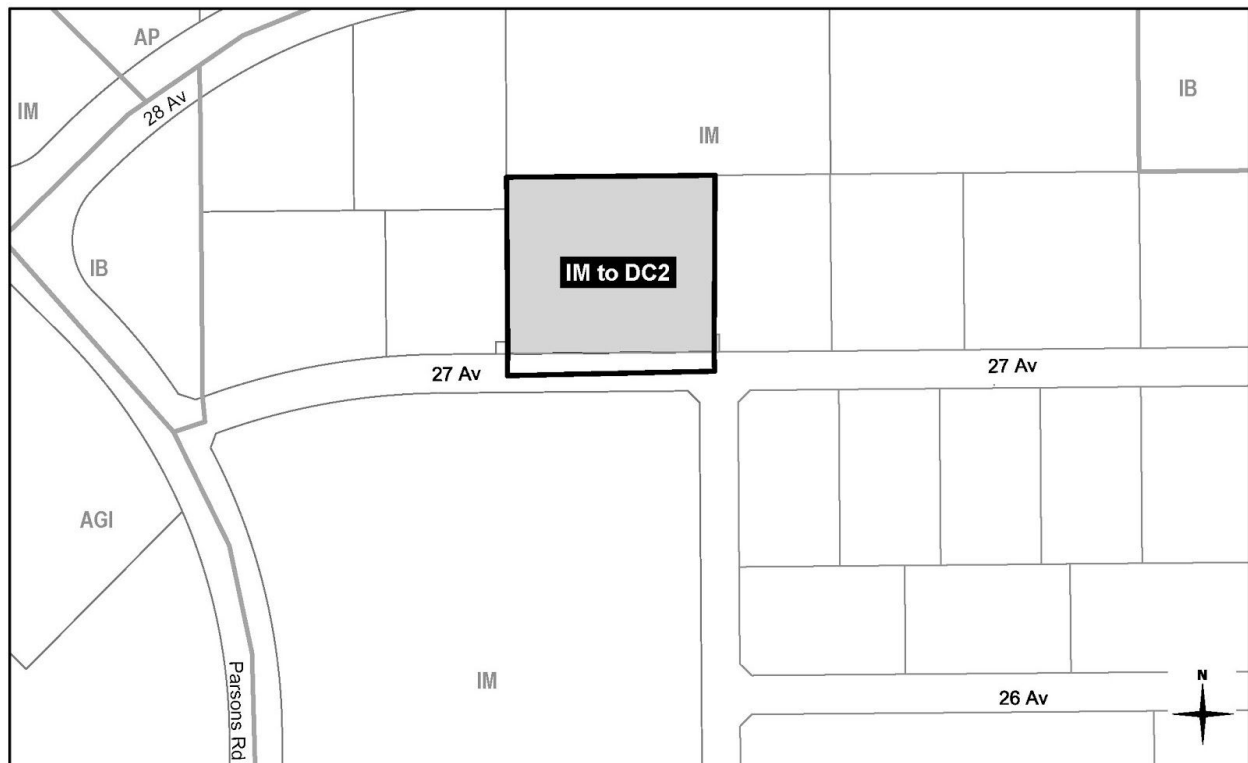




CITY PLANNING REPORT REZONING & PLAN AMENDMENT PARSONS INDUSTRIAL

9620 - 27 AVENUE NW

To allow for the redevelopment of the site to industrial uses and limited commercial uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- It will facilitate the redevelopment of this site for a mix of industrial and related uses;
- 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 South Industrial Area Outline Plan (OP) proposes to re-designate the subject lands from medium industrial development to high standard industrial development.
2. CHARTER BYLAW 18684 to amend the Zoning Bylaw from (IM) Medium Industrial Area to (DC2) Direct Development Control Provision. The proposed zone will allow for a mix of industrial and limited commercial uses that typically include showrooms and related sales.

It is the applicant's intent to redevelop the site to allow for a contractor's business and several related businesses that may include manufacturing, showrooms, sales areas and storage as well as a common area.

SITE AND SURROUNDING AREA

The subject site is located in the south central portion of the South Industrial Area OP, north of 27 Avenue NW between Parsons Road NW and 96 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	General Industrial Uses
CONTEXT		
North	(IM) Medium Industrial Zone	General Industrial Uses
East	(IM) Medium Industrial Zone	General Industrial Uses
South	(IM) Medium Industrial Zone	General Industrial Uses
West	(IM) Medium Industrial Zone	General Industrial Uses

PLANNING ANALYSIS

The site is currently designated for medium industrial development in the South Industrial Area Outline Plan. The proposal to add a wider range of industrial uses with limited commercial opportunities, requires that the Plan be amended. Given the proximity to arterial roadways, the site provides a suitable location to be redeveloped for a larger variety of uses while maintaining the industrial nature of the area.

A standard light industrial zone (IL or IB) was seen as inappropriate at the location, as the site is in the interior of the industrial enclave. The use of a DC2 Provision provides the flexibility for the site to develop with industrial uses while also allowing for commercial sales and showrooms and retains the general industrial intensity and nature of the area. The limited range of non-industrial uses are closely linked to the industrial nature and allow for the viable redevelopment of the site.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

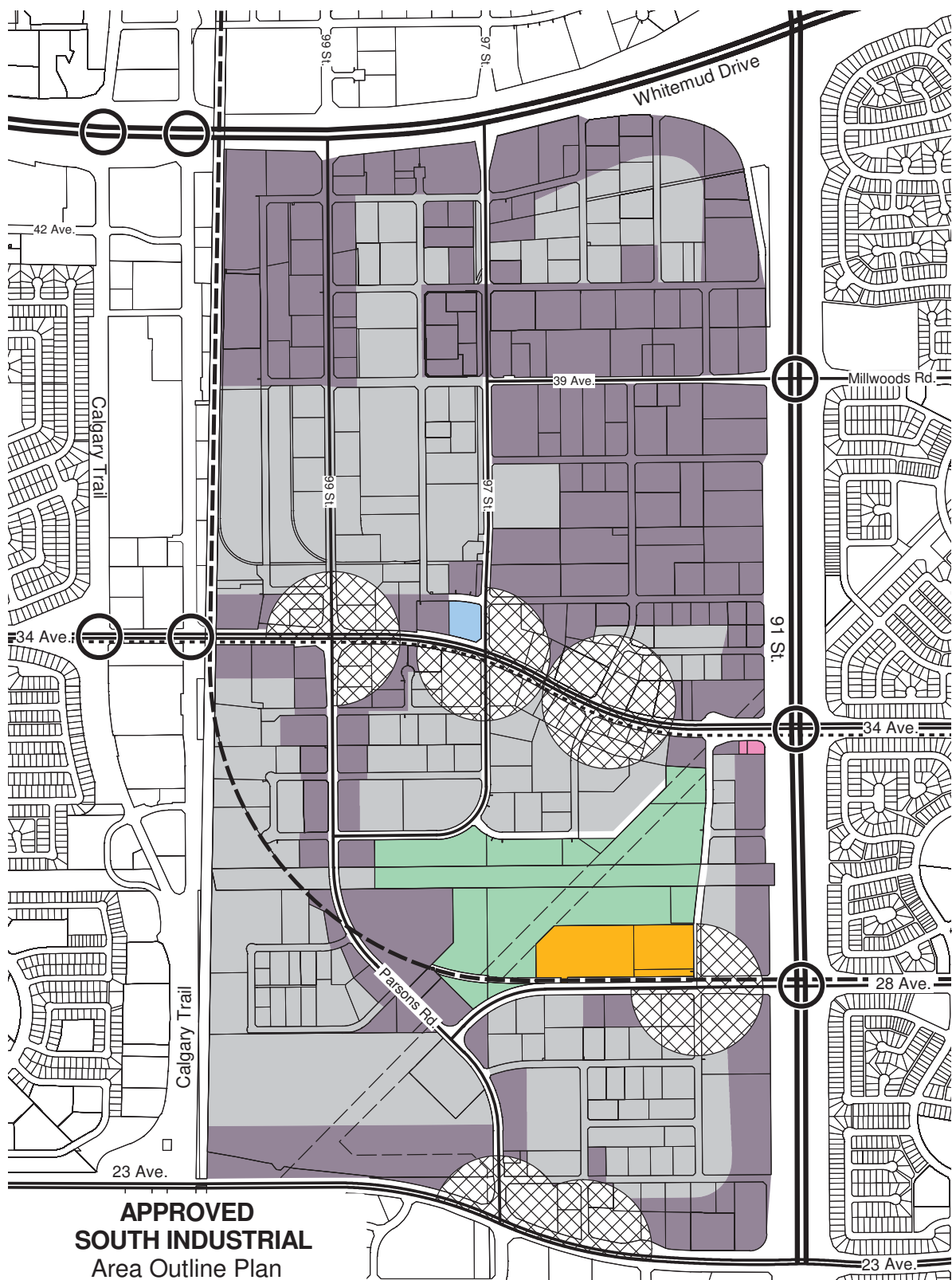
ADVANCE NOTICE April 16, 2018	<ul style="list-style-type: none"> • Number of recipients: 223 • No responses
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx

CONCLUSION

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

APPENDICES

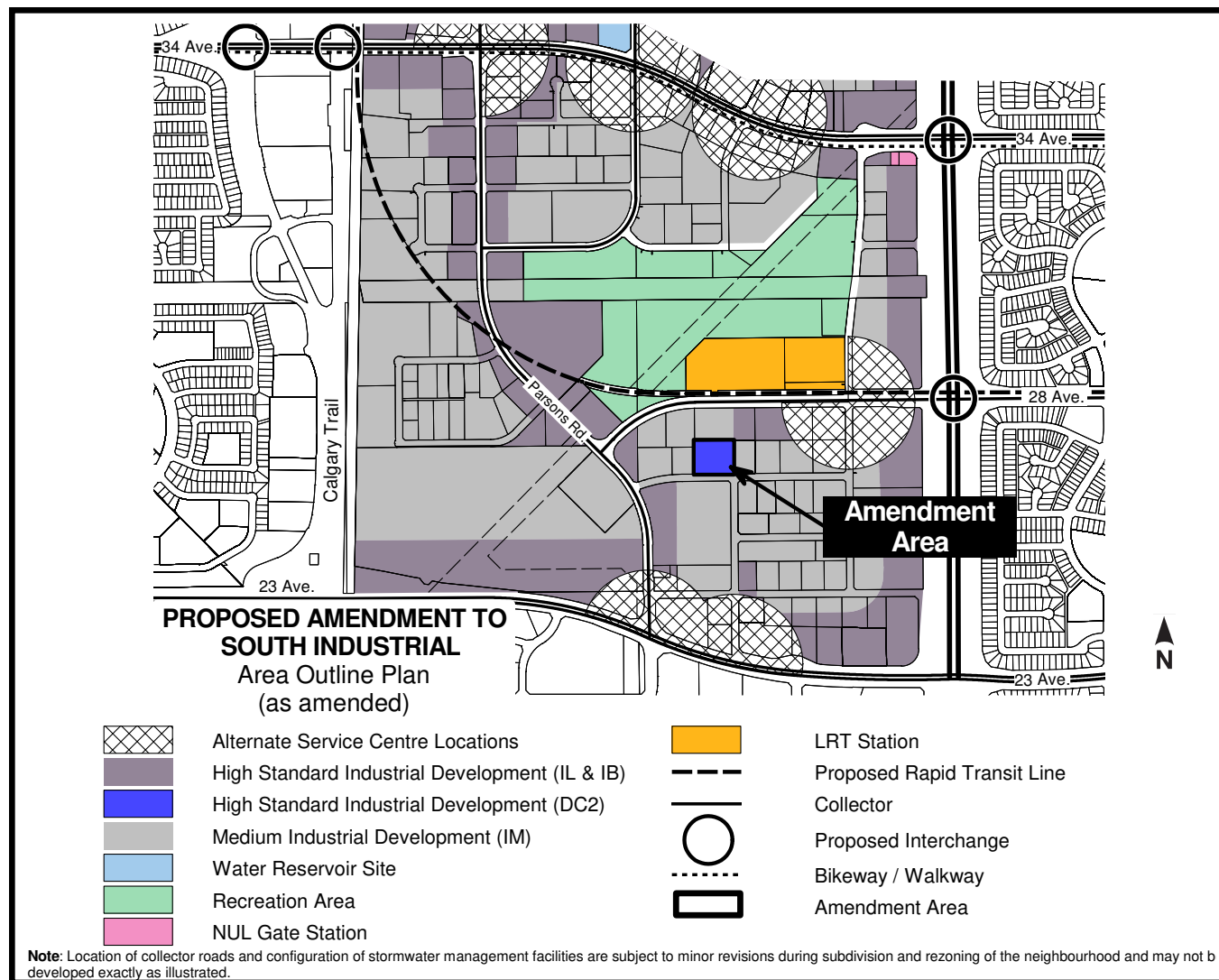
- 1 Approved Outline Plan
- 2 Proposed Outline Plan (South of 34 Avenue NW)
- 3 Application Summary



**APPROVED
SOUTH INDUSTRIAL
Area Outline Plan
(as amended)**

	Alternate Service Centre Locations		LRT Station
	High Standard Industrial Development (IL & IB)		Proposed Rapid Transit Line
	Medium Industrial Development (IM)		Collector
	Water Reservoir Site		Proposed Interchange
	Recreation Area		Bikeway / Walkway
	NUL Gate Station		

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:	18684
Location:	North of 27 Avenue NW and east of Parsons Road NW
Address:	9620 - 27 Avenue NW
Legal Description(s):	Lot 10, Block 9, Plan 7722843
Site Area:	0.984 ha
Neighbourhood:	Parsons Industrial
Notified Community Organization:	None
Applicant:	Wes Sims

PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	South Industrial Area Outline Plan
Historic Status:	None

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