

Charter Bylaw 18841

To allow for a high quality, vehicle oriented commercial development along a major commercial corridor Stony Plain Road NW, Place LaRue

Purpose

Rezoning from CHY to DC2; located at 18125 – Stony Plain Road NW.

Readings

Charter Bylaw 18841 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 18841 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed zone will allow the opportunity for a high quality, vehicle-oriented commercial development along a major commercial corridor. This bylaw is submitted concurrent with an associated Bylaw 18840 to amend the Place LaRue West Neighbourhood Area Structure Plan (NASP). The proposed rezoning complies with the NASP which identifies the Site for highway commercial development with opportunity for automotive sales under a Direct Control Provision. A plan amendment is required as the intended use requires a Floor Area Ratio (FAR) of 0.40 and a 6 m Setback landscaped in accordance with the Zoning Bylaw is desired. The FAR and Setback are currently restricted in the plan to 0.25 FAR and a 7.5 m Setback landscaped with shrubs and berm. The DC2 Provision incorporates the intent of the Major Commercial Corridor Overlay as per plan policy.

All comments from affected City Departments and 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. Charter Bylaw 18841
2. City Planning Report (attached to Bylaw 18840 - Item 5.1)