

Charter Bylaw 19495

To allow for heavy industrial uses, Davies Industrial East

Purpose

Rezoning from (AGI) Industrial Reserve Zone to (IH) Heavy Industrial Zone; located at 7040 - 71 Street NW.

Readings

Charter Bylaw 19495 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 19495 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 20 and November 28, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration does not support this proposed Charter Bylaw.

Report

Charter Bylaw 19495 proposes to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (IH) Heavy Industrial Zone.

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

Administration does **not support** 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 Resolution is advancing concurrently to amend the South-East Industrial Area Outline Plan from Medium Industrial Development to Heavy Industrial Development.

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. Charter Bylaw 19495
2. Administration Report (Attached to Resolution- item 3.17)