

CHARTER BYLAW 20139

To allow for low intensity commercial uses, Ellerslie

Purpose

Rezoning two properties located at 707 and 811 - 75 Street SW, from (RR) Rural Residential to (CB1) Low Intensity Business Zone, Ellerslie.

Readings

Charter Bylaw 20139 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 20139 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 3, 2022 and June 11, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20139 proposes to rezone a 1.62 hectare site within the southwest portion of the Wernerville Country Residential Special Study area to (CB1) Low Intensity Business Zone. The CB1 Zone will allow for the development of commercial, office, and services uses with the potential for residential uses above the first storey, up to 12 metres in height and a maximum Floor Area Ratio of 2.0. This rezoning is associated with amendments to the Ellerslie Area Structure Plan (Bylaw 20137) and Ellerslie Neighbourhood Structure Plan (Bylaw 20138).

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

Community Insights

An Advance Notice was sent to surrounding property owners, as well as the Ellerslie and Horizon Community Leagues on May 6, 2022. No responses were received.

Attachments

1. Charter Bylaw 20139
2. Administration Report (Attached to Bylaw 20137 - Item 3.5)