

# Charter Bylaw 18953

To allow for a broader range of neighbourhood commercial uses,  
Cameron Heights

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## Purpose

Rezoning from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision; located at 2003 - Cameron Ravine Way NW.

## Readings

Charter Bylaw 18953 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 18953 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 9, 2019 and August 17, 2019. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The purpose of Charter Bylaw 18953 is to change the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision to alter the range of commercial uses allowed on the site. The scope and scale of the new Zone is based upon the CB1 (Low Intensity Business) Zone and is consistent with the function of a neighbourhood commercial land use.

The Cameron Heights neighbourhood is unique in its location and configuration; it is separated from other neighbourhoods by river valley and ravine systems, and further isolated on its remaining boundary by the Anthony Henday freeway. Furthermore, the area is limited to one, single neighbourhood commercial site identified in the neighbourhood plan.

The DC2 Provision proposes an alternate approach to Section 85 of the Zoning Bylaw (re: separation distances from public lands) that would allow a Liquor Store to locate on a limited portion of the commercial site, while respecting the 100m separation

distance from parks and natural areas.

The proposal zoning conforms to the intent of the Cameron Heights NASP by providing commercial uses intended to serve local residents in this location. The site provides convenient access along Cameron Heights Drive with good visibility on a corner site, where commercial development is encouraged, and is compatible with surrounding uses. Administration is comfortable that the alternative approach to interpreting Section 85 of the Zoning Bylaw is warranted at this location, due to the unique locational characteristics of the Cameron Heights neighbourhood.

### **Public Engagement**

The applicant submitted a summary of responses received to their pre-application notice to surrounding property owners and the Cameron Heights Community League, which included three letters of support. In response to the City's advance notice sent on April 8, 2019, one response in opposition was received and is summarized in the council report.

### **Attachments**

1. Charter Bylaw 18953
2. City Planning Report