

CHARTER BYLAW 20482

To rezone land for the development of commercial uses, Ebbers.

Purpose

Rezoning from AG and DC2.1101 to DC2; located at 15303 Fort Road NW and 285 Ebbers Boulevard NW and proposed road closure area (Bylaw 20480).

Readings

Charter Bylaw 20482 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 20482 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 28, 2023, and May 6, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20482 is to amend the Zoning Bylaw from (AG) Agricultural Zone and (DC2.1101) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for the development of commercial uses.

The proposed Charter Bylaw will carry forward regulations from the existing DC2.1101, with modification or deletion of some regulations, and expand the boundary to include a road closure area and lands zoned AG located at the southwest intersection of 153 Avenue and 34 Street NW.

The proposed DC2 contributes to a cohesive and comprehensive commercial development in support of the goals and policies of the NASP and The City Plan, and complies with the proposed amendment to the Ebbers Neighborhood Area Structure Plan (NASP).

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Two associated applications have been submitted concurrently with this application, Road Closure Bylaw 20480 and an amendment to the Ebbers Neighborhood Area Structure Plan to align with the proposed rezoning.

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

Community Insights

Notice was sent to surrounding property owners, the Hairsine, Horse Hill, and the McLeod Community Leagues, the Area Council No. 17 Area Council, and the Clareview and District Area Council on November 5, 2018. No responses were received.

Attachments

1. Charter Bylaw 20482
2. Administration Report (attached to item 3.16 - Bylaw 20480)