

3004 – 66 Street SW and 2704 – 66 Street SW

To rezone land for low and medium density residential development, The Orchards at Ellerslie.



Recommendation: That Charter Bylaw 20065 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone and (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- it provides a variety of housing options;
- is compatible with the surrounding and planned land uses;
- conforms with the The Orchards At Ellerslie NSP; and
- aligns with CityPlan.

Application Summary

CHARTER BYLAW 20065 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone and (RA7) Low Rise Apartment Zone for the purpose of facilitating low and medium density residential development. The proposed amendment conforms with the The Orchards At Ellerslie Neighbourhood Structure Plan, the Ellerslie Area Structure Plan, and aligns with City Plan.

This application was accepted on January 4, 2022, from Stantec Consulting Ltd. (Elise Shillington) on behalf of Brookfield Residential Ltd.

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 application proposes to apply standard zones that conform to a statutory plan.

The Basic Approach includes direct mailings to surrounding landowners and information provided on a city website:

Advance Notice: sent January 26, 2022

- Number of recipients: 302
- Number of responses with concerns: 3

Webpage:

- edmonton.ca/orchardsatellerslieplanningapplications

Common comments heard throughout the various methods include:

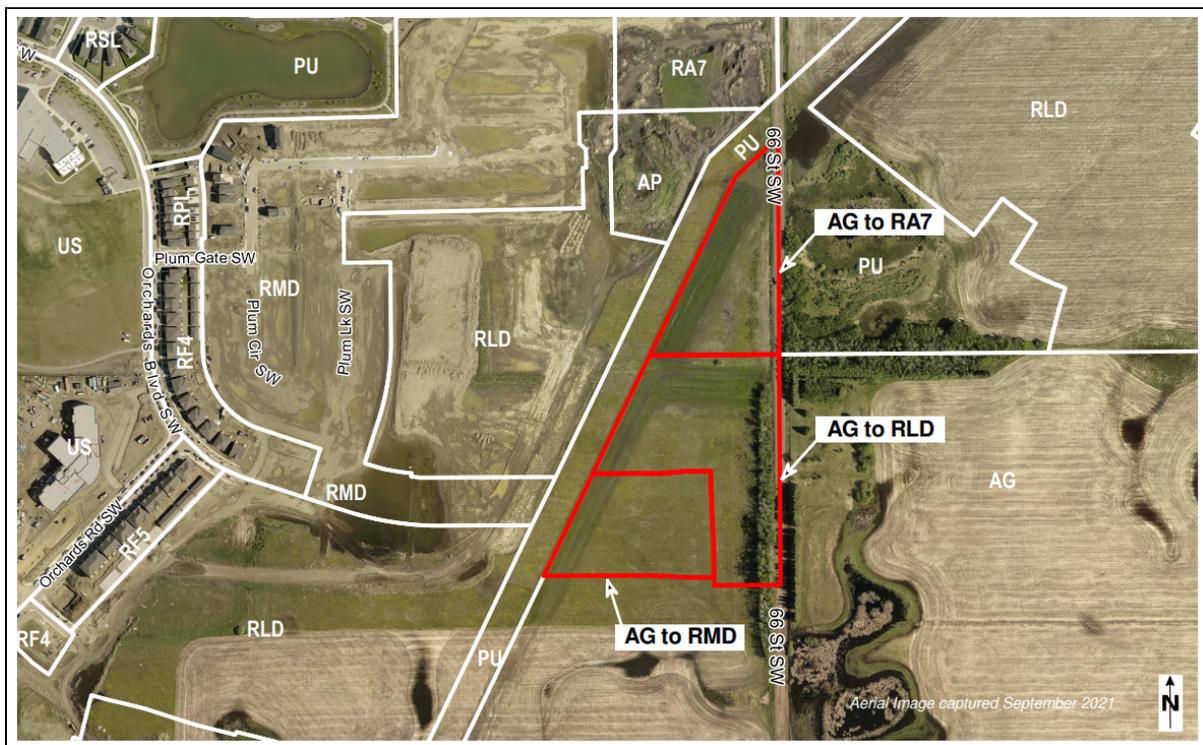
- All three respondents claimed they were informed by their builder that the RA7 site would be a park site.
- Common concerns included: the perceived loss of green space in the area (as the RA7 site had been viewed as a future park), increased traffic, overcrowding, loss of privacy and diminishment of home value by having a RA7 site nearby (as opposed to a park).
- One respondent stated they wanted the developer to consider building duplexes or row housing to be developed under the RA7 zone. In response, the Administration clarified that Duplexes (Semi-Detached Housing) and Single Detached Housing is only allowed within RA7 lands, where they

already existed before August 26, 2019. The respondent maintained their desire for low density development to be constructed in place of the medium density development on the RA7 site.

As this application proposes the use of standard zones that conform to The Orchards At Ellerslie Neighbourhood Structure Plan, the applicant did not amend their application based on the public feedback.

Site and Surrounding Area

The subject site is an undeveloped area totalling 5.08 ha. It is located south of 25 Avenue SW and west of 66 Street SW in the eastern portion of The Orchards at Ellerslie neighbourhood. The surrounding area is undeveloped; however, low density residential development is occurring and moving toward the site from the west.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(PU) Public Utility Zone	Pipeline Corridor
East	(PU) Public Utility Zone (AG) Agricultural Zone	Undeveloped Undeveloped

South	(AG) Agricultural Zone	Undeveloped
West	(PU) Public Utility Zone	Pipeline Corridor

Planning Analysis

Land Use Compatibility

The RLD Zone and RMD Zone will allow for a range of low-density housing, with opportunity for Row Housing, in a relatively compact urban form. The RA7 Zone will allow for multi-unit housing including apartment housing up to approximately 4 storeys in height. The height, scale, and uses allowed by the proposed Zone will be compatible with the surrounding zones and future surrounding development.

Plans in Effect

The **Orchards at Ellerslie Neighbourhood Structure Plan** was adopted in November 2007 and guides development within this neighbourhood. The Plan designates the subject site for Low Density and Medium Density Residential use. The proposed zones will conform to the Plan's Policies and Objectives by:

- supporting a variety of housing types to ensure a more inclusive neighbourhood;
- Provide a variety of housing types in different forms to meet the needs of different age and income groups; and
- providing efficient, contiguous and staged infrastructure and urban development.

This proposed rezoning aligns with **the City Plan** by:

- accommodating new housing development within the city's developing areas, to reach the milestone population of 1.25 million people; and
- Giving Edmontonians the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

Technical Review

Transportation

Administration supports this application. The design and construction of the first two lanes of 66 Street SW, from south of 27 Avenue SW to Orchards Boulevard SW, will be completed with subsequent subdivision applications.

Drainage

Administration supports this application. Permanent sanitary and stormwater servicing requires connection from the sewers along Orchards Boulevard, and will be required with subsequent subdivisions.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application. To ensure that satisfactory fire flows and service pressures are available under the interim (and/or ultimate) conditions, a Hydraulic Network Analysis (HNA) report must be submitted to EPCOR Water Services for review and approval as part of the next stage of development.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



BYLAW 19360
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:	20065
Location:	South of 25 Avenue SW and west of 66 Street SW
Addresses:	3004 – 66 Street SW and 2704 – 66 Street SW
Legal Descriptions:	Portion of Lot A, Block 1, Plan 1821095; and Portion of Lot 300, Block 21, Plan 1822562
Site Area:	5.08 hectares
Neighbourhood:	The Orchards at Ellerslie
Ward:	Karhiio Ward
Notified Community Organization:	Horizon Community League
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(RLD) Residential Low Density Zone (RMD) Residential Mixed Dwelling Zone (RA7) Low Rise Apartment Zone
Plans in Effect:	The Orchards At Ellerslie Neighbourhood Structure Plan Ellerslie Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Kerry Girvan
Tim Ford
Development Services
Planning Coordination