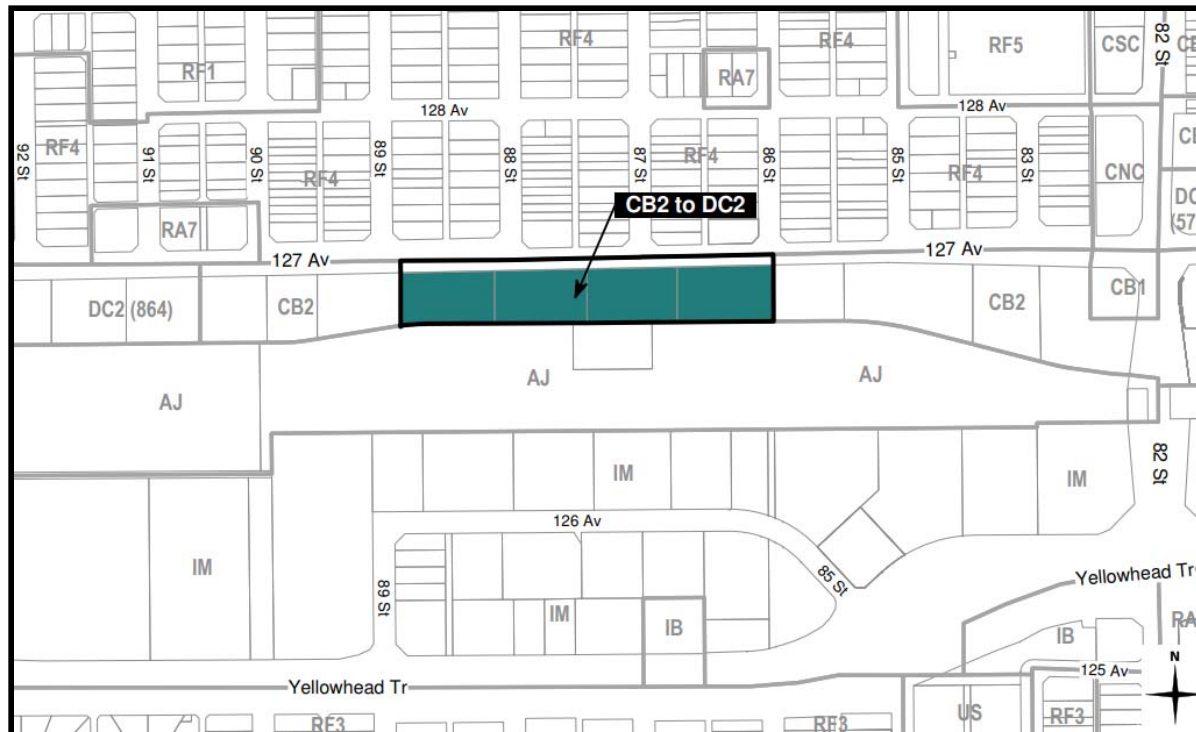




ADMINISTRATION REPORT **REZONING** Yellowhead Corridor East

8603, 8703, 8735, and 8815 - 127 Avenue NW

To rezone the site to (DC2) Site Specific Development Control Provision to allow for a limited range of commercial and light industrial uses, including vehicle storage.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of the application of because it:

- is in general conformance with the CN Intermodal Facility ARP;
- provides appropriate transitional uses between the railroad and the residential land uses to the north; and
- meets the requirements of the affected Civic departments and utility agencies.

THE APPLICATION

Charter Bylaw 19038 proposes to rezone the subject site from (CB2) General Business Zone to (DC2) Site Specific Development Control Provision to allow for a limited range of light industrial, commercial and service uses. The proposed provision will remove residential uses in the CB2 zone, and allow for the temporary storage of vehicles.

The stated intent of the application is to recognize the ongoing use of the site for the temporary storage of vehicles.

SITE AND SURROUNDING AREA

The subject site is located on the south side of 127 Avenue, north of the rail yards.



VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CB2) General Business Zone	temporary storage of vehicles
CONTEXT		
North	(RF4) Semi Detached Residential Zone	low density residential
East	(CB2) General Commercial Zone	temporary storage of vehicles
South	(AJ) Alternative Jurisdiction Zone	rail yard
West	(CB2) General Commercial Zone	vacant lot

PLANNING ANALYSIS

The CN Intermodal Facility and Area Area Redevelopment Plan (ARP) was adopted by Council in March, 2003, and applies to the railway yard and the former Intermodal Facility lands, between 82 Street and 97 Street, on the south side of 127 Avenue. The Plan recommends that:

- lands should be redeveloped with commercial or institutional uses,
- serves the day-to-day needs of residents within Killarney or which serves a community or regional trade area, and
- limited light industrial uses may be supported when incorporated within a DC2 provision.

The applicant is proposing to rezone the site from (CB2) General Business Zone to DC2 Provision. The purpose of the DC2 Provision is to allow for a mix of commercial uses to retain the intent of the ARP and at the same time, allow for the addition of limited light industrial uses - specifically temporary vehicle storage and general industrial uses.

The proposed uses allow for suitable transitions between the rail line and the residential land uses north of 127 Avenue NW. The regulations and limited uses allowed in the DC2 provision will ensure development which is compatible with surrounding existing and planned uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 30, 2019	<ul style="list-style-type: none"> • Number of recipients:38 • No responses received
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As part of the (DC2) Development Control Provision rezoning process, the applicant was required to consult neighbours of the proposed rezoning prior to the application being submitted. The applicant noted that no objections were raised to the proposed rezoning.

