

# Bylaw 17463

## Amendment to the Wild Rose Neighbourhood Structure Plan

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### Purpose

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

### Readings

Bylaw 17463 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 17463 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 a portion of the Wild Rose Neighbourhood Structure Plan text and map from Neighbourhood Convenience Commercial to Low Intensity Commercial to allow for the development of low intensity commercial, office and service uses sensitive in scale with surrounding residential neighbourhoods. This application is being advanced concurrently with Bylaw 17464 in order to support the rezoning to (CB1) Low Intensity Business Zone.

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

### Policy

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 three responses to its advance notification letter sent to surrounding property owners, The Meadows Community League Association, and the Millwoods Council of Community Leagues Area Council on September 18, 2015. Surrounding property owners expressed concerns over the possibility of noise, light, traffic and pedestrian congestion impacts. They were provided with information about performance standards in the Zoning Bylaw that would have to be met to address these concerns.

### **Attachments**

1. Bylaw 17463
2. Sustainable Development report