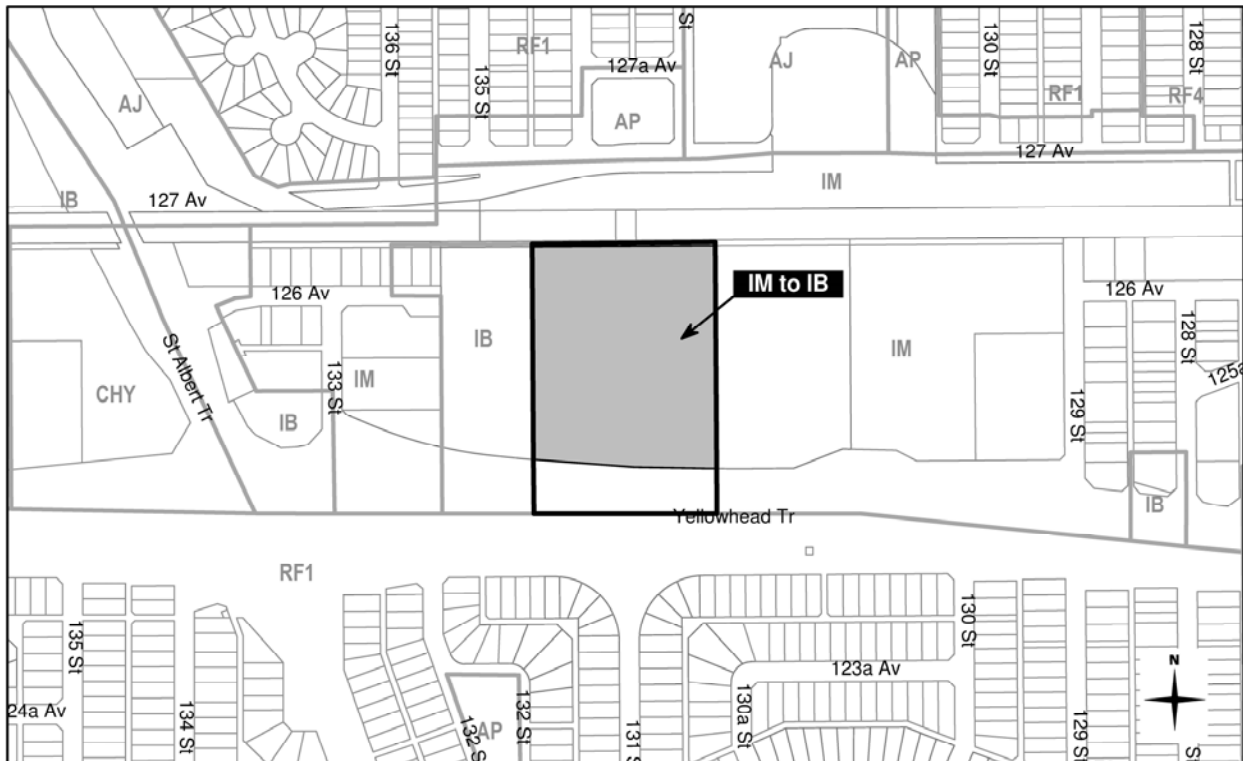


 **PLAN AMENDMENT AND REZONING APPLICATION**
HAGMANN ESTATE INDUSTRIAL

13072 – YELLOWHEAD TRAIL NW

To allow for industrial businesses and to accommodate limited, compatible non-industrial uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

