24		0.7%			
Natural Area	1.83		0.6%			
Transportation						
Circulation	59.27		18.0%			
Infrastructure / Servicing						
Stormwater Management Facilities	23.33		7.1%			
Greenway (Public Utility Lot)	0.29		0.1%			
Transition Area	1.73		0.5%			
TOTAL Non-Residential Area	128.18		38.9%			
Net Residential Area (NRA)	201.08		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	170.48	25	4,262	2.8	11,934	84.7%
Street Oriented Residential	9.77	40	391	2.8	1,095	4.9%
Medium Density Housing	20.92	90	1,882	1.8	3,388	10.4%
Total Residential	201.20		6,535		16,416	100.0%
SUSTAINABILITY MEASURES						
Population Density (ppnrha)			82			
Unit Density (upnra)			33			
[Low Density Residential / Medium Density Residential] Unit Ratio		65% / 35%				
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			

The Orchards at Ellerslie Neighbourhood Structure Plan Proposed Land Use and Population Statistics Bylaw 20032

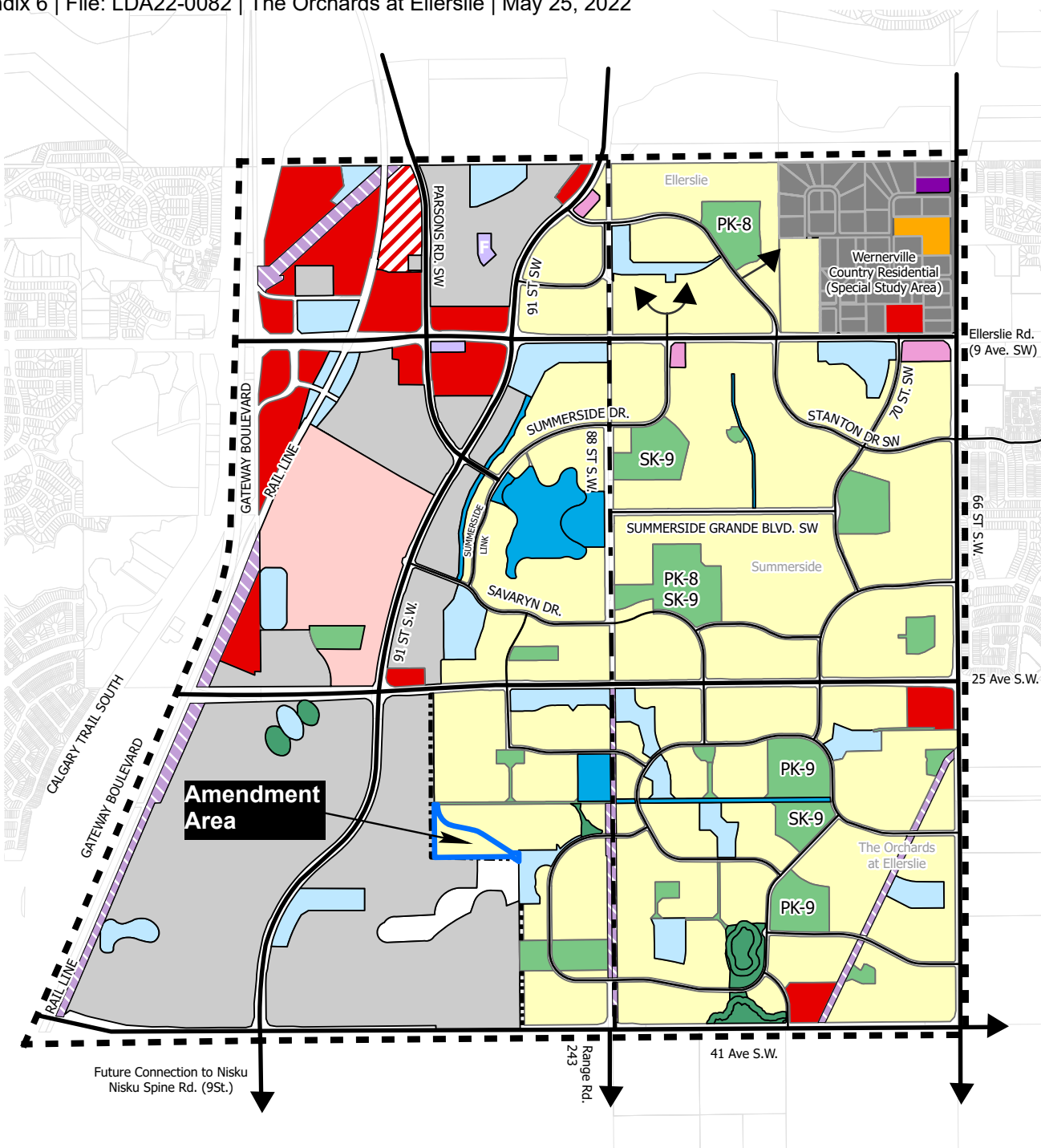
	Area (ha)	% of GA	% of GDA			
GROSS AREA	360.45	100.0%				
Natural Area (Environmental Reserve)	6.58	1.8%				
Pipeline & Utility R/W (91 Street Existing Gov't R/W)	9.47	2.6%				
Open Space (30 Avenue Existing Gov't R/W)	1.98	0.5%				
Arterial Roadways	13.17	3.7%				
Total Non-Developable Area	31.20	8.7%				
GROSS DEVELOPABLE AREA	333.24		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	32.53	5.6%			
Urban Village Park (Lot 1, Plan 3186TR)	5.57		1.7%			
Pocket Parks	4.16		1.2%			
Linear Park (Greenway)	2.24		0.7%			
Natural Area	1.83		0.5%			
Transportation						
Circulation	59.98		18.0%			
Infrastructure / Servicing						
Stormwater Management Facilities	23.33		7.0%			
Greenway (Public Utility Lot)	0.29		0.1%			
Transition Area	2.09		0.6%			
TOTAL Non-Residential Area	129.25		38.8%			
Net Residential Area (NRA)	203.99		61.2%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	173.30	25	4,332	2.8	12,130	85.0%
Street Oriented Residential	9.77	40	391	2.8	1,095	4.8%
Medium Density Housing	20.92	90	1,882	1.8	3,388	10.3%
Total Residential	203.99		6,605		16,612	100.0%
SUSTAINABILITY MEASURES						
Population Density (ppn/ha)					81	
Unit Density (upn/ha)					32.4	
(Low Density Residential / Medium Density Residential) Unit I		0%	/	0%		
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			1,332			
Elementary / Junior High (K-9)	999					
Senior High (10-12)	333					
Separate School Board			665			
Elementary / Junior High (K-9)	499					
Junior / Senior High (10-12)	166					
Total Student Population			1,997			



























BYLAW 19848
ELLERSLIE
 Area Structure Plan
 (as amended)

 Residential	 Stormwater Facility	 Pipeline Corridor
 Neighbourhood Commercial	 Natural Area	 ASP Boundary
 Commercial	 Industrial Education Facility	 Arterial
 Commercial (Special Area)	 Institutional	 Collector
 Industrial (Special Area)	 Southeast Woodland Natural Area	 Power Corridor
 School/Park Site	F Future Fire Rescue Service Station	 Transition Area
 Private Open Space	 Wernerville Country Residential (Special Study Area)	 PK-8 Public K-8 School
 Mixed Use		 SK-9 Separate K-9 School

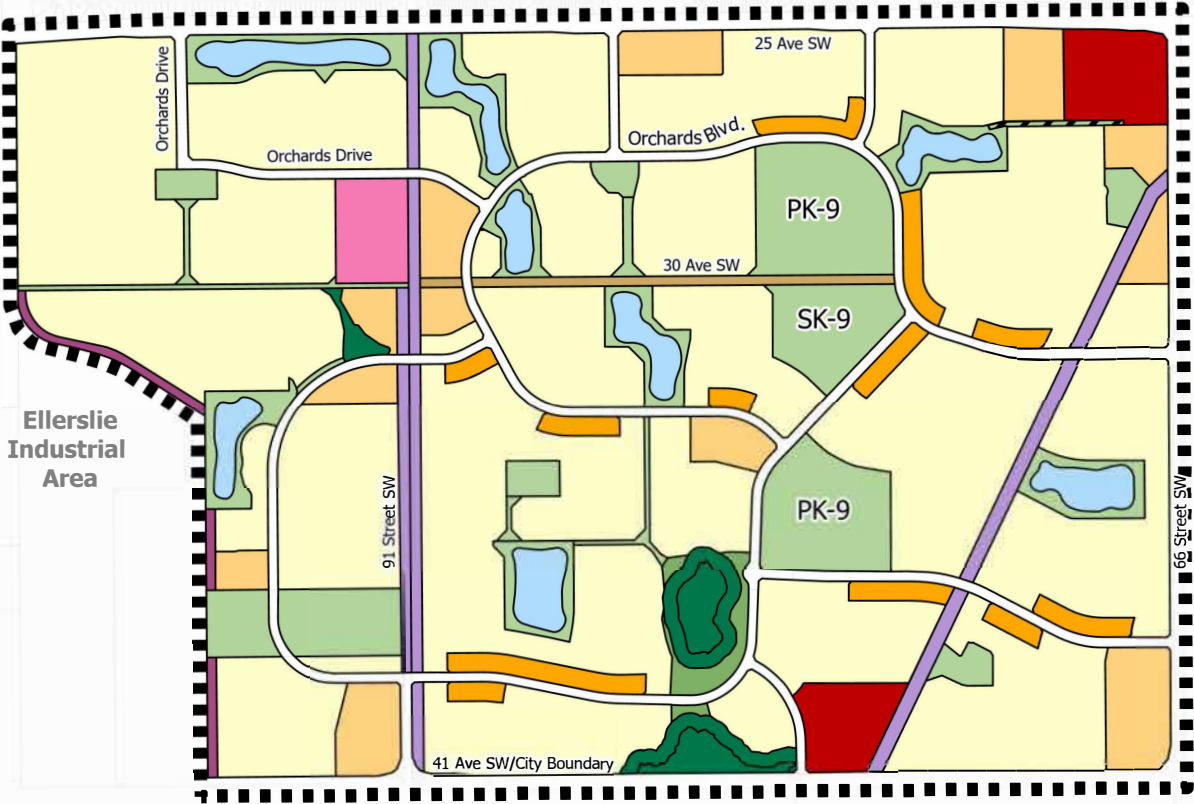
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



**BYLAW 20030
AMENDMENT TO
ELLERSLIE
Area Structure Plan**

- | | | |
|---|--|--|
|  Residential |  Stormwater Facility |  Pipeline Corridor |
|  Neighbourhood Commercial |  Natural Area |  ASP Boundary |
|  Commercial |  Industrial Education Facility |  Arterial |
|  Commercial (Special Area) |  Institutional |  Collector |
|  Industrial (Special Area) |  Southeast Woodland Natural Area |  Power Corridor |
|  School/Park Site |  Future Fire Rescue Service Station |  Transition Area |
|  Private Open Space |  Wernerville Country Residential (Special Study Area) |  PK-8 Public K-8 School |
|  Mixed Use |  Amendment Area |  SK-9 Separate K-9 School |

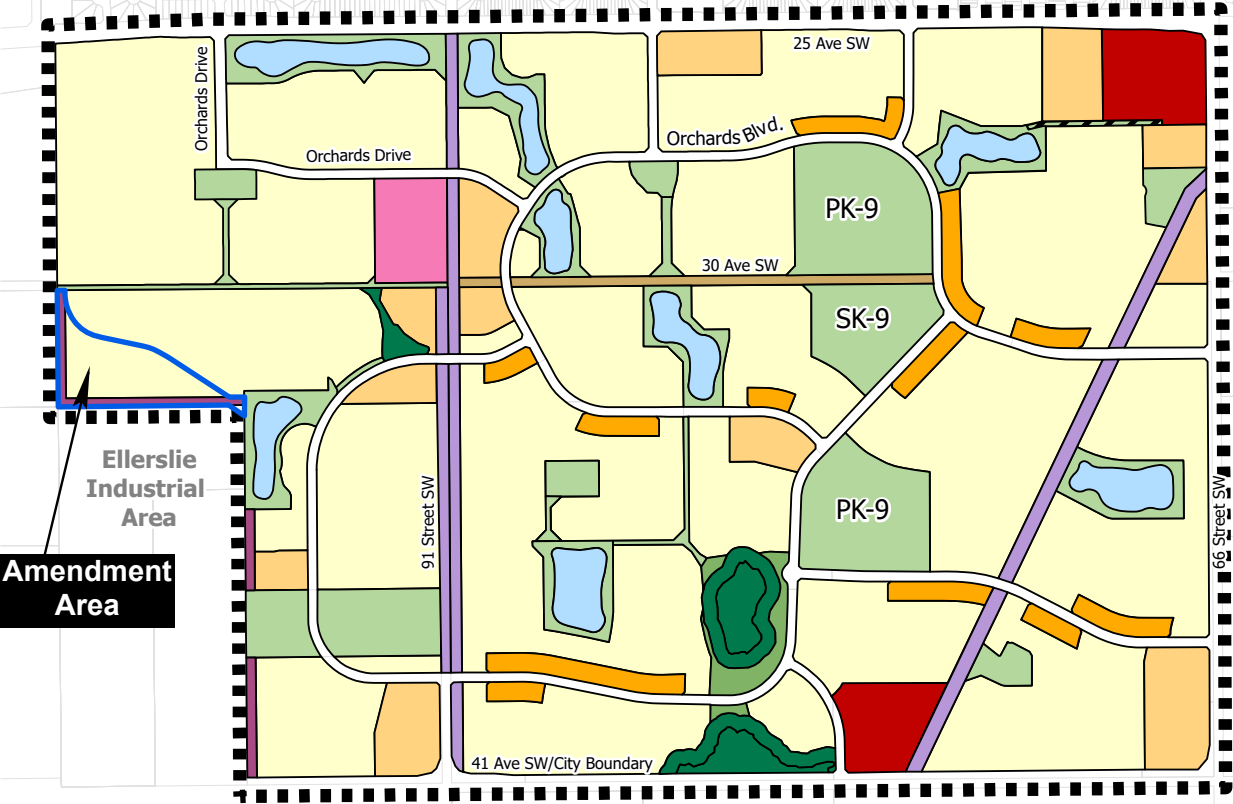
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



BYLAW 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.



**BYLAW 20032
AMENDMENT TO
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan**

- | | |
|-----------------------------|---|
| Low Density Residential | Natural Area (MR) |
| Street Oriented Residential | Open Space (30 Ave.) |
| Medium Density Residential | Transition Area |
| Commercial | Stormwater Management Facility |
| Residents Association | Utility / Powerline / Pipeline Corridor |
| School / Park / Greenway | NSP Boundary |
| Greenway (PUL) | Amendment Area |
| Natural Area (ER) | |

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 Amendments
Bylaws:	20030 & 20032
Location:	South of 25 Avenue SW and west of 91 Street SW
Address:	9504 - 41 Avenue SW
Legal Description:	a portion of Lot E, Plan 3186TR
Site Area:	~ 3.18 ha
Neighbourhood:	The Orchards at Ellerslie
Ward:	Karhiio Ward
Notified Community Organization:	Horizon Community League
Applicant:	Elise Shillington; Stantec

Planning Framework

Plans in Effect:	The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) Ellerslie Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination