

Charter Bylaw 18978

To allow for convenience commercial uses, Holyrood

Purpose

Rezoning from (RF1) Single Detached Residential Zone to (CNC) Neighborhood Convenience Commercial Zone; located at 7507 - 98 Avenue NW.

Readings

Charter Bylaw 18978 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 18978 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 application proposes to rezone the subject property from (RF1) Single Detached Residential Zone to (CNC) Neighborhood Convenience Commercial Zone to allow for a variety of convenience commercial uses which are intended to serve the day-to-day needs within residential neighborhoods.

The subject site is appropriately located on a corner site at the edge of the Holyrood neighborhood, adjacent to two arterial roadways. Moreover, the allowable uses within the (CNC) zone are considered compatible uses within a residential context as they generally do not create disruptions to surrounding properties and beyond.

Public Engagement

Advance notice was sent to surrounding property owners and the Holyrood Community League on May 6, 2019. A summary of responses received are contained within the attached City Planning Report.

Attachments

1. Charter Bylaw 18978
2. City Planning Report

