

Charter Bylaw 19215

To allow for low intensity commercial, office and service uses, McCauley

Purpose

Rezoning from DC2.477 and RF6 to CB1, located at 9639 - 107 Avenue NW and 9643 - 107 Avenue NW

Readings

Charter Bylaw 19215 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 19215 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 24, 2020, May 2, 2020 and May 5, 2020. 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 19215 is to change the zoning from a Site Specific Development Control Provision (DC2.477) and the (RF6) Medium Density Multiple Family Zone to the (CB1) Low Intensity Business Zone with the Main Streets Overlay. The purpose of the CB1 Zone with the Main Streets Overlay is to provide for low intensity commercial, office and service uses that encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

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

Public Engagement

Advance notice was sent to surrounding property owners and the president of the McCauley Community League on September 17, 2019. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19215
2. Administration Report (attached to Bylaw 19214 - Item 3.13)