

# Bylaw 18835

## Amendment to the Charlesworth Neighbourhood Structure Plan

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### Purpose

To amend the Charlesworth Neighbourhood Structure Plan (NSP).

### Readings

Bylaw 18835 is ready for third reading.

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal, on April 26, 2019 and May 4, 2019. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Previous Council/Committee Action

At the May 13, 2019, City Council Public Hearing, the following motion was passed following closure of the Public Hearing:

That Bylaws 18834, 18835, and Charter Bylaw 18836 be read a second time.

(Third reading of Bylaws 18834, 18835, and Charter Bylaw 18836 was withheld pending review by the Edmonton Metropolitan Regional Board.)

### Report

On June 14, 2019, the EMRB recommended approval of REF 2019-013, City of Edmonton, Proposed Southeast Area Structure Plan Amendment, Proposed Charlesworth Neighbourhood Structure Plan Amendment, subject to a 28 day appeal period ending July 12, 2019. As no appeal was submitted, the EMRB approved the REF application.

Bylaw 18835 to amend the Charlesworth NSP proposes to redesignate a 7.95 hectare portion of land designated for institutional/City Level Park uses with Neighbourhood Commercial (1.54 ha) retaining 5.04 ha as Institutional. The remainder of the amendment area will be used to address transportation and site access requirements.

Revisions to NSP plan figures and land use statistics are adjusted to account for the proposed change in land uses. Planned residential densities are not affected with the proposed land use changes and have been rounded off to the nearest whole number

as part of the administration's update. The proposal will allow a development that takes advantage of being located adjacent to a park and the future planned LRT/transit centre, south of Ellerslie Road. The amendment includes an administrative update to reflect the shape of the natural area identified as an open space (MR) land use designation west of 50 Street SW, to conform to the Southeast ASP.

An associated plan amendment to the Southeast ASP (Bylaw 18834) and rezoning of the AG to CNC & DC1 site (Charter Bylaw 18836) are being considered with the proposed NSP amendment.

All technical comments from affected city departments and utility agencies have been addressed.

### **Public Engagement**

An advance notice was sent to surrounding property owners and the Edmonton Southwood and Summerside Community Leagues, and the Ellerslie and Meadows Community League Associations, on October 12, 2018. Two responses were received and are summarized in the attached City Planning Report.

### **Attachments**

1. Bylaw 18835
2. City Planning Report (attached to Bylaw 18834)