

## Bylaw 18277

To allow the opportunity for industrial uses and a limited range of commercial uses, Southeast Industrial

---

### Purpose

Rezoning from IL, IB and IM to DC2, PU, IM and IB located at 2403 - 51 Avenue NW and 4510 - 17 Street NW, Southeast Industrial.

### Readings

Bylaw 18277 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 18277 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 26, 2018, and Saturday, February 3, 2018. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The proposed (DC2) Site Specific Development Control provision allows the opportunity for a limited range of commercial and industrial uses and establishes a building setback from the pipeline corridor along the western boundary of the site. The proposed rezoning also adjusts the (PU) Public Utility, (IM) Medium Industrial and (IB) Industrial Business zoning lines to align with approved subdivision lot lines.

The proposed DC2 rezoning area is located within the Maple Ridge Area Structure Plan and is identified for Light Industrial development. The proposed DC2 retains uses of the light industrial zone while allowing for some additional commercial uses deemed compatible with and supportive of an industrial area, in accordance with plan policy.

### Policy

The proposed rezoning supports the policies of *The Way We Grow* by making land available to sustain economic opportunities, supporting land development and ongoing business operations.

### Corporate Outcomes

- Edmonton has a globally competitive and entrepreneurial business climate.

### Public Consultation

No responses were received by the applicant to the required DC2 pre-notification sent June 14, 2017. No responses were received by Urban Form and Corporate Strategic

Development in response to the advance notice sent on July 12, 2017, to surrounding property owners and The Meadows Community League Association, nor to the web page that was created in early August 2017.

### **Attachments**

1. Bylaw 18277
2. Urban Form and Corporate Strategic Development report