



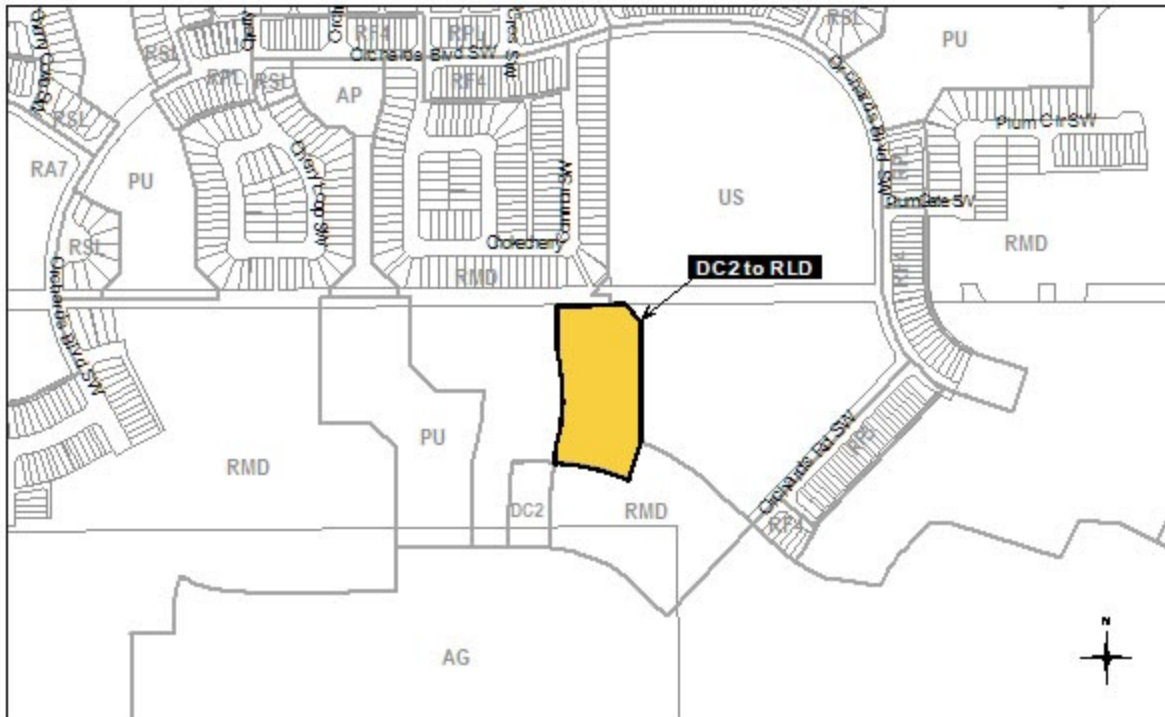
# ADMINISTRATION REPORT

## REZONING

### The Orchards at Ellerslie

## 3004 - 66 Street SW

To allow for a range of low density residential uses.



## RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will allow for a range of low density residential uses;
- will be compatible with surrounding existing and planned land uses; and
- conforms with The Orchards at Ellerslie Neighbourhood Structure Plan.

## THE APPLICATION

**CHARTER BYLAW 19319** proposes to amend the Zoning Bylaw to rezone from (DC2) Site Specific Development Control Provision to (RLD) Residential Low Density Zone to allow for a variety of low density residential uses including single detached housing, semi-detached housing and duplex housing with flexible lot sizes and widths (including zero lot line development). The applicant's stated intent is to develop low density residential housing.

## SITE AND SURROUNDING AREA

The site area is approximately 1.6 ha in area and is located South of Orchards Boulevard SW and West of Orchards Road SW. The surrounding area is largely undeveloped and is being prepared for future construction. The lands to the north, south and west of the site are zoned to allow a range of lower density residential housing under the (RMD) Residential Mixed Dwelling Zone. A K-9 school has been constructed on a portion of a designated school/park site east of the subject site.



AERIAL VIEW OF APPLICATION AREA

|                     | EXISTING ZONING                                   | CURRENT USE                          |
|---------------------|---|--------------------------------------|
| <b>SUBJECT SITE</b> | (DC2) Site Specific Development Control Provision | Undeveloped land                     |
| <b>CONTEXT</b>      |   |                                      |
| North               | (RMD) Residential Mixed Dwelling Zone             | Developing single detached housing   |
| East                | (US) Single Detached Residential Zone             | Partially developed school/park site |

|       |                                       |                  |
|-------|---------------------------------------|------------------|
| South | (RMD) Residential Mixed Dwelling Zone | Undeveloped land |
| West  | (RMD) Residential Mixed Dwelling Zone | Undeveloped land |

## PLANNING ANALYSIS

The subject site is guided by the Orchards at Ellerslie Neighbourhood Structure Plan which designates the area for Low Density Residential land uses and states: "The Low Density Residential areas will allow for the development of single detached, semi-detached, duplex, and limited row housing, using conventional and innovative forms."

The proposed rezoning will allow a range of low density residential uses under the proposed (RLD) Residential Low Density Zone including single detached housing, semi-detached housing and duplex housing with flexible lot sizes and widths (including zero lot line development).

The proposed rezoning is compatible with the sites to the north, west and south that are all zoned (RMD) Residential Mixed Dwelling Zone, and that provide a range of dwelling types and densities including single detached, semi-detached and row housing. The proposed rezoning is also compatible with the property to the east zoned (US) Urban Services Zone and designated as a school/park site.

## TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

Administration has recently processed a subdivision of this site that is related to this rezoning.

