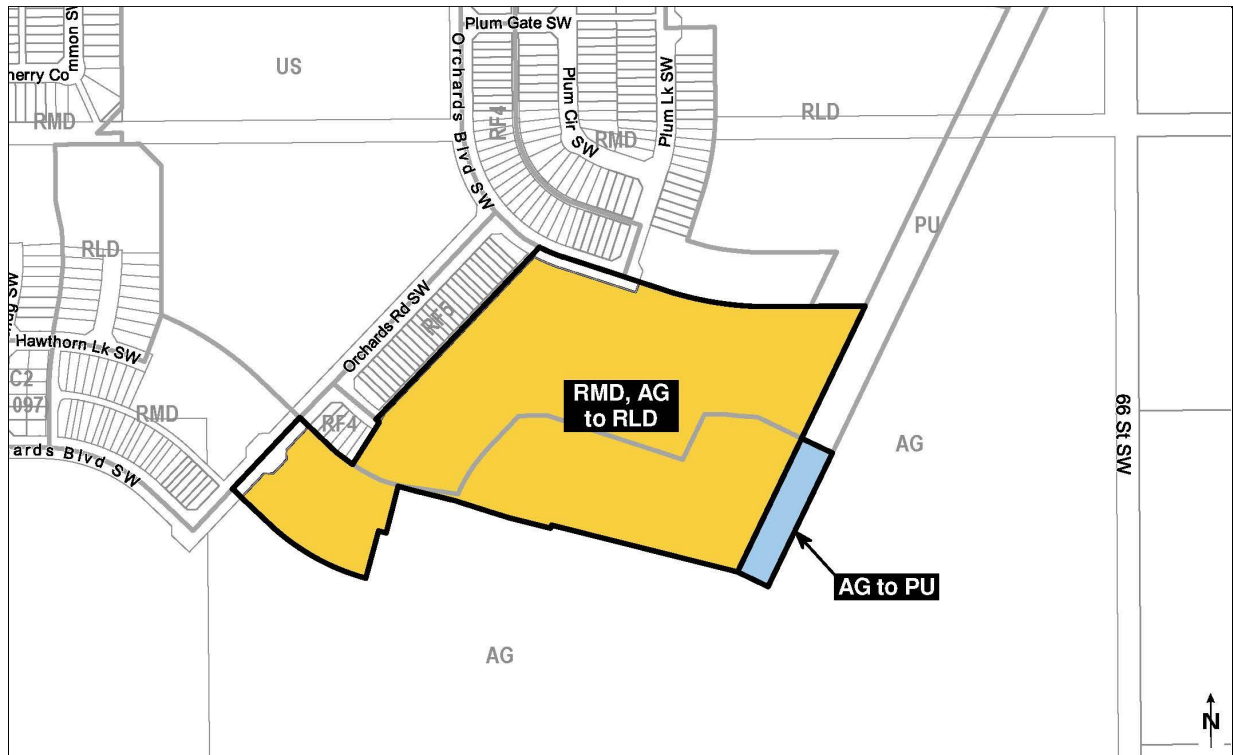




ADMINISTRATION REPORT **REZONING** ORCHARDS AT ELLERSLIE

3004 - 66 Street SW

To allow for low density residential development and protection of a public utility corridor.



Recommendation: That Charter Bylaw 19915 to amend the Zoning Bylaw from (AG) Agricultural Zone & (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone & (PU) Public Utility 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 August 4, 2021. The application proposes to rezone a portion of Lot A, Block 1, Plan 1821095 from (AG) Agricultural Zone & (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone & (PU) Public Utility Zone.

