



REZONING THE ORCHARDS AT ELLERSLIE

West of 66 Street SW and south of 25 Avenue SW

To allow for a range of low density residential uses, a stormwater management facility, a portion of a school site, and a portion of an existing high-pressure pipeline corridor.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

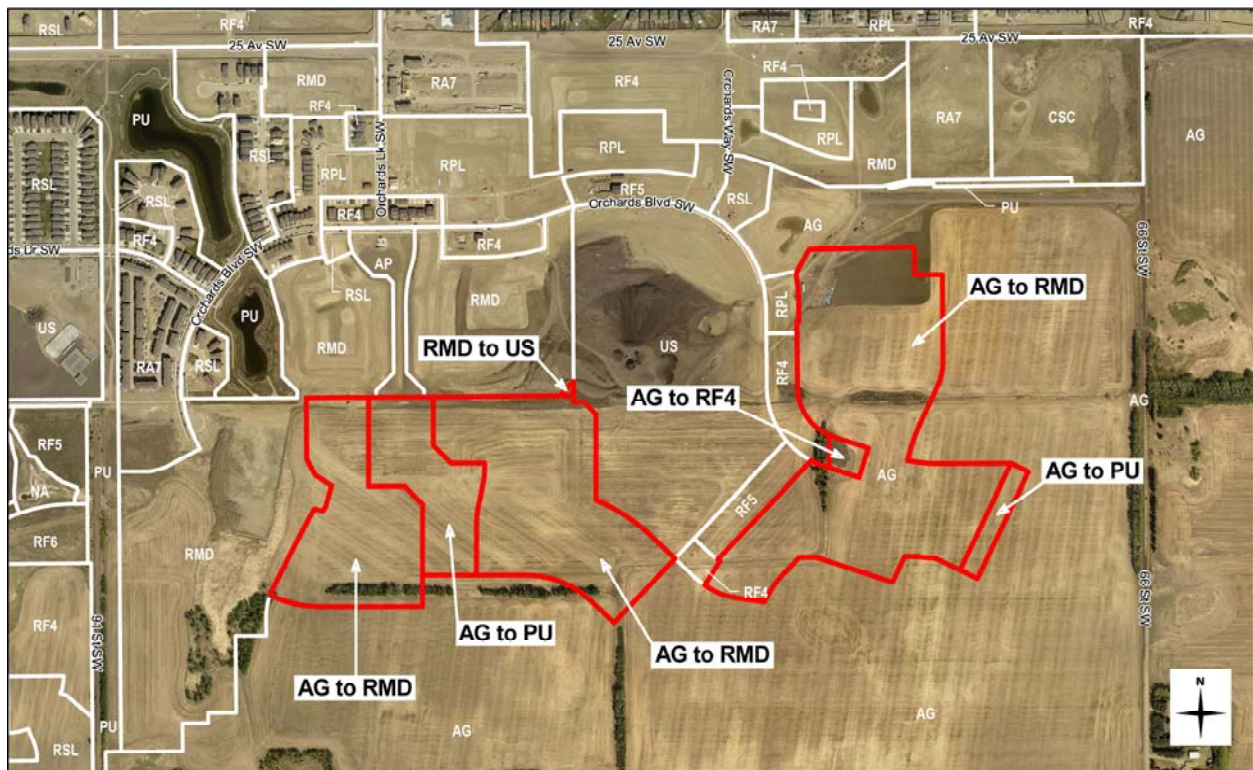
- provides opportunity for a variety of housing types adjacent to a future school site;
- protects a portion of a high-pressure pipeline corridor;
- provides public infrastructure for liveability;
- is compatible with surrounding planned and existing land uses; and
- conforms with The Orchards At Ellerslie Neighbourhood Structure Plan.

THE APPLICATION

Bylaw 18206 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RMD) Residential Mixed Dwelling Zone, (RF4) Semi-detached Residential Zone, (US) Urban Services Zone, and (PU) Public Utility Zone. The application conforms to The Orchards At Ellerslie Neighbourhood Structure Plan, which designates this site for low density residential uses, a stormwater management facility, a school site, and a pipeline corridor.

SITE AND SURROUNDING AREA

The site is located west of 66 Street SW and south of 25 Avenue SW and is undeveloped. Land to the north is in the process of being subdivided, serviced and developed. The proposed rezoning area is adjacent to a future school site and is connected to surrounding amenities through future shared use paths. The old 30 Avenue right-of-way runs through the site and is surplus to the City's needs. The applicant intends to submit a road closure application for this portion of road right-of-way in 2018.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone	Vacant land
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone, (US) Urban Services Zone, (RF5) Row	A portion of the land is subdivided and being developed.

	Housing Zone, (RF4) Semi-detached Residential Zone, (AP) Public Parks Zone, and (AG) Agricultural Zone	
East	(AG) Agricultural Zone	Vacant land
South	(AG) Agricultural Zone	Vacant land
West	(RMD) Residential Mixed Dwelling Zone	Vacant land

PLANNING ANALYSIS

The proposed rezoning promotes walkability and efficient use of community amenities and services by allowing for a variety of housing types including single-detached housing, semi-detached housing, duplex housing and limited row housing in proximity to a future school site and transit route. The proposal promotes the completion of developing neighbourhoods through the provision of services for liveability including a stormwater management facility and a portion of a school site. It also protects an existing high pressure pipeline corridor from future development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE August 22, 2017	<ul style="list-style-type: none"> • Number of recipients: 280 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

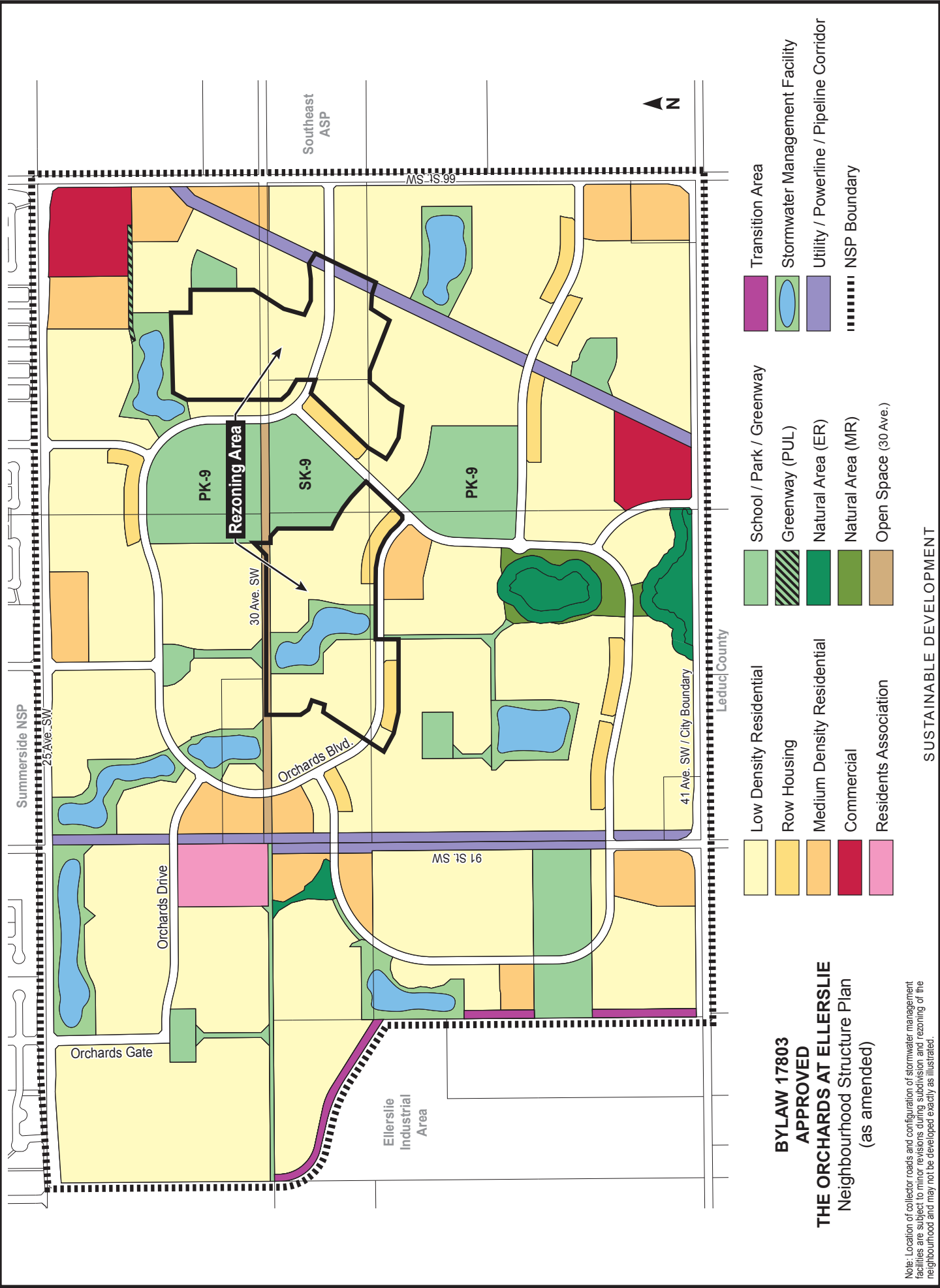
The 182 square meter area that that is proposed to rezone from (RMD) Residential Mixed Dwelling Zone to (US) Urban Services Zone was added to the application on September 27, 2017. Advance notice of this change was not sent to surrounding landowners because no new property owners were impacted and the proposal aligns with The Orchards At Ellerslie Neighbourhood Structure Plan. The School Boards were notified of the proposed change. No response was received by the time this report was finalized.

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18206
Location:	West of 66 Street SW and south of 25 Avenue SW
Address:	428 Orchards Boulevard SW, 2504 – 66 Street SW, 3004 – 66 Street SW, 3111 – 91 Street SW, 3861 – 91 Street SW
Legal Descriptions:	Portions of NE-15-51-24-4, NW-15-51-24-4, SE-15-51-24-4 and Lot 2, Block 2, Plan 0625035
Site Area:	N/A
Neighbourhood:	The Orchards At Ellerslie
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization:	Summerside Community League of Edmonton
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone
Proposed Zones:	(RMD) Residential Mixed Dwelling Zone, (RF4) Semi-detached Residential Zone, (PU) Public Utility Zone, (US) Urban Services Zone
Plans in Effect:	The Orchards At Ellerslie Neighbourhood Structure Plan
Historic Status:	None

Written By:
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