

## CHARTER BYLAW 20120

### To allow Extended Medical Treatment Services and additional opportunities for commercial uses to an existing commercial development, Prince Rupert

#### Purpose

Rezoning from DC2 to DC2; located at 11910 – 111 Avenue NW.

#### Readings

Charter Bylaw 20120 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 20120 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 20, 2022 and May 28, 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 20120 is to change the zoning from (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision; Lot 1A, Block 191, Plan 9122204. The proposed DC2 retains much of the existing regulations of the current DC2.235 provisions for a medical office facility and limited retail uses, but proposes revisions to the regulations and allowed uses. A summary of proposed changes include the following:

- Adding Extended Medical Treatment Services, Drive-in Food Services, Minor Amusement Establishments and various Sign uses to the list of allowed uses
- Revising onsite development criteria and regulations for uses
- Increasing the maximum building heights from 12 m to 16 m (approximately 4 storeys)
- Updated as-built details found on the existing development site
- Administrative updates and formatting throughout

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

# **CHARTER BYLAW 20120**

## **Community Insights**

A pre-application notification and advance notification for the proposed DC2 were sent to surrounding property owners and the presidents of the Prince Rupert and Queen Mary Park Community Leagues and the Kingsway Business Improvement Area on September 29, 2021 and January 17, 2022 respectively. Two responses were received and are summarized in the attached Administration Report.

## **Attachments**

1. Charter Bylaw 20120
2. Administration Report