

Amendment to the South Industrial Area Outline Plan

Recommendation

That Attachment 1 of the September 9, 2019, City Planning report CR_7434, to amend the South Industrial Area Outline Plan, be approved.

(This recommendation can be considered after the statutory public hearing)

Purpose

To amend Figure 4. Development Concept to identify the site that is the subject of the associated Charter Bylaw 18990 for High Standard Industrial Development.

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

This amendment is being advanced concurrent with Charter Bylaw 18990 in support of a rezoning from (IM) Medium Industrial Zone to (IB) Industrial Business Zone.

The surrounding area has generally transitioned to commercial and industrial business uses in recent years in response to market needs. As such, the proposed amendment and related rezoning are compatible with the surrounding area. The site's accessibility to two major arterial roadways, 34 Avenue NW and 91 Street NW, also supports the proposed amendment.

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

Public Engagement

Advance notice was sent to surrounding property owners and the Leefield Community League on March 14, 2019. No responses were received.

Attachments

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