

Bylaw 17095

To allow for the development of industrial and limited non-industrial businesses, Rosedale Industrial

Purpose

Rezoning from IH to DC2, located south of 62 Avenue NW and east of 97 Street NW, Rosedale Industrial.

Readings

Bylaw 17095 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 17095 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The applicant proposes to rezone the site from (IH) Heavy Industrial Zone to (DC2) Direct Control Zone. The proposed rezoning will allow for development of industrial businesses, with no nuisance outside of an enclosed building, and limited, compatible non-industrial businesses.

The proposed Direct Control Zone is modeled off the (IB) Business Industrial Zone with the exclusion of some use classes that were deemed incompatible with surrounding industrial uses. The proposed rezoning complies with the Southeast Industrial Area Outline Plan, and meets the technical requirements of civic departments and utility agencies.

Policy

The proposed rezoning complies with the Supporting Prosperity policies of the Municipal Development Plan, *The Way We Grow*, by facilitating intensification to higher value industrial and commercial uses in established industrial areas.

Corporate Outcomes

This application promotes the goal of the City's Strategic Plan, *The Way Ahead*, to diversify Edmonton's Economy, by supporting redevelopment of established industrial areas.

Public Consultation

Advance notice was sent on November 14, 2014, to surrounding property owners, the Hazeldean Community League Association and the Kenilworth Community League. Sustainable Development received no responses to the advance notification.

Attachments

1. Bylaw 17095
2. Sustainable Development report