

Bylaw 18232

Amendment to 109 Street Corridor Area Redevelopment Plan

Purpose

To allow for some office and professional uses at ground level within a commercial building, in the Medium Scale Residential District portion of the Plan.

Readings

Bylaw 18232 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 18232 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 109 Street Corridor Area Redevelopment Plan designates this area as part of the Medium Scale Residential District. Appropriate land uses for this district are small and medium-scale residential, including multi-family housing, and mixed use development including small scale commercial development. The proposed amendment to the Area Redevelopment Plan would permit other commercial uses including offices to be accommodated at ground level on this site, by exempting this site from the at-grade retail requirement.

Associated Bylaw 18233 proposes to rezone an existing single-detached house adjacent to 109 Street to allow for office and professional services.

Policy

- 109 Street Corridor Area Redevelopment Plan

Corporate Outcomes

- Edmonton is attractive and compact: Transform Edmonton's Urban Form: The proposed Plan Amendment and associated rezoning allow for the adaptive reuse of an existing building, which may serve the local community.

Public Consultation

Advance notice was sent on October 23, 2017, to nearby property owners, the Allendale Community League, and the Parkallen Community Association. No responses were received.

Attachments

1. Bylaw 18232
2. Urban Form and Corporate Strategic Development Report