

CHARTER BYLAW 20357

To allow for low intensity commercial, office and personal service uses, Belvedere

Purpose

Rezoning from CNC and RF3 to CB1; located at 13603 and 13635 - 66 Street NW.

Readings

Charter Bylaw 20357 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 20357 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 6, 2023, and January 14, 2023. 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 20357 is to change two abutting commercial and residential lots from (CNC) Neighbourhood Convenience Commercial Zone and (RF3) Small Scale Infill Development Zone to (CB1) Low Intensity Business Zone.

The proposed CB1 Zone will provide for low intensity commercial, office, service, and limited residential uses at the intersection of two arterial roadways, 137 Avenue NW and 66 Street NW. Regulations in the proposed Zone support development that is sensitive and in scale with existing development along the street and within the surrounding residential neighbourhood.

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 Belvedere and Delwood Community Leagues on August 24, 2022. 3 responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20357
2. Administration Report