

CHARTER BYLAW 20041

To allow for low intensity commercial, office and service uses, as well as limited residential-related uses, Newton

Purpose

Rezoning from RF3 to CB1; located at 5020 - 118 Avenue NW.

Readings

Charter Bylaw 20041 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 20041 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 18, 2022 and March 26, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20041 is to change the zoning from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to the (CB1) Low Intensity Business Zone with the Main Streets Overlay; Lot 6, Block 48, Plan 6266HW. The purpose of the proposed (CB1) Low Intensity Business Zone with the Main Streets Overlay is to allow for low intensity commercial, office and service uses, as well as limited residential-related uses, located along arterial roadways that border residential areas and that are designed to be pedestrian oriented.

This zoning is appropriate at this location because the regulations, especially with the Main Streets Overlay, ensure future development is compatible with the surrounding low intensity residential area while also allowing for more intense commercial or mixed-use development, recognizing the location on a major arterial road with frequent transit service.

This proposal is also seen as a good transitional zone from the existing RF3 Zone to the ultimate desired development intensity of The City Plan at this location.

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 Newton and Highlands Community Leagues as well as the Beverly Business Association on December 14, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20041
2. Administration Report