CHARTER BYLAW 20477

To allow for commercial and service uses with the opportunity for (limited) residential uses along the north side of Fort Road and the retention and redevelopment of the Transit Hotel site, Belvedere

Purpose

Rezoning from DC1 to CB2 and DC1; 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.

If Zoning Bylaw 20001 is approved as proposed at the October 16, 2023 Public Hearing, the proposed CB2 Zone will become the (MU h16.0f3.5cf) Mixed Use Zone effective January 1, 2024.

Previous Council Action

At the May 15, 2023 City Council Public Hearing, the following motion was passed:

"That Charter Bylaw 20477 be referred back to Administration to return to a future City Council Public Hearing to allow for changes to the proposed zoning."

The application that was presented to City Council at the May 15, 2023 Public Hearing proposed to rezone the Transit Hotel site to CB2 Zone. Administration requested a referral in order to change the proposed zoning for this site to a DC1 Provision that would allow for the retention of the existing Transit Hotel as a historically significant building, while also guiding future redevelopment of the site. A second notification was sent out to surrounding property owners.

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 October 20, 2023, and October 28, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

See Attachment 2 - Planning Report.

Attachments

1. Charter Bylaw 20477
2. Planning Report