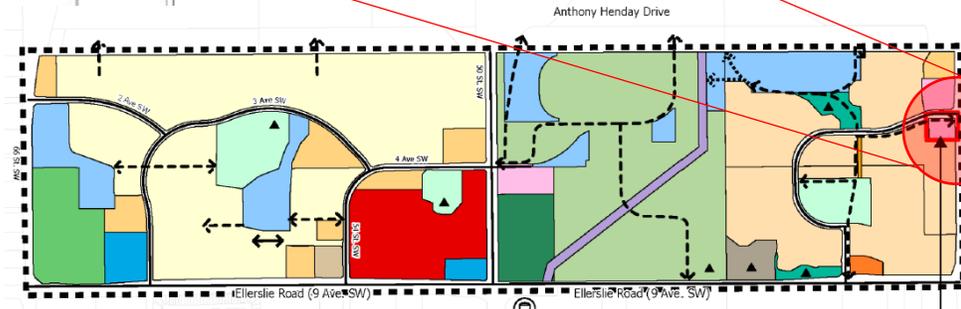
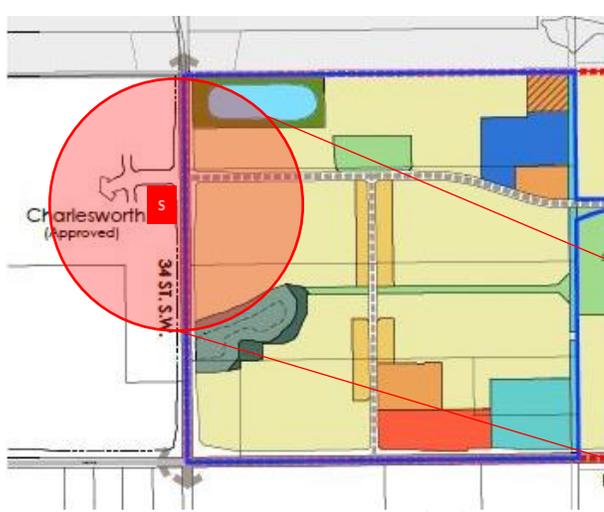


# **BYLAWS 20140 & 20141**

## **CNC TO CB1 REZONING**

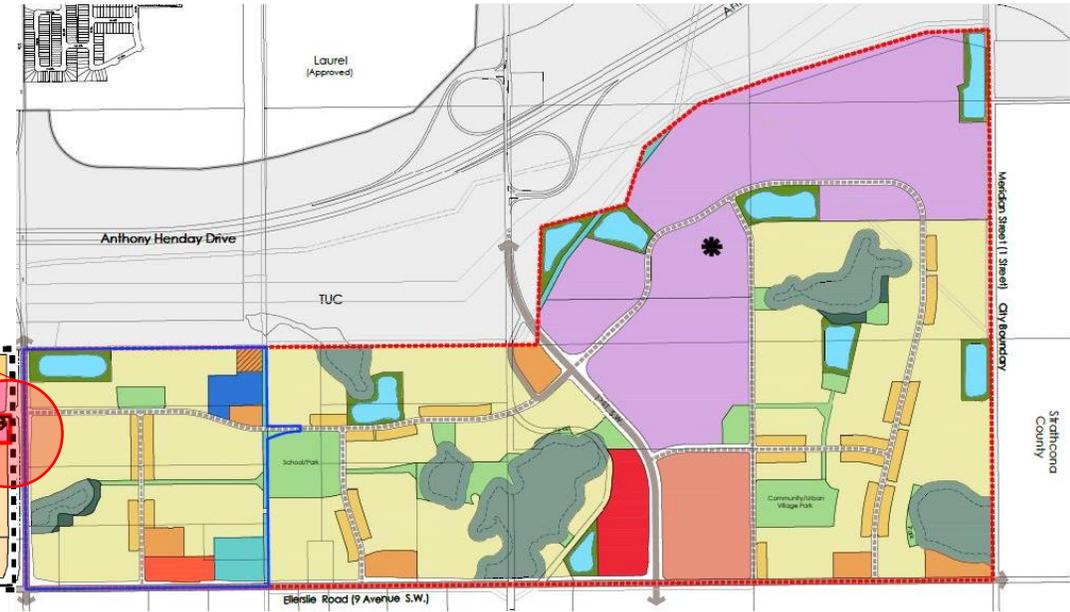
103 CHARLESWORTH DRIVE SW, EDMONTON

- **PUBLIC HEARING**
- JULY 05, 2022



## CHARLESWORTH NSP

Site



## DECOTEAU NORTH NSP

Draft amendment

### BYLAW 18835 CHARLESWORTH Neighbourhood Structure Plan (as amended)

- |  |                                |                              |
|--|--------------------------------|------------------------------|
| Low Density Residential                | Neighbourhood Commercial       | Environmental Reserve        |
| Medium Density Residential             | Community Commercial           | Natural Area (MR)            |
| High Density Residential               | School / Park                  | Public Utility Lot           |
| Mixed Residential                      | City Level Park                | Collector / Arterial Roadway |
| Mixed Use                              | Open Space (MR)                | Local Roadway Connection     |
| Proposed / Existing Religious Assembly | Stormwater Management Facility | NSP Boundary                 |
| Institutional                          | Pipeline Right-of-Way          | Potential Shared Use Path    |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

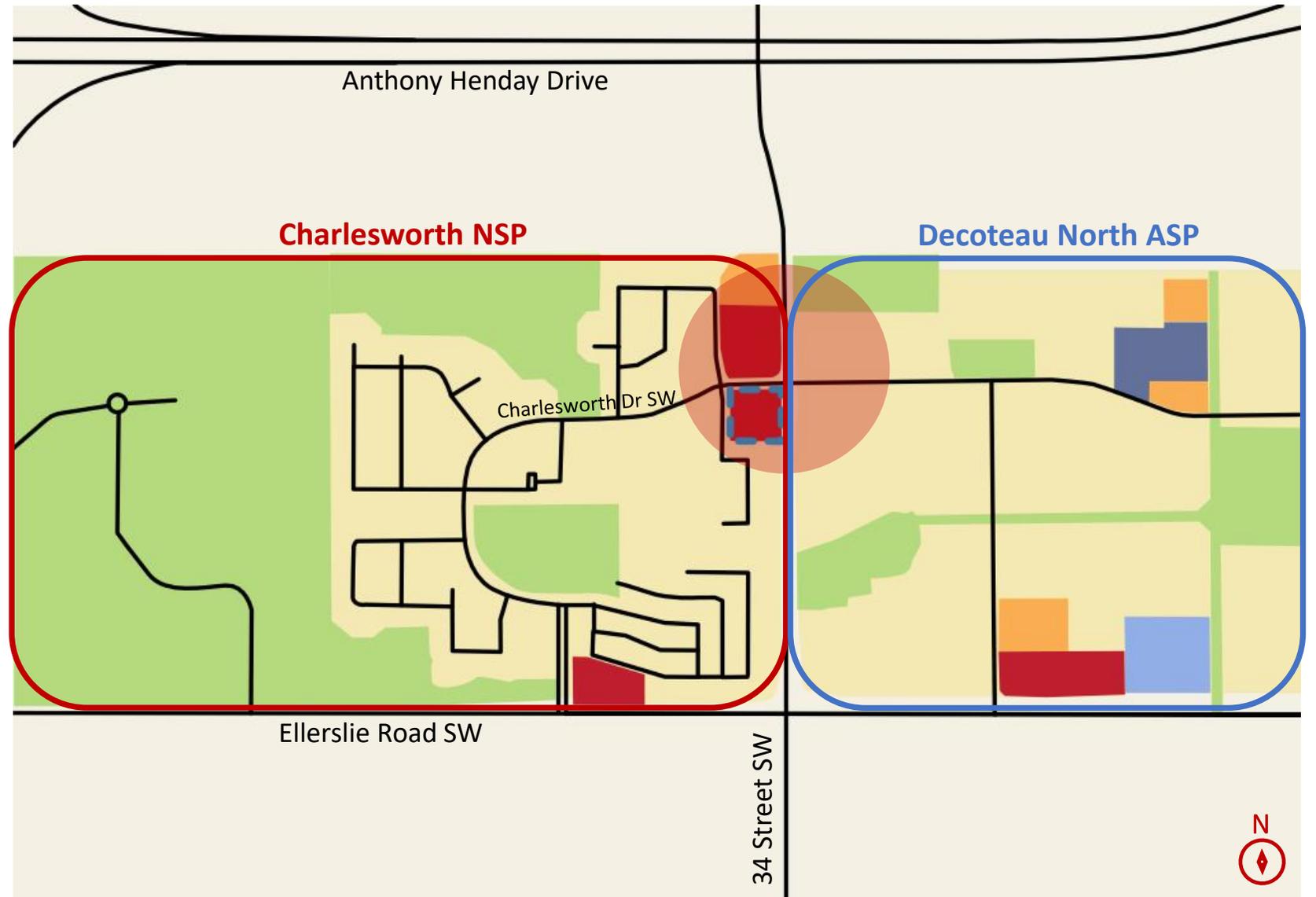
- Shared Use Path
- Natural Area
- Transit Station



#### Legend

- |   |                                |                              |
|---|--------------------------------|------------------------------|
| NSP Boundary                              | Community Commercial           | Natural Area (MR)            |
| Low Density Residential                   | Neighbourhood Commercial       | Park / Linear Park           |
| Low Density Residential (Street-Oriented) | Institutional                  | Public Utility               |
| Medium Density Residential (Townhome)     | Business Employment            | Potential Future High School |
| Medium Density Residential                | Stormwater Management Facility | Arterial Roadway             |
| Commercial/Residential Mixed Use          | Natural Area (ER)              | Collector Roadway            |
|   |                                | Proposed Amendment           |

## Complementary Plans



**General Zoning**

-  Subject Site
-  Low-density Residential
-  Medium-density Residential
-  High-density Residential
-  Commercial
-  Parks/Open Space/Public Uses

Emerging Commercial Node + Potential Mixed-Use

## Proposed Development:

- There is an approved Development Permit under the CNC zone.
- Construction is underway and close to completion.
- Three buildings and a Gas Bar.
- Multiple commercial units (daycare, convenience store, food store with drive-thru).
- CB1 zone would add additional business opportunities
- The building profiles will not be changing under this development.



## Typical Cross Section (left):

- Both the CNC and CB1 zones require the **same 3.0 m setback** when the commercial development is adjacent to residential development
- Conceptual adjacent massing and interface include landscape buffer and privacy fence.

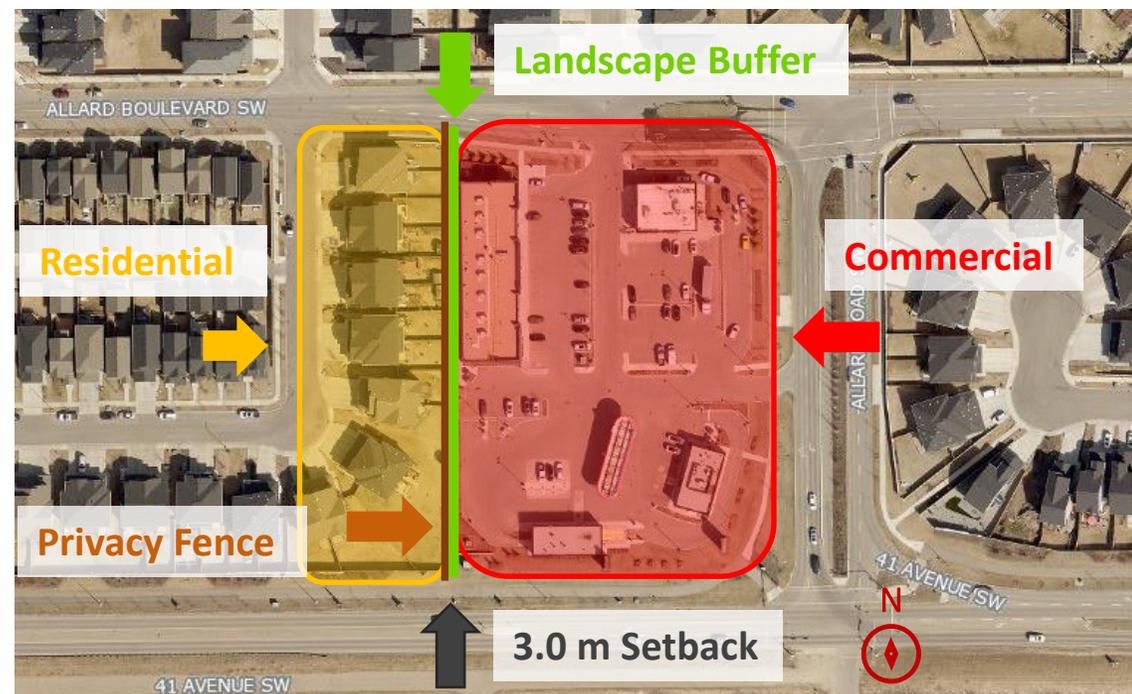
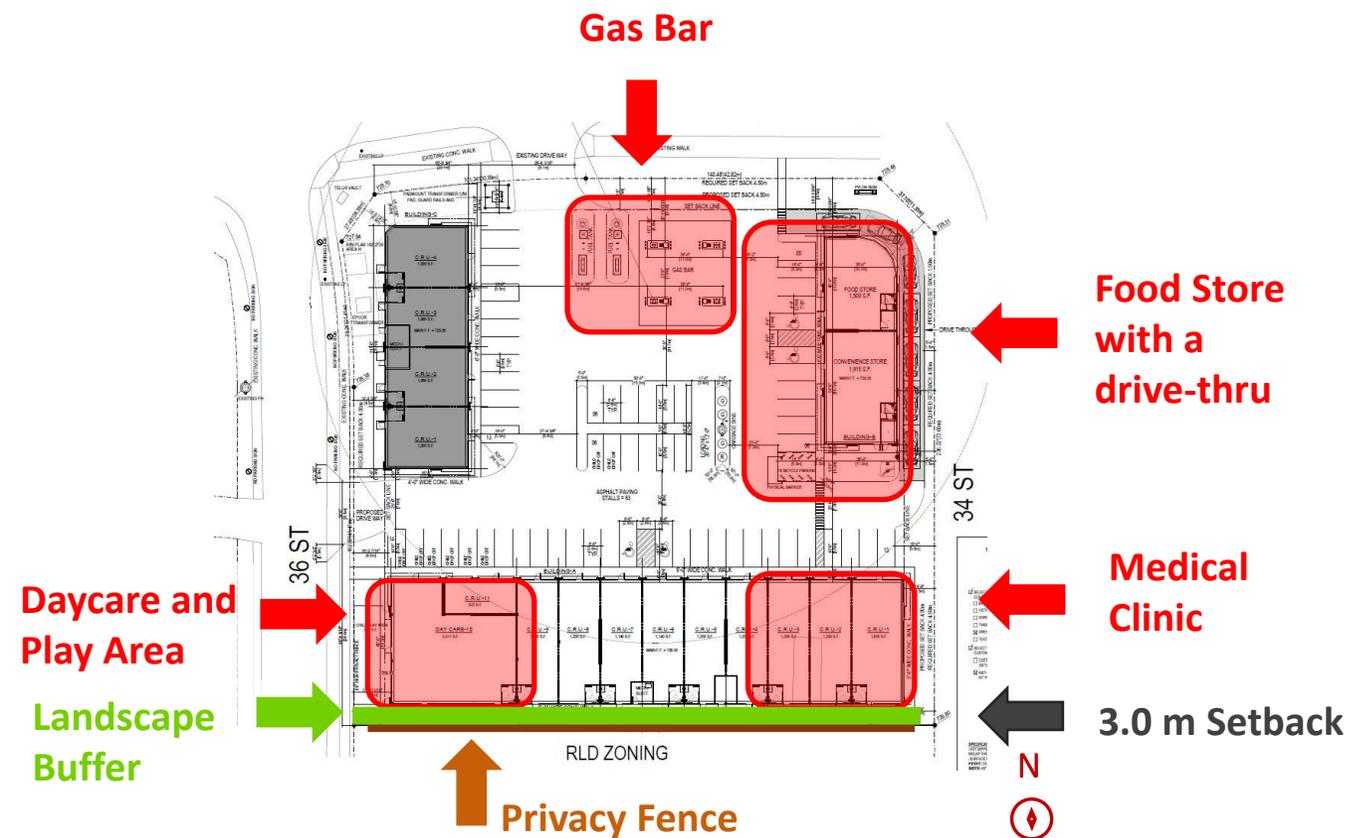
Proposed Development under the CNC Zone

## Proposed Charlesworth CB1 Zone

- site area (0.7 ha)

## 315 Allard Boulevard SW -CB1 Zone (2018)

- Comparable site area (1.0 ha)
- Development backing onto Residential.
- **3.0 m setback, landscape buffer, and a privacy fence.**
- Features **daycare, medical clinic, food store with a drive-thru and gas bar.**



CB1 Precedent



Charlesworth development under construction  
(view from the **collector road**)



Allard existing CB1 development  
(view from the **collector road**)

## Development Comparison #1



Charlesworth development under construction  
(view from the **arterial road**)



Allard CB1 development  
(view from the **arterial road**)

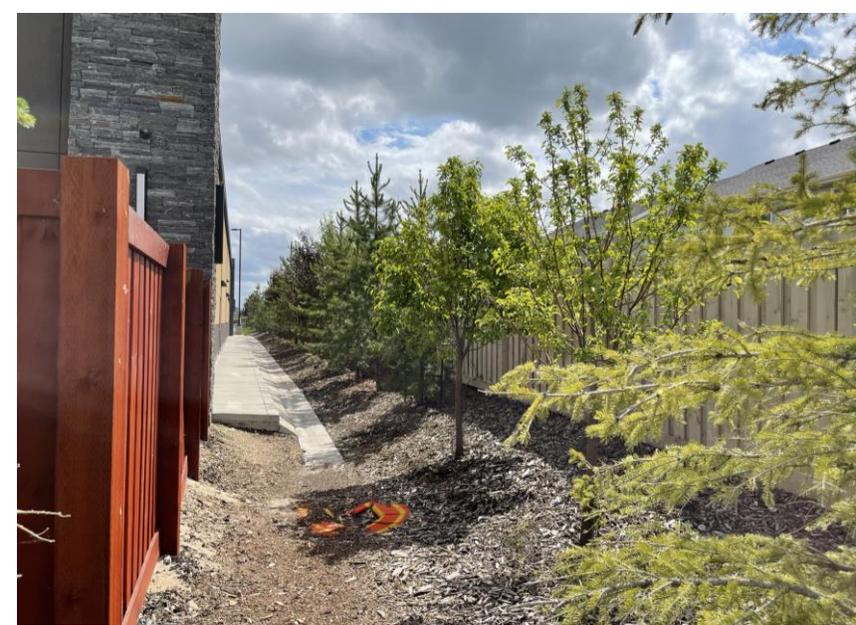
## Development Comparison #2



- This site is indicative of a busy suburban commercial centre.
- These photographs were taken midday on Wednesday, 28 June 2022.
- Even outside of peak hours the site was visited by many people via vehicles and active transportation.



### Development Comparison #3



Thank you  
103 Charlesworth Drive SW CB1 Rezoning

