

Charter Bylaw 19835

To add a self storage use, and other commercial uses to an existing DC1 Provision, Ambleside

Purpose

Rezoning from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision; located at 5080 - Windermere Boulevard NW.

Readings

Charter Bylaw 19835 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 19385 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 13 and 21, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19835 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.

This land use amendment was accepted from Stantec on February 5, 2021 on behalf of Cameron Development Corporation. The application proposes to rezone the site from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision to broaden the current range of commercial uses, including Cannabis Retail uses. The proposed zoning will also add a General Industrial Use, limited to 'self-storage'. The application will also revise existing regulations to be compatible with the adjacent commercial development.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Greater Windermere Community League on March 18, 2021. No responses were received.

Attachments

1. Charter Bylaw 19835
2. Administration Report