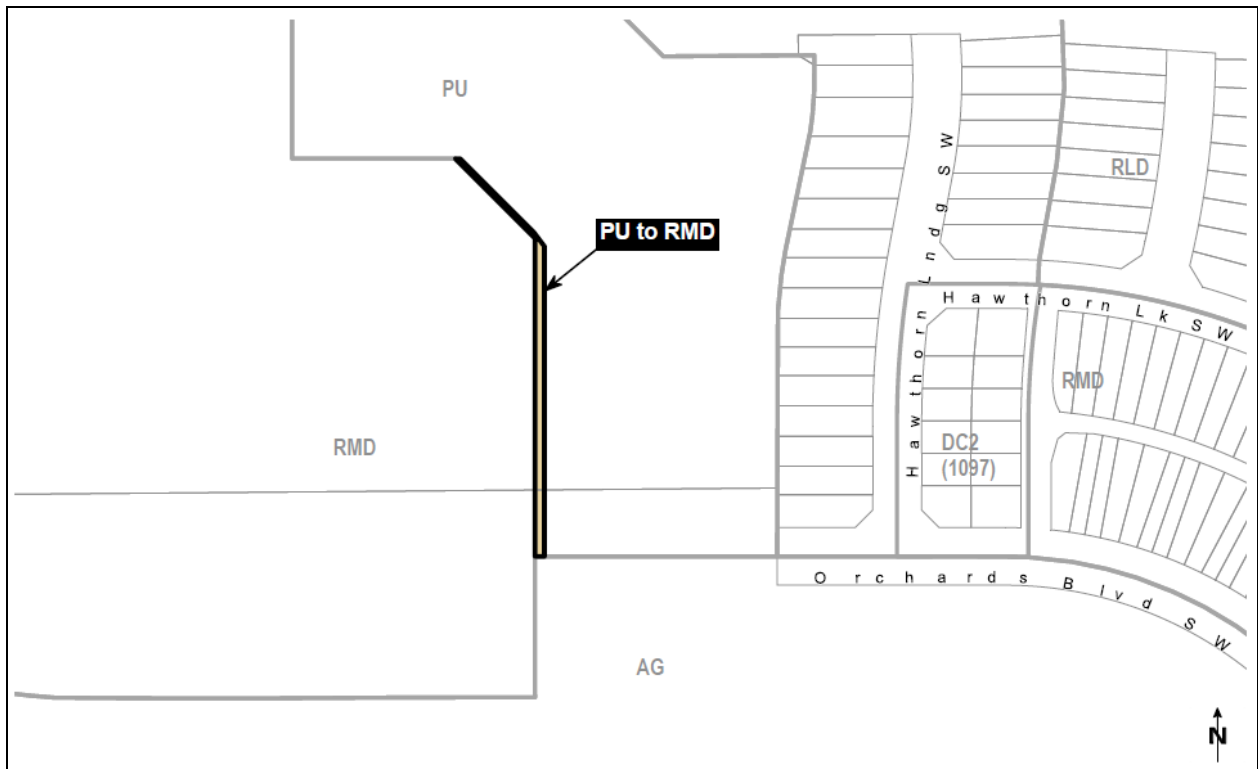




ADMINISTRATION REPORT **REZONING** THE ORCHARDS AT ELLERSLIE

3004 - 66 Street SW and 3861 - 91 Street SW

To allow for a range of low density residential housing



Recommendation: That Charter Bylaw 19777 to amend the Zoning Bylaw from (PU) Public Utility Zone to (RMD) Residential Mixed Dwelling Zone be APPROVED.

Administration is in **SUPPORT** of this application because it:

- will allow for a variety of low density residential uses;
- will be compatible with surrounding and planned land uses; and
- conforms to the Orchards at Ellerslie Neighbourhood Structure Plan.

Report Summary

This rezoning application was accepted from Mike Vivian (Stantec) on March 25, 2021 on behalf of Brookfield Residential. This application proposes to rezone the site from (PU) Public Utility Zone to (RMD) Residential Mixed Dwelling Zone to allow for a range of low density residential housing forms.

The proposal is in alignment with the Orchards Neighbourhood Structure Plan which designates the site for low density residential uses. An associated subdivision application for the subject area is currently under review by Administration. Updated engineering calculations regarding the capacity of the storm pond have revealed that the subject area is not required for municipal storm drainage needs.

The Application

CHARTER BYLAW 19777 proposes to rezone the site from (PU) Public Utility Zone to (RMD) Residential Mixed Dwelling Zone to allow for a range of low density residential housing forms.

Site and Surrounding Area

The site is located north of Orchards Boulevard SW and west of Hawthorn Landing SW and is currently undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	• (PU) Public Utility Zone	• Undeveloped
CONTEXT		
North	• (PU) Public Utility Zone	• Storm Water Management Facility
East	• (PU) Public Utility Zone	• Storm Water Management Facility
South	• (AG) Agricultural Zone	• Undeveloped
West	• (RMD) Residential Mixed Dwelling Zone	• Undeveloped land

Planning Analysis

The rezoning area is located within the Ellerslie Area Structure Plan (ASP) and the Orchards at Ellerslie Neighbourhood Structure Plan (NSP). The proposed RMD Zone conforms with the Ellerslie ASP which designates the site for residential uses and conforms with the low density residential designation prescribed for the site in the Orchards at Ellerslie NSP. The proposal supports Objective 3.3.5.3 of Section 3.3.4 of the NSP which encourages a variety of housing types in different forms to meet the needs of different age and income groups.

Technical Review

The proposed rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation & Transit:

Administration from the Transportation and Transit teams support the proposed rezoning application. All required transportation infrastructure will be provided at the subdivision stage. Contributions towards arterial roadway construction will also be required.

Drainage:

Administration from the Drainage team have reviewed the updated capacity calculations and technical analysis and accepted the findings that the identified portion of land is no longer needed for the Stormwater Water Management Facility. Storm and sanitary infrastructure will be provided at the subdivision stage.

EPCOR Water:

EPCOR Water supports the proposed rezoning application and advises that the required infrastructure will be provided at the subdivision stage.

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

Community Engagement

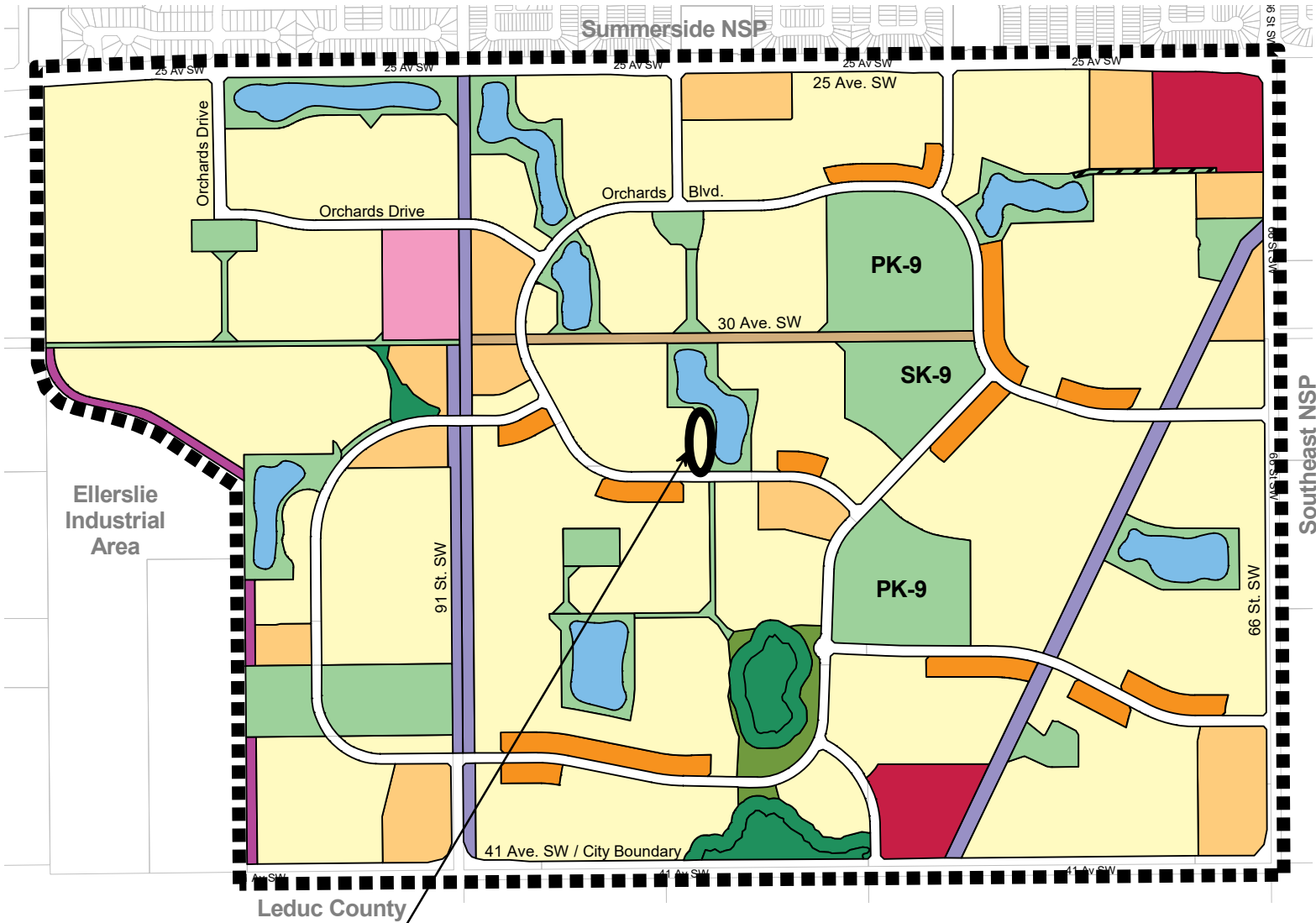
ADVANCE NOTICE April 15, 2021	<ul style="list-style-type: none">• Number of recipients: 154• No responses
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/orchardsatellerslieplanningapplications

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES















- 1 Context Map
- 2 Application Summary



Area of Rezoning

**BYLAW 19360
APPROVED
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan
(as amended)**



- | | | | |
|---|-----------------------------|---|---|
|  | Low Density Residential |  | Natural Area (ER) |
|  | Street Oriented Residential |  | Natural Area (MR) |
|  | Medium Density Residential |  | Open Space (30 Ave.) |
|  | Commercial |  | Transition Area |
|  | Residents Association |  | Stormwater Management Facility |
|  | School / Park / Greenway |  | Utility / Powerline / Pipeline Corridor |
|  | Greenway (PUL) |  | 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19777
Location:	North of Orchards Boulevard SW; and West of Hawthorn Landing SW
Addresses:	3004 - 66 Street SW; and 3861 - 91 Street SW
Legal Descriptions:	a portion of Lot A, Block 1, Plan 1821095; and a portion of Lot 2, Block 2, Plan 0625035
Site Area:	N/A
Neighbourhood:	The Orchards at Ellerslie
Notified Community Organization:	Summerside Community League
Applicant:	Mike Vivian; Stantec

PLANNING FRAMEWORK

Current Zone:	(PU) Public Utility Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) Ellerslie Area Structure Plan (ASP)
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination