

## CHARTER BYLAW 19886

### To allow for a range of low density residential development, The Orchards At Ellerslie

#### Purpose

Rezoning from (RLD) Residential Low Density Zone and (RMD) Residential Mixed Dwelling Zone to (RMD) Residential Mixed Dwelling Zone and (RLD) Residential Low Density Zone; located at 3004 - 66 Street SW.

#### Readings

Charter Bylaw 19886 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19886 be considered for third reading."

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 5 and 13, 2021. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

The subject site is undeveloped and is located west of 66 Street SW and south of Orchards Road SW. The purpose of the rezoning is to adjust the zoning boundaries to align with a subdivision application that is currently under review by Administration. The proposed zones allow for flexibility of lot sizes and a range of dwelling types including Single Detached, Semi-detached and opportunity for Row Housing.

The proposed rezoning conforms with The Orchards at Ellerslie Neighbourhood Structure Plan which designates the site for Low Density Residential and Street Oriented Residential development.

All comments from civic departments and utility agencies have been addressed.

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### **Community Insights**

Administration sent an Advance Notice to surrounding property owners and the Summerside Community League on July 26, 2021. No responses were received.

### **Attachments**

1. Charter Bylaw 19886
2. Administration Report