

CHARTER BYLAW 20495

To allow for convenience commercial and personal service uses, Tweddle Place

Purpose

Rezoning from RF1 to CNC; located at 8503 - 39A Avenue NW.

Readings

Charter Bylaw 20495 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 20495 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 26, 2023, and June 3, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20495 proposes to rezone Lot 128, Block 30, Plan 7622212 from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone. The CNC Zone allows for convenience commercial and personal service uses to serve the day-to-day needs of residential neighbourhoods. The proposal aligns with The City Plan by supporting 15-minute districts that allow residents to easily complete their daily needs, and will contribute to The City Plan's direction of creating livable and adaptable districts by allowing the possible future redevelopment of the site. All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Mailed notice of the proposed land use change was sent on March 8, 2023 to surrounding property owners, and the presidents of the North Millbourne and Leefield Community Leagues, and the Mill

CHARTER BYLAW 20495

Woods Presidents Council (MWPC) Area Council. Seven responses with concerns were received from the surrounding landowners and are summarised in the attached Administration Report.

Attachments

1. Charter Bylaw 20495
2. Administration Report