

Amendment to the Northwest Industrial Outline Plan

Recommendation:

That the Northwest Industrial Area Outline Plan be amended by deleting the second paragraph of subsection III. C. 8. Existing Religious Assembly Use, and adding the following:

It is the intent of the Plan to allow the temporary religious assembly use to continue until December 31, 2023. When the religious assembly use ceases, on or before this date, medium industrial uses will be allowed to occupy this site.

(This recommendation can be considered after the Statutory Public Hearing.)

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017.

Position of Administration

Administration supports this Amendment.

Report

The proposed amendment to the Northwest Industrial Area Outline Plan will allow for the existing religious assembly use to continue to operate on the site, beyond the currently stated end date, as a temporary use until December 31, 2023. The applicant intends to relocate this use to a new location that will allow for a larger prayer facility, prior to the revised end date. When the religious assembly use is no longer at this location, medium industrial uses will be permitted on the subject site as more appropriate long term uses in this industrial park are. The associated Bylaw 18104 to rezone the subject site from DC2 to DC2, located at 17403 - 108 Avenue NW is being proposed concurrently.

All concerns expressed by civic departments and utility agencies regarding the proposed amendment have been addressed.

Policy

The proposed amendment complies with The Way We Grow by providing a balance between residential, industrial, commercial, institutional, natural and recreational land uses in the City through land development policies and decisions.

Corporate Outcomes

The proposed amendment supports the goals of the City of Edmonton's Strategic Plan of transforming Edmonton's urban form by recognizing unique neighbourhood and service needs.

Public Consultation

The applicant sent a pre-application notice to adjacent land owners prior to submitting their formal application to the City. They indicated that they received one response which supported the application. Sustainable Development sent an advance notice to surrounding property owners and the Britannia Youngstown and Mayfield Community Leagues on May 30, 2017. No questions or concerns were received as a result of the advance notice.

Attachments

1. Sustainable Development report