

## Bylaw 16277

To allow for the development of business employment uses, Ambleside

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### Purpose

Rezoning from AG to DC1; located at 389 – 156 Street SW, Ambleside. Appendix I to Section 960 Special Area Ambleside is amended, accordingly.

### Readings

Bylaw 16277 is ready for 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 16277 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 proposed rezoning will 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 has been crafted to ensure that the subject lands will be developed with high quality architectural standards, building design, and enhanced landscaping to create a strong visual statement that is both functional and attractive.

The proposed rezoning is being advanced concurrently with Bylaw 16276 to amend the text of the Ambleside Neighbourhood Structure Plan.

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

### Policy

Bylaw 16277 supports the strategies and goals of the Municipal Development Plan *The Way We Grow* by promoting the growth of employment opportunities.

### Corporate Outcomes

Bylaw 16277 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 16277
2. Sustainable Development report  
(Attached to Bylaw 16276 – Item 7.3)