

Bylaw 18233

To allow for small scale professional and office uses in a residential mixed-use area, Parkallen

Purpose

Rezoning from RF5 to DC2, located at 6808 - 109 Street NW, Parkallen.

Readings

Bylaw 18233 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 18233 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

Bylaw 18233 would amend the zoning of the site from RF5 Row Housing Zone to a DC2 Site Specific Development Control Provision. The proposed DC2 regulation would adopt all development regulations of the RF5 zone and the Mature Neighbourhood Overlay, while also allowing for professional, financial and office support services. The applicant proposes to operate a law office in the existing building, which is currently a single-detached house.

Bylaw 18232 is an associated Plan Amendment which proposes to allow for some non-retail commercial uses at-grade along this portion of 109 Street NW.

Policy

- 109 Street Corridor Area Redevelopment Plan
- Mature Neighborhood Overlay

Corporate Outcomes

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

Public Consultation

Advance notice was sent to 37 recipients on October 23, 2017, including nearby property owners, the Allendale Community League, and the Parkallen Community Association. No responses were received.

Attachments

1. Bylaw 18233
2. Urban Form and Corporate Strategic Development Report (Attached to Bylaw 18232 - Item 3.9)