

CHARTER BYLAW 20469

To allow for commercial uses, Clareview Town Centre

Purpose

Rezoning from (RA8) Medium Rise Apartment Zone to (CB3) Commercial Mixed Business Zone and amending the (MCCO) Major Commercial Corridors Overlay; located at 4203, & 4223 - 144 Avenue NW, and 345 - Clareview Station Drive NW.

Readings

Charter Bylaw 20469 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 20469 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 6, 2023, and April 15, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20469 proposes to rezone 1.3 hectares within 500 m of the Clareview LRT station, from (RA8) Medium Rise Apartment Zone to (CB3) Commercial Mixed Business Zone. The proposed rezoning will provide neighbourhood commercial services for residents within the Clareview Transit Oriented Development (TOD) and surrounding areas. The Charter Bylaw also proposes to amend the (MCCO) Major Commercial Corridors Overlay, removing the overlay from 6.7 ha of land in the TOD and allowing greater densification to occur in proximity to the LRT station.

This proposed rezoning is associated with an amendment to the Clareview Town Centre Neighbourhood Area Structure Plan (Bylaw 20468).

All comments from civic departments or utility agencies regarding this proposal have been addressed.

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Community Insights

Advanced notice was sent to surrounding property owners and the presidents of the Steele Heights and Hairsine Community Leagues on January 5, 2023. One response was received and is summarised in the attached Administration Report.

Attachments

1. Charter Bylaw 20469
2. Administration Report (attached to item 3.4 - Bylaw 20468)