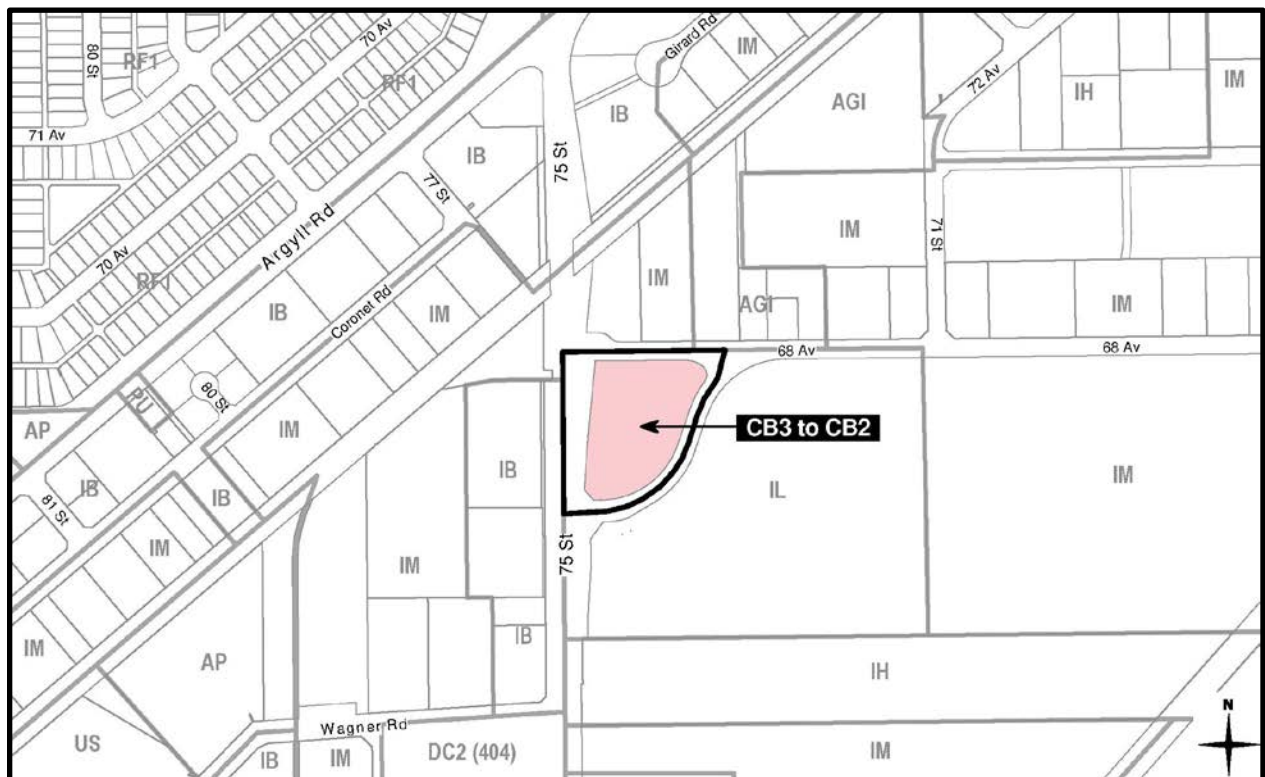




## ADMINISTRATION REPORT REZONING, PLAN AMENDMENT DAVIES INDUSTRIAL EAST

### 7430 - 68 AVENUE NW

To allow for a wider range of commercial uses to meet the demands of the area and take advantage of a high visibility location along 75 Street NW.



### RECOMMENDATION AND JUSTIFICATION

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

- It will facilitate the redevelopment of this site for a mix of commercial uses along a major arterial roadway within walking distance of the future LRT station;
- It is compatible with the surrounding development; and
- It meets the technical requirements of City Departments and utility agencies.

## THE APPLICATION

1. RESOLUTION to amend the Southeast Industrial Area Outline Plan (OP).
2. CHARTER BYLAW 19060 to amend the Zoning Bylaw from (CB3) Commercial Mixed Business Zone to (CB2) General Business Zone.

The applicant's intent is to allow for the rezoning of the site to the (CB2) Zone to allow for a range of commercial uses to meet the demands of the area and take advantage of a high visibility location along a major arterial roadway.

## SITE AND SURROUNDING AREA

The subject site is located in the north central portion of the South Industrial Area OP, south of 68 Avenue NW and east of 75 Street NW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(CB3) Commercial Mixed Business Zone	Vacant / storage
<b>CONTEXT</b>		
North	(IM) Medium Industrial Zone	General Industrial uses
East	(IL) Light Industrial Zone	Multi Bay Industrial uses
South	(IL) Light Industrial Zone	Multi Bay Industrial uses
West	(IB) Industrial Business Zone	General Industrial uses

## PLANNING ANALYSIS

The site is currently designated for as a Transit Oriented Service Centre in the South Industrial Area Outline Plan. The proposed amendment will re-designate the site to Commercial/Industrial (Warehouse Sales) and allows for a wider range of commercial uses to meet the demands of the area and take advantage of a high visibility location on 75 Street NW. Given the proximity to arterial roadways, the site provides a suitable location to be redeveloped for a range of commercial uses within walking distance of the future LRT station. The proposed (CB2) Zone was deemed more appropriate at this location because it would remove sensitive uses such as residential uses (multi-unit housing) within the industrial plan area that are found within the current (CB3) Zone.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> April 11, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 129</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>

## CONCLUSION











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






## APPENDICES

- 1 Approved Outline Plan
- 2 Proposed Outline Plan
- 3 Application Summary



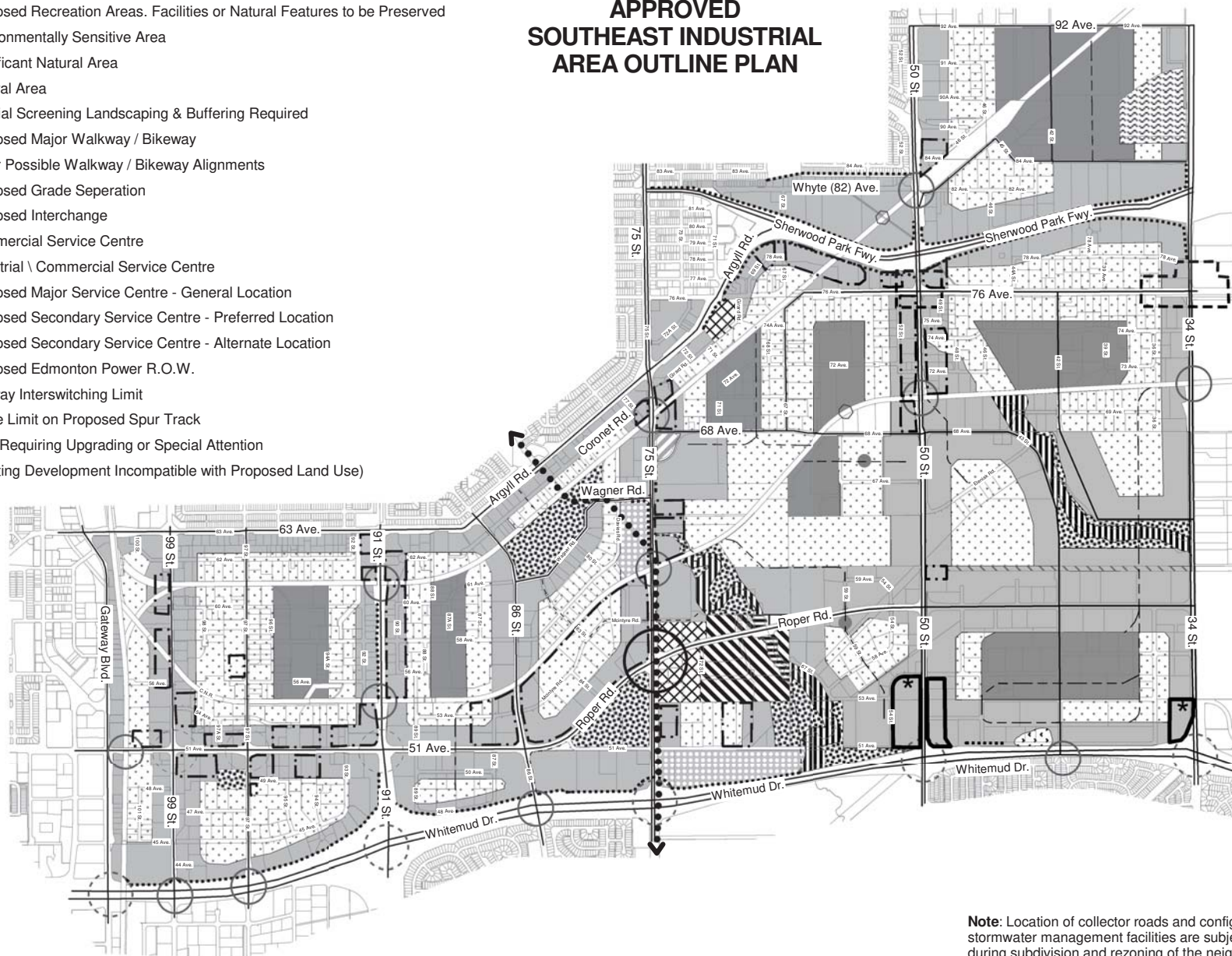
-  High Standard Industrial Development (M-1)
-  Medium Industrial Development (M-2)
-  Heavy Industrial Development (M-3)
-  Industrial Business Development
-  Commercial \ Industrial (Warehouse Sales)
-  Potential Future Recreation, Open Space or Industrial Business
-  Metropolitan Recreation Zone (Along Mill & Fulton Creeks)
-  Proposed Recreation Areas. Facilities or Natural Features to be Preserved
-  Environmentally Sensitive Area
-  Significant Natural Area

