

Charter Bylaw 18990

To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Strathcona Industrial Park

Purpose

Rezoning from IM to IB; located at 9120 - 34A Avenue NW.

Readings

Charter Bylaw 18990 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 18990 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 rezoning area is identified for Medium Industrial Development in the South Industrial Area Outline Plan. An associated Resolution to amend the plan accompanies the proposed Charter Bylaw, identifying the property for High Standard Industrial Development. The surrounding area has generally transitioned to commercial and industrial business uses in recent years in response to market needs. As such, the rezoning to (IB) Business Industrial Zone is compatible with these surrounding uses. The site's accessibility to two major arterial roadways, 34 Avenue NW and 91 Street NW also supports the rezoning.

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. Charter Bylaw 18990
2. City Planning Report (Attached to the Amendment to the South Industrial Area Outline Plan - Item 3.5)