

## Charter Bylaw 19652

To allow for retail, general commercial and office uses that are compatible with adjacent residential uses and achieve a high standard of building appearance, York

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### Purpose

Rezoning from DC2.558 to DC2; located 100, 350, 440, 500, 600, 600C, 620 & 640 - Manning Crossing NW, York.

### Readings

Charter Bylaw 19652 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 19652 be considered for third reading."

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 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 subject area from (DC2.558) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. It is the applicant's intent to add Cannabis Retail Sales to the list of uses in Area B in Schedule A of the proposed Provision.

The proposed DC2 Provision is in alignment with the commercial / office designation prescribed to the site in the York Neighbourhood Area Structure Plan (NASP) and meets the objective to maintain low intensity office and personal services uses, so that development in the area will be compatible with the abutting low rise apartment development.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by adding additional development opportunities to a Major Node (Clareview).

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 Belvedere & Steel Heights Community Leagues, Area Council No. 17 Area Council, and Edmonton North District Area Council Area Council on January 22, 2021. One response was received and is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19652
2. Administration Report