

Bylaw 18104

To allow for religious assembly uses, McNamara Industrial

Purpose

Rezoning from DC2 to DC2, located at 17803 - 108 Avenue NW, McNamara Industrial.

Readings

Bylaw 18104 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 18104 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning revises the DC2 Provision to extend the end date of the Religious Assembly use beyond January 1, 2018, to December 31, 2023. The applicant intends to relocate this use to a new location prior to the proposed revised end date. Other uses and regulations of the existing DC2 Provision remain unchanged and allow for other medium industrial uses, similar to uses adjacent to the subject site, in conformance with the intent of the Northwest Industrial Area Outline Plan (OP). An associated amendment to the Outline Plan is proposed concurrently.

Policy

Bylaw 18104 supports the strategies and goals of the Municipal Development Plan, *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

Bylaw 18104 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. The applicant indicated that they received one response which supported their DC2 to DC2 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. Bylaw 18104
2. Sustainable Development report (attached to Amendment to the Northwest Industrial Outline Plan – Item 3.9)