

## Charter Bylaw 19185

To allow for mixed-use development with a range of medium intensity commercial uses and opportunities for residential uses, Canora

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### Purpose

Rezoning from CB1 to CB3; located at 10116 – 150 Street NW.

### Readings

Charter Bylaw 19185 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 19185 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 21, 2020, and February 29, 2020. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

This Charter Bylaw proposes to change the zoning for this site from (CB1) Low Intensity Business Zone to (CB3) Commercial Mixed Business Zone, which would allow for the development of a mixed use development with a range of commercial uses and enhance the opportunities for residential development in locations near high capacity transportation nodes. There is an associated plan amendment to the Jasper Place Area Redevelopment Plan (Bylaw 19184).

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 presidents of the Canora and West Jasper-Sherwood Community Leagues on August 6, 2019. One response was received requesting additional information.

### Attachments

1. Charter Bylaw 19185
2. Administration Report (attached to Bylaw 19184 - Item 3.22)