

## Bylaw 18127

To allow for the opportunity of on-site Signage and expansion of an existing Religious Assembly, Malmo Plains

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### Purpose

Rezoning from RF1 to US, located at 11107, 11109, 11113, 11117 and 11119 - 51 Avenue NW, Malmo Plains.

### Readings

Bylaw 18127 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 18127 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

Bylaw 18127 proposes to rezone land from (RF1) Single Detached Residential Zone to (US) Urban Services Zone. The intent of the application is to allow for the potential expansion of the structure in the future and the opportunity to construct a Sign on-site. Current RF1 zoning regulations for signage are restrictive are primarily intended for Residential Dwellings, yet still apply to Religious Assembly institutions. US zoning is typical for Religious Assembly uses as the regulations are more suited to facilities that are of a community service nature. The regulations in the Zoning Bylaw will ensure that any new development will not negatively impact the existing adjacent residential developments.

### Policy

The proposed rezoning supports the policies of *The Way We Grow* by supporting redevelopment that contributes to the livability and adaptability of established neighbourhood and provides a range of community services for mature neighbourhoods.

### Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work and play

### **Public Consultation**

Advance notification of the rezoning application was sent out to surrounding property owners, the Lendrum Community League, Malmo Community League, and Southwest Area Council of Community Area Council on March 31, 2017, Urban Form and Corporate Strategic Development received three responses to the advance notification. Please refer to the attached report for further information.

### **Attachments**

1. Bylaw 18127
2. Urban Form and Corporate Strategic Development report