



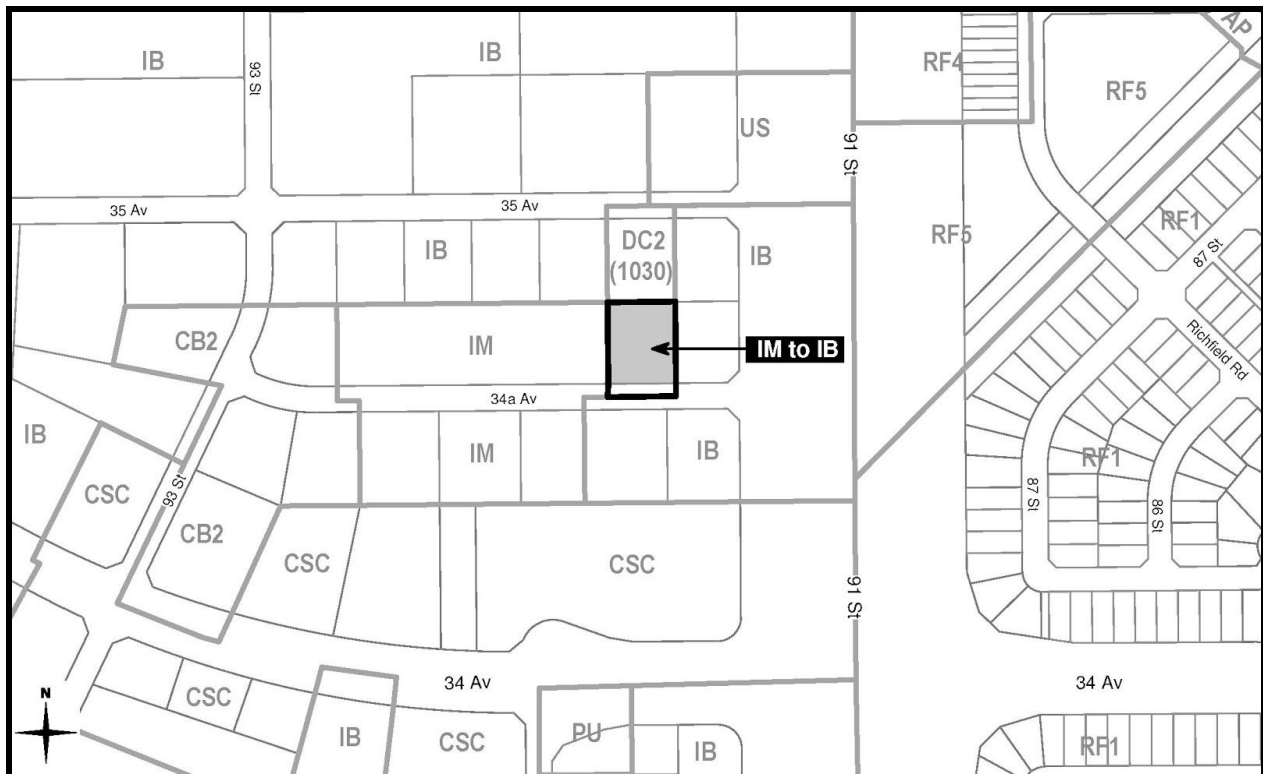
CITY PLANNING REPORT

REZONING

STRATHCONA INDUSTRIAL PARK

9114 - 34A AVENUE 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 proposal conforms with the South Industrial Area Outline Plan where High Standard Industrial Development (IB Zone) is encouraged along the perimeter of industrial areas and arterial roadways (91 Street); and
- the site as currently developed is suitable for the intended office uses.

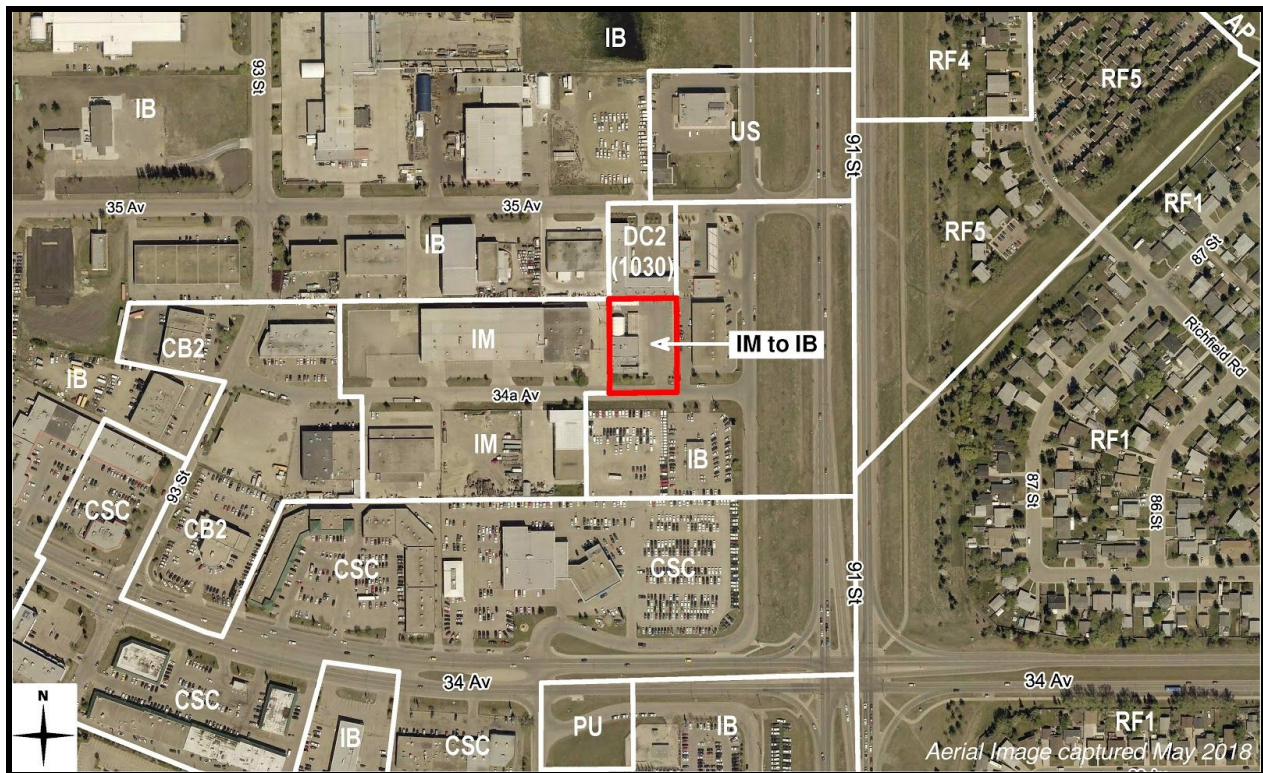
THE APPLICATION

1. CHARTER BYLAW 18951 to amend the Zoning Bylaw to (IB) Industrial Business Zone.

The applicant's stated intention for the rezoning is to convert the existing building to allow for office space that is required for their general contracting operation.

SITE AND SURROUNDING AREA

This site is located west of 91 Street NW and north of 34A Avenue NW at the western edge of Strathcona Industrial Park. Across 91 Street NW to the east is the Richfield Neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	General Contracting
CONTEXT		
North	(DC2) Site Specific Development Control Provision	Mix of uses including Professional, Financial and Office Support Services
East	(IB) Industrial Business Zone	Mix of uses including Convenience Retail and General Industrial

South	(IB) Industrial Business Zone	Automotive Sales
West	(IM) Medium Industrial Zone	Vacant Building (application for rezoning to IB)



VIEW OF SITE LOOKING NW FROM 34A AVENUE NW

PLANNING ANALYSIS

The proposed (IB) Industrial Business Zone is appropriate for the site as it is identified for High Standard Industrial Development in the South Industrial Area Outline Plan. The site’s proximity to 91 Street NW, a major north / south arterial, and the surrounding industrial business development provides a compatible interface for industrial business development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

