

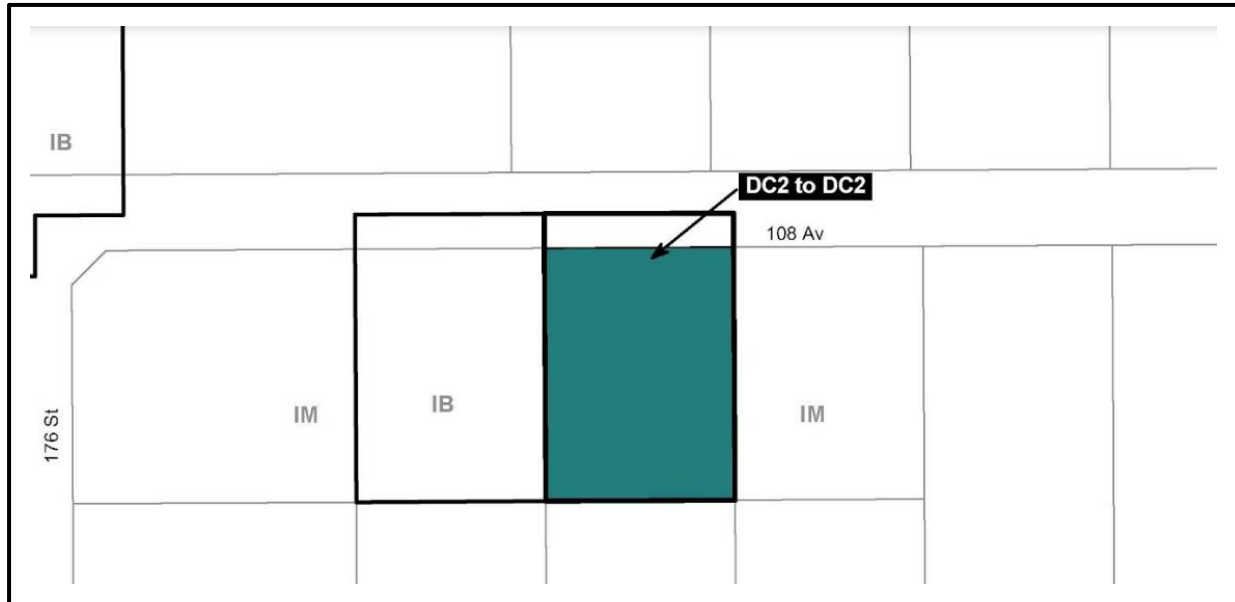


RESOLUTION AND REZONING APPLICATION

McNamara Industrial

17403 – 108 Avenue NW

To continue an existing Religious Assembly use.



RECOMMENDATION + JUSTIFICATION

Sustainable Development is in SUPPORT of this application as it will:

- allow for an interim use of the building as a Religious Assembly;
- provide the owner time to find and secure another site for a larger prayer facility; and
- accommodate future medium industrial uses in an existing industrial area.

THE APPLICATION

This application is comprised of an amendment to the Northwest Industrial Area Outline Plan and a rezoning to extend the timeframe permitting the religious assembly use to continue operating on the subject site for a defined period of time as summarized below:

1. RESOLUTION to amend the Northwest Industrial Area Outline Plan to change a policy reference extending the timeframe for the existing religious assembly to continue operating on the subject site beyond January 1, 2018, to December 31, 2023.
2. BYLAW 18104 rezoning from (DC2) Direct Development Control Provision to (DC2) to allow the religious assembly use to continue operating on the subject site beyond January 1, 2018, to December 31, 2023.

The extended timeline proposed, provides the owner time to find, secure and build a new larger capacity prayer facility (Jamatkhana) on an alternate site. The DC2 Provision allows for medium industrial uses that are compatible with adjacent industrial uses, once the religious assembly use is no longer operating in its current location.

SITE AND SURROUNDING AREA

A religious assembly use operates in a former industrial building south of 108 Avenue, east of 176 Street. All adjoining sites are zoned (IM) Medium Industrial Zone and (IB) Business Industrial Zone, on which a variety of industrial uses operate.



Air photo of the site (east of 176 Street NW and south of 108 Avenue NW)

EXISTING ZONING

CURRENT USE

SUBJECT SITE	(DC2) Direct Development Control Provision	Religious assembly in an industrial building
CONTEXT		
North, East, South	(IM) Medium Industrial Zone	Industrial office buildings
West	(IB) Business Industrial Zone	Industrial office building

PLANNING ANALYSIS

The subject property falls within the Northwest Industrial Area Outline Plan. The Plan designates the site for Medium Industrial uses and, in policy, allows for a religious assembly as a temporary use. The surrounding land is designated for Medium Industrial and Business

Industrial uses in the Outline Plan and supports similar industrial uses as appropriate in this location over the long term.

The religious assembly use is currently permitted under the (DC2) Direct Development Control Provision, on a temporary basis, ending January 1, 2018. The last extension to this date was approved by Council in 2015, to provide sufficient time for the owner to complete negotiations that were then underway to acquire a different larger site in south Edmonton.

