

Bylaw 18173

To allow for low density residential uses, The Orchards At Ellerslie

Purpose

Rezoning from RPL to RF4, located at 2504 - 66 Street SW, The Orchards At Ellerslie.

Readings

Bylaw 18173 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 18173 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017 and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18173 proposes to amend the Zoning Bylaw from (RPL) Planned Lot Residential Zone to (RF4) Semi-detached Residential Zone. The application conforms to The Orchards At Ellerslie Neighbourhood Structure Plan which designates this site for low density residential uses. The proposed (RF4) Semi-detached Residential Zone allows for single-detached housing, semi-detached housing and duplex housing and is compatible with existing and planned surrounding uses. If approved, the proposed zone would provide housing choice and visual interest along a future residential street that is currently zoned for single-detached homes.

The applicant's intent is to develop four semi-detached residential lots within the proposed rezoning area.

Policy

The application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan by providing housing choice and supporting contiguous development.

Corporate Outcomes

- Edmonton is attractive and compact - the proposed rezoning will provide housing choice and visual interest along a future residential street.

Public Consultation

On July 26, 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.

Attachments

1. Bylaw 18173
2. Urban Form and Corporate Strategic Development report