

# Charter Bylaw 19011

To allow for a mixed-use commercial and residential Site, Edgemont

---

## Purpose

Rezoning from RA7 and CNC To DC2; located at 19903 - Lessard Road NW, 4045 - 199 Street NW and 4050 - 199 Street NW.

## Readings

Charter Bylaw 19011 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 19011 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal, on September 6, 2019, and September 14, 2019. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19011 proposes to rezone the subject land from RA7 and CNC to DC2. The DC2 zone is a mixed use zone, which allows for the development of residential and commercial uses on the same site through vertical or horizontal means.

The proposed rezoning conforms with the Edgemont Neighbourhood Area Structure Plan.

## Public Engagement

Advance notice was sent to 1259 surrounding property owners and the president of the Cameron Heights, The Hamptons and Wedgewood Community Leagues on December 20, 2018. Two responses were received with concerns regarding the potential increase in density on the site. These responses were expressed as part of the Plan Amendment to the Edgemont Neighbourhood Area Structure Plan (Bylaw 18914) that was approved by City Council on July 15, 2019. This Charter Bylaw was originally linked to the July 15, 2019, Neighbourhood Area Structure Plan amendment, but was separated and deferred at the request of the applicant, to allow additional time to refine the zoning regulations.

**Attachments**

1. Charter Bylaw 19011
2. City Planning Report