

CHARTER BYLAW 20193

To rezone an existing commercial site along a major commercial corridor, Calgary Trail North

Purpose

To rezone a portion of property located at 4821 - Calgary Trail NW from CHY to CSC.

Readings

Charter Bylaw 20193 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 20193 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

The application proposes to rezone the subject site from (CHY) Highway Corridor Zone to (CSC) Commercial Shopping Centre Zone to apply a single, consistent Zone over the entire commercial site, and to allow the development of a general retail use on the northernmost portion of the site.

The proposal conforms with the Calgary Trail Land Use Study (LUS) which designates the site for Commercial uses, and is in alignment with the City Plan by facilitating the redevelopment of commercial lands in established non-residential areas.

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

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Community Insights

An Advance Notice was sent to surrounding property owners and the Pleasantview and Empire Park S.W. Community Leagues, as well as the Central Area Council of Community Area Council on July 5, 2022. No responses were received.

Attachments

1. Charter Bylaw 20193
2. Administration Report