

Bylaw 18271

To allow for a temporary storage use, with appropriate screening and additional signage opportunities to an existing DC2 Provision, Calgary Trail North

Purpose

Rezoning from DC2 to DC2, located at 4607 - Calgary Trail NW and 4710 - Gateway Boulevard NW, Calgary Trail North.

Readings

Bylaw 18271 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 18271 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 26, 2018 and Saturday, February 3, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning is in general conformance with the Calgary Trail Land Use Study.

The existing DC2 Provision allows for the redevelopment of an underutilized brownfield site into a mixed use development including a hotel, an apartment hotel, office buildings, exhibition and convention facilities.

This proposed rezoning allows the temporary storage use to operate on a 3 year interim basis with no possibility of extension. The applicant has submitted a landscaping plan to the proposed DC2 to ensure the site provides appropriate landscaping and screening for the interim temporary storage use. The proposed rezoning has resulted from recognition that existing uses on the site are not permitted under the current DC2 Direct Control Provision.

No civic departments and utility agencies have expressed concern regarding the proposed rezoning.

Policy

This application supports the policies of *The Way We Grow* by supporting a diverse business environment that fosters economic development and supports prosperity.

Corporate Outcomes

This application supports Edmonton region as a catalyst for industry and business growth: The proposed rezoning provides the opportunity for an interim temporary storage use, before the site is utilized for its full development.

Public Consultation

Advance notification was sent on August 23, 2017, to the surrounding property owners and the Empire Park S.W. Community League. No responses from the advanced notification were received.

Attachments

1. Bylaw 18271
2. Urban Form and Corporate Strategic Development report