

CHARTER BYLAW 19925

To allow for the redevelopment of a commercial parcel with vehicle access from the lane, Glenwood

Purpose

Rezoning from DC2.347 to CB2 and DC2; located at 15716 and 15628 100 Avenue NW.

Readings

Charter Bylaw 19925 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 Charter Bylaw 19925 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 7 and January 15, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19925 is to remove one parcel from an existing (DC2.347) Site Specific Development Control Provision and rezone it to (CB2) General Business Zone within the Main Streets Overlay to allow for the development of a variety of commercial uses with the option for some residential related uses above the ground floor. The remaining parcel will continue to be zoned as DC2, with minor updates to remove the subject parcel and reflect the current Zoning Bylaw definitions.

This proposal aligns with the Jasper Place Area Redevelopment Plan, which identifies this area for Mixed Use hubs, which would provide active, pedestrian oriented uses. It is in alignment with the goals of the City Plan by encouraging vibrant commercial development along key corridors.

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Glenwood Community League and the Stony Plain Road and Area Business Improvement Area on September 28, 2021. No responses were received.

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Attachments

1. Charter Bylaw 19925
2. Administration Report