

Bylaw 17394

To allow for General Business uses, Parkdale

Purpose

Rezoning from US to CB2, located at 11730 - 82 Street NW, Parkdale.

Readings

Bylaw 17394 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 17394 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 rezoning 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 and 82 Street. The application meets the technical requirements of civic departments and utility agencies and is compatible with existing and planned development.

The associated plan amendment, Bylaw 17393, to re-designate the subject property from Urban Services to General Business is proceeding concurrently with this Bylaw.

Policy

The proposed rezoning conforms to *The Way We Grow* by optimizing the use of existing infrastructure and by supporting neighbourhood revitalization and redevelopment that contributes to the livability and adaptability of established neighbourhoods.

Corporate Outcomes

The application promotes the principles of the City's Strategic Plan, *The Way Ahead*, by Transforming Edmonton's Urban Form by optimizing existing infrastructure.

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 17394
2. Sustainable Development report (attached to Bylaw 17393 – Item 3.1)