

## Bylaw 18273

To allow additional commercial uses in a commercial building along an arterial roadway, Prince Charles

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### Purpose

Rezoning from CNC to CB1, located at 12049 - 127 Street NW, Prince Charles.

### Readings

Bylaw 18273 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 Bylaw 18273 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 26, 2018, and Saturday, February 3, 2018. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

Bylaw 18273 proposes to rezone land from (CNC) Neighborhood Commercial Convenience Zone to (CB1) Low Intensity Business Zone. The proposed CB1 zone will provide the opportunity for additional low intensity commercial, office and service uses in a local commercial hub bordering a residential area within Prince Charles.

Comments from civic departments and utility agencies have been addressed.

### Policy

The proposed rezoning supports the policies of *The Way We Grow* by supporting redevelopment that contributes to the livability and adaptability of established neighbourhoods and by revitalizing older commercial areas within existing neighbourhoods.

### Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians are connected to the City in which they live work and play

### Public Consultation

Advance notification of the rezoning application was sent to the surrounding properties owners, the Prince Charles Community League Association on August 17, 2017. Urban Form and Corporate Strategic Development received one phone call asking for more information in response to the advance notice.

**Attachments**

1. Bylaw 18273
2. Urban Form and Corporate Strategic Development report