

## Bylaw 17496

To allow for low intensity commercial, office and service uses, Walker

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### Purpose

Rezoning from CNC to CB1, located at 2204 - 50 Street SW, Walker.

### Readings

Bylaw 17496 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 17496 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 29, 2016, and Saturday, February 6, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This is an application to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The proposed rezoning will accommodate the development of low intensity commercial, office and service uses located along an arterial roadway that borders a residential areas. The proposed rezoning complies with the Walker Neighbourhood Structure Plan.

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

### Policy

#### Municipal Development Plan

This proposal complies with and supports the following policies and objectives from *The Way We Grow*, Edmonton's Municipal Development Plan:

- 6.2.1 Develop sustainable, accessible and walkable retail and mixed use centres demonstrating high quality architecture and design.
- 6.2.1.4 Plan for retail centres that meet the daily needs of residents in area and Neighbourhood Structure Plans.

### Corporate Outcomes

This application promotes the goal of the City's Corporate Outcomes: Edmonton is attractive and compact.

### **Public Consultation**

Sustainable Development received no responses to its advance notification letter sent to surrounding property owners and the Summerside Community League of Edmonton on October 14, 2015.

### **Attachments**

1. Bylaw 17496
2. Sustainable Development report