

# Charter Bylaw 19223

## Text amendment to Zoning Bylaw 12800 to add Minor Impact Utility Services to the (CSC) Shopping Centre Zone

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### Purpose

To amend Zoning Bylaw 12800 in order to add the use class, Minor Impact Utility Services, to the list of permitted uses in the (CSC) Shopping Centre Zone.

### Readings

Charter Bylaw 19223 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 19223 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 22, 2020, May 30, 2020, and June 2, 2020. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports the proposed Charter Bylaw.

### Report

The (CSC) Shopping Centre Zone is intended for larger shopping centre developments that serve a community or regional trade area. The zone allows for a variety of commercial and automobile-oriented uses including General Retail Stores, Indoor Participant Recreation Services, Liquor Stores, Gas Bars, Drive-in Food Services and Minor Service Stations, among others. A number of these uses have significant land use impacts and are considered most appropriate on a larger shopping centre site.

The CSC Zone does not currently allow for the development of transit centres, which fall under the Minor Impact Utility Services use. Bylaw 19223 would amend the CSC Zone to allow Minor Impact Utility Services as a permitted use. This will facilitate the intended development of shopping centre sites as community and regional hubs, allowing easy access to the sites by transit.

Although the Minor Impact Utility Services allows the development of some small scale utilities in addition to transit centres, these utilities are considered by Administration to

be compatible with the large format development purpose of the CSC Zone and with the other, higher impact uses that are allowed within the zone.

### **Public Engagement**

An email was sent to the Edmonton Federation of Community Leagues Planning and Development Committee, Urban Development Institute - Edmonton Region, and NAIOP - Commercial Real Estate Development Association - Edmonton Chapter on February 26, 2020 for information.

### **Attachments**

1. Charter Bylaw 19223
2. Mark-up of Proposed Text Amendment