

CHARTER BYLAW 20255

To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Parsons Industrial

Purpose

To rezone the property located at 2505 - 96 Street NW from IL to IB.

Readings

Charter Bylaw 20255 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 20255 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 26, 2022, and September 3, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the site from (IL) Light Industrial Zone to (IB) Business Industrial Zone to allow for light industrial uses and limited, compatible non-industrial businesses. The stated intent of the applicant is to develop Health Service, and Professional, Financial, and Office Support Service uses on the site.

The proposal aligns with The City Plan by facilitating the redevelopment of industrial and commercial lands. The proposal conforms with the South Industrial Area Outline Plan which designates the site for High Standard Industrial Development (IL & IB).

The proposed rezoning is compatible with existing development in the area and is located along 25 Avenue NW and 96 Street NW with good access and visibility.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

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Community Insights

Advance Notice was sent to surrounding property owners and the Lakewood Community League on June 22, 2022. No responses were received.

Attachments

1. Charter Bylaw 20255
2. Administration Report