

## 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 first and second reading after the public hearing has been held. The associated plan amendments 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 area to a planned LRT Line and future Park and Ride location. All three bylaws will be brought forward following EMRB endorsement, for consideration of third reading.

### Advertising and Signing

This Charter 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 Charter Bylaw.

### Report

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 – Item 3.11)