

Bylaw 17176

To allow for Valley Line LRT operations and maintenance facility, Roper Industrial

Purpose

Rezoning from AGI to PU, located at 7411 - 51 Avenue NW and 4540 – 50 Street NW, Roper Industrial.

Readings

Bylaw 17176 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 17176 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning would change the designation of the subject site from (AGI) Industrial Reserve Zone to (PU) Public Utility Zone, to accommodate the development of the Operations and Maintenance Facility for the Valley Line LRT where LRT vehicles will be stored, cleaned, and maintained. This use is compatible with existing land uses adjacent to the site.

This proposed rezoning is consistent with the policies of the Municipal Development Plan, *The Way We Grow*, and the policies of the Transportation Master Plan, *The Way We Move*, to integrate land use and transportation, and support expansion of the LRT system.

Policy

The proposed rezoning supports the City's objectives in the Municipal Development Plan, *The Way We Grow*. Specifically, it supports the Strategic Goal Integrated Land Use and Transportation, Policy 3.3.1: "Edmonton's transit system becomes the primary framework for urban form." The proposed rezoning complies with the Municipal Development Plan, which designates the areas in which the subject sites are located for Industrial/Business uses. The application also supports the Transportation Master Plan, *The Way We Move*, 4.1 Integrating Transit with Land Use, and Strategic Objective 5.1 to pursue expansion of the LRT to all sectors of the city.

Corporate Outcomes

This Bylaw supports the following goals of *The Way Ahead*, City of Edmonton Strategic Plan 2009-2018:

- Transform Edmonton's Urban Form
- Enhance Use of Public Transit and Active Modes of Transportation

Public Consultation

Sustainable Development received one response to its advance notification letter sent to surrounding property owners, the North Millbourne Community League, the Woodvale Community League and the Millwoods Council of Community Leagues Area Council, on February 11, 2015. One person requested more information on the Whitemud site as to whether there would be a Transit Centre or the Operations and Maintenance Facility located on this site.

Attachments

1. Bylaw 17176
2. Sustainable Development (attached to Amendment to the Southeast Industrial Area Outline Plan – Item 3.11)