

Bylaw 17880

To allow for medium industrial development, Roper Industrial

Purpose

Rezoning from AGI to IM, located at 5105 - 75 Street NW and 7220 - 51 Avenue NW, Roper Industrial.

Readings

Bylaw 17880 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 17880 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 26, 2017, and Saturday, June 3, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning will allow for the opportunity for medium industrial businesses which include manufacturing, processing, distribution, and service and repair uses.

The proposed IM zone is complimented by the future Valley-Line LRT alignment that will run adjacent to the subject site, along 75 Street NW and will service future commuters coming into the subject site and plan area.

The proposed rezoning is in conformance with the Southeast Industrial Outline Plan which designates the subject lands for Medium Industrial Development and High Standard Industrial Development. The IM zone addresses the characteristics of a high standard industrial development through the provision of Section 57 – General Performance Standards for Industrial Developments, through increased screening, landscaping and use of high quality building materials.

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 making lands available to sustain economic opportunities, supporting land development, goods movement and ongoing business operations.

Corporate Outcomes

This application supports the policies of the City of Edmonton's strategic plan *The Way Ahead*:

- Edmonton region is a catalyst for industry and business growth: The proposed rezoning provides the opportunity for medium industrial businesses.

Public Consultation

Advance notification was sent on October 11, 2016, to the surrounding property owners and the North Millbourne and Woodvale Community Leagues. No responses from the advanced notification were received.

Attachments

1. Bylaw 17880
2. Sustainable Development report