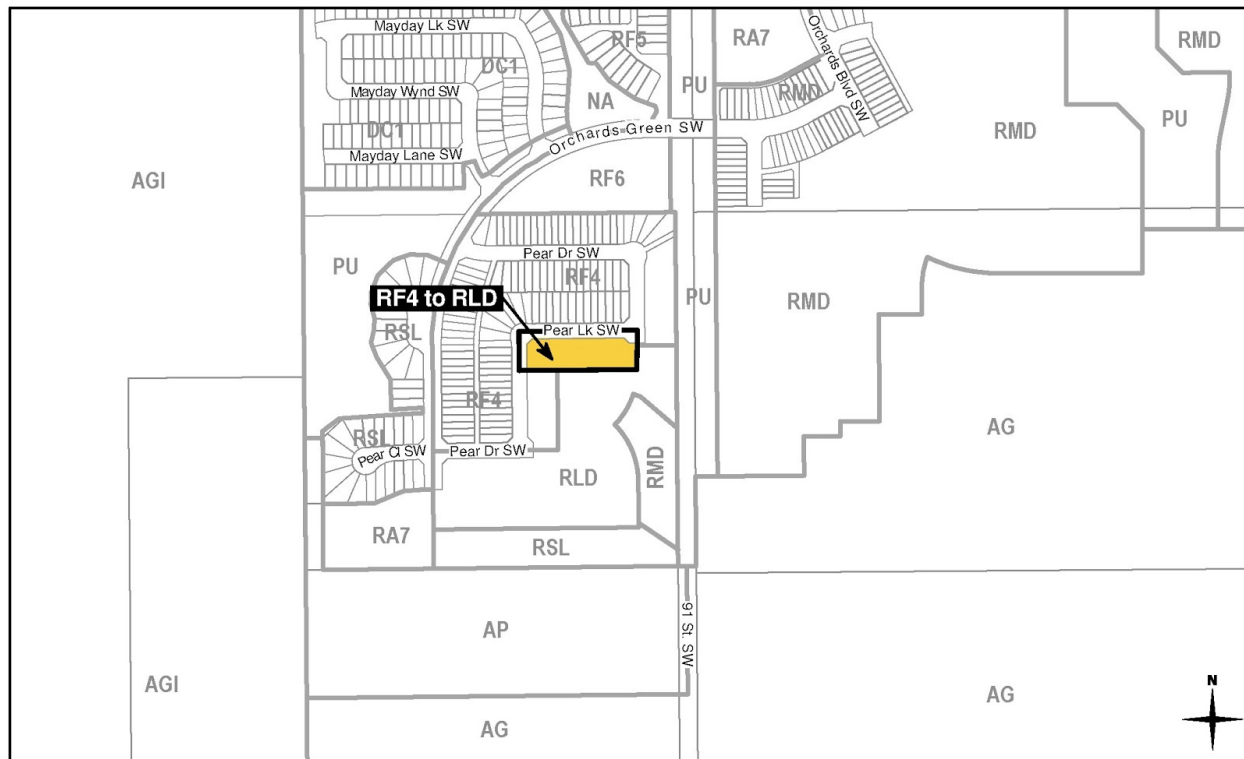




ADMINISTRATION REPORT **REZONING** The Orchards at Ellerslie

3304 - 91 Street SW

To allow for low density residential uses.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- it will allow for the development of low density residential uses, in conformance with the The Orchards at Ellerslie Neighbourhood Structure Plan (NSP); and
- the proposed zone will be compatible with surrounding and planned land uses.

THE APPLICATION

CHARTER BYLAW 19391 proposes to rezone the subject site from (RF4) Semi-detached Residential Zone to (RLD) Residential Low Density Zone to allow for low density residential development in The Orchards at Ellerslie Neighbourhood.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the west central portion of The Orchards at Ellerslie neighbourhood, located north of 41 Avenue SW and west of 91 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone	Vacant lot, developing semi-detached housing
CONTEXT		
North	(RF4) Semi-detached Residential Zone	Vacant lot
East	(RF4) Semi-detached Residential Zone (RLD) Residential Low Density Zone	Vacant lot Vacant lot
South	(RLD) Residential Low Density Zone (RF4) Semi-detached Residential Zone	Vacant lot Vacant lot
West	(RF4) Semi-detached Residential Zone	Vacant lot

PLANNING ANALYSIS

The proposed RLD Zone will allow for the development of a variety of low density housing types. The application conforms to The Orchards at Ellerslie Neighbourhood Structure Plan (NSP), which designates the subject site for “Low Density Residential” land uses. The proposed rezoning is compatible with the existing and planned surrounding development.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