## PUBLIC ENGAGEMENT

|   |  |
|---|--|
| <b>ADVANCE NOTICE</b><br>March 11, 2020 | <ul style="list-style-type: none"> <li>• Number of recipients: 115</li> <li>• No responses received</li> </ul>                   |
| <b>WEBPAGE</b>                          | <ul style="list-style-type: none"> <li>• <a href="http://www.edmonton.ca/theorchards">www.edmonton.ca/theorchards</a></li> </ul> |

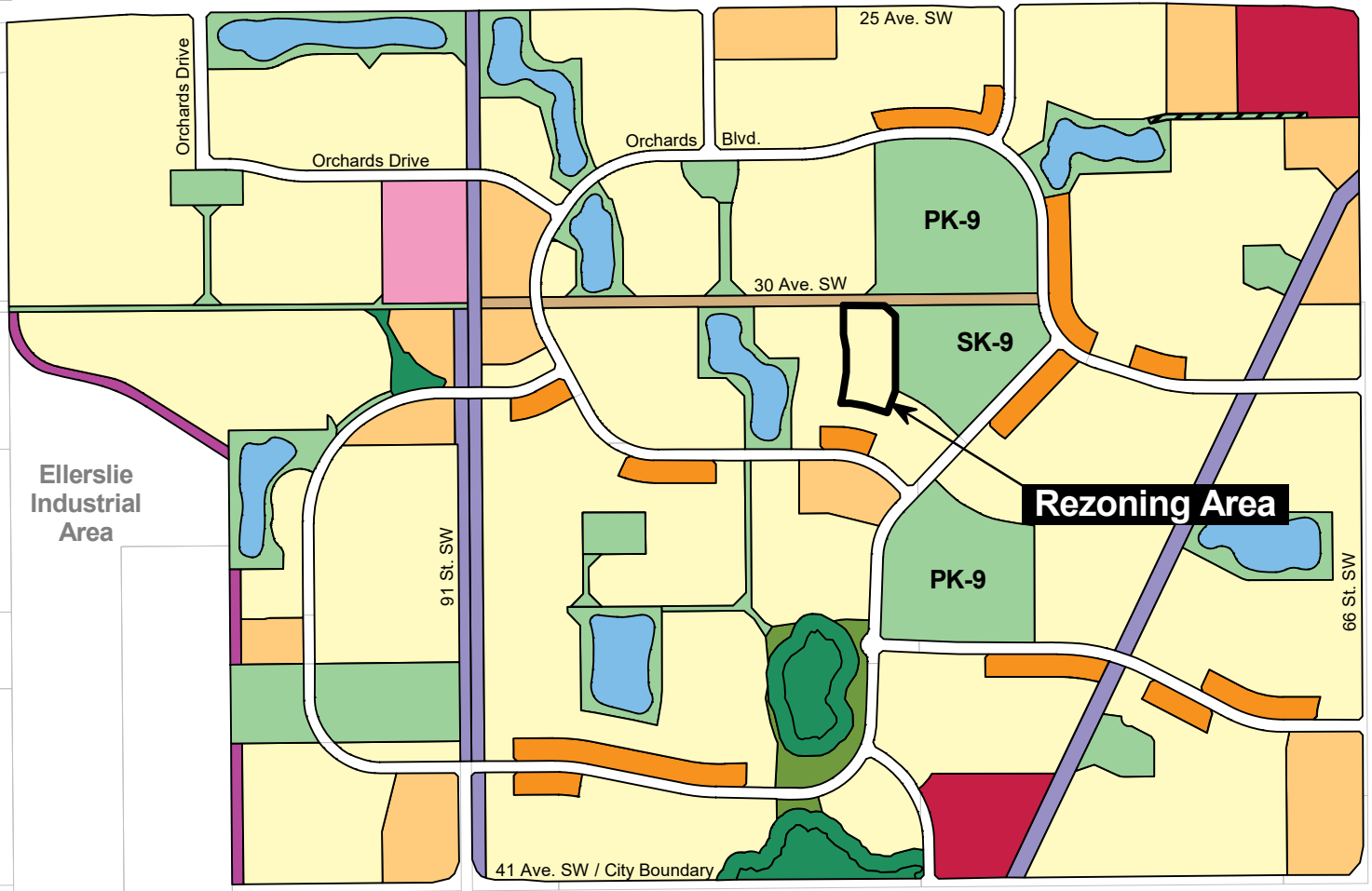
## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary

Summerside NSP

















Ellerslie Industrial Area

Southeast NSP

Leduc County

**BYLAW 18595**  
**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:                      | Charter Bylaw 19319   |
| Location:                           | South of Orchards Boulevard SW; and<br>West of Orchards Road SW |
| Address:                            | 3004 - 66 Street SW   |
| Legal Description:                  | Portion of Lot A, Block 1, Plan 1821095                         |
| Site Area:                          | Approx. 1.6 ha  |
| Neighbourhood:                      | The Orchards at Ellerslie                                       |
| Notified Community Organization(s): | Summerside Community League                                     |
| Applicant:                          | Mike Vivan, Stantec   |

### PLANNING FRAMEWORK

|                                |   |
|--------------------------------|---|
| Current Zone:                  | (DC2) Site Specific Development Control Provision |
| Proposed Zones and Overlay(s): | (RLD) Residential Low Density Zone                |
| Plan(s) in Effect:             | The Orchards at Ellerslie NSP<br>Ellerslie ASP    |
| Historic Status:               | None  |

|              |                       |
|--------------|-----------------------|
| Written By:  | Marco Melfi           |
| Approved By: | Tim Ford              |
| Branch:      | Development Services  |
| Section:     | Planning Coordination |