

CHARTER BYLAW 20341

To allow for low intensity commercial, office and service uses, Parkdale

Purpose

Rezoning from RF3 and CNC to CB1; located at 11502 & 11510 - 85 Street NW

Readings

Charter Bylaw 20341 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 20341 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 18, 2022 and November 26, 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 20341 is to change the zoning of two parcels from the (RF3) Small Scale Infill Development Zone and (CNC) Neighbourhood Convenience Commercial Zone to the (CB1) Low Intensity Business Zone to allow for low intensity commercial, office and service uses, and limited Residential-related Uses located along arterial roadways that border residential areas. The proposed rezoning aligns with direction in The City Plan by increasing commercial opportunities within a small community hub, contributing to the development of fifteen minute districts.

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 Parkdale-Cromdale Community League on July 28, 2022. Five responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20341
2. Administration Report