Share your feedback on proposed rezoning and plan amendments in Ellerslie

MAR 06 2019

Wednesday, 6:00 to 8:00 p.m.
(Drop-in, no scheduled presentation)
Ellerslie Primary School
6550 Ellerslie Road SW

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

What can you expect tonight

- **Information** about the proposed rezoning and plan amendments
- Information about the application review **process** and **next steps**
- Ways to **provide your feedback** on the proposed rezoning
  1. In person by talking to City staff
  2. In person by talking to the applicant
  3. In writing by filling out a comment form
  4. E-mail the File Planner

City Representatives

- Councillor Mohinder (Moe) Banga
- Gurjot Sandhu, Councilor Assistant
- Rod Heinricks, Senior Planner
- Brandon Langille, File Planner
- Sumon Khan, Project Engineer

Applicant

- Invistec Consulting Ltd.

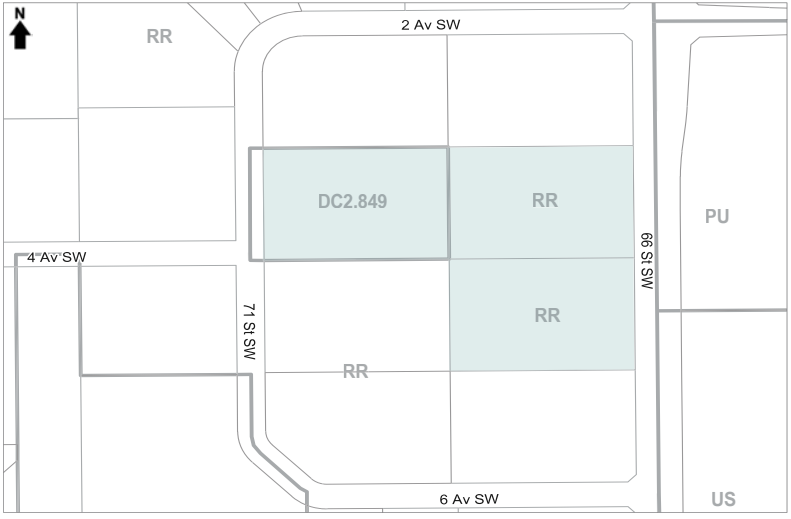
ADVISE

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Existing Zoning



Existing Zones

+ **(DC2.849) Site Specific Development Control Provision**
+ **(RR) Rural Residential Zone**

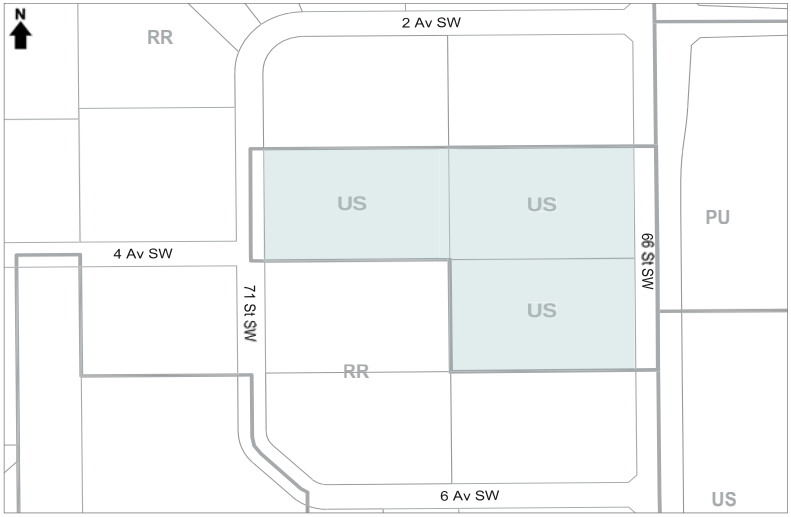
ADVISE

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Proposed Zoning



Proposed Zone

+ **(US) Urban Services Zone**
+ **Applicant's stated intent: Religious Assembly**

Learn more by going to: edmonton.ca/**ellerslie**

ADVISE

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Existing Zones

(DC2.849) Site Specific Development Control Provision

DC2.849.1. General Purpose

To accommodate a Religious Assembly in an existing single detached dwelling, while ensuring compatibility with the surrounding residential land uses.

DC2.8492. Area of Application

The provision shall apply to Lot 2, Block F, Plan 3309KS (331 – 71 Street SW), a 1.21 hectare site as shown on Schedule A of the Bylaw adopting this Provision; Ellerslie.

Schedule A

DC2.849.3. Uses

a. Religious Assembly
b. Single Detached Housing
c. Fascia On-premises Signs
d. Temporary On-premises Signs

DC2.849.4. Development Regulations

a. Development shall be in general conformance with Appendix A, Site Plan
b. The minimum Front Setback shall be 7.5 m.
c. The minimum Rear Setback shall be 7.5 m.
d. The minimum Side Setback shall be 5.0 m, except it shall be 3.48 m for the existing accessory building.
e. The maximum Building Height shall be 10.0 m.
f. The maximum Floor Area for a Religious Assembly shall be 360 m2.
g. There shall be a maximum of one principal building for either the Use of Religious Assembly or Single Detached Housing.
h. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
i. A detailed landscape plan shall be submitted with any Development Permit application in accordance with Section 55 of the Zoning Bylaw:
   i. perimeter vegetation, existing at the time of adoption of this Bylaw, shall be preserved and protected unless removal is demonstrated, to the satisfaction of the Development Officer, to be necessary or desirable to efficiently accommodate site access; and
   ii. landscaping shall include the use of trees, shrubs, fences, or walls to buffer or screen the Religious Assembly Use from adjacent residential uses, to the satisfaction of the Development Officer.
j. Parking shall be provided in accordance with Section 54 of the Zoning Bylaw. Except that:
   i. vehicular parking shall not be located in the front yard; and
   ii. vehicular parking shall not be located closer than 10 m to a side or rear lot line.
k. All exterior lighting shall be located and arranged so that no direct rays of light are directed at adjacent residential properties. Exterior lighting shall provide a safe physical environment in accordance with Section 58 of the Zoning Bylaw.
l. Signs shall comply with the regulations found in Schedule 59A of the Edmonton Zoning Bylaw.
m. As a condition of any development permit, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process. Improvements to be addressed in the Agreement include but are not limited to the following:
   i. payment of the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment areas. The Assessment shall be calculated and paid on the full area of the property; and
   ii. roadway upgrade of 2 Avenue SW from 66 Street SW to 71 Street SW and 71 Street SW from 2 Avenue SW to the site access OR roadway upgrade of 6 Avenue SW from 66 Street SW to 71 Street SW and 71 Street SW from 6 Avenue SW to the site access, to the satisfaction of Transportation Services. The roadway upgrade must include sidewalk and lighting.
n. In the absence of on-street fire protection, any application for development shall include:
   i. fire protection measures designed and constructed to the satisfaction of the owner's insurers and the City of Edmonton's Fire Rescue Services;
   ii. a comprehensive evaluation of the fire protection measures to be applied at this site; and
   iii. written expressions of support for the report from the owner's insurers and the City of Edmonton's Fire Rescue Services.

Existing Zones

240 (RR) Rural Residential Zone

240.1 General Purpose

The purpose of this Zone is to provide for Single Detached Residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services. The RR Zone is intended to regulate rural residential development within existing rural residential subdivisions that existed prior to the passage of this Bylaw, and is not intended to facilitate future rural residential development and subdivision, which is contrary to the Municipal Development Plan.

240.2 Permitted Uses

1. Garden Suites
2. Limited Group Homes
3. Minor Home Based Business
4. Secondary Suites
5. Single Detached Housing
6. Fascia On-premises Signs
7. Urban Gardens

240.3 Discretionary Uses

1. Child Care Services
2. Group Homes
3. Lodging Houses
4. Major Home Based Business
5. Recreational Acreage Farms
6. Small Animal Breeding and Boarding Establishments
7. Special Event
8. Urban Outdoor Farms
9. Veterinary Services
10. Temporary On-premises Signs
11. Freestanding On-premises Signs

240.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 1.0 ha.
2. The maximum Site Area shall be 4 ha.
3. The minimum Mean Width shall be 30.5 m.
4. The maximum building Height shall not exceed 10.0 m, in accordance with Section 52.
5. The minimum Front Setback shall be 7.5 m.
6. The minimum Rear Setback shall be 7.5 m.
7. The minimum Side Setback shall be 5.0 m.
8. Water supply and sewage disposal shall be provided in accordance with the Public Health Act regulations.
9. The maximum number of Dwellings per Site shall be one Single Detached Dwelling, and, where the provisions of this Bylaw are met, up to one of either a Secondary Suite or Garden Suite per Site shall be allowed.
10. Secondary Suites shall comply with Section 86 of this Bylaw.
11. Signs shall comply with the regulations found in Schedule 59A.
12. Garden Suites shall comply with Section 87 of this Bylaw.

240.5 Additional Development Regulations for Discretionary Uses

1. Non-commercial Farms, Small Animal Breeding and Boarding Establishments and Veterinary Services shall be located and developed on a Site in such a manner that the keeping of animals does not interfere with the Use and enjoyment of adjacent residential Sites.
2. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.
3. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

ADVISE

Proposed Zone

510 (US) Urban Services Zone

510.1 General Purpose

The purpose of this Zone is to provide for publicly and privately owned facilities of an institutional or community service nature.

510.2 Permitted Uses

1. Cemeteries
2. Child Care Services
3. Community Recreation Services
4. Government Services
5. Public Education Services and Private Education Services
6. Public Parks
7. Public Libraries and Cultural Exhibits
8. Religious Assembly
9. Special Event
10. Urban Gardens
11. Fascia On-premises Signs
12. Projecting On-premises Signs
13. Temporary On-premises Signs

510.3 Discretionary Uses

1. Commercial Schools, only when a temporary or part time use of an existing Permitted Use development
2. Detention and Correction Services
3. Exhibition and Convention Centres
4. Extended Medical Treatment Services
5. Funeral, Cremation and Interment Services
6. Group Homes
7. Group Homes for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone
8. Health Services
9. Indoor Participant Recreation Services
10. Lodging Houses for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone
11. Market
12. Natural Science Exhibits
13. Outdoor Participant Recreation Services
14. Private Clubs
15. Protective and Emergency Services
16. Recycled Materials Drop-off Centres
17. Specialty Foods Services, Restaurants, and Bars and Neighbourhood Pubs may be considered as Accessory Uses when integrated with another Permitted or Discretionary Use development provided they are for less than 100 occupants and 120 m2 of Public Space and that the Site location is not adjacent to or across from a Site zoned residential
18. Spectator Entertainment Establishments
19. Spectator Sports Establishments
20. Temporary Shelter Services
21. Urban Indoor Farms
21. Urban Outdoor Farms
22. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone
23. Freestanding On-premises Signs
24. Minor Digital Off-premises Signs
25. Minor Digital On-premises Signs
26. Minor Digital On-premises Off-premises Signs

510.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Front Setback shall be 6.0 m.
2. The minimum Rear Setback shall be 7.5 m.
3 The minimum Side Setback shall be 4.5 m.
4. The maximum building Height shall be 10.0 m.
5. Where, in the opinion of the Development Officer, it is unreasonable for a development to comply with clause (1), (2), (3) or (4) due to characteristics fundamental to the nature of the Use, the Development Officer may relax the conditions of clause (1), (2), (3) or (4), as required. In such cases, a Permitted Use shall become a Discretionary Use.
6. Signs shall comply with the regulations found in Schedule 59C.
7. Urban Gardens shall comply with Section 98 of this Bylaw.

510.5 Additional Development Regulations for Discretionary Uses

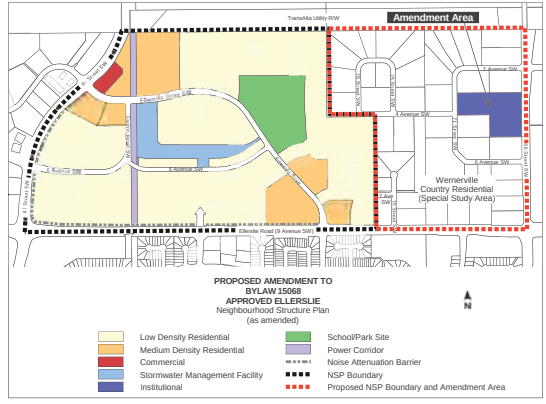
1. Where development does not comply with the requirements of subsection 510.4 (1), its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.
2. Where this Zone abuts the A Zone, the Development Officer, in consultation with the General Manager of Community Services, may require an environmental review, in accordance with subsection 540.4(5) of this Bylaw.
3. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

ADVISE

Proposed **Ellerslie NSP Amendment**

Existing Plan

Proposed Plan



Ellerslie Neighbourhood Structure Plan (NSP) Amendment

The proposed amendment brings the entire Wernerville Country Residential (Special Study Area) into the Ellerslie Neighborhood Structure Plan, while **re-designating the subject parcels as Institutional** and removing them from the Special Study Area.

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

ADVISE

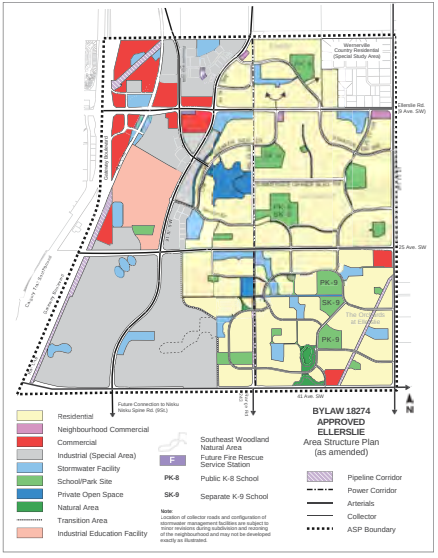
Edmonton

Proposed **Ellerslie ASP Amendment**

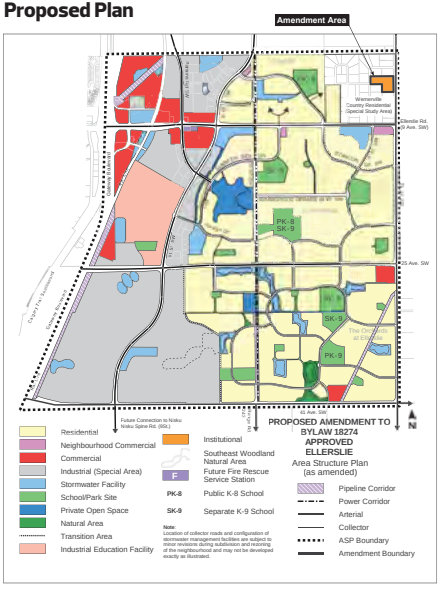
Ellerslie Area Structure Plan (ASP) Amendment

The proposed amendment changes the designated land uses to Institutional to **allow for an Urban Services (US) zone** to be applied to each parcel.

Existing Plan



Proposed Plan



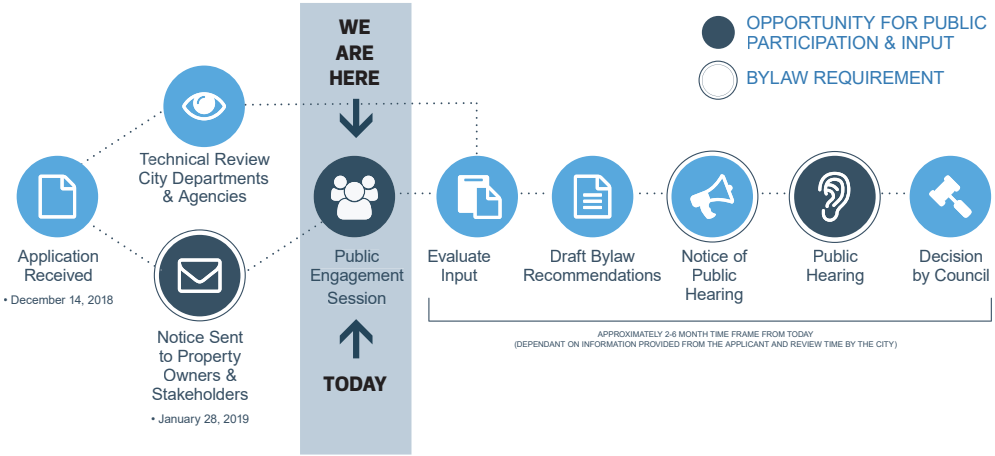
Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

ADVISE

Edmonton

Application process **timeline**



ADVISE

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Roles and Responsibilities

ADVISE

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Site **context map**

LEGEND

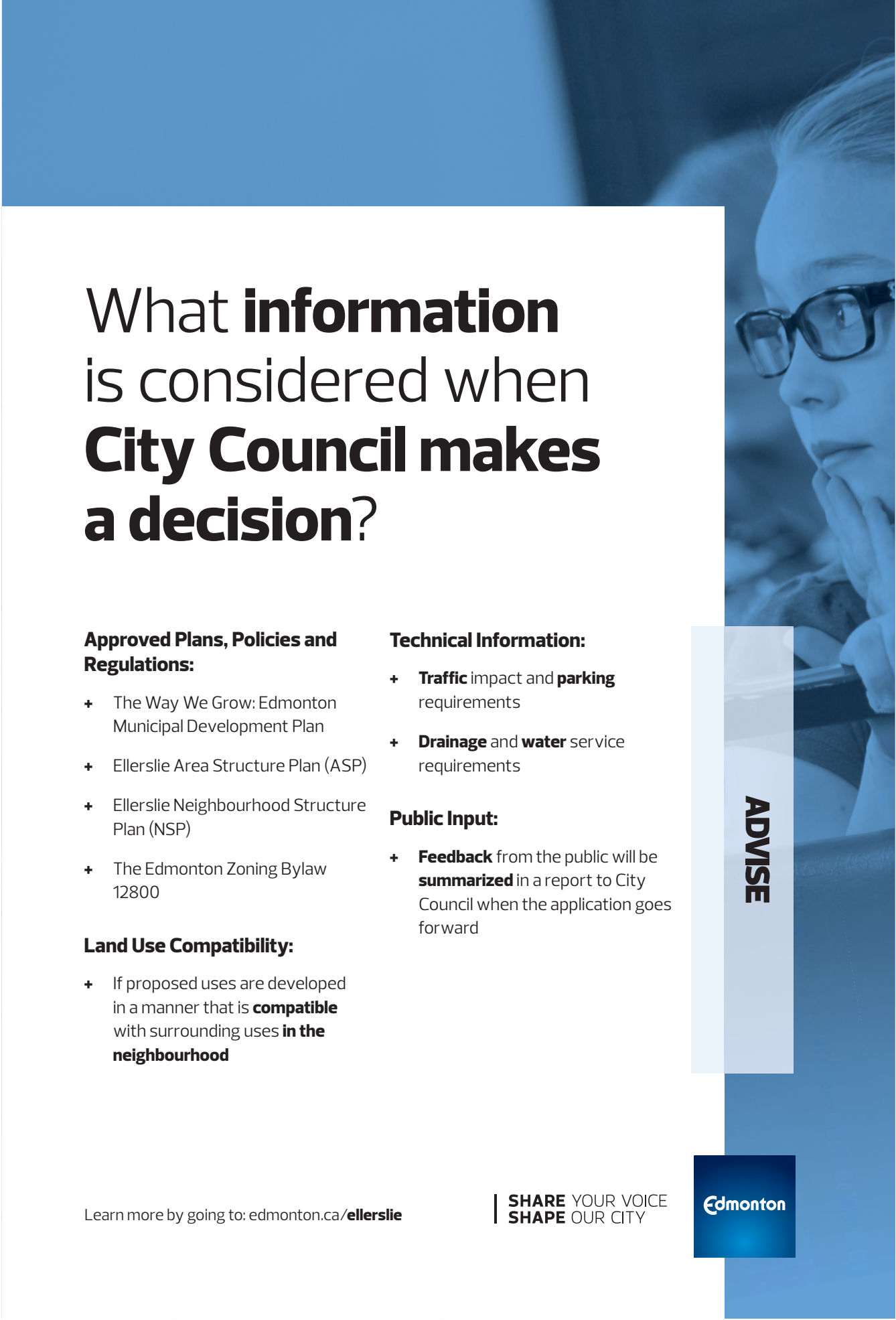
- Subject Site
- Ellerslie Neighbourhood Boundary

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

ADVISE

Edmonton



What **information** is considered when **City Council makes a decision**?

Approved Plans, Policies and Regulations:

+ The Way We Grow: Edmonton Municipal Development Plan
+ Ellerslie Area Structure Plan (ASP)
+ Ellerslie Neighbourhood Structure Plan (NSP)
+ The Edmonton Zoning Bylaw 12800

Land Use Compatibility:

+ If proposed uses are developed in a manner that is **compatible** with surrounding uses **in the neighbourhood**

Technical Information:

+ **Traffic** impact and **parking** requirements
+ **Drainage** and **water** service requirements

Public Input:

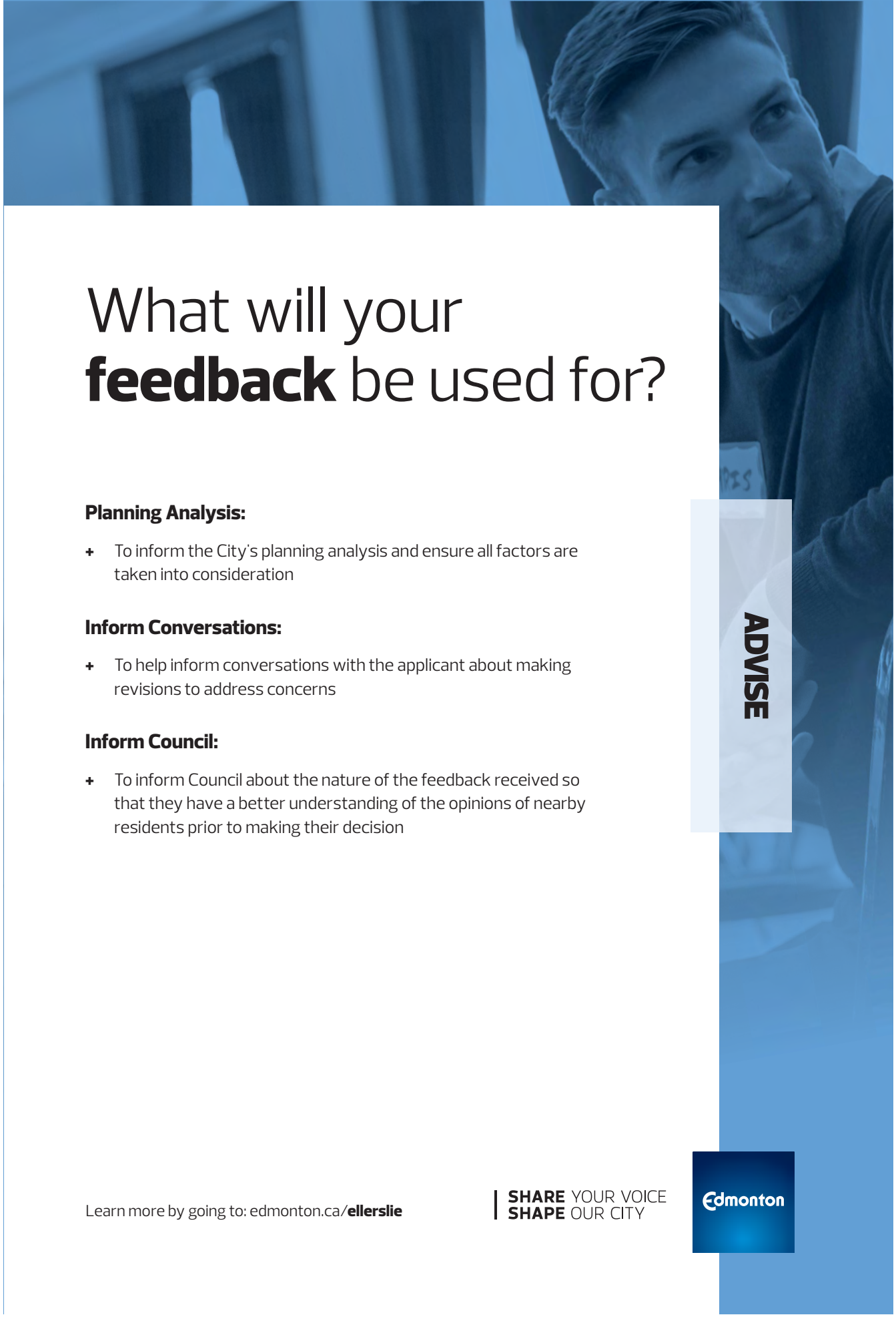
+ **Feedback** from the public will be **summarized** in a report to City Council when the application goes forward

ADVISE

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton



What will your **feedback** be used for?

Planning Analysis:

+ To inform the City's planning analysis and ensure all factors are taken into consideration

Inform Conversations:

+ To help inform conversations with the applicant about making revisions to address concerns

Inform Council:

+ To inform Council about the nature of the feedback received so that they have a better understanding of the opinions of nearby residents prior to making their decision

ADVISE

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

What **happens next**?

A summary of what we heard tonight will be:

+ **Provided** to those who supply their e-mail/mailing address on the sign-in sheet
+ **Posted** on the planning application webpage, on-line at edmonton.ca/ellerslie

When the applicant is ready to take the application to Council:

+ Notice of the **Public Hearing** date will be sent to surrounding property owners
+ You can **register to speak** at Council or listen to the Public Hearing on-line
+ You can **submit written comments** to the City Clerk (city.clerk@edmonton.ca)

You can contact the File Planner any time at:

Brandon Langille
brandon.langille@edmonton.ca
780-496-6209

ADVISE

Learn more by going to: edmonton.ca/**ellerslie**

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton