

Bylaw 18835

Amendment to the Charlesworth Neighbourhood Structure Plan

Purpose

To amend the Charlesworth Neighbourhood Structure Plan.

Readings

Bylaw 18835 is ready for first and second readings after the public hearing has been held. This bylaw and the associated plan amendment that facilitate the proposed rezoning, require Edmonton Metropolitan Region Board (EMRB) endorsement prior to returning to City Council for third reading given the proximity of the application to a planned LRT Line and future Park and Ride site. All three bylaws will be brought forward following EMRB endorsement, for consideration of 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.

Report

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.

The amendment includes an administrative update to reflect the shape of the natural area identified as an open space (MR) land use designation in conformance with the Southeast ASP. Revisions to 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.

An associated plan amendment to the Southeast ASP (Bylaw 18834) and rezoning of the site from AG and CNC & DC1 (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 18834
2. City Planning Report (attached to Bylaw 18834 – Item 3.11)