

Charter Bylaw 19541

To allow for low intensity commercial, office and service uses, and limited residential and residential-related uses, Glenwood

Purpose

Rezoning from RF1 to CB1; located at 15615 - 100A Avenue NW.

Readings

Charter Bylaw 19541 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 19541 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been 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

This application proposes to change the designation of a parcels from (RF1) Single Detached Residential Zone to (CB1) Low Intensity Business Zone to allow for:

- low intensity commercial, office and service uses, and limited residential and residential-related uses;
- a maximum building height of 12 metres (an increase from the current maximum of 8.9 metres);
- a maximum building floor area of approximately 1,090 square metres, based on a floor area ratio (FAR) of 2.0.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by providing the opportunity for walkable and attractive mixed use development along corridors in a manner that is integrated with accessible mass transit.

The proposal also aligns with the Jasper Place Area Redevelopment Plan which designates the site as (G6) Mixed use hubs and encourages the development of mixed use buildings up to four storeys in height.

Public Engagement

Advance Notice was sent to surrounding property owners, the Glenwood Community League, the West Edmonton Communities Council Area Council, and Stony Plain Road and Area Business Improvement Area on September 17, 2020. No responses were received.

Attachments

1. Charter Bylaw 19541
2. Administration Report