

CHARTER BYLAW 20125

To allow for convenience commercial and personal service uses, Strathearn

Purpose

Rezoning from RF1 to CNC; located at 9360 - 85 Street NW

Readings

Charter Bylaw 20125 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 20125 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

Proposed Charter Bylaw 20125 will rezone the subject site from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone for the purpose of accommodating convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods. Residential uses can be pursued above a commercial ground floor, at the discretion of a Development Officer.

This proposal aligns with the goals and policies of the City Plan (MDP) by allowing for commercial development along 85 Street which is identified as a Secondary Corridor. Sedonary Corridors are intended to be vibrant residential and commercial streets that serve as a local destination for surrounding communities.

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

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Strathearn Community League on March 8, 2022. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20125
2. Administration Report