

Administration Report

The Orchards At Ellerslie

Edmonton

4933, 4935, and 4937 Hawthorn Place SW

To allow for a unique arrangement of side yard setbacks from the property line that cannot be accommodated in any other standard zone.



Recommendation: That Charter Bylaw 20229 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Control Provision Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for housing diversity in the Orchards at Ellerslie Neighbourhood where unique or innovative housing types are encouraged.
- Provides a unique setback opportunity which better aligns with the needs of industry and Provincial regulations

Application Summary

CHARTER BYLAW 20229 will amend the Zoning Bylaw, as it applies to the subject sites, from (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Control Provision for the purpose of allowing a unique reduced interior side setback. The proposal aligns with the Orchards at Ellerslie Neighbourhood Structure Plan (NSP) which designates the area as Low Density Residential. The application was accepted on April 12, 2022, from Stantec Consulting LTD.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population 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 application:

- Complies with the Statutory Plan in place
- Maintains the anticipated low density residential intended for this portion of the Orchards at Ellerslie NSP

The basic approach included the following techniques:

Advance Notice, May 4, 2022 - to landowners within 60m of the development.

- Number of recipients: 147
- Number of responses with concerns: 0

Webpage

- edmonton.ca/orchardsatellerslieplanningapplications

No formal feedback or position was received from the Horizon Community League at the time this report was written.

Site and Surrounding Area

The site is approximately 1023 square metres in area across three lots, located abutting similarly sized residential lots to the west and east, un-subdivided land to the south, and low density residential lots to the north. Access to the lots will be from Hawthorn Place SW and no lane is planned for the rear of the property. There is a shared-use path connection approximately 60m to the north of the properties with access to school sites to the east, and the Orchards Residents Association to the west.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Use	undeveloped
CONTEXT		
North	(RMD) Residential Mixed Use	undeveloped
East	(RMD) Residential Mixed Use	undeveloped
South	(RMD) Residential Mixed Use	undeveloped
West	(RMD) Residential Mixed Use	undeveloped



View of the site looking southeast from Orchards Boulevard SW and Hawthorne Place SW

Planning Analysis

Land Use Compatibility

The site is located between low density residential developments with a future roadway to the North. The rear of the site will abut one RMD lot with no lane between them

This rezoning will facilitate an unusual side setback of 0.6 m. The provision of a small setback like this will primarily provide flexibility in window and related floor plan design. The Alberta Building Safety Code does not allow windows on a Zero Lot Line development, but could allow some at 0.6m setback. This provision for a small set of lots will allow a test of this additional flexibility in the Edmonton market, while also avoiding any negative impact on adjacent lots.

This rezoning will facilitate the continued orderly development of the planned area.

RMD & DC1 Comparison Summary

	RMD	DC1
Principal Building	Single Detached Housing with a front attached garage in a Zero Lot Line Development	Single Detached Housing with a front attached garage
Maximum Height	10.0m	10.0m
Front Setback Range (Hawthorn Place SW)	5.5m	5.5m
Minimum Interior Side Setback	0.0m - 1.5m (minimum of 1.5m between buildings across property lines)	0.6m - 1.2m (minimum of 1.8m between buildings across property line)

Minimum Rear Setback	7.5m	7.5m
Maximum Site Coverage	55%	55%
Maximum No Dwelling Units	Three (3) Principal Dwellings Three (3) Secondary Suites	Three (3) Principal Dwellings Three (3) Secondary Suites

Plans in Effect

The Orchards at Ellerslie NSP provides direction for the site, and the proposed rezoning aligns with the designation of 'Low Density Residential'. It also encourages innovative housing types through the use of DC1, DC2, or Special area Zones. The use of a DC1 Zone is appropriate here as the enhanced side setback regulations will allow better alignment between the Zoning Bylaw and the Alberta Building Code, allowing windows facing the side yards and more flexible floor plans. This innovative design is not available in other standard Zones.

Technical Review

Transportation

Vehicular access will be provided from Hawthorne Place SW.

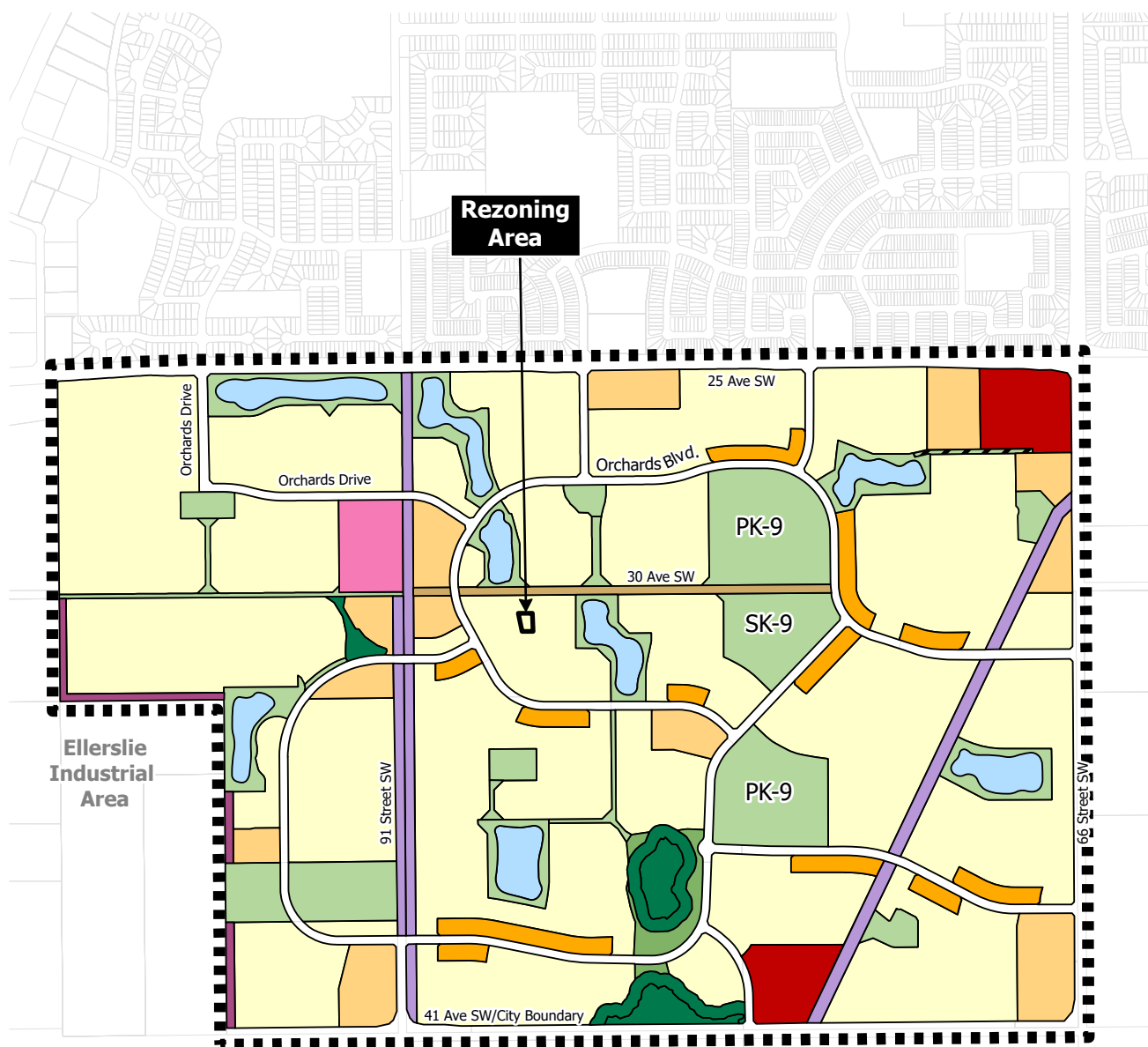
EPCOR Water

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.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



BYLAW 20032
ORCHARDS AT ELLERSLIE
 Neighbourhood Structure Plan
 (as amended)

- | | |
|-----------------------------|---|
| Low Density Residential | Natural Area (MR) |
| Street Oriented Residential | Open Space (30 Ave.) |
| Medium Density Residential | Transition Area |
| Commercial | Stormwater Management Facility |
| Residents Association | Utility / Powerline / Pipeline Corridor |
| School / Park / Greenway | NSP Boundary |
| Greenway (PUL) | LDA22-0178 |
| Natural Area (ER) | |

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
Bylaw(s)/Charter Bylaw(s):	20229
Location:	East of Orchards Boulevard SW and south of Hawthorn Place SW
Address(es):	4933, 4935 and 4937 Hawthorn Place SW
Legal Description(s):	Lot 40, 41 and 42 Block 24 Plan 2221195
Site Area:	1023 square metres
Neighbourhood:	The Orchards at Ellerslie
Ward:	Karhiio
Notified Community Organization(s):	Horizon Community League
Applicant:	Stantec Consulting LTD.

Planning Framework

Current Zone(s) and Overlay(s):	(RMD) Residential Mixed Dwelling Zone and the Special Area Orchards
Proposed Zone(s) and Overlay(s):	(DC1) Direct Development Control Provision
Plan(s) in Effect:	The Orchards at Ellerslie NSP
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Paul Adams

Tim Ford

Development Services

Planning Coordination