

**ATTACHMENT 2  
BYLAW 17416  
FILE: LDA14-0219  
THE ORCHARDS AT  
ELLERSLIE**

**DESCRIPTION:** ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone; THE ORCHARDS AT ELLERSLIE

**LOCATION:** East of 91 Street SW and south of Orchards Boulevard SW  
3111- 91 Street SW and 3861 – 91 Street SW

**LEGAL DESCRIPTION:** A portion of NE-15-51-24-4 and a portion of Lot 2, Block 2, Plan 0625035

**APPLICANT:** Stantec Consulting Ltd.  
10160 112 Street NW  
Edmonton, AB T5K 2L6

**OWNER:** Carma Ltd.  
200, 10414 – 103 Avenue  
Edmonton, AB T5J 0J1

**ACCEPTANCE OF APPLICATION:** May 21, 2014

**EXISTING DEVELOPMENT:** Undeveloped

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17416 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone be APPROVED

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**DISCUSSION**

**1. The Application**

This is an application to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone. The proposed rezoning will accommodate the development of a mix of residential dwelling types including single detached housing, semi-detached housing, row housing, apartment housing and public utility uses for the power right of way and a shared use path.

**2. Site and Surrounding Area**

Land to the north is similarly zoned under the RA7, PU, and (RSL) Residential Small Lot Zones and is developing as low and medium density residential and with a stormwater management facility and a shared use path within a power right-of-way. Land to the east, west and south is planned for low and medium density residential.



*Pictometry view of site looking east from 91 Street SW*

## **ANALYSIS**

### **1. Compliance with Approved Plans and Land Use Compatibility**

The proposed rezoning conforms to The Orchards at Ellerslie Neighbourhood Structure Plan which designates the subject lands for low and medium density residential development and a power right-of-way with a shared use path. The proposed rezoning and resulting development will be compatible with the existing and future planned development of adjacent land.

### **2. Transportation and Utilities**

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

### **3. Parks and School Boards**

The School Boards and the Parks Planning Section of Sustainable Development have expressed no concern regarding the proposed rezoning.

### **4. Environmental Review**

The review of an Environmental Site Assessment determined that the subject land is suitable for the intended use.

### **5. Surrounding Property Owners' Concerns**

Sustainable Development received no response to its advance notification letter sent to surrounding property owners and the Summerside Community League of Edmonton on July 15, 2014.

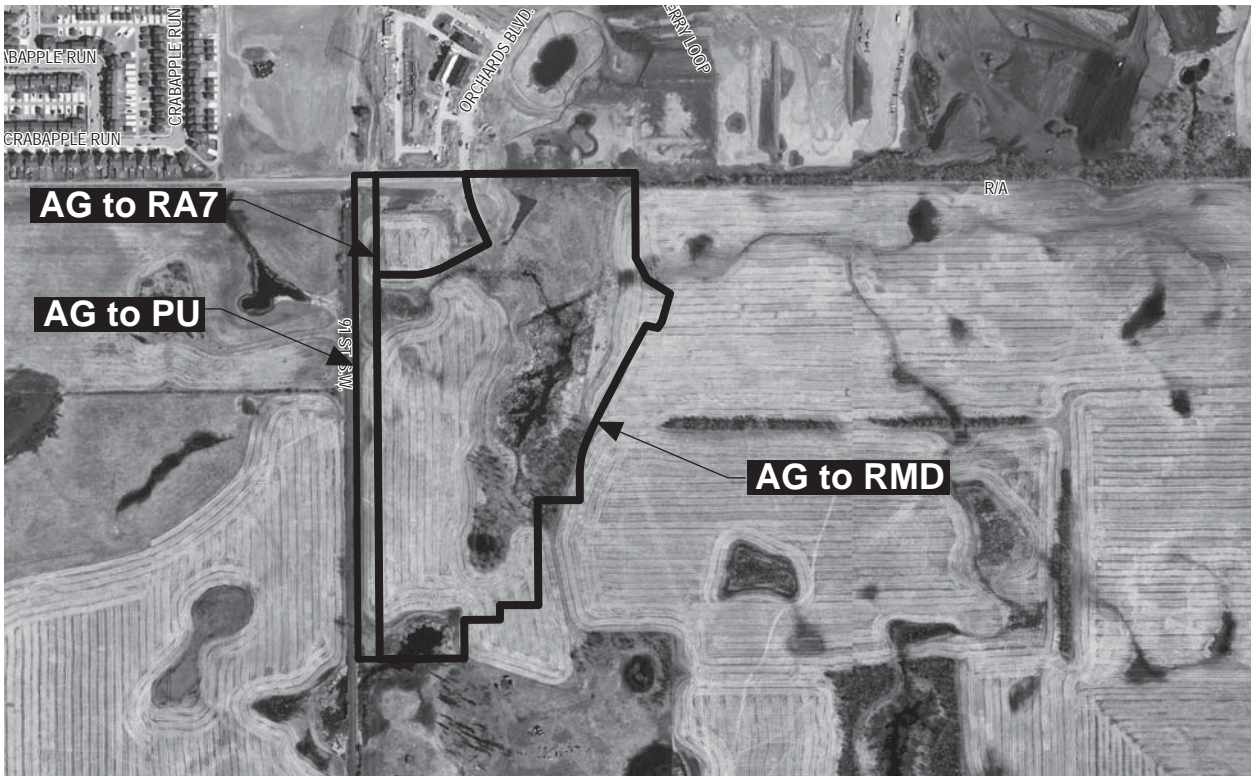
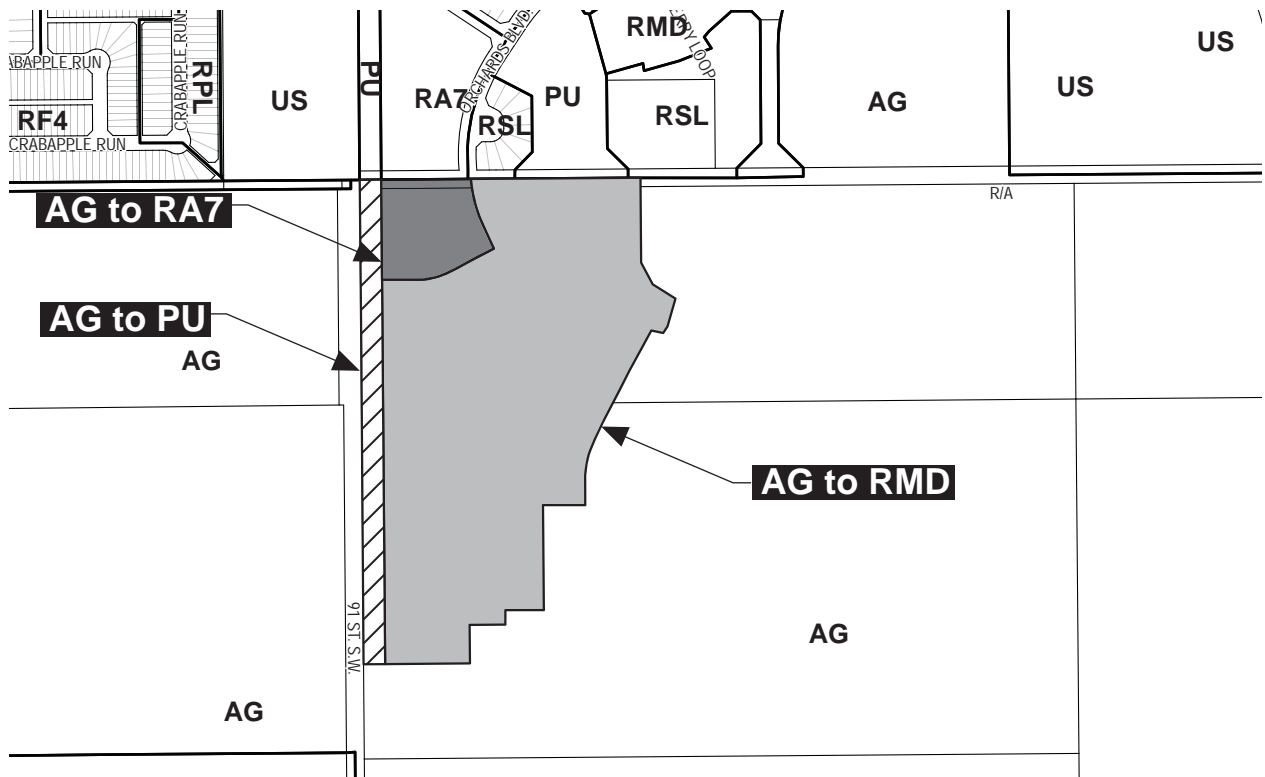
## **JUSTIFICATION**

Sustainable Development recommends that Bylaw 17416 be APPROVED on the basis that the application conforms to The Orchards at Ellerslie Neighbourhood Structure Plan, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the surrounding existing and planned land uses.

## **ATTACHMENT**

2a Maps

Written by: Cyndie Prpich  
Approved by: Tim Ford  
Sustainable Development  
October 19, 2015

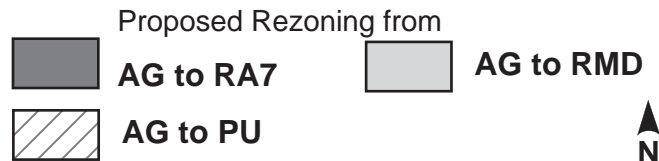
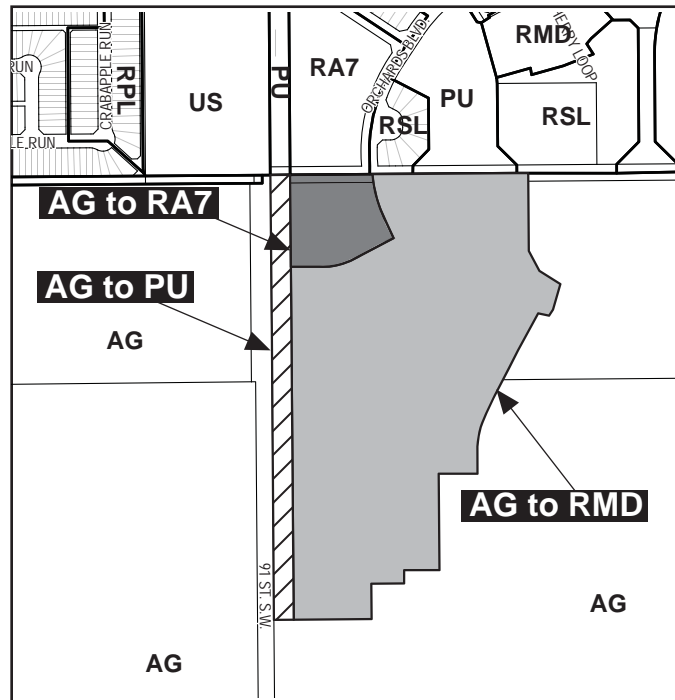


