

## CHARTER BYLAW 19473

**To allow for low rise, multi unit housing and low intensity commercial, office and service uses, Cy Becker**

### Purpose

Rezoning from RA7 to CB1; located at 4304 - 167 Avenue NW, Cy Becker

### Readings

Charter Bylaw 19473 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 19473 be considered for third reading."

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 30, 2022 and October 8, 2022. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

Charter Bylaw 19473 proposes to rezone a 0.8 hectare site within the Cy Becker neighbourhood from the (RA7) Low Rise Apartment Zone to the (CB1) Low Intensity Business Zone. The CB1 zone will allow for the development of commercial, office, and services uses with the potential for residential uses above the first storey. This rezoning is associated with an amendment to the Pilot Sound Area Structure Plan (Bylaw 19471) and an amendment to the Cy Becker Neighbourhood Structure Plan (Bylaw 19472).

All comments from civic departments and utility agencies have been addressed. Community Insights

### Community Insights

Advance Notice was sent to surrounding property owners, the Horse Hill Community League, Area Council No. 17, and the Clareview District Area Council on September 15, 2020 and 12 responses were received. A second Neighbourhood Advance Notice postcard was sent to the surrounding

## **CHARTER BYLAW 19473**

property owners and the affected Community Leagues on March 7, 2022 and no responses were received. Feedback collected is summarised in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19473
2. Administration Report (attached to item 3.11 - Bylaw 19471)