

## CHARTER BYLAW 20206

**To modify the existing DC2 Provision by adding commercial use opportunities, a fifth commercial building, and regulations relative to risk and rail, Ebbers**

### Purpose

Rezoning from DC2 to DC2; located at 3325 - 153 Avenue NW.

### Readings

Charter Bylaw 20206 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 20206 be considered for third reading."

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 30, 2022 and October 8, 2022. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

Charter Bylaw 20206 proposes to rezone a 3.1 ha site in the Ebbers neighbourhood from DC2.1005 Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The DC2 Provision will allow for the development of low intensity office commercial adjacent to a railway, which requires a 15 m Setback, 2 m berm, security fence, a 30 m Setback and a Noise Study for sensitive uses (i.e Child Care Services, Commercial Schools). Additional commercial uses are included to the DC2 Provision, building four is modified and a fifth building is added to the Appendix 1, Site Plan. This rezoning is associated with an amendment to the Ebbers Neighbourhood Area Structure Plan (Bylaw 20303) to amend risk and rail requirements, in support of the proposed rezoning .

All relevant comments from civic departments or utility agencies regarding this proposal have been addressed.

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### **Community Insights**

Advance Notice was sent to surrounding property owners, the Hairsine Community League, the Horse Hill Community League Association, and the Claireview and District Area Council on March 9, 2022. No responses were received.

### **Attachments**

1. Charter Bylaw 20206
2. Administration Report (attached to item 3.16 - Bylaw 20303)