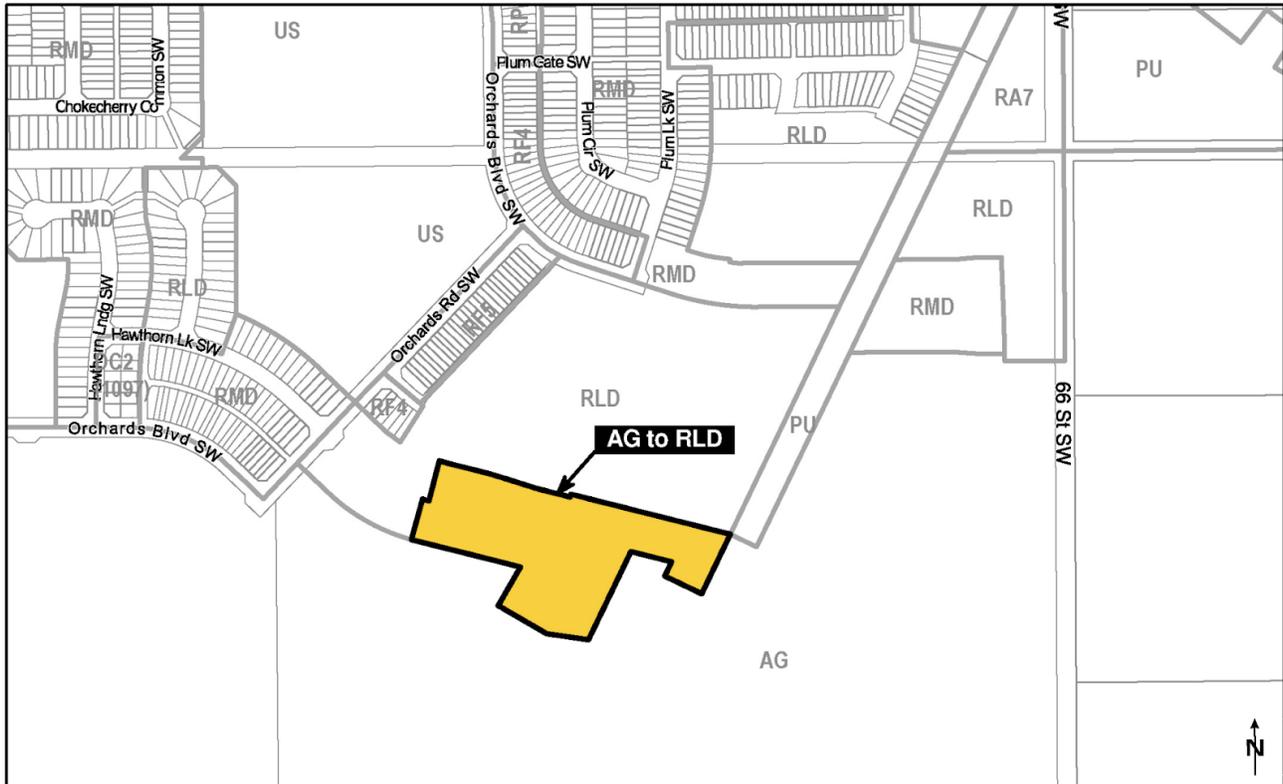


# Administration Report The Orchards at Ellerslie

Edmonton

## 3004 – 66 Street SW

To allow for low density residential development.



**Recommendation:** That Charter Bylaw 20314 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- It is in conformance with The Orchards at Ellerslie Neighbourhood Structure Plan; and
- It will be compatible with existing and planned surrounding land uses.

## Application Summary

**CHARTER BYLAW 20314** will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone for the purpose of developing low density housing. The proposed amendment conforms with the Ellerslie Area Structure Plan, and The Orchards at Ellerslie Neighbourhood Structure Plan.

This application was accepted on July 22, 2022, from Stantec Consulting Ltd. on behalf of Brookfield Residential.

