

Amendment to the South Industrial Area Outline Plan

Recommendation:

That Attachment 1 of the August 28, 2017, Urban Form and Corporate Strategic Development report CR_5021, to amend the South Industrial Area Outline Plan, be approved.

(This recommendation can be considered after the statutory public hearing)

Purpose

The proposed amendment would change the designation of this site from Medium Industrial Development to High Standard Industrial Development, to accommodate a concurrent rezoning under Bylaw 18134.

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017.

Position of Administration

Administration supports this Amendment.

Report

This proposed plan amendment would accommodate a change to the South Industrial Area Outline Plan from Medium Industrial Development (IM) to High Standard Industrial Development (IL & IB) for this property, in order to accommodate industrial business uses along a major road in an established industrial area.

Policy

This proposed amendment would allow for an extension of High Standard Industrial uses along 97 Street NW, in line with the intent of the policy guidance in the South Industrial Area Outline Plan, which directs High Standard Industrial development to the edge of blocks fronting on to arterial and collector roads.

Corporate Outcomes

- Edmonton is attractive and compact
- Edmonton Region is a catalyst for industry and business growth.

Public Consultation

Advance Notice was sent on March 13, 2017, to the Duggan Community League and the North Millbourne Community League. Two responses were received inquiring as to what the proposed rezoning and plan amendment meant. Information was provided.

Justification of Recommendation

The proposed plan amendment and rezoning comply with the Municipal Development Plan which designates the area in which the subject site is located for Industrial/Business uses.

Attachments

1. Amendment to the South Industrial Park Outline Plan
2. Urban Form and Corporate Strategic Development report