

## CHARTER BYLAW 20224

### To allow for low intensity commercial, office and service uses, and limited residential opportunities, McQueen

#### Purpose

Rezoning from US to CB1; located at 14205 – 109 Street NW.

#### Readings

Charter Bylaw 20224 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 20224 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 29, 2022 and August 6, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

The purpose of proposed Charter Bylaw 20224 is to rezone one parcel from (US) Urban Services Zone to (CB1) Low Intensity Business Zone to allow for low intensity commercial, office and service uses. Residential uses can be pursued above a commercial ground floor, at the discretion of a Development Officer.

Located at the edge of the McQueen neighborhood and along an arterial roadway, the larger commercial-oriented development that can be accommodated by the CB1 Zone is considered appropriate for its location.

This proposal aligns with the goals and policies of The City Plan to enable the development of small commercial sites that contribute to the livability of the area by allowing for greater access to a wider mix of uses.

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

# **CHARTER BYLAW 20224**

## **Community Insights**

Advance Notice was sent to surrounding property owners and the president of the McQueen and North Glenora Community Leagues on May 19, 2022. No responses were received.

## **Attachments**

1. Charter Bylaw 20224
2. Administration Report