

Bylaw 17393

Amendment to the Parkdale Area Redevelopment Plan

Purpose

To amend the Parkdale Area Redevelopment Plan to allow for the development of General Business Uses.

Readings

Bylaw 17393 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 17393 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment to the Parkdale Area Redevelopment Plan from Urban Services to General Business supports the objectives of the Parkdale Area Redevelopment Plan to provide a district for general business uses which will reinforce the existing commercial node at 118 Avenue NW and 82 Street NW and is compatible with existing medium intensity business uses in the immediate area.

The associated rezoning, Bylaw 17394, to rezone the site from (US) Urban Services to (CB2) General Business is proceeding concurrently with this Bylaw.

No civic departments or utility agencies have expressed concern regarding this proposed plan amendment

Policy

This application supports the following *The Way We Grow* policies:

- optimizing the use of existing infrastructure in established neighbourhoods.
- supporting neighbourhood revitalization and redevelopment that contributes to the livability and adaptability of established neighborhoods.
- addressing the compatibility of land use within the neighbourhood in the review of all development proposals.

Corporate Outcomes

This Bylaw supports the City's Strategic Goal of Transforming Edmonton's Urban Form by optimizing infrastructure while maintaining and revitalizing strong, vibrant, neighbourhoods.

Public Consultation

Advance notice was sent by Sustainable Development on May 14, 2015, to surrounding property owners, the Alberta Avenue, Eastwood, McCauley, Montrose, and Parkdale-Cromdale Community Leagues as well as the Alberta Avenue Business Revitalization Zone. A summary of the responses can be found within the Council report.

Attachments

1. Bylaw 17393
2. Sustainable Development report