Since that time, negotiations were not able to be concluded on that site and the applicant is back searching for a new site on which to build a larger prayer facility (Jamatkhana) for their growing congregation. In order to facilitate a new development and transition to the new site, the proposed plan amendment and DC2 amend the religious assembly use end date to December 31, 2023, by which time the applicant intends to be occupying the new site that will better serve their needs. The operation of a larger religious assembly use on the existing site is not considered compatible with the nature of surrounding industrial uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

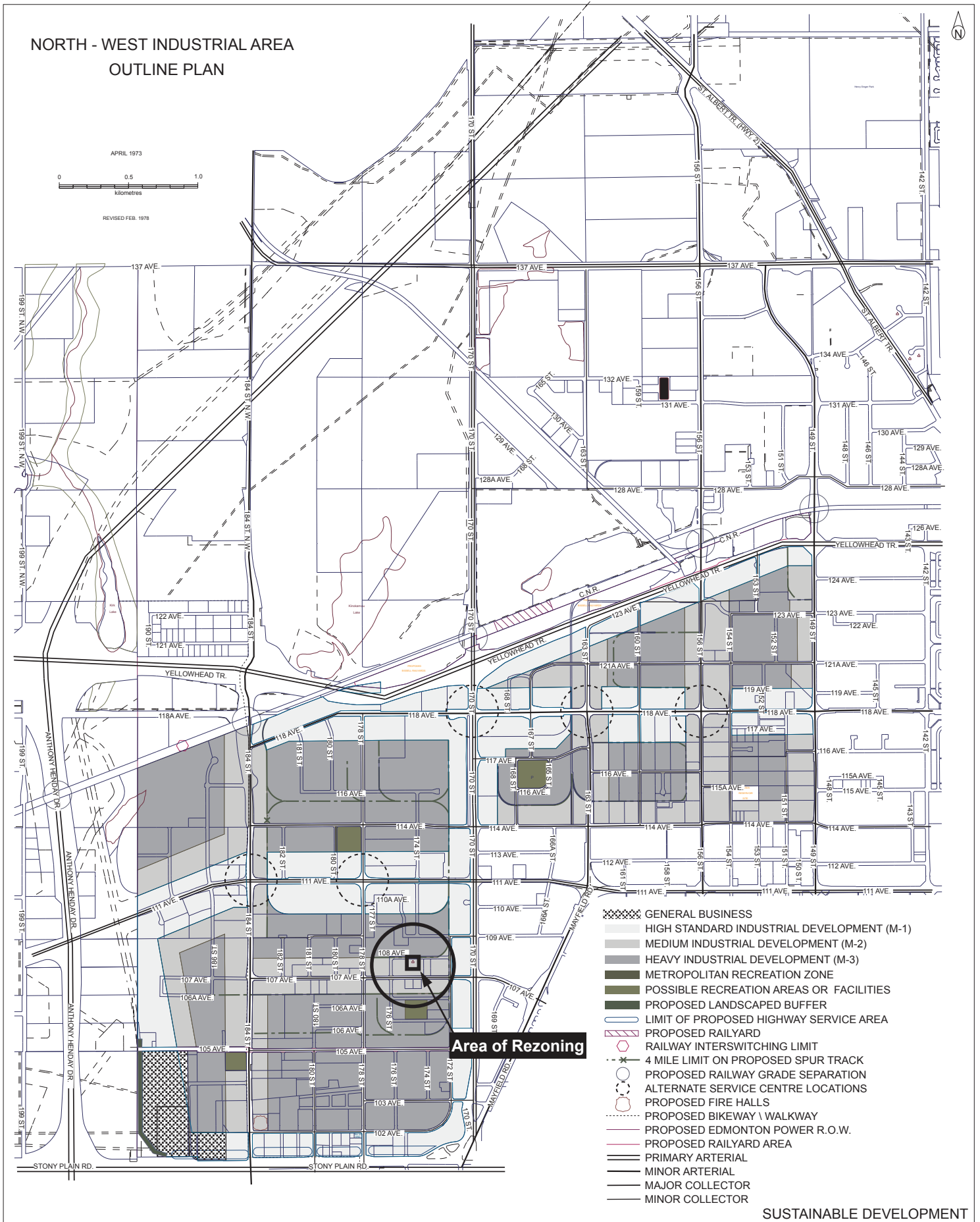
PRE-APPLICATION NOTICE (Applicant's)	<ul style="list-style-type: none">• Number of recipients: 20• One response received supporting the application
ADVANCE NOTICE May 16 , 2017	<ul style="list-style-type: none">• Number of recipients: 20• No responses received

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18104
Location:	Midblock on 108 Avenue, east of 176 Street NW
Address(es):	17403 – 108 Avenue NW
Site Area:	0.33 ha.
Neighbourhood:	McNamara Industrial
Ward - Councillor:	4 – Andrew Knack
Notified Community Organization(s):	Britannia Youngstown Community League, Mayfield Community League
Applicant:	AGAKHAN FOUNDATION CANADA

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2) Direct Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Direct Development Control Provision
Plan(s) in Effect:	Northwest Industrial Area Outline Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

Don Read
Tim Ford
Sustainable Development
Planning Coordination