

CHARTER BYLAW 20298

To allow for multi-unit housing and a variety of commercial and service uses, Canon Ridge

Purpose

Rezoning from CNC to DC2; located at 12719 – Victoria Trail NW.

Readings

Charter Bylaw 20298 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 20298 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 20298 proposes to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision to allow for multi-unit housing and a variety of commercial and service uses.

The proposed DC2 Provision will accommodate row housing up to a maximum height of 12 metres / 2.5 storeys and apartment housing up to 23 metres / 6 storeys. Commercial uses and service uses are proposed along Victoria Trail NW. The proposed DC2 Provision reflects the (CB2) General Business Zones in terms of uses and development regulations but with increased flexibility to attract businesses and facilitate full build-out of a long-standing vacant site.

As associated proposed Resolution to amend the Hermitage General Outline Plan to a Mixed Use designation accompanies this Charter Bylaw.

This application aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton’s existing boundaries by accommodating 50% of new residential units at infill locations, such as Canon Ridge. It aligns with the Northeast District Plan, which designates the site as a Local Node. The application encourages

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the development of a complete community that has access to a variety of stops and services located within walking distance to residential areas, and along major roads and transit routes.

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 presidents of the Homesteader Community League and Clareview and District Area Council Area Council on June 3, 2022.

Sixteenth responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20298
2. Administration Report (attached to item 3.14 - Amendment to the Hermitage General Outline Plan)