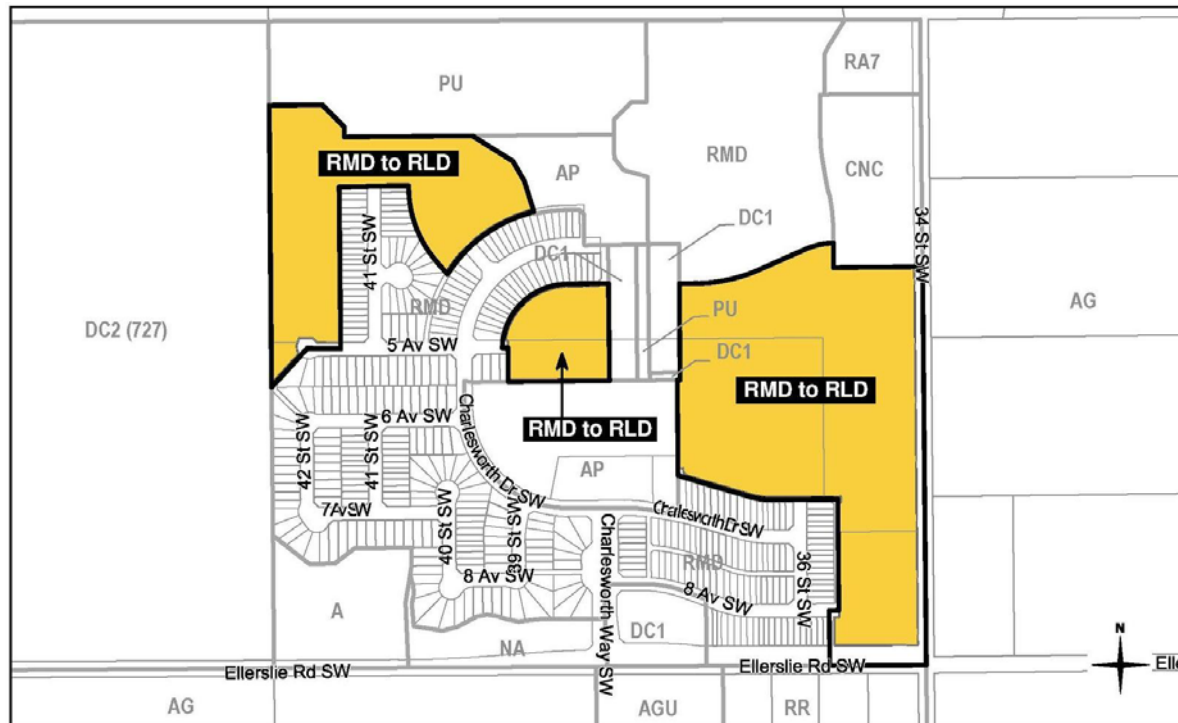




ADMINISTRATION REPORT REZONING CHARLESWORTH

3404 Ellerslie Road SW and 404 - 34 Street SW

To allow for a range of low density residential uses.



RECOMMENDATION AND JUSTIFICATION

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

- removes a requirement to provide servicing for potential row housing uses under the existing RMD Zone at the subdivision planning stage;
- will allow for a variety of low density residential uses; and
- is compatible with surrounding planned and existing land uses.

THE APPLICATION

CHARTER BYLAW 19020 to amend the Zoning Bylaw to rezone the subject site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone, to allow for a range of low density residential uses in the Charlesworth Neighbourhood rather than low density residential uses with potential for limited row housing uses under current zoning.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the eastern portion of the Charlesworth neighbourhood, north of Ellerslie Road SW and west of 34 Street 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"> Vacant land
CONTEXT		
North	<ul style="list-style-type: none"> (PU) Public Utility Zone (AP) Public Parks Zone (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> Storm pond Natural area Undeveloped land Farmstead

	<ul style="list-style-type: none"> • (CNC) Neighbourhood Convenience Commercial Zone 	
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • Farmland • Undeveloped, planned for variety of low density residential uses
South	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Subdivided for mix of housing • Open space
West	<ul style="list-style-type: none"> • (DC2) 727 Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Ivor Dent District Park

PLANNING ANALYSIS

The application generally conforms to the Charlesworth Neighbourhood Structure Plan (NSP) which designates the site as “Mixed Residential”. Rezoning the subject sites to the RLD Zone will remove opportunity for the development of Row Housing. Because the RMD Zone limits the amount of Row Housing to 25% (or less) of the zoned area, and the RLD Zone presents increased opportunity for small lot and zero lot line built forms, there is no appreciable loss of residential density anticipated by this change.

This application proposes to rezone approximately 17.6 ha in total. Section 8.1.5 of the Charlesworth NSP states that approximately 32 ha of the plan are intended for Mixed Residential uses, with the majority of this (roughly 30 ha) being intended for low density built-forms (Single/Semi-detached) and the remainder for medium density housing, including row housing. Existing development and zoned land around the subject area includes row-housing, reverse-housing, laneway housing, semi-detached housing and single detached housing.

A mix of low density residential uses in the application area is compatible with planned and existing development for surrounding land in the neighbourhood that includes neighbourhood commercial and a variety of open space uses.

