

CHARTER BYLAW 20012

To rezone land for the development of a mixed-use shopping centre, Glenridding Ravine

Purpose

To rezone property located at 2815 – 170 Street SW from AG to CSC, RA8, & DC2.

Readings

Charter Bylaw 20012 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 20012 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2022 and April 9, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The application proposes to rezone the subject site from (AG) Agricultural Zone to (CSC) Commercial Shopping Centre Zone, (RA8) Medium Rise Apartment Zone, and (DC2) Site Specific Development Control Provision, to allow for the development of a residential / commercial mixed-use shopping centre.

This Charter Bylaw is accompanied by associated amendments to the Windermere Area Structure Plan (Bylaw 20010) and Glenridding Ravine Neighbourhood Structure Plan (Bylaw 20011).

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

Community Insights

An advance Notice was sent to surrounding property owners and the Greater Windermere and Chappelle Community Leagues on December 8, 2021. Two responses were received and are summarized in the attached Administration Report.

CHARTER BYLAW 20012

Attachments

1. Charter Bylaw 20012
2. Administration Report (Attached to Bylaw 20010 - Item 3.7)