

Charter Bylaw 19637

To allow for a greater range of commercial, office and service uses, The Hamptons.

Purpose

Rezoning from CNC to CB1; located at 5220 - 199 Street NW, The Hamptons.

Readings

Charter Bylaw 19637 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 19637 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 19, 2021 and March 27, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19637 proposes to amend the subject site to CB1 to allow for a greater range of commercial, office and services uses in an existing commercial building located at the northwest intersection of 199 Street NW and Hemingway Road NW. The applicant's stated intent to allow for the addition of Liquor Sales, which is a discretionary use under the proposed CB1 Zone.

The proposed rezoning conforms to the approved The Hamptons Neighbourhood Structure Plan, which designates the site for Neighbourhood Commercial uses. It contributes to the growth targets of The City Plan (MDP) and promotes complete communities with commercial sites located within walking distance to residential uses along major roadways and existing and planned transit routes.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the The Hamptons Community League on January 12, 2021. No responses were received.

Attachments

1. Charter Bylaw 19637
2. Administration Report