

Bylaw 17625

Amendment to the Place LaRue West Neighbourhood Area Structure Plan

Purpose

To include additional text to a commercial land use policy to allow rezoning to a standard commercial zone for a specific portion of the Place LaRue West Neighbourhood Area Structure Plan.

Readings

Bylaw 17625 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 17625 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The application proposes to amend the Place LaRue West Neighbourhood Area Structure Plan by including additional text in the land use policies for a specific portion of the plan area. The additional text allows for the rezoning of a specific site to a standard commercial zone. Under the current policies, any rezoning for future development requires rezoning to a Direct Control Provision.

The associated rezoning, Bylaw 17626, to rezone properties from (CHY) Highway Corridor Zone and (DC2) Site Specific Development Control Provisions to DC2 and CHY Zone, is proceeding concurrently with this Bylaw. The Neighbourhood Area Structure Plan amendment and rezoning are required for a subdivision adjusting property boundaries to provide parking for a hotel development nearing completion.

Policy

This application supports the policies of *The Way We Grow* by supporting contiguous development to accommodate growth in an orderly and economical fashion.

The amendment is consistent with the commercial principles identified in the Place LaRue West Neighbourhood Area Structure Plan.

Corporate Outcomes

This application supports the following policies of the City of Edmonton's strategic plan, *The Way Ahead*:

- Edmonton has a globally competitive and entrepreneurial business climate

Public Consultation

An advance notice was sent on March 9, 2016, to surrounding property owners, the La Perle Community League and the West Edmonton Communities Council Area Council. No concerns or objections were received by Sustainable Development.

Attachments

1. Bylaw 17625
2. Sustainable Development report