

CHARTER BYLAW 20162

To allow for low intensity commercial, office and service uses, Idylwyld

Purpose

Rezoning from CNC to CB1; located at 8110 – 82 Avenue NW.

Readings

Charter Bylaw 20162 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 20162 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 proposed Low Intensity Business (CB1) zone for this site expands the list of potential uses. This allows for the existing building to be used for additional business opportunities offered by the CB1 Zone and helps ensure the building remains viable and fully occupied. Administration supports the expanded opportunities offered by the CB1 Zone at this location as the surrounding area includes Bonnie Doon Shopping Centre, a future high density residential area that could benefit from access to more commercial amenities.

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 Idylwyld Community League on April 25, 2022. One response was received and is summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20162
2. Administration Report