

CHARTER BYLAW 19936

To allow for commercial development, and to revise the boundary of the existing DC1 Provision, Belvedere

Purpose

Rezoning from DC1 to CB2; located at 12804 and 12812 Fort Road NW.

Rezoning from DC1 to DC1; located at 12720, 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12816, 12816A, 12834, 12844, 12866 and 12890 - Fort Road NW, and 12820 - 64 Street NW

Readings

Charter Bylaw 19936 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 19936 be considered for third reading.”

Advertising and Signing

This Charter Bylaw 19936 was advertised in the Edmonton Journal on January 7, 2022 and January 15, 2022. The Charter Bylaw 19936 can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This land use amendment application was submitted by Eins Consulting on July 26, 2021 on behalf of landowner, 2257524 Alberta Ltd. This application proposes to change the designation of two parcels from (DC1) Direct Development Control Provision to (CB2) General Business Zone. This zone will allow for commercial development opportunities and includes Child Care Services as a Discretionary Use (which is not an allowed use under the existing DC1 Provision and is one of the intended desired uses as stated by the applicant). Because the application involves a DC1 Development Control Provision, administrative updates, including a boundary adjustment, are required for the remaining 15 properties within the DC1 Provision.

This proposal aligns The City Plan by focusing on secondary corridors and non-residential land. Fort Road is considered a Secondary Corridor and is intended to be a vibrant street, smaller in scale to

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Primary Corridors with a more residential character, some commercial clusters, and local destinations for surrounding communities.

The rezoning area is within the Belvedere Area Redevelopment Plan (ARP) and the Fort Road Old Town Master Plan. These plans support commercial development with opportunities for residential development. The Belvedere ARP identifies Fort Road as a Pedestrian Priority Zone and supports commercial revitalization and the development of an urban village.

This application allows for appropriate development and reinvestment along Fort Road.

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

Community Insights

Advance Notice was sent to surrounding property owners, the Balwin Community League, the Belvedere Community League, the Edmonton North District Area Council, and the Fort Road and Area Business Improvement Area on August 13, 2021. Two responses were received requesting clarification of the intent of application.

Attachments

1. Charter Bylaw 19936
2. Administration Report