CHARTER BYLAW 20266

To rezone land to allow a variety of commercial uses near a major commercial corridor, Prince Rupert

Purpose

Rezoning from IM to CB2; located at 11602 – 119 Street NW.

Readings

Charter Bylaw 20266 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 20266 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.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20266 is to change the zoning from the (IM) Medium Industrial Zone to (CB2) General Business Zone. The CB2 would allow the conversion of an existing commercial building from industrial to commercial focused uses including but not limited to Professional Financial and Office Support Services, Indoor Participant Recreation Services and General Retail Stores.

The proposed rezoning is considered compatible with the existing developments in the area and is appropriately located with good access to major roadways including its close proximity to Kingsway road, a Primary Corridor as identified by the City Plan.

The City Plan further supports the continued transition of this industrial area historically associated with the former CN Rail line to the west, to a more commercial or business-industrial oriented area.

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

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Community Insights

Advance Notice was sent to surrounding property owners and the president of the Prince Rupert Community League on April 21, 2022. No responses were received.

Attachments

1. Charter Bylaw 20266
2. Administration Report