

Planning Report

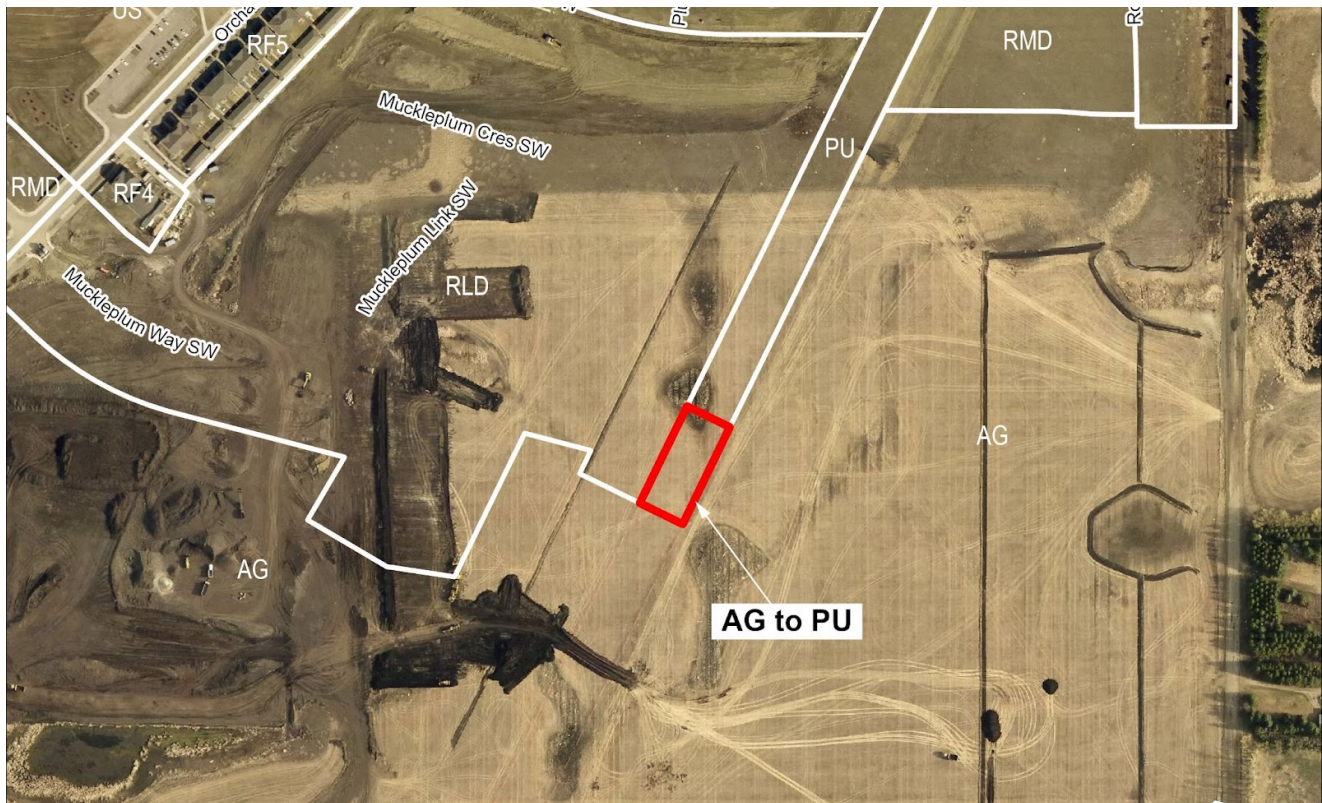
The Orchards At Ellerslie

Karhiio

Edmonton

3004 - 66 Street SW

Position of Administration: Support



Summary

Charter Bylaw 20552 proposes a rezoning from the (AG) Agricultural Zone to the (PU) Public Utility Zone to allow for a future walkway connection within a pipeline right-of-way. An amendment to the Zoning Bylaw is also required through an update in the Special Area Orchards map.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were heard.

Administration supports this application because it:

- It is in conformance with The Orchards at Ellerslie Neighbourhood Structure Plan
- It will be compatible with existing and planned surrounding land uses

- Will allow for the construction of a walkway, which will increase opportunities for active transportation usage

Application Details

This application was submitted by Stantec Consulting on behalf of Brookfield Residential.

Rezoning

The proposed Public Utility Zone would allow development with the following key characteristics:

- Essential utility services in the form of utility corridors and/or stormwater management facilities.
- Facilitates the construction of walkways on a pipeline corridor.

Site and Surrounding Area

| | Existing Zoning | Current Development |
|---------------------|------------------------------------|---------------------|
| Subject Site | (AG) Agricultural Zone | Undeveloped Land |
| North | (PU) Public Utility Zone | Pipeline Corridor |
| East | (AG) Agricultural Zone | Undeveloped Land |
| South | (AG) Agricultural Zone | Undeveloped Land |
| West | (RLD) Residential Low Density Zone | Undeveloped Land |

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning follows statutory planning policies in place and completes anticipated development for the area. The basic approach included:

Mailed Notice, May 24, 2023

- Notification radius: 120 metres
- Recipients: 48
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horizon Community League

Application Analysis



Site analysis context

The City Plan

The subject property is located within the Ellerslie District in The City Plan. It is located within the developing residential area. This rezoning is expected to contribute to the orderly development of The Orchards At Ellerslie neighbourhood. This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

Area Structure Plan

The rezoning area is designated as a pipeline corridor within the Ellerslie Area Structure plan. Powerline and pipeline corridors present opportunities for the development of walkway connectors throughout the plan area. The proposal to allow for the construction of a walkway conforms with the goals and policies of the Ellerslie Area Structure Plan.

Neighbourhood Structure Plan

The proposal conforms with The Orchards At Ellerslie Neighbourhood Structure Plan. This parcel of land is designated as a Utility/Powerline/Pipeline Corridor. NSP policy states that active mode connections will be provided to the Shared Use Path Network within the powerline and pipeline corridors. This rezoning application meets the intent of the NSP for this parcel of land and for the pipeline corridor.

Land Use Compatibility

The proposed rezoning facilitates the continued designation of a pipeline corridor that is located in The Orchards At Ellerslie neighbourhood. Surrounding land uses are low density residential, a stormwater management facility and utility/pipeline corridor. The proximity of a walkway to planned residential areas also provides residents with convenient access to recreational and active transportation options.

Mobility

The proposed rezoning will enable the extension of the north-south shared pathway within the neighbourhood as outlined in the NSP. The owner will be required to construct the shared pathway and associated walkway connection.

Utilities

The proposed rezoning area conforms to the Orchards At Ellerslie Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. It is understood that the proposed rezoning is to allow for the construction of a walkway.

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Branch: Development Services

Section: Planning Coordination