

CHARTER BYLAW 20029

To rezone industrial land in the Calgary Trail North neighbourhood.

Purpose

To rezone the property located at 5735 - Gateway Boulevard NW from IH to DC2 to facilitate commercial and light industrial development.

Readings

Charter Bylaw 20029 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 20029 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 18, 2022 and March 26, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20029 will amend the Zoning Bylaw, as it applies to the subject site, from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision. This change will facilitate the development of light industrial and commercial uses that do not create nuisance factors outside of an enclosed building. Regulations within the DC2 Provision include general performance standards to ensure a higher standard of appearance, and will also require site remediation and clean-up before the approval of higher-order Development Permits. All comments from civic departments and utility agencies have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners and the Hazeldean, Pleasantview and Yellowbird (East) Community Leagues on May 21, 2021. No responses were received.

Attachments

1. Charter Bylaw 20029
2. Administration Report