

BYLAW 19907

To amend the Yellowhead Corridor Area Structure Plan

Purpose

To amend the Yellowhead Corridor Area Structure Plan.

Readings

Bylaw 19907 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 19907 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on November 19, 2021 and November 27, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19907 proposes to amend the Yellowhead Corridor Area Structure Plan (ASP) from Medium Industrial uses to “Prestige” Business Industrial uses to align the plan with the associated rezoning application - Charter Bylaw 19908 by amending the land use map (Schedule C-5, Sub-Area 5) and land use statistics accordingly.

This Bylaw aligns with The City Plan (MDP) by providing reinvestment opportunities in an existing industrial area and supporting the nearby residential population, employees and adjacent commercial and medium industrial uses. The site is located adjacent to the Primary Corridor - the Yellowhead Freeway and within the boundary of the future 118 Avenue District Plan.

The proposed application provides a logical transition in land use between the commercial uses to the west and medium industrial uses to the east.

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

Community Insights

Advance Notice was sent to surrounding property owners, and the Delton and Killarney Community Leagues on May 17, 2021. No responses to the advance notice were received.

BYLAW 19908

Attachments

1. Bylaw 19907
2. Administration Report