

## Charter Bylaw 18992

To remove a portion of land from an existing DC2 Provision and rezone it to CB2 to allow for a wider range of commercial uses, York

### Purpose

Rezoning from DC2 to CB2 and DC2; located at 5004 Manning Drive NW and 5040 Manning Drive NW.

### Readings

Charter Bylaw 18992 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 18992 be considered for third reading."

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 23, 2019, and August 31, 2019. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The proposed rezoning will remove an undeveloped portion of land from an existing (DC2) Site Specific Development Control Provision and rezone it to (CB2) General Business Zone to allow the opportunity for a wider range of commercial uses, including Drive-in Food Services. The DC2 is updated to reflect current Land Use Bylaw nomenclature and the boundary is amended. This Charter Bylaw is being advanced concurrently with an amendment to the York Neighbourhood Area Structure Plan, proposed under Bylaw 18991, to allow the subject rezoning site to be developed under the CB2 Zone.

No civic departments or utility agencies have expressed concern regarding the proposed plan amendment and associated rezoning.

### Public Engagement

Advance notice was sent to surrounding property owners and the Hairsine Community League, the McLeod Community League, and the Steele Heights Community League on April 9, 2019. No responses were received.

**Attachments**

1. Charter Bylaw 18992
2. City Planning Report (Attached to Bylaw 18991 - Item 3.16)