

Charter Bylaw 18507

To allow for low intensity commercial, office and service uses and to establish setbacks from the existing adjacent rail line and pipeline, Ebbers

Purpose

Rezoning from AG and AGU to DC2, located at 3325 - 153 Avenue NW, Ebbers.

Readings

Charter Bylaw 18507 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 18507 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 3, 2018, and August 11, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Charter Bylaw 18507 proposes to rezone land from (AG) Agricultural Zone and (AGU) Urban Reserve Zone to (DC2) Site Specific Development Control Provision. The proposed rezoning will allow for the development of low intensity commercial development as identified in the Ebbers Neighbourhood Area Structure Plan (NASP). Given the proximity of the proposed rezoning to a rail line, a 15 m buffer / setback from the rail line implemented through use of a (DC2) Site Specific Development Control Provision will be provided, in accordance with the NASP, and as amended with proposed Bylaw 18506.

The NASP amendment eliminates the existing NASP implementation direction that the back side of the berm be added to the adjacent rail line property because the rail corporation has advised they will not accept the land. A chain link security fence will be required along the commercial property line to deter trespassing and facilitate safety.

The proposed (DC2) Provision also requires an increased setback from 34 Street to ensure adequate separation from the pipeline, in accordance with the NASP, as amended under proposed Bylaw 18506.

Policy

This application supports the policies of The Way We Grow by implementing effective separation and mitigation measures for land adjacent to oil and gas facilities, and by facilitating the development of retail and service space.

Corporate Outcomes

The proposed development will provide opportunities for small to medium-sized businesses which contributes to Edmonton having a globally competitive and entrepreneurial business climate.

Public Consultation

No responses were received to an advance notice that was sent on January 15, 2018, to surrounding property owners, the Hairsine Community League, the Clareview and District Area Council, and the Horse Hill Community League.

Attachments

1. Charter Bylaw 18507
2. Urban Form and Corporate Strategic Development Report (attached to Bylaw 18506 – Item 3.8)