

Charter Bylaw 18950

To allow for an increased range of industrial business uses and limited, compatible non-industrial uses, McNamara Industrial

Purpose

Rezoning from IM to IB; located at 10704 - 176 Street NW.

Readings

Charter Bylaw 18950 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 18950 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 9, 2019 and August 17, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The subject property provides good accessibility and visibility due to its location on the north side of 107 Avenue NW an arterial roadway and is compatible with abutting land to the north and west which is zoned IB and with land zoned IM across 176 Street NW to the east and land zoned IM across 107 Avenue NW to the south. It is also in close proximity to 178 Street NW, a north / south arterial roadway. The proposed rezoning is generally supported in the Northwest Industrial Area Outline Plan which supports transitioning of industrial land to higher standards of industrial development as proposed under the IB Zone.

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 Britannia Youngstown Community League on April 10, 2019. No responses were received.

Attachments

1. Charter Bylaw 18950
2. City Planning Report