

Bylaw 18254

To allow for medium industrial uses, Industrial Heights

Purpose

Rezoning from IH to IM, located at 6725 - 124 Avenue NW, Industrial Heights.

Readings

Bylaw 18254 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 18254 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning will allow for a wider range of industrial uses including the development of an automotive and equipment repair shop use. The proposed rezoning is in conformance with the Yellowhead Corridor Area Structure Plan which designates the subject lands for Business Industrial uses.

No civic departments and utility agencies have expressed concern regarding the proposed rezoning.

Policy

This application supports the policies of *The Way We Grow* by identifying opportunities and facilitating redevelopment to higher value industrial uses in established industrial areas and by building infrastructure and providing services to support land development, goods movement and ongoing business operations

Corporate Outcomes

- This application supports Edmonton region as a catalyst for industry and business growth: The proposed rezoning provides the opportunity for a wider range of industrial uses thus contributing to a more competitive industrial market.

Public Consultation

Advance notification was sent on February 21, 2017, to the surrounding property owners, the Belvedere and Montrose Community Leagues. No responses from the advanced notification were received.

Attachments

1. Bylaw 18254
2. Urban Form and Corporate Strategic Development report