

CHARTER BYLAW 19962

To rezone land in the Davies Industrial West neighbourhood.

Purpose

To rezone the property located at 5805 - 87A Street NW, from IM to IB.

Readings

Charter Bylaw 19962 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 19962 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 4 and 12, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 19962 is to amend the Zoning Bylaw, as it applies to the subject site, from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The IB zone will provide an opportunity for the development of light industrial and commercial uses that do not create nuisances outside an enclosed building. The IB Zone includes general performance standards that ensure a higher standard of industrial development.

The subject site has good visibility and convenient access via collector roads (58 Avenue NW and 87A Street NW) with good transportation linkages to an Arterial Roadway (91 Street NW). These qualities make the site suitable for light industrial development. The Charter Bylaw is in general conformance with the intent of the South-East Industrial Area Outline Plan and City Plan.

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

Community Insights

An Advance Notice was sent to surrounding property owners and the Argyll Community League on December 15, 2021. No responses were received.

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Attachments

1. Charter Bylaw 19962
2. Administration Report