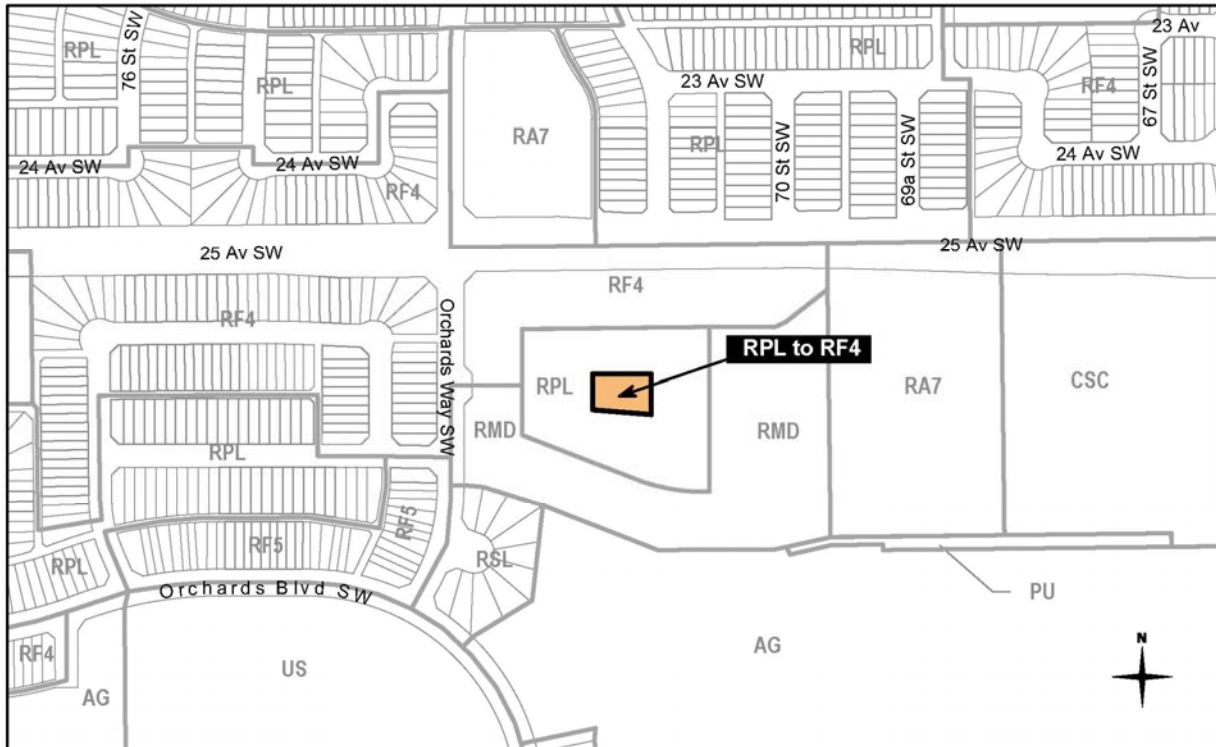




REZONING THE ORCHARDS AT ELLERSLIE

2504 – 66 Street SW

To allow for low density residential uses.



RECOMMENDATION AND JUSTIFICATION

Urban Form and Corporate Strategic Development is in SUPPORT of this application because:

- it provides housing choice and visual interest along a future residential street that is currently zoned for single-detached homes;
- it is compatible with surrounding planned and existing land uses; and
- it conforms with The Orchards At Ellerslie Neighbourhood Structure Plan which designates the site for low density residential uses.

THE APPLICATION

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 applicant's intent is to develop 4 semi-detached residential lots within the proposed rezoning area.

SITE AND SURROUNDING AREA

The site is located south of 25 Avenue SW and east of Orchards Way SW and is undeveloped. The Summerside neighbourhood is located north of 25 Avenue SW and is developed with single detached homes and low-rise apartments. Land to the west of Orchards Way SW has been subdivided and is developing. A future Stormwater Management Facility is planned approximately 100 m south of the site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RPL) Planned Lot Residential	Vacant land
CONTEXT		
North	(RPL) Planned Lot Residential	Vacant land
East	(RPL) Planned Lot Residential	Vacant land
South	(RPL) Planned Lot Residential	Vacant land

West	(RPL) Planned Lot Residential	Vacant land
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PLANNING ANALYSIS

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.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

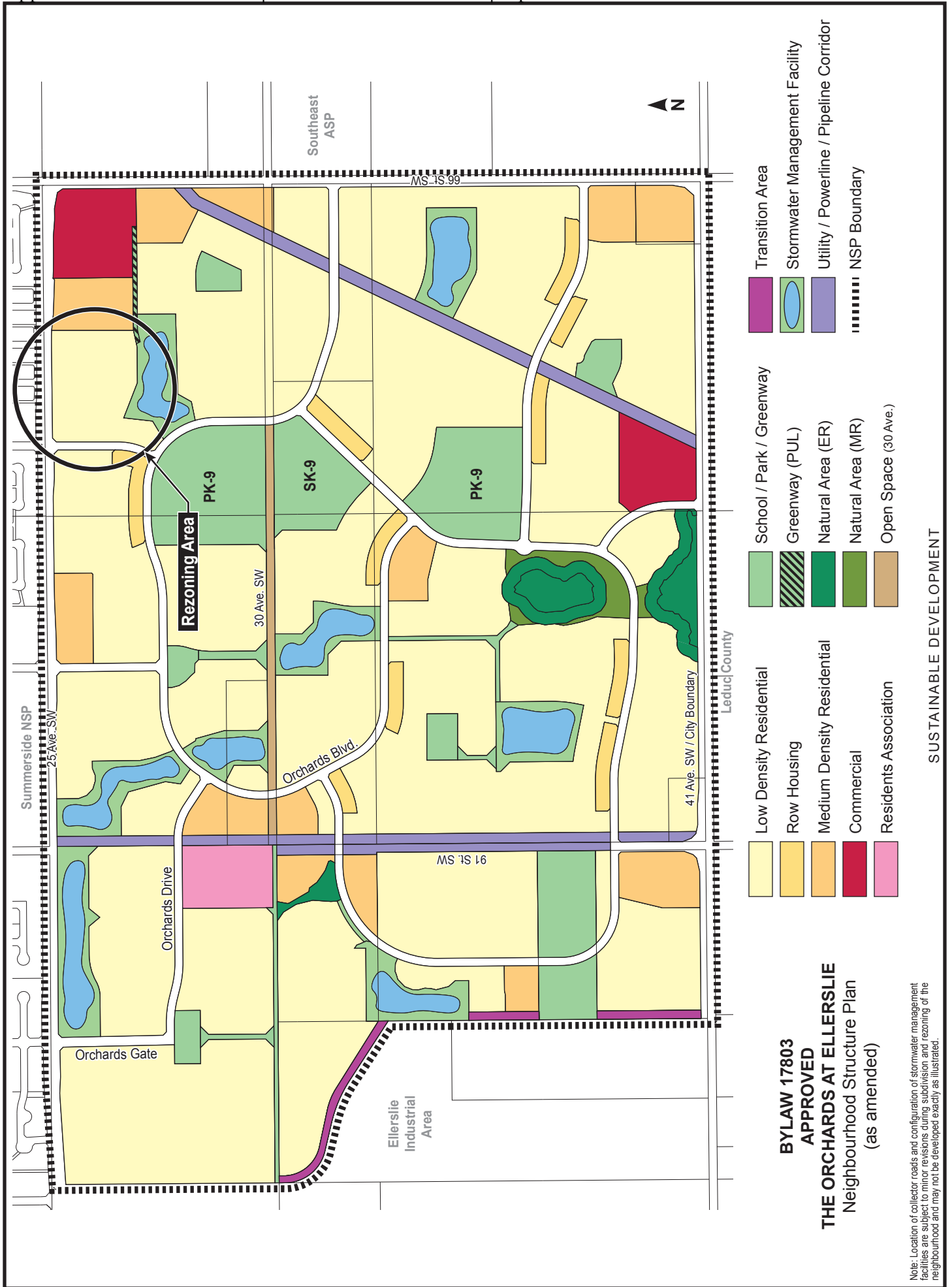
ADVANCE NOTICE June 20, 2017	<ul style="list-style-type: none"> • Number of recipients: 174 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



- Low Density Residential
- Row Housing
- Medium Density Residential
- Commercial
- Residents Association
- School / Park / Greenway
- Greenway (PUL)
- Natural Area (ER)
- Natural Area (MR)
- Open Space (30 Ave.)
- Transition Area
- Stormwater Management Facility
- Utility / Powerline / Pipeline Corridor
- NSP Boundary

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:	18173
Location:	South of 25 Avenue SW and east of Orchards Way SW
Address:	2504 – 66 Street SW
Legal Descriptions:	A portion of NE/NW-15-51-24-4
Site Area:	N/A
Neighbourhood:	The Orchards At Ellerslie
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization:	Summerside Community League of Edmonton
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	(RPL) Planned Lot Residential Zone
Proposed Zones:	(RF4) Semi-detached Residential Zone
Plans in Effect:	The Orchards At Ellerslie Neighbourhood Structure Plan
Historic Status:	None

Written By: Michelle Neilson
Approved By: Tim Ford
Department: Urban Form and Corporate
Strategic Development
Section: Planning Coordination