

CHARTER BYLAW 20491

To allow for low rise multi-unit housing, Ellerslie

Purpose

Rezoning from RR to RA7; located at 608 - 75 Street SW.

Readings

Charter Bylaw 20491 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 20491 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 26, 2023, and June 3, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20491 proposes to rezone a 0.8 hectare site within the southwest portion of the Wernerville Country Residential Special Study Area from (RR) Rural Residential Zone to (RA7) Low Rise Apartment Zone. The RA7 zone will allow for the development of multi-unit housing up to 16 metres in height (approximately 4 storeys), along with limited commercial opportunities on the ground floor. This rezoning is associated with amendments to the Ellerslie Area Structure Plan (Bylaw 20489) and Ellerslie Neighbourhood Structure Plan (Bylaw 20490).

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

Community Insights

A notice of proposed land use changes was mailed to surrounding property owners and the Ellerslie and Horizon Community Leagues on October 6, 2022. Online engagement occurred between February 23 and March 8, 2023. A total of 20 responses were received and are summarized in the attached Administration Report.

CHARTER BYLAW 20491

Attachments

1. Charter Bylaw 20491
2. Administration Report (Attached to item 3.9 - Bylaw 20489)