

Bylaw 17416

To allow for the development of mixed density residential uses, low rise apartments and public utility uses, The Orchards at Ellerslie

Purpose

Rezoning from AG to RMD, RA7 and PU, located at 3111 - 91 Street NW and 3861 - 91 Street NW, The Orchards at Ellerslie.

Readings

Bylaw 17416 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 17416 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 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 (RMD) Residential Mixed Dwelling Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone.

The proposed rezoning will allow for mixed residential development of different dwelling types and densities and low rise apartment housing. The rezoning will also accommodate a power right-of-way and a shared use path. The proposed rezoning complies with the Orchards at Ellerslie Neighbourhood Structure Plan, and meets the technical requirements of the Civic Departments and utility agencies.

Policy

The proposed plan amendment complies with the Developing and Planned Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by supporting contiguous development and providing varied housing choice.

Corporate Outcomes

This application promotes the goals of the City's Strategic Plan, *The Way Ahead*, to transform Edmonton's Urban Form by providing opportunity for mixed residential development and a variety of housing options that support the Corporate Outcome of an attractive and compact City.

Public Consultation

Advance notice was sent on July 15, 2014, to surrounding property owners and the Summerside Community League of Edmonton. Sustainable Development received no responses to the advance notification.

Attachments

1. Bylaw 17416
2. Sustainable Development report