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

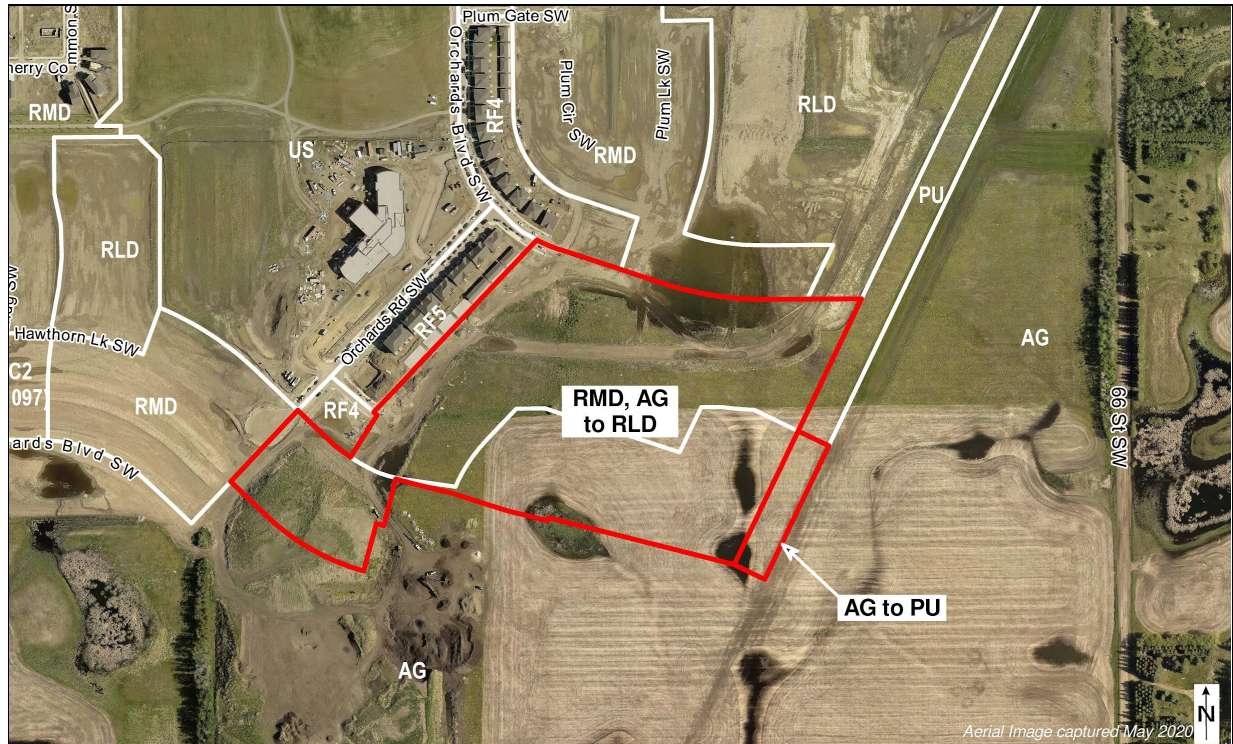
The Application

CHARTER BYLAW 19915 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone & (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone & (PU) Public Utility Zone. The proposed RLD Zone would allow for a variety of low density housing, and the PU Zone will apply the appropriate zoning to the pipeline utility corridor.

Site and Surrounding Area

The subject site is located west of 66 Street SW and southeast of Orchards Road SW. The site is currently undeveloped and is primarily surrounded by other undeveloped land that is intended for low density residential uses. A pipeline corridor transecting the neighbourhood is located to the north and will continue through the site to the south west as the neighbourhood continues to develop.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RLD) Residential Low Density Zone • (RMD) Residential Mixed Dwelling Zone • (RF4) Semi-Detached Residential Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land • Semi-detached Housing
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"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • 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 • Undeveloped land



AERIAL VIEW OF APPLICATION AREA

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the subject area from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone & (PU) Public Utility Zone. The RLD Zone allows a range of low-density housing and lot sizes to accommodate a mix of low density housing types.

The surrounding land is planned to accommodate low density residential uses and a pipeline corridor with row housing buildings adjacent to the site to the north west. The proposed RLD and PU zones are compatible with the existing and future development in the neighbourhood.

RMD & RPL COMPARISON SUMMARY

	RMD <i>Current</i>	RLD <i>Proposed</i>
Principal Building	Single Detached, Semi-detached & Row Housing	Single Detached Housing
Height	10.0 m - 12.0 m ^x	10.0 m

Site Coverage	45% - 55%	50% - 55%
Minimum Setbacks and Stepbacks		
Front Setback	3.0 m - 4.5 m	3.0 m - 5.5 m
Interior Side Setback	1.2 m ^Y	1.2 m ^Y
Flanking Side Setback	3.0 m - 4.5 m	2.4 - 4.5 m
Rear Setback	7.5 m	7.5 m ^Z
<p>Notes:</p> <p>^X Row Housing is permitted up to a maximum height of 12.0 m. A maximum height of 10.0 m is permitted for all other uses.</p> <p>^Y Zero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m.</p> <p>^Z Rear setback may be reduced to 4.5 metres for corner sites.</p>		

PLANS IN EFFECT

The subject site is within the ***Orchards at Ellerslie NSP*** which designates the area for Low Density Residential and Utility/Powerline/Pipeline Corridor. The proposal conforms with the intent of the NSP.

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

Technical Review

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

Community Engagement

ADVANCE NOTICE September 8, 2021	<ul style="list-style-type: none"> • Number of recipients: 159 • No responses were received
WEBPAGE	edmonton.ca/orchardsatellerslieplanningapplications

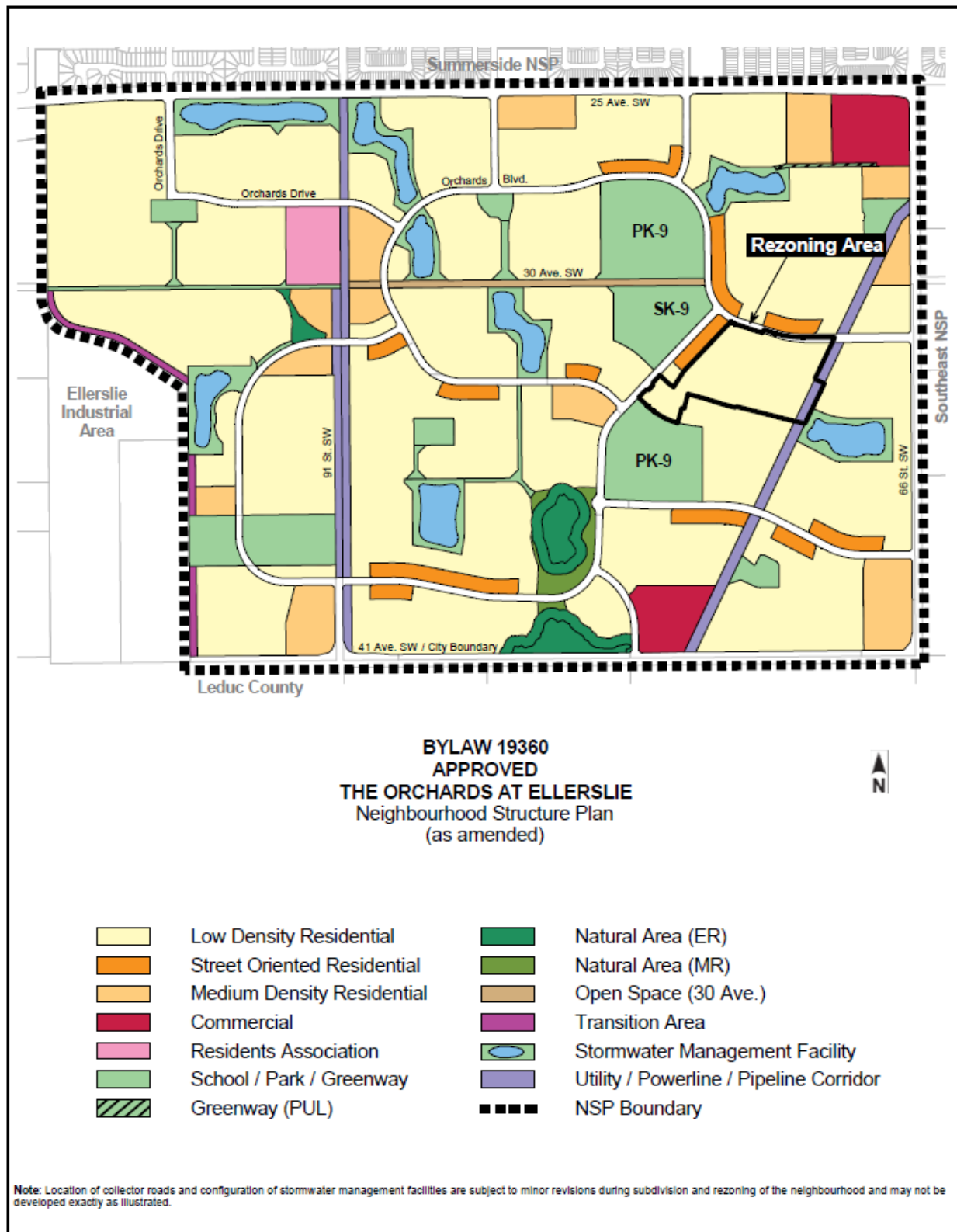
Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

CONTEXT PLAN MAP



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19915
Location:	West of 66 Street SW; and South of Orchards Boulevard SW
Address:	3004 - 66 Street SW
Legal Description:	Portion of Lot A, Block 1, Plan 1821095
Site Area:	9.2 hectares
Neighbourhood:	The Orchards At Ellerslie
Ward:	Karhiio
Notified Community Organization:	Summerside Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone; and (RMD) Residential Mixed Dwelling Zone
Proposed Zones:	(RLD) Residential Low Density Zone; and (PU) Public Utility Zone
Plan in Effect:	Orchards at Ellerslie Neighbourhood Structure Plan
Historic Status:	None

Written By:	Andrew Sherstone
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination