

Bylaw 18138

To allow for low and medium density residential development, The Orchards At Ellerslie

Purpose

Rezoning from PU, RA7, RF4 and RSL to AP, PU, RA7, RF4 and RSL, located at 3304 - 91 Street SW, The Orchards At Ellerslie.

Readings

Bylaw 18138 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 18138 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 15, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The application proposed to amend the Zoning Bylaw from (PU) public utility zone, (RA7) low rise apartment zone, (RF4) semi-detached residential zone, and (RSL) residential small lot zone to (AP) public parks zone, (PU) public utility zone, (RA7) low rise apartment zone, (RF4) semi-detached residential zone, and (RSL) residential small lot zone. The purpose of the rezoning is to make minor adjustments to the current zoning boundaries to allow for low and medium density residential development, as well as rezoning a small portion of a park site and stormwater management facility.

An associated subdivision application was approved on July 27, 2017, subject to bylaw approval, to develop 99 single detached residential lots, 168 semi-detached residential lots, two Municipal Reserve (non-credit) lots, one multiple family residential lot, and three public utility lots.

The proposed rezoning generally conforms to the Orchards at Ellerslie Neighbourhood Structure Plan which designated this area for low and medium density residential uses and would provide for a range of dwelling types and densities to accommodate a variety of income groups and market segments.

All comments from affected civic departments and review agencies have been addressed.

Policy

The proposed rezoning complies with the Developing and Planned Neighborhood Policies of the Municipal Development Plan, *The Way We Grow*, by accommodating growth in an orderly and economic fashion and providing a broad and varied housing choice.

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

Public Consultation

An advance notice was sent to surrounding property owners and the Summerside Community League on April 5, 2017. Urban Form and Corporate Strategic Development received no response to the advance notification.

Attachments

1. Bylaw 18138
2. Urban Form and Corporate Strategic Development report