

## CHARTER BYLAW 19905

### To allow for institutional and community-service uses, Montrose

#### Purpose

Rezoning from CB1 to US; located at 11816 - 66 Street NW.

#### Readings

Charter Bylaw 19905 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 19905 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

Charter Bylaw 19905 proposes to rezone the site from (CB1) Low Intensity Business Zone to (US) Urban Services Zone to allow for a variety of institutional and community-oriented uses, such as a Religious Assembly.

The applicant’s stated intent is to allow for the continued operation of an existing Religious Assembly use, which has been operating under the existing CB1 Zone. If approved, this Charter Bylaw will bring the site and current use into compliance with the Zoning Bylaw, and facilitate future permitting and licensing applications.

The application aligns with The City Plan (MDP) by supporting the goals and policies related to accommodating a population of 1.25 million within Edmonton’s existing boundaries by supporting and retaining mixed use development along a primary and secondary corridor, and supporting mass transit.

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

#### Community Insights

Advance Notices were sent to surrounding property owners and the presidents of the Montrose, Bellevue, and Highlands and District community leagues on August 17, 2021, and November 2, 2021.

## **CHARTER BYLAW 19905**

A total of four (4) responses were received to the notices and the responses received are summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19905
2. Administration Report