

# Bylaw 18715

## Amendment to the Pylypow Industrial Area Structure Plan

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### **Purpose**

To amend the Pylypow Industrial Area Structure Plan.

### **Readings**

Bylaw 18715 is ready for first and second readings after the public hearing has been held. Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading.

### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on February 8, 2019, and February 16, 2019. The Bylaw can be passed following third reading.

### **Position of Administration**

Administration supports this proposed Bylaw.

### **Report**

The purpose of the amendment is to create a more efficient developable area to better meet market demand within the Pylypow Industrial Area.

The proposed amendment places land uses in locations intended to minimize the impact of land uses on Fulton Creek, reconfigure the stormwater management facility to ensure it is not located within Fulton Creek, reduce the amount of roadway within the amendment area to create a more efficient traffic distribution network ensuring a connection to Roper Road and add an easterly connection to 34 Street NW.

The proposed amendment is appropriate for the development of the area and is compatible with the existing and planned development.

No civic departments and utility agencies have expressed concern regarding the proposed plan amendment.

### **Public Engagement**

Advance Notice was sent to surrounding property owners and the Burnewood, Kenilworth, King Edward Park, Woodvale and the Twin Peaks Community League on September 5, 2018. No responses were received.

### **Attachments**

1. Bylaw 18715
2. City Planning Report