

Charter Bylaw 18995

To allow for the development of medium industrial uses including Temporary Storage, Girard Industrial

Purpose

Rezoning from (IB) Industrial Business Zone to (IM) Medium Industrial Zone; located at 6854 - 76 Avenue NW, Girard Industrial.

Readings

Charter Bylaw 18995 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 18995 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 purpose of the Charter Bylaw is to amend the Zoning Bylaw from (IB) Industrial Business Zone to (IM) Medium Industrial Zone.

The policy direction outlined in the Southeast Industrial Area Outline Plan is flexible in order to accommodate future market demand in industrial development and specifically notes that although areas are designated for a particular industrial development, other industrial development is appropriate. The Girard Industrial area includes a variety of industrial and industrial-related users ranging from professional office, manufacturing, warehousing, and distribution facilities to processing, auto repair, auto body repair and fabricating uses. As such, the proposed rezoning is in line with the Plan and compatible with the surrounding area.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

An advance notice was sent to the surrounding property owners, and the Dovercourt Community League. No concerns or comments were received as a result of the advance notice.

Attachments

1. Charter Bylaw 18995
2. City Planning Report