

Bylaw 18163

To allow for the development of commercial uses, Lewis Farms Industrial

Purpose

Rezoning from RR to CB1, located at 21410 - 98 Avenue NW, Lewis Farms Industrial.

Readings

Bylaw 18163 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 18163 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration does not support this Bylaw.

Report

The proposed amendment will rezone land from (RR) Rural Residential to (CB1) Low Intensity Business Zone to allow the development of low intensity commercial office and service uses including bars and neighbourhood pubs, business support services, convenience retail, general retail and gas bars.

City Planning does not support this application because:

- the application is premature
- there is no plan in effect to address how Lewis Farms Industrial/Normandeau Gardens will develop and be serviced
- the proposal does not conform to the approved Lewis Farms Area Structure Plan policy direction

An associated amendment to the Lewis Farms Area Structure Plan is advancing concurrently with this amendment under Bylaw 18162.

Policy

The proposed rezoning amendment does not support the following objective of *The Way We Grow* to support contiguous development and infrastructure in order to accommodate growth in an orderly and economically fashion.

Corporate Outcomes

The proposed rezoning amendment does not support the City's Strategic goal of transforming Edmonton's urban form.

Public Consultation

On October 14, 2016, Urban Form and Corporate Strategic Development sent out advanced notice to the surrounding property owners, Lewis Estates and Secord Community Leagues as well as the West Edmonton Communities Council Area Council. No concerns or comments were received as a result of the advanced notice.

Attachments

1. Bylaw 18163
2. Urban Form and Corporate Strategic Development Report (Attached to Bylaw 18162 - item 5.1)