

Bylaw 18242

To allow for the development of small scale commercial, office, and service uses, Westwood

Purpose

Rezoning from PU and RA7 to CB1, located at 9724 - 118 Avenue NW and 11805 - 101 Street NW, Westwood.

Readings

Bylaw 18242 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 18242 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

This proposal rezones land from (PU) Public Utility Zone and (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone. The CB1 Zone provides opportunities for commercial, office, and service uses including Child Care Services, Convenience Retail Stores, Health Services, and Personal Service Shops.

This site is subject to the Main Streets Overlay which regulates commercial development in proximity to residential areas. The Overlay has regard for visual interest, storefront presentation, and pedestrian scale amenities. This application introduces additional business options to the Alberta Avenue main street corridor. The site's renewal offers employment and services, contributing to the area's ongoing revitalization.

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan

Corporate Outcomes

The Way Ahead, Edmonton's Strategic Plan, is supported through the following Corporate Outcome and Strategic Goals:

- Edmontonians are connected to the city in which they live, work and play - This Bylaw transforms Edmonton's urban form and improves Edmonton's livability by facilitating the renewal of a site within the Alberta Avenue commercial district. It also provides employment opportunities and services in proximity to an established residential area.

Public Consultation

On July 24, 2017, Urban Form and Corporate Strategic Development sent an advance notice to surrounding property owners, the Alberta Avenue, Spruce Avenue, and Westwood Community Leagues, and the Alberta Avenue Business Association. No responses were received.

Attachments

1. Bylaw 18242
2. Urban Form and Corporate Strategic Development Report