



CITY PLANNING REPORT

REZONING

McNAMARA INDUSTRIAL

10704 - 176 STREET NW

To allow for an increased range of industrial business uses and limited, compatible commercial uses.



RECOMMENDATION AND JUSTIFICATION

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

- the site provides good visibility and accessibility due to its location along 107 Avenue NW, an east / west arterial road;
- the site is also located in close proximity to 178 Street NW, a major north / south arterial road; and
- the site as currently developed is suitable for the intended office uses.

THE APPLICATION

1. CHARTER BYLAW 18950 to amend the Zoning Bylaw to (IB) Industrial Business Zone

The applicant's stated intention for the rezoning is to use the existing 45,000 sq.ft. two storey office / warehouse building to allow for additional office uses. They state there are no current manufacturing, processing, assembly or distribution uses or users that carry out any portion of their operations outdoors making the site suitable for the IB Zone.

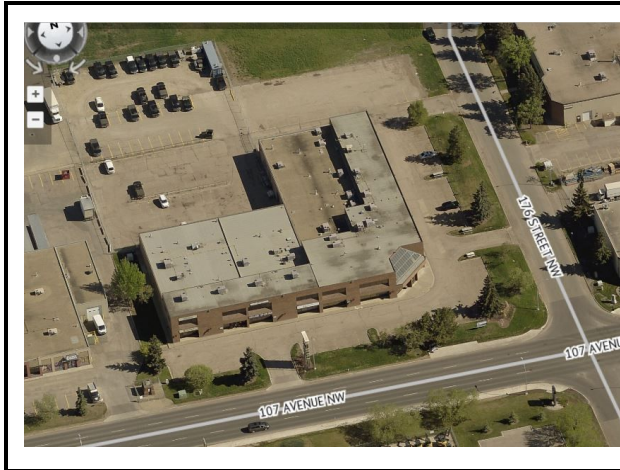
SITE AND SURROUNDING AREA

The site is centrally located north of 107 Avenue NW and east of 178 Street NW in the McNamara Industrial area.

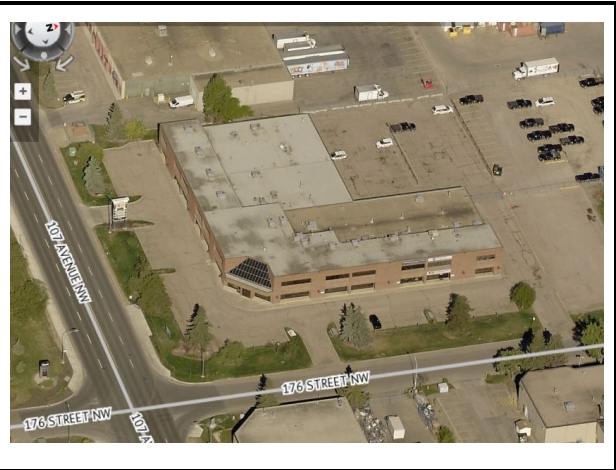


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Professional, Financial, Office Support Use
CONTEXT		
North	(IB) Business Industrial Zone	General Industrial Use
East	(IM) Medium Industrial Zone	General Industrial Use
South	(IM) Medium Industrial Zone	Equipment Sales / Rentals
West	(IB) Business Industrial Zone	Mix of uses



VIEW OF SITE LOOKING NORTH



VIEW OF SITE LOOKING NORTHWEST

PLANNING ANALYSIS

The IB Zone is suitable for the subject site due to its proximity to two arterial roadways and the existing office style development of the site. The proposed rezoning conforms with the general intent of the Northwest Industrial Area Outline Plan which supports the transitioning of industrial land (i.e. IM to IB).

