

Bylaw 19838

Amendment to the Klarvatten Neighbourhood Structure Plan

Purpose

To amend the Klarvatten Neighbourhood Structure Plan.

Readings

Bylaw 19838 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 Bylaw 19838 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 20, 2021, and August 28, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The proposed amendment will re-designate an area from Neighbourhood Commercial to Low Intensity Business uses. These uses provide for low intensity commercial, office and service uses, and limited Residential-related uses. The site is appropriately located for the proposed development being located off an arterial roadway (167 Avenue NW) and at the edge of a residential neighbourhood.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

An associated rezoning, Charter Bylaw 19839, to rezone the lands from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone is proceeding concurrently with this application.

Public Engagement

Advance Notice was sent to surrounding property owners, the Evansdale and Lago Lindo Community Leagues, and Area Council No. 17 Area Council on February 16, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Bylaw 19838
2. Administration Report