

Bylaw 18206

To allow for a range of low density residential uses, a stormwater management facility, a portion of a school site, and a portion of a pipeline corridor, The Orchards At Ellerslie

Purpose

Rezoning from AG and RMD to PU, US, RF4 and RMD, located at 428 Orchards Boulevard SW, 2504 and 3004 - 66 Street SW and 3111 and 3861 - 91 Street SW, The Orchards At Ellerslie.

Readings

Bylaw 18206 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 Bylaw 18206 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18206 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RMD) Residential Mixed Dwelling Zone, (RF4) Semi-detached Residential Zone, (US) Urban Services Zone, and (PU) Public Utility Zone. The proposed rezoning promotes walkability and efficient use of community amenities and services by allowing for a variety of housing types including single-detached housing, semi-detached housing, duplex housing and limited row housing in proximity to a future school site and transit route. It also protects an existing high pressure pipeline corridor from future development.

The application conforms to The Orchards At Ellerslie Neighbourhood Structure Plan which designates this site for low density residential uses, a stormwater management facility, a school site, and a pipeline corridor.

Policy

The proposed rezoning supports the policies of *The Way We Grow* by promoting the completion of developing neighbourhoods by providing public infrastructure for livability, supporting contiguous development and infrastructure, and providing a broad and varied housing choice.

Corporate Outcomes

- Edmonton is attractive and compact - the proposed rezoning will allow the opportunity for a mix of single detached housing, semi-detached housing and row housing in proximity to a future school site.

Public Consultation

On August 22, 2017, Urban Form and Corporate Strategic Development sent an advance notice of the application to surrounding property owners and the Summerside Community League of Edmonton. No responses were received. On September 27, 2017, the application was amended to include a 182 square meter area to be rezoned from (RMD) Residential Mixed Dwelling Zone to (US) Urban Services Zone. Advance notice of this change was not sent to surrounding landowners because no new property owners were impacted and the proposal aligns with The Orchards At Ellerslie Neighbourhood Structure Plan.

Attachments

1. Bylaw 18206
2. Urban Form and Corporate Strategic Development Report