



CITY PLANNING REPORT REZONING, PLAN AMENDMENT STRATHCONA INDUSTRIAL PARK

9120 - 34A AVENUE NW

To allow for industrial business uses such that no nuisance is created or apparent outside an enclosed building, and for limited, compatible commercial uses.



RECOMMENDATION AND JUSTIFICATION

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

- the proposed industrial uses are compatible with the surrounding commercial uses ;
- the site is in close proximity and easily accessible to 91 Street NW; and
- it allows for the logical redevelopment of this area.

THE APPLICATION

1. RESOLUTION to amend the South Industrial Area Outline Plan (ASP) to identify the property being rezoned for High Standard Industrial Development.
2. CHARTER BYLAW 18990 to amend the Zoning Bylaw to (IB) Business Industrial Zone.

The applicant's stated intention for the rezoning is to better meet existing market demands for commercial and office business space in the area.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

EXISTING ZONING		CURRENT DEVELOPMENT
SUBJECT SITE	(IM) Medium Industrial Zone	Vacant warehouse building
CONTEXT		
North	(IB) Business Industrial Zone	Two industrial buildings Warehouse building Two storey multi-unit industrial building
East	(IM) Medium Industrial Zone	General Contractor, rezoning to IB proposed under Bylaw 18951

South	(IM) Medium Industrial Zone	One storey multi-unit industrial building
West	(CB2) General Business Zone	Two storey multi-unit commercial building



VIEW OF SITE (182312553) LOOKING NORTH

PLANNING ANALYSIS

The site is identified for Medium Industrial Development in the South Industrial Area Outline Plan and as such, an amendment to the Outline Plan Map to identify the area for High Standard Industrial Development accompanies the application.

The subject property is located adjacent to a Service Centre location identified in the plan, as well as to two major arterial roadways, 34 Avenue NW and 91 Street NW. Much of the area in the southwest quadrant of the Strathcona Industrial Park has transitioned to less intensive industrial and compatible commercial and business uses. The proposed rezoning is generally consistent with surrounding development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

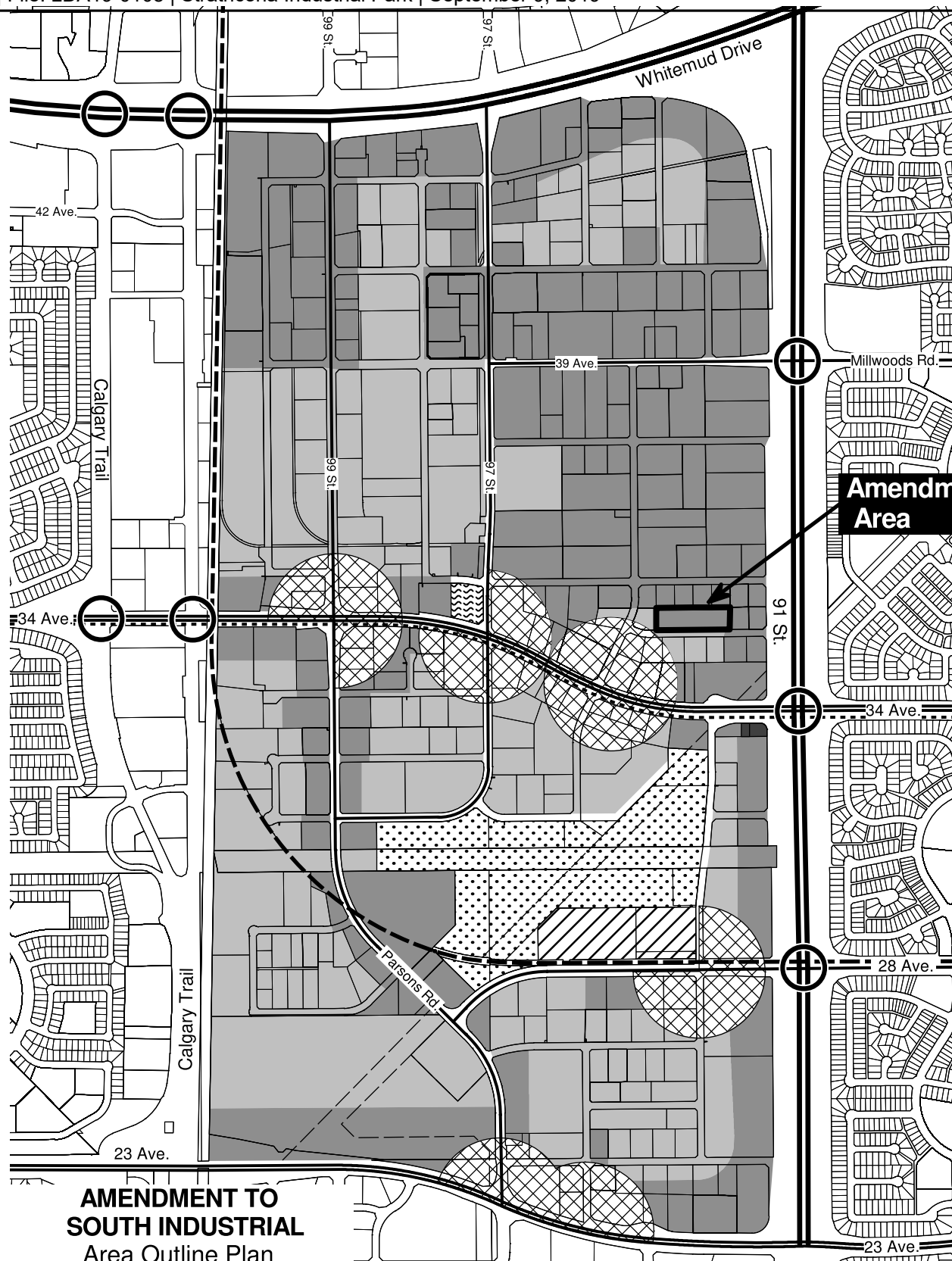
ADVANCE NOTICE March 14, 2019	<ul style="list-style-type: none">• Number of recipients: 82• No responses
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx

CONCLUSION




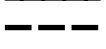

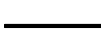


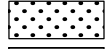



City Planning recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Amendment to the South Industrial Area Outline Plan
- 2 Application Summary



**AMENDMENT TO
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		Amendment Area

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:	Outline Plan Amendment & Rezoning
Resolution Charter Bylaw:	18990
Date of Application Acceptance	March 13, 2019
Location:	North of 34A Avenue NW and west of 91 Street NW
Address:	9120 - 34A Avenue NW
Legal Description:	Lot 13A, Block 11, Plan 9624381
Site Area:	1.3 ha
Neighbourhood:	Strathcona Industrial Park
Notified Community Organization(s):	Leefield Community League
Applicant:	Green Space Alliance

PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Business Industrial Zone
Plan in Effect:	South Industrial Area Outline Plan
Historic Status:	N/A

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Branch:	City Planning
Section:	Planning Coordination