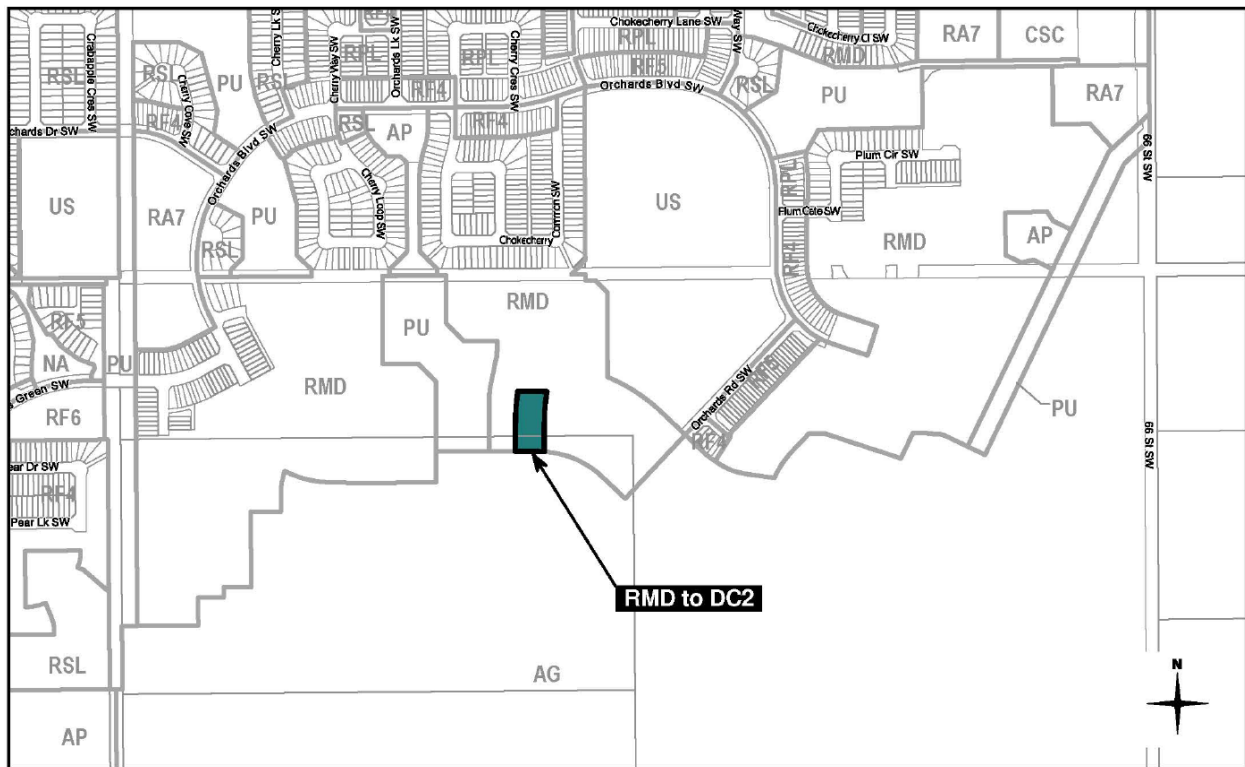




ADMINISTRATION REPORT **REZONING** THE ORCHARDS AT ELLERSLIE

3004 - 66 Street SW and 3861 - 91 Street SW

To allow for a unique lot configuration for single detached dwellings with decreased site depth, increased height, and increased site coverage.



RECOMMENDATION AND JUSTIFICATION

Administration **SUPPORTS** this application because it:

- aligns with the principles and objectives of the Orchards Neighbourhood Structure Plan (NSP) by:
 - increasing residential density and supporting intensification;
 - providing a variety of housing choices; and
- allows for a unique built form that is not common in the Edmonton context.

THE APPLICATION

CHARTER BYLAW 19120 proposes to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (DC2) Site Specific Development Control Provision. The proposed zoning will allow for the development of a unique lot configuration for single detached housing with decreased site depth, increased height, and increased site coverage.

SITE AND SURROUNDING AREA

The subject site and surrounding land is currently undeveloped. The site is located in the central area of the neighbourhood, west of 66 Street SW and south of Orchards Boulevard SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> Undeveloped land
East	<ul style="list-style-type: none"> (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> Undeveloped land
South	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
West	<ul style="list-style-type: none"> (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> Undeveloped land

PLANNING ANALYSIS

The proposed DC2 Provision conforms to The Orchards at Ellerslie Neighbourhood Structure Plan, which designates the area for low density residential uses. In comparison to the (RLD) Residential Low Density Zone, the Provision would allow for an increase in height, increase in site coverage and decreased site depth to accommodate a unique built-form of single detached housing. The table below provides a comparison between the proposed DC2 Provision and the (RLD) Zone.

Zoning Bylaw Regulation	RLD Zone	Proposed DC2
Height maximum	10m	13m
Site Coverage maximum	56%	60%
Front Setback minimum (from front attached garage)	4.5m	2m (4.0m)
Rear Setback minimum	7.5m	4.0m
Site Depth	27.0 m	10.0 m
Side Setback minimum	0m, 1.2m on other side	0m, 1.2m on other side

Administration has reviewed this application through the lens of subdivision regulation, Zoning Bylaw regulation, and Urban Design. Although the proposed DC2 Provision is unconventional in comparison to standard zones within the Zoning Bylaw, Administration considers this rezoning as experimental in nature and will not interpret it as a precedent for the acceptability of future rezoning applications of a similar nature.

