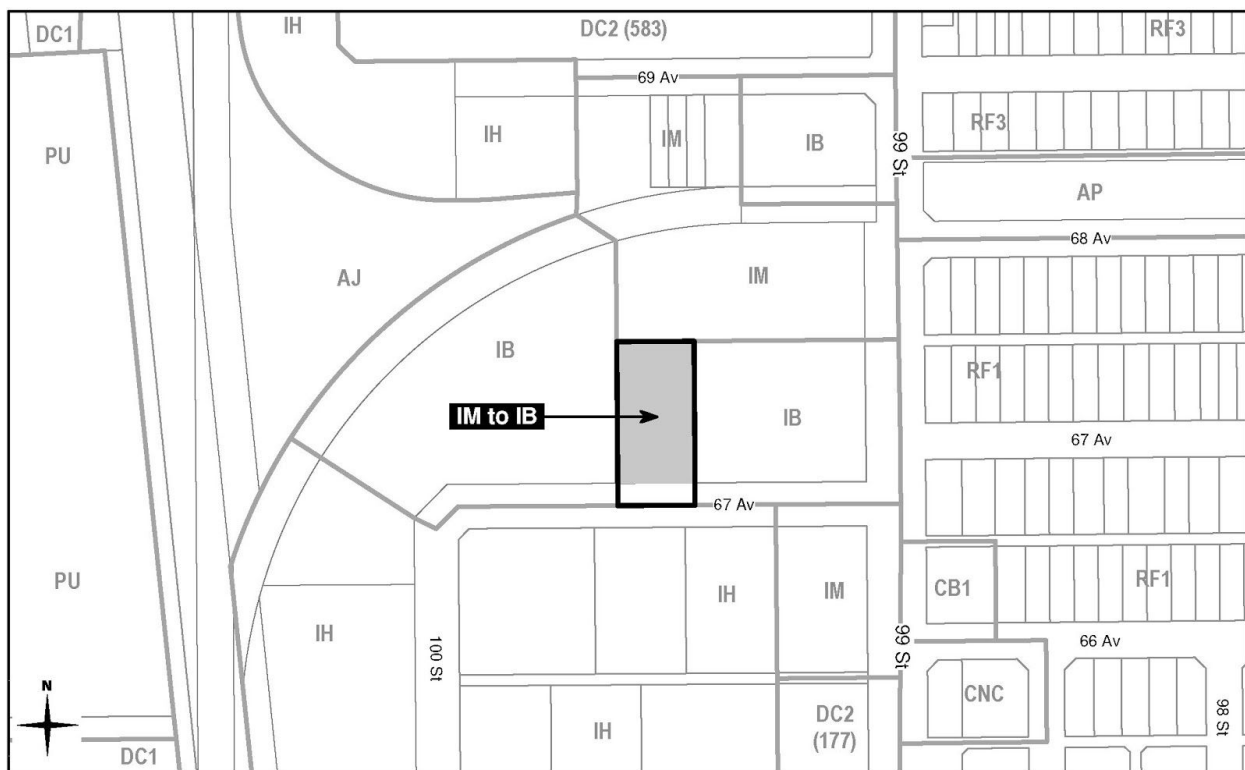




ADMINISTRATION REPORT **REZONING** CPR IRVINE

9928 - 67 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 surrounding development;
- It provides the opportunity for a wider range of industrial and business employment uses; and
- It is appropriately located between two similarly zoned lots.

THE APPLICATION

CHARTER BYLAW 19124 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 site to a wider range of uses, and specifically bring the existing specialty food services use class in conformance with the proposed zoning.

SITE AND SURROUNDING AREA

The site is located in the southeast portion of the Strathcona Junction Area Redevelopment Plan, north of 67 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	General Industrial use
CONTEXT		
North	(IM) Medium Industrial Zone	Industrial uses

East	(IB) Industrial Business Zone	Religious Assembly
South	(IH) Heavy Industrial Zone	Automotive and Minor Recreation Vehicle Sales/Rentals
West	(IB) Industrial Business Zone	Industrial uses

PLANNING ANALYSIS

The proposed rezoning is in conformance with the Strathcona Junction Area Redevelopment Plan, which identifies this site for industrial uses.

The site is located close to 99 Street NW, a major arterial roadway, and has excellent access on the periphery of an industrial area. The proposed rezoning is appropriate and suitable for this site which fronts onto 67 Avenue NW, and has properties zoned (IB) on both sides. As a result, the (IB) uses are compatible with the existing and surrounding development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 29, 2019	<ul style="list-style-type: none"> • Number of recipients: 10 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx

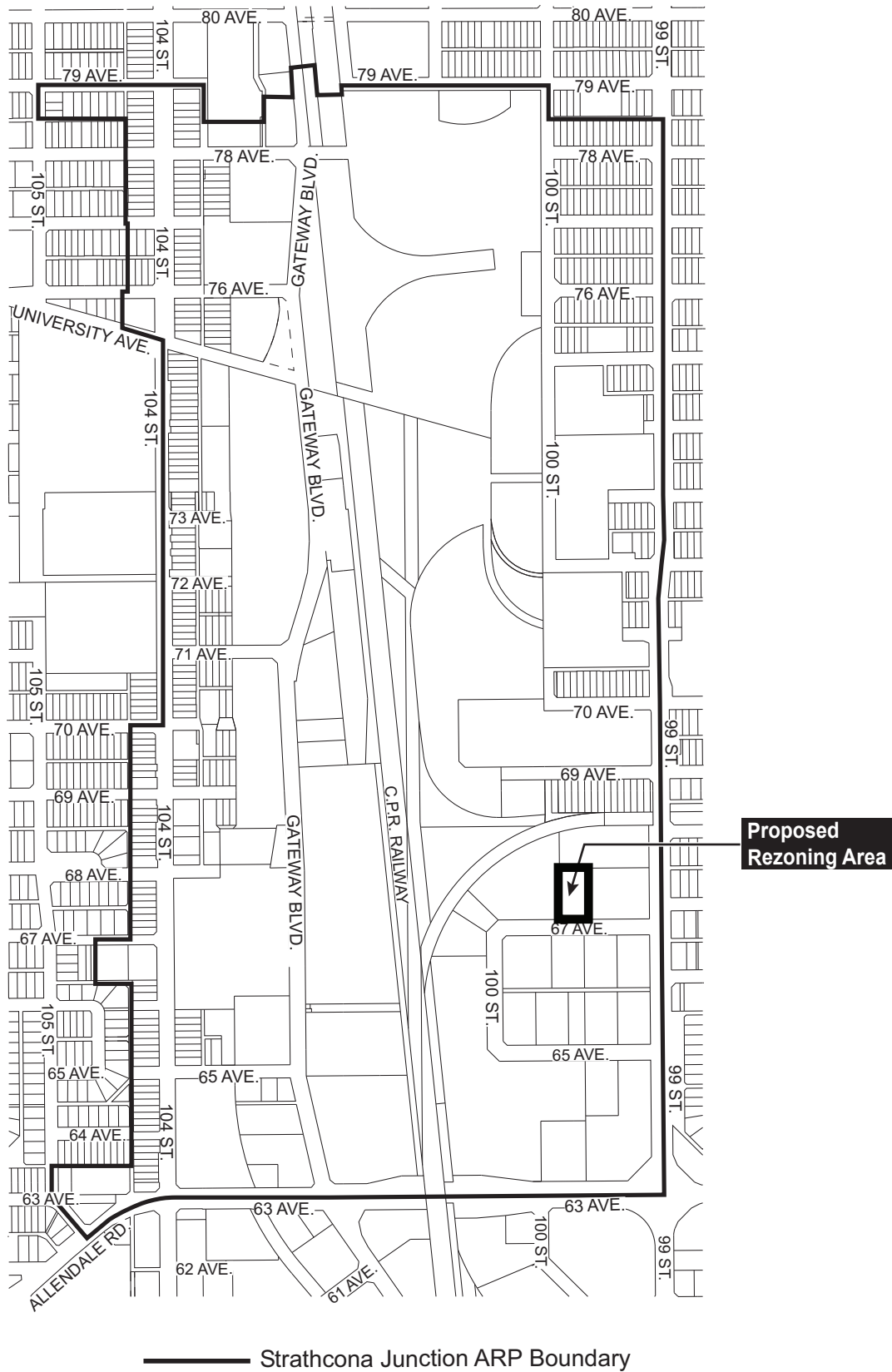
CONCLUSION

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

APPENDICES

- 1 Context Map
- 2 Application Summary

BYLAW 15812
APPROVED STRATHCONA JUNCTION
Area Redevelopment Plan



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19124
Location:	North 67 Avenue NW and west of 99 Street NW
Address:	9928 - 67 Avenue NW
Legal Description:	Lot 17, Block 33, Plan 3888HW
Site Area:	3,339.19 m2
Neighbourhood:	CPR Irvine
Notified Community Organization:	Hazeldean Community League
Applicant:	Arc Studio

PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	Strathcona Junction Area Redevelopment Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination