

CHARTER BYLAW 20500

To allow for a mid to high rise commercial or residential mixed use building, Prince Rupert

Purpose

Rezoning from CSC to CB3; located at 11104, 11106 & 11110 - 108 Street NW; and 11131 - 109 Street NW.

Readings

Charter Bylaw 20500 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 20500 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 12, 2023, and May 20, 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 20500 is to change the zoning from the (CSC) Shopping Centre Zone to the (CB3) Commercial Mixed Business Zone. The proposed CB3 Zone would provide for a range of medium intensity commercial uses as well as opportunities for residential development. Buildings could be as tall as 36 to 45 metres in height (approximately 10 - 13 storeys) with a maximum Floor Area Ratio of 4.0 to 7.0, depending on whether residential uses are included. This zone is not intended to accommodate "big box" style commercial development that utilizes significant amounts of surface parking.

This proposal aligns with the goals and policies of The City Plan for higher intensity mixed-use development along Primary Corridors that are well connected to transit.

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

Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the presidents of the Central McDougall, Prince Rupert, Queen Mary Park and Spruce Avenue

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Community Leagues as well as the Kingsway Business Association on September 9, 2022. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20500
2. Administration Report