



REZONING THE ORCHARDS AT ELLERSLIE

7503 – 25 Avenue SW

To allow for a range of low density residential uses.



RECOMMENDATION AND JUSTIFICATION

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

- it provides the opportunity for a variety of low density residential housing types in proximity to a future school, park and greenway;
- 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 18167 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone. The application conforms to The Orchards At Ellerslie Neighbourhood Structure Plan which designates this site for low density residential uses.

SITE AND SURROUNDING AREA

The site is located south of Orchards Boulevard SW and east of Orchards Link SW and is undeveloped. Land to the north has been subdivided and is developing. A future school site is located to the east and a future park/greenway is located to the west.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant land
CONTEXT		
North	(RF4) Semi-detached Residential Zone	Developing land
East	(US) Urban Services Zone	Vacant land
South	(AG) Agricultural Zone	Vacant land
West	(AP) Public Parks Zone	Vacant land

PLANNING ANALYSIS

The proposed (RMD) Residential Mixed Dwelling 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.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

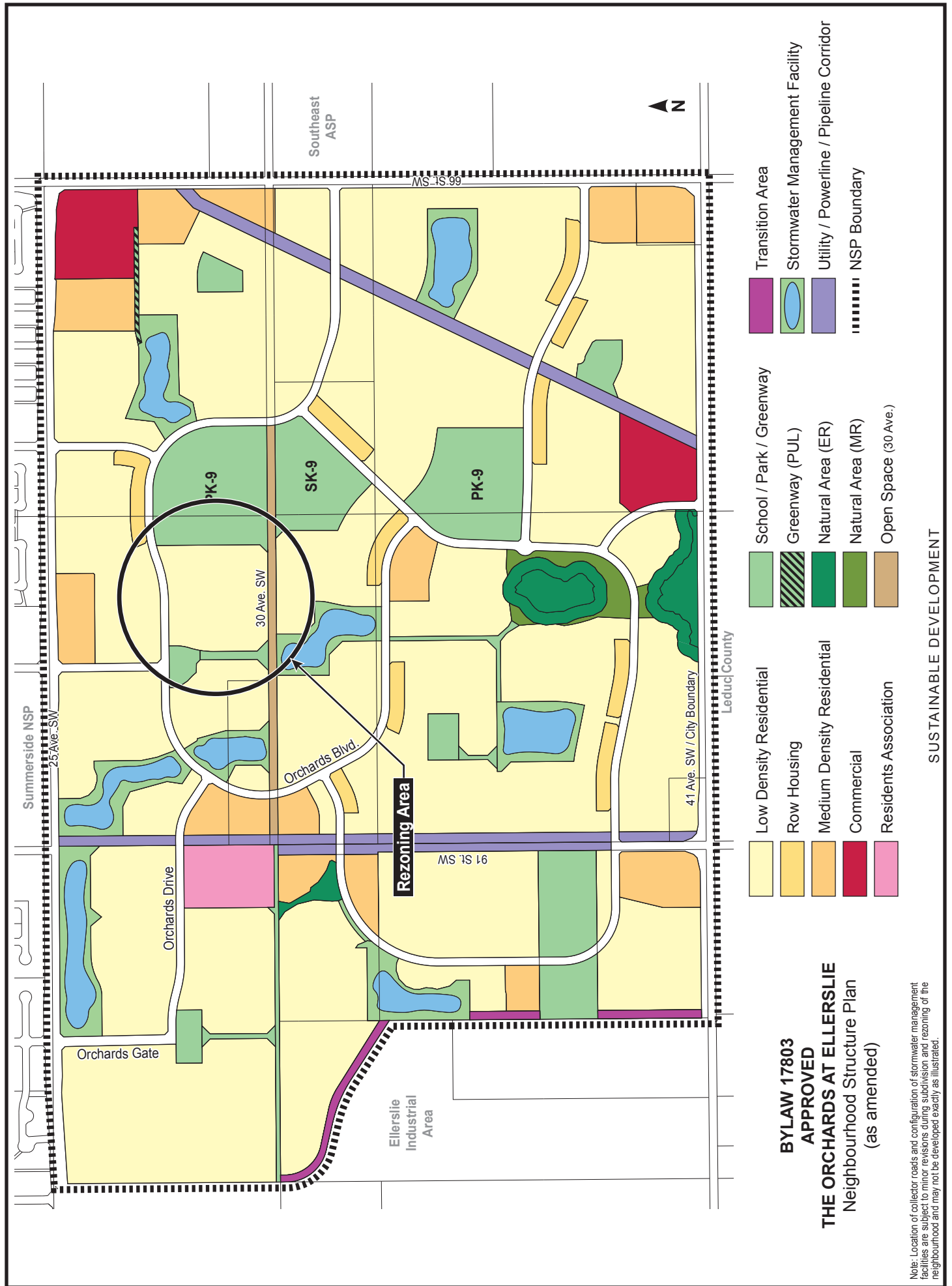
ADVANCE NOTICE June 20, 2017	<ul style="list-style-type: none">• Number of recipients: 91• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

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)**

- 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

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18167
Location:	South of Orchards Boulevard SW and east of Orchards Link SW
Address:	428 - Orchards Boulevard SW
Legal Descriptions:	A portion of NE-15-51-24-4 and 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:	(AG) Agricultural Zone
Proposed Zones:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	The Orchards At Ellerslie Neighbourhood Structure Plan
Historic Status:	None

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Strategic Development
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