

CHARTER BYLAW 19945

To rezone land in the Calgary Trail North neighbourhood

Purpose

To rezone the property located at 4805 Gateway Boulevard NW from CHY to CB2.

Readings

Charter Bylaw 19945 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 19945 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 21 and 29, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site from (CHY) Highway Corridor Zone to (CB2) General Business Zone. The CB2 Zone is intended to accommodate business opportunities on large sites that have good visibility and accessibility along, or adjacent to, major public roadways. The subject site is currently occupied by a motel. The proposed rezoning conforms with the Calgary Trail land Use Study. All comments from civic departments and utility agencies have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners, as well as the Yellowbird (East) and Empire Park SW Community Leagues on October 12, 2021. No responses were received.

Attachments

1. Charter Bylaw 19945
2. Administration Report