

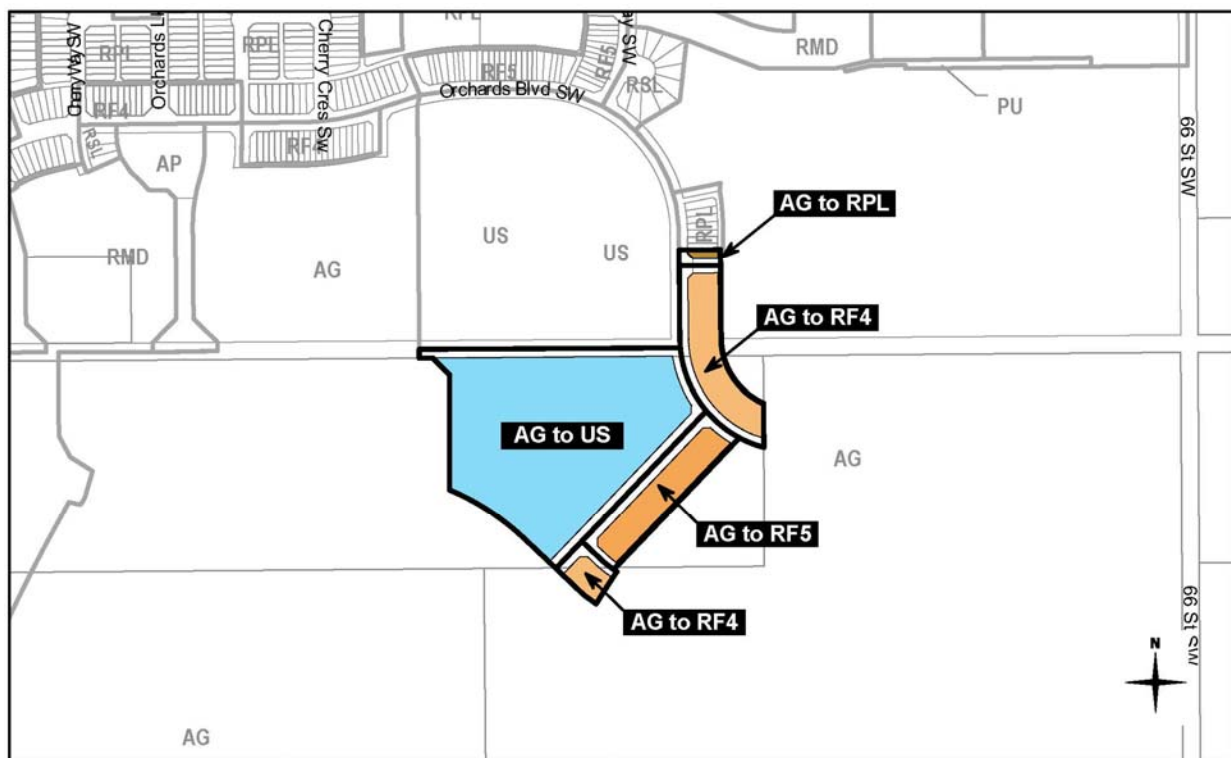


REZONING THE ORCHARDS AT ELLERSLIE

2504, 3004 - 66 STREET SW

3111 – 91 STREET SW

To allow for the development of a school site and adjacent low and medium density residential uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

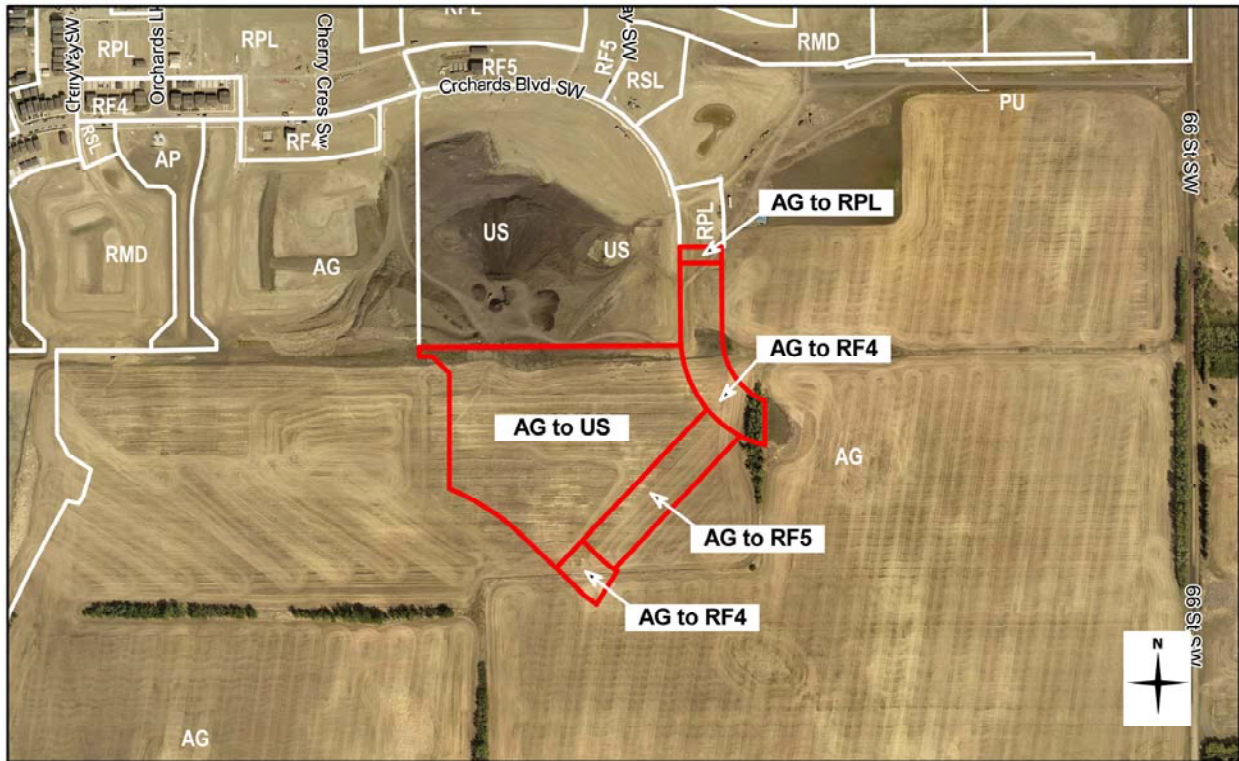
- the proposed zoning changes are compatible with existing and planned development of the surrounding land
- the range of dwelling types provide alternative housing choices in the neighbourhood
- it conforms to the Orchards at Ellerslie Neighbourhood Structure Plan (NSP)

THE APPLICATION

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 rezoning will accommodate the development a school site and adjacent low and medium density residential uses.

SITE AND SURROUNDING AREA

The subject site is currently undeveloped and is south of Orchards Boulevard SW and west of 66 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped farm land
CONTEXT		
North	(US) Urban Services Zone	Undeveloped farm land
East	(AG) Agricultural Zone	Undeveloped farm land
South	(AG) Agricultural Zone	Undeveloped farm land
West	(AG) Agricultural Zone	Undeveloped farm land

PLANNING ANALYSIS

The proposed rezoning is in conformance with the Orchards at Ellerslie NSP which designates this area for low density and medium density residential uses and school/park/greenway uses, providing for a range of dwelling types and densities to accommodate a variety of income groups and market segments. The development would allow for efficient use of land by allowing for single detached and semi-detached housing as well as row housing.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

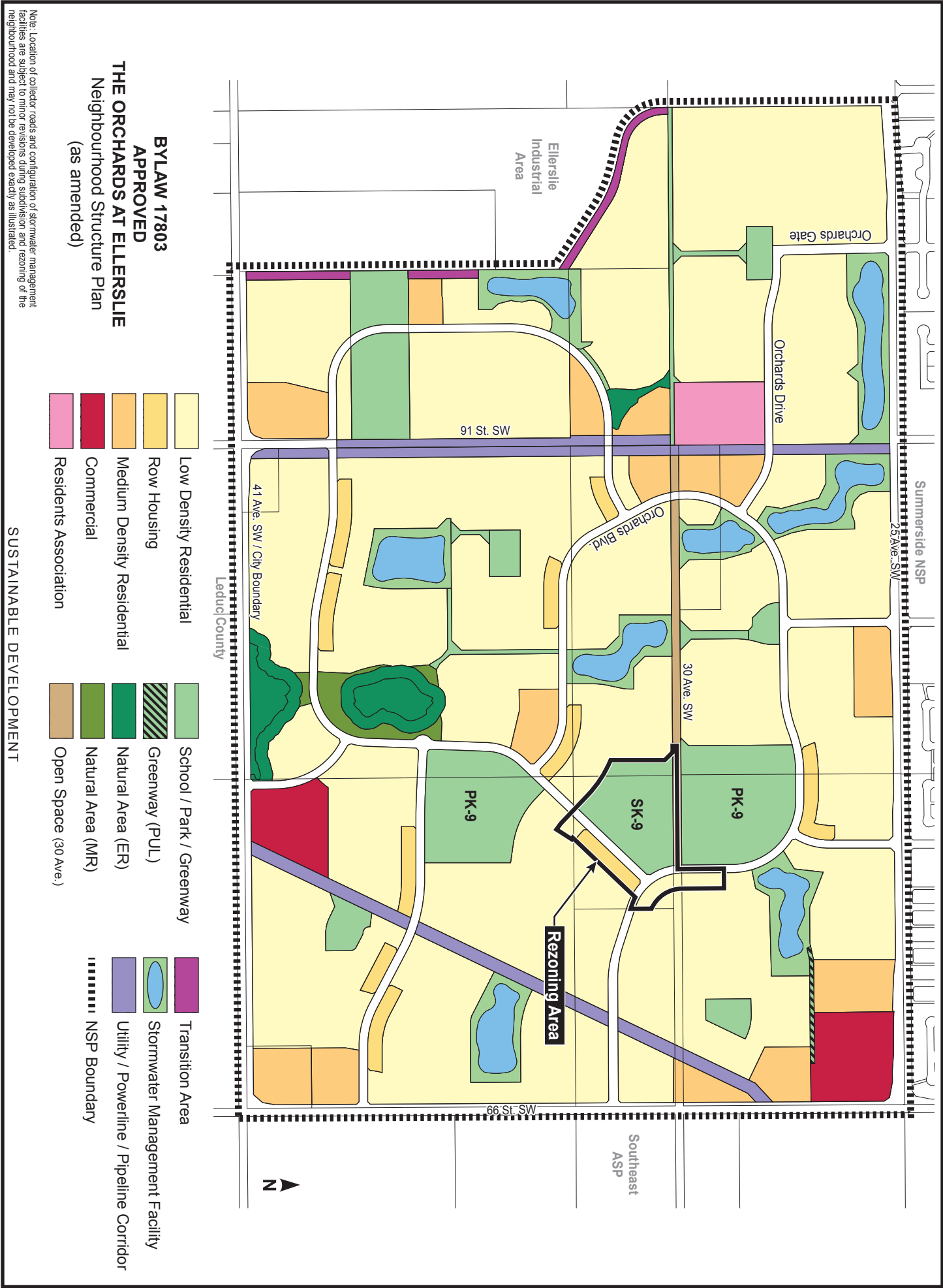
ADVANCE NOTICE February 17, 2017	<ul style="list-style-type: none">• Number of recipients: 296• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18075
Location:	South of Orchards Boulevard SW and west of 66 Street SW
Addresses:	2504, 3004 – 66 Street SW, 3111 – 91 Street SW
Legal Descriptions:	A portion of Section 15-51-24-4
Site Area:	N/A
Neighbourhood:	The Orchards at Ellerslie
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization:	Summerside Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	(RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, (RPL) Planned Lot Residential Zone, (US) Urban Services Zone
Plans in Effect:	Orchards at Ellerslie Neighbourhood Structure Plan (NSP) Ellerslie Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination