

CHARTER BYLAW 19960

To allow for a variety of low intensity commercial, office and service uses; and a public utility corridor, Rosenthal

Purpose

Rezoning from RA7 and AG to CB1 and PU; located at 7903 - 231 Street NW.

Readings

Charter Bylaw 19960 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 19960 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Report

Charter Bylaw 19960 proposes to rezone the site from (RA7) Low Rise Apartment Zone and (AG) Agricultural Zone to (CB1) Low Intensity Business Zone and (PU) Public Utility Zone. The proposed CB1 Zone would allow for the development of a variety of low intensity commercial, office and service uses. The proposed PU Zone would accommodate a public utility corridor, in conformance with the approved Rosenthal Neighbourhood Structure Plan (NSP).

The associated proposed amendment to the Lewis Farms Area Structure Plan (ASP) with Bylaw 19958 to redesignate the site from Residential uses to Commercial uses, and to the Rosenthal NSP with Bylaw 19959 to redesignate the site from Medium Density Residential uses to Community Commercial uses, accompanies this Charter Bylaw.

The application aligns with The City Plan (MDP) by supporting the goals and policies to accommodate a population of 1.25 million within Edmonton’s existing boundaries. The application will encourage the development of a complete community that has access to commercial and service uses to meet the daily needs of residents, as well contribute towards providing multi-modal transportation options within Rosenthal.

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

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Community Insights

Advance Notice was sent to surrounding property owners, the Rosenthal and Secord Community Leagues July 27, 2021. . No responses were received. Notification by email was sent to Parkland County and Enoch Cree Nation on January 17, 2022 and follow-up by telephone was made on January 25, 2022 . No issues or concerns were raised.

Attachments

1. Charter Bylaw 19960
2. Administration Report (Attached to Bylaw 19958 - Item 3.7)