

CHARTER BYLAW 20477

To allow for a commercial and service uses with the opportunity for (limited) residential uses, Belvedere

Purpose

Rezoning from DC1 to CB2; located at 12720, 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12816, 12816A, 12834, 12844, 12866, 12890, 12910 – Fort Road NW, 12931 - 62 Street NW and 12820 - 64 Street NW

Readings

Charter Bylaw 20477 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 20477 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 28, 2023, and May 6, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20477 proposes to rezone the subject properties to (CB2) General Business Zone to allow for a variety of commercial and services uses located along the north side of Fort Road NW (between 62 Street NW and 66 Street NW). The proposed CB2 Zone allows for the development of (limited) residential uses on upper floors in the form of multi-unit housing or live work units. The Main Streets Overlay (Section 819 of the Zoning Bylaw) would be applied to the subject properties under the proposed CB2 Zone.

The rezoning application conforms to the Fort Road Old Town Master Plan and Belvedere Area Redevelopment Plan (ARP), which identify Fort Road NW as a Pedestrian Priority Zone.

The application aligns with the goals and policies of CityPlan to accommodate all future growth for an additional 1 million population by providing the opportunity to develop a variety of commercial and services uses with limited residential development. This will contribute towards promoting resilience through development, revitalization and renewal; utilizing land and infrastructure efficiently; and integrating services, amenities, housing with active transportation networks.

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

Community Insights

A notice was sent to surrounding property owners and the presidents of the Belvedere and Balwin Community Leagues on November 18, 2022. No responses were received.

Attachments

1. Charter Bylaw 20477
2. Administration Report