

CHARTER BYLAW 19881

Text Amendment to Zoning Bylaw 12800, Section 930.6 (ECB) Ellerslie Commercial Business Zone, Ellerslie Industrial.

Purpose

To amend Zoning Bylaw 12800, Section 930.6. Ellerslie Commercial Business Zone.

Readings

Charter Bylaw 19881 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 19881 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 5, 2021 and November 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw is to amend the text of Zoning Bylaw 12800, Section 930.6 (ECB) Ellerslie Business Commercial Zone. The amendment will add two land use opportunities (General Retail Stores and Drive-in Food Services) to the list of Permitted Uses within the (ECB) Ellerslie Commercial Business Zone.

The **Ellerslie Area Structure Plan** (ASP) is in effect for this area and designates the area as "Commercial (Special Area)". Special Areas are designed to regulate the use, design and extent of development within a specific geographic area of the City to achieve the Plan's objectives. The ASP Commercial (Special Area) land use objective is to allow for an array of commercial and limited light industrial uses, which cannot be sufficiently addressed through conventional land use zoning.

This area is identified as an Established Non-Residential Area within the **City Plan**. The Established Non-Residential Areas include a mix of commercial, office and industrial uses supported by investment in infrastructure, facilities, amenities and transit services. Ongoing reinvestment of these Areas serves to strengthen employment, economic activity and diversity.

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The addition of two land uses, General Retail Sales and Drive-in Services, will be compatible with existing uses, surrounding areas and will align with the policies of CityPlan.

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

Community Insights

Advance Notice was sent to surrounding property owners and the Blackmud Creek, Ellerslie and Horizon Community Leagues, as well as the Korean Community Centre, on August 18, 2021. No responses were received.

Attachments

1. Charter Bylaw 19881