

CHARTER BYLAW 20407

To allow for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents, Oliver

Purpose

Rezoning from RF6 to CNC; located at 11608 - 102 Avenue NW.

Readings

Charter Bylaw 20407 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 20407 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20407 proposes to change the zoning of one parcel from the (RF6) Medium Density Multiple Family Zone to the (CNC) Neighbourhood Convenience Commercial Zone with the Main Streets Overlay. The proposed rezoning aligns with The City Plan by supporting the creation of 15-minute districts, and contributing to the livability and adaptability of districts. An associated amendment to the Oliver Area Redevelopment Plan (ARP) is proposed to facilitate the proposed rezoning (Bylaw 20406).

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 Oliver Community League on November 28, 2022. No responses were received.

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Attachments

1. Charter Bylaw 20407
2. Administration Report (attached to item 3.9 - Bylaw 20406)