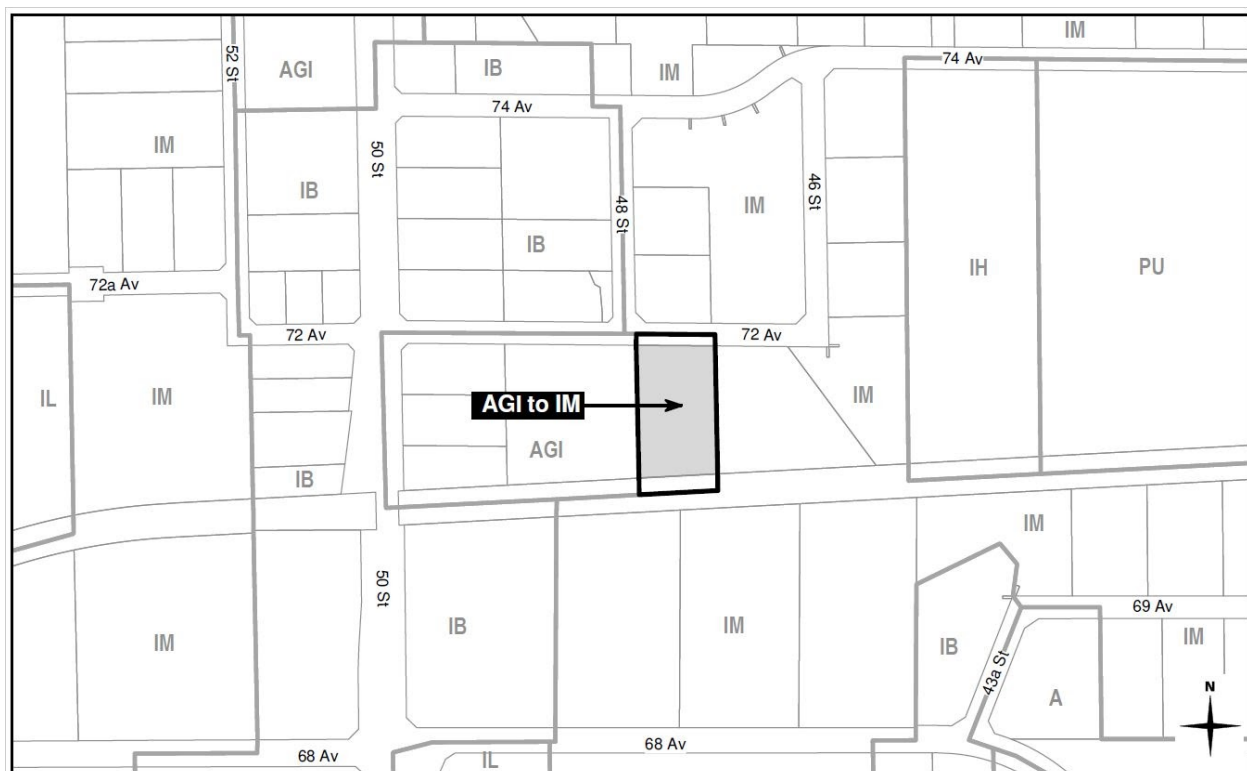




## ADMINISTRATION REPORT REZONING, PLAN AMENDMENT WEIR INDUSTRIAL

### 4745 - 72 AVENUE NW

To allow for the development of manufacturing, processing, assembly, distribution, service and repair uses that carry out a portion of their operations outdoors or require outdoor storage areas.



### RECOMMENDATION AND JUSTIFICATION

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

- it allows the opportunity industrial businesses to locate in an older industrial area;
- it is suitably located away from major roadways to support outdoor storage and activities associated with industrial uses; and
- is compatible with surrounding land uses.

## THE APPLICATION

1. RESOLUTION to amend the Southeast Industrial Area Outline Plan (SEIOP) to identify the site for medium industrial development.
2. CHARTER BYLAW 19422 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (IM) Medium Industrial Zone.

The applicant's stated reason for the rezoning is either for the potential sale of the land or to develop it in conjunction with their abutting property to the east.

## SITE AND SURROUNDING AREA

The subject property is located east of 50 Street NW and south of 72 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AGI) Industrial Reserve Zone	Vacant lot
<b>CONTEXT</b>		
North, across 72 Avenue NW	(IM) Medium Industrial Zone	General Industrial

East	(IM) Medium Industrial Zone	General Industrial
South, across rail line	(IM) Medium Industrial Zone	Metal Recycling
West	(AGI) Industrial Reserve Zone	General Industrial

## PLANNING ANALYSIS

The site is subject to the Southeast Industrial Area Outline Plan (SEIOP) which generally supports High Standard Industrial Development along the major roadways and Medium Industrial Development to the interior.

The proposed site is the third lot in from a major roadway (50 Street NW), is abutting land to the east that is zoned (IM) Medium Industrial, and is surrounded by land zoned IM to the north (across 72 Avenue NW) and south (across a rail line). The proposal generally complies with the intent of the policy direction to locate medium industrial to the interior of major roadways. The proposed rezoning is accompanied by map amendment to identify the subject property (and a portion of the eastern property already zoned IM) for Medium Industrial Development as it is currently identified for High Standard Industrial Development in the SEIOP.

## TECHNICAL REVIEW

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

While services exist to the property line, a warning has been placed on the property to ensure that the Development Officer verifies that any infrastructure upgrades or systems required to ensure that fire flow and water servicing standards are met through implementation in the design of the building and/or through off-site improvements.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 15, 2020	<ul style="list-style-type: none"> <li>• Number of recipients: 20</li> <li>• No responses received</li> </ul>
<b>WEBPAGE</b>	<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>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Resolution / Charter Bylaw:	19422
Location:	South of 72 Avenue NW and east of 50 Street NW
Address:	4745 -72 Avenue NW
Legal Description:	Block M, Plan 4086KS
Site Area:	0.81 ha
Neighbourhood:	Weir Industrial
Notified Community Organizations:	Kenilworth Community League North Millbourne Community League
Applicant:	Alco Inc.

### PLANNING FRAMEWORK

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zone:	(IM) Medium Industrial Zone
Plan in Effect:	Southeast Industrial Area Outline Plan
Historic Status:	n/a

Written By:  
Approved By:  
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Planning Coordination