

Bylaw 18617

To amend the 109 Street Corridor Area Redevelopment Plan

Purpose

To exempt one site from provisions of the ARP which prevent office uses at grade; located at 10853 - 63 Avenue NW.

Readings

Bylaw 18617 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 Bylaw 18617 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on November 9, 2018 and November 17, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The applicant has stated the intent to maintain the existing residential duplex building, and convert the interior for a psychologist's office. In order to allow for operation of a small scale office within this one-storey structure, a site-specific exemption is required from an ARP policy which directs that commercial buildings should only be allowed to provide retail services on the ground floor. An associated rezoning to (CNC) Neighbourhood Convenience Commercial Zone is proposed under Charter Bylaw 18618.

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Allendale Community League, Parkallen Community League, and the Central Area Council of Community Leagues on July 16, 2018. One response was received and is summarized in the attached City Planning Report.

Attachments

1. Bylaw 18617
2. City Planning Report