

Bylaw 17716

To allow for the development of single-detached, semi-detached, low rise apartment housing, and public utility uses, The Orchards at Ellerslie

Purpose

Rezoning from AG to PU, RA7, RF4 and RSL, located at 3304 - 91 Street SW, The Orchards at Ellerslie.

Readings

Bylaw 17716 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 17716 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday, August 13, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The applicant proposes to rezone the site from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone. The proposed rezoning will allow for the development of single detached, semi-detached, and low rise apartment housing. The proposed rezoning will also accommodate public utility uses and a shared use path on a portion of the 91 Street Government Road Allowance.

All Civic Department and review agencies comments have been addressed. There are two associated Bylaws with this application: Bylaw 17714 is an amendment to the Ellerslie Area Structure Plan and Bylaw 17715 is an amendment to the Orchards at Ellerslie Neighborhood Structure Plan.

Policy

The proposed rezoning complies with the Developing and Planned Neighborhood Policies of the Municipal Development Plan, *The Way We Grow*, by accommodating growth in an orderly and economic fashion and providing a broad and varied housing choice.

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

Public Consultation

Advance notice was sent to surrounding property owners and the Summerside Community League of Edmonton on May 13, 2016. Sustainable Development received no response to the advance notification.

Attachment

1. Bylaw 17716