

Bylaw 18840

Amendment to the Place LaRue West Neighbourhood Area Structure Plan

Purpose

To amend the Place LaRue West Neighbourhood Area Structure Plan.

Readings

Bylaw 18840 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 18840 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on April 26, 2019, and May 4, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

This application is being submitted concurrently with Charter Bylaw 18841. Bylaw 18840 proposes to amend the Place LaRue NASP by allowing for an increase in the floor area ratio and a reduction in the setback requirements for a proposed automotive dealership. The floor area ratio limitation of 0.25 would be increased to 0.4 and a reduction in the 7.5 m Setback along Stony Plain Road NW would be decreased to 6 m where there is a service road. Landscaped setbacks are to be provided in accordance with the Zoning Bylaw.

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

Public Engagement

Advance notice was sent to surrounding property owners and the La Perle Community League on January 16, 2019. No responses were received.

Attachments

1. Bylaw 18840
2. City Planning Report