



## ZONING APPLICATION McARTHUR INDUSTRIAL

### 13220-142 Street NW and 14211-133 Avenue NW

To provide the appropriate zoning for the existing Religious Assembly building on the site.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- It will rezone the site to recognize the existing use;
- It will allow for upgrades to the building; and
- It is compatible with surrounding land uses in the immediate area.

## THE APPLICATION

CHARTER BYLAW 18403 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (US) Urban Services Zone to recognize the existing Religious Assembly on the site. Correct zoning on the site will allow front and rear additions and upgrades to the existing Religious Assembly building to proceed.

## SITE AND SURROUNDING AREA

The site is located north of 132 Avenue NW and east of St. Albert Trail on 142 Street NW. Presently there is a Religious Assembly building on the subject site. The area has developed with a mix of uses including commercial, industrial, and community services over several decades.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Religious Assembly
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Community Recreation Services
East	(AG) Agricultural Zone (AJ) Alternative Jurisdiction Zone	EPCOR Station Rail line and rail yard

South	(IB) Industrial Business Zone	Gas Bar
West	(AG) Agricultural Zone	Community Recreation Services

## PLANNING ANALYSIS

Since approximately 1985, the subject site has contained a Religious Assembly building, the Siri Guru Nanak Sikh Gurdwara. At that time, the City was successfully promoting the area as a “Cultural Centre”. Over the years, a number of Cultural Centres and Religious Assemblies have located in this small enclave.

The Siri Guru Nanak Sikh Gurdwara approached the City about permits to renovate and construct an addition to their existing building. At that time, they were advised that the building was non-conforming and they would need to rezone the site to a zone that allows for a Religious Assembly use.

The proposed zone is appropriate and compatible with surrounding uses.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> Date: November 29, 2017	Number of recipients: 18 No responses received
<b>PUBLIC MEETING</b> Not required	Not held

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

1. Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18403
Location:	North of 132 Avenue NW and west of 142 Street NW
Address:	13220-142 Street NW, 14211-133 Avenue NW
Legal Description:	Lot 9, Block 10, Plan 425RS Block, and Lot 14, Block 10, Plan 9020519
Site Area:	0.7 ha
Neighbourhood:	McArthur Industrial
Ward - Councillor:	Ward 2, Bev Esslinger
Notified Community Organizations:	Athlone Community League, Cumberland/Oxford Community League, and Wellington Park Community League
Applicant:	EFG Architects for Siri Guru Nanak Sikh Gurdwara

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(US) Urban Services Zone
Plans in Effect:	Bonaventure OP
Historic Status:	None

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