

Amendment to the South Industrial Area Outline Plan

Recommendation

That Attachment 1 of the June 8, 2021, Urban Planning and Economy report, to amend the South Industrial Area Outline Plan, be approved (This recommendation can be considered after the Statutory Public Hearing).

Purpose

To amend the South Industrial Area Outline Plan.

Advertising and Signing

This resolution has been advertised in the Edmonton Journal on May 21 and 29, 2021.

Position of Administration

Administration supports this proposed resolution.

Report

This Resolution proposes to redesignate a portion of the Plan from Medium Industrial Development (IM) to High Standard Industrial Development (IL & IB). The South Industrial Area Outline Plan has generally transitioned to a higher standard of industrial business uses along major roadways in response to market needs. Given the site's proximity to major roads (97 Street NW and 35 Avenue NW), the proposed High Standard Industrial Development land use is suitable at this location.

An associated application is advancing concurrently under Charter Bylaw 19728 to rezone the subject site to align with this application.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Duggan, Empire Park SW, Leefield, North Millbourne and Yellowbird (East) Community Leagues, as well as the Council of India Societies of Edmonton, on March 24, 2021. No responses were received.

Attachments

1. Resolution - Amendment to the South Industrial Area Outline Plan
2. Administration Report