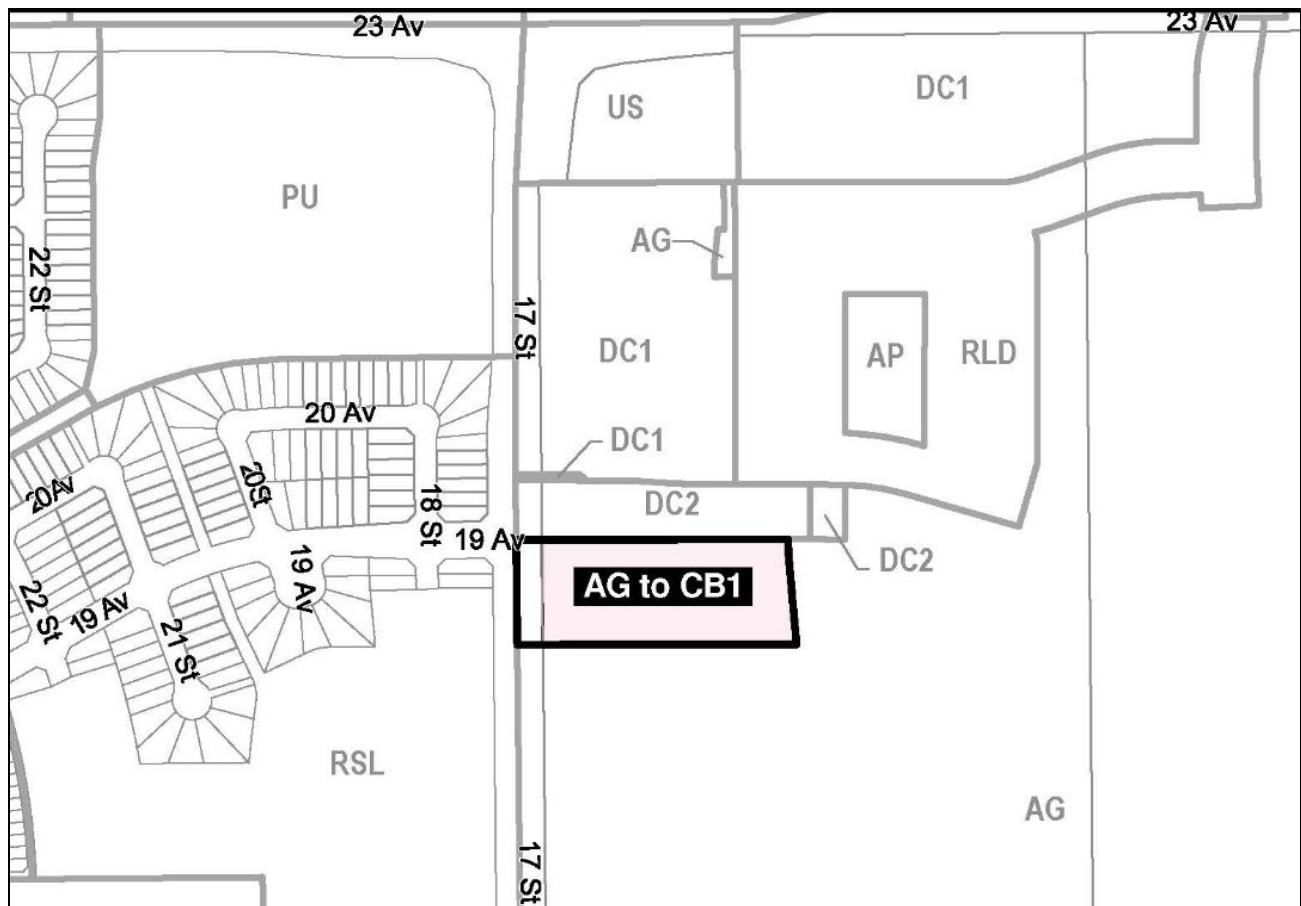




## ADMINISTRATION REPORT **REZONING** ASTER

### 1303 - 23 Avenue NW

To allow for low intensity commercial, office and service uses located along arterial roadways that border residential areas.



### RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- it will facilitate the orderly expansion of urban development;
- the site abuts an arterial roadway and future residential areas - which is consistent with the general purpose of the CB1 (Low Intensity Business) zone; and
- the proposed zone conforms to the Aster Neighbourhood Structure Plan, which designates the site for commercial uses.

## THE APPLICATION

1. **CHARTER BYLAW 19198** to amend the Zoning Bylaw to rezone 1303 - 23 Avenue NW from (AG) Agricultural Zone to (CB1) Low Intensity Business Zone.

Charter Bylaw 19198 will facilitate orderly expansion of urban development in the Aster neighbourhood, allowing for low intensity commercial, office and service uses.

## SITE AND SURROUNDING AREA

The site is located east of 17 Street NW and south of the future 23 Avenue NW. As illustrated below, the area is currently vacant and in the process of preparing for construction.



AERIAL VIEW OF APPLICATION AREA