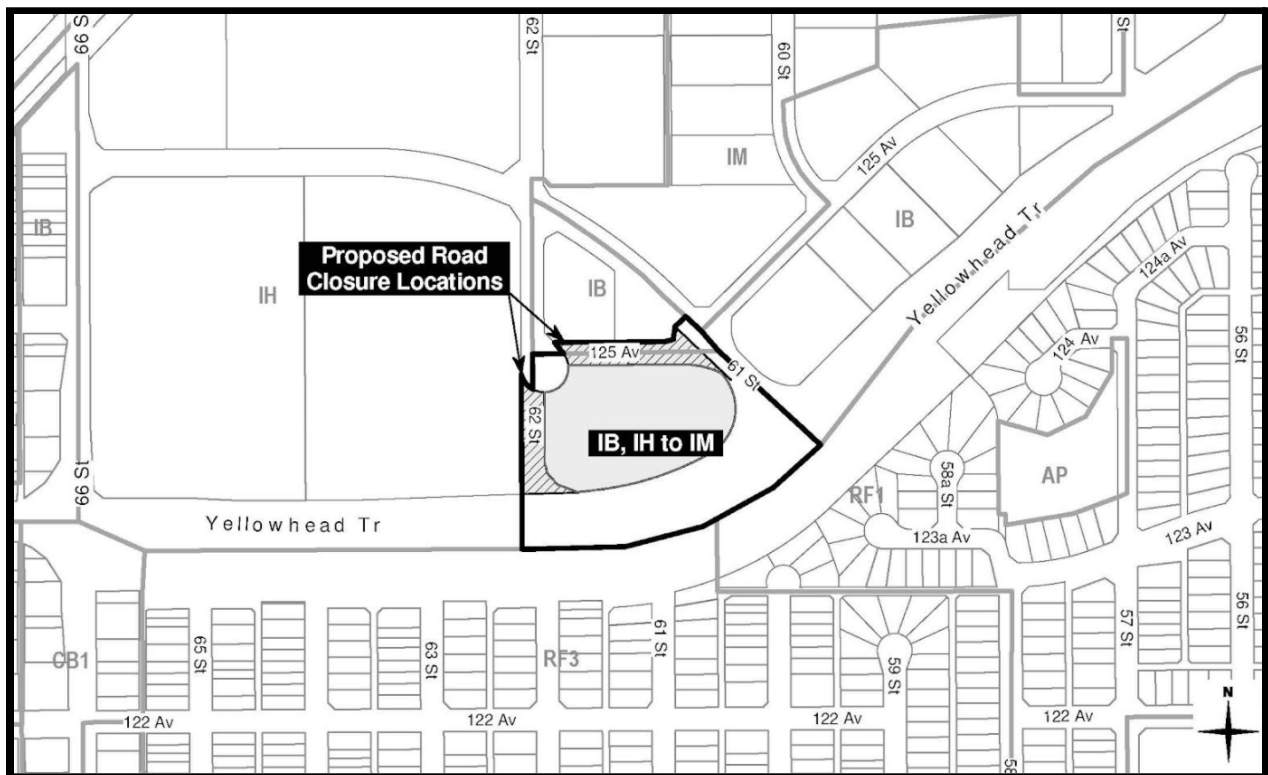




ADMINISTRATION REPORT **REZONING and ROAD CLOSURE** INDUSTRIAL HEIGHTS

6110 - YELLOWHEAD TRAIL NW

To close portions of road right-of-way on 125 Avenue and 62 Street NW, west of 61 Street NW and rezone the subject site to allow for the ongoing industrial use at this site and facilitate the Yellowhead Freeway Conversion Project.



Recommendation: That Bylaw 19607 to close two portions of the road right-of-way and Charter Bylaw 19608 to amend the Zoning Bylaw to (IM) Medium Industrial Zone be **APPROVED**.

