

# Charter Bylaw 19611

To allow for convenience commercial uses, Prince Rupert

---

## Purpose

Rezoning from DC2 to CNC; located at 11460 - 112 Avenue NW.

## Readings

Charter Bylaw 19611 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 19611 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 26 and March 6, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The purpose of proposed Charter Bylaw 19611 is to rezone the subject site from (DC2) Site Specific Development Control Provision to (CNC) Neighbourhood Convenience Commercial Zone to allow for convenience commercial and personal service uses.

In 2011, the subject site was rezoned from the CNC Zone to a DC2 Provision to allow for the development of a 4 storey residential building. The site underwent another rezoning to a DC2 Provision in 2016 to increase the number of allowable units within the apartment building from 16 to 24. Since then, redevelopment of the site has not moved forward and, as a result, an older commercial building existing on site has struggled to remain viable given the limited commercial opportunities allowed within the current DC2 Provision. The building is currently operating as a general retail store and a personal service shop.

The stated intent of the applicant is to continue operating the existing commercial building for the foreseeable future.

The proposed CNC Zone will allow for a variety commercial land uses, all of which 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 president of the Prince Rupert Neighbourhood Community League on November 25, 2020. One response was received and is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19611
2. Administration Report