

Charter Bylaw 19120

To allow for a unique lot configuration for single detached dwellings with decreased site depth, increased height, and increased site coverage,
The Orchards at Ellerslie

Purpose

Rezoning from RMD To DC2; located at 3004 – 66 Street SW and 3861 - 91 Street SW.

Readings

Charter Bylaw 19120 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 Charter Bylaw 19120 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on January 17, 2020, and January 25, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19120 proposes to rezone the subject lands from (RMD) Residential Mixed Dwelling Zone to (DC2) Site Specific Development Control Provision. The proposed rezoning will allow for the development of a unique lot configuration for single detached housing with decreased site depth, increased height, and increased site coverage.

Administration has reviewed the application through the lens of subdivision regulation, Zoning Bylaw regulation and urban design. Although the Proposed DC2 Provision is unconventional in comparison to standard zones within the Edmonton Zoning Bylaw, Administration considers this rezoning as experimental in nature and will not interpret it as a precedent for the acceptability of future rezoning applications of a similar nature.

The application conforms with the Orchards at Ellerslie Neighbourhood Structure Plan which designates the site for Low Density Residential uses.

All comments from affected departments and utility agencies have been addressed.

Public Engagement

An Advance notice was sent to surrounding property owners and the Summerside Community League on September 13, 2019. No responses were received.

Attachments

1. Charter Bylaw 19120
2. Administration Report