

Charter Bylaw 18533

To allow for low intensity commercial, office and service uses, Laurier Heights

Purpose

To rezone from CNC to CB1 to increase the range of commercial opportunities allowed on the site.

Readings

Charter Bylaw 18533 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 18533 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 17, 2018, and August 25, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The applicant's stated intent is to allow for a wider range of business opportunities within the existing structure.

This property is ideally suited for CB1 zoning due to its location on the edge of the neighbourhood fronting two arterial roadways: 149 Street NW and 87 Avenue NW. This proposed rezoning would increase the allowable uses to support the ongoing viability of this commercial node which will continue to serve the needs of the local residents.

Policy

This proposed rezoning supports the policies in The Way We Grow, Edmonton's Municipal Development Plan strategic goal of Supporting Prosperity. Edmonton is home to an innovative and diverse business environment that fosters economic development and supports prosperity.

Corporate Outcomes

The proposed Charter Bylaw contributes to the Corporate Outcome "Edmonton has a globally competitive and entrepreneurial business climate" by creating commercial development opportunities.

Public Consultation

Advance Notice was sent to surrounding property owners and the Laurier Heights, Parkview, Jasper Place, and Lynnwood, Community Leagues, as well as the West Edmonton Communities Council Area Council on July 23, 2018. See attached report for a summary of responses.

Attachments

1. Charter Bylaw 18533
2. City Planning Report