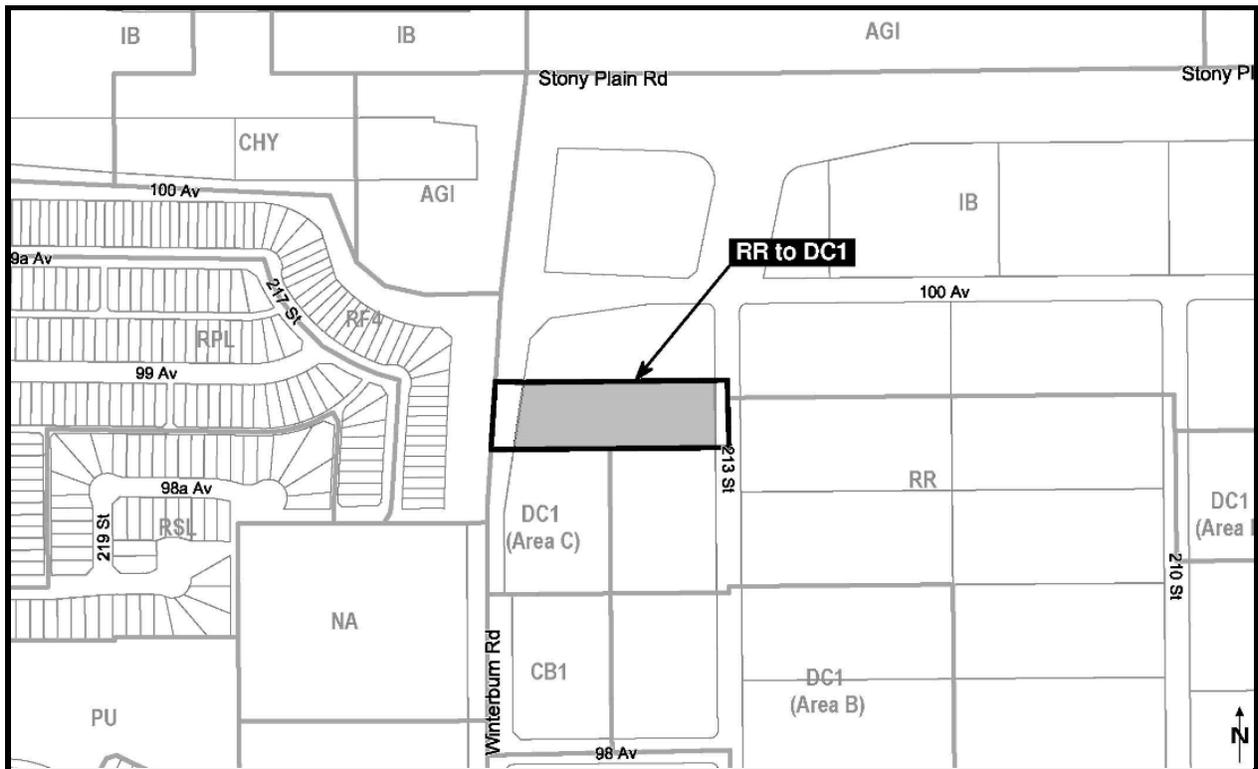




# ADMINISTRATION REPORT **REZONING** LEWIS FARMS INDUSTRIAL

## 9910 - 213 STREET NW

To allow for a range of business, light industrial and commercial uses, Lewis Farms Industrial.



**Recommendation:** That Charter Bylaw 19798 to amend the Zoning Bylaw from (RR) Rural Residential Zone to (DC1) Direct Development Control Provision be APPROVED.

Administration is in **SUPPORT** of this application because:

- It supports appropriate development along 215 Street NW; and
- It supports the ongoing development and associated infrastructure of the Lewis Farms Business Employment NSP.

## The Application

1. CHARTER BYLAW 19798 to amend the Zoning Bylaw to (DC1) Direct Development Control Provision.

The proposed (DC1) will allow the opportunity for the development of business, commercial and industrial uses. The applicant's intent with this rezoning is to develop a small commercial business facing 215 Street and retain the residence and approved Group Home on the property.

## Site and Surrounding Area

The site is located on the west side of 215 Street NW, south of Stony Plain road in the Lewis Farms Business Employment area. The property is a deep lot stretching between 215 and 213 Streets. Currently, there is a residence with an approved Group home on the site.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RR) Rural Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(IB) Industrial Business Zone	warehouse
East	(RR) Rural Residential	Single Detached House
South	(RR) Rural Residential (DC1) Development Control Provision	Single Detached House
West	(RF4) Semi-detached Residential Zone	Single Detached Homes

## PLANNING ANALYSIS

### Plan In Effect

The Lewis Farms Business Employment Neighbourhood Structure Plan (NSP) establishes this area as a fully serviced commercial and business node and recommends the use of (DC1) Direct Development Control Provisions to achieve the goals set out in the Plan. This application helps facilitate the introduction of servicing infrastructure required to develop the area over the long term.

This application aligns with the Plan’s designation for this site as a Business Employment use that will provide local employment opportunities, economic benefits, and will complement nearby industrial areas in northwest Edmonton. The use of the DC1 (modelled on the existing “Area B” DC1 adopted for various participating owners in the NSP) provides an appropriate mix of uses, while ensuring that infrastructure upgrades are introduced to serve the site and the surrounding area.

### CityPlan Alignment

The Lewis Farms Business Employment Area is identified as an “established non-residential area” in The City Plan, and will be included in the future West Henday District Plan. Development of this area aligns with The City Plan by expanding and enhancing areas for nonresidential development to ensure a diverse and thriving economy in Edmonton.

## TECHNICAL REVIEW

Access to the site is not permitted from 215 Street and Offsite Assessments are owing with the development of the site.

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

## Community Insights

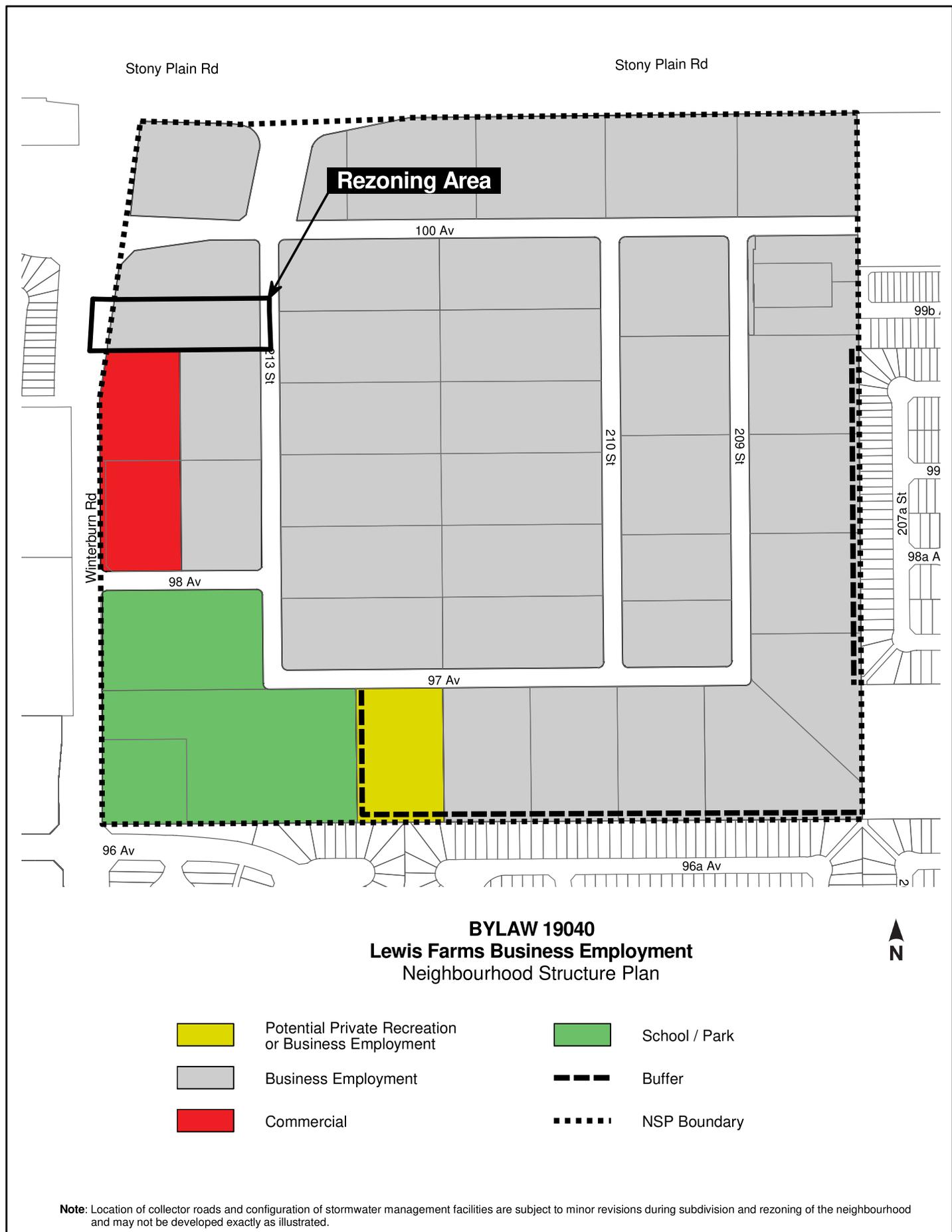
<b>ADVANCE NOTICE</b> July 16, 2021	<ul style="list-style-type: none"><li>● Number of recipients: 24</li><li>● One response requested additional information.</li></ul> -
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## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19040**  
**Lewis Farms Business Employment**  
 Neighbourhood Structure Plan

- |   |   |  |               |
|---|---|--|---------------|
|  | Potential Private Recreation or Business Employment |  | School / Park |
|  | Business Employment                                 |  | Buffer        |
|  | Commercial  |  | NSP Boundary  |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19798
Location:	South of 100 Avenue NW and east of 215 Street NW
Address:	9910 - 213 Street NW
Legal Description:	Lot 18B, Plan 4799TR
Site Area:	0.86 ha.
Neighbourhood:	Lewis Farms Industrial
Ward:	Nakota Isga
Notified Community Organizations:	Lewis Estates Community League; & Secord Community League
Applicant:	D2 Investments Streams Inc

### PLANNING FRAMEWORK

Current Zone:	(RR) Rural Residential Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plans in Effect:	Lewis Farms Business Employment Neighbourhood Structure Plan Lewis Farms Area Structure Plan
Historic Status:	None

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Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination