

Bylaw 18167

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

Purpose

Rezoning from AG to RMD, located at 428 - Orchards Boulevard SW, The Orchards At Ellerslie.

Readings

Bylaw 18167 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 18167 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

The application proposes to rezone the site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone. The proposed zone allows for single and semi-detached housing and limited row housing. The proposed zoning provides the opportunity for a variety of housing types in proximity to a future school, park and greenway and is compatible with surrounding existing and planned land uses.

The application conforms to The Orchards At Ellerslie Neighbourhood Structure Plan which designates this site for low density residential uses.

Policy

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

Corporate Outcomes

- Edmonton is attractive and compact.

Public Consultation

An advance notice was sent on June 20, 2017, to surrounding landowners and the Summerside Community League of Edmonton. No responses were received.

Attachments

1. Bylaw 18167
2. Urban Form and Corporate Strategic Development report