

Charter Bylaw 19026

To allow for small scale commercial development, Queen Alexandra

Purpose

Rezoning from RF3 to CNC; located at 10571 - 76 Avenue NW.

Readings

Charter Bylaw 19026 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 19026 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 20, 2019, and September 28, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19026 proposes to rezone land from the (RF3) Small Scale Infill Development Zone with Mature Neighbourhood Overlay to the (CNC) Neighbourhood Convenience Commercial Zone. The purpose of the proposed (CNC) Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

The rezoning would facilitate a future subdivision to increase the width of the commercial corner lot and change the widths of the 3 residential lots to the east.

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

Public Engagement

Advance notice was sent to surrounding property owners and the presidents of the Queen Alexandra Community League and Central Area Council of Community Leagues on July 8, 2019. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19026
2. Administration Report