

# Charter Bylaw 19218

To allow for limited industrial businesses and compatible non-industrial businesses, Strathcona Industrial Park

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## Purpose

Rezoning from (IM) Medium Industrial Zone to (IB) Industrial Business Zone; located at 3711 – 98 Street NW and 3731C - 98 Street NW, Strathcona Industrial Park.

## Readings

Charter Bylaw 19218 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 19218 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 24, May 2, and May 5, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The proposed amendment rezones the subject property to (IB) Industrial Business Zone which is intended for business/industrial uses. The site provides a suitable location for these uses as it is located in proximity to a collector and an arterial roadway (99 Street NW). The intention is to be able to market the property to a wider range of users in order to better meet existing market demands for commercial and office business space in the area. All comments from civic departments or utility agencies regarding this proposal have been addressed.

## Public Engagement

Advance notice was sent to surrounding property owners, the Duggan Community League and the Leefield Community League on December 18, 2019. No responses were received.

## Attachments

1. Charter Bylaw 19218
2. Administration Report (attached to the Amendment - Item 3.1)