

Bylaw 18235

Amendment to the Place LaRue West Neighbourhood Area Structure Plan

Purpose

The proposed amendment will allow for a commercial office building to a maximum height of 19 metres.

Readings

Bylaw 18235 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 18235 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The Place LaRue West Neighbourhood Area Structure Plan currently allows for hotels to maximum height of 19 metres (four Storeys). The amendment will allow commercial office complexes to also achieve a maximum height of 19 metres. An associated rezoning will be advanced concurrently with this amendment.

Policy

This application supports the policies of *The Way We Grow* by supporting contiguous development to accommodate growth in an orderly and economical fashion.

Corporate Outcomes

- Edmonton has a globally competitive and entrepreneurial business climate.

Public Consultation

An advance notice was sent on October 4, 2017, to surrounding property owners, the La Perle Community League and the West Edmonton Communities Council Area Council. No concerns or objections were received by Urban Form and Corporate Strategic Development.

Attachments

1. Bylaw 18235
2. Urban Form and Corporate Strategic Development Report