

# Amendment to the Southeast Industrial Area Outline Plan

## Recommendation

That Attachment 1 of the November 4, 2019, Urban Form and Corporate Strategic Development report CR\_7625, to amend the South Industrial Area Outline Plan, be approved.

*(This recommendation can be considered after the Statutory Public Hearing)*

## Purpose

To amend the Southeast Industrial Area Outline Plan.

## Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on October 18, 2019, and October 26, 2019.

## Position of Administration

Administration supports this proposed amendment.

## Report

The plan amendment proposes to amend the Southeast Industrial Area Outline Plan from “Transit Oriented Service Centre” designation at the corner of 68 Ave. and 75 St. to “Commercial / Industrial” and identify the area for a “Industrial / Commercial Service Centre.”

This amendment and related rezoning will allow for future use of the site for a range of commercial uses intended to meet the demands of the area and take advantage of this high visibility location along 75 Street NW. It also will allow for commercial and service uses within 800 m of a future transit centre. The range of uses is compatible with the existing and planned development of surrounding land.

An associated rezoning, Charter Bylaw 19060, to designate lands from (CB3) Commercial Mixed Business Zone to (CB2) General Business Zone is proceeding concurrently with this application.

No civic departments or utility agencies expressed concern regarding the proposed rezoning.

### **Public Engagement**

Advance notice was sent to surrounding property owners and the Kenilworth, King Edward and the Avonmore Community Leagues on April 11, 2019.

No responses were received.

### **Attachments**

1. Amendments to Southeast Industrial Area Outline Plan
2. Administration Report