

Charter Bylaw 18684

To allow for the redevelopment of the site to industrial and limited commercial uses, Parsons Industrial

Purpose

Rezoning from IM To DC2; located at 9620 - 27 Avenue NW.

Readings

Charter Bylaw 18684 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 18684 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 23, 2019, and August 31, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed plan amendment designates the site to high standard industrial development and allows for a wider range of industrial uses for areas backing onto (IB) Industrial Business zones.

The use of a DC2 Provision is appropriate as it provides the flexibility for the site to develop with industrial uses while also allowing for commercial sales and showrooms. Standard light industrial zones (IL & IB) were seen as inappropriate at the location, within the interior of the industrial enclave and not in conformance with the land use policies of the South Industrial Area Outline Plan.

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

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

An amendment to amend the South Industrial Area Outline Plan to designate the subject lands from Medium Industrial to High Standard Industrial Development is proceeding concurrently with this application.

Public Engagement

Advance notice was sent to 223 surrounding property owners on April 16, 2018. No responses were received.

Attachments

1. Charter Bylaw18684
2. City Planning Report (Attached to Amendment to the South Industrial Area Outline Plan – Item 3.3)