

CHARTER BYLAW 19950

To allow for low intensity commercial, office and service uses and limited residential-related uses, Boyle Street

Purpose

Rezoning from CNC to CB1; located at 9002 - Jasper Avenue NW.

Readings

Charter Bylaw 19950 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 19950 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 4, 2022 and February 12, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed (CB1) Low Intensity Business Zone is to provide for low intensity commercial, office and service uses, and limited residential-related uses located along arterial roadways that border residential areas. This zone is very similar to the current (CNC) Neighbourhood Convenience Commercial Zone but allows for a slightly larger building and an expanded list of Uses.

Administration supports the expanded opportunities offered by the CB1 Zone at this location, as the surrounding area is a growing high density residential area that could benefit from access to more commercial amenities.

This proposed rezoning is associated with a proposed amendment to the Boyle Street/McCauley Area Redevelopment Plan (Bylaw 19949) to amend two sections, two policies, one objective and two maps within the plan to facilitate the proposed zoning change.

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

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Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Boyle Street and Riverdale Community Leagues on November 22, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19950
2. Administration Report (attached to Bylaw 19949 - Item 3.14)