

CHARTER BYLAW 20362

To allow for convenience commercial and personal service uses, Thorncliff

Purpose

Rezoning from RF1 to CNC; located at 8616, 8620 & 8624 - 175 Street NW

Readings

Charter Bylaw 20362 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 20362 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

This application proposes to rezone a vacant site in the Thorncliff neighbourhood from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone. The proposed CNC Zone is to allow for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents.

The proposed rezoning conforms with the City Plan by allowing for commercial uses along a Secondary Corridor and for people to complete their daily needs within their district by walking, biking, or transit. Furthermore, the proposed rezoning to CNC will work towards an incremental step toward the 2 million Nodes and Corridors.

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 president of the Summerlea and Thorncliff Community Leagues on October 27, 2022. Three responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20362
2. Administration Report