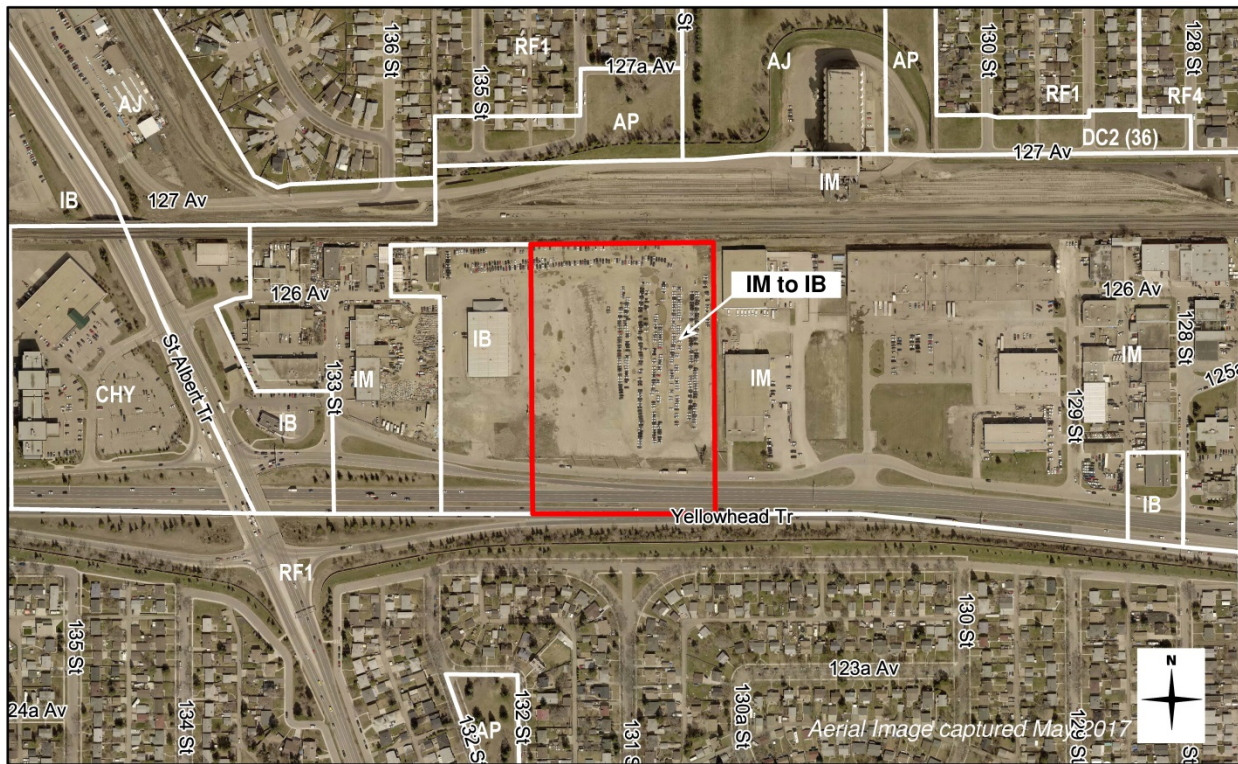
- It supports and maintains industrial opportunities as outlined in the *Yellowhead Corridor Area Structure Plan (ASP)*;
- It is compatible with the existing and planned development of surrounding land; and
- It provides for the ongoing opportunity for industrial and business employment uses.

THE APPLICATION

1. BYLAW 18455 to amend the Yellowhead Corridor Area Structure Plan (ASP) proposes to re-designate the subject lands from medium industrial to "prestige" business industrial land.
2. CHARTER BYLAW 18456 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone on the subject site. The proposed zone will allow for industrial business uses.

SITE AND SURROUNDING AREA

The subject site is located north of Yellowhead Trail NW a few blocks east of St. Albert Trail NW south of the rail line. Access to the site is from the service road that runs north of Yellowhead Trail NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • Automotive and equipment repair shop / automotive and minor recreation vehicle sales/rentals use.
CONTEXT		
North	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • CN rail line
East	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Use
South	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Single Detached Housing
West	<ul style="list-style-type: none"> • (IB) Industrial Business Zone 	<ul style="list-style-type: none"> • General Industrial Use

PLANNING ANALYSIS

The proposed plan amendment designates the site for industrial business uses to be developed in accordance with the proposed (IB) Zone. It is the applicant’s intent to operate an automotive and equipment repair shops and automotive and minor recreation vehicle sales/rental use.

The overall development concept in the Yellowhead Corridor Area Structure Plan (ASP) identifies the area north of Yellowhead Trail, west of 124 Street as appropriate for maintaining industrial uses and encourages business industrial uses. This amendment and rezoning will allow for the ongoing and future use of the site for industrial uses and is compatible with the existing and planned development of surrounding land.

The proposed rezoning aligns with the policies of the Municipal Development Plan - *The Way We Grow*, by identifying opportunities and facilitating redevelopment and intensification to higher value industrial and commercial uses in established industrial areas. The proposed amendments meet this objective by allowing for a mix of industrial and business land use designations that better suit the location adjacent to one of Edmonton’s major thorough-fares.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 19, 2017	<ul style="list-style-type: none">• Number of recipients: 30• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	18455 and 18456
Location:	North of Yellowhead Trail NW and east of St. Albert Trail NW
Address:	13072 – Yellowhead Trail NW
Legal Description:	A portion of plan 1820397, Block 1, Lot 4
Site Area:	3.99 ha
Neighbourhood:	Hagmann Estate Industrial
Ward - Councillor:	#2 – Bev Esslinger
Notified Community Organization(s):	Athlone, Calder, Dovercourt & Sherbrooke Community Leagues
Applicant:	Krahn Group of Companies

PLANNING FRAMEWORK

Current Zone	(IM) Medium Industrial Zone
Proposed Zone	(IB) Industrial Business Zone
Plan in Effect:	Yellowhead Corridor Area Structure Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination