

## Bylaw 17411

To allow for the development of business employment uses, Ambleside

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### Purpose

Rezoning from DC1 to DC1, located at Allan Drive SW and Windermere Boulevard SW, Ambleside.

### Readings

Bylaw 17411 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 17411 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 will revise the DC1 Provision uses in Area B to add Automotive and Minor Recreation Vehicle Sales/Rentals. Additional regulations are also proposed to ensure compatibility with adjacent residential uses. Exterior lighting regulations are proposed to minimize nighttime light trespass and ensure a lighting plan is submitted and reviewed at the Development Permit stage. Revisions to the setback regulations are also proposed to clearly define minimum requirements and variance opportunities.

The purpose and other uses and regulations of the existing DC1 Provision remain unchanged and allow for the development of a mix of business employment uses including commercial office, business industrial and limited retail uses that provide local employment opportunities for the residents of Ambleside and neighbouring communities. In accordance with the design principles outlined in the Ambleside Neighbourhood Structure Plan, the DC1 Provision ensures that the subject land will be developed with high quality architectural standards, building design, and enhanced landscaping to create a functional and attractive built form.

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

### Policy

Bylaw 17411 supports the strategies and goals of the Municipal Development Plan, *The Way We Grow*, by promoting the growth of employment opportunities.

### **Corporate Outcomes**

Bylaw 17411 supports the strategies and goals of the City of Edmonton Strategic Plan to create an environment for innovation through its policies, services and effective partnerships and collaborations. This environment serves to support the development of a diverse and sustainable local economy.

### **Public Consultation**

Sustainable Development sent an advance notice to surrounding property owners and the Greater Windermere Community League on July 2, 2015.

A summary of the comments received from the advance notification are included in the attached Sustainable Development report.

### **Attachments**

1. Bylaw 17411
2. Sustainable Development report
3. Mark-up of Proposed Amendments