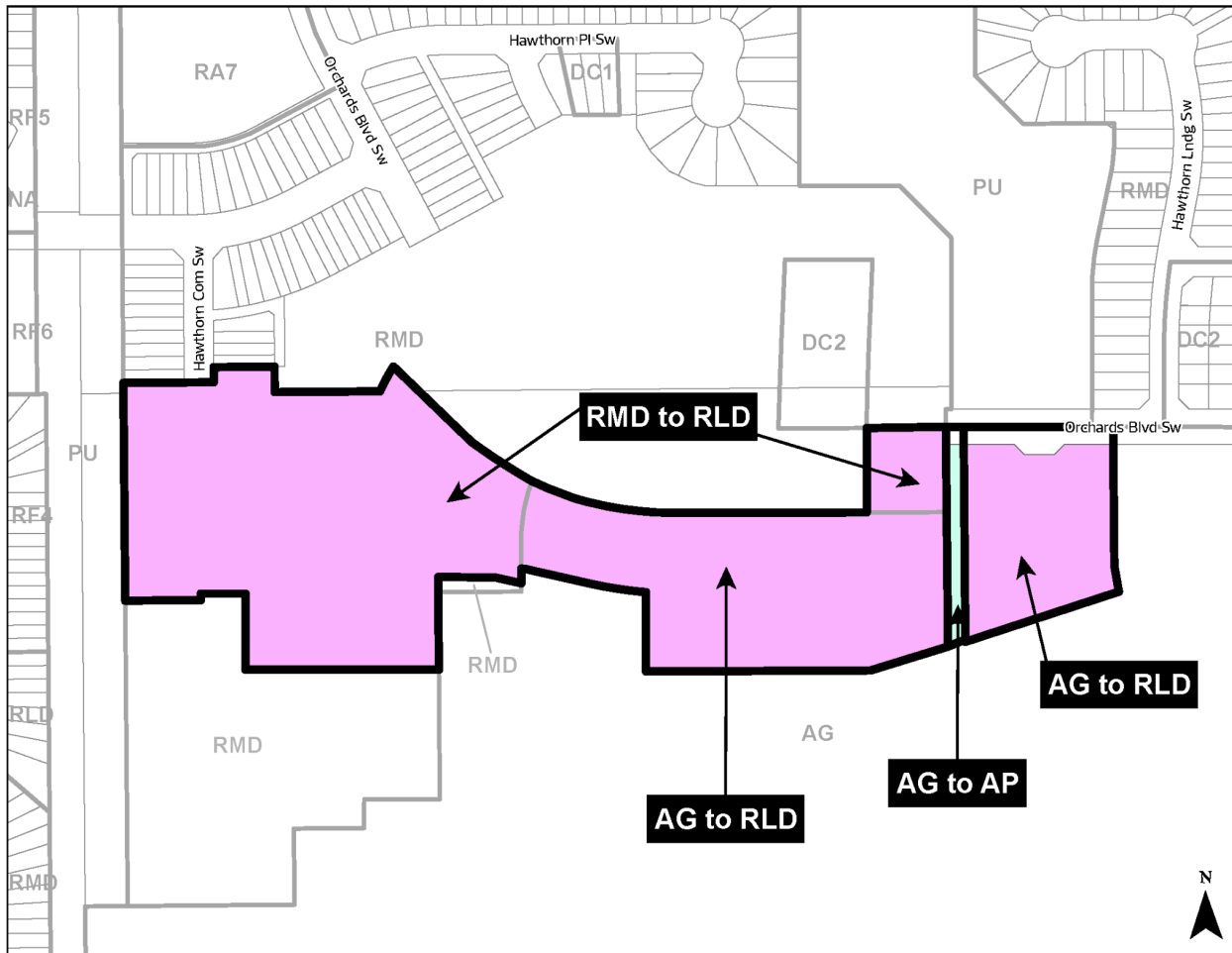


3004 - 66 Street SW and 3861 - 91 Street SW

To allow for a range of low-density residential development and a greenway



Recommendation: That Charter Bylaw 20333 to amend the Zoning Bylaw from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (AP) Public Parks Zone and (RLD) Residential Low-Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will diversify housing choices in the neighbourhood and is compatible with existing and planned surrounding land uses

- Conforms with The Orchards at Ellerslie Neighbourhood Structure Plan
- 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

Application Summary

CHARTER BYLAW 20333 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (AP) Public Parks Zone and (RLD) Residential Low-Density Zone to allow for a range of low-density residential housing forms and a greenway. The proposal conforms with the Ellerslie Area Structure Plan and The Orchards at Ellerslie Neighbourhood Structure Plan.

This application was accepted on June 15, 2022, from Scheffer Andrew Ltd. on behalf of Brookfield Residential (Alberta) LP.

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 (LDA22-0390) 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 proposal conforms with applicable statutory plans, and no responses were received from the Advance Notice.

The Basic Approach included the following techniques:

Advance Notice, July 19, 2022

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

Webpage

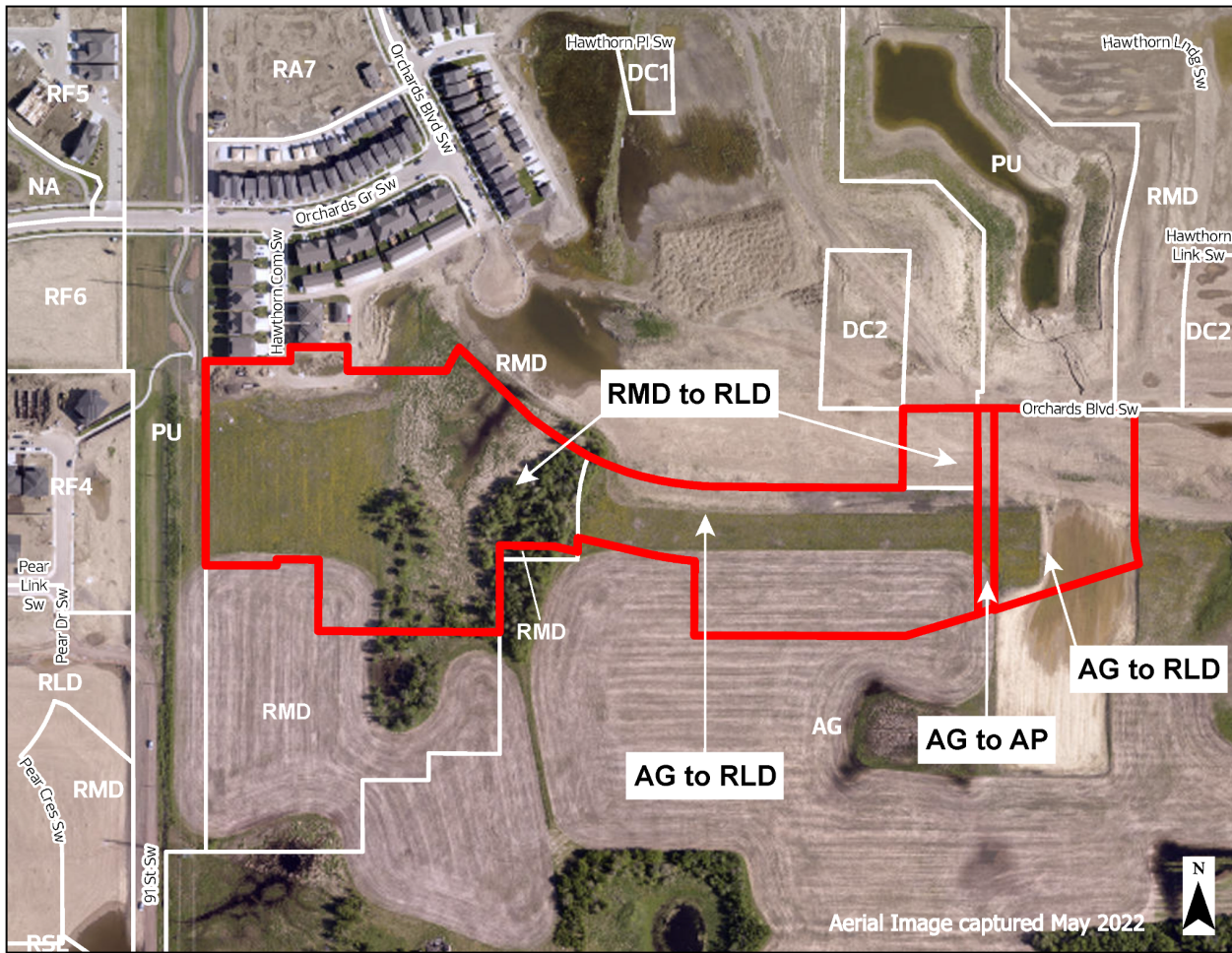
- edmonton.ca/orchardsatellerslieplanningapplications

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

Site and Surrounding Area

The subject site is approximately 6.2 hectares in area and centrally located within The Orchards at Ellerslie neighbourhood. The site is located south of Orchards Boulevard SW and east of 91 Street SW. The site is

currently undeveloped and primarily surrounded by undeveloped land intended for low-density residential uses. Agricultural uses are currently operating to the south and east of the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (PU) Public Utility Zone • (RMD) Residential Mixed Dwelling Zone • (DC2.1206) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Stormwater management facility • Mix of Single Detached, Semi-detached, Row Houses and undeveloped land • Undeveloped land intended for Single Detached Houses
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Agricultural uses and

		undeveloped land
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Agricultural uses • Agricultural uses
West	<ul style="list-style-type: none"> • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Transmission line right-of-way

Planning Analysis

The proposed application will allow for a range of low-density housing forms and a greenway that will connect a park and natural areas in The Orchards at Ellerslie neighbourhood.

The proposed RLD zone would allow for the opportunity to diversify housing choices in the neighbourhood to accommodate a mix of low-density housing types. Shared Use Paths will be constructed on the east and west portions of the site, which will contribute to the completion of the planned Active Modes Network.

Land Use Compatibility

The maximum total site coverage is higher under the RLD zone than the RMD Zone; however, other development regulations are similar to ensure limited impacts to adjacent properties. The maximum height under the RLD Zone will be lowered to 10 m from the maximum of 12 m under the current RMD Zone. The proposed RLD zone is compatible with the existing and future surrounding development and provides for an efficient form of low-density housing within The Orchards at Ellerslie while providing an appropriate interface and transition with adjacent low-density residential areas.

Plans in Effect

The subject site is within the Orchards at Ellerslie Neighbourhood Structure Plan (NSP), which identifies the site as “Low-Density Residential” and “School/ Park/ Greenway.” The proposal to rezone the site conforms to the policies and goals of the NSP by providing a vibrant, residential neighbourhood with a diverse mix of housing types.

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.

RMD & RLD Comparison Summary

	RMD Current	RLD Proposed
Principal Building	Row Housing Semi-detached Housing Single Detached Housing	Duplex Housing Semi-detached Housing Single Detached Housing
Maximum Height	10.0 m - 12.0 m	10.0 m
Front Setback	3.0 m - 5.5 m	3.0 m - 5.5 m
Minimum Side Setback	0 m ^x - 4.5 m	0 m ^x - 4.5 m
Minimum Rear Setback	4.5 m - 7.5 m	4.5 m - 7.5 m
Maximum Total Site Coverage	45% - 55%	50% - 55%

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

Technical Review

Transportation

With development, the owner shall be responsible for constructing the first two lanes of 66 Street SW from south of 25 Avenue SW to Orchards Boulevard SW. Construction of a shared use path along the adjacent Public Utility lot to the west and a walkway connection is required with development as well.

Drainage

Sanitary and storm servicing shall follow the accepted Orchards NDR Amendment No. 2 and Orchards NDR Amendment No. 4 - Storm Basins. Sanitary and storm sewer connections from Orchards Stages 17A, 17B, 29B, and 34 are required to support the development.

EPCOR Water

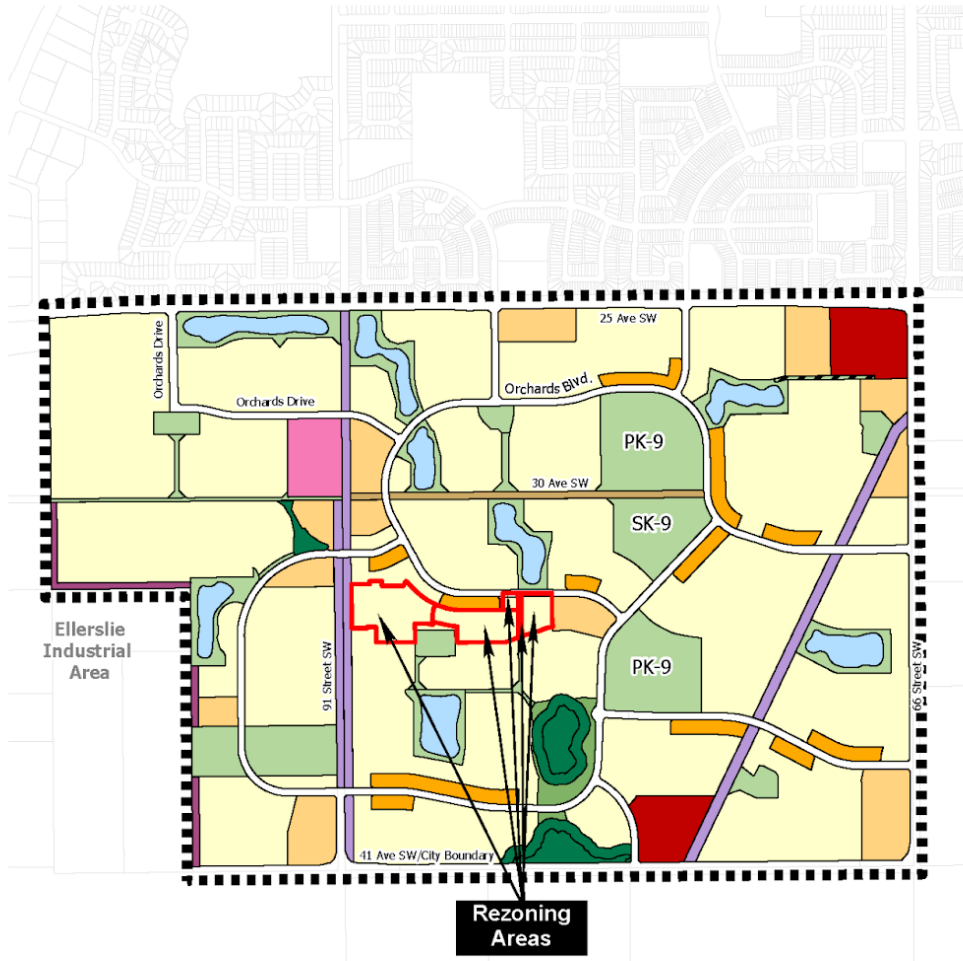
The applicant/owner will be responsible for all costs associated with providing City standards for water supply, including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary

Approved NSP Context Map



Rezoning Areas

**BYLAW 20032
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:	20333
Location:	South of Orchards Boulevard SW and east of 91 Street SW
Addresses:	3004 - 66 Street SW and 3861 - 91 Street SW
Legal Descriptions:	A portion of Lot 2, Block 2, Plan 0625035 and portions of Lot A, Block 1, Plan 1821095
Site Area:	6.2 hectares
Neighbourhood:	The Orchards at Ellerslie
Ward:	Karhiio
Notified Community Organization:	Horizon Community League
Applicant:	Scheffer Andrew Ltd.

Planning Framework

Current Zones:	(AG) Agricultural Zone (RMD) Residential Mixed Dwellings Zone
Proposed Zones:	(AP) Public Parks Zone (RLD) Residential Low Density Zone
Plans in Effect:	Orchards at Ellerslie Neighbourhood Structure Plan Ellerslie Area Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Andrea Wadsworth

Tim Ford

Development Services

Planning Coordination