

Amendment to the South Industrial Area Outline Plan

Recommendation

That Attachment 1 of the September 9, 2019, City Planning report CR_6687, to amend the South Industrial Area Outline Plan, be approved.

Purpose

To amend the South Industrial Area Outline Plan.

Advertising and Signing

This amendment has been advertised in the Edmonton Journal on August 23, 2019, and August 31, 2019.

Position of Administration

Administration supports this proposed amendment.

Report

The plan amendment proposes to designate the site to high standard industrial development. Given the site's location in the interior of the industrial area, and surrounding medium industrial development, a DC2 provision has been used to allow some business industrial and commercial uses, but not the full range allowed under the IB zone. While redevelopment of the site is supported, it is limited to a range of industrial, related commercial and limited outdoor storage uses.

This amendment and rezoning will allow for future use of the site for industrial and limited commercial uses that are compatible with the existing and planned development of surrounding land.

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

An associated rezoning, Charter Bylaw 18684, to designate lands from Medium Industrial to Direct Development Control Provision is proceeding concurrently with this application.

Public Engagement

Advance notice was sent to surrounding property owners on April 16, 2018. No responses were received.

Attachments

1. Amendment to the South Industrial Area Outline Plan
2. City Planning Report