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

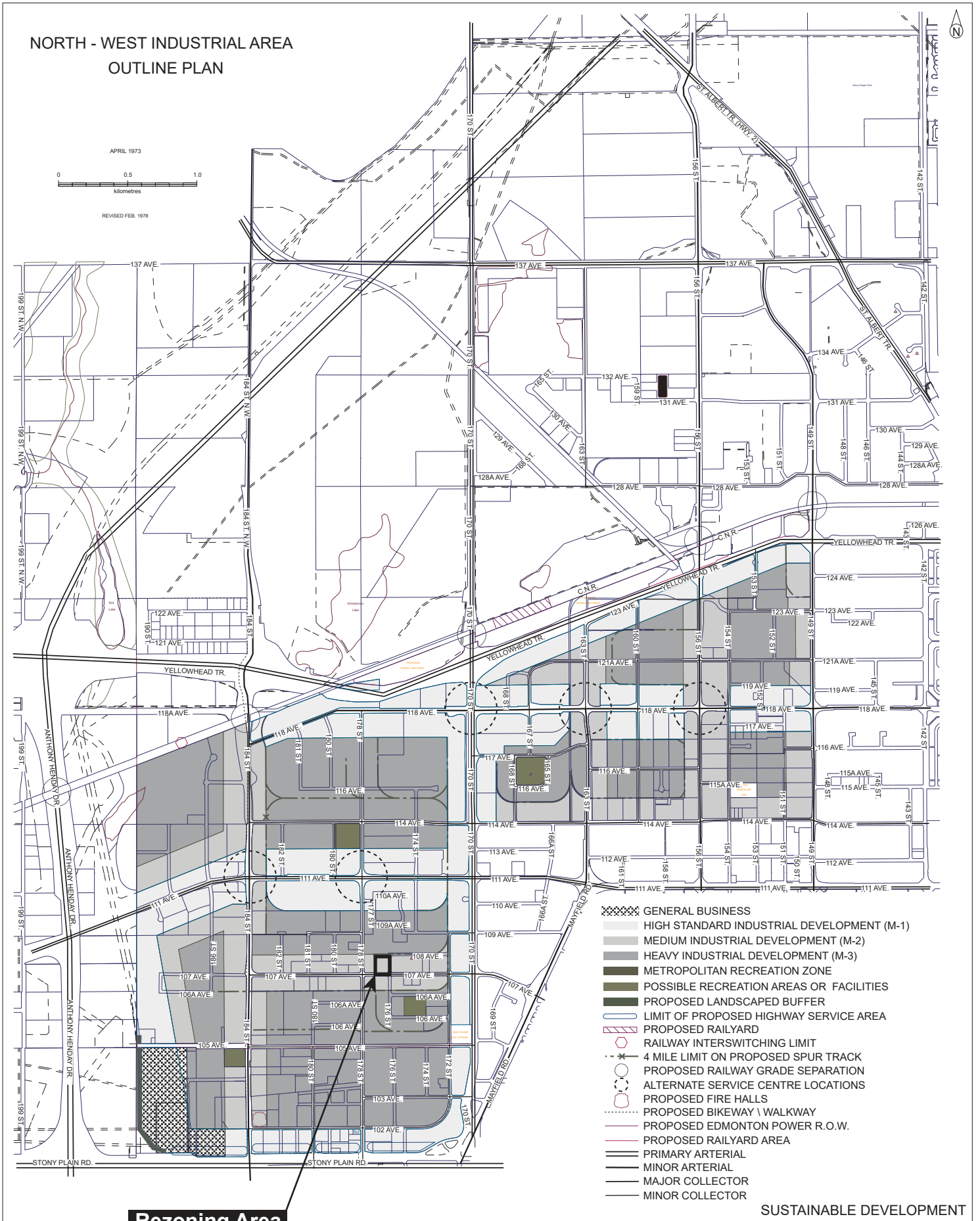
<p>ADVANCE NOTICE April 10, 2019</p>	<ul style="list-style-type: none"> ● Number of recipients: 12 ● No responses received
<p>PUBLIC MEETING</p>	<ul style="list-style-type: none"> ● Not held
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



Rezoning Area

SUSTAINABLE DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18950
Location:	North of 107 Avenue NW and east of 178 Street NW
Address:	10704 - 176 Street NW
Legal Description:	Lot 20, Block 8, Plan 9522343
Site Area:	1.05 ha
Neighbourhood:	McNamara Industrial
Notified Community Organization(s):	Britannia Youngstown Community League
Applicant:	Northern Development & Investment Group Inc.

PLANNING FRAMEWORK

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

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Branch:	City Planning
Section:	Planning Coordination