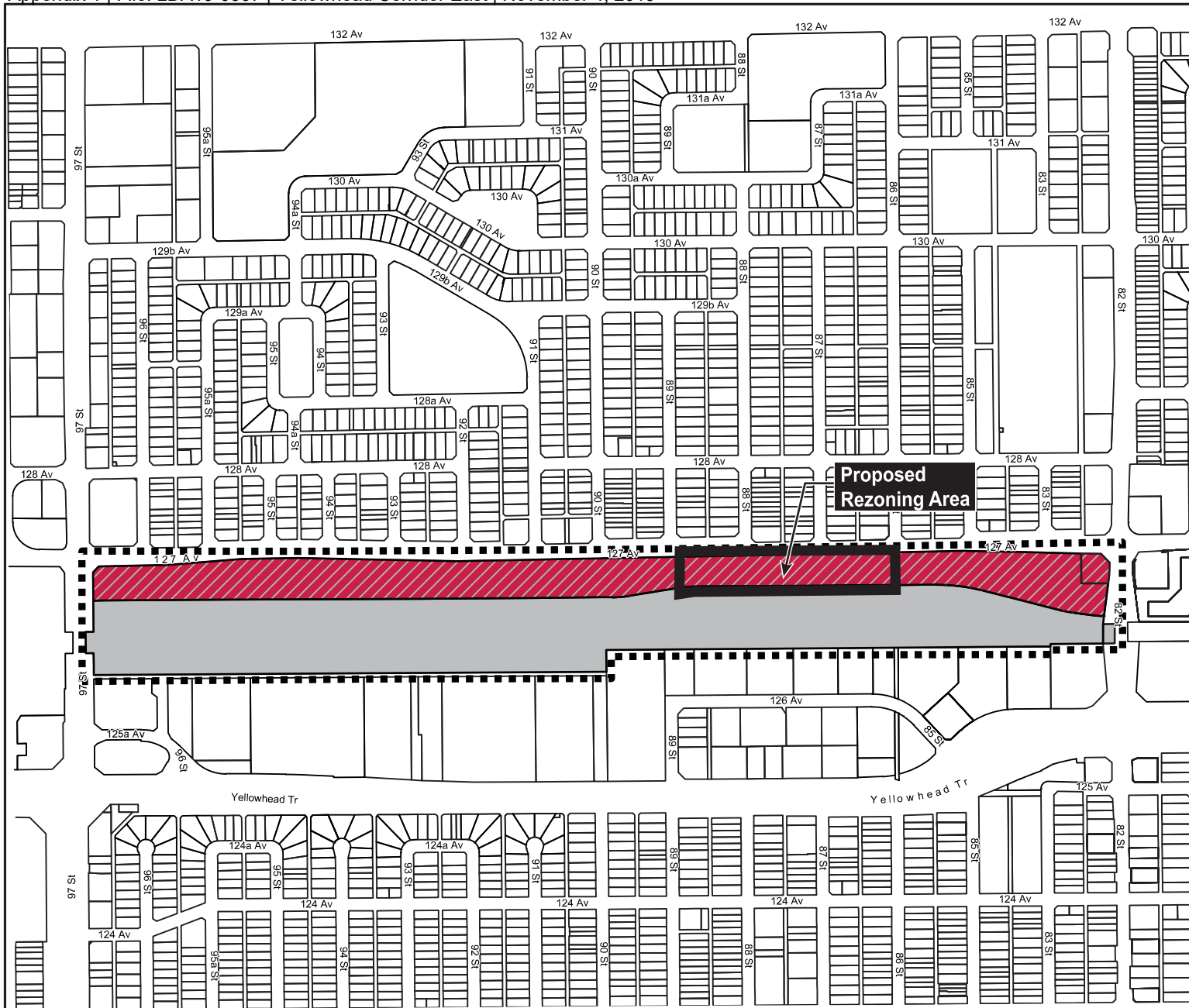
Advance Notice was sent on July 30, 2019 to surrounding property owners, the Killarney Community League and the Edmonton North District Area Council Area Council. No responses were received.

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 13278
CN INTERMODAL FACILITY AND AREA
 Area Redevelopment Plan
DEVELOPMENT CONCEPT



Commercial / Institutional Development



Rail and Rail Related Uses



Area Redevelopment Plan Boundary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19038
Location:	South of 127 Avenue NW at about 88 Street.NW
Addresses:	8603 - 127 Avenue NW, 8703 - 127 Avenue NW, 8735 - 127 Avenue NW, and 8815 - 127 Avenue NW
Legal Descriptions:	Lots 13-16, Block 60A, Plan 0520041
Site Area:	1.7 ha
Neighbourhood:	Yellowhead Corridor East
Notified Community Organizations:	Killarney Community League and Edmonton North District Area Council Area Council
Applicant:	Associated Engineering

PLANNING FRAMEWORK

Current Zone:	(CB2) General Business Zone
Proposed Zone:	(DC2) Direct Development Control Provision
Plan in Effect:	CN Intermodal Facility Area Redevelopment Plan
Historic Status:	None

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination