

## CHARTER BYLAW 20534

### To allow for low intensity commercial, office and service uses, Strathcona

#### Purpose

Rezoning from CNC and RF2 to CB1; located at 9853 - 89 Avenue NW and 9861 - 89 Avenue NW

#### Readings

Charter Bylaw 20534 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 20534 be considered for third reading.

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 23, 2023, and June 30, 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 20534 is to change the zoning from the (CNC) Neighbourhood Convenience Commercial Zone and the (RF2) Low Density Infill Zone to the (CB1) Low Intensity Business Zone. The proposed CB1 Zone, with the Main Streets Overlay, would allow for low intensity commercial, office and service uses, as well as limited residential uses, designed for locations along arterial roadways that border residential areas and are to be pedestrian oriented.

This application also includes an amendment to the Strathcona Area Redevelopment Plan (Bylaw 20533) to amend one objective, three policies and three maps to facilitate the proposed rezoning.

The proposed zoning change and plan amendment are appropriate at this location because the regulations ensure future development is compatible with the surrounding low intensity residential area. Expanded commercial or mixed-use opportunities recognizes the location as on an arterial road and a Secondary Corridor within The City Plan.

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

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### **Community Insights**

A notice of the proposed land use changes was mailed to surrounding property owners and the presidents of the Strathcona Community League and Central Area Council of Community Leagues on April 25, 2023. No responses were received.

### **Attachments**

1. Charter Bylaw 20534
2. Administration Report (attached to item 3.16 - Bylaw 20533)