

Bylaw 18005

To allow Health Services and Professional, Financial and Office Support Services uses within the existing single-detached dwelling, Grovenor

Purpose

Rezoning from RF3 to DC2, located at 14620 - Stony Plain Road NW, Grovenor.

Readings

Bylaw 18005 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 18005 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 12, 2017, and Saturday, May 20, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the July 10, 2017, City Council Public Hearing, Bylaw 18005 was postponed to the August 28, 2017, City Council Public Hearing at 1:30 p.m.

At the May 29, 2017, City Council Public Hearing, Bylaw 18005 was postponed to the July 10, 2017, City Council Public Hearing at 1:30 p.m.

Report

The application proposes to rezone the subject site from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision. The DC2 Provision will allow Health Services and Professional, Financial and Office Support Services uses within the existing single-detached dwelling.

Policy

This application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan in regards to facilitating redevelopment and intensification to higher value uses in established areas.

Corporate Outcomes

- Edmonton has a globally competitive and entrepreneurial business climate
- Goods and services move efficiently

Public Consultation

On November 2, 2016, the applicant sent out a pre-application notification letter to surrounding property owners. On February 13, 2017, Urban Form and Corporate

Strategic Development sent an advanced notice to surrounding property owners as well as the President of the Grovenor Community League. No concerns or questions were received in response to this advanced notification.

Attachments

1. Bylaw 18005
2. Urban Form and Corporate Strategic Development report