

Bylaw 17626

To allow for the development of parking facilities for highway commercial uses, Place LaRue

Purpose

Rezoning from DC2 and CHY to CHY and DC2, located at 18004 and 18104 - 100 Avenue NW, Place LaRue.

Readings

Bylaw 17626 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 17626 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

This application proposes to rezone portions of two properties from (DC2) Site Specific Direct Control Provision and (CHY) Highway Corridor Zone to (CHY) Highway Corridor Zone and (DC2) Site Specific Direct Control Provision, and revise the site plan for an existing DC2 Provision to allow for a land exchange between two adjacent developments. The application is consistent with a subdivision application to adjust the property boundaries of the sites to allow for the development of parking and loading facilities necessary for the completion of a hotel development currently nearing completion.

The associated plan amendment, Bylaw 17625, to amend the Place LaRue West Neighbourhood Area Structure Plan, is proceeding concurrently with this Bylaw.

Policy

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

Attachments

1. Bylaw 17626
2. Mark up of Proposed Changes
3. Sustainable Development report (attached to Bylaw 17625 – Item 3.9)