

Charter Bylaw 19523

To allow for the development of low intensity office, commercial and service uses, Calder.

Purpose

Rezoning from CNC to CB1; located at 12705 – 118 Street NW.

Readings

Charter Bylaw 19523 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 19523 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 8, 2021 and January 16, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19523 will change the Zoning Bylaw of one titled parcel from (CNC) Convenience Commercial Zone to (CB1) Low Intensity Business Zone which will allow the development of low intensity office, commercial and service uses. The applicant's stated intention for the rezoning is for the development of either a Cannabis Retail Sales Use, a Permitted Use under the CB1 Zone, or Automotive and Minor Recreation Vehicle Sales / Rentals, a Discretionary Use under the CB1 Zone.

The rezoning supports the Calder Neighbourhood Improvement Plan, a non-statutory Plan, which identifies the subject property as a "Low Intensity Commercial District". This proposal is in alignment with the City Plan by facilitating the development of employment opportunities in the Calder neighbourhood, allowing the Northwest District to attract entrepreneurs and investors to support and grow a thriving, diverse, and resilient economy. The subject property is suitable for commercial development given its location along an arterial road and the surrounding commercial and industrial land uses.

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

Public Engagement

Advance Notice was sent to surrounding property owners, the Calder Community League, and the Edmonton Area Council One Society Area Council on September 15, 2020. One response was received objecting to the proposal, indicating that the current CNC Zone is more appropriate for the area.

Attachments

1. Charter Bylaw 19523
2. Administration Report