

CHARTER BYLAW 19965

To rezone land for residential development in The Orchards at Ellerslie neighbourhood.

Purpose

Rezoning land located at 3004 - 66 Street SW & 3861 - 91 Street SW from RMD to DC2 to allow for the development of Single Detached Housing with decreased setbacks and site depth, and increased site coverage and height.

Readings

Charter Bylaw 19965 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 19965 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25 and March 5, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The application proposes to rezone a portion of Lot A, Block 1 Plan 1821095 and a portion of Lot 2, Block 2, Plan 0625035 from (RMD) Residential Mixed Dwelling Zone to a (DC2) Site Specific Development Control Provision.

The proposed DC2 Provision will allow for the development of single detached dwellings that front the adjacent street and adjacent lane by allowing for sites with decreased site depth, reduced rear yards, increased site coverage, and increased height compared to typical single detached development.

The proposal conforms to The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) which designates the site for Low Density Residential and is in alignment with the City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries.

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

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Community Insights

Administration sent an Advance Notice to surrounding property owners and the Horizon Community League on November 8, 2021. No responses were received.

Attachments

1. Charter Bylaw 19965
2. Administration Report