

CHARTER BYLAW 20121

To allow for low intensity commercial development, Wellington

Purpose

Rezoning from CNC to CB1; located at 13207 – 132 Street NW.

Readings

Charter Bylaw 20121 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 20121 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

This application proposes to rezone the subject site from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The site is appropriate for the CB1 Zone as it is located on a corner site, at the intersection of two collector roadways, on the edge of the Wellington neighbourhood. The site is surrounded by medium density residential uses (row housing and apartment housing) with commercial uses directly to the north.

The City Plan supports enabling the development and redevelopment of small commercial sites and centres to support mixed use local nodes city wide.

All relevant 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, the Athlone Community League, the Wellington Park Community League, and the Edmonton Area Council One Society on February 23, 2022. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20121
2. Administration Report