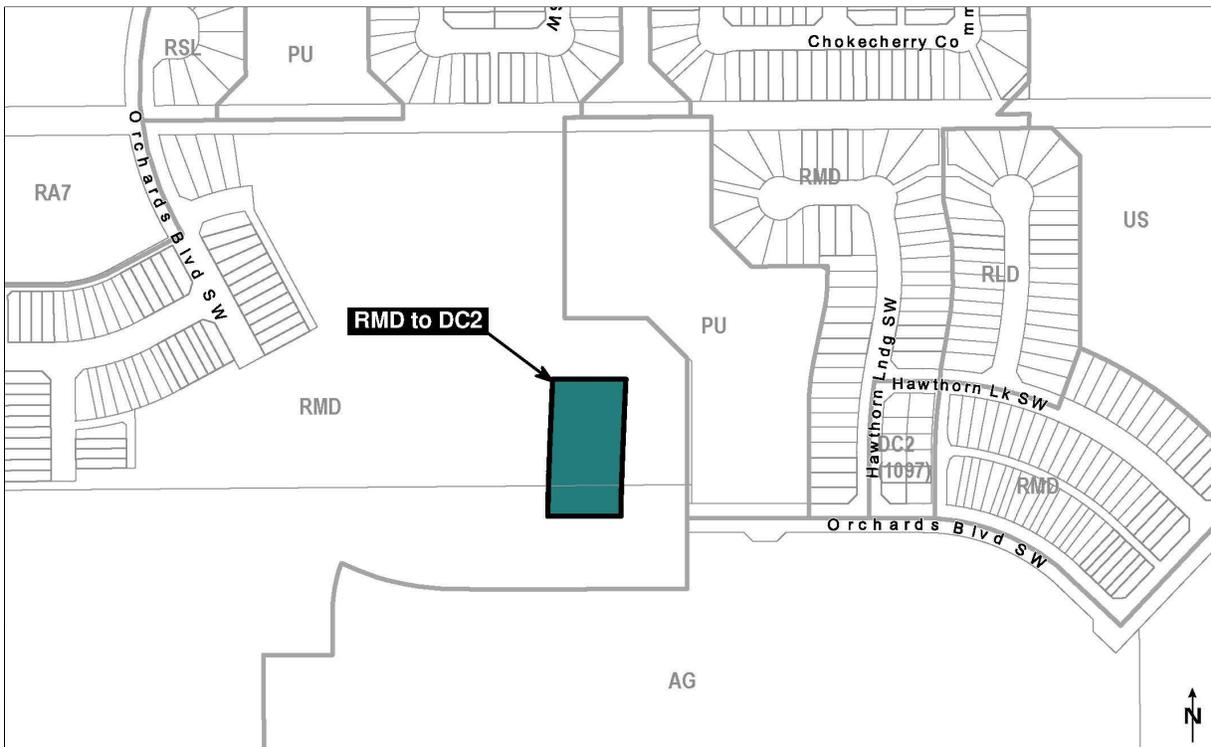




# ADMINISTRATION REPORT **REZONING** ORCHARDS AT ELLERSLIE

## 3004 - 66 Street SW & 3861 - 91 Street SW

To allow for a development of single detached dwellings with decreased site depth, increased height, and increased site coverage.



**Recommendation:** That Charter Bylaw 19965 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to a (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will allow for single detached residential development with a higher density than typically found in suburban contexts; and
- it conforms to The Orchards at Ellerslie Neighbourhood Structure Plan by increasing residential density and providing a variety of housing choices within the neighbourhood.

## Report Summary

This application was accepted from Stantec Consulting Ltd., on behalf of Brookfield Residential Ltd., on August 26, 2021. The application proposes to rezone a portion of Lot A, Block 1 Plan 1821095 and a portion of Lot 2, Block 2, Plan 0625035 from (RMD) Residential Mixed Dwelling Zone to a (DC2) Site Specific Development Control Provision.

The proposed DC2 Provision would allow for the development of single detached dwellings which front the adjacent street and adjacent lane by allowing for sites with decreased site depth, reduced rear yards, increased site coverage, and increased height compared to typical single detached development.

The proposal conforms to The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) which designates the site 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.

## The Application

**CHARTER BYLAW 19965** proposes to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (DC2) Site Specific Development Control Provision. The proposed zoning will allow for the development of single detached dwellings with decreased site depth, increased height, and increased site coverage.

## Site and Surrounding Area

The subject site is located west of Hawthorn Landing SW and north of Orchards Boulevard SW. The site is currently undeveloped and is primarily surrounded by other undeveloped land that is intended for low density residential uses. A stormwater management facility is located northeast of the site and DC2.1097, with similar development rights to that proposed in this application, is located approximately 175 metres to the east.

|                     | <b>EXISTING ZONING</b>  | <b>CURRENT USE</b>   |
|---------------------|---|--|
| <b>SUBJECT SITE</b> | <ul style="list-style-type: none"> <li>(RMD) Residential Mixed Dwelling Zone</li> </ul>   | <ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>   |
| <b>CONTEXT</b>      |   |  |
| North               | <ul style="list-style-type: none"> <li>(RMD) Residential Mixed Dwelling Zone</li> </ul>   | <ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>   |
| East                | <ul style="list-style-type: none"> <li>(RMD) Residential Mixed Dwelling Zone</li> <li>(PU) Public Utility Zone</li> <li>(DC2.1097) Site Specific Development Control Provision</li> </ul> | <ul style="list-style-type: none"> <li>Undeveloped land</li> <li>Stormwater management facility</li> <li>Undeveloped land</li> </ul> |
| South               | <ul style="list-style-type: none"> <li>(RMD) Residential Mixed Dwelling Zone</li> <li>(AG) Agricultural Zone</li> </ul>   | <ul style="list-style-type: none"> <li>Undeveloped land</li> <li>Undeveloped land</li> </ul>   |
| West                | <ul style="list-style-type: none"> <li>(RMD) Residential Mixed Dwelling Zone</li> </ul>   | <ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>   |



AERIAL VIEW OF APPLICATION AREA

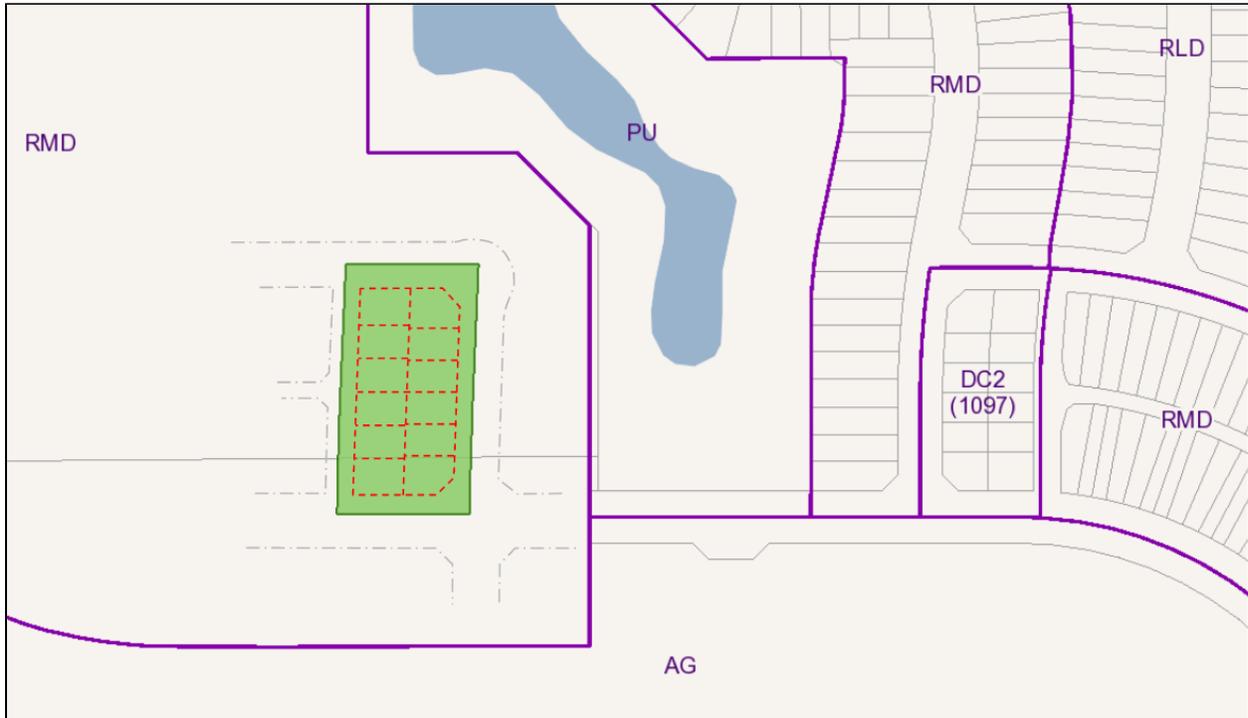
## Planning Analysis

This application proposes to rezone the subject area from (RMD) Residential Mixed Dwelling Zone to a (DC2) Direct Development Control Provision to allow for the development of single detached dwellings with decreased site depth, reduced rear yards, increased site coverage, and increased height compared to typical single detached development.

This application would result in dwellings which both front the future street (to the east) as well as dwellings which front the adjacent lane (to the west) where rear yards or detached garages would typically be located. This results in small rear yards with a minimum depth of 4.0 metres and dwellings which cover a larger proportion of the site. While these sites have reduced amenity areas, a Stormwater Management Facility to the east on Orchard's Boulevard offset this by providing a communal greenspace that can be used by these residents.

While site coverage is much greater than the RMD zone, landscaping for these sites are comparable to the standards found within the Zoning Bylaw for single detached housing. While the sites only require 50% of the landscaping requirements for typical single detached residential dwellings, these lots are 50% smaller than typical single family lots as they front both the street and the lane. As a result the overall landscaping for this area conforms to the standard Zoning Bylaw requirements, but there is an overall reduction in yard space within which to locate the landscaping.

The built form allowed in the proposed DC2 Provision is comparable to that of DC2.1097 located 175 metres to the east which was approved at the February 4, 2020 Public Hearing Council Meeting (see Zoning Comparison Summary table below). While these are comparable, it should be noted that the proposed DC2 Provision requires a moderately larger site area and side setbacks which will result in slightly larger yards and separation between buildings.



APPLICATION AREA (GREEN) SHOWING THE TENTATIVE SUBDIVISION PLAN (RED) IN RELATION TO THE LOT SIZES AND ORIENTATIONS OF DC2.1097 AS WELL AS TYPICAL RMD AND RLD LOTS TO THE EAST

The built form permitted within DC2.1097 can be considered experimental in nature as it is not permitted within standard residential zones or found elsewhere within the city. While permits have been obtained for a number of the DC2.1097 properties, construction of this area has not yet been completed.

While an assessment of the completed built form of DC2.1097 would be typical prior to supporting new applications for similar development, it is recognized that the impacts of this DC2 Provision are isolated due to the small scale of the proposal and the undeveloped residential context of this portion of the neighbourhood. As a result, Administration has supported this application on a similar basis to DC2.1097 with the expectation that future applications for this built form would require an analysis of completed construction on one of these two sites.

**RLD & DC2 COMPARISON SUMMARY**

| <b>Regulation</b>   | <b>RMD<br/>Current</b> | <b>DC2.1097<br/>Comparable Zoning</b> | <b>DC2<br/>Proposed</b> |
|---|------------------------|---------------------------------------|-------------------------|
| <b>Max Height</b>   | 10.0 - 12.0 m          | 13.0 m                                | 13.0 m                  |
| <b>Min Site Area</b>  | 247 m <sup>2</sup>     | 150 m <sup>2</sup>                    | 198 m <sup>2</sup>      |
| <b>Max Site Coverage</b>  | 45 - 55%               | 60%                                   | 60%                     |
| <b>Min Site Depth</b>   | 30.0 m                 | 15.0 m                                | 18.0 m                  |
| <b>Minimum Setbacks and Stepbacks</b>   |                        |                                       |                         |
| <b>Front Setback</b>  | 4.5 m <sup>Z</sup>     | 2.0 m                                 | 2.0 m                   |
| <b>Interior Side Setback</b>  | 1.2 m <sup>Y</sup>     | 1.2 m <sup>Y</sup>                    | 1.2 m <sup>A</sup>      |
| <b>Flanking Side Setback</b>  | 1.2 m <sup>Z</sup>     | 2.4 m                                 | 2.4 m                   |
| <b>Rear Setback</b>   | 7.5 m <sup>B</sup>     | 4.0 m                                 | 4.0 m                   |
| Notes:  |                        |                                       |                         |
| <sup>Z</sup> Front setbacks for corner sites vary from 3.0 m to 4.5 m depending on street typology and building orientation.  |                        |                                       |                         |
| <sup>Y</sup> 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.          |                        |                                       |                         |
| <sup>Z</sup> Flanking side setbacks for vary from 1.2 m to 4.5 m depending on street typology and building orientation.   |                        |                                       |                         |
| <sup>A</sup> A form of zero lot line development is permitted within this zone which would allow for an interior side setback of 0.6 m where the other side setback is a minimum of 1.2 m |                        |                                       |                         |
| <sup>B</sup> Rear setback may be reduced to 4.5 metres for corner sites.  |                        |                                       |                         |

**PLANS IN EFFECT**

The subject site is within the **Orchards at Ellerslie NSP** which designates the area for Low Density Residential. 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.

An associated subdivision affecting land in this area is currently under review that will determine site and servicing requirements at future stages of development.

## Community Insights

|  |   |
|--|---|
| <b>PRE-APPLICATION NOTIFICATION</b><br>July 31, 2021 | <ul style="list-style-type: none"><li>• Number of recipients: 83</li></ul> <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"><li>• One response was received requesting more information on the application.</li></ul> |
| <b>ADVANCE NOTICE</b><br>November 8, 2021            | <ul style="list-style-type: none"><li>• Number of recipients: 83</li><li>• No responses were received</li></ul>   |
| <b>WEBPAGE</b>                                       | <a href="http://edmonton.ca/orchardsatellerslieplanningapplications">edmonton.ca/orchardsatellerslieplanningapplications</a>  |

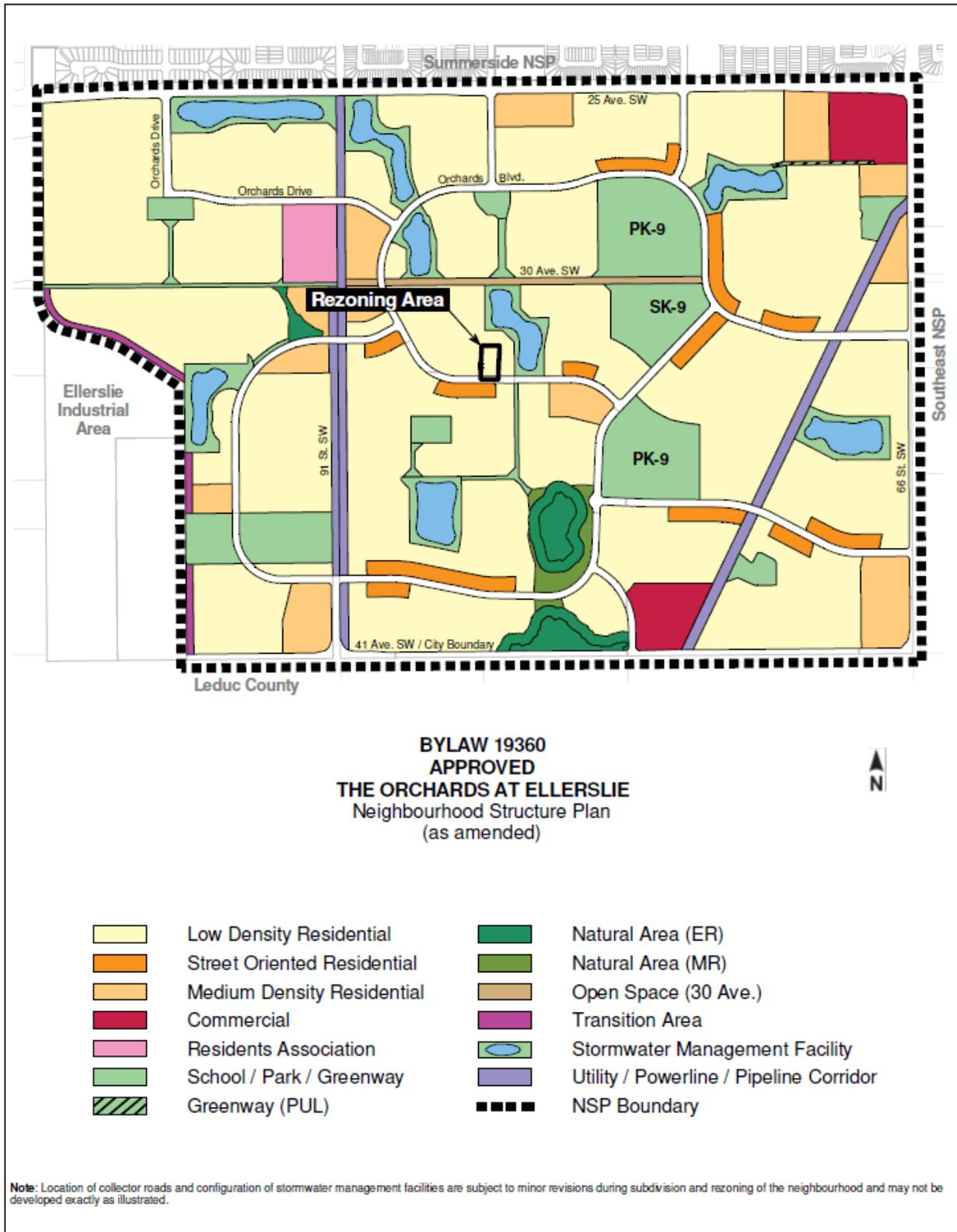
## Conclusion

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:                   | 19965  |
| Location:                        | West of 66 Street SW; and<br>North of Orchards Boulevard SW                        |
| Address:                         | 3004 - 66 Street SW<br>3861 - 91 Street SW   |
| Legal Description:               | Portion of Lot A, Block 1, Plan 1821095<br>Portion of Lot 2, Block 2, Plan 0625035 |
| Site Area:                       | 0.48 hectares  |
| Neighbourhood:                   | The Orchards At Ellerslie  |
| Ward:                            | Karhiio  |
| Notified Community Organization: | Summerside Community League  |
| Applicant:                       | Stantec Consulting Ltd.  |

### PLANNING FRAMEWORK

|                  |  |
|------------------|--|
| Current Zones:   | (RMD) Residential Mixed Dwelling Zone              |
| Proposed Zones:  | (DC2) Site Specific Development Control Provision  |
| 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 |