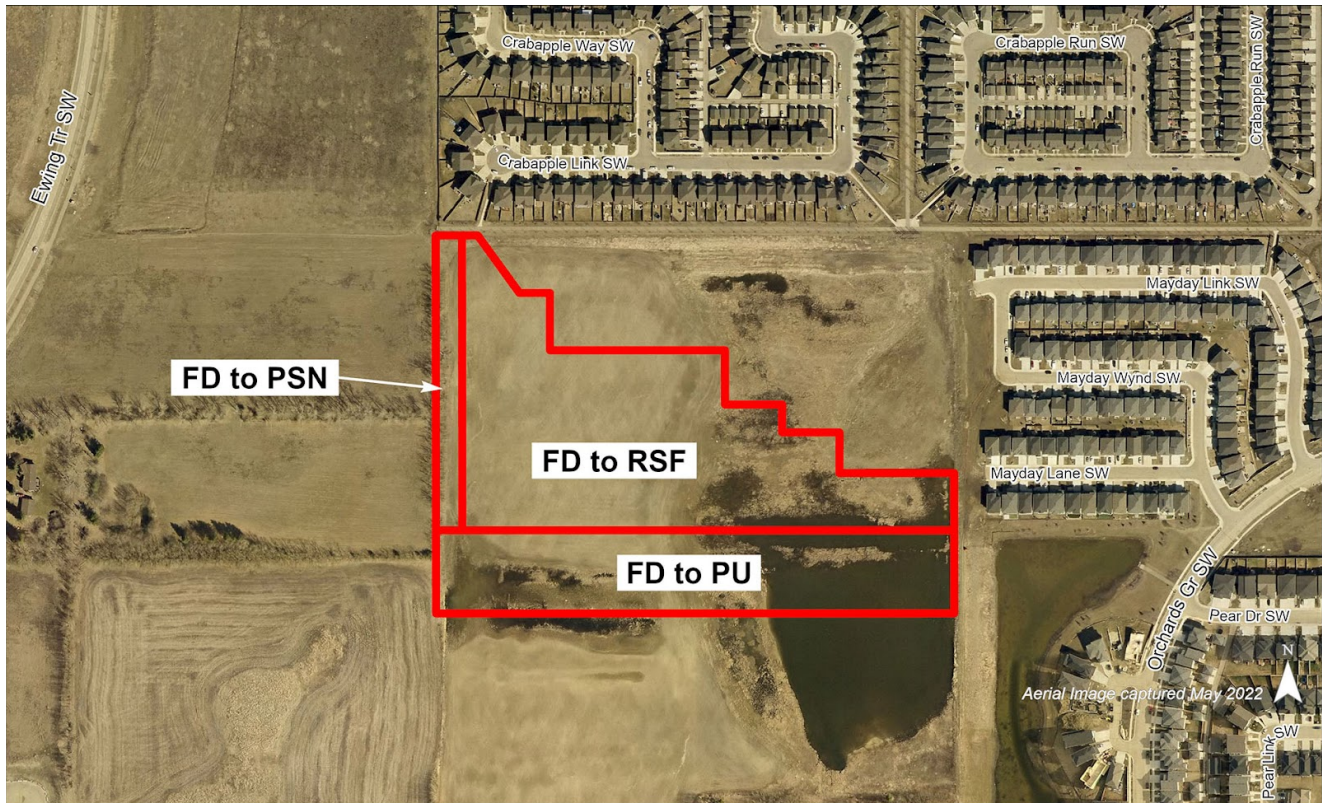


# Planning Report Ellerslie Industrial & The Orchards At Ellerslie Karhiio

Edmonton

## 9504 - 41 Avenue SW

### Position of Administration: Support



## Summary

Charter Bylaw 20733 proposes a rezoning from the (FD) Future Urban Development Zone to the (RSF) Small Scale Flex Residential Zone, (PSN) Neighbourhood Parks and Services Zone, and the (PU) Public Utility Zone to allow for a range of low density residential development and expansion of an existing stormwater management facility. Bylaw 20732 proposes an amendment to the Ellerslie Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. An adjacent landowner had concerns regarding the previous plan amendment which added this area to The Orchards at Ellerslie Neighbourhood Structure Plan, and the potential impacts of this rezoning on their property. Administration met with this landowner to

discuss these concerns and provide additional information on the plan amendment, rezoning and subdivision processes.

Administration supports this application because it:

- Is compatible with existing and planned surrounding land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

## **Application Details**

This application was submitted by Stantec Consulting on behalf of Avillia Developments Ltd.

### **Rezoning**

The proposed (RSF) Small Scale Flex Residential, (PSN) Neighbourhood Parks and Services Zone, (PU) Public Utility Zone would allow development with the following key characteristics:

- RSF Zone:
  - Small scale residential development including detached, attached, and multi-unit residential housing
  - Maximum height of 12.0 metres (approximately 3 storeys)
- PSN Zone:
  - Parkland development intended to service neighbourhood needs such as pocket parks and greenways
- PU Zone:
  - Development and protection of infrastructure systems and facilities

### **Plan Amendment**

This application proposed to amend the Ellerslie Area Structure Plan to adjust the configuration of two stormwater management facilities. The expansion of the facility adjacent to the rezoning site is required to service both the planned residential development as well as the planned industrial development to the west and south. As part of this application, an administrative amendment is included to update policies regarding the condition and status of the Southeast Woodland Natural Area which was partially removed in 2006.

### **Site and Surrounding Area**

The proposed amendment area is approximately 7.2 hectares in the south-west corner of The Orchards at Ellerslie Neighbourhood south of 25 Avenue SW and west of Orchards Green SW. The site is primarily agricultural land which is planned for residential development. To the north

and east are developing residential areas within The Orchards at Ellerslie, with land planned for future industrial development to the west and south.

	<b>Existing Zoning</b>	<b>Current Development</b>
<b>Subject Site</b>	(FD) Future Urban Development	Undeveloped agricultural land
<b>North</b>	(RSF) Residential Small Scale Flex Zone	Low density residential development
<b>East</b>	(DC) Direct Control Zone (PU) Public Utility Zone	Low density residential development Stormwater management facility
<b>South</b>	(FD) Future Urban Development	Undeveloped agricultural land
<b>West</b>	(FD) Future Urban Development Zone (EIM) Ellerslie Medium Industrial Zone (EIB) Ellerslie Business Commercial Zone	Undeveloped agricultural land Undeveloped agricultural land Undeveloped agricultural land





*View of the north-west corner of the rezoning site from the abutting shared use path to the north*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because little response was received from the mailed notice, the proposed zoning aligns with the land use concept of The Orchards at Ellerslie Neighbourhood Structure Plan. The basic approach included:

### **Mailed Notice, September 27, 2023**

- Notification radius: 61 metres
- Recipients: 94
- One response was received in opposition from an adjacent landowner with concerns regarding the previous plan amendment which added this area to The Orchards at Ellerslie Neighbourhood Structure Plan and the potential impacts of the rezoning on their property. Administration met with this landowner on December 4, 2023 to discuss these concerns and provide information on previously approved amendments to surrounding plans, and the rezoning and subdivision processes.

### **Site Signage, October 16, 2023**

- Two rezoning information signs were placed on the property facing Mayday Link SW and Mayday Lane SW.

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Horizon Community League

## Application Analysis



*Site analysis context*

## The City Plan

The subject site is located in a developing area as identified in The City Plan, and is expected to contribute to Edmonton's growth between the 1 and 1.25 million population markers. This proposal aligns with the goals and policies of The City Plan by providing active transportation connections and accommodating growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

## Ellerslie Area Structure Plan

To facilitate the proposed rezoning, as well as to service the future development of nearby sites, an expansion of the existing stormwater management facility into the Ellerslie Industrial neighbourhood is proposed. While this represents a reduction in potential industrial land, this infrastructure is required to service surrounding residential and industrial properties. As a result an amendment to the Ellerslie Area Structure Plan is required to show the location of the facility on land use maps in the ASP, as well as to update associated statistics.

As part of this application, an administrative amendment is also proposed to update policies and mapping regarding the Southeast Woodland Natural Area (NE5016). Following the original approval of the Ellerslie ASP, large portions of this treestand were cleared by a previous owner. This amendment proposes to remove the linework showing the original extent of the natural area.

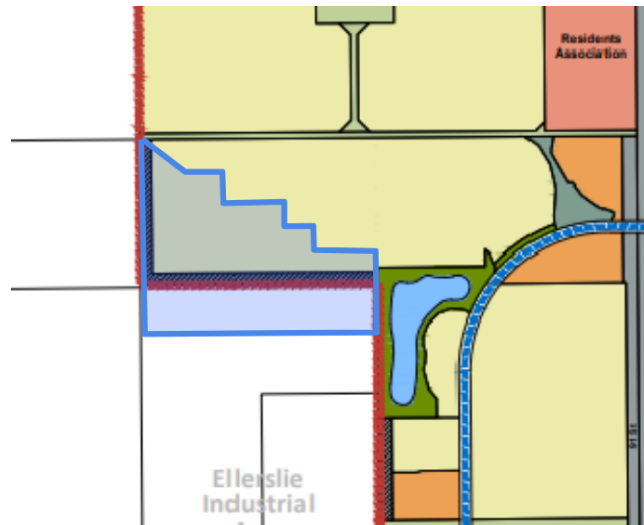
As portions of this natural area are no longer present, amendments to mapping and statistics to more correctly delineate the remaining Southeast Woodland Natural Area are included in this application. Amendments to associated policies are also proposed to recognize the original size and configuration of this natural area, as well as provide clear direction for the preservation of ecological connectivity to the remaining portions of the natural area.

Changes to Land Use and Population Statistics are summarised in the table below.

<b>Land Use Statistics</b>	<b>Current</b>	<b>Proposed</b>	<b>Difference</b>
Public Utility Lots & Stormwater Management	66.0 ha	67.8 ha	+ 1.8 ha
Transition Area	3.2 ha	2.4 ha	- 0.8 ha
Industrial	286.4 ha	285.4 ha	- 1.0 ha

## **The Orchards at Ellerslie Neighbourhood Structure Plan**

This application conforms with The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) which designates this area for low density residential development. To create an appropriate buffer between the low density residential development and planned industrial lands to the west and south, the NSP also requires a “transition area” to be provided to act as a buffer between these uses. This transition area has typically been accommodated through the use of linear parks, which separate the uses from one another, as well as allowing for the development of a shared use path on the perimeter of the neighbourhood to increase multimodal connectivity in the area. While a linear park is being provided on the western edge of this application, the southern transition area is being provided through the expansion of the stormwater management facility.



*A portion of the Land Use Concept from The Orchards at Ellerslie NSP showing the application location in relation to the plan boundaries and transition area*

While not specifically contemplated by the NSP, the proposed stormwater management facility meets the intent of the policies for the transition area as it establishes significant separation between future industrial uses and the low density residential homes. Stormwater management facilities will require shared use paths to be constructed around the perimeter which ensure that shared use path connections can be accommodated in accordance with the NSP.

### **Land Use Compatibility**

The zones proposed align with the objective of the NSP and are compatible with both existing and proposed surrounding land uses. The RSF zone specifically is intended to be utilized in new neighbourhoods and include regulations which create appropriate transitions to adjacent zoning as shown in the Proposed Zone Summary Table below.



## Proposed Zone Summary Table

	<b>RSF Zone Proposed</b>
<b>Typical Uses</b>	Small scale Residential
<b>Maximum Height</b>	12.0 m
<b>Maximum Site Coverage</b>	55%
<b>Minimum Front Setback<sup>1</sup></b>	3.0 - 4.5 m
<b>Minimum Interior Side Setback<sup>2</sup></b>	0.0 - 1.2 m
<b>Minimum Flanking Side Setback</b>	2.0 m
<b>Minimum Rear Setback<sup>3</sup></b>	6.0

## Mobility

Administration reviewed the active mobility requirements of The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) as a part of the proposed Ellerslie ASP amendment. The NSP requires a transition area to buffer the residential land uses from industrial land uses to the south, including the construction of an accessible shared pathway within the transition area.

The proposed stormwater management facility within the transition area is required to be designed to accommodate the active mobility network via a shared pathway. This is particularly important as the stormwater management facility to the southeast of the application area already restricts access to any nearby residential lands, which results in a minimum 360 m spacing between walkway connections.

To maintain compliance with the Orchards NSP, the new extension of the stormwater management facility will require either a physical or 'land' bridge (a break in the stormwater management facility) where it extends from the adjacent stormwater management facility. The

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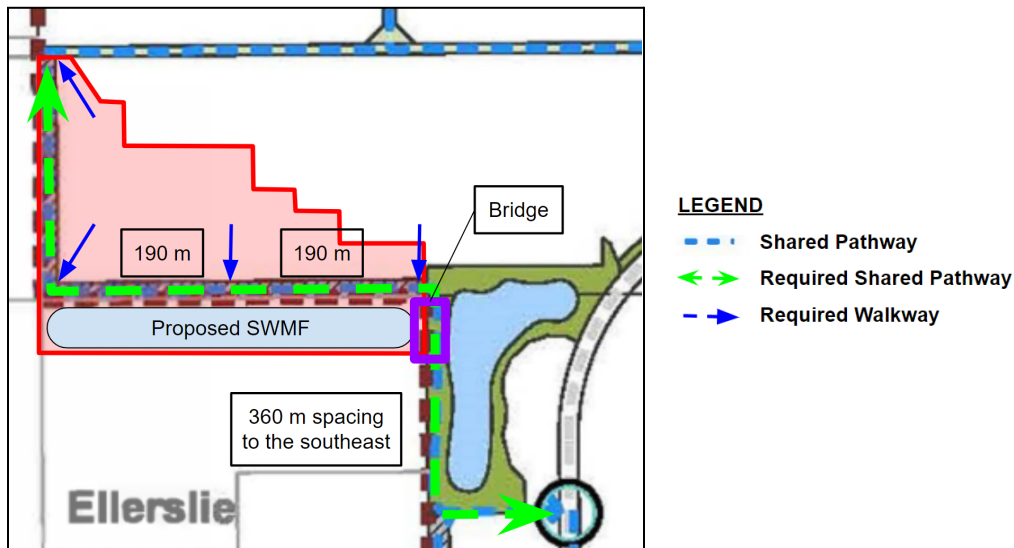
<sup>1</sup> Setbacks in the RSF zone vary depending on street typology.

<sup>2</sup> Zero lot line development is permitted within the RSF zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m.

<sup>3</sup> Rear setbacks in the RSF zone may be reduced to 1.5 metres for developments which have a rear attached garage.



figure below shows the required configuration of the shared pathway and connections into the Orchards NSP. These details will be further reviewed at the subdivision stage.



*Required shared pathway alignment and connections per the Orchards at Ellerslie NSP*

Edmonton Transit Service (ETS) operates bus service on Orchards Drive SW and Orchards Gate SW. The site is between 450-850 metres walking distance to the nearest bus stops, located on these two roads. Future residents in the rezoning area are anticipated to be within 600 m walking distance from transit service as the neighbourhood builds out.

## Open Space

This application provides an opportunity to update the status of the Southeast Woodland Natural Area (NE5016). When the Ellerslie Industrial ASP was approved, it recommended retention of the Natural Area through further study, and a tentative area was shown in the plan. No acquisition method was confirmed, but suggestions included use of municipal reserves, stormwater management facilities, and public utility lots.

Over the last 20 years, NE5016 has undergone significant change. Notably, large portions of the treestand were cleared in 2006 by a previous landowner. To the east, portions of the Natural Area were converted to a stormwater management facility and a small area was retained as a wetland. To the west, portions of the intact treestand are retained and protected as natural area. However, the tree removal significantly fragmented the area and it no longer exists in its original state.

As part of the review of this plan amendment and rezoning application, a Phase II Ecological Network Report (July 2023) was provided to review the construction of a linear stormwater management facility over the linework showing the central portion of the treestand. The Report identified no additional features of value for retention. Given the level of historic disturbance to the area, the report also provided recommendations to re-establish the broader ecological

connection that would have been achieved had the central area of the treestand been preserved. This could be through semi-natural spaces such as stormwater management facilities, greenways, park spaces, and planted medians and boulevards. These could be achieved through future development applications on the current landowner's land to the south. The report also provided direction for the proposed stormwater management facility to be developed as a constructed wetland with naturalized and drought tolerant planting between residential and industrial land uses. The proposed Ellerslie ASP amendment incorporates these potential recommendations as policy direction.

## **Utilities**

An updated Area Master Plan (AMP) was reviewed and accepted with this application. The AMP revises the sanitary and storm servicing schemes for the southeast Ellerslie area by adjusting the basin boundaries, to accommodate a stormwater management facility (SWMF) expansion. This will reduce the necessary piped connection, thereby improving the slope and hydraulic function of the stormwater system. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed ASP Amendment and rezoning.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

1. Context Plan Map

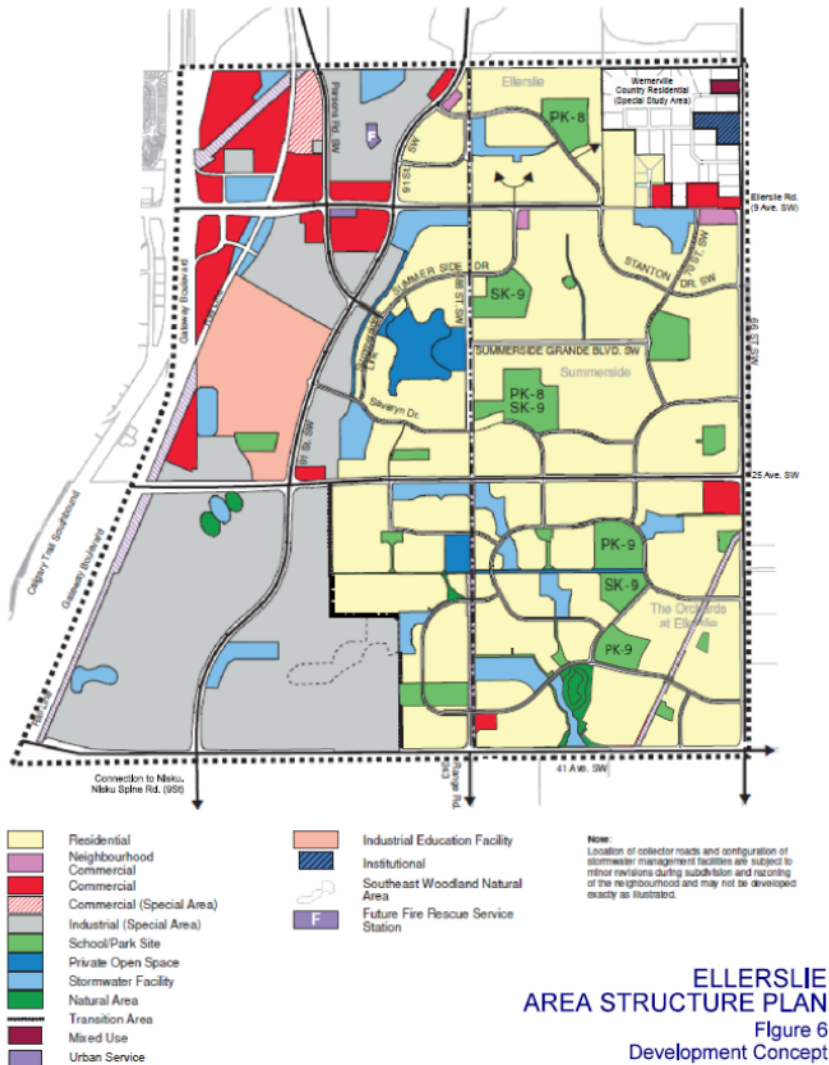
Written By: Andrew Sherstone

Approved By: Tim Ford

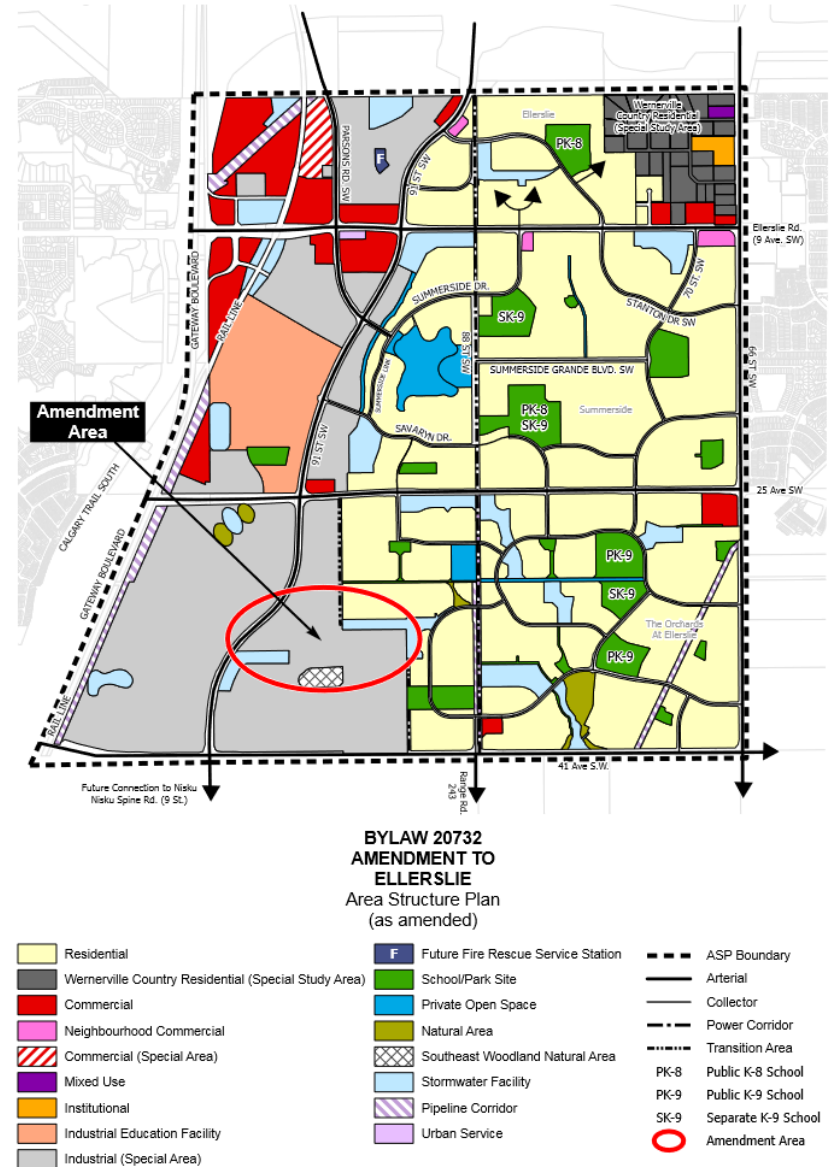
Branch: Development Services

Section: Planning Coordination

## Plan Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map