

**ATTACHMENT 2
BYLAW 17566
FILE: LDA16-0009
MAPLE RIDGE
INDUSTRIAL**

DESCRIPTION: ZONING BYLAW AMENDMENT from (AP) Public Parks Zone, (IL) Light Industrial Zone and (PU) Public Utility Zone to (IL) Light Industrial Zone and (PU) Public Utility Zone; MAPLE RIDGE INDUSTRIAL

LOCATION: 5855 – 17 Street NW
6040 Meridian Street NW

LEGAL DESCRIPTION: A portion of Lot A, Block 1, Plan 1524367
A portion of Lot 2, Plan 7822228

APPLICANT: IBI Group Inc.
10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

OWNER: Albari Holdings Ltd.
Suite 1100 - 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ACCEPTANCE OF APPLICATION: January 7, 2016

EXISTING DEVELOPMENT: Undeveloped

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17566 to amend the Zoning Bylaw from (AP) Public Parks Zone, (IL) Light Industrial Zone and (PU) Public Utility Zone to (IL) Light Industrial Zone and (PU) Public Utility Zone be APPROVED.

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DISCUSSION

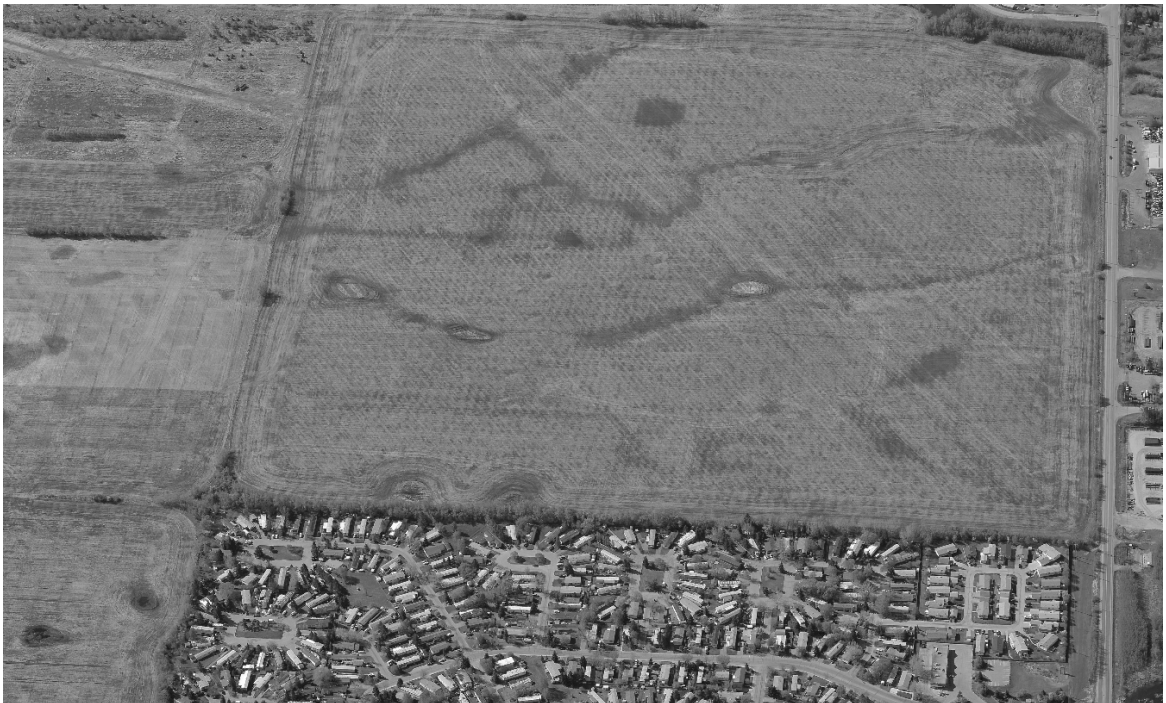
1. The Application

This application is for a rezoning in the Maple Ridge Industrial Neighbourhood in conformance with the Maple Ridge Industrial Area Structure Plan (ASP). The purpose of the rezoning is to correct the zoning lines of the park site and stormwater management facility (SWMF) in the area to match the associated subdivision applications. During the subdivision stage, the applicant refined the shape of the park site and the SWMF through more detailed design work, resulting in the need to rezone.

The applicant proposes to reconfigure the SWMF by rezoning a small portion of land from (IL) Light Industrial Zone to (PU) Public Utility Zone, rezoning another small portion of land from (PU) Public Utility Zone to (IL) Light Industrial Zone, and rezoning a portion of the park site from (AP) Public Parks Zone to (IL) Light Industrial Zone.

2. Site and Surrounding Area

The application area is located south of Maple Ridge Drive NW and east of 17 Street NW and is currently undeveloped. Land to the north of the subject site is zoned (RMH) Mobile Home Zone, and is developed as the Maple Ridge Mobile Home Park. Land to the east, south and west of the subject site is zoned (AP) Public Park Zone, (IL) Light Industrial Zone and (PU) Public Utility Zone and is currently undeveloped.



View of site looking south from Maple Ridge Drive NW

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Way We Grow – Municipal Development Plan

This application is in accordance with the following polices from *The Way We Grow*, which support industrial development in Edmonton:

- 3.2.1.3 Achieve a balance between residential, industrial, commercial, institutional, natural and recreational land uses in the city through land development policies and decisions.
- 6.3.1.7 Build infrastructure and provide services to support land development, goods movement and ongoing business operations.

Maple Ridge Industrial Area Structure Plan (ASP)

The proposed rezoning conforms to the Maple Ridge Industrial ASP, which designates the subject area for Planned Stormwater Management Facility, Light Industrial, and Urban Village Park. The proposed rezoning, as well as the resulting development, is compatible with the existing and planned development of adjacent lands as identified in the Maple Ridge Industrial ASP Development Concept.

2. Commenting Agencies

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

3. Environmental Review

The Environmental and Energy Coordination Unit review a Phase I Environmental Site Assessment (ESA) with the original rezoning application for this area and deemed the site suitable for the intended uses. Due to the administrative, minor nature of this proposed rezoning no ESA was required for this application.

4. Surrounding Property Owners' Concerns

Sustainable Development received no response to its advance notification letter sent to surrounding property owners and the Twin Parks Community League on January 21, 2016.

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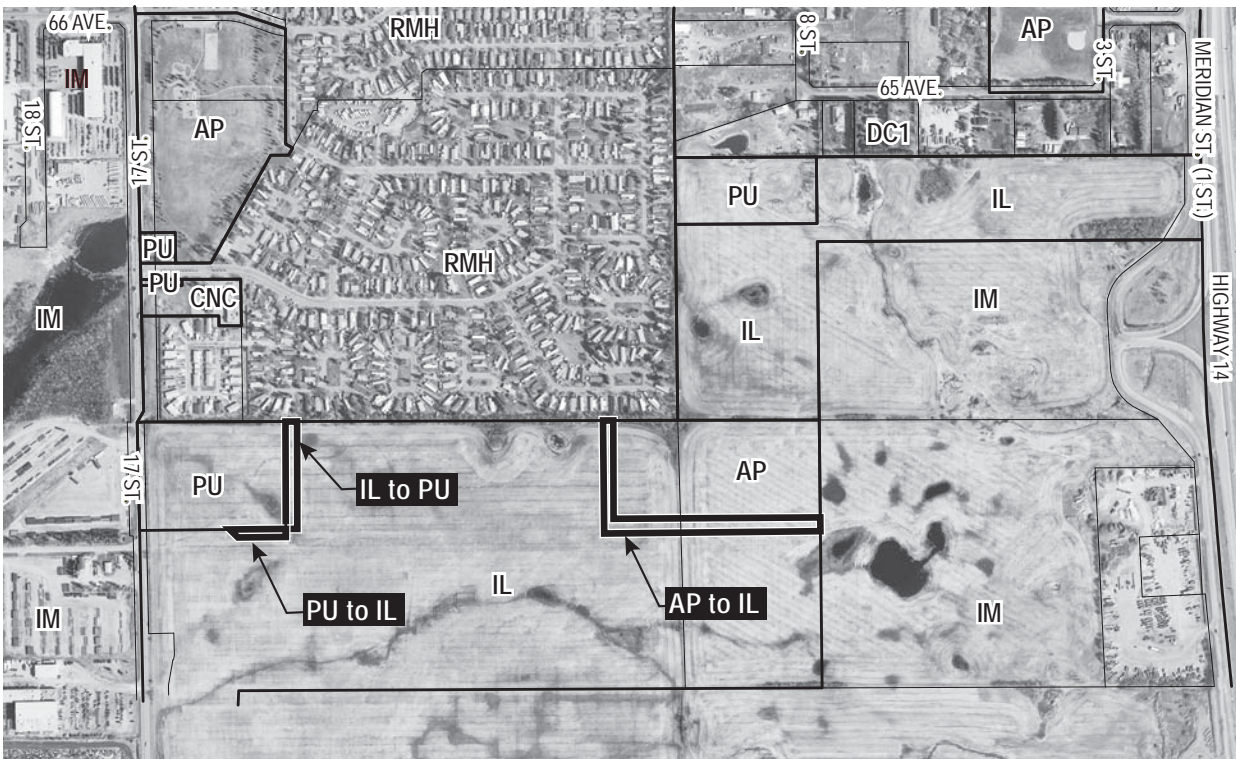
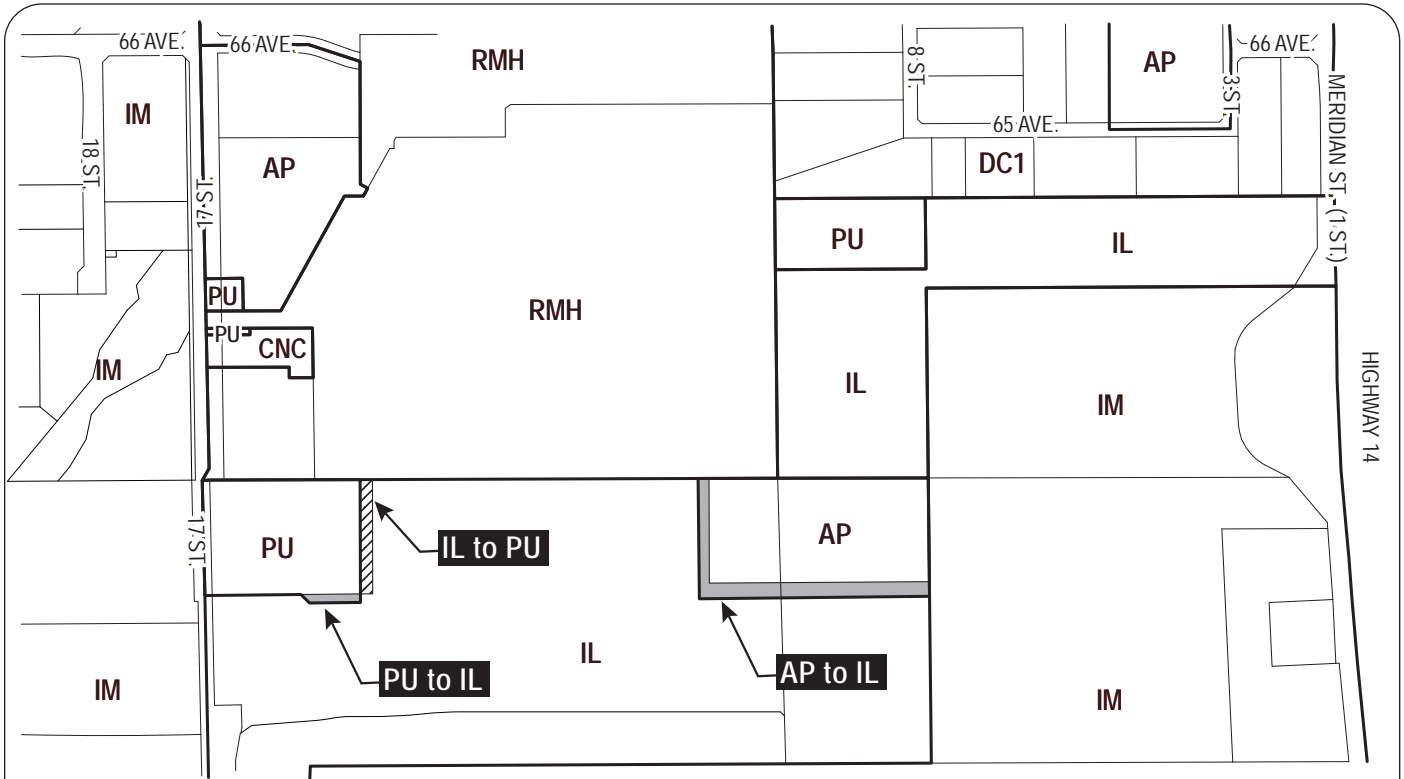
JUSTIFICATION

Sustainable Development recommends that Bylaw 17566 to amend the Zoning Bylaw from (AP) Public Parks Zone, (IL) Light Industrial Zone and (PU) Public Utility Zone to (IL) Light Industrial Zone and (PU) Public Utility Zone be APPROVED; on the basis that the application complies with City of Edmonton policies and guidelines, conforms to the Maple Ridge Industrial Area Structure Plan, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the surrounding existing and planned land uses.

ATTACHMENTS

2a Maps

Written by: Madeleine Baldwin
Approved by: Tim Ford
Sustainable Development
March 14, 2016

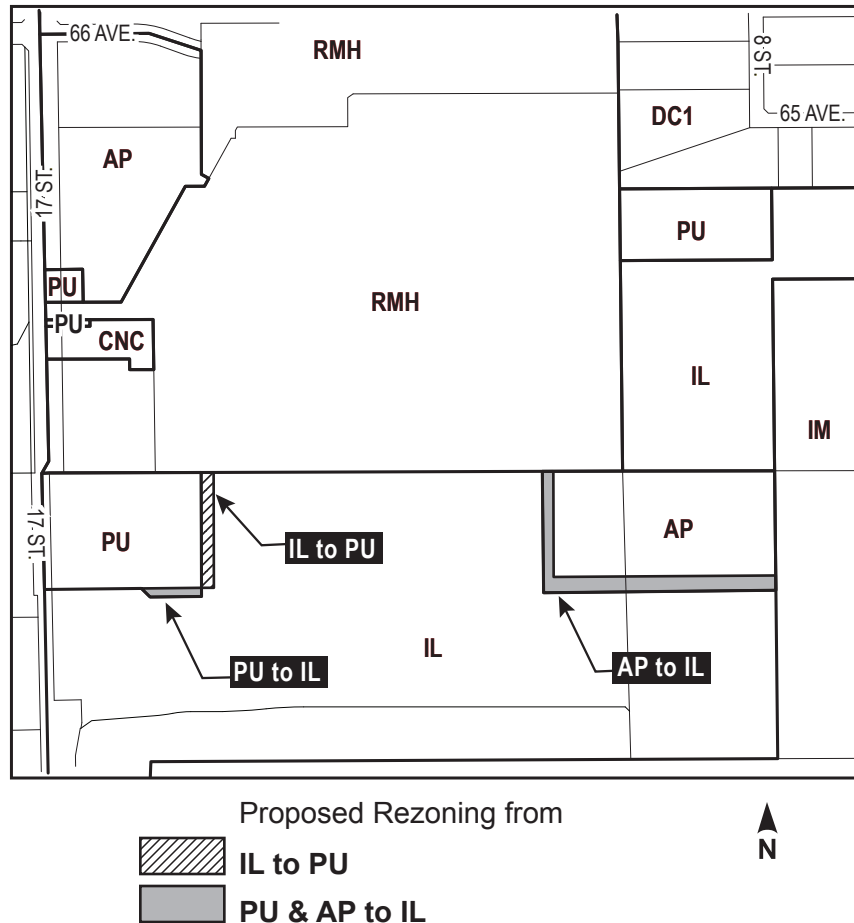


SURROUNDING LAND USE ZONES

FILE: LDA16-0009
DATE: March 14, 2016
BYLAW 17565

MAPLE RIDGE INDUSTRIAL BYLAW 17566

Location: 5855 - 17 Street NW and 6040 Meridian Street NW



The purpose of proposed Bylaw 17566 is to change the Zoning Bylaw from (AP) public parks zone, (IL) light industrial zone and (PU) public utility zone to (IL) light industrial zone and (PU) public utility zone; a portion of Lot A, Block 1, Plan 1524367 and a portion of Lot 2, Plan 7822228, as shown on the attached sketch. These zones provide the opportunity for public utility uses and high quality, light industrial development in conformance with the Maple Ridge Industrial Area Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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DATE: March 14, 2016

