

CHARTER BYLAW 19994

To allow for low intensity commercial, office, residential and service uses, Glenwood.

Purpose

Rezoning from RF1 to CB1; located at 16226 – 100A Avenue NW.

Readings

Charter Bylaw 19994 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 19994 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25, 2022 and March 5, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 19994 is to change the zoning of a site from (RF1) Single Detached Residential Zone to (CB1) Low Intensity Business Zone to allow for:

- low intensity commercial, office and service uses, and limited residential and residential-related uses;
- a maximum building height of 12 metres (an increase from the current maximum of 8.9 metres);

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

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Glenwood Community League and Stony Plain Road and Area Business Improvement Area on November 30, 2021. No responses were received.

CHARTER BYLAW 19994

Attachments

1. Charter Bylaw 19994
2. Administration Report (attached to Bylaw 19993 - Item 3.16)