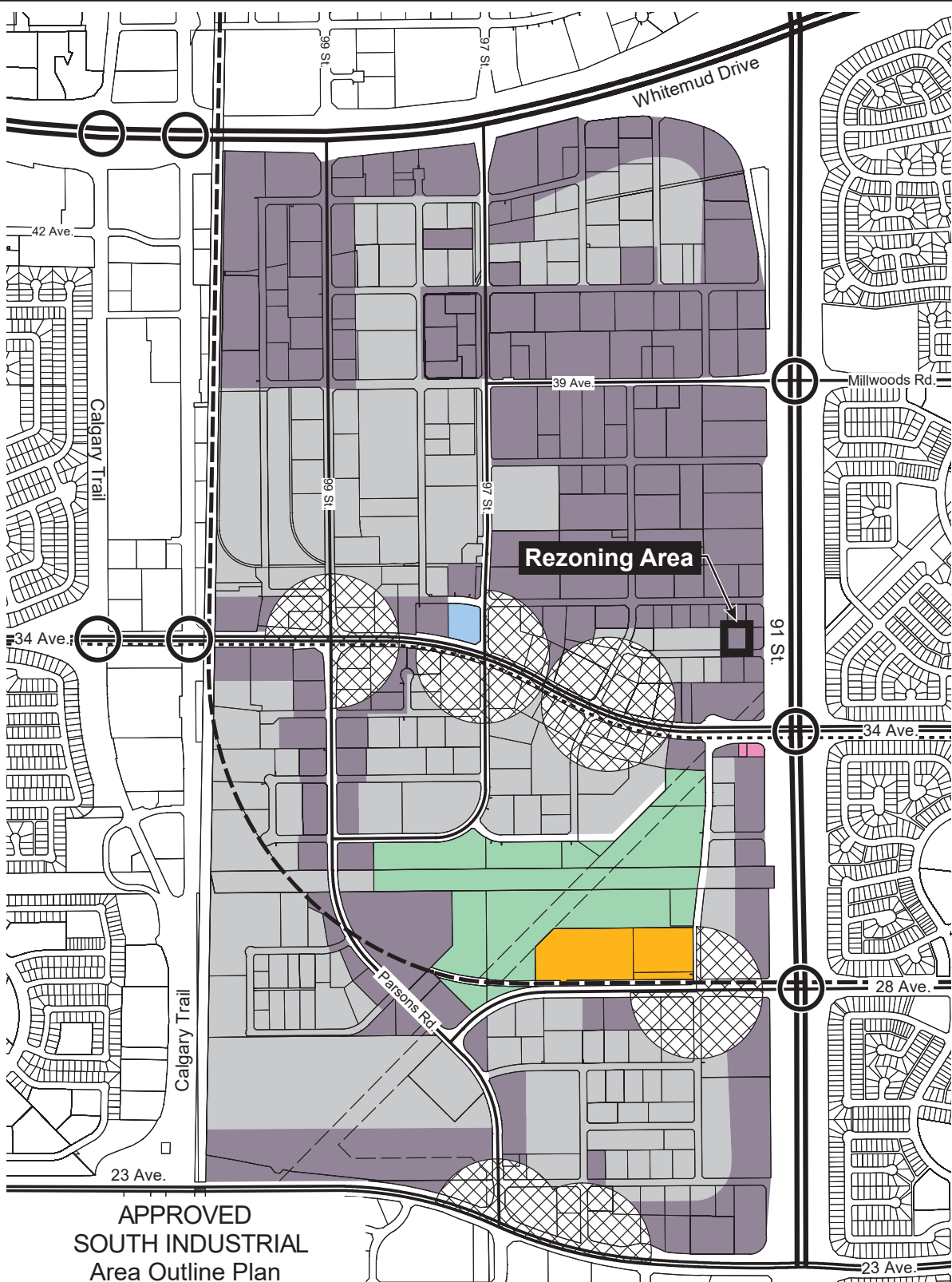
ADVANCE NOTICE March 26, 2019	<ul style="list-style-type: none"> ● Number of recipients: 19 ● No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> ● Not held
WEBPAGE	<ul style="list-style-type: none"> ● https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx

CONCLUSION

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












APPENDICES

- 1 Context Plan Map
- 2 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 |
|  | Recreation Area |  | Proposed Interchange |
|  | Water Reservoir Site |  | 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:	Rezoning
Charter Bylaw:	18951
Location:	North of 34A Avenue NW and west of 91 Street NW
Address:	9114 - 34A Avenue NW
Legal Description:	Lot 9, Block 11, Plan 7821552
Site Area:	0.32 ha
Neighbourhood:	Strathcona Industrial Park
Notified Community Organization:	Leefield Community League
Applicant:	Fillmore Construction Management Inc.

PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone o
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