

Charter Bylaw 18618

To allow for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents, Allendale

Purpose

Rezoning from RF5 to CNC; located at 10853 - 63 Avenue NW.

Readings

Charter Bylaw 18618 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 18618 be considered for third reading."

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The applicant has stated the intent to maintain the existing residential duplex building, and convert the interior for a psychologist's office. The CNC Zone contains regulations to ensure compatibility with residential neighbourhoods, and mitigate or eliminate real or perceived impacts of small-scale commercial development. 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. This Amendment accompanies the application as Bylaw 18617.

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. Charter Bylaw 18618
2. City Planning Report (attached to Bylaw 18617 - item 3.9)