

## **CHARTER BYLAW 20338**

### **To allow for low intensity commercial, office and service uses, Forest Heights**

#### **Purpose**

Rezoning from RA7 and CNC to CB1; located at 10110 - 79 Street NW.

#### **Readings**

Charter Bylaw 20338 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 20338 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 20338 is to change the zoning of one parcel from the (RA7) Low Rise Apartment 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 secondary corridor and 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 Forest/Terrace Heights Community League on September 07, 2022. Two responses were received and are summarized in the attached Administration Report.

## **Attachments**

1. Charter Bylaw 20338
2. Administration Report