

CHARTER BYLAW 20340

To amend the regulations of an existing Direct Development Control Provision, Charlesworth

Purpose

Rezoning from DC1 to DC1; located at 5015 - 4 Avenue SW, 504 - 50 Street SW, 5112, 5204, & 5304 - Ellerslie Road SW, and 615 - 54 Street SW.

Readings

Charter Bylaw 20340 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 20340 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 18, 2022 and November 26, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. This purpose of the rezoning is to amend the development regulations and uses of the existing DC1 as follows:

- Addition of General Industrial Use (limited to self storage facilities), and the Cannabis Retail Use;
 - Reductions to setbacks from an existing Religious Assembly use (from 15.0 m to 6.0 m);
 - Adjustments to regulations related to the Pedestrian Friendly Commercial Node;
 - Administrative amendments related to off-site improvements and pedestrian safety;
- and

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- Administrative updates related to grammatical adjustments and updates to terminology.

The proposal conforms with the Charlesworth Neighbourhood Structure Plan (NSP) and aligns with The City Plan.

Community Insights

An Advance Notice was sent to surrounding property owners, the Ellerslie Community League Association, and the Horizon Community League on April 25, 2022. No responses were received.

Attachments

1. Charter Bylaw 20340
2. Administration Report