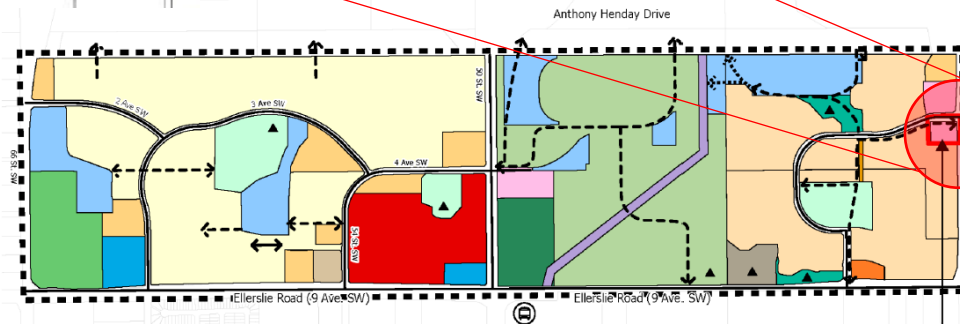
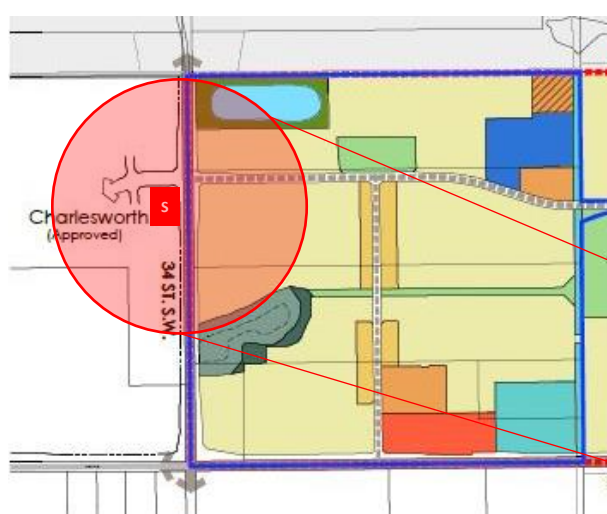


BYLAWS 20140 & 20141

CNC TO CB1 REZONING

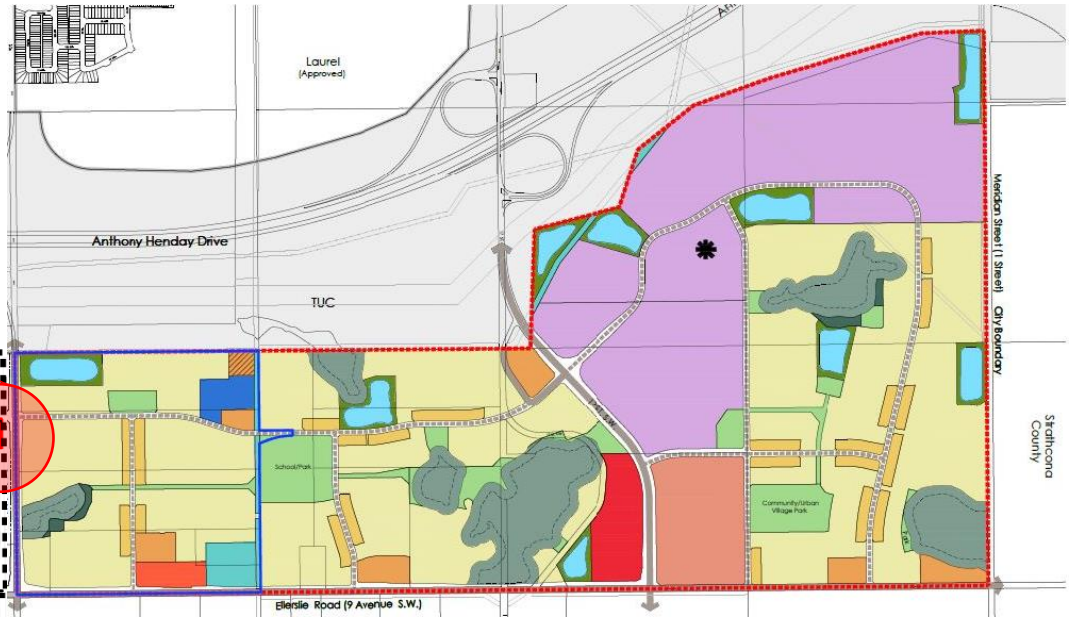
103 CHARLESWORTH DRIVE SW, EDMONTON

- **PUBLIC HEARING**
- JULY 05, 2022



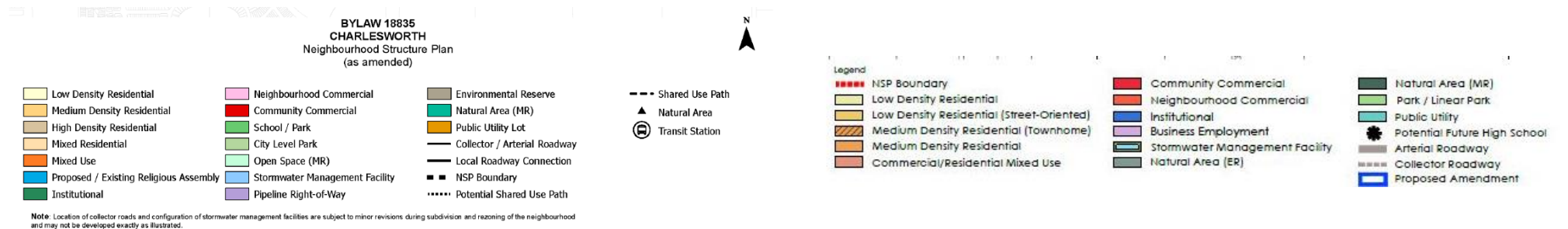
CHARLESWORTH NSP

Site



DECOTEAU NORTH NSP

Draft amendment



Complementary Plans

General Zoning



Subject Site



Low-density Residential



Medium-density Residential



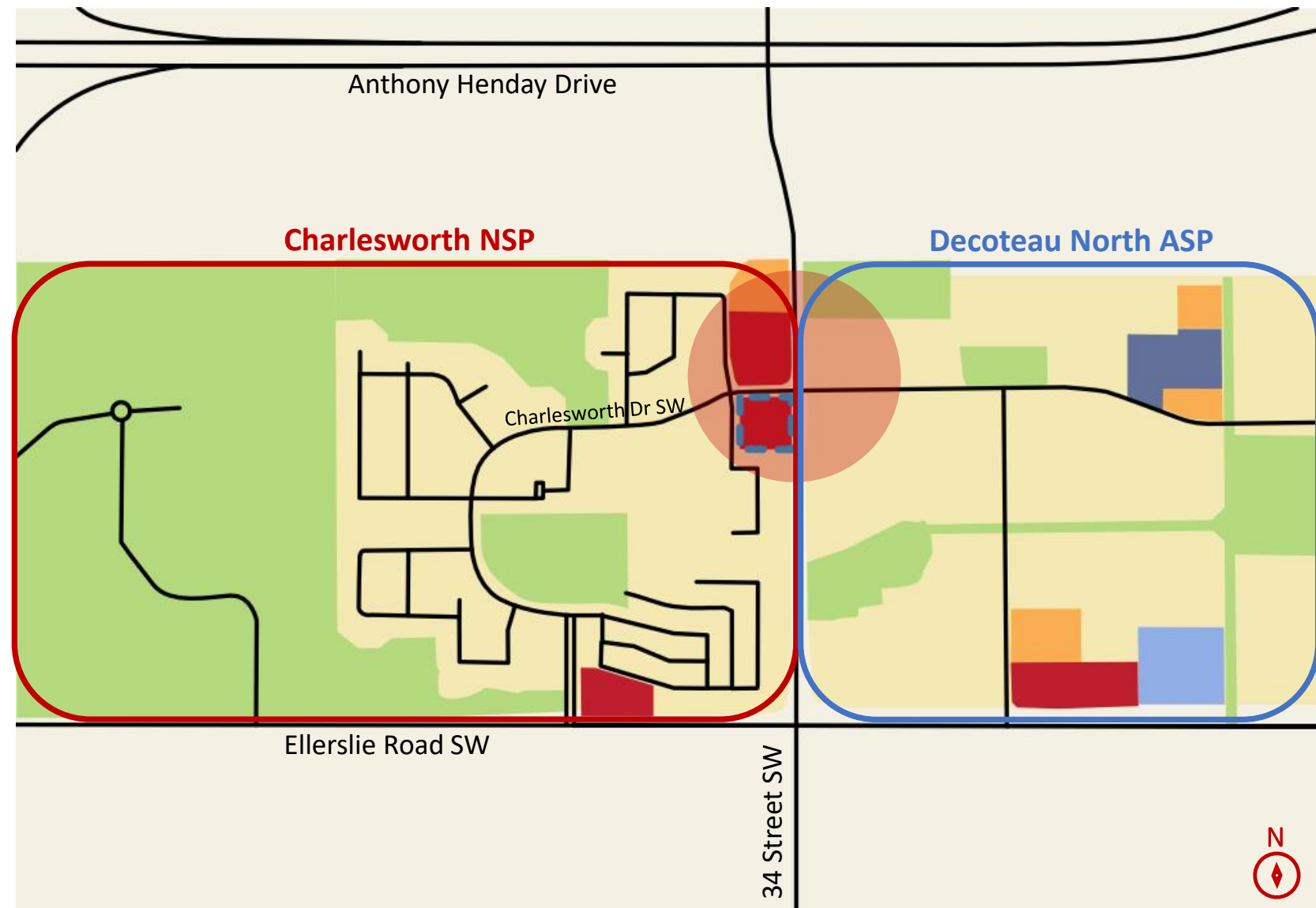
High-density Residential



Commercial



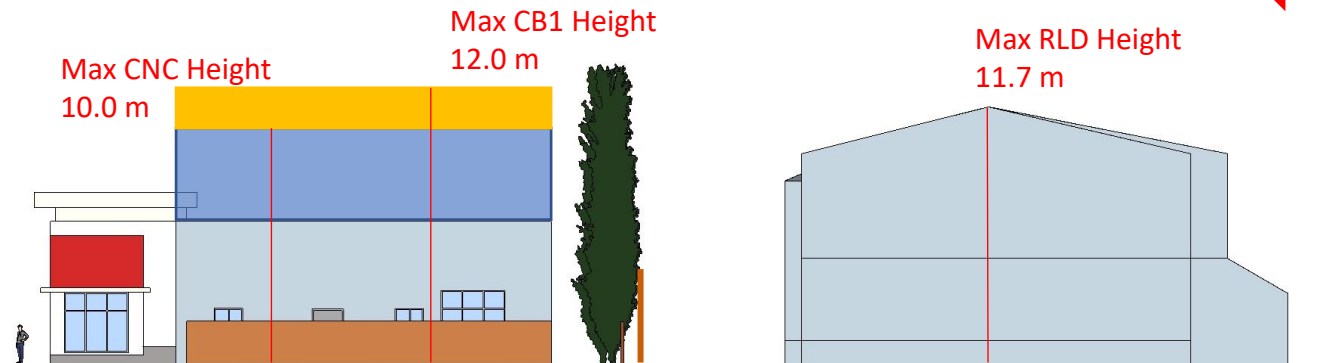
Parks/Open Space/Public Uses



Emerging Commercial Node + Potential Mixed-Use

Proposed Development: ➡

- There is an approved Development Permit under the CNC zone.
- Construction is underway and close to completion.
- Three buildings and a Gas Bar.
- Multiple commercial units (daycare, convenience store, food store with drive-thru).
- CB1 zone would add additional business opportunities
- The building profiles will not be changing under this development.



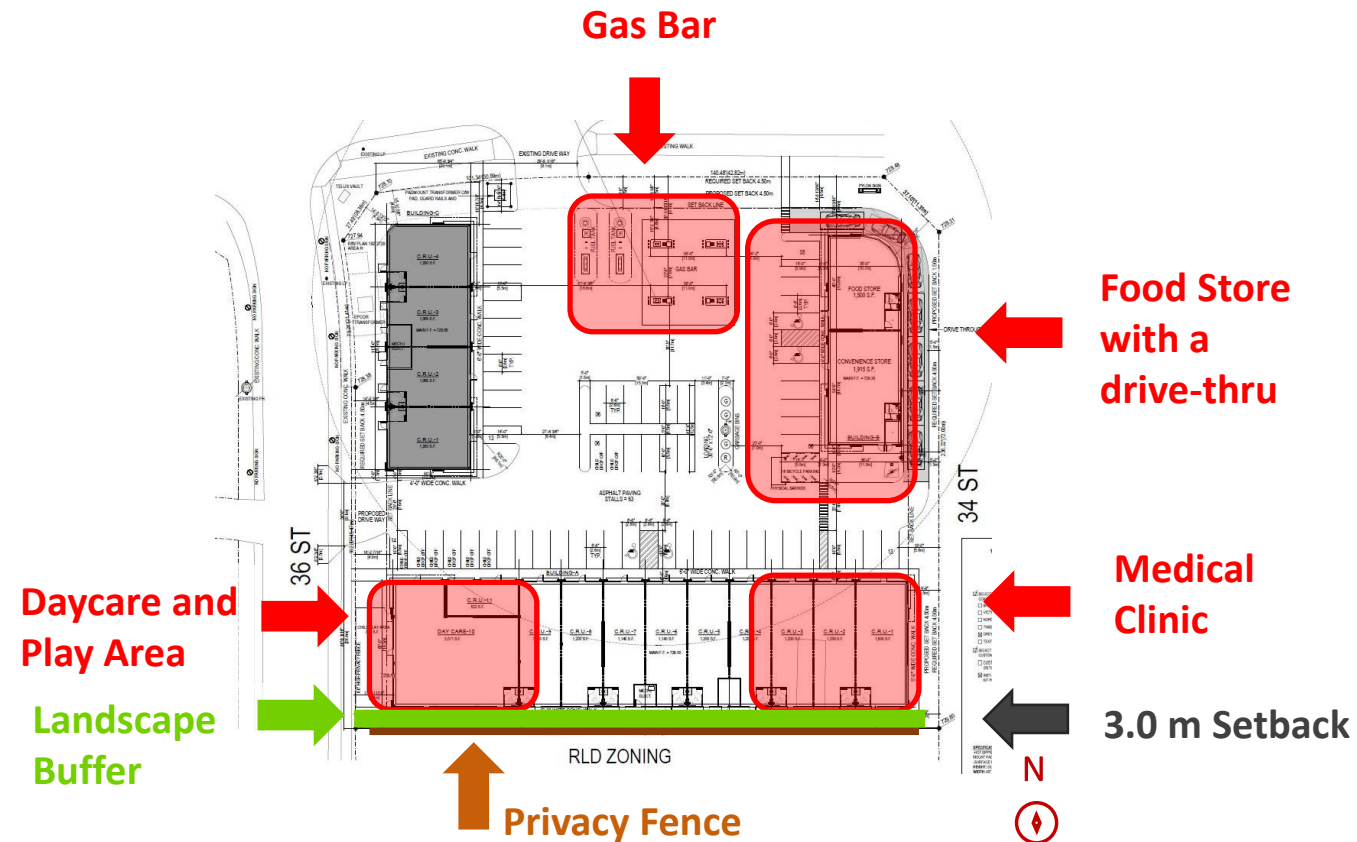
⬅ Typical Cross Section (left):

- **Both the CNC and CB1 zones** require the **same 3.0 m setback** when the commercial development is adjacent to residential development
- Conceptual adjacent massing and interface include landscape buffer and privacy fence.

Proposed Development under the CNC Zone

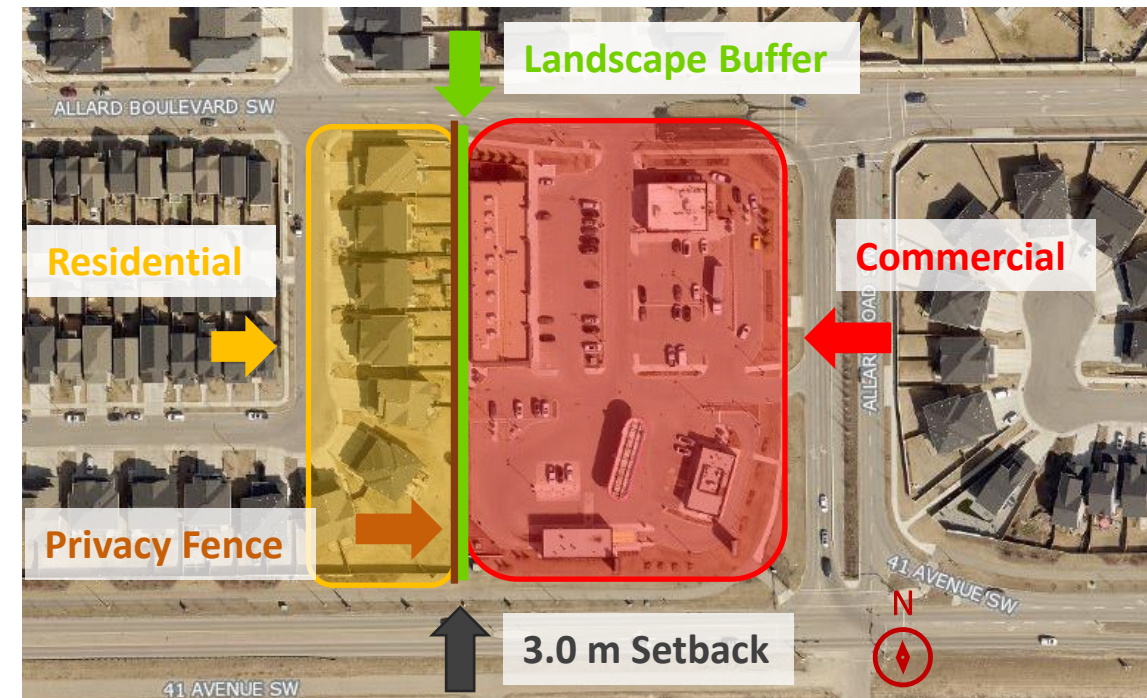
Proposed Charlesworth CB1 Zone

- site area (0.7 ha)



315 Allard Boulevard SW -CB1 Zone (2018)

- Comparable site area (1.0 ha)
- Development backing onto Residential.
- **3.0 m setback**, **landscape buffer**, and a **privacy fence**.
- Features **daycare**, **medical clinic**, **food store with a drive-thru** and **gas bar**.



CB1 Precedent



Charlesworth development under construction
(view from the **collector road**)



Allard existing CB1 development
(view from the **collector road**)

Development Comparison #1



Charlesworth development under construction
(view from the **arterial road**)



Allard CB1 development
(view from the **arterial road**)

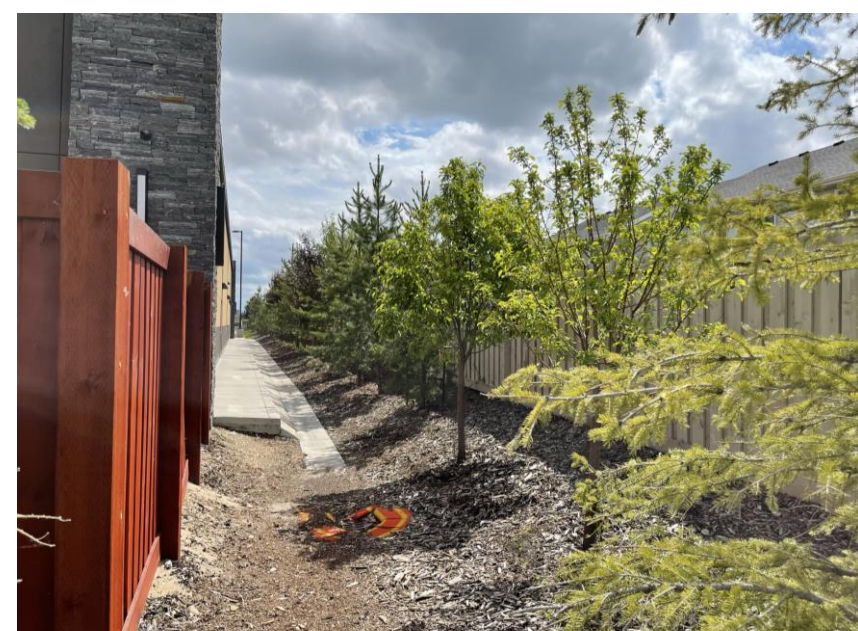
Development Comparison #2



- This site is indicative of a busy suburban commercial centre.
- These photographs were taken midday on Wednesday, 28 June 2022.
- Even outside of peak hours the site was visited by many people via vehicles and active transportation.



Development Comparison #3



Thank you
103 Charlesworth Drive SW CB1 Rezoning

