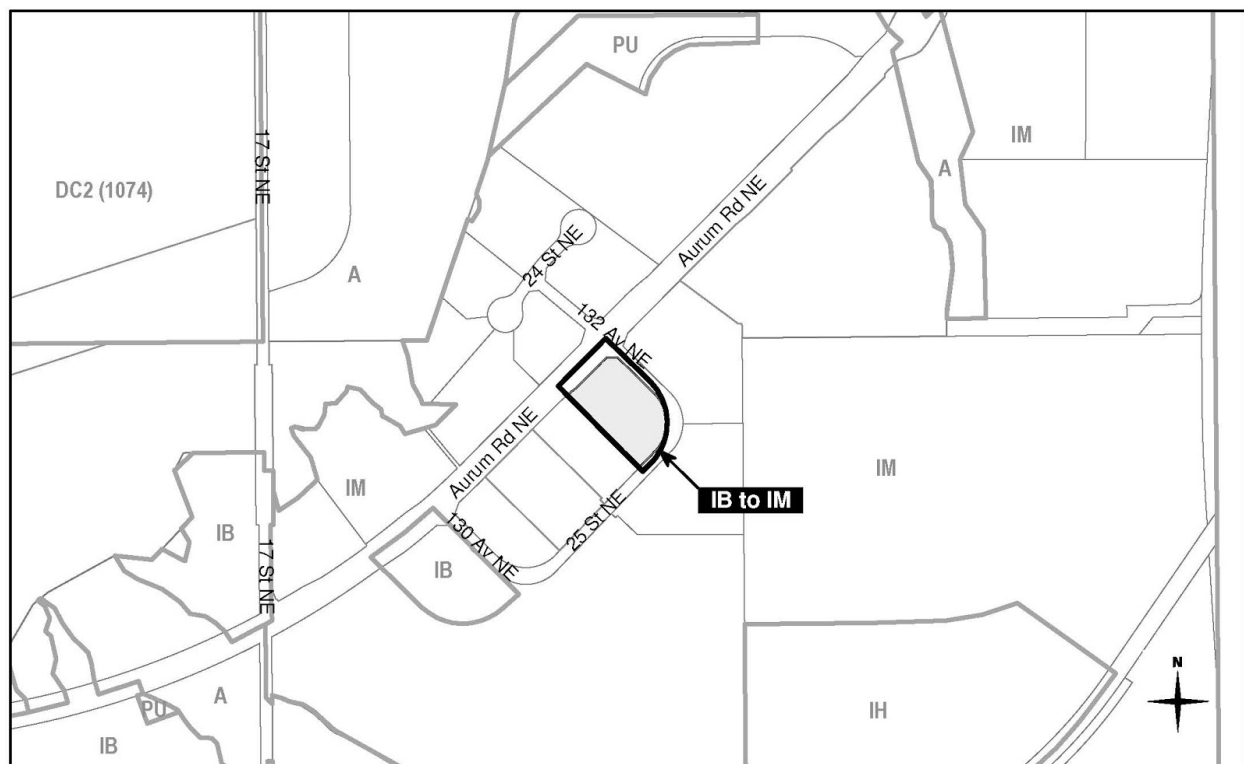




## ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** CLOVER BAR AREA

### 13130 - 25 STREET NE

To allow for medium industrial uses, that carry out a portion of their operation outdoors or require outdoor storage areas.



### RECOMMENDATION AND JUSTIFICATION

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

- supports and maintains industrial opportunities as outlined in the Aurum Industrial Business Park Area Structure Plan;
- is compatible with the existing and planned development of surrounding land; and
- provides the opportunity to for medium industrial uses that carry out a portion of their operation outdoors or require outdoor storage areas.

## THE APPLICATION

1. BYLAW 19453 to amend the Aurum Industrial Business Park Area Structure Plan to re-designate lands from Industrial Business to Medium Industrial.
2. CHARTER BYLAW 19454 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone.

## SITE AND SURROUNDING AREA

The subject site is currently vacant and located in the north central portion of the Aurum Industrial Business Park Area Structure Plan (ASP) along Aurum Road NE surrounded by medium industrial uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IB) Industrial Business Zone	Vacant lot
<b>CONTEXT</b>		
North	(IM) Medium Industrial Zone	General Industrial Use
East	(IM) Medium Industrial Zone	General Industrial Use
South	(IM) Medium Industrial Zone	Vacant lot
West	(IM) Medium Industrial Zone	General Industrial Use

## PLANNING ANALYSIS

The Aurum Industrial Business Park Area Structure Plan designates the site for industrial business uses.

The plan amendment proposes to change the land use designation of this site to medium industrial uses. It is the applicant's intent to operate a General Industrial use with outside storage.

The proposed rezoning is appropriate and suitable for this site as it's located along Aurum Road NE and is surrounded by medium industrial uses.

The overall development concept in the Aurum Industrial Business Park Area Structure Plan (ASP) identifies the area as appropriate for maintaining industrial uses. This amendment and rezoning will allow for the future use of the site for medium industrial uses and is compatible with the existing and planned development of surrounding land.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

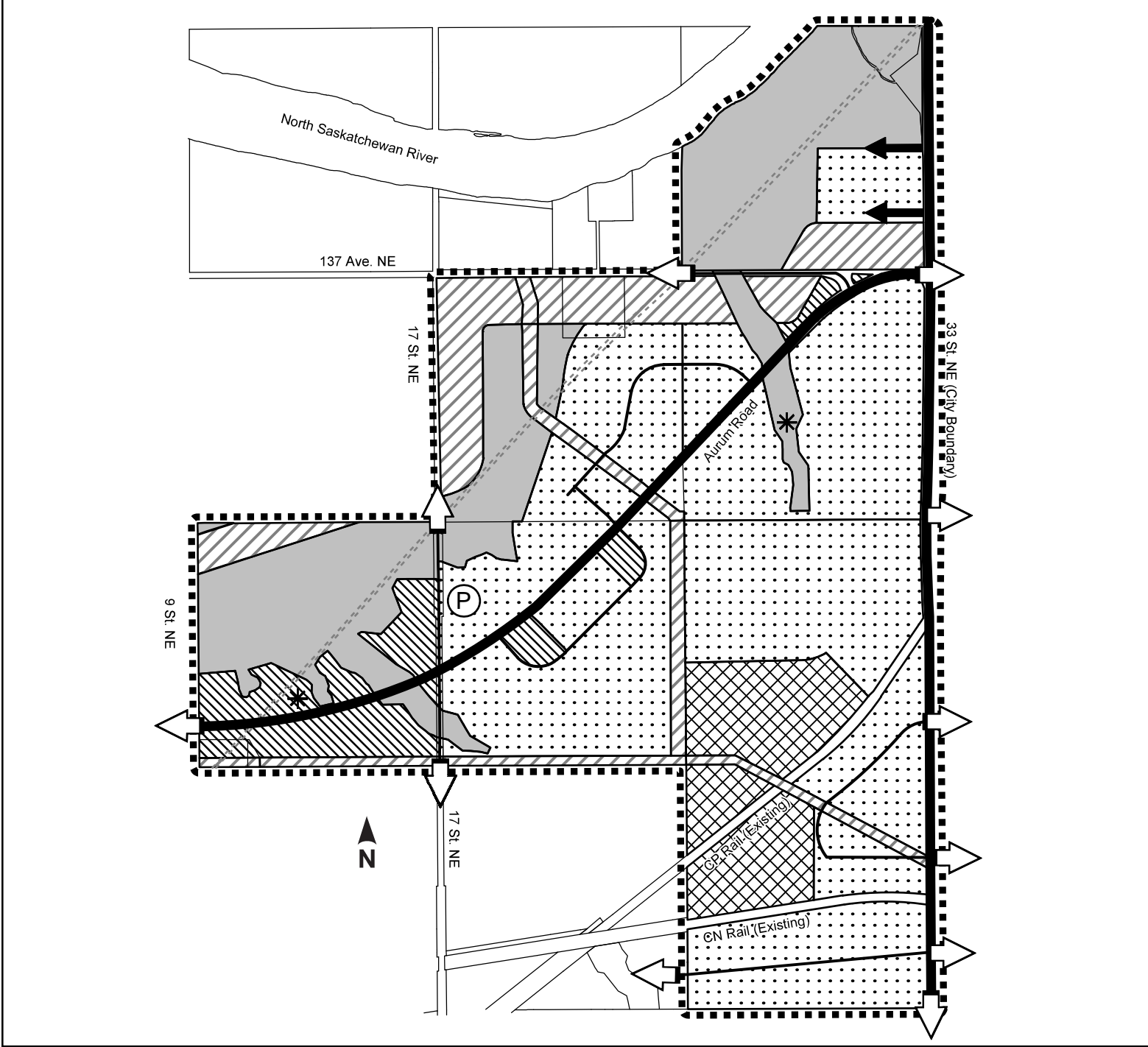
<b>ADVANCE NOTICE</b> May 22, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 166</li><li>• Number of responses in support: 0</li><li>• Number of responses with concerns: 0</li><li>• Common comments included: Citizen was inquiring about what type of development would occur on site</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="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/clover-bar-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/clover-bar-planning-applications.aspx</a></li></ul>

## CONCLUSION












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

## APPENDICES

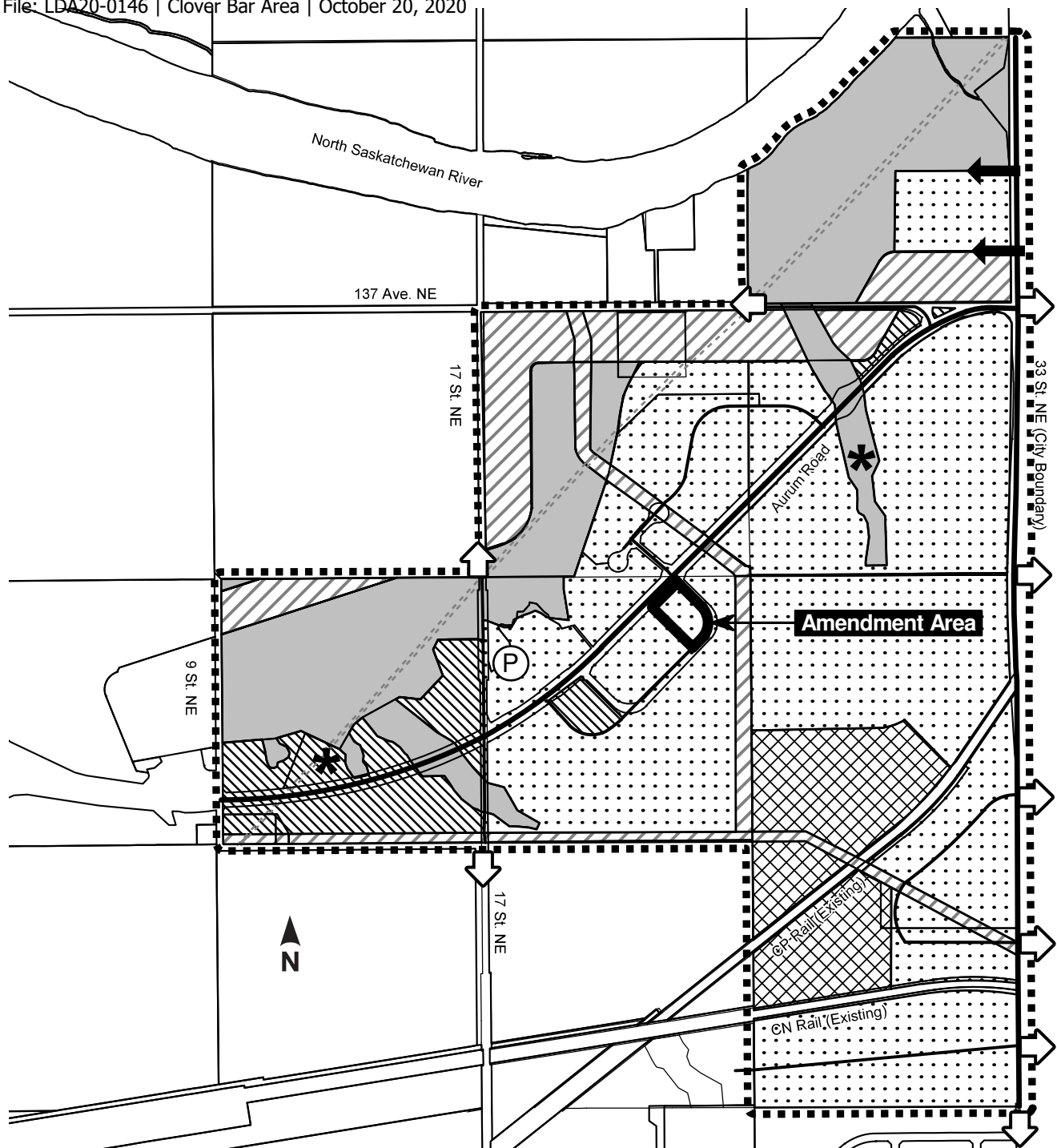
- 1 Approved ASP – Bylaw 18131
- 2 Proposed ASP – Bylaw 19453
- 3 Application Summary








**BYLAW 18131**  
**APPROVED**  
**AURUM INDUSTRIAL BUSINESS PARK**  
Area Structure Plan  
(as amended)

- |   |  |   |                         |
|---|--|---|-------------------------|
|  | Business/Light Industrial                      |  | Major Pipeline Corridor |
|  | Medium Industrial                              |  | Potential Park          |
|  | Heavy Industrial                               |  | Arterial Roadway        |
|  | Ravines/Natural Areas (ER)                     |  | Collector Roadways      |
|  | Proposed Online Stormwater Management Facility |  | Access Road             |
|   |  |  | Boundary of ASP         |


**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.




**BYLAW 19453  
AMENDMENT TO  
AURUM INDUSTRIAL BUSINESS PARK  
Area Structure Plan  
(as amended)**

-  Business/Light Industrial
-  Medium Industrial
-  Heavy Industrial
-  Ravines/Natural Areas (ER)
-  Major Pipeline Corridor


 Proposed Online Stormwater Management Facility

 Potential Park

 Arterial Roadway

 Collector Roadways

 Access Road

 Boundary of ASP

 Amendment Boundary

**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
Bylaw Charter Bylaw:	Bylaw 19453 & Charter Bylaw 19454
Location:	South of Aurum Road NE and west of 132 Street NE
Addresses:	13130 - 25 Street NE
Legal Description:	Lot 4, Block 8, Plan 1423235
Site Area:	1.72 ha
Neighbourhood:	Clover Bar Area
Notified Community Organization(s):	Fraser; Homesteader; South Clareview Community League; & The Horse Hill Community League (1995) Association
Applicant:	Stantec Consulting Inc.

### PLANNING FRAMEWORK

Current Zone:	(IB) Industrial Business Zone
Proposed Zone:	(IM) Medium Industrial Zone
Plan(s) in Effect:	Aurum Industrial Business Park Area Structure Plan
Historic Status:	None

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