Administration is in SUPPORT of this application because it will:

- facilitate the Yellowhead Freeway Conversion project;
- allows for the continued industrial use of the site;
- will be compatible with the surrounding area; and
- conforms to the Yellowhead Corridor Area Structure Plan and *City Plan*.

The Application

1. **BYLAW 19607** to close portions of road right-of-way located on 125 Avenue and 62 Street NW, west of 61 Street NW.
2. **CHARTER BYLAW 19608** to amend the Zoning Bylaw for Lot 1, Block 1, Plan 9621915 and portions of road right-of-way located on 125 Avenue and 62 Street NW, west of 61 Street NW to (IM) Medium Industrial Zone to allow for the ongoing industrial use of the area.

Site and Surrounding Area

The subject site is located north of the Yellowhead Trail NW and west of 61 Street NW. The site and surrounding area are located in an industrial area developed with a mix of business industrial, medium and heavy industrial uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IB) Industrial Business Zone (IH) Heavy Industrial Zone	Vacant Warehouse Building
CONTEXT		
North	(IB) Industrial Business Zone	Warehouse Buildings
East	(IB) Industrial Business Zone	Warehouse Buildings
South	(IH) Heavy Industrial Zone	Warehouse Buildings
West	(IH) Heavy Industrial Zone	Warehouse Buildings

Planning Analysis

The application area is located in the Yellowhead Corridor Area Structure Plan (ASP) and is identified for Medium Industrial land uses. The Plan's objectives are to maintain and rejuvenate medium industrial land use along the Yellowhead Trail. The City of Edmonton's Yellowhead Trail Conversion Program is converting the Yellowhead Trail to a Freeway with three lanes of free-flowing traffic in each direction.

The proposed road closures will facilitate the Yellowhead Trail Freeway Conversion Project by limiting access points. As a requirement of the closure and a condition of the executed Sales Agreement, the owner is to consolidate the road closure areas with the adjacent property legally described as Lot 1, Block 1 Plan 9621915. With the closure of a portion of 125 Avenue and 62 Street NW, Charter Bylaw 19608 is required to rezone the portions of the road right-of-way to ensure the entire lot is consistently zoned.

The proposed rezoning will bring the zoning on the site into alignment with the ASP and allow for the continued industrial use of the site. The (IM) zone allows for a range of medium industrial opportunities including but not limited to general industrial, vehicle equipment sales and rentals, and fleet services.

THE CITY PLAN

The subject site is located within an "**Established Non-residential Area**" in the City Plan. This application supports the City Plan's policies to promote the continuous improvement, evolution and intensification of Edmonton's non-residential lands by:

- Providing reinvestment opportunities in an existing industrial area and supporting the nearby residential population, employees and adjacent commercial and medium industrial uses; and
- Encouraging reinvestment in established non-residential areas as it serves to strengthen employment, economic activity and diversity.

The proposed road closures and rezoning are appropriate and align with the Yellowhead Trail Freeway Conversion Program, The City Plan and the Area Structure Plan's policy direction by promoting, maintaining and rejuvenating medium industrial land use along the Yellowhead Trail NW.

Technical Review

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

Community Insights

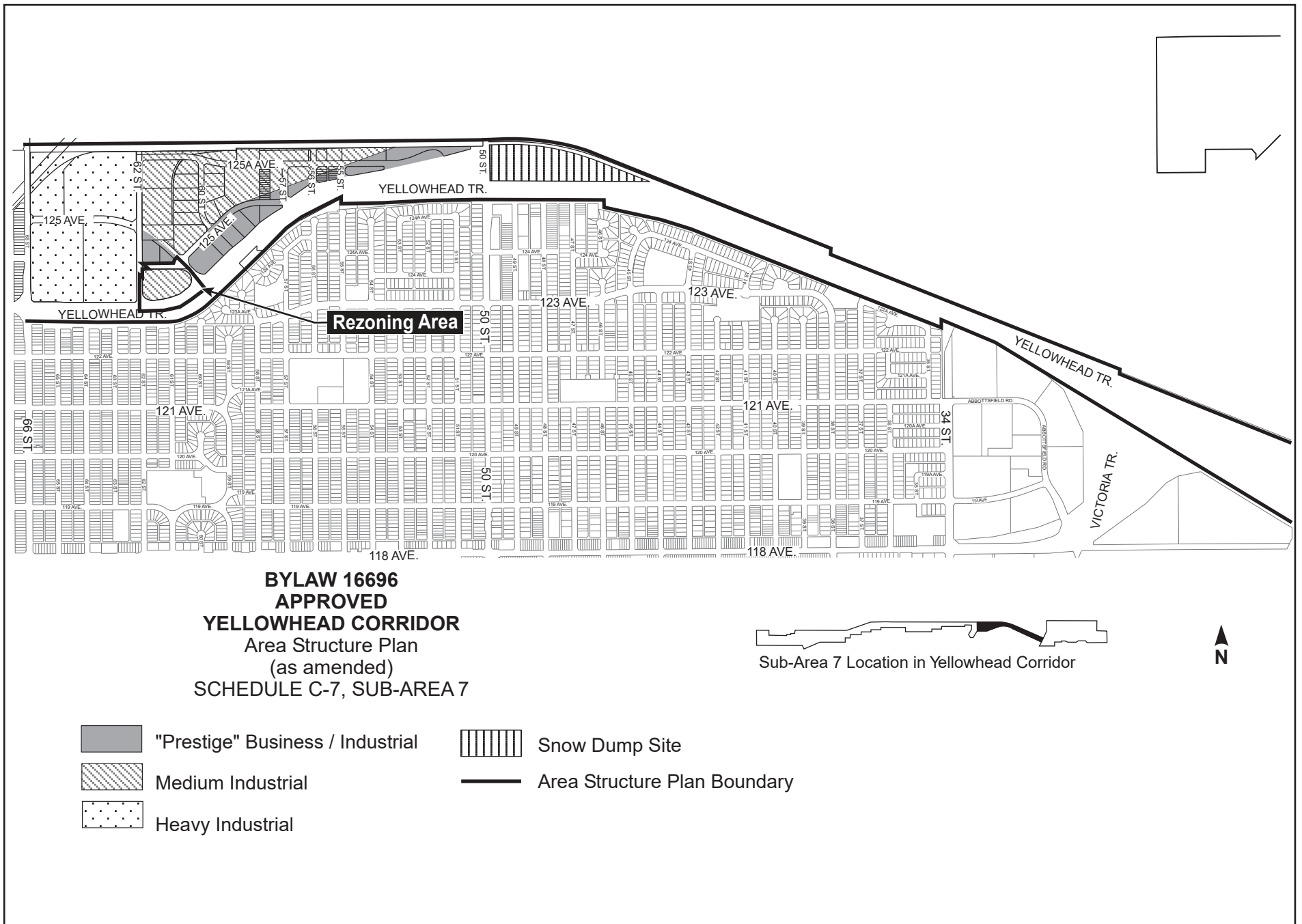
ADVANCE NOTICE Date: June 11, 2018	<ul style="list-style-type: none">• Number of recipients: 9• No responses
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/industrialplanning/applications

Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Types:	Road Closure Rezoning
Bylaw:	19607
Charter Bylaw:	19608
Location:	North of Yellowhead Trail NW and west of 61 Street NW
Address:	6110 - Yellowhead Trail NW
Legal Description:	Lot 1, Block 1, Plan 9621915
Site Area:	2.10 Ha
Neighbourhood:	Industrial Heights
Ward:	Métis
Notified Community Organization:	Montrose Community League
Applicant:	City of Edmonton, (Real Estate Branch, Financial and Corporate Services)

PLANNING FRAMEWORK

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

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination