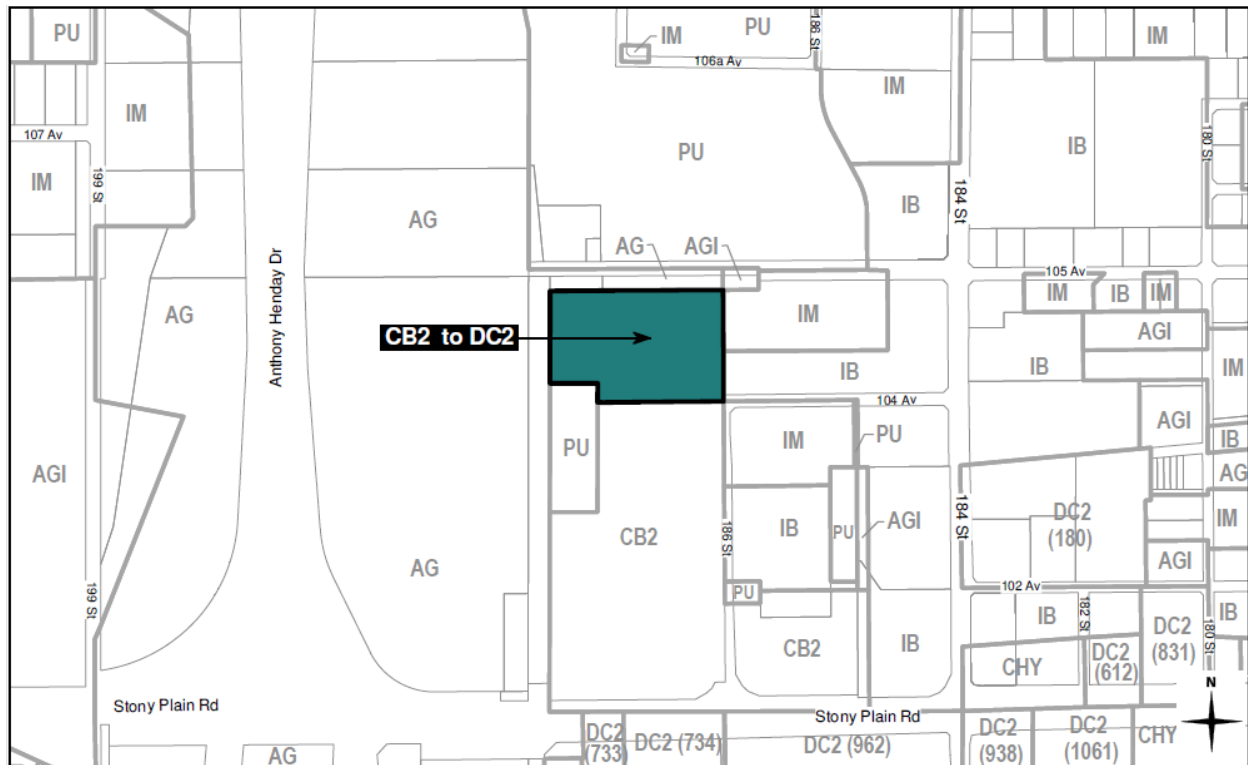




## ADMINISTRATION REPORT **REZONING** SUNWAPTA INDUSTRIAL

### 18804 - STONY PLAIN ROAD NW

To provide the opportunity for general business, commercial, and limited industrial uses.



### RECOMMENDATION AND JUSTIFICATION

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

- it provides for a range of general business uses in conformance with the Northwest Industrial Outline Plan;
- the range of uses proposed are compatible with the existing and planned development of the surrounding land; and
- it allows for the logical redevelopment of this area.

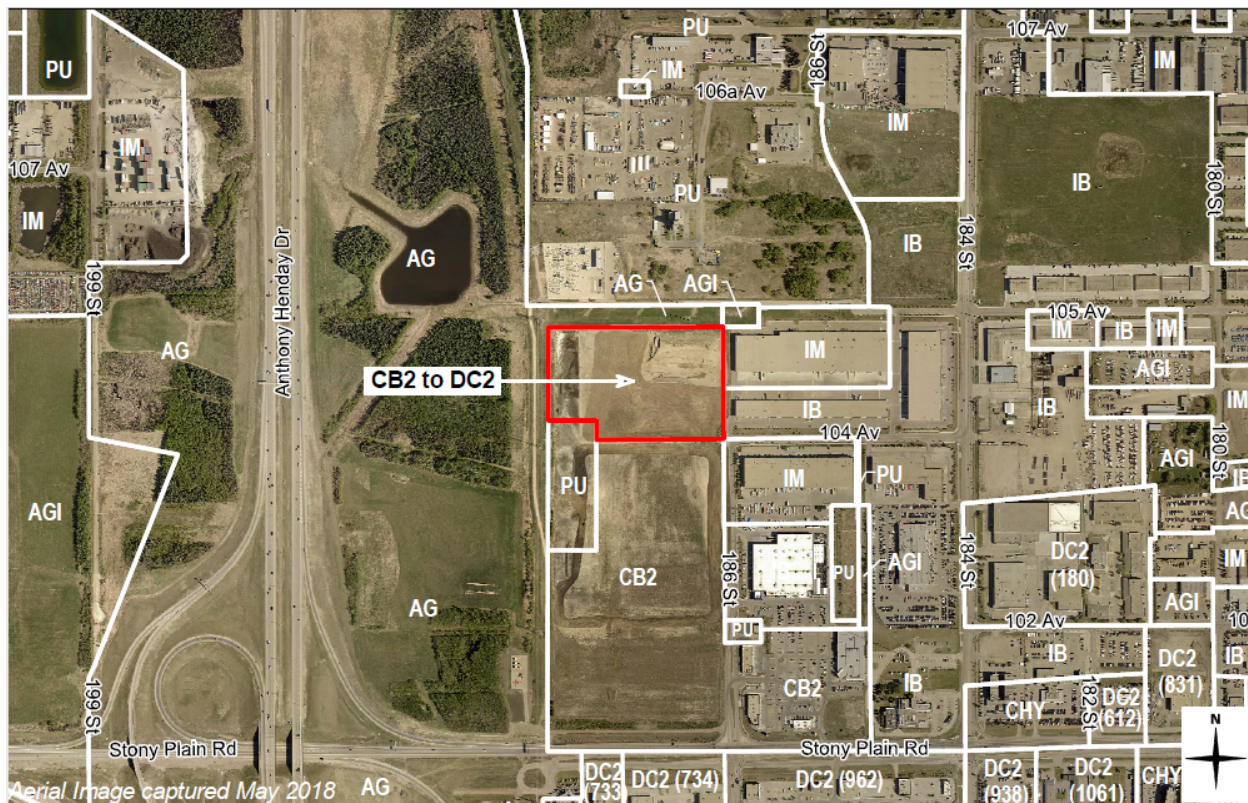
## THE APPLICATION

CHARTER BYLAW 19138 proposes to amend the Zoning Bylaw from (CB2) General Business Zone to (DC2) Site Specific Development Control Provision. The proposed (DC2) Zone will remove all residential and residential-related uses, and allow for a wider range of business, commercial and limited industrial uses.

It is the applicant's intent is to allow a wider range of uses, specifically the general industrial use class.

## SITE AND SURROUNDING AREA

The site is located north of Stony Plain Road NW and east of Anthony Henday Drive NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(CB2) General Business Zone	Vacant
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Vacant
East	(IM) Medium Industrial Zone	General Industrial

	(IB) Industrial Business Zone	Warehouse Sales
South	(PU) Public Utility Zone (CB2) General Business Zone	Stormwater Management Facility Vacant
West	(AG) Agricultural Zone	Anthony Henday Drive

## PLANNING ANALYSIS

The site is in the Sunwapta Industrial Area, which is subject to the Northwest Industrial Area Outline Plan. The Plan designates the site for general business uses. The addition of General Industrial Uses and General Contractor Services will allow for additional uses including limited industrial and vehicle repair opportunities.

The proposal provides a transition between nearby industrial development and adjacent commercial zoning, and allows for the logical development of the area. The proposed rezoning is appropriate and suitable on this site which is visible from Anthony Henday Drive.

The Direct Control Provision contains regulations requiring screening for industrial uses, architectural regulations requiring design elements to reduce perceived mass, and landscaping requirements along exterior walls. This will ensure a high standard of appearance from adjacent roadways.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> September 5, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 17</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/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx">https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx</a></li> </ul>

## CONCLUSION

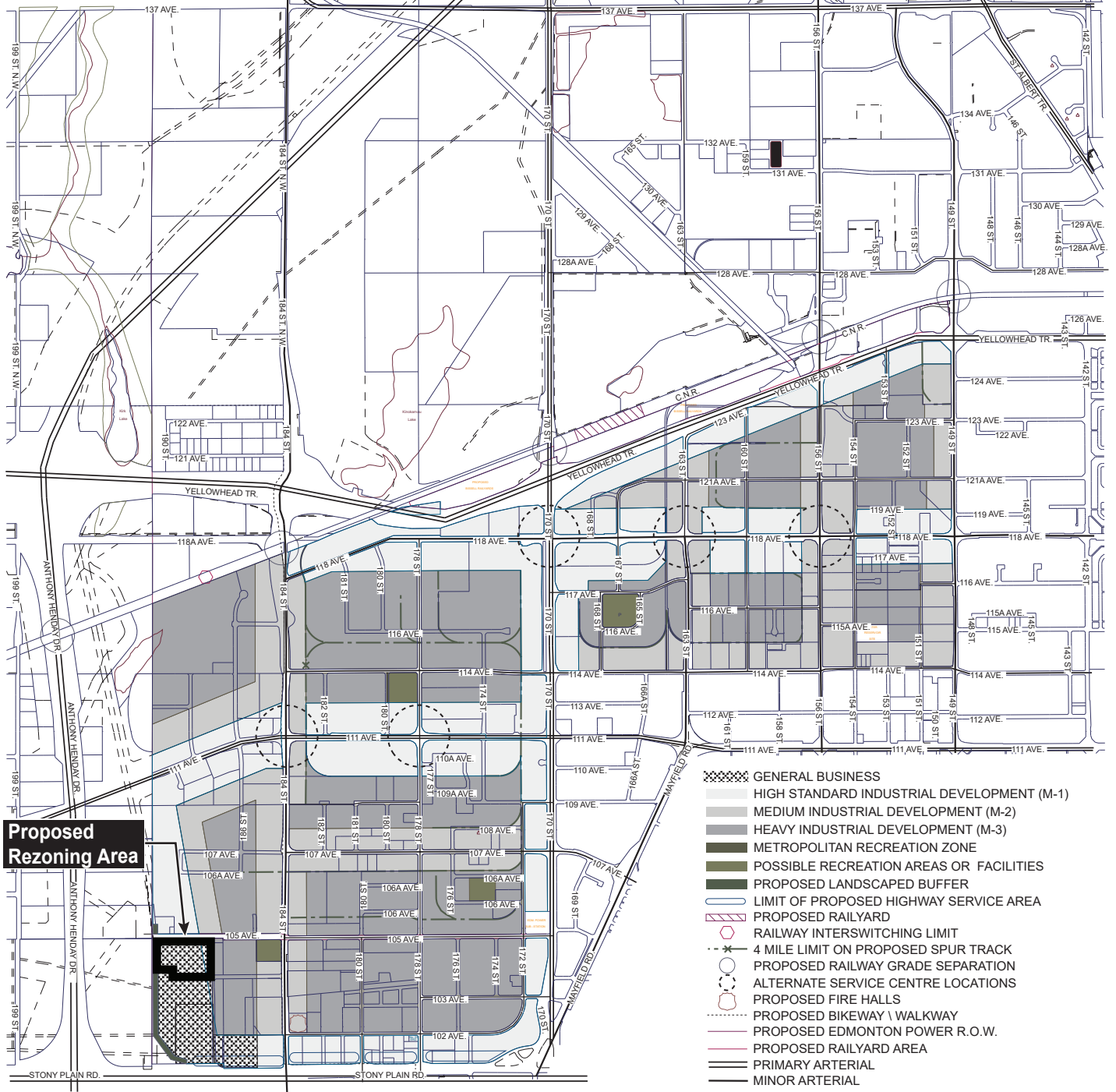
Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Northwest Industrial Area Outline Plan Context Map
- 2 Application Summary

# NORTH - WEST INDUSTRIAL AREA OUTLINE PLAN

APRIL 1973  
0 0.5 1.0  
kilometres  
REVISED FEB. 1978



- GENERAL BUSINESS
- HIGH STANDARD INDUSTRIAL DEVELOPMENT (M-1)
- MEDIUM INDUSTRIAL DEVELOPMENT (M-2)
- HEAVY INDUSTRIAL DEVELOPMENT (M-3)
- METROPOLITAN RECREATION ZONE
- POSSIBLE RECREATION AREAS OR FACILITIES
- PROPOSED LANDSCAPED BUFFER
- LIMIT OF PROPOSED HIGHWAY SERVICE AREA
- PROPOSED RAILYARD
- RAILWAY INTERSWITCHING LIMIT
- 4 MILE LIMIT ON PROPOSED SPUR TRACK
- PROPOSED RAILWAY GRADE SEPARATION
- ALTERNATE SERVICE CENTRE LOCATIONS
- PROPOSED FIRE HALLS
- PROPOSED BIKEWAY / WALKWAY
- PROPOSED EDMONTON POWER R.O.W.
- PROPOSED RAILYARD AREA
- PRIMARY ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19138
Location:	North of Stony Plain Road NW and east of Anthony Henday Drive NW
Address:	18804 - Stony Plain Road NW
Legal Description:	a portion of Lot 1, Block 2, Plan 1525329
Site Area:	6.15 ha
Neighbourhood:	Sunwapta Industrial
Notified Community Organization:	None
Applicant:	Stantec

### PLANNING FRAMEWORK

Current Zone:	(CB2) General Business Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Northwest Industrial Area Outline Plan
Historic Status:	None

Written By:	Jeff Booth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination