

## Bylaw 17839

To add Gas Bars as a use to an existing business industrial/commercial site, Summerside

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### Purpose

Rezoning from DC2 to DC2, located at 9080 - 25 Avenue SW, Summerside.

### Readings

Bylaw 17839 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 17839 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 25, 2016, and Saturday, December 3, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This application is for a rezoning in the Summerside Neighborhood to replace the existing (DC2) Direct Development Control Provision to add Gas Bars as a use to an existing business industrial/commercial development. The (DC2) Direct Development Control Provision will be consistent with the existing provision and will be updated in regards to administrative changes and section references in the Zoning Bylaw 12800 and removing regulations pertaining to Religious Assembly developments as the use is not included in the existing zoning. The existing site plan will also be replaced and updated with the addition of a convenience store and gas bar. The rezoning generally conforms with the Summerside Neighbourhood Structure Plan. All comments from affected City departments and utility agencies have been addressed.

### Policy

The proposal generally complies with and supports the following Commercial Development Principles found in Section 4.2.2 of the Summerside Neighborhood Structure Plan:

- Provide for neighborhood convenience commercial development opportunities within the Summerside Neighborhood Structure Plan to serve area residents
- Locate commercial sites along arterial roadways to ensure high visibility and to provide ease of access/egress.

### **Corporate Outcomes**

- Edmonton is attractive and compact.
- The City of Edmonton has sustainable and accessible infrastructure.

### **Public Consultation**

Advance notification of the rezoning application was sent to surrounding property owners and the Summerside Community League of Edmonton on October 24, 2016. Sustainable Development received no responses to the advance notification.

### **Attachments**

1. Bylaw 17839
2. Sustainable Development report
3. Track Changes