

CHARTER BYLAW 20116

To rezone land for mixed-use development in the Ellerslie neighbourhood.

Purpose

To rezone properties located at 6830 and 7030 Ellerslie Road SW, from DC2 to DC2 to allow increased height on a portion of the site, and to correct the separation distance requirements related to Cannabis Retail Sales and Liquor Stores Uses.

Readings

Charter Bylaw 20116 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 20116 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 6, 2022 and May 14, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Bylaw 20116 proposes to amend the Zoning Bylaw from (DC2.1175) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision, as it applies to the subject site. The DC2 Provision will maintain the commercial and limited residential uses but proposes to increase the maximum height on a portion of the property from 12 m to 16 m to accommodate multi-unit housing with ground-floor commercial Uses. This application also proposes to correct the separation distances affecting Cannabis Retail Sales and adjust the site size threshold affecting Liquor Stores from 2.4 ha to 2.3 ha. Removing these regulations will result in a minor exemption to the typical separation distance between Liquor Store Uses required by the Zoning Bylaw.

The proposed rezoning is in conformance with the Ellerslie Neighbourhood Structure Plan’s policy direction to support neighbourhood commercial development along major roadways and aligns with *CityPlan*.

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

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Community Insights

The Applicant sent a pre-application notice to surrounding property owners and the Ellerslie and Horizon Community Leagues in January. Administration sent an Advance Notice to surrounding property owners and the Ellerslie and Horizon Community Leagues on March 23, 2022. Between both notifications, one response was received from the pre-application notification and is summarized in the attached Administration Report

Attachments

1. Charter Bylaw 20116
2. Administration Report