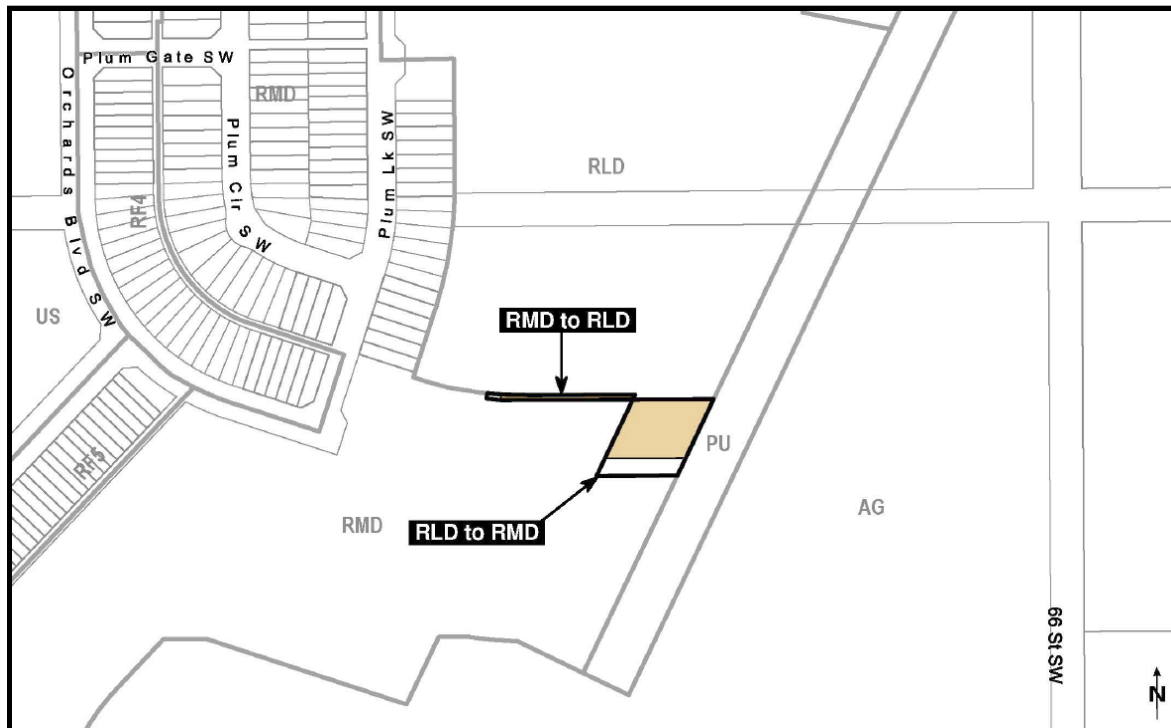




ADMINISTRATION REPORT **REZONING** The Orchards At Ellerslie

3004 - 66 Street SW

To allow for a range of low density residential development.



Recommendation: That Charter Bylaw 19886 to amend the Zoning Bylaw from (RLD) Residential Low Density Zone and (RMD) Residential Mixed Dwelling Zone to (RMD) Residential Mixed Dwelling Zone and (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will be compatible with existing and planned surrounding land uses; and
- it conforms to The Orchards at Ellerslie Neighbourhood Structure Plan.

Report Summary

This application was accepted from Stantec Consulting Ltd., on behalf of Brookfield Residential Ltd., on June 28, 2021. The application proposes to rezone a portion of Lot A, Block 1, Plan 1821095 from (RLD) Residential Low Density Zone and (RMD) Residential Mixed Dwelling Zone to (RMD) Residential Mixed Dwelling Zone and (RLD) Residential Low Density Zone.

The proposal conforms to The Orchards at Ellerslie Neighbourhood Structure Plan which designates the site for Low Density Residential and Street Oriented Residential development and is in alignment with the City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries.

The Application

CHARTER BYLAW 19886 proposes to rezone a portion of Lot A, Block 1, Plan 1821095 from RLD and RMD to RMD and RLD. The proposed rezoning is to adjust the zoning boundaries to align with a subdivision application that is currently under review by Administration.

The RMD Zone allows a range of dwelling types and densities including Single Detached, Semi-detached and opportunities for Row Housing. The RLD Zone allows a range of low-density housing and flexibility of lot sizes to accommodate a mix of housing types.

This proposal conforms with The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) which designates the land for Low Density Residential and is in alignment with the City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries

An associated subdivision application affecting this site (LDA21-0266), proposing to create 60 single detached residential lots, 34 semi-detached residential lots and one Public Utility lot, has been reviewed by Administration.

Site and Surrounding Area

The subject site is located west of 66 Street SW and south of Orchards Road SW. The site is undeveloped.

EXISTING ZONING		CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RLD) Residential Low Density Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RLD) Residential Low Density Zone 	<ul style="list-style-type: none"> • Undeveloped land
East	<ul style="list-style-type: none"> • (PU) Public Utility Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Pipeline right-of-way • Undeveloped land
South	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land
West	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (RF5) Row Housing Zone • (RF4) Semi-Detached Residential Zone 	<ul style="list-style-type: none"> • Undeveloped land • Row Housing • Semi-detached Housing

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the subject area from RLD and RMD to RMD and RLD respectively. The RMD Zone allows a range of dwelling types and densities including Single Detached, Semi-detached and opportunities for Row Housing. The RLD Zone allows a range of low-density housing and lot sizes to accommodate a mix of housing types.

The lands to the north, south and west of the site are currently being developed for low and medium density residential development including Single and Semi-detached housing. The proposed RLD and RMD zones are compatible with the existing and future surrounding development.

PLANS IN EFFECT

The subject site is within The ***Orchards at Ellerslie Neighbourhood Structure Plan*** (NSP) which designates the area for Low Density Residential and Street Oriented Residential development. The proposal conforms with the NSP.

The proposed rezoning aligns with the ***City Plan*** by accommodating future growth to a population of 1.25 million within Edmonton's existing boundaries.

Technical Review

TRANSPORTATION AND TRANSIT

Administration supports the proposed rezoning and advises the following:

- All required infrastructure and payment of Arterial Roadway Assessments will be completed through existing and future subdivision approvals.
- Orchards Boulevard and 66 Street SW are future transit collectors.

DRAINAGE

Administration supports the proposed rezoning and advises the following:

- Permanent sanitary and storm servicing for the subject area will be provided in accordance with the accepted Orchards Neighbourhood Design Reports.
- Payment of applicable assessments will be required at the time of subdivision.

EPCOR WATER

All requirements, including construction of a watermain, have been addressed through the approval of subdivision application LDA21-0266.

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

Community Insights

ADVANCE NOTICE July 26, 2021	<ul style="list-style-type: none">• Number of recipients: 365• No responses were received
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none">• N/A

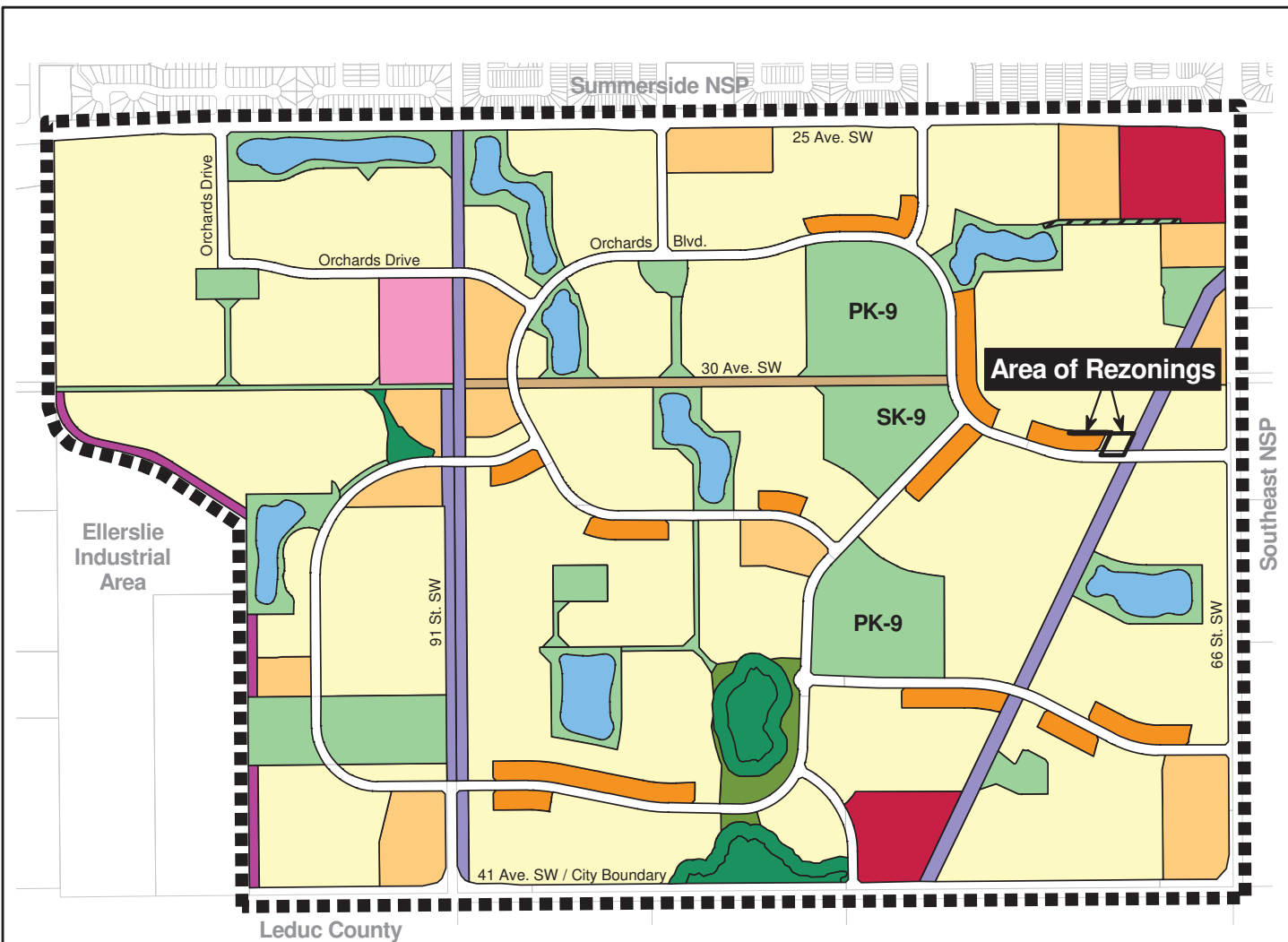
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/orchardsatellerslieplanningapplications
----------------	---

Conclusion

Administration recommends that this application be **APPROVED**.















APPENDICES

- 1 Context Map
- 2 Application Summary



**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:	19886
Location:	West of 66 Street SW; and South of Orchards Road SW
Address:	3004 - 66 Street SW
Legal Description(s):	Portion of Lot A, Block 1, Plan 1821095
Site Area:	0.19 hectares
Neighbourhood:	The Orchards At Ellerslie
Notified Community Organization(s):	Summerside Community League
Applicant:	Mike Vivian of Stantec Consulting Ltd. on behalf of Brookfield Residential Ltd.

PLANNING FRAMEWORK

Current Zones:	(RLD) Residential Low Density Zone; and (RMD) Residential Mixed Dwelling Zone
Proposed Zones:	(RMD) Residential Mixed Dwelling Zone; and (RLD) Residential Low Density Zone
Plan(s) in Effect:	The Orchards at Ellerslie Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Gilbert Quashie-Sam
Tim Ford
Development Services
Planning Coordination