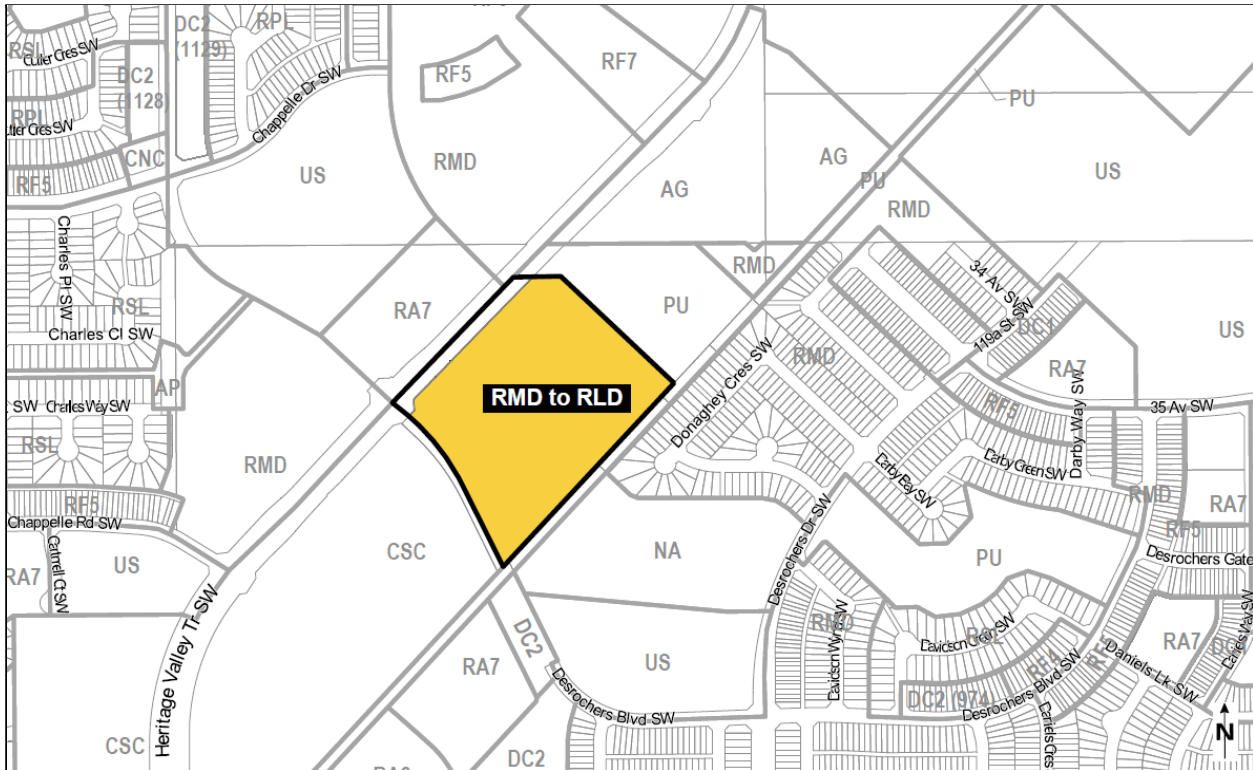


Administration Report Desrochers

Edmonton

3303 - 141 Street SW

To rezone land for low density residential development.



Recommendation: That **Charter Bylaw 20056** to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it conforms with the Desrochers Neighbourhood Area Structure Plan; and
- it will be compatible with existing and planned surrounding land uses.

Application Summary

CHARTER BYLAW 20056 proposes to rezone a portion of the SW-13-51-25-4 from RMD to RLD for the purpose of developing low density housing. The proposal conforms with the Desrochers Neighbourhood Area Structure Plan (NASP) which designates the site for Low Density Residential development. The proposal also aligns with the City Plan.

This application was accepted from Stantec Consulting Ltd., on behalf of HV Nine Ltd., on December 22, 2021.

Community Insights

Administration applied a Basic Approach to seek public feedback about this application because:

- the proposed change in land use will be nominal;
- the proposal conforms to the statutory plan (NASP); and
- no responses were received from the Advance Notice postcard.

The Basic Approach included the following

- Information on the application was added to the City of Edmonton's website; and
- An Advance Notice postcard was sent to surrounding property owners within a 60 meter radius and community leagues.

Further details of the Advance Notice and website are below.

Advance Notice, Sent: January 21, 2022

- Number of recipients: 92
- Number of responses with concerns: 0

Webpage

- edmonton.ca/desrochersplanningapplications

No formal feedback or position was received from the Blackmud Creek Community League and the Chappelle Community League at the time this report was written.

Site and Surrounding Area

The site is located east of Heritage Valley Trail SW and north of 41 Avenue SW in the Desrochers neighbourhood. It is approximately 7.22 hectares in area and is undeveloped.



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 (RA7) Low Rise Apartment Zone	Undeveloped land Undeveloped land
East	(PU) Public Utility Zone (NA) Natural Areas Protection Zone (RMD) Residential Mixed Dwelling Zone (PU) Public Utility Zone	Pipeline right of way Treestand Low Density Housing Stormwater management facility
South	(RA7) Low Rise Apartment Zone (CSC) Shopping Centre Zone (PU) Public Utility Zone (DC2.1123) Direct Control Zone	Undeveloped land Undeveloped land Pipeline right of way Undeveloped land (future residential)
West	(RMD) Residential Mixed Dwelling Zone (RA7) Low Rise Apartment Zone	Undeveloped land Undeveloped land

Planning Analysis

Plans in Effect

The proposal to rezone the subject site conforms with the **Desrochers Neighbourhood Area Structure Plan (NASP)** which designates the site for Low Density Residential development. The proposed rezoning aligns with the **City Plan** by accommodating future growth to a population threshold of 1.25 million within Edmonton’s existing boundaries.

Land Use Compatibility

The application to rezone the subject site from RMD to RLD was submitted in conjunction with an associated proposed subdivision application (LDA21-0084). The RLD Zone allows a range of low-density housing to accommodate a mix of housing types. The associated subdivision application proposes to create 163 single detached residential lots and is currently under review by Administration.

With the exception of a treed natural area, a stormwater management facility and a pipeline right of way to the east; and a commercial site in the south, all areas and parcels surrounding the subject site are zoned for residential uses. The commercial site and natural area will serve the residents of the general area and subject site. The pipeline right of way east of the site is occupied by Atco Gas pipelines. Administration's Risk Assessment unit has determined that the subject site is not impacted by any sources of risk from the pipelines and has no concerns.

The proposed RLD Zone will be compatible with the existing and future surrounding development.

RMD & RLD Comparison Summary

The differences in zones are shown by red text.

	RMD (Current)	RLD (Proposed)
Principal Use	Low Density Housing	Low Density Housing
All Uses in both Zones are identical except for:	Row Housing	Duplex Housing Lodging Houses
Development Regulations		
Total Site Coverage	45% to 55%	50% to 55%
Height	10 m 12.0 m (Row Housing)	10 m
Minimum Site Width	5.0 m to 7.6 m	No minimum
Minimum Site Depth	30.0 m	27.0 m

Setbacks		
Front Setback	3.0 m - 5.5 m	3.0 m - 5.5 m
Side Setback	0 m - 4.5 m ^x	0 m - 4.5 m ^x
Rear Setback	7.5m 4.5 m (Corner Site)	7.5m 4.5 m (Corner Site)

^xZero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m

Technical Review

Transportation and Transit

Administration supports the proposed rezoning and advises the following:

- All required infrastructure and Arterial Roadway Assessments will be dealt with at the subdivision stage.
- A future bus stop will be constructed adjacent to the subject site on Heritage Valley Trail.

Drainage

Administration supports the proposed rezoning and advises the following:

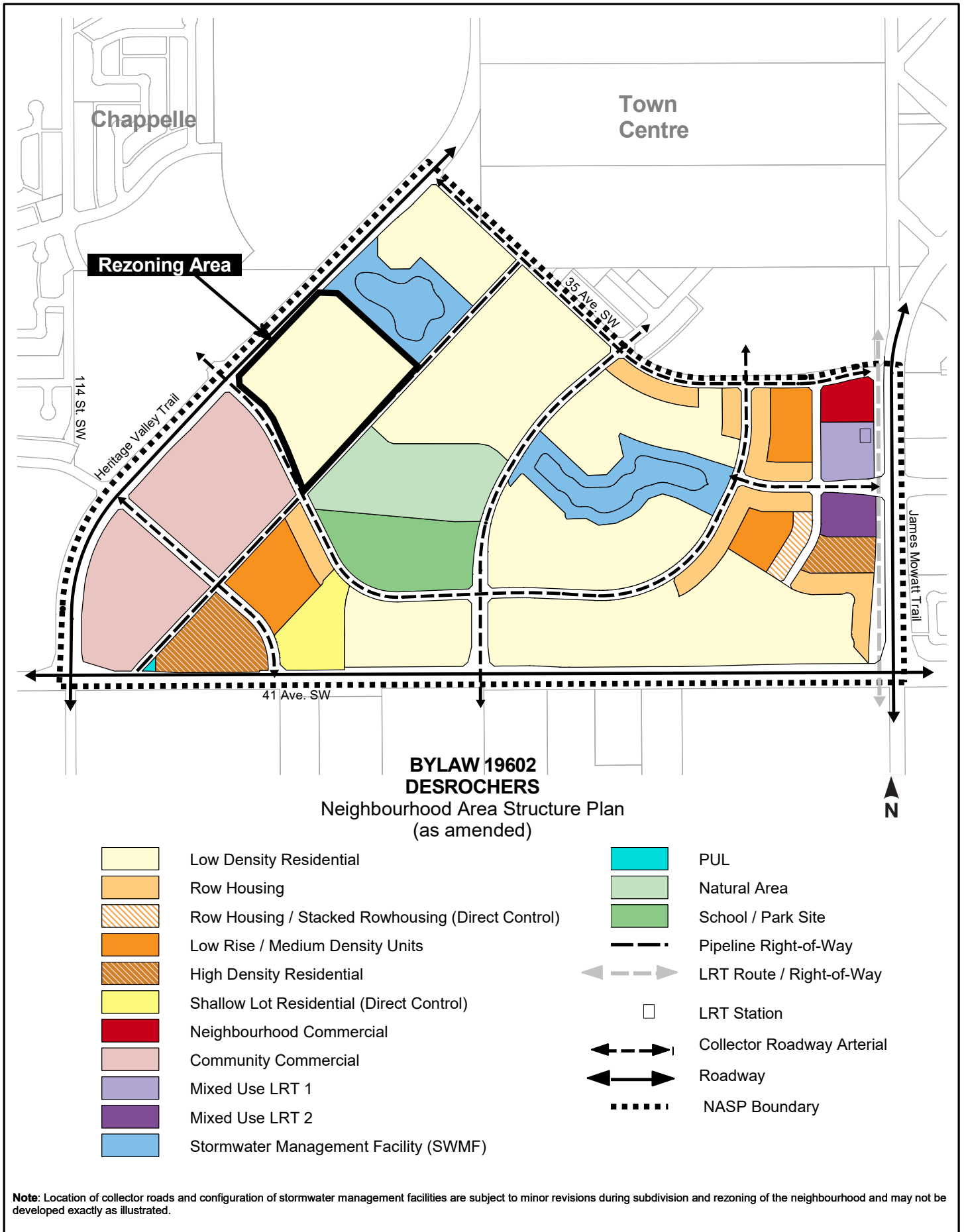
- Permanent sanitary and storm servicing for the subject area will be provided in accordance with the accepted Heritage Valley Neighbourhood Design Report and approved engineering drawings for Desrochers.

EPCOR Water

EPCOR Water supports the proposed rezoning. All requirements, including submission of technical documents and construction of watermains, will be addressed at the subdivision stage. All other comments from affected City Departments and utility agencies have been addressed.

Appendices

- 1 Context Map
- 2 Application Summary



Application Summary

Information

Application Type:	Rezoning
Charter Bylaw(s):	20056
Location:	East of Heritage Valley Trail SW and north of 41 Avenue SW
Address(es):	3303 - 141 Street SW
Legal Description(s):	A portion of the SW-13-51-25-4
Site Area:	7.22 hectares
Neighbourhood:	Desrochers
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organization(s):	The Blackmud Creek Community League The Chappelle 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):	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Desrochers Neighbourhood Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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Tim Ford
Development Services
Planning Coordination