



# ADMINISTRATION REPORT REZONING KING EDWARD PARK

## 7204 - 76 AVENUE NW

To allow for a wide range of industrial business uses and accommodate limited, compatible non-industrial uses.



## RECOMMENDATION AND JUSTIFICATION

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

- It is compatible with the existing development of surrounding land; and
- It provides the opportunity for a wider range of industrial and business employment uses along a major arterial roadway with high visibility and good access.

## THE APPLICATION

CHARTER BYLAW 19381 proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The proposed (IB) Zone will allow for a wider range of industrial business uses.

It is the applicant's intent to market the subject site to a wider range of uses.

## SITE AND SURROUNDING AREA

The subject site is located north of 76 Avenue NW and west of Argyll Road NW in the Northwestern edge of the Southeast Industrial Area Outline Plan.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	General Industrial Use
<b>CONTEXT</b>		
North	(IM) Medium Industrial Zone (IB) Business Industrial Zone	Industrial uses
East	(IM) Medium Industrial Zone	General Industrial Uses / Temporary Storage
South	(IB) Business Industrial Zone	Industrial Uses

West	(IM) Medium Industrial Zone	General Industrial Use
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## PLANNING ANALYSIS

The proposed rezoning will allow for the opportunity for industrial businesses and limited, compatible non-industrial businesses. There is no plan in effect for the subject site.

The proposed rezoning is appropriate and suitable on this site as it is located adjacent to 76 Avenue NW on the periphery of an industrial area, which provides high visibility and accessibility for a wide range of uses.

The current use of the building is a General Industrial use which is a permitted use in the proposed IB zone and can continue to operate legally if approved.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> October 28, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 15</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/king-edward-park-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/king-edward-park-planning-applications.aspx</a></li> </ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19381
Location:	North 76 Avenue NW and west of Argyll Road NW
Address:	7204 - 76 Avenue NW
Legal Description:	Lots 3-10, Block 3, Plan 7884AH
Site Area:	0.33 ha
Neighbourhood:	King Edward Park
Notified Community Organization(s):	King Edward Park Community League
Applicant:	Chris Davis

### PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	Southeast Industrial Area Outline Plan
Historic Status:	None

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