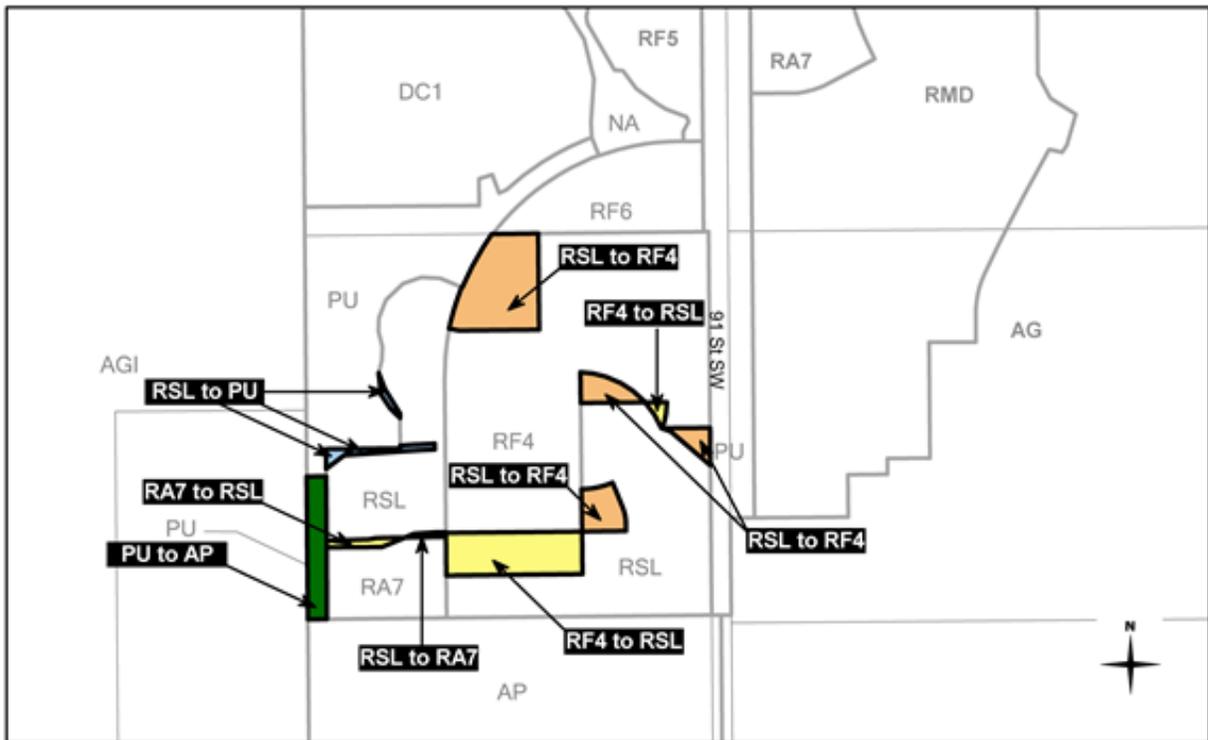


 **REZONING APPLICATION**
The Orchards at Ellerslie

3304 – 91 STREET SW

To make minor adjustment to the current zoning boundaries to allow for low and medium density residential development.



RECOMMENDATION AND JUSTIFICATION

Urban Form and Corporate Strategic Development is in SUPPORT of this application on the basis that:

- it provides the opportunity for a variety of low and medium density residential housing types, as well as a park and stormwater management facility,
- it is compatible with surrounding planned and existing land uses, and
- it generally conforms with the Orchards at Ellerslie Neighbourhood Structure Plan which designates the site for low and medium density residential uses.

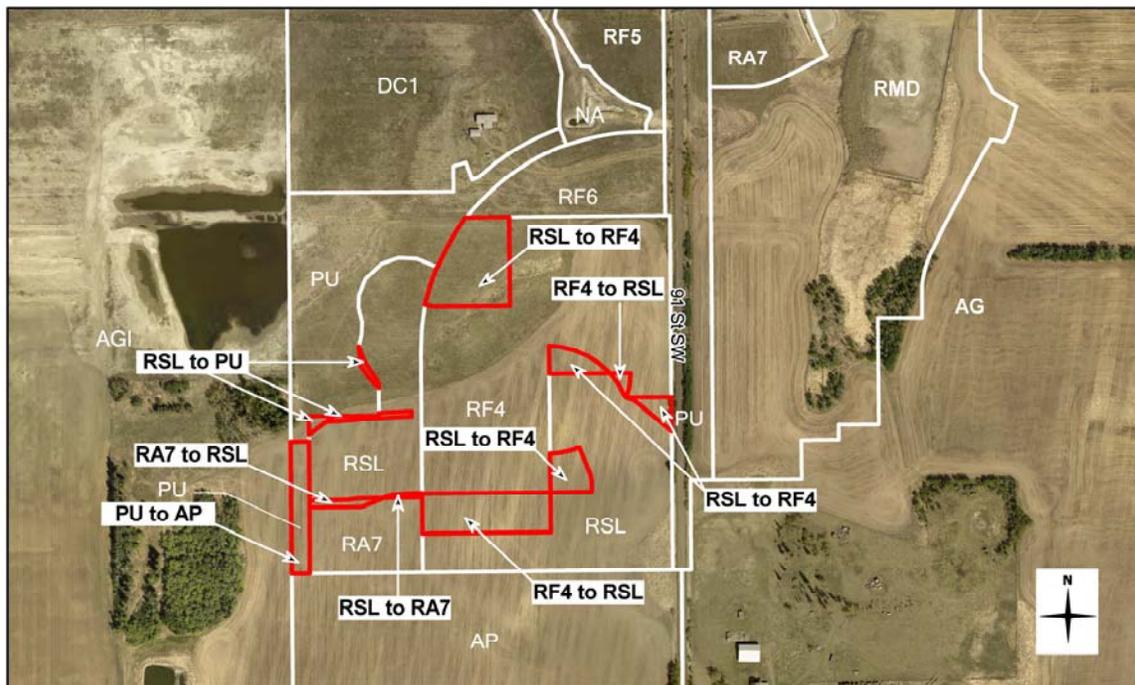
THE APPLICATION

BYLAW 18138 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 (2) Municipal Reserve (non-credit) lots, one (1) multiple family residential lot, and three (3) Public Utility lots.

SITE AND SURROUNDING AREA

The subject site is currently undeveloped and is located west of 91 Street SW and north of 41 Avenue SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (DC1) Direct Development Control Zone • (NA) Natural Area Zone • (PU) Public Utility Zone • (RF5) Row Housing Zone • (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> • Undeveloped land
East	<ul style="list-style-type: none"> • (PU) Public Utility Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped land
South	<ul style="list-style-type: none"> • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Undeveloped land
West	<ul style="list-style-type: none"> • (AGI) Industrial Reserve Zone 	<ul style="list-style-type: none"> • Undeveloped land

PLANNING ANALYSIS

The proposed rezoning is in general conformance with the Orchards at Ellerslie Neighbourhood Structure Plan (NSP) which designates this area for park, stormwater management facility, and 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. The adjustments to low and medium density residential designation are minor and will be reflected in future amendments to the Orchards at Ellerslie Neighbourhood Structure Plan.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

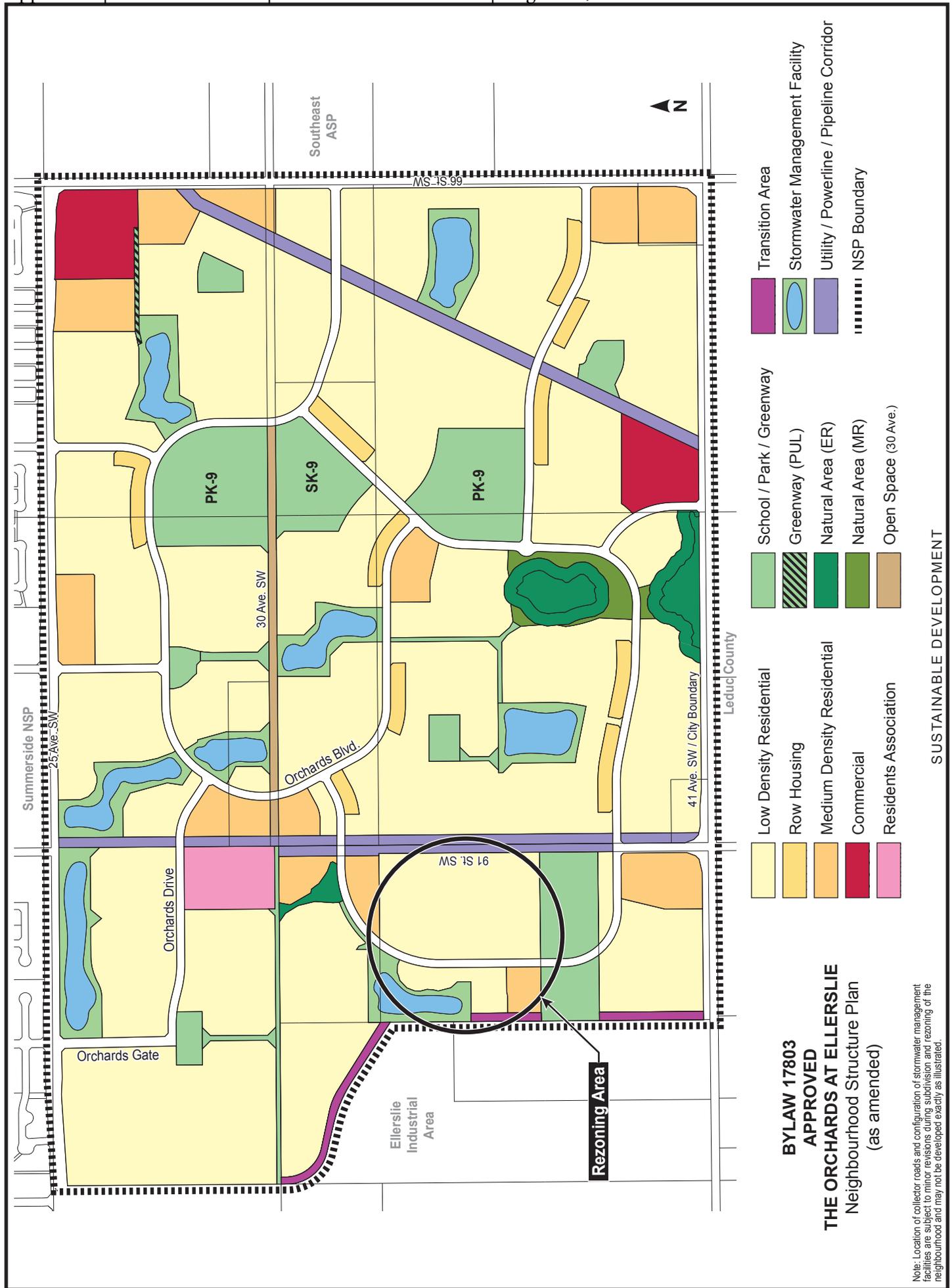
ADVANCE NOTICE April 5, 2017	<ul style="list-style-type: none"> • Number of recipients: 996 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 17803
APPROVED
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan
(as amended)**

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.

SUSTAINABLE DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18138
Location:	North of 41 Avenue SW and west of 91 Street SW
Addresses:	3304 - 91 Street SW
Legal Descriptions:	Lot B, Plan 2310TR
Site Area:	Approximately 2.9 hectares (a subdivision to create the parcel is currently under review)
Neighbourhood:	The Orchards at Ellerslie
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization:	Summerside Community League
Applicant:	Select Engineering Consultants Ltd.

PLANNING FRAMEWORK

Current Zones:	(PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (RF4) Semi-detached Residential Zone, and (RSL) Residential Small Lot Zone
Proposed Zone:	(AP) Public Parks Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, (RF4) Semi-detached Residential Zone, and (RSL) Residential Small Lot Zone
Plans in Effect:	The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) Ellerslie Area Structure Plan (ASP)
Historic Status:	None

Written By: Sean Conway
 Approved By: Tim Ford
 Department: Urban Form and Corporate Strategic Development
supports this proposed bylaw.

Section: Planning Coordination