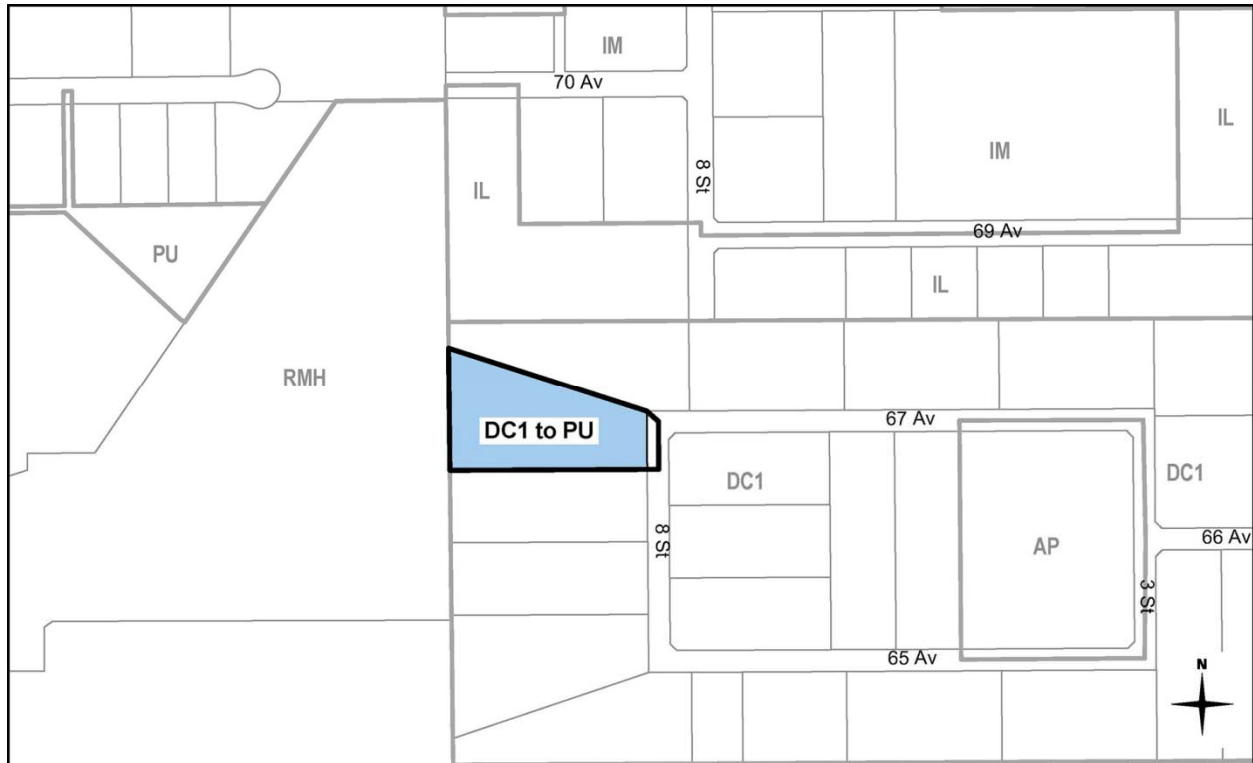




REZONING MAPLE RIDGE INDUSTRIAL

6620 - 8th Street NW

To allow for the development of a Stormwater Management Facility.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It is generally conforms with the Maple Ridge Industrial Area Structure Plan (ASP)
- It is compatible with existing and planned development of surrounding land
- It provides the stormwater drainage to the surrounding neighbourhood

THE APPLICATION

BYLAW 17919 to amend the Zoning Bylaw to allow for the development of a Stormwater Management Facility (SWMF) by rezoning from (DC1) Direct Development Control Provision to (PU) Public Utility Zone.

SITE AND SURROUNDING AREA

The subject site is undeveloped and located at the corner



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision Zone	Temporary Storage
CONTEXT		
North	(DC1) Direct Development Control Provision Zone	Single Detached House
East	(DC1) Direct Development Control Provision Zone	Single Detached House
South	(DC1) Direct Development Control Provision Zone	Single Detached House
West	(RMH) Mobile Home Zone	Mobile Home Park

PLANNING ANALYSIS

The proposed rezoning conforms to the Maple Ridge Industrial ASP which designates the site for a Stormwater Management Facility (SWMF). The SWMF will provide drainage services for existing and future development in the area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

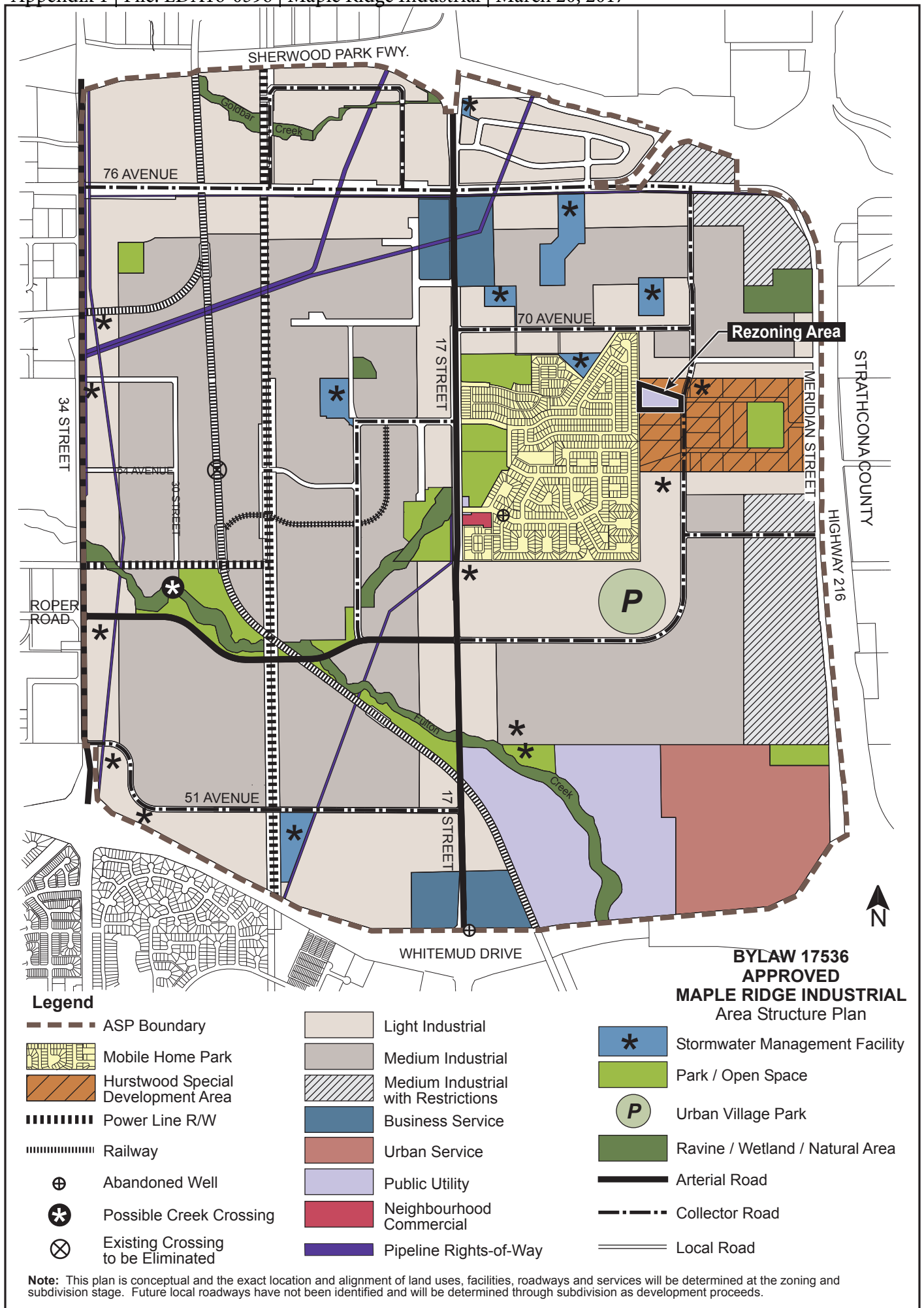
ADVANCE NOTICE January 5, 2017	<ul style="list-style-type: none">• Number of recipients: 353• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	17919
Location:	At the corner of 8 th Street NW and 67 Avenue NW
Address(es):	6620 – 8 th Street NW
Legal Description(s):	Lot 10, Plan 138KS
Site Area:	15,313.81 m ²
Neighbourhood:	Maple Ridge Industrial
Ward - Councillor:	11 – Mike Nickel
Notified Community Organization(s):	Twin Parks Community League
Applicant:	Jennifer Van Popta, City of Edmonton

PLANNING FRAMEWORK

Current Zone and Overlay:	(DC1) Direct Development Control Provision
Proposed Zone and Overlay:	(PU) Public Utility Zone
Plan in Effect:	Maple Ridge Industrial Area Structure Plan
Historic Status:	N/A

Written By:
Approved By:
Department:
Section:

Sean Conway
Tim Ford
Sustainable Development
Planning Coordination