

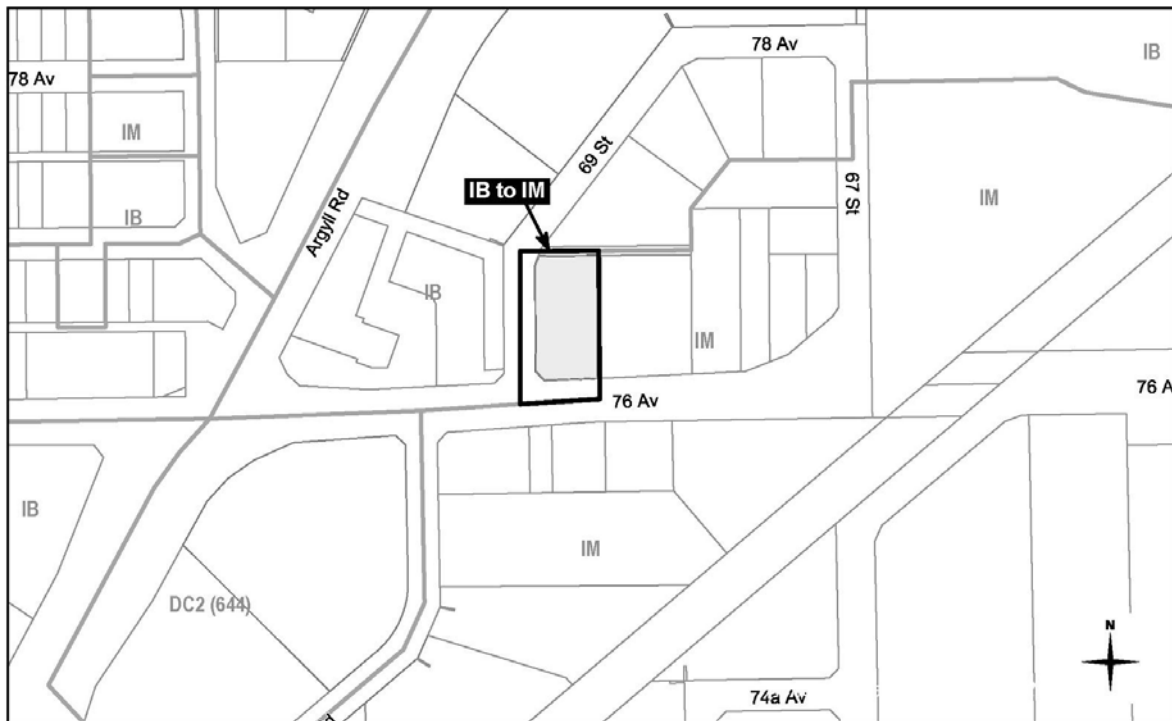


## CITY PLANNING REPORT REZONING

### GIRARD INDUSTRIAL

#### 6854 - 76 AVENUE NW

To allow for the development of medium industrial uses including temporary storage.



#### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- it will allow for additional employment opportunities,
- it will not create a conflict with the existing uses, and
- it is compatible with surrounding land uses.

THE APPLICATION

The purpose of Charter Bylaw 18995 is to change the zoning on the subject site from (IB) Industrial Business Zone to (IM) Medium Industrial Zone. The proposed Charter Bylaw will allow for the development of medium industrial uses on the site.

It is the applicant's intent to develop the site form Medium Industrial uses including Temporary Storage.

SITE AND SURROUNDING AREA

The site is located on the northern portion of the Mitchell Industrial area and currently contains on-site storage of sand and gravel materials and a small office building.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IB) Industrial Business Zone	4 Car Garage and a small storage building
CONTEXT		
North	(IB) Industrial Business Zone	Mixed Industrial uses

East	(IM) Heavy Industrial Zone	Mixed Industrial uses
South	(IM) Heavy Industrial Zone	Mixed Industrial uses
West	(IB) Industrial Business Zone	4 Car Garage and a small storage building

## PLANNING ANALYSIS

The Southeast Industrial Area Outline Plan (SEIAOP) approved in 1975, guides the land use framework for this area. The Plan identifies this site for both higher industrial and medium industrial land uses. Furthermore, the policies outlined in the SEIAOP are flexible in order to accommodate future market demand in industrial development and specifically notes that although areas are designated for a particular industrial development, other industrial development is appropriate.

The area is characterised by a broad mix of industrial land uses. The lands to the north and west are zoned (IB) and developed as such, while lands to the east and south are zoned (IM) and contain general industrial buildings with outside storage. Further to this, the Girard Industrial area includes a variety of industrial and industrial-related users ranging from professional office, manufacturing, warehousing, and distribution facilities to processing, auto repair, auto body repair and fabricating uses.

The site is zoned (IB) Industrial Business which is intended to provide for industrial uses that, carry out their operations such that no nuisance is created or apparent outside an enclosed building. The proposed (IM) zone is intended to provide for manufacturing, processing, assembly, distribution, and service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas.

The existing development located on Argyll Road, north and west of the proposed rezoning site lends itself to a higher quality industrial uses typical of the (IB) Zone while lands interior, east and south of the subject site lends itself to medium industrial uses. The subject site is situated interior to the area with access off local roads. As such the rezoning to (IM) Zone including "Temporary Storage" use are compatible with the surrounding existing uses.

