

Charter Bylaw 18952

To allow for modified setback regulations for an existing commercially sited building, Ambleside

Purpose

To rezone properties located at 3470, 3490, 3506, 3564C - Allan Drive SW and 6004, 6025, 6040, 6050, 6055C, 6060, 6070, 6086 - Andrews Way SW, from DC1 to DC1.

Readings

Charter Bylaw 18952 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 Charter Bylaw 18769 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 9, 2019, and August 17, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 18952 proposes to rezone the subject lands from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The proposed DC1 will allow for the creation of a new "Area E" and introduce specific setback regulations for that site. The regulations that would apply to Area E allow for a canopy and parking in a portion of the north side setback. Administrative changes are also proposed to the entire DC1 Provision, to clarify drainage requirements and update the references to landscaping regulations.

All comments from affected Civic Departments and utility agencies have been addressed.

Public Engagement

An advance notice was sent to surrounding property owners and the Greater Windermere Community League, on June 12, 2019. No responses were received.

Attachments

1. Charter Bylaw 18952
2. City Planning Report