

CHARTER BYLAW 20024

To allow for businesses that require large sites and a location with good visibility and accessibility along major public roadways, Calgary Trail South

Purpose

To rezone the property located at 4149 Gateway Boulevard NW from CHY to CB2.

Readings

Charter Bylaw 20024 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 20024 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 26, 2022, and September 3, 2022. The Charter Bylaw can be passed following third reading.

Report

This application proposes to rezone the site from (CHY) Highway Corridor Zone to (CB2) General Business Zone to expand the range of commercial uses allowed on the site.

The proposal aligns with The City Plan by facilitating the redevelopment of commercial lands. The proposal conforms with the Calgary Trail Land Use Study (LUS) which designates the site for commercial development.

The proposed rezoning is compatible with existing development in the area and is located along Gateway Boulevard NW with good access and visibility.

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

Community Insights

Advance Notice was sent to surrounding property owners, the Duggan Community League, and the Yellowbird (East) Community League on December 22, 2021. No responses were received.

Attachments

1. Charter Bylaw 20024
2. Administration Report