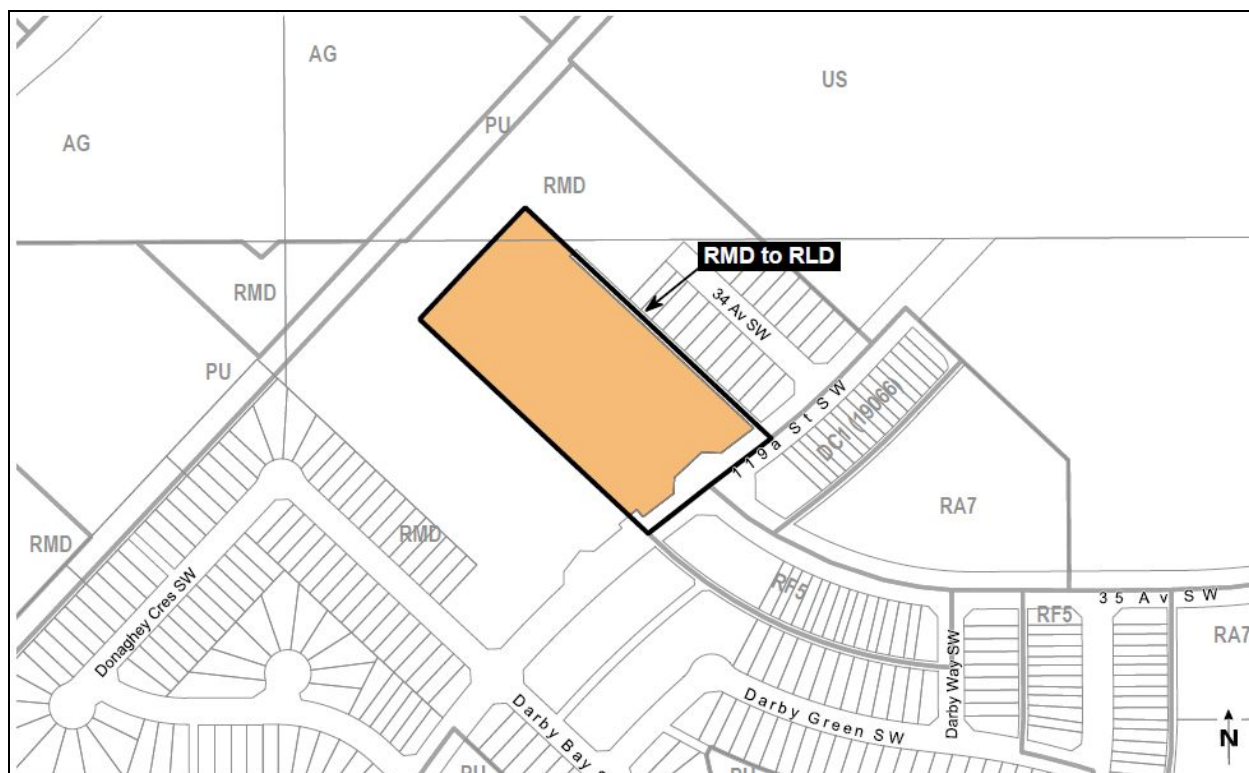




ADMINISTRATION REPORT **REZONING** DESROCHERS

3150 and 3304 - 127 Street SW

To allow for a range of low density residential housing



Recommendation: That Charter Bylaw 19666 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be APPROVED.

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

- will allow for a variety of low density residential uses;
- will be compatible with surrounding and planned land uses; and
- conforms to the Desrochers Neighbourhood Area Structure Plan.

Report Summary

This rezoning application was accepted from Mike Vivian (Stantec) on January 21, 2021 on behalf of HV Nine Ltd. This application proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for a range of low density residential housing forms.

The proposal is in alignment with the Desrochers Neighbourhood Area Structure Plan which designates the site for low density residential uses.

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

The Application

CHARTER BYLAW 19666 proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for a range of low density residential housing forms including zero lot line housing.

Site and Surrounding Area

The site is 2.05 ha in area and is located north of 35 Avenue SW and west of 119a Street SW. The site is currently undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Undeveloped
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped
East	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (DC1) Direct Development Control Provision • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • Undeveloped
South	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped • Single Detached Housing
West	(RMD) Residential Mixed Dwelling Zone	Undeveloped

Planning Analysis

The rezoning area is located within the Heritage Valley Servicing Concept Design Brief (SCDB) and the Desrochers Neighbourhood Area Structure Plan (NASP). The proposed RLD Zone conforms with the Heritage Valley SCDB which designates the site for residential uses and conforms with the low density residential designation prescribed for the site in the Desrochers NASP. The proposal supports Objective 18 of Section 3.5.6 of the NASP which encourages a variety of housing types in different physical forms for a range of household types, income levels, and ages.

Technical Review

The proposed rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation & Transit:

Administration from the Transportation and Transit teams support the proposed rezoning application. All required transportation infrastructure will be provided at the subdivision stage. Contributions towards arterial roadway construction will also be required.

Drainage:

The proposed rezoning can be supported by the planned drainage infrastructure. Storm and sanitary infrastructure will be provided at the subdivision stage.

EPCOR Water:

EPCOR Water supports the proposed rezoning application and advises that the required infrastructure will be provided at the subdivision stage.

Oil & Gas:

There is an abandoned well adjacent to the rezoning area within a road-right-of-way as shown on the map below. The well was previously found to be leaking. Confirmation was provided by the Alberta Energy Regulation (AER) that the leak was fixed and there was no resulting contamination.



