

Bylaw 18049

To allow for mixed use development, Suder Greens

Purpose

Rezoning from DC1 to DC1, located north of Webber Greens Drive NW and west of 199 Street NW, Suder Greens.

Readings

Bylaw 18049 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 18049 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 9, 2017, and Saturday, June 17, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This proposal rezones land from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.

The existing DC1 Provision facilitates a mix of residential, commercial, and office uses in proximity to the Lewis Farms Transit Centre, where a future LRT station is planned. This rezoning application revises the existing provision by including several additional land uses that were not anticipated when the DC1 was first conceived. These include Group Homes, Lodging Houses, Hotels, Government Services, Veterinary Services, and Bars and Neighbourhood Pubs (less than 100 occupants). Relevant development regulations are proposed to be updated, accordingly. This proposal complies with the Suder Greens Neighbourhood Structure Plan which designates this site for Mixed Use development.

All comments from civic departments and review agencies have been addressed.

Policy

This application supports the following policies within Edmonton's Municipal Development Plan, *The Way We Grow*:

- develop higher density housing and a mix of uses in proximity to LRT stations and transit centres
- encourage commercial, entertainment, institutional and employment uses to locate at LRT stations

Corporate Outcomes

- Edmonton is attractive and compact.
- Edmontonians use public transit and active modes of transportation.

Public Consultation

On November 22, 2016, Sustainable Development sent an advance notice to surrounding property owners, the Lewis Estates Community League, and the West Edmonton Communities Area Council.

A summary of responses received is contained in the attached Sustainable Development report.

Attachments

1. Bylaw 18049
2. Sustainable Development report