

CHARTER BYLAW 19995

To allow for industrial businesses and limited compatible non-industrial businesses, King Edward Park

Purpose

Rezoning from IM (Medium Industrial Zone) to IB (Industrial Business Zone); located at 7301 - 77 Avenue NW.

Readings

Charter Bylaw 19995 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 19995 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25, 2022 and March 05, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19928 proposes to rezone Lot 11A, Block 4, Plan 7521248 from the (IM) Medium Industrial Zone to the (IB) Industrial Business Zone. The proposed IB Zone would allow for a range of industrial business uses and limited, compatible, non-industrial uses. The current intent of the applicant is to reuse the existing building by permitted health services as a discretionary use.

The proposed rezoning is compatible with the existing development in the area and is appropriately located with good access to major roadways. The lower intensity uses proposed with the IB zone also provide a good transition between the park space and residential uses to the north and the industrial nearby industrial uses.

Community Insights

Advance Notice was sent to surrounding property owners and the president of the King Edward Park Community League on December 08, 2021. No responses were received.

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Attachments

1. Charter Bylaw 19995
2. Administration Report