

CHARTER BYLAW 19901

To allow for low intensity commercial uses, Chappelle

Purpose

Rezoning from (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone; located at 7225 Cardinal Way SW, Chappelle.

Readings

Charter Bylaw 19901 is ready for first and second readings after the public hearing has been held. As this application is within 0.8 kilometres from a regionally significant pipeline corridor, Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading (see attached Council report for more information).

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on November 19 and 27, 2021.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19901 will amend the Zoning Bylaw to rezone the subject site from (AG) Agricultural Zone and (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone. The proposed CB1 Zone will allow for development of commercial, office and services uses up to 12.0 metres in height (approximately three storeys).

This application is associated with an amendment to the Chappelle Neighbourhood Area Structure Plan (Bylaw 19900) which will redesignate this site from Low Rise Apartment to Business Employment uses.

All comments from civic departments and utility agencies have been addressed.

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Community Insights

An advance Notice was sent to surrounding property owners and the Chappelle Community League on August 10, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19901
2. Administration Report (attached to Bylaw 19900 - Item 3.3)