

Charter Bylaw 19073

To allow for a wider range of commercial uses on an existing commercial site, Oleskiw

Purpose

To rezone an existing commercial site from (DC2) Site Specific Development Control Provision to (CB1) Low Intensity Business Zone; located at 6803 - 170 Street NW, 6827 - 170 Street NW, 6831 - 170 Street NW, Oleskiw.

Readings

Charter Bylaw 19073 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 19073 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on November 22, 2019, and November 30, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The subject site has accommodated commercial uses since 1986 and is the only commercially zoned property within the Oleskiw neighbourhood. This corner lot is located at a prominent entry point to the neighbourhood, bounded by an arterial (170 Street) and a collector roadway (Wolf Willow Road) that provide the site with convenient access and good visibility for commercial uses.

The existing DC2 Provision on the site was approved in 1995 and allows a limited number of commercial uses (17). The (CB1) Zone allows a wider range of low intensity commercial, office, and service uses, as well as regulations that typically serve the needs of residents on a neighbourhood scale.

The proposed rezoning conforms to the intent of the West Jasper Place Outline Plan by providing a commercial node at this location to serve the local and surrounding residents.

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

Public Engagement

An advance notice was sent to surrounding property owners and the Westridge / Wolf Willow / Country Club Community League, on August 8, 2019, and October 23, 2019. Two responses in total were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19073
2. Administration Report