

Charter Bylaw 18620

To allow for industrial business uses north of 28 Avenue NW and industrial business uses, offices and a limited range of commercial uses south of 28 Avenue NW, Parsons Industrial

Purpose

Rezoning from DC2 to IB and DC2, located at 2750 - 91 Street NW, Parsons Industrial.

Readings

Charter Bylaw 18620 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 Charter Bylaw 18620 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on November 9, 2018, and November 17, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw is to rezone the existing DC2, Area "A" north of 28 Avenue NW, to (IB) Industrial Business Zone, and to amend the existing DC2 boundary while maintaining the development rights identified for Area "B" south of 28 Avenue NW. This has the effect of eliminating a number of potential uses north of 28 Avenue (such as General Retail Stores, Government Services, Hotels, Major Amusement Establishments, and Motels), while allowing a number of Permitted and Discretionary Uses not otherwise allowed in the DC2 Provision (such as General Industrial Uses, Major and Minor Alcohol Sales, Major and Minor Service Stations, Major Digital Signs, etc.).

The South Industrial Area Outline Plan identifies the area as being suitable for High Standard Industrial Development (along 91 Street), with opportunity for a Service Centre location at the intersection of 28 Avenue NW and 92 Street NW. The proposed rezoning complies with the intent of the plan.

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

Public Consultation

No response was received to an advance notice sent July 26, 2018, to surrounding property owners and the Lakewood Community League.

Attachments

1. Charter Bylaw 18620
2. City Planning Report