

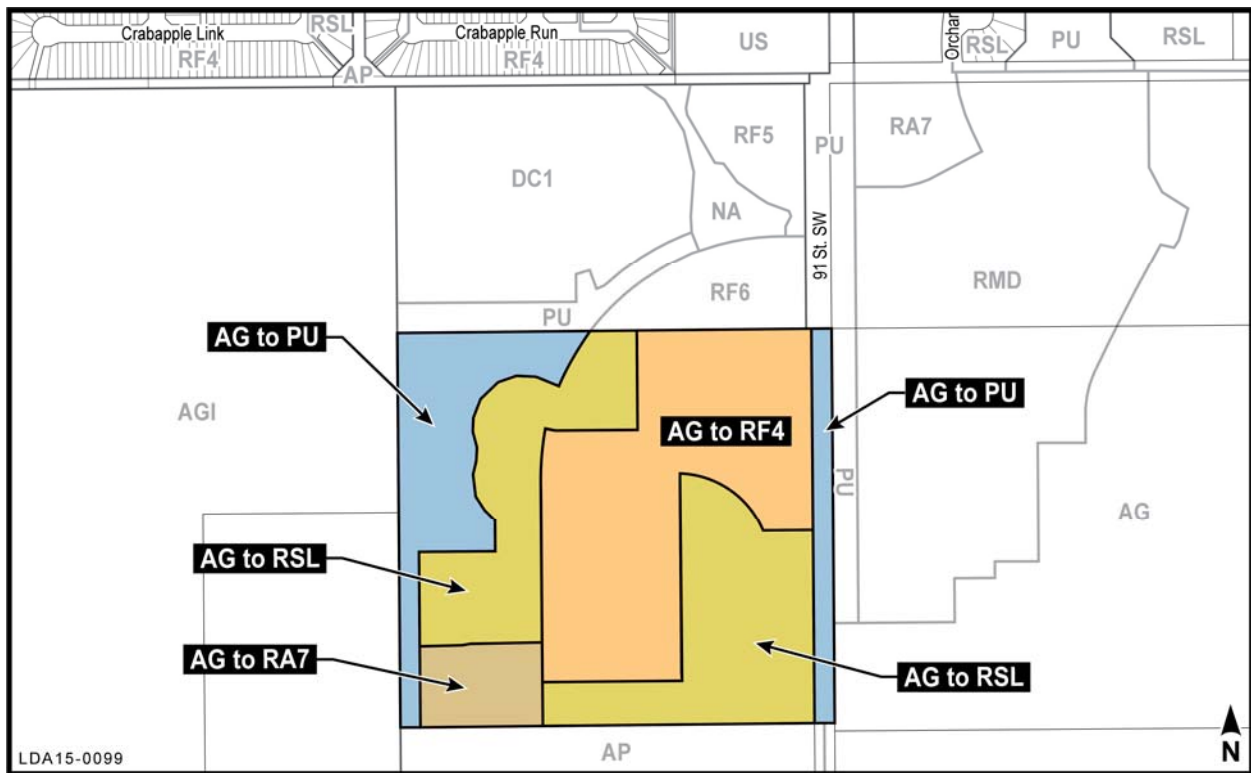


PLAN AMENDMENTS AND REZONING APPLICATION

THE ORCHARDS AT ELLERSLIE

3304 - 91 STREET SW

To allow for the development a stormwater management facility (SWMF), low and medium density residential development, public utility uses, and a shared use path as supported by associated plan amendments.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- the proposed zoning changes are compatible with the existing and planned development of surrounding land;
- it uses land more efficiently in developing neighbourhoods; and
- it diversifies housing choices in the area.

THE APPLICATION

The purpose of these Bylaws is to allow for modifications to the size and shape of a stormwater management facility (SWMF) and the development low and medium density residential and public utility uses in the southwest portion of The Orchards at Ellerslie neighbourhood. The application consists of three components:

1. BYLAW 17714 is to amend the Ellerslie Area Structure Plan (ASP) to reconfigure the size and shape of the storm water management facility (SWMF) and to redesignate land for residential and public utility uses in the west central portion of the Orchards at Ellerslie neighbourhood.
2. BYLAW 17715 is to amend the Orchards at Ellerslie Neighbourhood Structure Plan (NSP) to reconfigure the size and shape of the storm water management facility (SWMF) and to redesignate land for medium and low density residential and public utility uses.
3. BYLAW 17716 is to amend the Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone in conformance with the proposed amendment to the Orchards at Ellerslie NSP. The proposed zoning will accommodate the development of Single Detached Housing under the RSL Zone, Semi-detached housing under the RF4 Zone, and low rise apartments under the RA7 Zone. The PU Zone will accommodate a SWMF and future sanitary sewer infrastructure and a shared use path within a portion of the 91 Street Government Road Allowance.

Summary of Changes to NSP Statistics

Land Use Designation	Area (ha)
Pipeline & Utility Right-of-Way	+ 0.8
Gross Developable Area	- 0.9
Stormwater Management Facilities	- 0.4
Urban Services/Institutional	- 13.2

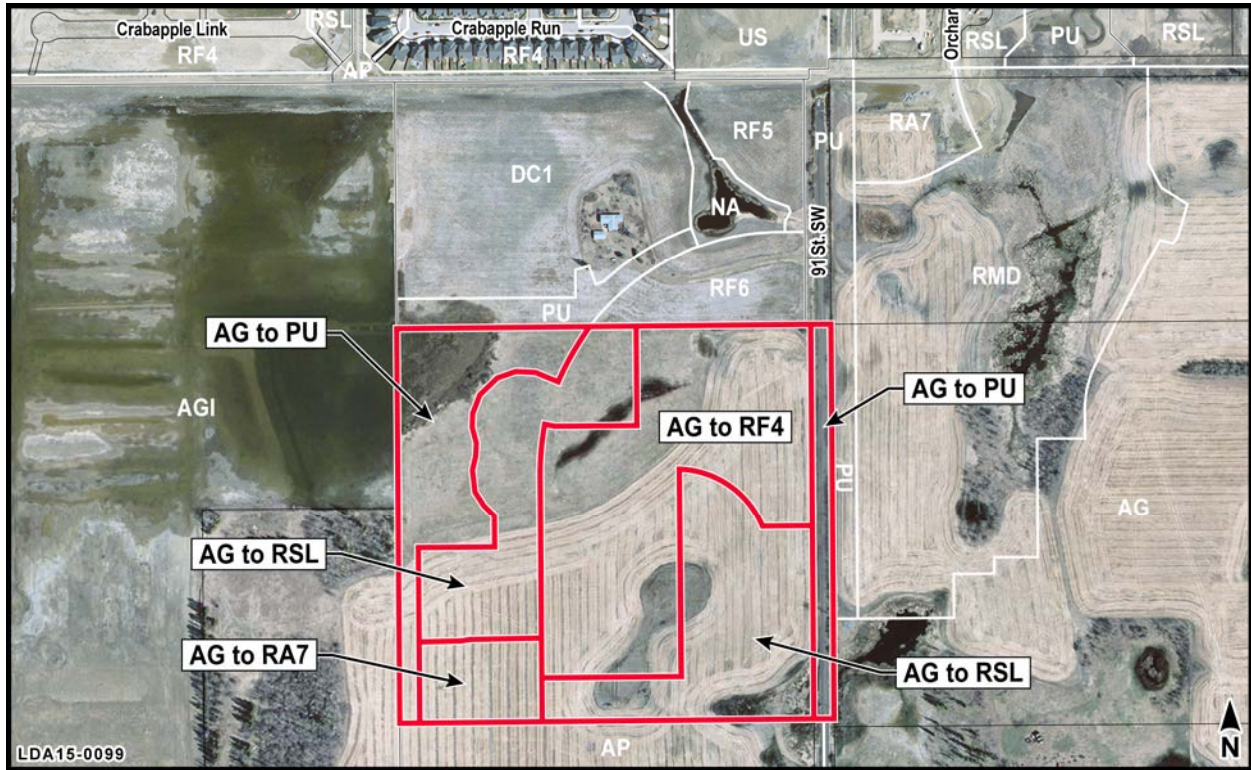
	Area (ha)	Units	People
Single/Semi-Detached	+12	+300	+840
Low Rise/Multi/Medium Density	+0.9	+81	+145
Total Residential Change	+12.9	+381	+985

Overall, there is a slight decrease from 32.4 to 32.1 in Dwelling Units Per Net Residential Hectare (du/nrha).

An associated road closure Bylaw was approved at the June 13, 2016 Public Hearing. Bylaw 17657 closed portions of the 91 Street Government Road Allowance. The road closure area will accommodate future sanitary sewer infrastructure and a shared use path. The portion of the road closure is being rezoned to (PU) Public Utility Zone as part of Bylaw 17716. An associated subdivision application is also currently being reviewed.

SITE AND SURROUNDING AREA

The site and surrounding area is currently undeveloped and used for agricultural purposes.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone 	Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (DC1) Direct Development Control Zone (NA) Natural Area Zone (PU) Public Utility Zone (RF5) Row Housing Zone (RF6) Medium Density Multiple Family Zone 	Undeveloped land
East	<ul style="list-style-type: none"> (PU) Public Utility Zone (RMD) Residential Mixed Dwelling Zone 	Undeveloped land
South	<ul style="list-style-type: none"> (AP) Public Parks Zone 	Undeveloped land
West	<ul style="list-style-type: none"> (AGI) Industrial Reserve Zone 	Undeveloped land

PLANNING ANALYSIS

The proposed amendment is in response to the removal of a site that was designated for Urban Services uses and was originally intended for an institution uses. This proposal will redesignate this area for low and medium residential and public utility uses. The proposed rezoning and plan amendments conform to the following plans and policies:

CAPITAL REGION GROWTH PLAN

The plan amendment and rezoning application area is located within the Priority Growth Area 'Ce', which has a target density range of 25 to 35+ dwelling units per net residential hectare (upnrha). The planned density in the Orchards at Ellerslie NSP is 32 upnrha, exceeding the minimum target. The proposed amendments and rezoning facilitates the development of medium and low density residential area that help achieve the planned density in the Orchards at Ellerslie NSP.

ELLERSLIE AREA STRUCTURE PLAN (ASP)

The proposed amendments and rezoning conform to the development objectives of the Ellerslie ASP, and will be compatible with the planned development of the adjacent land as identified in the Ellerslie ASP Development Concept.

ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN (NSP)

The proposed rezoning and amendments conform to the goals of the Orchards at Ellerslie NSP, specifically the following objectives:

- 3.3.5.3 – Provide a range of low and medium density residential opportunities, attainable for a variety of income groups and household configurations;
- 3.3.5.4 – Establish a 'Walkable Community'. To ensure that pedestrian movement is a priority within a balanced transportation system;
- 3.3.8.1 – Provide a variety of neighbourhood parks and open spaces to support passive and active recreation and to promote wellness;
- 3.5.5.1 – Ensure that the Orchards Neighbourhood is serviced to a full urban standard and servicing is provided in an efficient and logical manner.

TECHNICAL REVIEW

All Civic Departments and utility agencies have reviewed the proposed plan amendments and rezoning and all comments have been addressed.

PARKS AND BIODIVERSITY

Parks and Biodiversity requested additional road frontage along the storm water management facility to provide additional public access to, and public surveillance of the facility. In context with the broader network of open space, public access amenities are provided through a combination of features extending north and south along the collector roadway. These include a constructed wetland, a bioswale, the stormwater management facility, and the public park to the south. Public access is also enhanced around the perimeter of the stormwater management facility through a required shared use path provided by the developer, connected to points north and south. Surveillance of the facility is provided by a combination of planned residential units and collector roadway frontage along the east of the facility. Further, as development occurs on the west side of the stormwater management facility, additional public access and surveillance will be provided. More detailed analysis will be undertaken at the subdivision stage of development to ensure public surveillance and access is provided.

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 13, 2015	<ul style="list-style-type: none">• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE the application.

ATTACHMENTS

- 2a Approved Ellerslie Area Structure Plan Land Use and Population Statistics – Bylaw 17654
- 2b Proposed Ellerslie Area Structure Plan Land Use and Population Statistics – Bylaw 17714
- 2c Approved Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17655
- 2d Proposed Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17715
- 2e Approved Ellerslie Area Structure Plan – Bylaw 17654
- 2f Proposed Ellerslie Area Structure Plan – Bylaw 17714
- 2g Approved Orchards at Ellerslie Neighbourhood Structure Plan – Bylaw 17687
- 2h Proposed Orchards at Ellerslie Neighbourhood Structure Plan – Bylaw 17715
- 2i Application Summary

TABLE 1
ELLERSLIE AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17654

	Area (ha)	%
GROSS AREA	1450.81	100.0%
Natural Area (Environmental Reserve)	0.6	
Pipeline & Utility Right-of-Way	62.5	4.3%
Arterial Road Right-of-Way	72.1	5.0%
GROSS DEVELOPABLE AREA*	1315.6	100.0%
Existing Land Uses (Country Residential Development)	54.2	4.1%
Commercial	64.9	4.9%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	75.7	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.9	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.0%
Urban Service	15.2	1.2%
Transportation		
Circulation	188.0	14.3%
Industrial	300.9	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	62.3	4.7%
TOTAL Non-Residential Area	849.4	64.6%
Net Residential Area (NRA)	466.2	35.4%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	396.6	25	9,915	2.8	27,762	85.1%
Medium Density Residential (MDR)						
Row Housing	13.4	45	603	2.8	1,688	2.9%
Low-rise/Multi-/Medium Units	56.1	90	5,049	1.8	9,088	12.0%
Total Residential	466.2		15,567		38,538	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	83
Units Per Net Residential Hectare (upnrha)	34
LDR/ MDR Unit Ratio	63% / 37%

	Elementary (K-6)	Junior/Senior High School (7-12)	Total
STUDENT GENERATION			
Public	1580	1580	3160
Separate	632	316	948
Total	2212	1896	4108

TABLE 2
ELLERSLIE AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 17714

	Area (ha)	%
GROSS AREA	1450.81	100.0%
Natural Area (Environmental Reserve)	0.6	
Pipeline & Utility Right-of-Way	63.3	4.3%
Arterial Road Right-of-Way	72.1	5.0%
GROSS DEVELOPABLE AREA*	1314.8	100.0%
Existing Land Uses (Country Residential Development)	54.2	4.1%
Commercial	64.9	4.9%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	75.7	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.0%
Transportation		
Circulation	188.0	14.3%
Industrial	300.9	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	61.9	4.7%
TOTAL Non-Residential Area	833.7	63.4%
Net Residential Area (NRA)	481.1	36.6%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	410.7	25	10,268	2.8	28,750	85.4%
Medium Density Residential (MDR)						
Row Housing	13.4	45	603	2.8	1,688	2.8%
Low-rise/Multi-/Medium Units	57.0	90	5,130	1.8	9,234	11.8%
Total Residential	481.1		16,001		39,672	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)		83	
Units Per Net Residential Hectare (upnrha)		34	
LDR/ MDR Unit Ratio		63% / 37%	
STUDENT GENERATION	Elementary (K-6)	Junior/Senior High School (7-12)	Total
Public	1580	1580	3160
Separate	632	316	948
Total	2212	1896	4108

TABLE 3
THE ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17655

	Area (ha)	% of GDA
Gross Area	249.8	
Arterial Roadways / Road Right-of-Way	10.4	
Utility/Pipeline Corridors	4.7	
30 Avenue SW Road Right-of-Way	2.0	
Environmental Reserve	0.6	
Gross Developable Area	232.2	100
Parkland, Recreation, School (Municipal Reserve)	23.9	10.3
School/Park		14.2
Pocket Parks		2.1
Linear Park (MR Credit for Greenways)		1.9
Urban Village Park (Lot R1, Plan 3186TR)		5.8
Private Open Space (Resident's Association)	3.4	1.5
Commercial	4.4	1.9
Urban Services/Institutional	13.2	5.7
Transition Area	1.9	0.8
Stormwater Management Facilities	17.7	7.6
Circulation (local roads, walkways and lanes)	34.8	15.0
Total	99.3	42.8%
Net Residential Area	132.8	57.2%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	113.8	25	2,845	2.8	7,966	85.7
Medium Density Residential (MDR)						
Row Housing	5.6	45	252	2.8	706	4.2
Low-rise/Multi-/Medium Units	13.4	90	1,206	1.8	2,171	10.1
Total Residential	132.8		4,303		10,843	100.0%

Population Per Net Hectare (ppnha)	81.6
Units Per Net Residential Hectare (upnrha)	32.4
LDR/ MDR Unit Ratio	66% / 34%

	Elementary (K-6)	Junior/Senior High School (7-12)	Total
STUDENT GENERATION			
Public	462	462	924
Separate	231	230	461
Total	693	692	1385

TABLE 4
THE ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 17715

	Area (ha)	% of GDA
Gross Area	249.8	
Arterial Roadways / Road Right-of-Way	10.4	
Utility/Pipeline Corridors	5.5	
30 Avenue SW Road Right-of-Way	2.0	
Environmental Reserve	0.6	
Gross Developable Area	231.3	100
Parkland, Recreation, School (Municipal Reserve)	23.9	10.3
School/Park		14.2
Pocket Parks		2.1
Linear Park (MR Credit for Greenways)		1.9
Urban Village Park (Lot R1, Plan 3186TR)		5.8
Private Open Space (Resident's Association)	3.4	1.5
Commercial	4.4	1.9
Transition Area	1.8	0.8
Stormwater Management Facilities	17.3	7.5
Circulation (local roads, walkways and lanes)	34.8	15.0
Total	85.6	37.0%
Net Residential Area	145.7	63.0%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	125.8	25	3,145	2.8	8,806	86.73
Medium Density Residential (MDR)						
Row Housing	5.6	45	252	2.8	706	3.9
Low-rise/Multi-/Medium Units	14.3	90	1,287	1.8	2,316	9.8
Total Residential	145.7		4,684		11,828	100.0%

Population Per Net Hectare (ppnha)

81.2

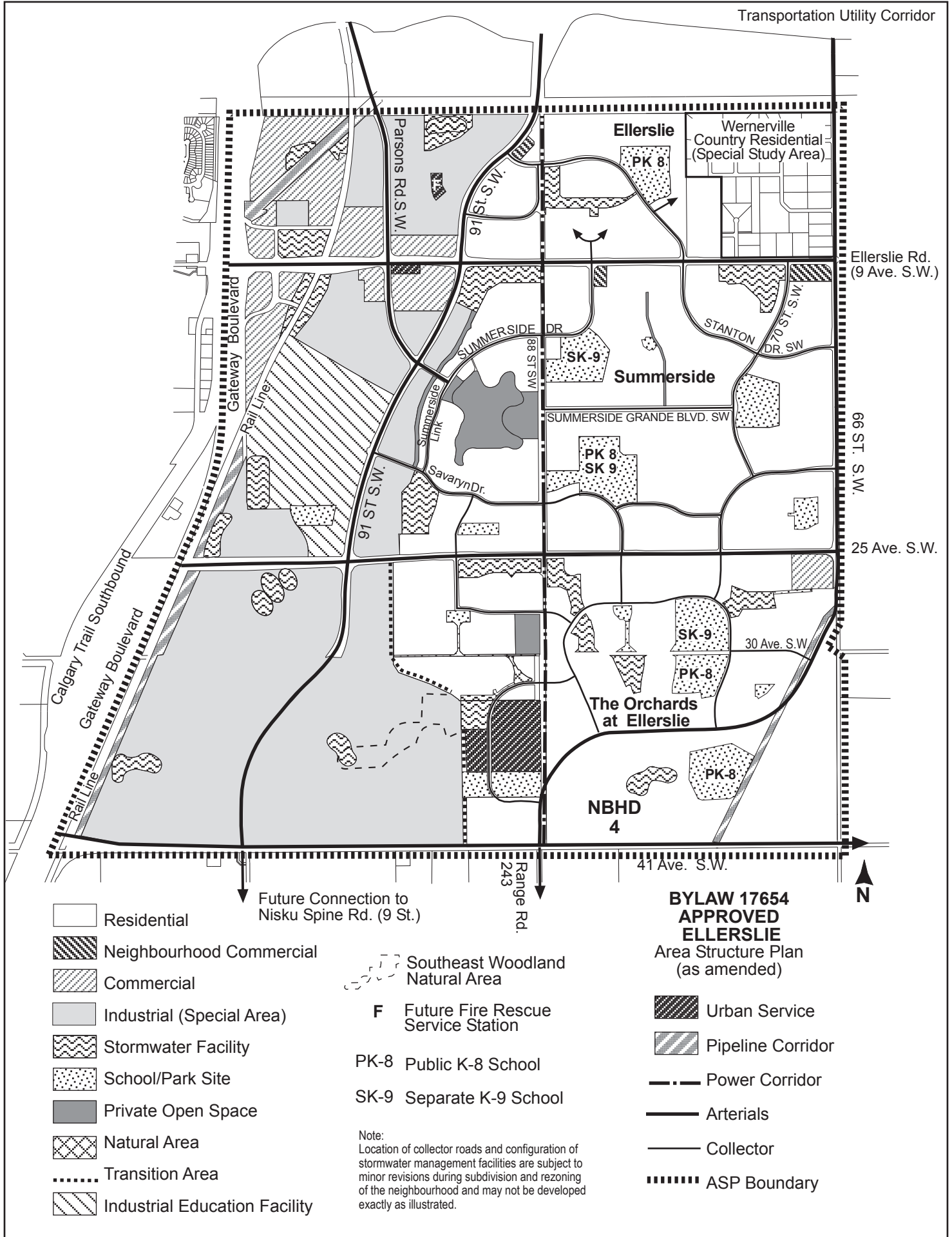
Units Per Net Residential Hectare (upnrha)

32.1

LDR/ MDR Unit Ratio

67% / 33%

	Elementary (K-6)	Junior/Senior High School (7-12)	Total
STUDENT GENERATION			
Public	462	462	924
Separate	231	230	461
Total	693	692	1385

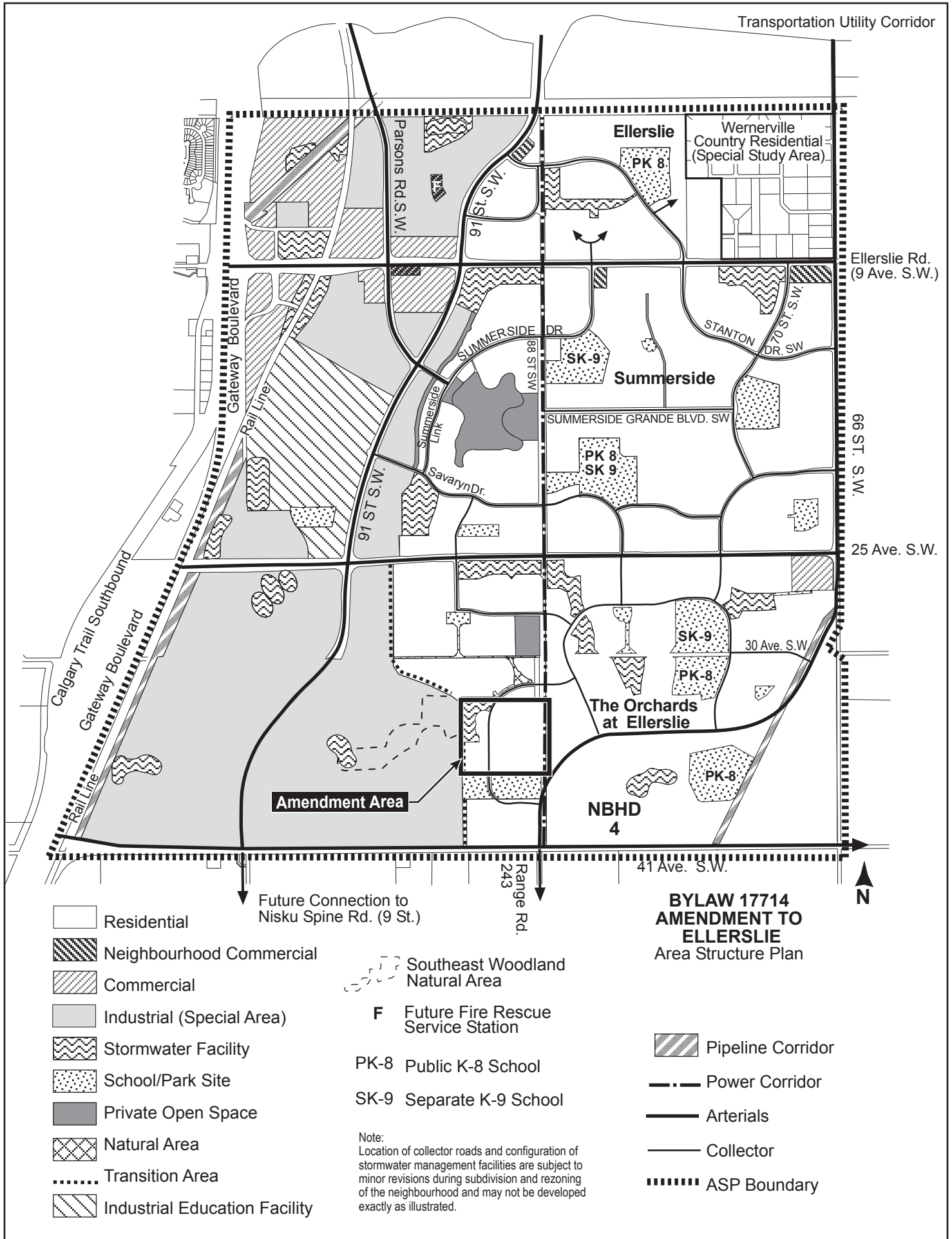


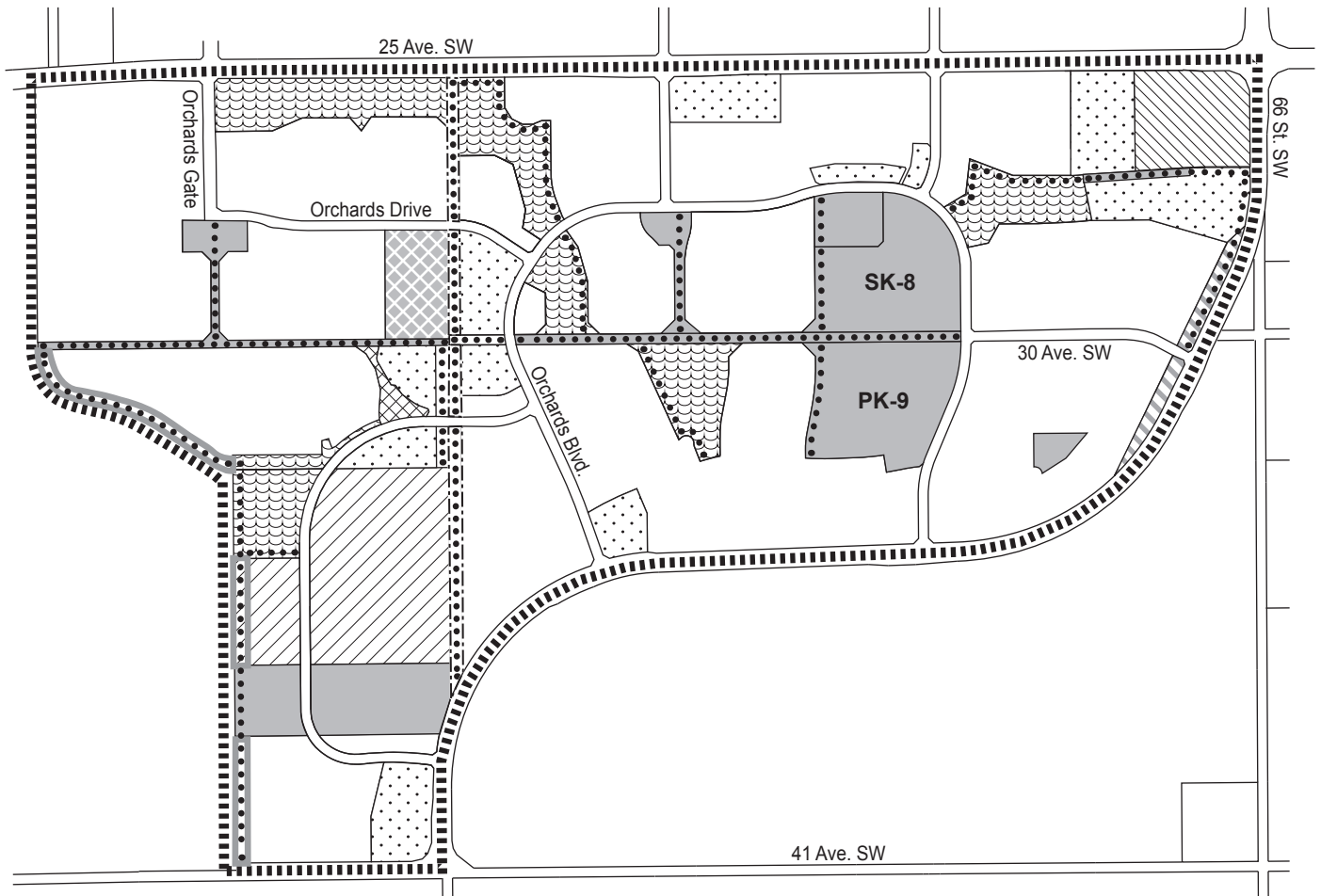
- Residential
- Neighbourhood Commercial
- Commercial
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area
- Industrial Education Facility

- Southeast Woodland Natural Area
- F** Future Fire Rescue Service Station
- PK-8** Public K-8 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.

- BYLAW 17654
APPROVED
ELLERSLIE
Area Structure Plan
(as amended)**
- Urban Service
 - Pipeline Corridor
 - Power Corridor
 - Arterials
 - Collector
 - ASP Boundary