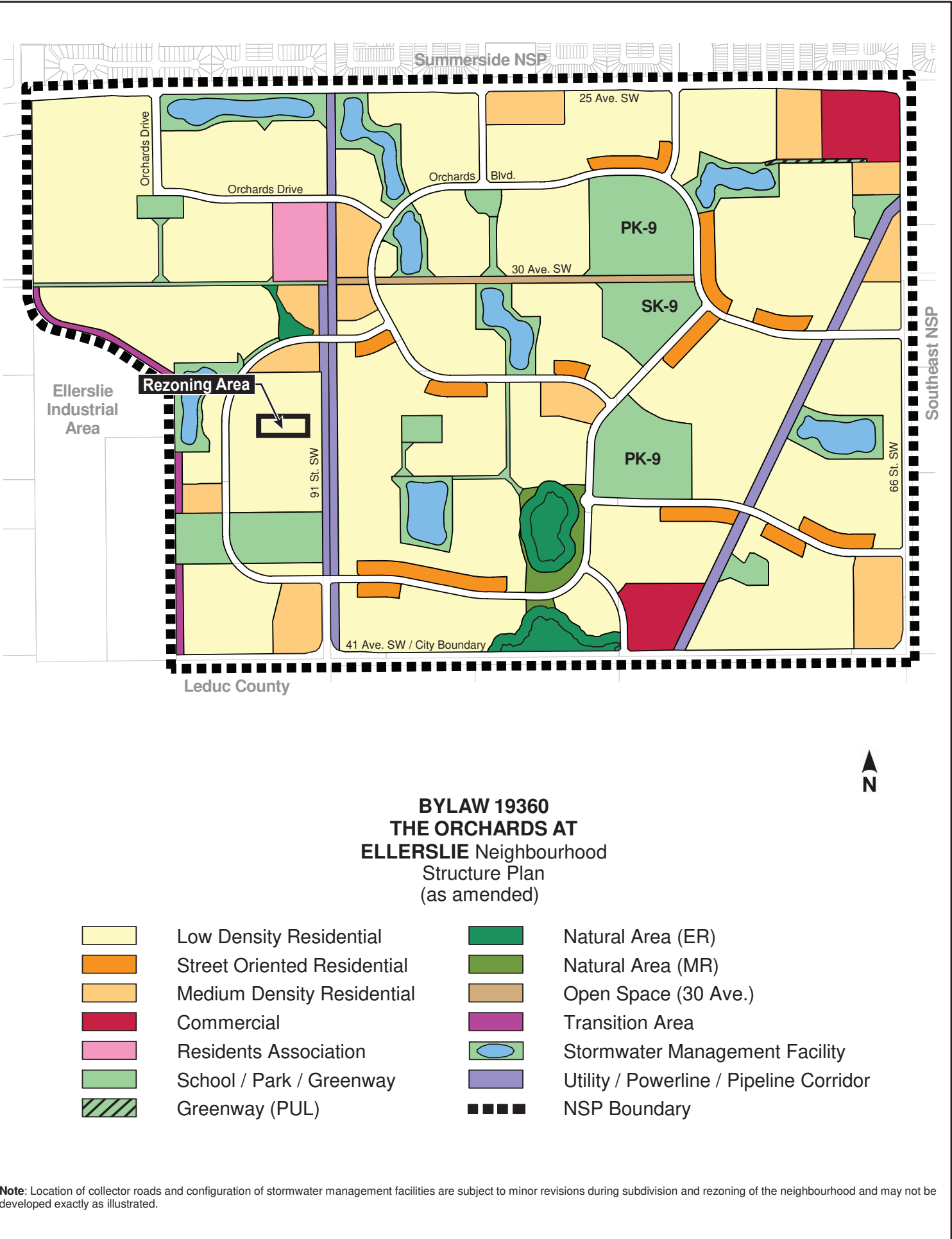
ADVANCE NOTICE June 9, 2020	<ul style="list-style-type: none">• Number of recipients: 33• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/theorchards

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19391
Location:	North of 41 Avenue SW and west of 91 Street SW
Address:	3304 – 91 Street SW
Legal Description:	A portion of Lot B, Plan 2310TR
Site Area:	~0.6 ha
Neighbourhood:	The Orchards at Ellerslie
Notified Community Organization:	Summerside Community League of Edmonton
Applicant:	Select Engineering Consultants, Blaydon Dibben

PLANNING FRAMEWORK

Current Zone:	(RF4) Semi-detached Residential Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	The Orchards at Ellerslie
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination