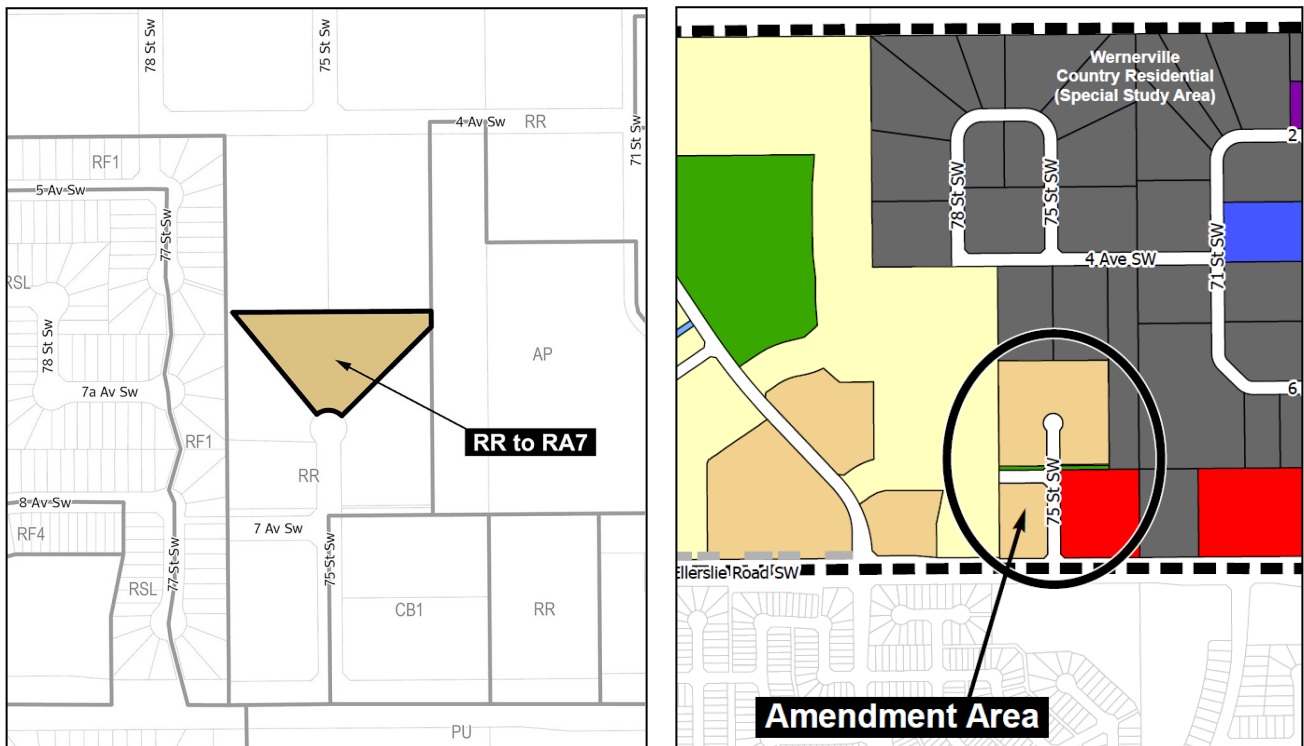


608 - 75 Street SW and lands generally located within the 75 Street SW cul-de-sac, north of Elderslie Road SW.

To allow for low rise multi-unit housing and amend the Elderslie ASP and NSP.



Recommendation: That **Charter Bylaw 20491** to amend the Zoning Bylaw from (RR) Rural Residential Zone to (RA7) Low Rise Apartment Zone, **Bylaw 20490** to amend the Elderslie Neighbourhood Structure Plan, and **Bylaw 20489** to amend the Elderslie Area Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will diversify the land use composition in Elderslie by facilitating the development of multi-unit housing with opportunities for at-grade commercial uses.
- Will enable a portion of the Wernerville Country Residential Special Study Area to be developed to an urban standard.
- Will provide for additional residential density in proximity to a secondary corridor at an appropriate scale in alignment with the objectives of The City Plan.

Application Summary

BYLAW 20489 proposes to amend the Ellerslie Area Structure Plan (ASP) by removing a portion of land from the Wernerville Country Residential Special Study Area and redesignating it for residential uses and a greenway.

BYLAW 20490 proposes to amend the Ellerslie Neighbourhood Structure Plan (NSP) by removing a portion of land from the Wernerville Country Residential Special Study Area and redesignating it for medium density residential uses and a greenway.

CHARTER BYLAW 20491 proposes to amend the Zoning Bylaw, as it applies to the subject site at 608 - 75 Street SW, from the (RR) Rural Residential Zone to the (RA7) Low Rise Apartment Zone, to facilitate the development of multi-unit housing with opportunities for commercial uses at ground level.

This application was accepted on September 20, 2022, from EINS Development Consulting on behalf of Dr. Ranveer Chandy.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries and to plan for increased densities of development around a secondary corridor.

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the application includes amendments to statutory plans, the Wernerville Special Study Area has a unique servicing and planning context, and that several responses were received to the initial notice of proposed land use changes. The broadened approach included the following:

Mailed notice of proposed land use changes, October 6, 2022

- Number of recipients: 242, including the Ellerslie and Horizon Community Leagues
- Number of responses with concerns: 8

Online public engagement, February 23 - March 8, 2023

- Number of recipients: 294, including the Ellerslie and Horizon Community Leagues
- Number of responses with concerns: 12

Meeting with two landowners, March 9, 2023

- Meeting with two landowners in the plan amendment area to further discuss questions and concerns raised through online public engagement

Webpage

- edmonton.ca/EllersliePlanningApplications

Common comments heard throughout the various methods include:

- The building would be inappropriate in size and density within a country residential neighbourhood and would be inconsistent with the existing acreage development pattern.
- The roadway and other infrastructure are insufficient to support the increase in density.
- The development would cause a loss of green space, trees, and wildlife in the area, and would increase light and noise pollution.
- The proposal would increase impacts of traffic, parking, safety, crime, and privacy for the area.

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

A more detailed summary of engagement conducted and feedback received can be found in the What We Heard Report in Appendix 1.

Site and Surrounding Area

The Wernerville rural residential area encompasses approximately 58 hectares in southeast Edmonton, located between Anthony Henday Drive and Ellerslie Road SW, west of 66 Street SW. The area is characterized by acreage-style lots, rural roadways, tree stands, and single detached homes dating back to the 1940s-60s. Commercial development is occurring on several properties along the southern edge of Wernerville, along the north side of Ellerslie Road SW. Across Ellerslie Road SW to the south are a stormwater pond and other existing commercial developments.

The subject rezoning site located at 608 - 75 Street SW is approximately 0.8 hectares in area, located in southwest Wernerville at the north end of the 75 Street SW cul-de-sac. Vehicular access is only from 75 Street SW, a rural roadway with storm ditches on both sides that connects with Ellerslie Road SW to the south. To the north and south of the site are rural residential properties, and to the east is a tree stand and park. To the west are single detached houses in the developed portion of the Ellerslie neighbourhood.

The proposed plan amendment area includes all other parcels along the 75 Street SW cul-de-sac, with the exception of the two parcels already designated for commercial uses at the northeast corner of Ellerslie Road SW and 75 Street SW.

An active mode connection by way of city-owned public utility lots, exists from the Ellerslie community eastward through the plan amendment area along 7 Avenue SW. However, the sidewalk is not continuous and upgrades would be required to provide for an adequate active mode connection based on current standards. The closest transit service is currently provided along Edwards Drive SW, approximately 400 metres walking distance west of 75 Street SW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE (608-75 Street SW)	<ul style="list-style-type: none"> (RR) Rural Residential Zone 	<ul style="list-style-type: none"> Single detached house
CONTEXT		
North	<ul style="list-style-type: none"> (RR) Rural Residential Zone 	<ul style="list-style-type: none"> Single detached houses
East	<ul style="list-style-type: none"> (AP) Public Parks Zone 	<ul style="list-style-type: none"> Tree stand, park, curling club
South	<ul style="list-style-type: none"> (RR) Rural Residential Zone (CB1) Low Intensity Business Zone (PU) Public Utility Zone 	<ul style="list-style-type: none"> Single detached houses Stormwater pond
West	<ul style="list-style-type: none"> (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> Single detached houses



View of the rezoning site looking north from the end of the 75 Street SW cul-de-sac



View of the 75 Street SW cul-de-sac looking north from 7 Avenue SW



View of the northeast edge of the rezoning site, looking northwest from the adjacent park



View of the public pathway east of 7 Avenue SW, looking east from 75 Street SW



View of 7 Avenue SW, looking west from 75 Street SW



View of the intersection of Ellerslie Road and 75 Street SW, looking south from 75 Street SW

Planning Analysis

Taken together, the proposed rezoning on the subject site and larger plan amendment area for properties along the 75 Street SW cul-de-sac provide for a compatible interface between uses, ensure adequate servicing upgrades to support development to an urban standard, and designate appropriate future land uses for this portion of the Ellerslie neighbourhood. Given that a larger scale comprehensive planning process for the entirety of Wernerville is unlikely to occur in the near future, the proposal strikes a balance between the need for sensitivity to existing rural residential properties in the short term, and the long-term densification and rebuildability goals of The City Plan along a secondary corridor.

Proposed Rezoning

Land Use Compatibility

Taken on its own, the proposed rezoning allows for a scale of development that does not provide sufficient integration and transition of uses between the subject site and Ellerslie Road SW. However, the proposed amendments to the Ellerslie Area Structure Plan (ASP) and Ellerslie Neighbourhood Structure Plan (NSP) for the 75 Street SW cul-de-sac, as described below, are a key component leading to Administration's support for this application. Since the eventual development of all properties along the 75 Street SW cul-de-sac is dependent on the decisions of individual landowners, this vision will not likely materialize in the short term. The RA7 zone combined with the plan amendments are considered compatible with low density uses and will provide an acceptable interface in the interim.

As the RA7 zone introduces an urban level of development within a previously rural residential area, the developer will be required to provide offsite servicing upgrades, including new water, storm, and sanitary infrastructure along 75 Street SW, upgrades of 75 Street SW to an urban standard with sidewalks, and improvement linkages to the intersection of 75 Street SW and Ellerslie Road SW.

Under RA7 zoning, the subject 0.8 hectare site would accommodate multi-unit housing with opportunities for at-grade commercial uses, up to approximately 4 storeys and a minimum of 36 units (see RR & RA7 Comparison Summary table below). Based on the Ellerslie NSP statistical projections for medium density housing, approximately 72 units would be reasonably expected for this site. Regulations in the RA7 zone guide development to be sensitive to surrounding uses, including landscaping and screening regulations, building design regulations to minimize the perception of massing, and requirements to minimize overlook on adjacent properties. Setback regulations further provide for an appropriate transition between single detached housing and low rise multi-unit housing, including a 3 metre side setback for buildings over 10 metres in height, and a 7.5 metre rear setback for buildings over 6.5 metres in height.

RR & RA7 Comparison Summary

	RR Current	RA7 Proposed
Principal Building	Single detached housing	Multi-unit housing with opportunities for commercial at ground level
Maximum Height	10.0 m	14.5 - 16.0 m
Maximum Floor Area Ratio	N/A	2.3
Unit Density	<u>Maximum</u> of one principal dwelling and one secondary suite or garden suite	<u>Minimum</u> of 45 dwellings per hectare (36 units on this 0.8 ha site)
Front Setback (75 Street SW)	7.5 m	4.5 m
Minimum Side Setback	5.0 m	1.5 m (or 3.0 m for buildings over 10.0 m in height)
Minimum Rear Setback	7.5 m	7.5 m (or 1.2 m for buildings under 6.5 m in height)

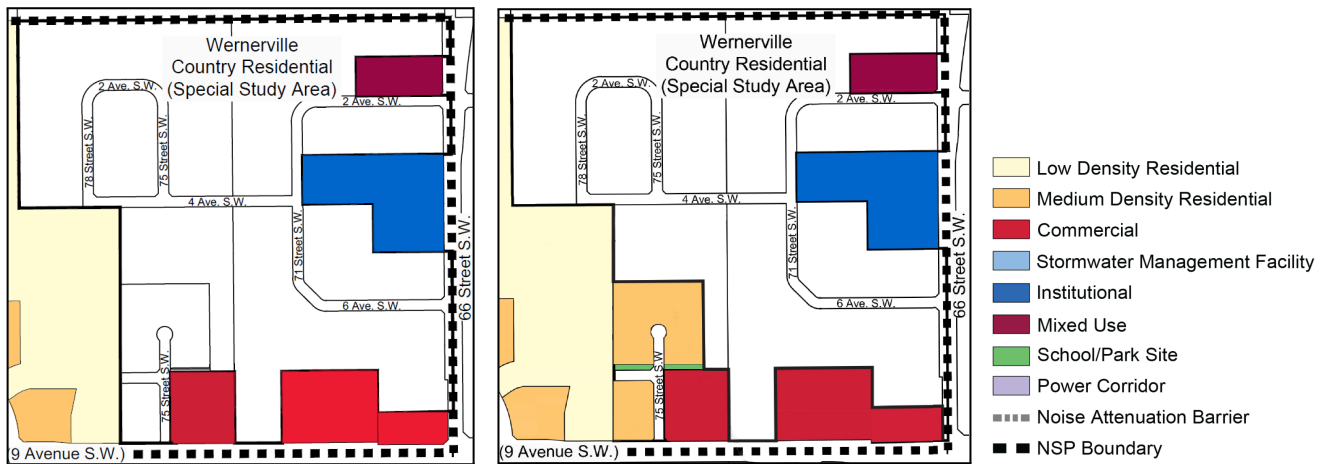
Ellerslie Area Structure Plan and Ellerslie Neighbourhood Structure Plan

The Ellerslie ASP and Ellerslie NSP designate the site within the Wernerville Country Residential Special Study Area (SSA). The original designation of the SSA in 1999 recognized the fragmented land ownership pattern of the day, with the intention of allowing time for the landowners, or a consolidated ownership group, to organize and engage in a broader planning process. Policies of the ASP and NSP indicate that the SSA has the potential to redevelop contiguously to urban densities, and provides a general guideline for it to be developed with low and medium density residential uses consistent with and complementary to the remainder of the Ellerslie NSP.

Recognizing that a consolidated land assembly and costs associated with planning studies have not materialized over several decades and may not occur in this area, Administration has recently been supportive of allowing some properties in this area to redevelop incrementally. Support for this gradual development is based on alignment with more recent direction provided in The City Plan, serviceability of each subject site, and provided that the scale of developments and impacts to existing rural residential uses are contextually appropriate. Properties which have been rezoned for urban development in recent years are all located along Ellerslie Road SW or 66 Street SW, and are supported by servicing and transportation access. There are 39 remaining (RR) Rural Residential zoned properties in the SSA, including those in the proposed plan amendment area.

Proposed Land Use Changes

The proposed amendments to the ASP and NSP extend urban development further toward the interior of Wernerville than previously contemplated. As shown below, the remaining rural residential properties along the 75 Street SW cul-de-sac are proposed to be redesignated for medium density residential (typically built as low rise multi-unit housing) and a park (greenway) to ensure the continued provision of active mode connections to Wernerville from the west. The proposed plan amendments provide for a compatible land use transition from the commercial uses along Ellerslie Road SW to the remainder of the SSA further north, and recognize the unique relationship between the cul-de-sac and Ellerslie Road SW.



Images comparing the current (left) and proposed (right) land use concepts for the Wernerville Special Study Area in the Ellerslie NSP.

The proposed land use changes necessitate amendments to the figures, statistics, and policies of both the ASP and NSP. Changes to the land use and population statistics are summarized below and are included in full within Appendices 3-6. For further reference and comparison, the approved and proposed Ellerslie ASP and NSP land use concepts are included in Appendices 7-10. Based on the typical built forms of medium density residential housing, the plan amendment would result in an estimated increase of 302 units and 544 people. As a result, the overall planned density of the Ellerslie NSP increases from 30.9 to 33.9 units per net residential hectare.

Ellerslie NSP Land Use Statistics	Approved	Proposed	Difference
Existing Land Uses (Country Residential Development)	46.04 ha	41.98 ha	- 4.06 ha
Parks & Schools	6.65 ha	6.74 ha	+ 0.09 ha
Circulation	18.65 ha	19.27 ha	+ 0.62 ha
Medium Density Residential	15.14 ha	18.49 ha	+ 3.35 ha
Units	1,967	2,269	+ 302 Units
Population	6,441	6,985	+ 544 People
Unit Density (units per net residential hectare)	30.9	33.9	+ 3.0 DU/Ha

Policy Alignment

The proposed land use changes align with the intent of the Ellerslie ASP and NSP for the Wernerville area, as well as other objectives of the Plans such as accommodating growth through the efficient use of land, placing medium density uses near major roads and neighbourhood entrances, providing for a range of housing types and densities, and providing convenient pedestrian and bicycle access through the neighbourhood.

To help mitigate the impacts of the proposed development on existing rural residential properties, the proposed plan amendments include additional policy text within the Ellerslie NSP to guide the future development of the 75 Street SW cul-de-sac. This includes encouraging larger setbacks and requiring landscaping at the edge of medium density development sites, retaining existing landscaping and trees where possible, and encouraging shared vehicular access and active building frontages to contribute to pedestrian-oriented design. Additional policy direction has also been added requiring 75 Street SW to be upgraded to an urban roadway standard, requiring active mode connections to be enhanced with the development of adjacent properties, and encouraging a future road closure of the surplus portions of 7 Avenue SW.

For comparison purposes, Appendices 2 through 10 include a full markup of proposed text amendments, the current and proposed land use concept, and density/population statistics of the Ellerslie ASP and NSP.

The City Plan

Ellerslie is identified within The City Plan as a developing neighbourhood and an area of anticipated growth between the 1 and 1.25 million population markers. Although Wernerville was once located far from the edge of Edmonton's suburban development, it is now surrounded by developing communities including Ellerslie, Summerside, Walker, and Charlesworth. As The City Plan envisions an additional 1 million people within Edmonton's existing boundaries, rural residential areas like Wernerville present both unique challenges and opportunities for fostering a rebuildable city. Reimagining the future land uses, servicing, and transportation network of Wernerville through a comprehensive planning process would be ideal. However, preventing any development until the time that a comprehensive plan materializes would prevent development in alignment with the densification goals of The City Plan, particularly near a secondary corridor.

Wernerville falls along the Ellerslie Road secondary corridor between two district nodes (Ellerslie-Parsons to the west, and Charlesworth to the east). The City Plan envisions secondary corridors as vibrant residential streets with commercial clusters and local destinations for surrounding communities, with low and mid rise built forms extending one block on either side. The subject rezoning site is about two blocks north so would not fall within the boundaries of the secondary corridor itself. However, because the 75 Street SW cul-de-sac forms a unique pattern of development that only interacts with Ellerslie Road, a low

rise built form would align with the goals of the secondary corridor in this location, given that the whole cul-de-sac is including in the boundaries of the proposed Ellerslie ASP and NSP amendments.

The proposed development aligns with other objectives and policies of The City Plan, including:

- Providing increased density and variety of housing types in all districts, by planning for medium density residential uses in an area primarily characterized by low density housing.
- Building high-quality active transportation networks, by providing for additional active mode connectivity and upgrading a rural roadway to an urban standard.
- Creating 15-minute districts that allow people to easily complete their daily needs, by providing additional density in proximity to commercial and institutional uses, as well as opportunities for local commercial uses integrated into residential buildings.

Technical Review

Transportation

Upon redevelopment of the subject land proposed for rezoning, the applicant will be required to upgrade 75 Street SW to an urban roadway standard with improvements to the 75 Street SW and Ellerslie Road SW intersection, and provide active mode connections west of 75 Street SW to Ellerslie neighbourhood. Since 75 Street SW is a long road with only one access, a secondary emergency access will be required along 7 Avenue SW, connecting to 77 Street SW in the Ellerslie neighbourhood.

Transit

ETS currently operates local bus service nearby on Edwards Drive SW, west of the rezoning site. Additional local bus service is available east of the rezoning site on Ellerslie Road SW and 66 Street SW. The site is roughly 450-550 metre walking distance to bus stops on Edwards Drive SW.

Ellerslie Road SW, between Edwards Drive SW and 66 Street SW, is a future transit corridor. ETS intends to provide service in the future, but implementation depends on several factors, including demand, surrounding area build-out and available funding for transit.

A mass transit bus route is anticipated to operate on Ellerslie Road SW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Administration for the purpose of supporting this rezoning application. Sanitary and storm sewer servicing is proposed to be provided through the installation of new sanitary and storm sewer mains provided by the developer. The development will also be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the receiving drainage infrastructure.

EPCOR Water

A Hydraulic Network Analysis will be required to be submitted and accepted by EPCOR Water prior to any subdivision or development permit application. The area must be provided with water supply from two connection points to existing water mains on Eilerslie Road SW at 75 Street SW, including new water main looping and hydrants at 90 metre spacing. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 "What We Heard" Public Engagement Report
- 2 Eilerslie ASP & NSP Text Amendment Markup
- 3 Approved Eilerslie ASP Land Use and Population Statistics – Bylaw 20484
- 4 Proposed Eilerslie ASP Land Use and Population Statistics – Bylaw 20489
- 5 Approved Eilerslie NSP Land Use and Population Statistics – Bylaw 20235
- 6 Proposed Eilerslie NSP Land Use and Population Statistics – Bylaw 20490
- 7 Approved Eilerslie ASP Concept Plan Map – Bylaw 20484
- 8 Proposed Eilerslie ASP Concept Plan Map – Bylaw 20489
- 9 Approved Eilerslie NSP Concept Plan Map – Bylaw 20235
- 10 Proposed Eilerslie NSP Concept Plan Map – Bylaw 20490
- 11 Application Summary

What We Heard Report

Ellerslie | LDA22-0466

Edmonton

Public Engagement Feedback Summary Report

Project Address: 608 - 75 Street SW

Project Description: The City has received an application to rezone 608 - 75 Street SW from [\(RR\) Rural Residential Zone](#) to [\(RA7\) Low Rise Apartment Zone](#). The proposed Rezoning would allow for the development of:

- Multi-unit housing up to 16 m in height (approximately 4 storeys)
- Limited opportunities for commercial uses at ground level, such as child care services, general retail stores, and specialty food services
- A maximum [Floor Area Ratio](#) of 2.3
- A minimum density of 45 units per hectare (or 36 units over the 0.8 hectare site)

Associated proposed amendments to the Ellerslie Area Structure Plan and Ellerslie Neighbourhood Structure Plan would remove the properties along the 75 Street cul-de-sac north of Ellerslie Road from the Wernerville Special Study Area, and redesignate them for future Medium Density Residential uses and a greenway.

Project Website: <https://www.edmonton.ca/EllersliePlanningApplications>

Engagement Format:

- Receiving emails and phone calls in response to the Notice of Proposed Land Use Changes and Notice of Online Engagement
- Online Engagement Web Page - Engaged Edmonton: <https://engaged.edmonton.ca/EllerslieGate>
- In-person meeting with two landowners

Engagement Dates: October 6, 2022 (Notice of Proposed Land Use Changes)
February 23 - March 8, 2023 (Engaged Edmonton Web Page)
March 9, 2023 (In-person meeting with two landowners)

Number Of Web Page Visitors:

- Engaged: 7
- Informed: 87
- Aware: 215

See "Web Page Visitor Definitions" at the end of this report for explanations of the above categories.

About This Report

The information in this report includes summarized feedback received between October 6, 2022 and March 9, 2023 through emails/phone calls submitted directly to the file planner, online engagement via the Engaged Edmonton platform, and an in-person meeting with two landowners.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all Web Page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

On October 6, 2022, the City mailed 242 postcards (initial Notice of Proposed Land Use Changes) to:

- All property owners within 120 metres of the proposed plan amendment area;
- The ward Karhiio Councillor's office; and
- The Ellerslie Community League Association and the Horizon Community League.

The postcards included contact information for the file planner, and feedback was captured over email and phone calls.

On February 16, 2023, the City mailed 294 postcards (Notice of Online Public Engagement Opportunity) to:

- All property owners within 120 metres (plus additional properties captured to the west to broaden the catchment slightly) of the proposed plan amendment area;
- The ward Karhiio Councillor's office; and
- The Ellerslie Community League Association and the Horizon Community League.

The Engaged Edmonton web page was open from February 23 to March 8, 2023. It included an overview of the application, information on the development and rezoning process, and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback. Some respondents emailed the file planner directly instead of commenting online, and their responses are captured as part of this feedback.

On March 9, 2023, an in-person meeting was held with two landowners who had responded to the above engagement, in order to further listen and discuss their concerns.

The comments from all formats are summarized by main themes below in the Feedback Summary section. The What We Heard section provides more detail on comments received through the different engagement formats, with the number of times a similar comment was made by participants recorded in brackets following that comment. Questions asked and their answers are also included in this report.

Feedback Summary

This section summarizes the main themes collected.

- Number of Responses to initial Notice of Proposed Land Use Changes: 8
- Number of Responses to Engaged Edmonton Web Page: 12
- Number of Unique Respondents: 16¹
- All responses were in opposition to the proposal

The most common **concerns** heard were:

Building Size: Many residents expressed that the density and built form of an apartment-style building would be inappropriate for the site and country residential neighbourhood. They feel that the proposed (RA7) Low-Rise Apartment zone represents a significant departure from the existing (RR) Rural Residential zoning. Residents feel that there is insufficient transportation and servicing infrastructure to accommodate the level of density that RA7 could bring to their neighbourhood.

Loss of Unique Character: Several residents feel that the area has a unique character in the city, offering an acreage style of home within an urban area, and wish to preserve it. Residents feel that this development proposal is incompatible with the existing acreage character.

Loss of Green Space/Wildlife: There are concerns that the proposed level of development will lead to the loss of green space, trees, and wildlife for the community. Residents expressed concern that this development would severely impact their enjoyment of the green space and a desire to see trees preserved. Light pollution from the development and possible on-street lighting resulting from the upgrading of rural roadways was also a concern.

Increased Traffic and Noise: There are concerns that the residential density and commercial uses possible under RA7 will create additional traffic on the 75 Street SW cul-de-sac. Residents expressed concern that 75 Street SW does not have sufficient capacity and access to accommodate a development with this level of density. Increased noise and safety concerns from traffic and construction are also a major concern of residents.

Public Engagement: Some residents were concerned with the minimal communication and lack of collaboration from the applicant. They felt that the applicant went ahead without engaging with them.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

¹ The number of unique respondents is lower than the total of responses to each method, as some respondents submitted feedback through multiple engagement formats.

Reasons For Opposition (in response to the initial Notice of Proposed Land Use Changes)

Zoning / Character / Built Form

- Scale of proposed zone/development is inconsistent with surrounding homes (5)
- Loss of unique acreage like character of neighbourhood (3)
- Decrease in property value (2)
- Precedent set by this development will lead to more development
- Opposition to commercial uses / oversupply of commercial land in the area

Impacts on Green Space / Wildlife

- Loss of green space and trees (3)
- Preservation of natural area

Traffic Congestion / Traffic Safety

- Noise pollution from traffic / construction (3)
- Increased vehicle traffic and parked vehicles in neighbourhood (3)
- Traffic and pedestrian safety
- 75 Ave would not have sufficient access / capacity for an apartment building
- Location of the lot in the cul-de-sac and its odd shape could put adjacent properties at risk of property damage from loading / delivery vehicles

Crime / Safety / Privacy

- Possible increase in crime
- Privacy concerns

Other

- Increased strain on sewer system / utilities (2)
- The area lacks utilities and the interior of the community is being left behind compared to the rest of the city
- City is taxing residents, but not putting the money back into this neighbourhood
- The neighbourhood would require extensive overhauls to accommodate utility servicing to the site

Reasons For Opposition (in response to the Engaged Edmonton Web Page and during the landowner meeting)

Zoning / Character / Built Form

- Scale of proposed zone / development is inconsistent with surrounding homes (9)
- Loss of unique acreage-like character of neighbourhood (4)
- Decrease in property value (4)
- Opposition to commercial uses / oversupply of commercial land in the area (4)
- Desire to maintain low density in the area (4)
- Precedent set by this development will lead to more development

Impacts on Green Space / Wildlife / Pollution

- Loss of greenspace and trees (7)
- Disruption to wildlife (6)
- Preservation of natural area (5)
- Light pollution (2)
- Impact on ground water absorption and reduction in ground water quality

Traffic Congestion / Traffic Safety

- Noise pollution from traffic / construction (8)
- Increased vehicle traffic and parked vehicles in neighbourhood (6)
- 75 Ave would not have sufficient access / capacity for an apartment building (2)
- Traffic and pedestrian safety

Public Engagement

- No collaboration with developer, went ahead without communicating with neighbours (2)
- Lack of landowner participation in plan amendment

Crime / Safety / Privacy

- Possible increase in crime (4)
- Privacy concerns

Other

- Increased strain on sewer system/utilities

Questions & Answers

1. What does it mean if a property is in the Plan Amendment area but not proposed for Rezoning right now?

While the plan amendment provides high-level policy guidance for future land uses, properties included in the plan amendment area would still need to go through a Rezoning process in the future if they wish to develop to higher densities. In the meantime, the existing (RR) Rural Residential zoning would continue to be in effect.

Recognizing that the application to rezone the property at the end of 75 Street to RA7 is a departure from the existing Rural Residential zoning, the applicant conducted a broader planning study for properties along the 75 Street SW cul-de-sac as part of their application. The study includes a proposal for the longer-term development of this portion of the neighbourhood through amendments to the [Ellerslie ASP](#) and [Ellerslie NSP](#), and provides technical information on the transportation and servicing upgrades that would be needed to enable that proposal.

2. Is the commercial-zoned site at 707 and 811 - 75 Street SW already approved?

The properties at 707 and 811 - 75 Street were designated for commercial uses and rezoned to [\(CB1\) Low Intensity Business Zone](#), as approved by Council on June 22, 2022 (Items 3.5, 3.6, 3.7 on the [agenda](#)). The currently approved Ellerslie Neighbourhood Structure Plan land use concept can be viewed [here](#).

3. When will the rest of Wernerville be planned, get urban storm/sewer/water servicing, and get upgraded roads?

This property, along with others in the Wernerville area, are currently designated as a Special Study Area in the [Ellerslie ASP](#) and [Ellerslie NSP](#). The original designation of the Special Study Area in 1999 was meant to recognize the fragmented land ownership in the Wernerville area, and to allow time for landowners (or a consolidated ownership group) to engage in a broader planning

process to redevelop the whole Wernerville area to more urban densities. A consolidated land assembly or planning effort has not materialized over several decades, but in recent years City Council has approved the Rezoning and redesignation of several properties along the edges of Wernerville where independently serviceable and compatible with surrounding uses.

For the rest of Wernerville to be planned, serviced, and upgraded, there are two potential mechanisms:

- An assembled group of landowners, or a developer/consultant acting on their behalf, could make an application to the City with a land use plan for Wernerville along with supporting technical studies. That application would go through a review process, require public engagement, and ultimately be considered by City Council.
- City Council could choose to direct City staff to undertake the planning work, technical studies, and public engagement necessary to prepare a land use plan for Wernerville.

4. Is impact on surrounding property values considered?

Zoning regulates how we use land and helps ensure what is built is compatible with the surrounding area. This includes what types of buildings are allowed on a site (eg. residential or commercial) and the basic size and shape of those buildings. However, zoning does not regulate who can live or work in the buildings, how the buildings are operated once constructed, whether the property is rented or owned or the potential impact, positive or negative, on surrounding property values. As a result, these factors cannot be taken into consideration as part of the rezoning application review.

5. Will this development affect the walking paths and trees in the area?

As part of recent revisions to the application, the applicant has shown the two City-owned public utility lots along 7th Avenue (that connect the Ellerslie neighbourhood with the central park space in Wernerville) as a designated greenway / pedestrian connection.

The large north-south tree stand, east of the subject site, is on City-owned property and will be unaffected by the proposal. Protection and compensation for City-owned boulevard trees is guided by the Corporate Tree Management Policy (C456C). However, trees on private property slated for future development may be impacted by that development. Proposed policy text of the NSP would also encourage retaining existing landscaping when possible.

6. What is the impact of urban development on the groundwater and well water of adjacent rural residential properties?

The water in water wells is drawn from aquifers, but stormwater runoff and snow melt from development sites do not interact with aquifers in our context. The stormwater in larger storm events flows to the nearest creek/river. While some water does percolate directly into the ground where it falls in a rainfall event, the overall impact of a small development will have negligible impact on the water quantity of an aquifer. On-site stormwater management also improves the drainage for the development and should have minimal impact on groundwater quality. Overall with the development in the Wernerville area, the reliance on aquifer water has reduced.

For the proposed development, a Drainage Servicing Report has been submitted and is under review by the City, which outlines how appropriate stormwater and sanitary servicing will be provided for the site.

7. When will a decision be made on this proposal?

City Council is the ultimate decision-maker on any Plan Amendment or Rezoning. A City Council Public Hearing will be held on the proposal, but is not yet scheduled. Once the Public Hearing has been scheduled, another notice will be mailed to surrounding property owners and the Horizon and Ellerslie Community Leagues informing you of the date and how to request to speak if you would like to share perspectives directly with City Council.

