

Charter Bylaw 19149

To allow for stormwater management, commercial and mixed use development, Ellerslie Industrial

Purpose

Rezoning from PU and CB3 to CB3, CB2 and PU; located at 504 - Parsons Road SW.

Readings

Charter Bylaw 19149 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 19149 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 21, 2020, and February 29, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning facilitates consolidating the stormwater facility to the approved location northwest of the existing pipeline easement and rezoning a northeasterly stormpond to CB3. In the southwest corner of the plan, a sliver of land is proposed to be rezoned from CB3 to CB2 to reflect the reconfiguration of the road. Land zoned CB2 is marginally increased and there is a net gain of 0.4 ha of CB3 zoned land. Additionally, Appendix 1 of Section 813 of the Major Commercial Corridors Overlay is amended to include land adjacent to Gateway Boulevard SW, in accordance with the Ellerslie Area Structure Plan.

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

Public Engagement

Advance notice was sent to surrounding property owners and the Ellerslie Community League Association on October 18, 2018. No responses were received.

Attachments

1. Charter Bylaw 19149
2. Administration Report (attached to Bylaw 19148 - Item 3.15)