Furthermore, given the policy direction outlined in the plan which provides flexibility to accommodate various industrial uses depending on market demand and the variety of industrial uses in the neighbourhood, the proposed use and rezoning are in line with the policy direction of the SEIAOP.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> November 9, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 28</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="#">Link to neighbourhood page</a></li></ul>

An advance notice was sent to the surrounding property owners, and the King Edward Park Community League. No concerns or comments were received as a result of the advance notice.

## CONCLUSION

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

## APPENDICES

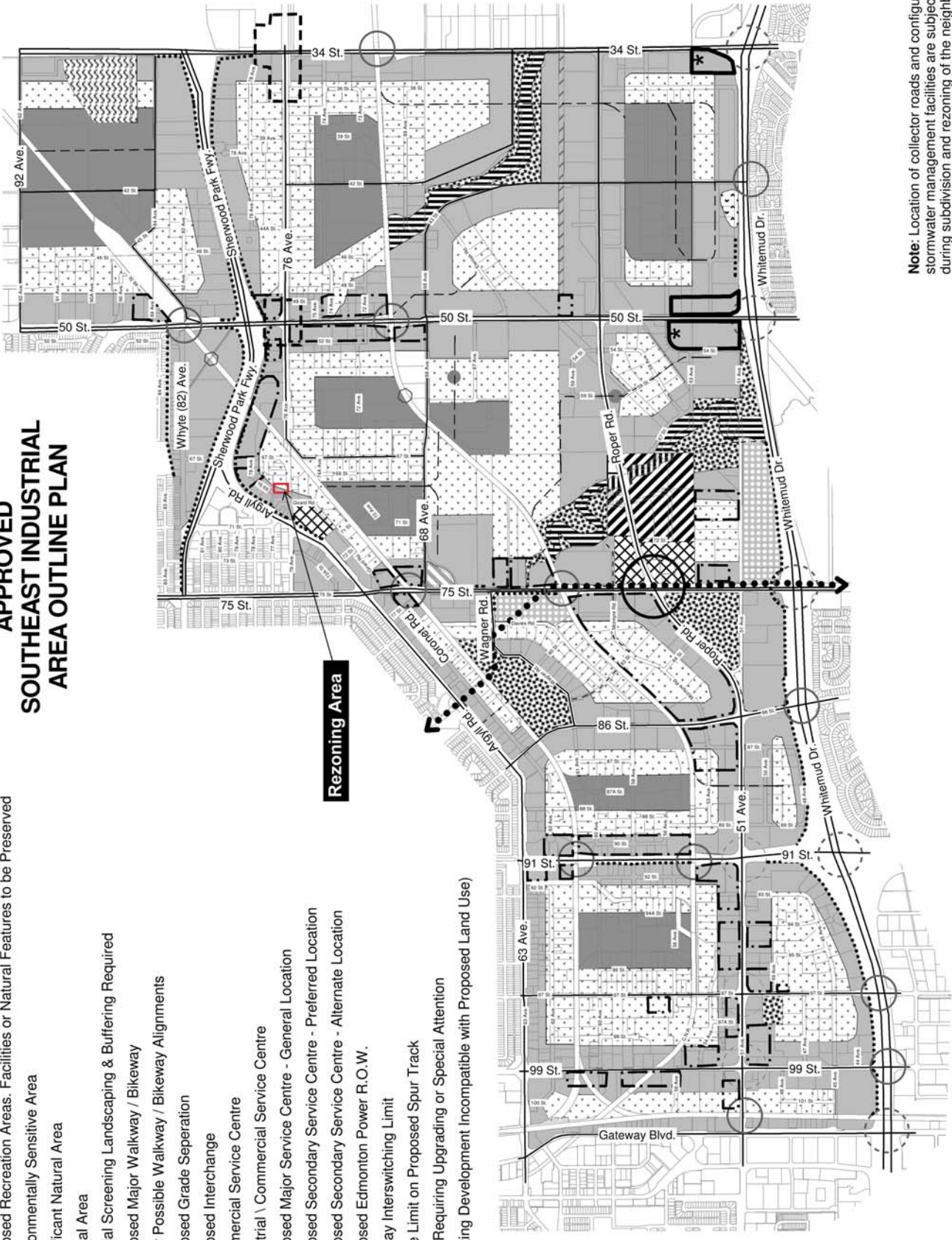
- 1 Context Plan Map
- 2 Application Summary





**APPROVED  
SOUTHEAST INDUSTRIAL  
AREA OUTLINE PLAN**

- 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



**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:	Rezoning
Charter Bylaw:	18995
Date of Application Acceptance:	November 5, 2018
Location:	North of 76 Avenue NW and east of 69 Street NW
Address:	6854 - 76 AVENUE NW
Legal Description:	Lot 7, Block 7, Plan 4194RS
Site Area:	0.31 ha
Neighbourhood:	Girard Industrial
Notified Community Organization:	King Edward Park Community League
Applicant:	Loretta Lahey

### PLANNING FRAMEWORK

Current Zone:	(IB) Industrial Business Zone
Proposed Zone:	(IM) Medium Industrial Zone
Plan in Effect:	Southeast Industrial Area Outline Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination