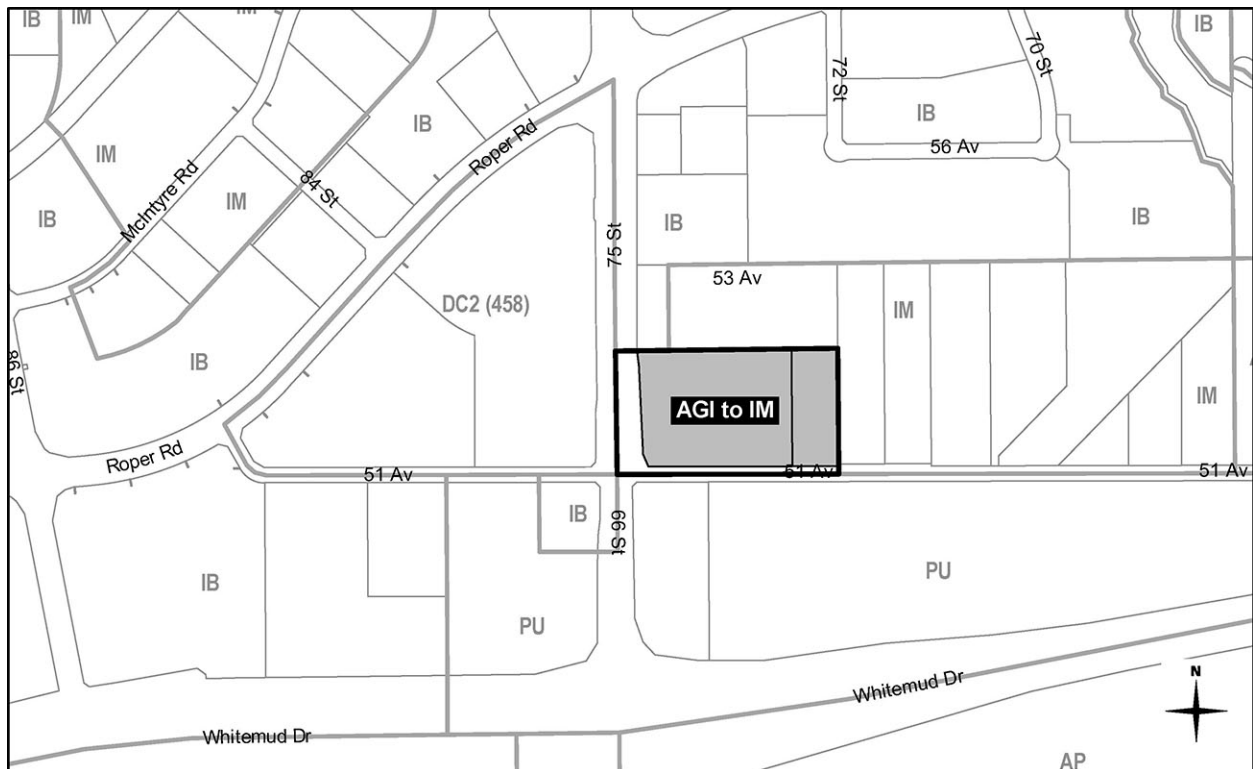# REZONING APPLICATION
ROPER INDUSTRIAL

5105 – 75 STREET NW

7220 – 51 AVENUE NW

To allow for the development of medium industrial uses.

RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:
- It is in general conformance with the *Southeast Industrial Area Outline Plan (OP)*;
- The proposed zoning change is compatible with the existing and planned development of surround land; and
- It provides the opportunity for medium industrial uses.

1

THE APPLICATION

BYLAW 17880 is to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (IM) Medium Industrial Zone. The proposed zone will allow for the continued operation of an existing industrial building. The proposed rezoning is in general conformance with the Southeast Industrial Outline Plan.

SITE AND SURROUNDING AREA

The subject site is north of 51 Avenue NW and east of 75 Street NW and is currently developed with a General Industrial use building (general machine shop services). Surrounding areas are both undeveloped and developed with warehouse and medium industrial uses.

AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	● (AGI) Industrial Reserve Zone	● General Industrial use
CONTEXT		
North	● (IM) Medium Industrial Zone	● Warehouse buildings and light industrial uses
East	● (IM) Medium Industrial Zone	● Warehouse and light industrial uses

South	● (PU) Public Utility Zone	● Vacant
West	● (DC2.458) Direct Development Control Provision	● General Industrial uses

PLANNING ANALYSIS

The proposed rezoning is in general conformance with the Southeast Industrial Area Outline Plan which designates the site for both Medium Industrial Development and High Standard Industrial Development. While the Plan has principles for Medium Industrial Sites to be located along internal secondary roads, there is also direction that these uses may be located in High Standard areas provided they meet required performance standards.   For this site the Zoning Bylaw addresses the need for performance standards through the provision of Section 57 – General Performance Standards for Industrial Developments, with requirements for increased screening, landscaping and use of high quality building materials.

Overall, the site is a suitable location for the continued industrial operation that will also be served by the future Valley-Line LRT alignment that will run along 75 Street NW and that will service future commuters coming into the plan area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 11, 2016	● Number of recipients: 13 ● No responses received
PUBLIC MEETING	● Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

1   Context Plan Map
2   Application Summary

APPROVED
SOUTHEAST INDUSTRIAL
AREA OUTLINE PLAN

High Standard Industrial Development (M-1)
Medium Industrial Development (M-2)
Heavy Industrial Development (M-3)
Industrial Business Development
Commercial \ Industrial (Warehouse Sales)
Potential Future Recreation, Open Space or Industrial Business
Metropolitan Recreation Zone (Along Mill & Fulton Creeks)
Proposed Recreation Areas, Facilities or Natural Features to be Preserved
Environmentally Sensitive Area
Significant Natural Area
Natural Area

*

Special Screening Landscaping & Buffering Required
Proposed Major Walkway / Bikeway
Other Possible Walkway / Bikeway Alignments

Proposed Grade Separation

Proposed Interchange

Commercial Service Centre

Industrial \ Commercial Service Centre
Proposed Major Service Centre - General Location
Proposed Secondary Service Centre - Preferred Location
Proposed Secondary Service Centre - Alternate Location
Proposed Edmonton Power R.O.W.
Railway Interswitching Limit
4 Mile Limit on Proposed Spur Track
Area Requiring Upgrading or Special Attention
(Existing Development Incompatible with Proposed Land Use)
Proposed Roadways
Stormwater Management Facility
Urban Transit Facility

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

Rezoning Area

SUSTAINABLE DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	17880
Location:	North of 51 Avenue NW and east of 75 Street NW
Address(es):	5105 – 75 Street NW, 7220 – 51 Avenue NW
Legal Description(s):	Lots 3 & 4, Block 1, Plan 5085TR
Site Area:	3.98 ha
Neighbourhood:	Roper Industrial
Ward - Councillor:	11- Mike Nickel
Notified Community Organization(s):	North Millbourne Community League The Woodvale Community League
Applicant:	Alisa Colmer - Alco Industrial

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AGI) Industrial Reserve Zone
Proposed Zone(s) and Overlay(s):	(IM) Medium Industrial Zone
Plan(s) in Effect:	Southeast Industrial Area Outline Plan (OP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination