

Charter Bylaw 19386

To allow for a mix of low-intensity commercial uses, Chappelle

Purpose

Rezoning from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision; located at 3105C - 141 Street SW; 3130 - 141 Street SW.

Readings

Charter Bylaw 19386 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 19386 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 14, 2020, and August 22 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19386 proposes to rezone the subject site from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to split the current zoning into two separate zones (one for each side of 141 Street SW) to allow for a mix of low-intensity commercial uses (retail and services) and to add Child Care Service and Cannabis Retail Sales to the eastern zone. The proposed rezoning conforms to the Chappelle Neighbourhood Area Structure Plan.

Edmonton Public Schools raised concerns about the inclusion of Cannabis Retail Sales and Liquor Sales given the subject site's proximity to a school under construction. The subject site is less than 100 m from Garth Worthington School (351 Chappelle Drive SW). To address this concern, regulations for Cannabis Retail and Liquor Stores to comply with Sections 70 and 85 of the Zoning Bylaw have been added to the DC2 Provisions.

All other 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 president of the Chappelle Community League on May 20, 2020. No responses were received.

Attachments

1. Charter Bylaw 19386
2. Administration Report