TECHNICAL REVIEW

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

Requirements for utility servicing are based on highest and best potential uses to accommodate potential redevelopment. The proposed rezoning allows for water service to be planned at the subdivision stage with consistent capacity to serve low density residential development. In comparison, the servicing requirement under the RMD Zone is elevated to provide capacity for

row housing uses, regardless of whether row housing is developed. As a result, rezoning to RLD will contribute to more economical land development and ultimately more affordable housing.

PUBLIC ENGAGEMENT

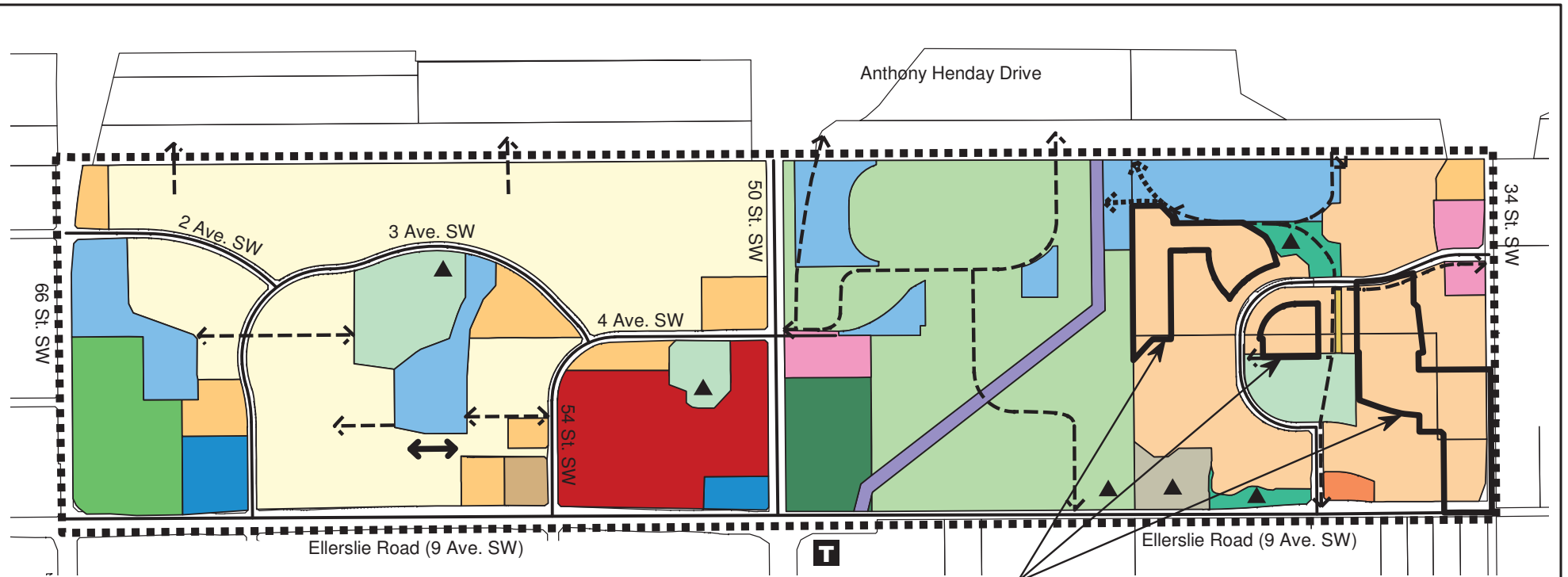
ADVANCE NOTICE April 18, 2019	<ul style="list-style-type: none">• Number of recipients: 109• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/charlesworth

CONCLUSION

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

























APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 18835
CHARLESWORTH**
Neighbourhood Structure Plan
(as amended)



	Low Density Residential		Community Commercial		Natural Area (MR)
	Medium Density Residential		School / Park		Natural Area
	High Density Residential		City Level Park		Transit Station
	Mixed Residential		Open Space (MR)		Collector / Arterial Roadway
	Mixed Use		Stormwater Management Facility		Local Roadway Connection
	Proposed / Existing Religious Assembly		Pipeline Right-of-Way		Shared Use Path
	Institutional / City Level Park		Environmental Reserve		Potential Shared Use Path
	Neighbourhood Commercial		Public Utility Lot		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:	19020
Location:	North of Ellerslie Road SW and west of 34 Street SW
Addresses:	3404 Ellerslie Road SW and 404 34 Street SW
Legal Descriptions:	Portions of both SE-25-51-24-4 and Lot 1, Plan 9823999
Site Area:	Approximately 17.6 ha
Neighbourhood:	Charlesworth
Notified Community Organizations:	Edmonton Southwood Community League, Ellerslie Community League Association, The Meadows Community League Association
Applicant:	Victoria Pham - Stantec

PLANNING FRAMEWORK

Current Zones and Overlay:	(RMD) Residential Mixed Dwelling Zone
Proposed Zones and Overlay:	(RLD) Residential Low Density Zone
Plans in Effect:	Charlesworth Neighbourhood Structure Plan, Southeast Area Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Holly Mikkelsen
Branch:	Development Services
Section:	Planning Coordination