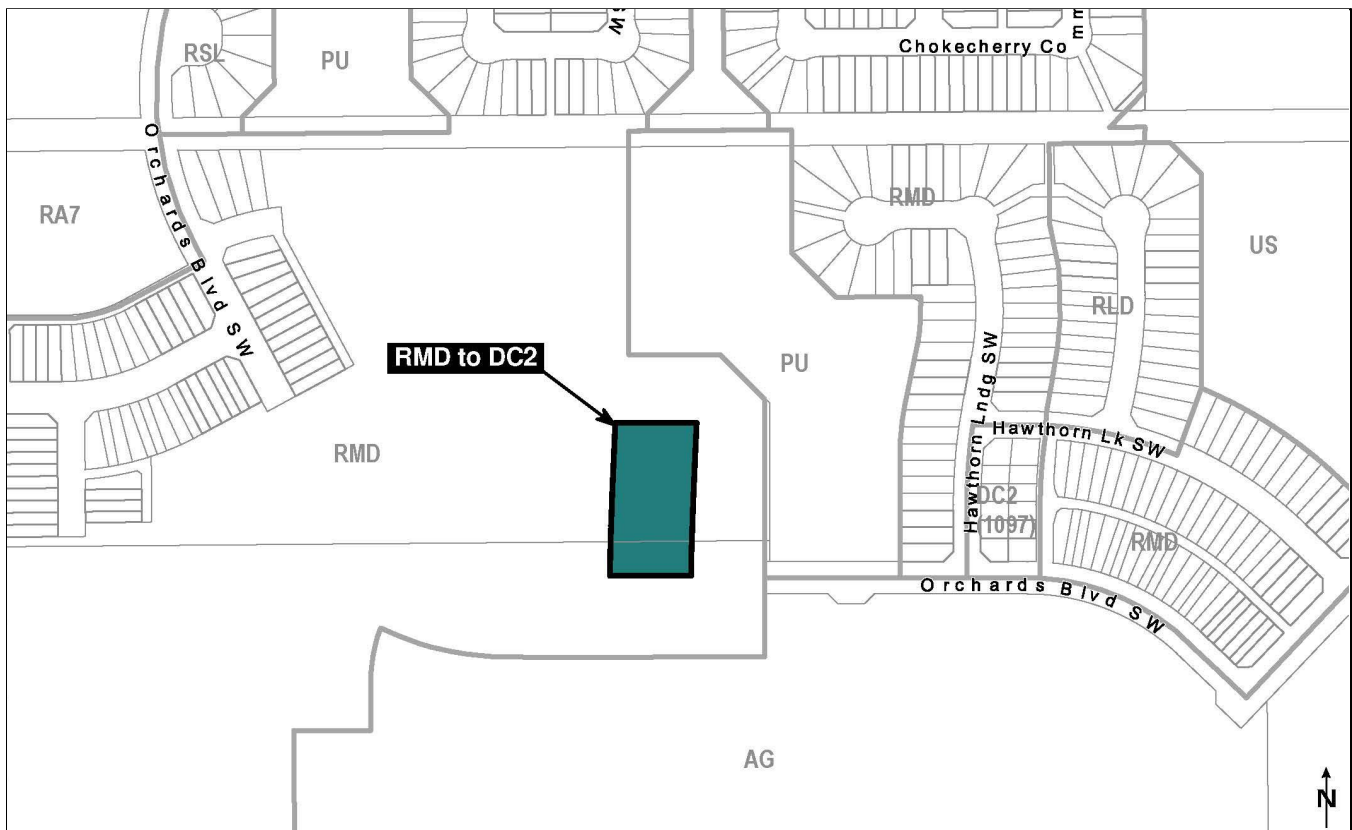


3004 - 66 Street SW & 3861 - 91 Street SW

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.

Application Summary

CHARTER BYLAW 19965 will amend the Zoning Bylaw, as it applies to the subject site, 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. The proposed amendment conforms with The Orchards at Ellerslie Neighbourhood Structure Plan, and aligns with City Plan.

This application was accepted on August 26, 2021, from Stantec Consulting Ltd., on behalf of Brookfield Residential Ltd..

This proposal aligns with the goals and policies of CityPlan (MDP) facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed zone conforms to The Orchards at Ellerslie Neighbourhood Structure Plan, and no responses were received to the advance notification.

The Basic Approach included the following techniques (outline which techniques were used in your file):

Pre-application Notification, July 31, 2021

As reported by applicant:

- Number of recipients: 83
- Number of responses requesting more information: 1

Advance Notice, November 8, 2021

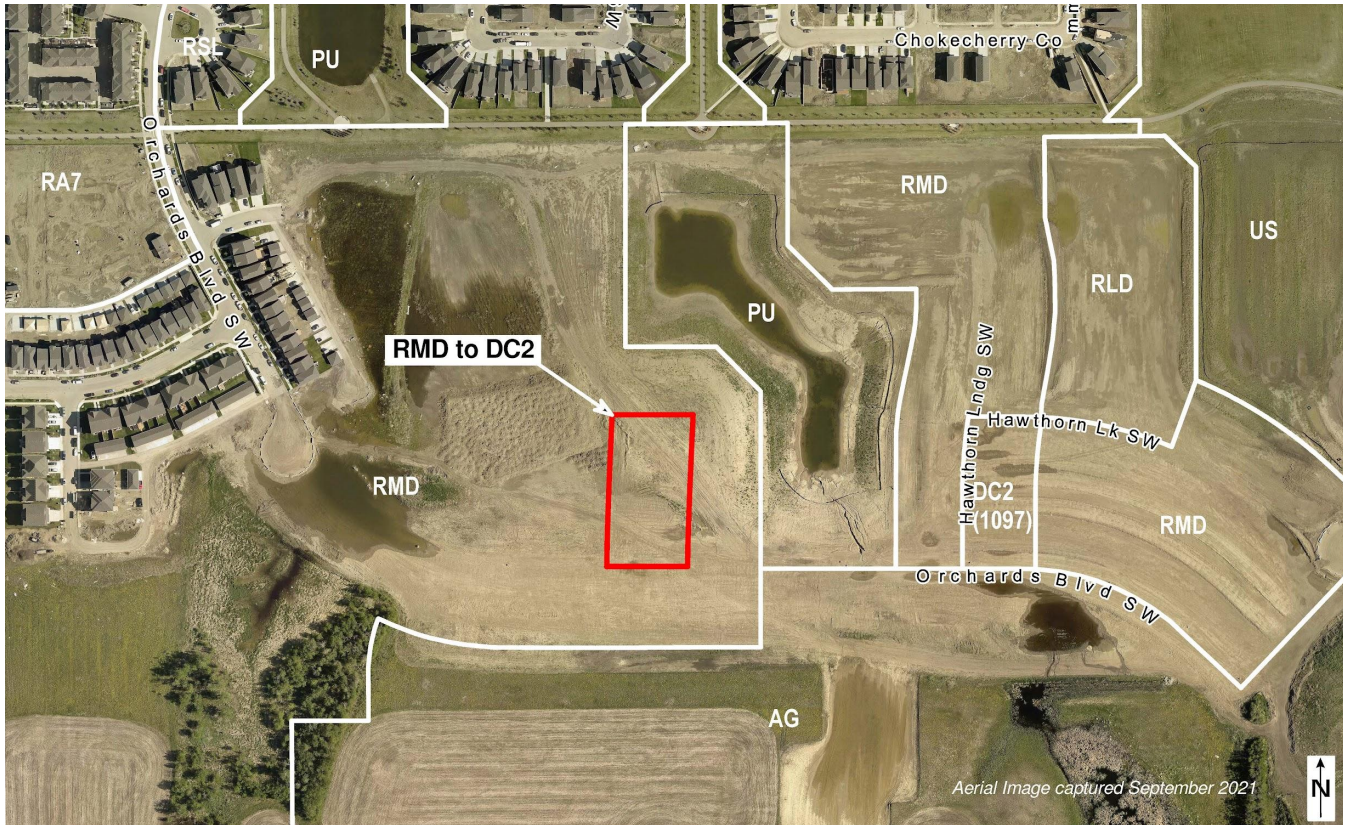
- Number of recipients: 83
- Number of responses: 0

Webpage

- edmonton.ca/orchardsatellerslieplanningapplications

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.



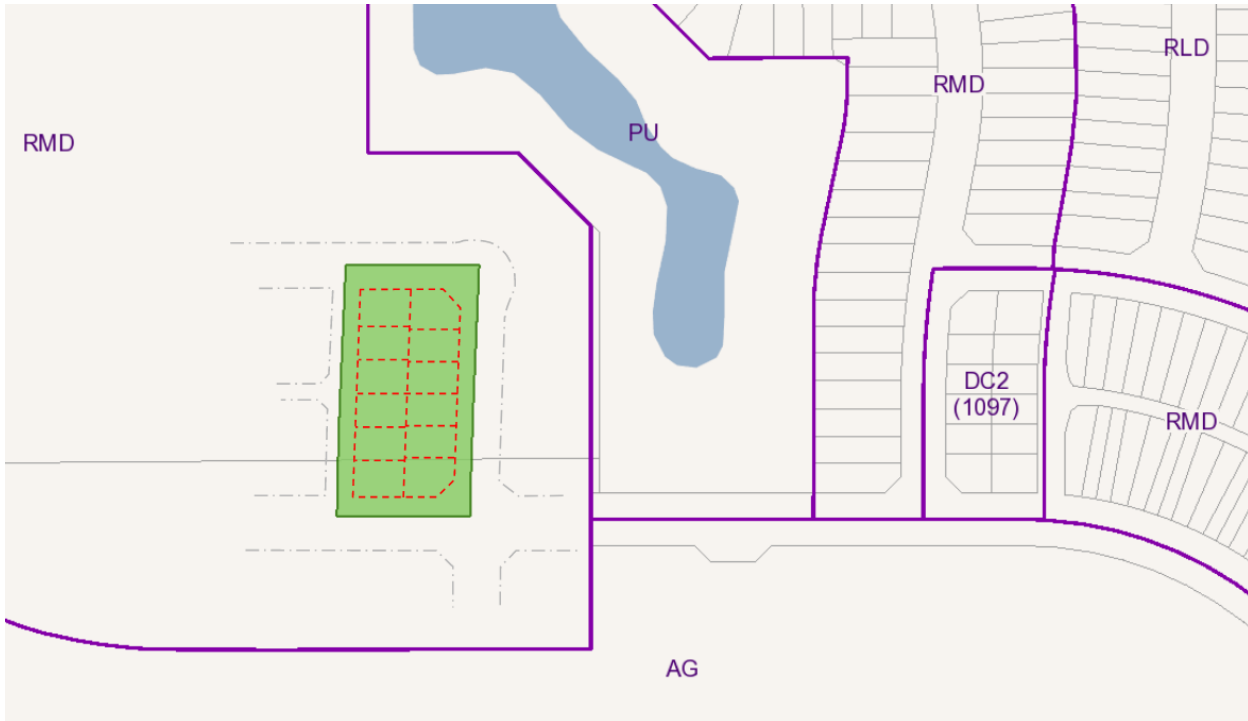
Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Undeveloped land
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped land
East	(RMD) Residential Mixed Dwelling Zone (DC2.1097) Site Specific Development Control Provision (PU) Public Utility Zone	Undeveloped land Undeveloped land Stormwater management facility
South	(RMD) Residential Mixed Dwelling Zone (AG) Agricultural Zone	Undeveloped land Undeveloped land
West	(RMD) Residential Mixed Dwelling Zone	Undeveloped land

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 Orchards Boulevard offset this by providing a communal greenspace that can be used by these residents.



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

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.

Zoning Comparison Summary

	RMD Current	DC2.1097 Comparable	DC2 Proposed
Maximum Height	10.0 - 12.0 m	13.0 m	13.0 m
Minimum Site Area	247 m ²	150 m ²	198 m ²
Maximum Site Coverage	45 - 55%	60%	60%
Minimum Front Setback	4.5 m ¹	2.0 m	2.0 m
Minimum Interior Side Setback	1.2 m ²	1.2 m ²	1.2 m ³
Minimum Flanking Side Setback	1.2 m ⁴	2.4 m	2.4 m
Minimum Rear Setback	7.5 m ⁵	4.0 m	4.0 m

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.

¹ Front setbacks for corner sites vary from 3.0 m to 4.5 m depending on street typology and building orientation.

² 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.

³ 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

⁴ Flanking side setbacks for vary from 1.2 m to 4.5 m depending on street typology and building orientation.

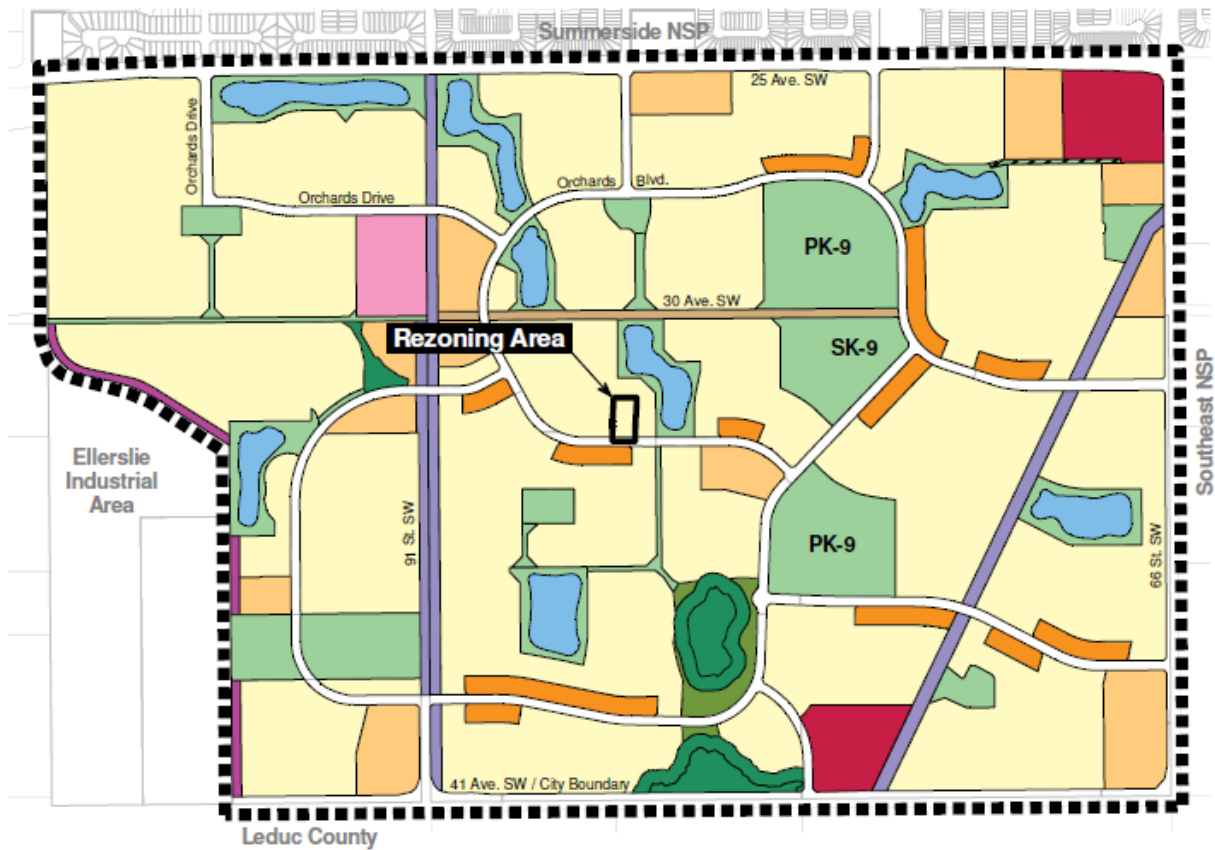
⁵ Rear setback may be reduced to 4.5 metres for corner sites.

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

Appendices















- 1 Context Plan Map
- 2 Application Summary

Context Plan Map



**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:	19965
Location:	West of 66 Street SW; and North of Orchards Boulevard SW
Addresses:	3004 - 66 Street SW 3861 - 91 Street SW
Legal Descriptions:	Portion of Lot A, Block 1, Plan 1821095 Portion of Lot 2, Block 2, Plan 0625035
Site Area:	0.48 hectares
Neighbourhood:	The Orchards at Ellerslie
Ward:	Karhiio
Notified Community Organization(s):	Summerside Community League
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zone(s) and Overlay(s):	(RMD) Residential Mixed Dwelling Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Orchards at Ellerslie Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Andrew Sherstone
Tim Ford
Development Services
Planning Coordination