TECHNICAL REVIEW

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

Transportation has advised that an expanded alley cross-section is required to ensure that the lots that are planned to face the laneway will be served with a sidewalk and on-street parking. This expanded road right-of-way will be acquired at the subdivision stage.

All proposed lots will require individual sewer and water service connections.

From an urban design perspective:

- the proposed front setback of four metres will not accommodate the length of a standard vehicle and they will likely intrude into the abutting public space (sidewalk); if they are not parked within the attached garages.

An associated subdivision affecting land in this area is currently under review that will determine site and servicing requirements at future stages of development.

PUBLIC ENGAGEMENT

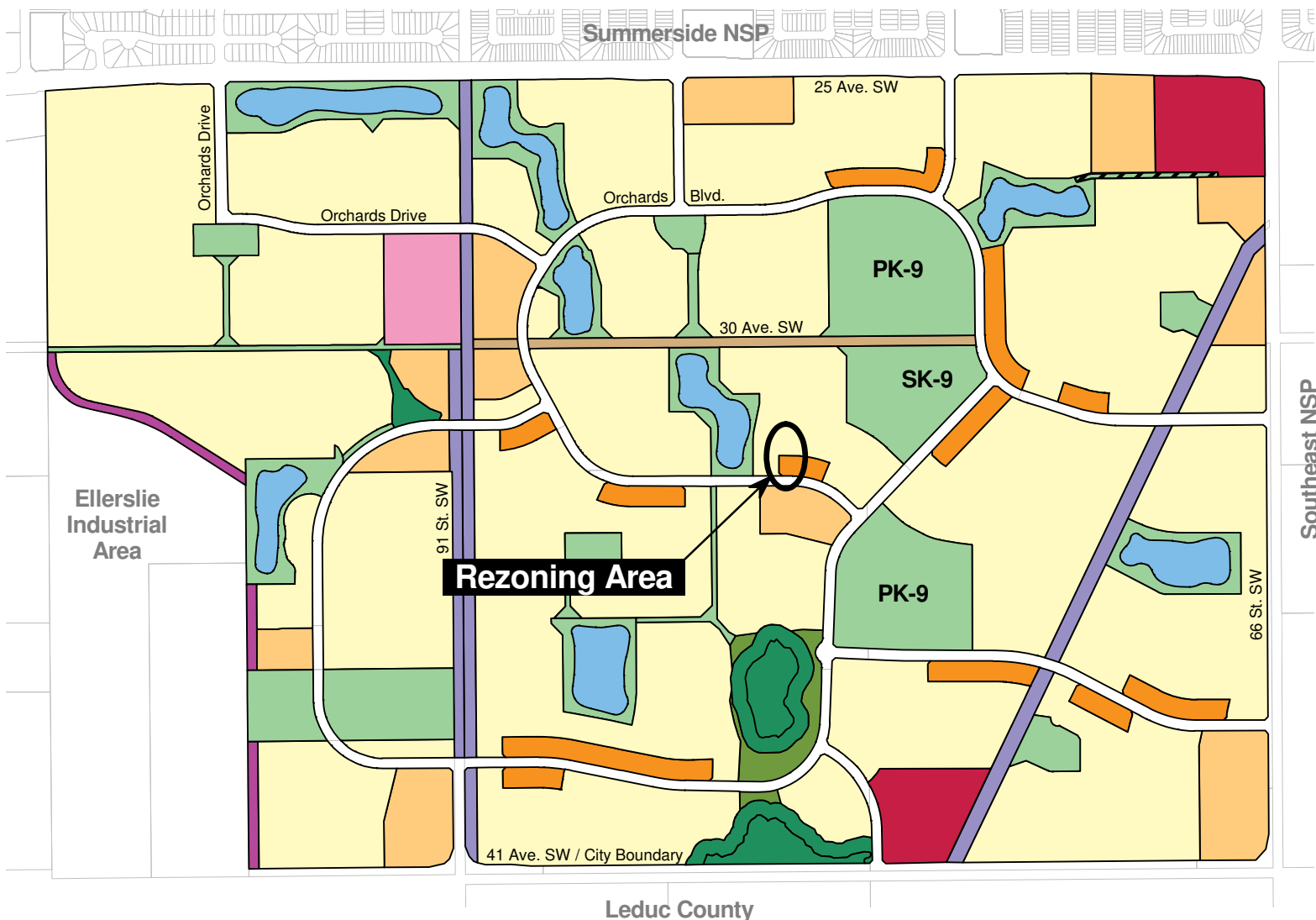
ADVANCE NOTICE September 13, 2019	<ul style="list-style-type: none">• Number of recipients: 85• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• <i>edmonton.ca/theorchards</i>

CONCLUSION

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















APPENDICES

- 1 Context Map
- 2 Application Summary



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:	19120
Date of Application Acceptance:	August 29, 2019
Location:	West of 66 Street SW and south of Orchards Blvd SW
Addresses:	3004 - 66 Street SW; and 3861 - 91 Street SW
Legal Descriptions:	a portion of Lot A, Block 1, Plan 1821095; and a portion of Lot 2, Block 2, Plan 0625035
Site Area:	N/A
Neighbourhood:	The Orchards at Ellerslie
Notified Community Organization:	Summerside Community League
Applicant:	Elise Shillington; Stantec

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	The Orchards at Ellerslie Neighbourhood Structure Plan Southeast Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sean Conway
Tim Ford
Development Services
Planning Coordination