

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 third reading.

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.

Previous Council Action

At the December 7, 2021, City Council Public Hearing, Bylaw 19900 and 19901 received first and second reading.

Third reading of Bylaw 19900 and Charter Bylaw 19901 are pending review by Edmonton Metropolitan Region Board.

Report

Bylaw 19900 and Charter Bylaw 19901 are being advanced for third readings after review by Edmonton Metropolitan Region Board.

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).

CHARTER BYLAW 19901

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.

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 7.3)