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

Community Engagement

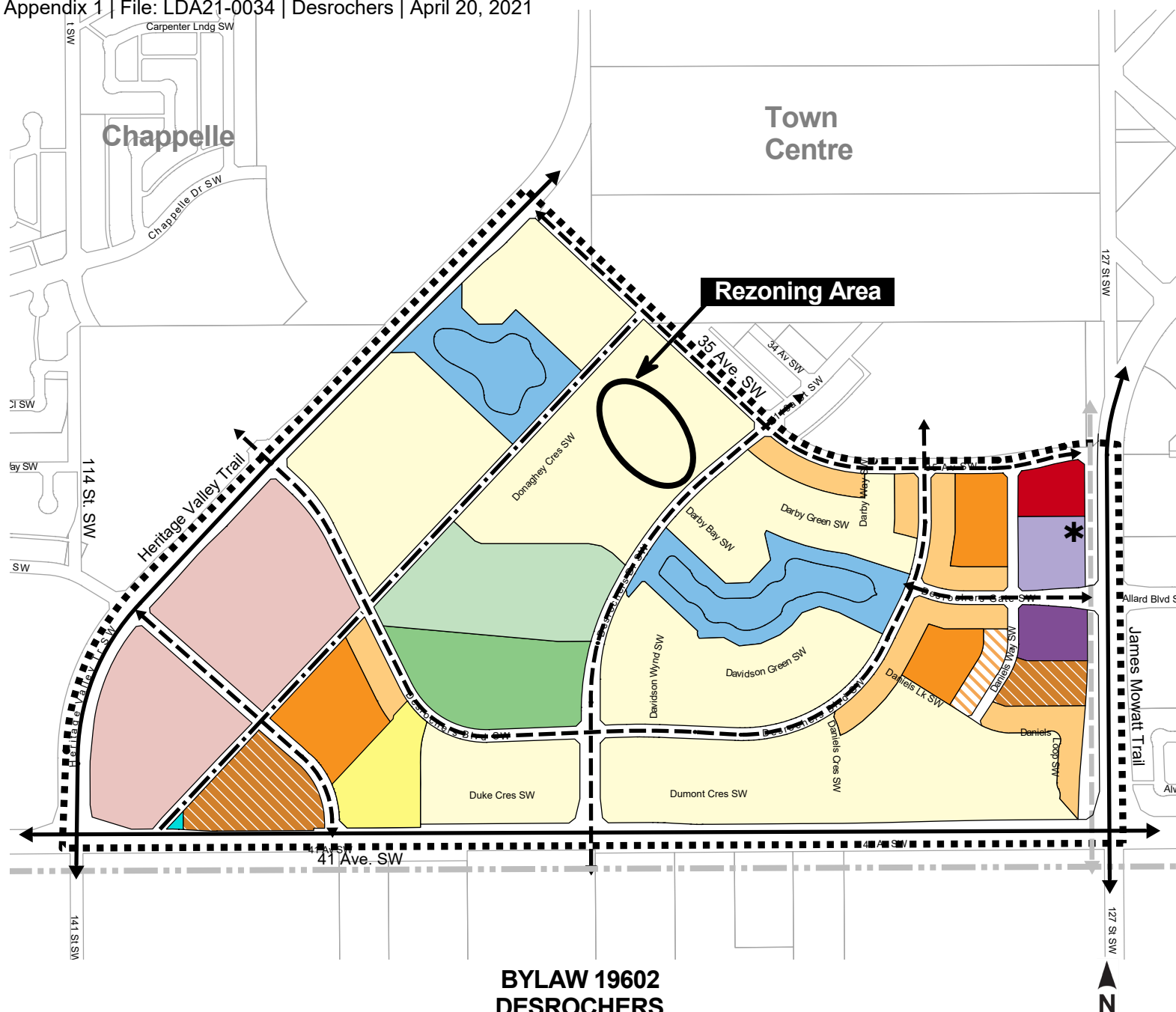
ADVANCE NOTICE March 8, 2021	<ul style="list-style-type: none">• Number of recipients: 253• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/desrochersplanningapplications

Conclusion






















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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19602
DESROCHERS**
Neighbourhood Area Structure Plan
(as amended)

- | | | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------|
|  | Low Density Residential |  | PUL |
|  | Row Housing |  | Natural Area |
|  | Row Housing / Stacked Rowhousing (Direct Control) |  | School / Park Site |
|  | Low Rise / Medium Density Units |  | Pipeline Right-of-Way |
|  | High Density Residential |  | LRT Route / Right-of-Way |
|  | Shallow Lot Residential (Direct Control) |  | LRT Station |
|  | Neighbourhood Commercial |  | Collector Roadway |
|  | Community Commercial |  | Arterial Roadway |
|  | Mixed Use LRT 1 |  | City of Edmonton Boundary |
|  | Mixed Use LRT 2 |  | NASP Boundary |
|  | Stormwater Management Facility (SWMF) | | |

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 19666
Location:	North of 35 Avenue SW and west of 119a Street SW
Address:	3150 - 127 Street SW 3304 - 127 Street SW
Legal Descriptions:	Portions of: Lot D, Plan 1711MC; and SE-13-51-25-4
Site Area:	2.05 ha
Neighbourhood:	Desrochers
Notified Community Organizations:	Blackmud Creek and Chappelle Community Leagues
Applicant:	Mike Vivian; Stantec

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Desrochers Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

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