

## Bylaw 16276

### Text amendment to the Ambleside Neighbourhood Structure Plan

#### Purpose

The proposed amendment will authorize the use of a DC1 Provision for the purpose of implementing Business Employment uses within the Ambleside Special Area. Additionally, an administrative amendment will rectify a textual error.

#### Readings

Bylaw 16276 is ready third reading.

#### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 26, 2012, and Saturday, November 3, 2012. The Bylaw can be signed and thereby passed following third reading.

#### Position of Administration

Administration supports this Bylaw.

#### Previous Council/Committee Action

At the November 13, 2012, City Council Public Hearing, Bylaw 16276 received first and second reading to facilitate the execution of a land sale agreement.

#### Report

A private-to-private land sale agreement is now complete and the Bylaw is ready for third reading. The Ambleside Neighbourhood Structure Plan designates the subject lands for Business Employment uses. Bylaw 16276 proposes to amend the Ambleside Neighbourhood Structure

Plan to authorize the use of a DC1 Provision (Bylaw 16277) for the purpose of implementing unique zoning regulations for Business Employment uses. An administrative amendment will also return a paragraph that was mistakenly deleted with Bylaw 16073, approved on April 16, 2012.

The proposed text amendment is being advanced with an associated Bylaw 16277 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision for approximately nine (9) hectares of land in the Ambleside neighbourhood. This zone has been crafted to reflect the distinct urban design guidelines defined in the Ambleside Neighbourhood Structure Plan.

No Civic Department or utility agency expressed concern regarding the proposed rezoning.

#### Policy

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

#### Corporate Outcomes

Bylaw 16276 supports the goals of the City of Edmonton Strategic Plan to ensure Edmonton's financial stability by providing serviced land for economic uses.

#### Public Consultation

Sustainable Development sent a notification letter to surrounding property owners and the Greater Windermere Community League on June 28, 2012.

A summary of the comments received in response to this notification is contained in the attached Sustainable Development report.

**Attachments**

1. Bylaw 16276
2. Sustainable Development report