

## Bylaw 18075

To allow for the development of a school site and adjacent low and medium density residential uses, The Orchards at Ellerslie

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### Purpose

Rezoning from AG to RF4, RF5, RPL and US, located at 2504 and 3004 - 66 Street SW and 3111 - 91 Street SW, The Orchards.

### Readings

Bylaw 18075 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 18075 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 9, 2017, and Saturday, June 17, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

Bylaw 18075 proposes to rezone the subject area from (AG) Agricultural Zone to (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, (RPL) Planned Lot Residential, and (US) Urban Services Zone. The proposed zoning would accommodate the development of a school site and provide the opportunity for a diversity of housing types including single detached, semi-detached, and row housing. The proposed rezoning conforms to the Orchards at Ellerslie Neighbourhood Structure Plan.

### Policy

This application support the Developing and Planned Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by providing a greater range of housing choice in association with the location of education, recreation, and health uses in the Orchards at Ellerslie neighbourhood.

### Corporate Outcomes

- Edmonton is attractive and compact

### Public Consultation

Sustainable sent an advance notice on February 17, 2017, to surrounding property owners and the Summerside Community League. No responses to the advance notice were received.

**Attachments**

1. Bylaw 18075
2. Sustainable Development report