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.

An associated subdivision application for the subject area is currently under review by Administration.

## 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 a rezoning to a standard one, the proposal conforms with applicable statutory plans, and no responses were received to the advance notice. The Basic Approach included:

- **Advance Notice**, August 24, 2022
- Number of recipients: 129
- Number of responses with concerns: 0

### Webpage

- [edmonton.ca/orchardsatellerslieplanningapplications](http://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 subject site is undeveloped and is 2.19 hectares in area, and is located south of Orchards Road SW and west of 66 Street SW. The site is currently undeveloped and is primarily surrounded by other undeveloped land intended for low density residential uses. A pipeline corridor transecting the neighbourhood is located to the north east and will continue through the site to the south west as the neighbourhood continues to develop.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (AG) Agricultural 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>• (RLD) Residential Low Density Zone</li> <li>• (RF4) Semi-detached Residential Zone</li> <li>• (PU) Public Utility zone</li> <li>• (US) Urban Services Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> <li>• Undeveloped land</li> <li>• Pipeline right-of-way</li> <li>• Divine Mercy Catholic Elementary School</li> </ul>
East	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
South	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
West	<ul style="list-style-type: none"> <li>• (RLD) Residential Low Density Zone</li> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> <li>• Undeveloped land</li> </ul>

# Planning Analysis

## Land Use Compatibility

The application will rezone the subject site from the (AG) Agricultural Zone to the (RLD) Residential Low Density Zone. The RLD Zone allows for a range of low density housing and lot sizes to accommodate a mix of low density housing types.

With the exception of the (US) Urban Services Zone and (PU) Public Utility Zone properties near the site, all areas surrounding the subject site are zoned for various low density residential uses. The Orchards at Ellerslie Neighbourhood Structure Plan designates the south and the west for low and medium density residential development. The proposed RLD, RMD, and PU Zones will be compatible with the existing and future surrounding development.

	<b>RLD Zone</b> <i>Proposed and Adjacent Zoning</i>
<b>Principal Building</b>	Single Detached Housing
<b>Maximum Height</b>	10.0 m
<b>Site Coverage</b>	50% - 55%
<b>Minimum Front Setback</b>	3.0 m - 5.5 m
<b>Minimum Interior Side Setback</b>	1.2 m <sup>x</sup>
<b>Minimum Flanking Side Setback</b>	2.4 m - 4.5 m
<b>Minimum Rear Setback</b>	7.5 m <sup>y</sup>

Notes:

<sup>x</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>y</sup>Rear setback may be reduced to 4.5 metres for corner sites.

## Plans in Effect

The proposal to rezone the site conforms with the Orchards Neighbourhood Structure Plan (NSP) 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.

## **Technical Review**

### **Transportation**

With subdivision of this site and/or others in Orchards, area developers will be required to construct the first two lanes of 66 Street SW, from south of 25 Avenue SW to Orchards Boulevard SW.

### **Transit**

ETS operates local bus route 521 within built-out portions of the Orchards. The rezoning site is roughly 900m walking distance to nearby bus stops at the intersection of Orchards Boulevard SW and Orchards Way SW. This walking distance to transit will be reduced as the neighbourhood develops and new roadway connections become available.

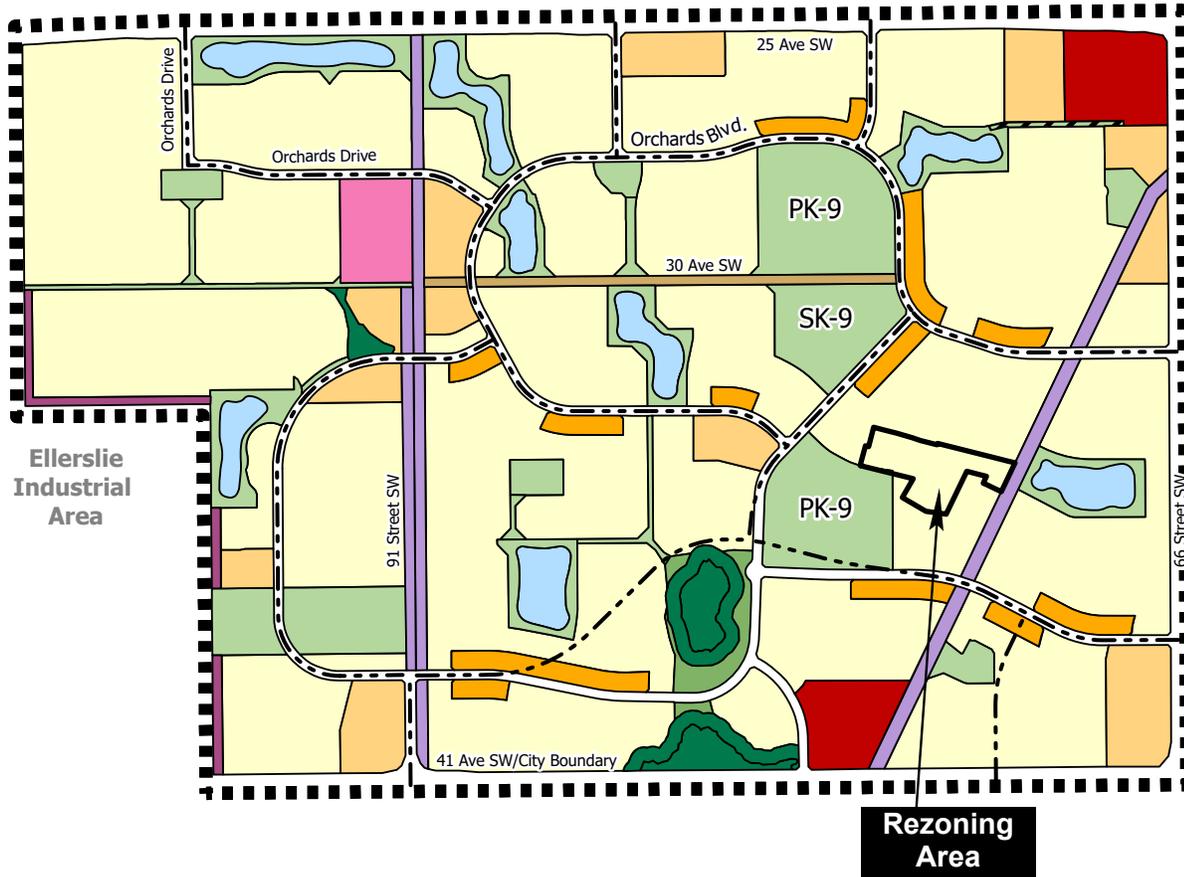
### **Drainage**

Sanitary and storm servicing shall follow the drafted Orchards at Ellerslie, Neighbourhood Design Report (NDR) Amendment No. 6. Sanitary and storm sewer connections from Muckleplum Way are required to support the development.

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

## **Appendices**

- 1 Context Plan Map (Orchards NSP)
- 2 Application Summary



**BYLAW 20032**  
**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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20314
<b>Location:</b>	South of Orchards Road SW and west of 66 Street SW
<b>Address:</b>	3004 - 66 Street SW
<b>Legal Description:</b>	a portion of Lot A, Block 1, Plan 1821095
<b>Site Area:</b>	2.19 ha
<b>Neighbourhood:</b>	The Orchards at Ellerslie
<b>Ward:</b>	Karhiio Ward
<b>Notified Community Organization:</b>	Horizon Community League
<b>Applicant:</b>	Stantec Consulting Ltd.

### Planning Framework

<b>Current Zone:</b>	(AG) Agricultural Zone
<b>Proposed Zone:</b>	(RLD) Residential Low Density Zone
<b>Plans in Effect:</b>	The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) Ellerslie Area Structure Plan (ASP)
<b>Historic Status:</b>	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination