

Amendment to the South-East Industrial Area Outline Plan

Recommendation

That Attachment 1 of the December 8, 2020, Urban Form and Corporate Strategic Development report, to amend the South-East Industrial Area Outline Plan, be refused.

Purpose

To amend the South-East Industrial Area Outline Plan.

Advertising and Signing

This resolution has been advertised in the Edmonton Journal on November 20 and November 28, 2020.

Position of Administration

Administration does not support this proposed resolution.

Report

The resolution proposes to redesignate approximately 2.5 hectares of land in the South-East Industrial Area Outline Plan from Medium Industrial Development to Heavy Industrial Development.

The applicant's stated intent is to develop a demolition contractor yard that receives, stores, processes and ships construction materials from demolished buildings.

Administration is in **non-support** of this application because:

- it will shift the opportunity for heavy industrial uses, with acknowledged off-site impacts and nuisance factors, closer to:
 - existing residential, commercial and institutional uses;
 - 75 Street NW; and
 - land planned for higher quality industrial development; and
- it will erode the intended pattern of industrial development proposed in the Southeast Industrial Area Outline Plan, which encourages a transition from heavy industrial uses in the centre of the industrial park to medium and

lighter industrial uses toward the edge of the industrial park, abutting major transportation corridors.

An associated application is advancing concurrently under Charter Bylaw 19495 to rezone the subject site from (AGI) Industrial Reserve Zone to (IH) Heavy Industrial Zone.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the King Edward Park Community League, North Millbourne Community League, Avonmore Community League, Kenilworth Community League, and South East Community Leagues Association Area Council, on September 21, 2020. Two (2) responses were received and are summarized in the attached Administration Report.

Attachments

1. Amendment to the South-East Industrial Area Outline Plan
2. Administration Report