

CHARTER BYLAW 20141

To allow for a wider variety of commercial uses, Charlesworth

Purpose

Rezoning from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone, located at 103 - Charlesworth Drive SW, Charlesworth.

Readings

Charter Bylaw 20141 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 20141 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 17, 2022 and June 25, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20141 proposes to rezone a 0.67 hectare site within the east portion of the Charlesworth neighbourhood from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The CB1 zone will allow for the development of commercial, office, and services uses with the potential for residential uses above the first storey, up to 12 metres in height and a maximum Floor Area Ratio of 2.0. This rezoning is associated with an amendment to the Charlesworth Neighbourhood Structure Plan (Bylaw 20140).

All comments from civic departments and utility agencies have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners and the Meadows Community League Association on March 1, 2022. One response was received which included a letter with 25 signatures representing 16 properties in Charlesworth and an online petition with 76 signatures, as summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20141
2. Administration Report (Attached to Bylaw 20140 - Item 3.7)