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council (the Administration makes a recommendation of Support or Non-Support):

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
 - Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
 - Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).
-

File Planner Contact

If you have questions about this application please contact:

Kaelin Koufogiannakis, Planner
kaelin.koufogiannakis@edmonton.ca
780.496.6154

Ellerslie Area Structure Plan and Ellerslie Neighbourhood Structure Plan Text Amendment Markup

~~Strikethrough~~

Text proposed to be removed

Underline

Text proposed to be added

Ellerslie Area Structure Plan (ASP)

Section 2 - Statutory Plan & Policy Context

2.1.5 Planned Growth - Managing Suburban Growth - ~~remove reference to outdated standards~~

(page 11-12 of current ASP)

Strategy 1.7.2 - Provide for a range of housing types and densities in each residential neighbourhood.

The four residential neighbourhoods in the Ellerslie ASP each allow for a range of low and medium density residential development to take place. ~~The ratio of low to medium density residential development is consistent with current City Council guidelines.~~

Section 3 - Site Context & Development Considerations

3.5 Environmental Resources - *add a new section*

(pages 18-22 of current ASP)

3.5.4 Development of Wernerville Lands

The Wernerville Country Residential area has been surrounded by urban development and is in a rapidly developing neighbourhood. Based on conversations with existing landowners, the area is home to typical bird and wildlife species commonly found in urban situations that are generally found around treed areas. The majority of treed areas are located around the periphery of lots, and at the Ellerslie Curling Club Park site and will not change as a result of urbanization as it is already designated as park space. The urbanization of the rural residential lands has resulted in fewer sightings of wildlife species recently. Wildlife connectivity has already been fragmented as a result of urban development; however, attempts will be made to maintain linkages between park spaces and urban development areas. Finally, there are no water bodies that are found within this plan area and therefore will not be affected by development.

3.6.3 Non-Participating Land Owners - *add two paragraphs to end of section*

(page 23 of current ASP)

A Phase I Environmental Site Assessment was conducted, submitted, and accepted by the City of Edmonton (2022) for the lands legally described as Lot 4, Block 1, Plan 9321197 in the Wernerville area, within the Ellerslie NSP area. The report concluded that these lands contained no area of environmental concern.

A Phase I Environmental Site Assessment was conducted, submitted, and accepted by the City of Edmonton (2022) for the lands legally described as Lots 1 & 2, Block 1, Plan 9321197 in the Wernerville area, within the Ellerslie NSP area. The report concluded that these lands contained no area of environmental concern.

Section 5 - Development Concept

5.5.1 Special Study Area - Wernerville Country Residential - *add text*

(pages 44-45 of current NSP)

As noted earlier, Wemerville is an existing country residential development in the northeast corner of the plan area bound by the TUC, 66 Street, and Ellerslie Road. With the exception of the following properties, there are currently no intentions to redevelop the remainder of this quarter section:

- Three properties zoned Urban Services (US) at 331 - 71 Street SW (Lot F, Block 2, Plan 3309 KS), 330 - 66 Street SW (Lot C, Block 2, Plan 3027 KS), and 430 - 66 Street SW (Lot B, Block 2, Plan 3027 KS);
- Five properties zoned for commercial uses at 7030 Ellerslie Road SW (Lot G, Block 1, Plan 3027 KS), 6830 Ellerslie Road SW (Lot F, Block 1, Plan 3027 KS), 811 - 75 Street SW (Lot 1, Block 1, Plan 9321197), 707 - 75 Street SW (Lot 2, Block 1, Plan 9321197), and 6704 Ellerslie Road SW (Lot A, Block 1, Plan 2497KS); ~~and~~
- ~~Two~~One property~~s~~y zoned ~~for~~ Low Rise Apartment Zone (RA7) at 6720 - 2 Avenue SW (Lot Q, Block 1, Plan 3027K5) and 608 - 75 Street SW (Lot 4, Block 1, Plan 9321197);-
- Four properties zoned RR (Rural Residential Zone), designated for future Medium Density Residential at 635 - 75 Street SW (Lot 3, Block 1, Plan 9321197), 630 - 75 Street SW (Lot 5A, Block 1, Plan 0420159), 636 - 75 Street SW (Lot 5B, Block 1, Plan 0420159), and 7550 - Ellerslie Road SW (Lot 1, Block 2, Plan 9321197); and
- Two properties zoned RR (Rural Residential Zone), designated as a park/walkway at 644 - 75 Street SW (Lot 6PUL, Block 1, Plan 9321197) and 643 - 75 Street SW (Lot 7PUL, Block 1, Plan 9321197).

[...] The Ellerslie NSP was approved as Ellerslie Neighbourhood Two NSP (Ellerslie) by City Council on May 1, 2001 under Bylaw 12581. In November 2003, Bylaw 13535 expanded the boundary of Neighbourhood Two (Ellerslie) into the Wernerville area and added approximately 8.5 ha to the NSP for low and medium residential uses. In July 2019, Bylaw 18919 expanded the boundary of Neighbourhood Two (Ellerslie) into the Wernerville area again, and added approximately 58.18 ha to the NSP for institutional uses, commercial uses, the existing country residential uses, and arterial roadway. With the exception of the mixed uses, institutional uses, commercial uses, medium density residential uses around the 75 Street SW cul-de-sac, and roadway, Wemerville will continue to be a Special Study Area.

Ellerslie Neighbourhood Structure Plan (NSP)

Section 2 - Statutory Plan & Policy Context

2.5 Council Guidelines on Housing Mix - *remove entire section on outdated standards*

(page 10 of current NSP)

~~2.5 COUNCIL GUIDELINES ON HOUSING MIX~~

~~The City of Edmonton Council's Guidelines on Housing mix require that no less than 15% and no greater than 35% of the total number of units in an area be medium density residential housing. The Ellerslie NSP area is in accordance with the guideline with 35% of the total units proposed as medium density residential.~~

Section 3 - Site Context and Development Considerations

3.4 - Environmental Resources - *add a new section*

(page 15-16 of current NSP)

3.4.2 Development of Wernerville Lands

The Wernerville Country Residential area has been surrounded by urban development and is in a rapidly developing neighbourhood. Based on conversations with existing landowners, the area is home to typically bird and wildlife species commonly found in urban situations that are generally found around treed areas. The majority of treed areas are located around the periphery of lots, and at the Ellerslie Curling Club Park site and will not change as a result of urbanization as it is already designated as park space. The urbanization of the rural residential lands has resulted in fewer sightings of wildlife species recently. Wildlife connectivity has already been fragmented as a result of urban development; however, attempts will be made to maintain linkages between park spaces and urban development areas through the development of

greenways. Finally, there are no water bodies that are found within this plan area and therefore will not be affected by development.

3.5.2 - Non-Participating Land Owners - *add two paragraphs to end of section*

(page 16 of current NSP)

A Phase I Environmental Site Assessment was conducted, submitted, and accepted by the City of Edmonton (2022) for the lands legally described as Lot 4, Block 1, Plan 9321197 in the Wernerville area, within the Ellerslie NSP area. The report concluded that these lands contained no area of environmental concern.

A Phase I Environmental Site Assessment was conducted, submitted, and accepted by the City of Edmonton (2022) for the lands legally described as Lots 1 & 2, Block 1, Plan 9321197 in the Wernerville area, within the Ellerslie NSP area. The report concluded that these lands contained no area of environmental concern.

Section 4 - Development Objectives & Principles

4.2.3 Circulation - *add a paragraph*

(page 19 of current NSP)

- Encourage pedestrian linkage to be designed in a manner that facilitates multimodal connectivity from Ellerslie to the park spaces within Wernerville, as well as providing wildlife connectivity.

Section 5 - Development Concept

5.2.2 Medium Density Residential (MDR) - *add a paragraph to the end of the section*

(page 23 of current NSP)

A Medium Density Residential site will be located in the cul-de-sac on 75 Street SW adjacent to Ellerslie Road SW. This cul-de-sac seeks to create a unique, compact, dense urban node with a mix of developments that are well integrated into the surrounding neighbourhoods. The development of this cul-de-sac is guided by the following policy which will help deal with transitions and boundary conditions between urban development and rural residential parcels.

- Encourage larger setbacks than required under the Zoning Bylaw where a medium density site abuts a rural residential site to provide for additional buffering between uses.
- Require landscaping at the edges of medium density sites where abutting a rural residential site to mitigate privacy concerns.
- Encourage shared vehicular site access wherever possible to minimize impacts to pedestrian networks.

- Allow for the continued use of rural residential sites within areas planned for future urban development, until the time that these properties are ready to redevelop.
- Retain existing landscaping and trees wherever possible.
- Encourage active building frontages along Ellerslie Road SW and 75 Street SW to contribute to pedestrian-oriented site design.

5.2.3 Special Study Area - Wernerville Country Residential - *add text*

(pages 23-24 of current NSP)

Wernerville is an existing country residential development in the eastern side of the plan area bound by the TUC, 66 Street, and Ellerslie Road. Except for the following properties, there are currently no intentions to redevelop the remainder of this quarter section:

- Three Urban Services (US) zoned properties at 331 —71 Street SW (Lot F, Block 2, Plan 3309 KS), 330 - 66 Street SW (Lot C, Block 2, Plan 3027 KS), and 430 - 66 Street SW (Lot B, Block 2, Plan 3027 KS);
- Five properties zoned for commercial uses at 7030 Ellerslie Road SW (Lot G, Block 1, Plan 3027 KS), 6830 Ellerslie Road SW (Lot F, Block 1, Plan 3027 KS), 811 - 75 Street SW (Lot 1, Block 1, Plan 9321197), 707 -75 Street SW (Lot 2, Block 1, Plan 9321197), and 6704 Ellerslie Road SW (Lot A, Block 1, Plan 2497KS); **and**
- ~~Two~~One property~~s~~ies zoned ~~for~~ Low Rise Apartment Zone (RA7) at 6720 - 2 Avenue SW (Lot Q, Block 1, Plan 3027K5) and 608 - 75 Street SW (Lot 4, Block 1, Plan 9321197);-
- Four properties zoned RR (Rural Residential Zone), designated for future Medium Density Residential at 635 - 75 Street SW (Lot 3, Block 1, Plan 9321197), 630 - 75 Street SW (Lot 5A, Block 1, Plan 0420159), 636 - 75 Street SW (Lot 5B, Block 1, Plan 0420159), and 7550 - Ellerslie Road SW (Lot 1, Block 2, Plan 9321197); and
- Two properties zoned RR (Rural Residential Zone), designated as a park/walkway at 644 - 75 Street SW (Lot 6PUL, Block 1, Plan 9321197) and 643 - 75 Street SW (Lot 7PUL, Block 1, Plan 9321197).

5.5.1 Public Parks & Open Space - *add a paragraph to the end of section*

(page 25 of current NSP)

A pathway from 77 Street SW into the Wernerville area via 7 Avenue SW will be provided to enhance active modes and wildlife connectivity. Upgrades to the pathways should be required with the urban development of adjacent properties.

5.6.1 Roadway Network - *add two paragraphs to the end of section*

(page 26 of current NSP)

75 Street SW shall be upgraded to an urban standard roadway as per City of Edmonton's Complete Streets Design and Construction Standards and to the satisfaction of Fire Rescue Services.

The portion of 7 Avenue SW west of 75 Street SW is a dead end roadway, which renders the existing road right-of-way redundant. With rezoning of adjacent lands, a road closure application can be submitted in accordance with the City's land development process and the interested landowner enters into a purchase agreement with the City of Edmonton.

Approved Ellerslie ASP Land Use and Population Statistics - Bylaw 20484

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	5.3	0.4%
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*	1314.1	100.0%
Existing Land Uses (Country Residential Development)	44.61	3.4%
Commercial/Residential Mixed Use**	0.40	0.03%
Commercial	81.70	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	77.02	5.9%
Private Open Space & Resident Association	25.70	2.0%
Transition Area	3.16	0.2%
Institutional / Urban Service Fire Station	0.60	0.05%
Institutional and Community Service	3.60	0.3%
Transportation		
Circulation	194.10	14.8%
Industrial	286.36	21.8%
Industrial Education Facility	59.00	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	66.04	5.0%
TOTAL Non-Residential Area	842.29	64.1%
Net Residential Area (NRA)	471.76	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)	401.45	25	10,036	2.8	28,102	85%
Street-Oriented Residential (SOR)	9.77	40	391	2.8	1,094	2.1%
Row Housing	7.74	45	348	2.8	975	1.6%
Medium Density Residential (MDR)	52.8	90	4,752	1.8	8,554	11.2%
Total Residential	471.76		15,527		38,739	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33

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.

	Area(ha)	Units
Total Residential	471.76	15527
	Students Generated from Net Residential HA	Students Generated from Number of Units
Public School Board		
Elementary School	1887	3105.4
Junior High School	944	1553
Senior High School	944	1553
Total Public Student Population	3774	6211
Separate School Board		
Elementary School	944	1553
Junior High School	472	776
Senior High School	472	776
Total Separate Student Population	1887	3105
Francophone School Board		
Elementary School	59	78
Junior High School	32	31
Senior High School	32	31
Total Francophone Student Population	123	140
Total Student Population based on NRA		5784
Total Student Population based on Units		9456

Proposed Ellerslie ASP Land Use and Population Statistics - Bylaw 20489

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	5.3	0.4%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't Right-of-Way)	2.0	0.1%
GROSS DEVELOPABLE AREA*	1314.1	100%
Existing Land Uses (Country Residential Development)	40.55	3.1%
Commercial / Residential Mixed Use **	0.40	0.03%
Commercial	81.70	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	77.11	5.9%
Private Open Space / Resident Association	25.70	2.0%
Transition Area	3.16	0.2%
Institutional / Urban Service (Fire Station)	0.60	0.05%
Institutional and Community Service	3.60	0.3%
Transportation		
Circulation	194.72	14.8%
Industrial	286.36	21.8%
Industrial Education Facility	59.00	4.5%
Infrastructure and Servicing		
Public Utility Lots and Stormwater Management	66.04	5.0%
TOTAL Non-Residential Area	838.94	63.8%
Net Residential Area (NRA)	475.11	36.2%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)	401.45	25	10,036	2.8	28,102	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)	56.2	90	5,054	1.8	9,096	11.3%
Total Residential	475.11		15,829		39,267	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	83
Units Per Net Residential Hectare (upnrha)	33
LDR/MDR Unit Ratio	63% / 37%

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.

STUDENT GENERATION

	Area (ha)	Units
Total Residential	475.11	15,829
	Students Generated from Net Residential HA	Students Generated from Number of Units
Public School Board		
Elementary School	1,900	3,166
Junior High School	950	1,583
Senior High School	950	1,583
Total Public Student Population	3,801	6,332
Separate School Board		
Elementary School	950	1,583
Junior High School	475	791
Senior High School	475	791
Total Separate Student Population	1,900	3,166
Francophone School Board		
Elementary School	59	79
Junior High School	32	32
Senior High School	32	32
Total Francophone Student Population	124	142
Total Student Population based on NRA		5,825
Total Student Population based on Units		9,640

Approved Ellerslie NSP Land Use and Population Statistics - Bylaw 20235

	Area (ha)	% of GDA
Gross Area	158.18	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
Gross Developable Area	148.62	100.00%
Existing Land Uses (Country Residential Development)	46.04	30.98%
Parks and Schools	6.65	4.47%
Circulation	18.65	12.55%
Public Utility - stormwater facility	4.10	2.76%
Net Developable Area	73.18	49.24%
Institutional	3.64	2.45%
Commercial/Residential Mixed Use *	0.35	0.24%
Commercial	5.61	3.77%
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
Total	63.58	1,967	100%	6,441

Density: 43.3 persons per gross developable area
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
Total	1158	386	1545

Proposed Ellerslie NSP Land Use and Population Statistics - Bylaw 20490

	Area (ha)	% of GDA
Gross Area	158.18	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
Gross Developable Area	148.62	100.00%
Existing Land Uses (Country Residential Development)	41.98	28.25%
Parks and Schools	6.74	4.54%
Circulation	19.27	12.97%
Public Utility - stormwater facility	4.10	2.76%
Net Developable Area	76.52	51.49%
Institutional	3.64	2.45%
Commercial/Residential Mixed Use *	0.35	0.24%
Commercial	5.61	3.77%
Residential	66.92	45.03%

	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	53%	4,190
Medium Density Residential (RF5, RA7)	18.49	1,058	47%	2,795
Total	66.92	2,269	100%	6,985

Density: 47.0 persons per gross developable area
33.9 units per net residential hectare

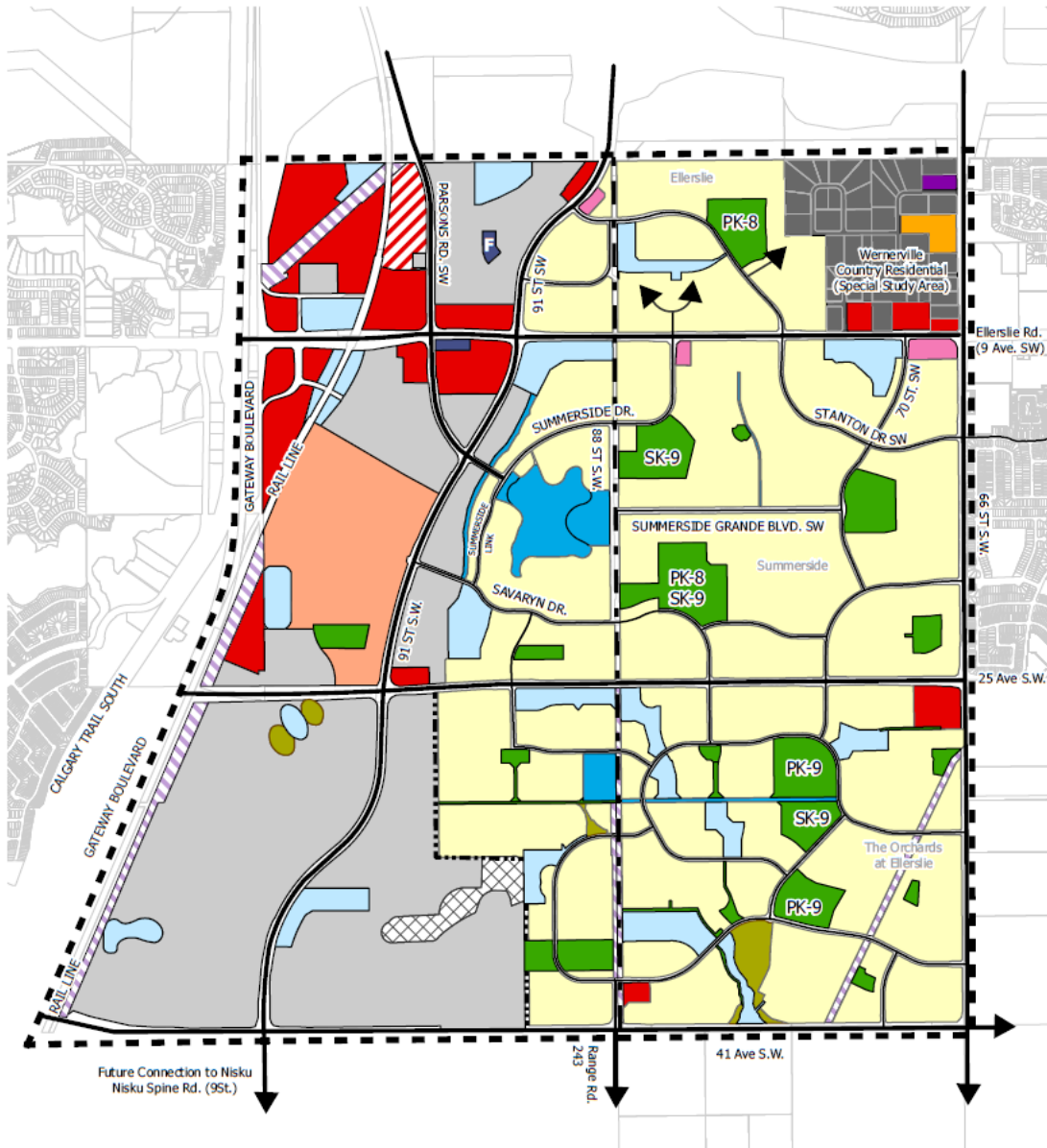
Notes:

**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
Total	1158	386	1545

Approved Ellerslie ASP Concept Plan Map - Bylaw 20484



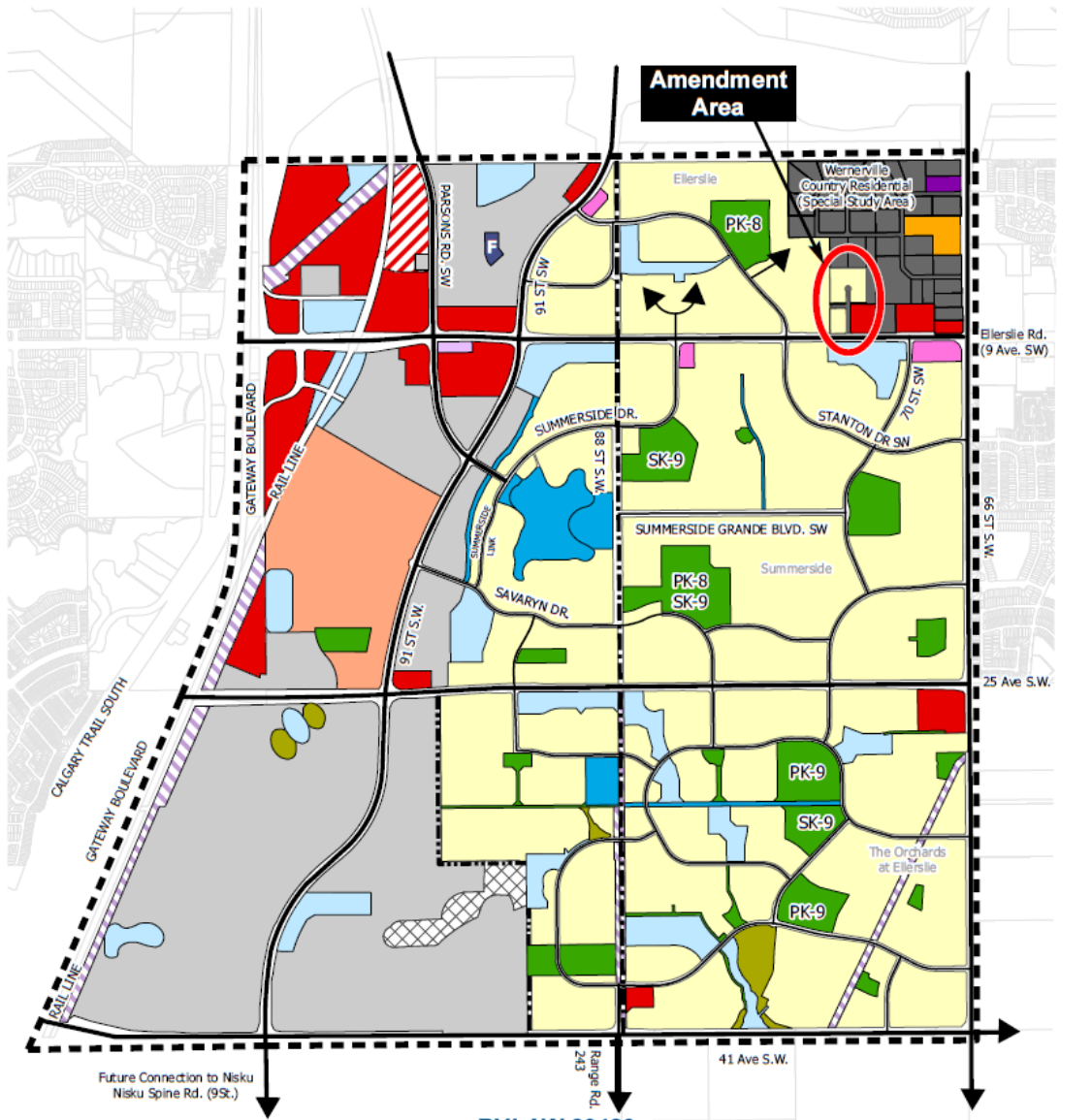
**BYLAW 20484
ELLERSLIE
Area Structure Plan
(as amended)**



- | | | |
|---------------------------|--|--------------------------|
| 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 | Future Fire Rescue Service Station | Transition Area |
| Private Open Space | Wernerville Country Residential (Special Study Area) | PK-8 Public K-8 School |
| Mixed Use | | PK-9 Public K-9 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.

Proposed Ellerslie ASP Concept Plan Map - Bylaw 20489

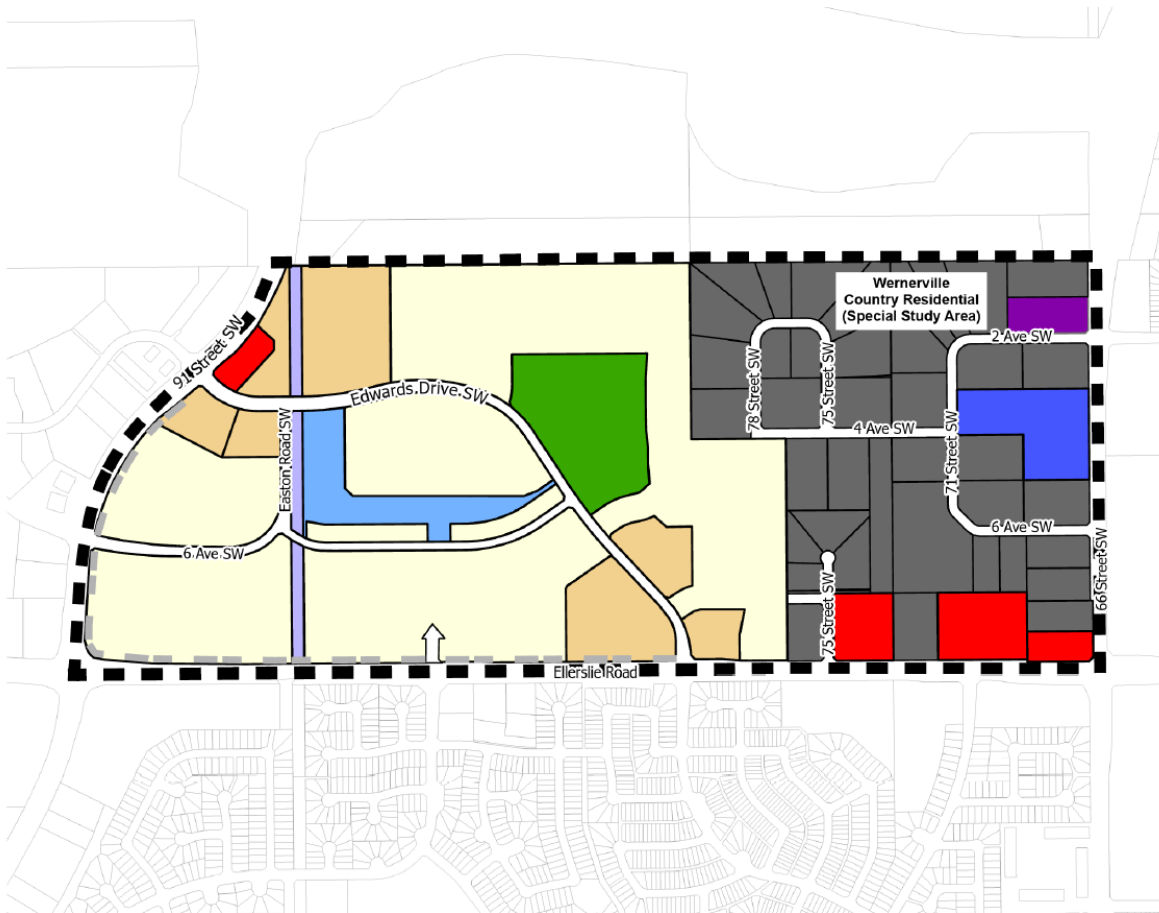


**BYLAW 20489
AMENDMENT TO
ELLERSLIE
Area Structure Plan
(as amended)**












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

Approved Ellerslie NSP Concept Plan Map - Bylaw 20235

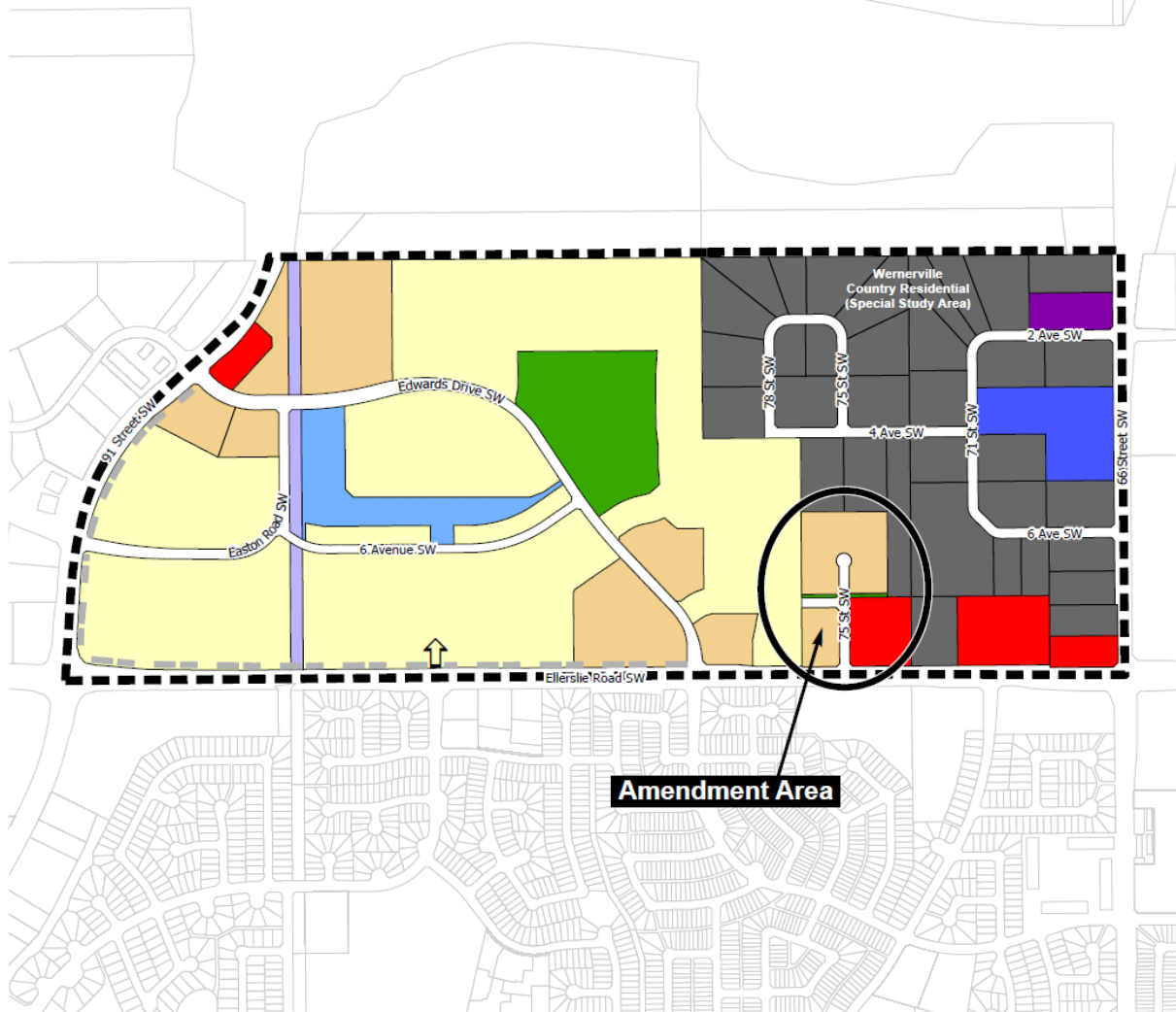


BYLAW 20235 ELLERSLIE Neighbourhood Structure Plan (as amended)













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

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.

Proposed Ellerslie NSP Concept Plan Map - Bylaw 20490



BYLAW 20490 AMENDMENT TO ELLERSLIE Neighbourhood Structure Plan (as amended)

- | | |
|--|--|
|  Low Density Residential |  Power Corridor |
|  Medium Density Residential |  Wernerville Country Residential (Special Study Area) |
|  Commercial |  Mixed Use |
|  Stormwater Management Facility |  NSP Boundary |
|  Institutional |  Noise Attenuation Barrier |
|  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:	ASP Amendment, NSP Amendment, Rezoning
Bylaws/Charter Bylaw:	Bylaw 20489, Bylaw 20490, Charter Bylaw 20491
Location:	75 Street SW cul-de-sac, north of Ellerslie Road
Address:	608 - 75 Street SW
Legal Description:	Lot 4, Block 1, Plan 9321197
Site Area:	Rezoning: 0.8 hectares Plan amendment area: approximately 4 hectares
Neighbourhood:	Ellerslie
Ward:	Karhiio
Notified Community Organizations:	Ellerslie Community League, Horizon Community League
Applicant:	Andrew Olsen, EINS Development Consulting

Planning Framework

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

Written By:

Approved By:

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