

## Bylaw 17628

To allow for development of low intensity commercial, office and service uses, Ambleside

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### Purpose

Rezoning from CNC to CB1, located at 3881 Allan Drive SW, Ambleside.

### Readings

Bylaw 17628 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 17628 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 (CB1) Low Intensity Business Zone will allow for low intensity commercial, office, and service uses on the 0.85 ha site in Ambleside.

The proposed rezoning conforms to a proposed Ambleside Neighbourhood Structure Plan amendment, under associated Bylaw 17627, which allows for low intensity commercial, office and service uses in the Neighbourhood Commercial area.

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 17628
2. Sustainable Development report (attached to Bylaw 17627 – Item 3.6)