

Bylaw 17627

Amendment to the Ambleside Neighbourhood Structure Plan

Purpose

To revise text only that refers to the Neighbourhood Commercial land use designation.

Readings

Bylaw 17627 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 17627 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 6, 2016, and Saturday, May 14, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed plan amendment revises the text of Section 4.5.3 Neighbourhood Commercial to allow for a wider range of commercial uses including low intensity commercial, office and service uses located along arterial roadways that border residential areas and are sensitive to and in scale with existing development along the commercial street and any surrounding residential neighbourhood. The amendment retains the emphasis on neighbourhood level commercial uses.

Concurrent with this Bylaw, an associated proposed rezoning is proposed which is consistent with this proposed amendment.

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

Policy

This application supports *The Way We Grow* policies including:

- 3.2.1.3 - Achieve a balance between residential, industrial, commercial, institutional, natural and recreational land uses in the city through land development policies and decisions.
- 6.2.1.4 - Plan for retail centres that meet the daily needs of residents in area and Neighbourhood Structure Plans.

Corporate Outcomes

- Edmonton is attractive and compact.
- Edmonton has a globally competitive and entrepreneurial business climate.

Public Consultation

Sustainable Development sent an advance notification to the Greater Windermere Community League and all property owners within the Ambleside neighbourhood on December 21, 2015. No responses were received as a result of this notification.

Attachments

1. Bylaw 17627
2. Sustainable Development report