-  Natural Area
-  Special Screening Landscaping & Buffering Required
-  Proposed Major Walkway / Bikeway
-  Other Possible Walkway / Bikeway Alignments
-  Proposed Grade Separation
-  Proposed Interchange
-  Commercial Service Centre
-  Industrial \ Commercial Service Centre
-  Proposed Major Service Centre - General Location
-  Proposed Secondary Service Centre - Preferred Location
-  Proposed Secondary Service Centre - Alternate Location
-  Proposed Edmonton Power R.O.W.
-  Railway Interswitching Limit
-  4 Mile Limit on Proposed Spur Track
-  Area Requiring Upgrading or Special Attention  
(Existing Development Incompatible with Proposed Land Use)












-  Proposed Roadways
-  Stormwater Management Facility
-  Urban Transit Facility
-  Transit Oriented Service Centre
-  Valley Line LRT









## APPROVED SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN



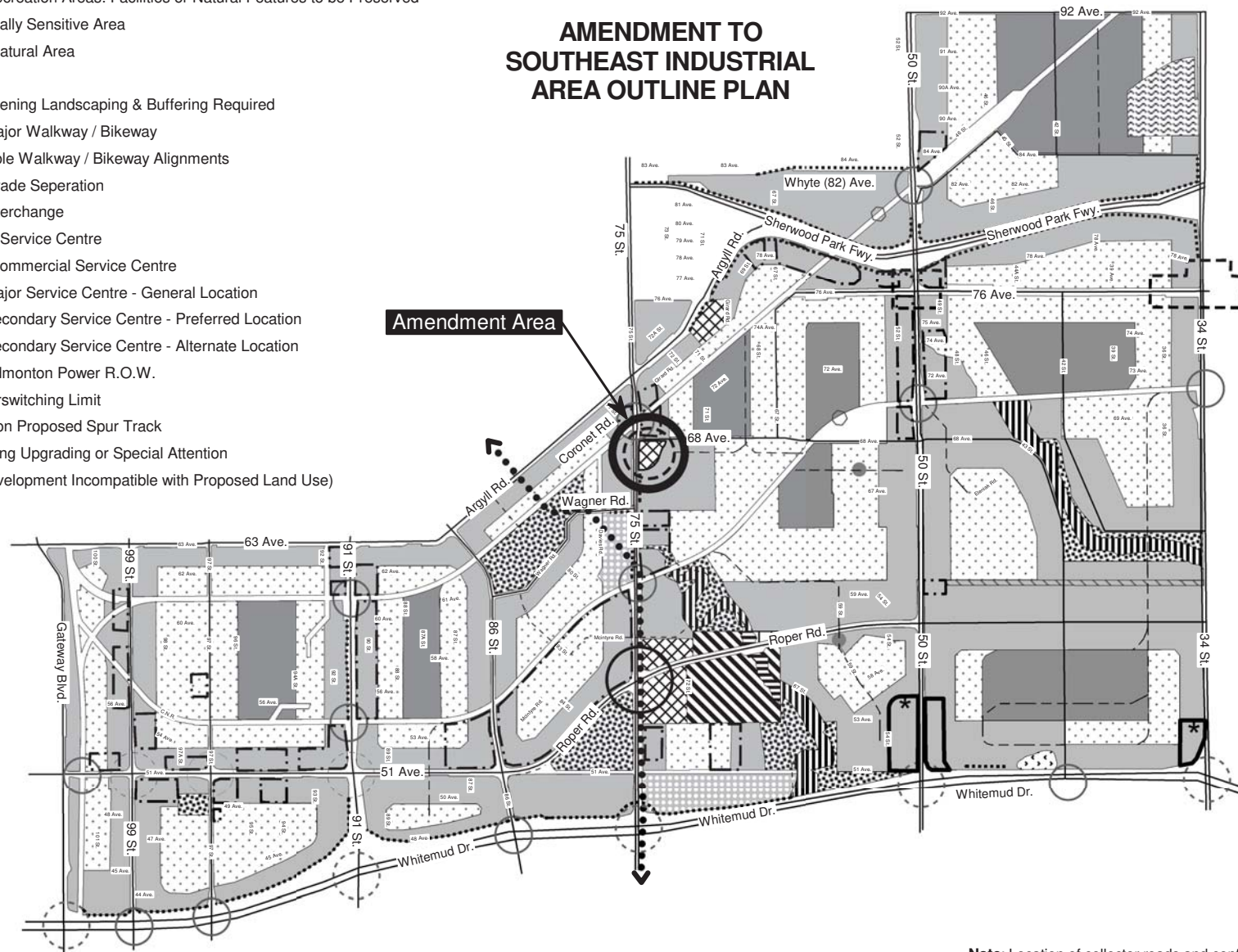
**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

-  High Standard Industrial Development (M-1)
-  Medium Industrial Development (M-2)
-  Heavy Industrial Development (M-3)
-  Industrial Business Development
-  Commercial \ Industrial (Warehouse Sales)
-  Potential Future Recreation, Open Space or Industrial Business
-  Metropolitan Recreation Zone (Along Mill & Fulton Creeks)
-  Proposed Recreation Areas. Facilities or Natural Features to be Preserved
-  Environmentally Sensitive Area
-  Significant Natural Area
-  Natural Area
-  Special Screening Landscaping & Buffering Required
-  Proposed Major Walkway / Bikeway
-  Other Possible Walkway / Bikeway Alignments
-  Proposed Grade Separation
-  Proposed Interchange
-  Commercial Service Centre
-  Industrial \ Commercial Service Centre
-  Proposed Major Service Centre - General Location
-  Proposed Secondary Service Centre - Preferred Location
-  Proposed Secondary Service Centre - Alternate Location
-  Proposed Edmonton Power R.O.W.
-  Railway Interswitching Limit
-  4 Mile Limit on Proposed Spur Track
-  Area Requiring Upgrading or Special Attention  
(Existing Development Incompatible with Proposed Land Use)

-  Proposed Roadways
-  Stormwater Management Facility
-  Urban Transit Facility
-  Transit Oriented Service Centre
-  Valley Line LRT
-  Amendment Boundary



## AMENDMENT TO SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN



**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Charter Bylaw:	19060
Location:	South of 68 Avenue NW and east of 75 Street NW
Address:	7430 - 68 Avenue NW
Legal Description(s):	Lot 3, Block 1, Plan 0725745
Site Area:	1.48 ha
Neighbourhood:	Davies Industrial East
Notified Community Organization(s):	Kenilworth, King Edward and The Avonmore Community Leagues
Applicant:	Chuck McNutt, WSP

### PLANNING FRAMEWORK

Current Zone:	(CB3) Commercial Mixed Business Zone
Proposed Zone:	(CB2) General Business Zone
Plan in Effect:	The Southeast Industrial Area Outline Plan
Historic Status:	None

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