### SURROUNDING LAND USE ZONES

FILE: LDA14-0219  
 DATE: October 19, 2015  
 BYLAW 17416

## THE ORCHARDS AT ELLERSLIE, BYLAW 17416

Location: 3111- 91 Street SW and 3861 – 91  
Street SW



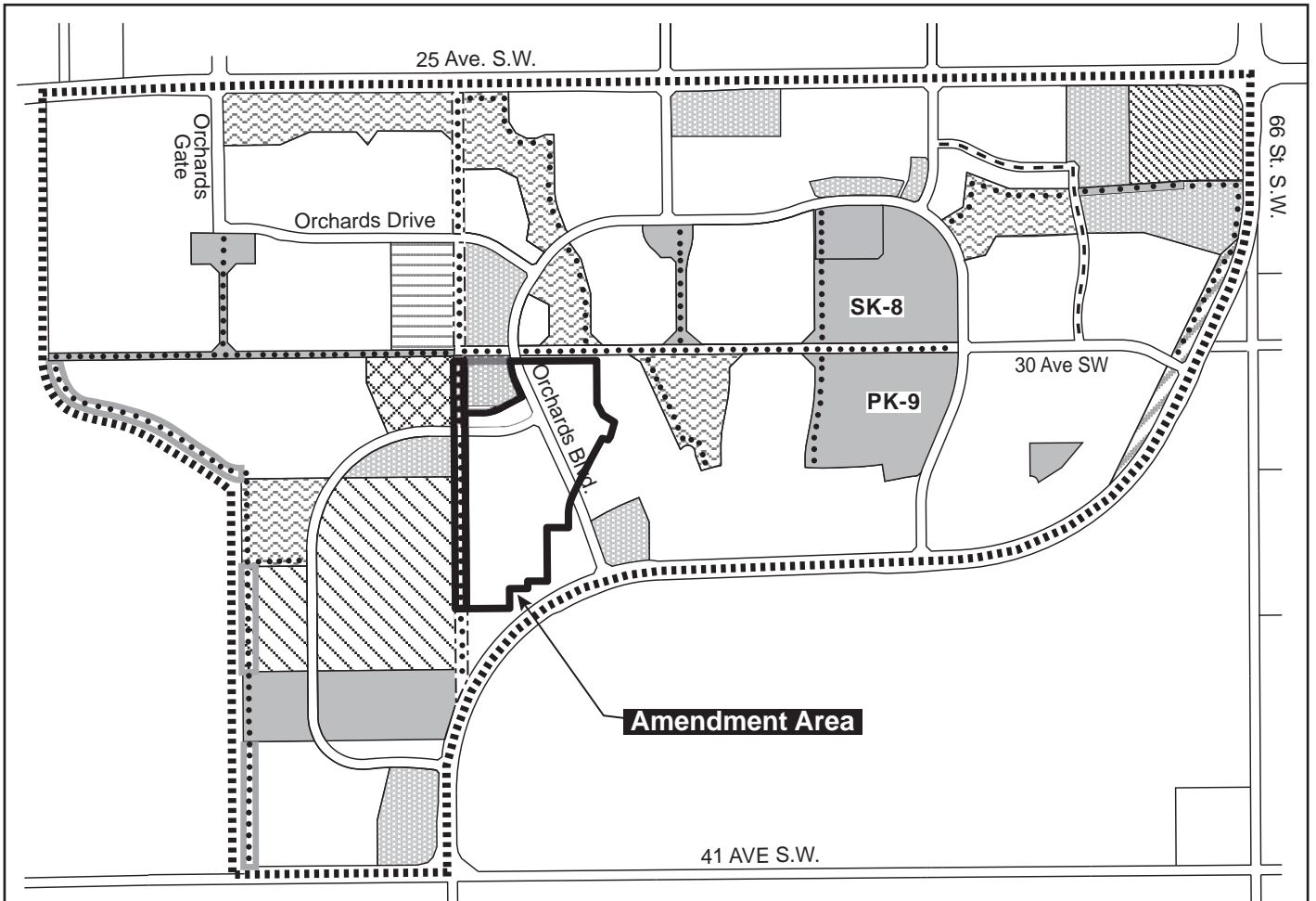
The purpose of proposed Bylaw 17416 is to change the Zoning Bylaw (AG) agricultural zone to (RMD) residential mixed dwelling zone, (RA7) low rise apartment zone, and (PU) public utility zone, a portion of NE-15-51-24-4 and a portion of Lot 2, Block 2, Plan 0625035, as shown on the attached sketch. These zones provide the opportunity for the development of single detached housing, semi-detached housing, row housing, apartment housing and public utility uses to accommodate a power right of way and a shared use path, in conformance with The Orchards at Ellerslie Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw

## PROPOSED REZONING

FILE: LDA14-0219















SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015



**BYLAW 17086**  
**THE ORCHARDS AT ELLERSLIE**  
**APPROVED**  
 Neighbourhood Structure Plan  
 (as amended)



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

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.