

Charter Bylaw 18836

To allow for neighbourhood commercial uses and developments of an institutional or community service nature, Charlesworth

Purpose

Rezoning from AG to CNC & DC1; located at 503 - 50 Street SW.

Readings

Charter Bylaw 18836 is ready for third reading.

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal, on April 26, 2019 and May 4, 2019.

Position of Administration

Administration supports this proposed Charter 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.

Charter Bylaw 18836 proposes to rezone the site from (AG) Agricultural Zone to (CNC) Neighbourhood Convenience Commercial Zone and (DC1) Direct Development Control Provision. The CNC zone will allow for the development of neighbourhood commercial uses meant to serve the day-to-day needs of the neighbourhood. The proposed DC1 zone is based on the Urban Services (US) Zone to allow for developments of an institutional or community service nature and includes additional regulations for required setbacks from sensitive uses to mitigate risk around pipeline

rights of way and abandoned well sites.

The proposed neighbourhood commercial and institutional use sites are ideally located adjacent to 50th Street SW and Ellerslie Road SW arterial roadways which are high visibility locations and will provide opportunities for site access. They are also within walking distance of medium and low density residential uses, located along a potential future transit route, and will also take advantage of people using the adjacent Ivor Dent City Level Park and future LRT/Transit stop south of Ellerslie Road.

Associated applications have been made to amend the Southeast Area Structure Plan (Bylaw 18834) and the Charlesworth Neighbourhood Structure Plan (Bylaw 18835) to reflect the proposed rezoning. All three bylaws are being proposed concurrently.

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 as well as 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. Charter Bylaw 18836
2. City Planning Report (attached to Bylaw 18834)