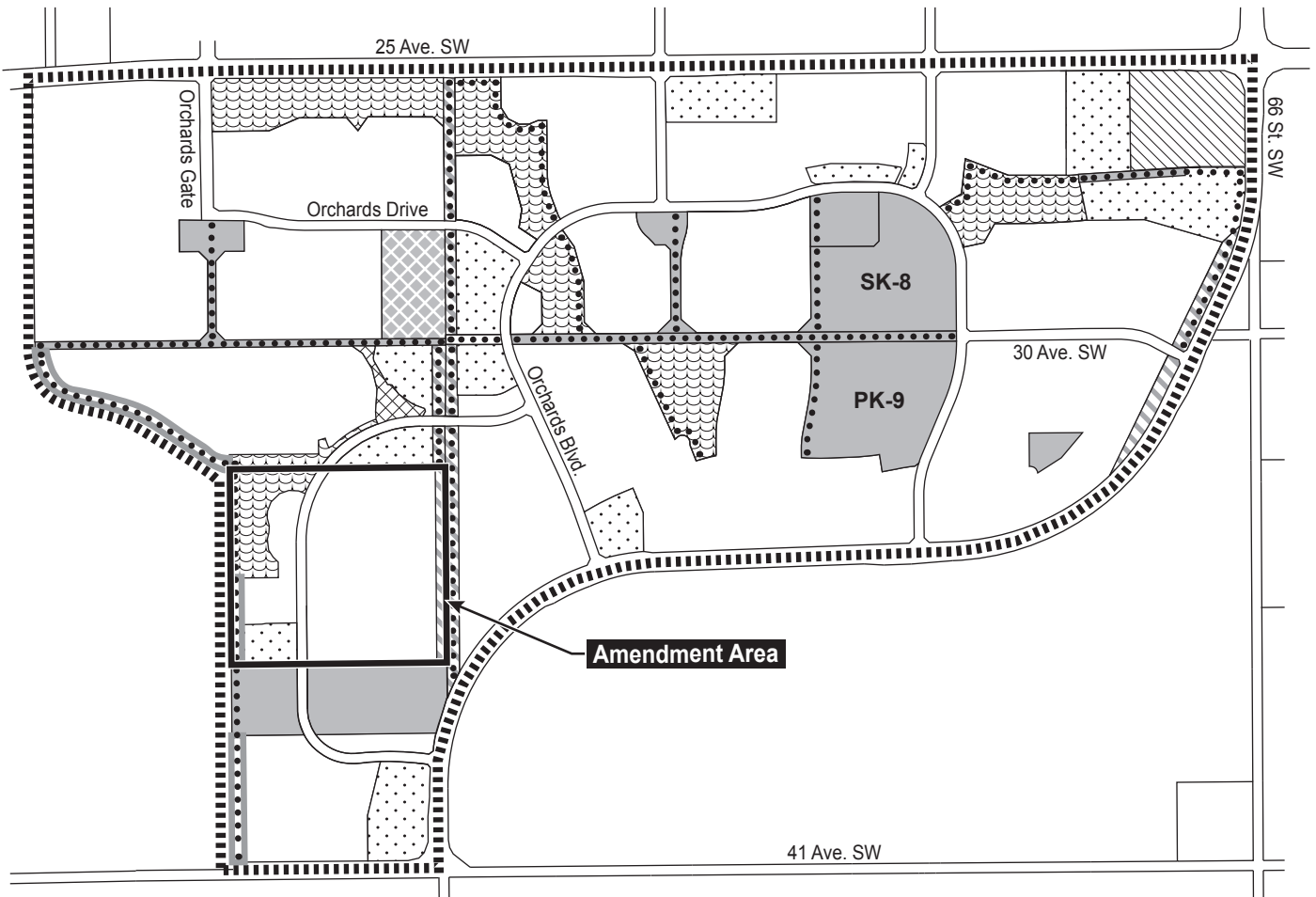
















**BYLAW 17687
APPROVED
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan
(as amended)**

- | | | | |
|-------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|-----------------------|
|  | Low Density Residential |  | School/Park/MR |
|  | Medium Density Residential |  | Shared Use Path |
|  | Commercial |  | Transition Area |
|  | Stormwater Facility |  | Pipeline Right-of-Way |
|  | Urban Services |  | Power Right-of-Way |
|  | Natural Area |  | NSP Boundary |
|  | Private Open Space | | |

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 17715
AMENDMENT TO
THE ORCHARDS AT ELLERSLIE**
Neighbourhood Structure Plan
(as amended)

- | | | | |
|-------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|--------------------------------------------|
|  | Low Density Residential |  | School/Park/MR |
|  | Medium Density Residential |  | Shared Use Path |
|  | Commercial |  | Transition Area |
|  | Stormwater Facility |  | Public Utility/Powerline/Pipeline Corridor |
|  | Natural Area |  | NSP Boundary |
|  | Private Open Space |  | Area of Amendment |

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:	Rezoning, Plan Amendments
Bylaw(s):	17714, 17715, & 17716
Location:	South of 30 Avenue SW and west of 91 Street SW
Address(es):	3304 91 Street SW
Legal Description(s):	Lot B, Plan 2310TR
Neighbourhood:	The Orchards at Ellerslie
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organizations:	Summerside Community League of Edmonton
Applicant:	Greg Mackenzie + Associates Consulting Ltd .

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(RSL) Residential Small Lot Zone (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone (PU) Public Utility Zone
Plan(s) in Effect:	The Orchards at Ellerslie Neighbourhood Structure Plan, Ellerslie Area Structure Plan
Historic Status:	None

REPORT

Written By:	Sean Conway
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination