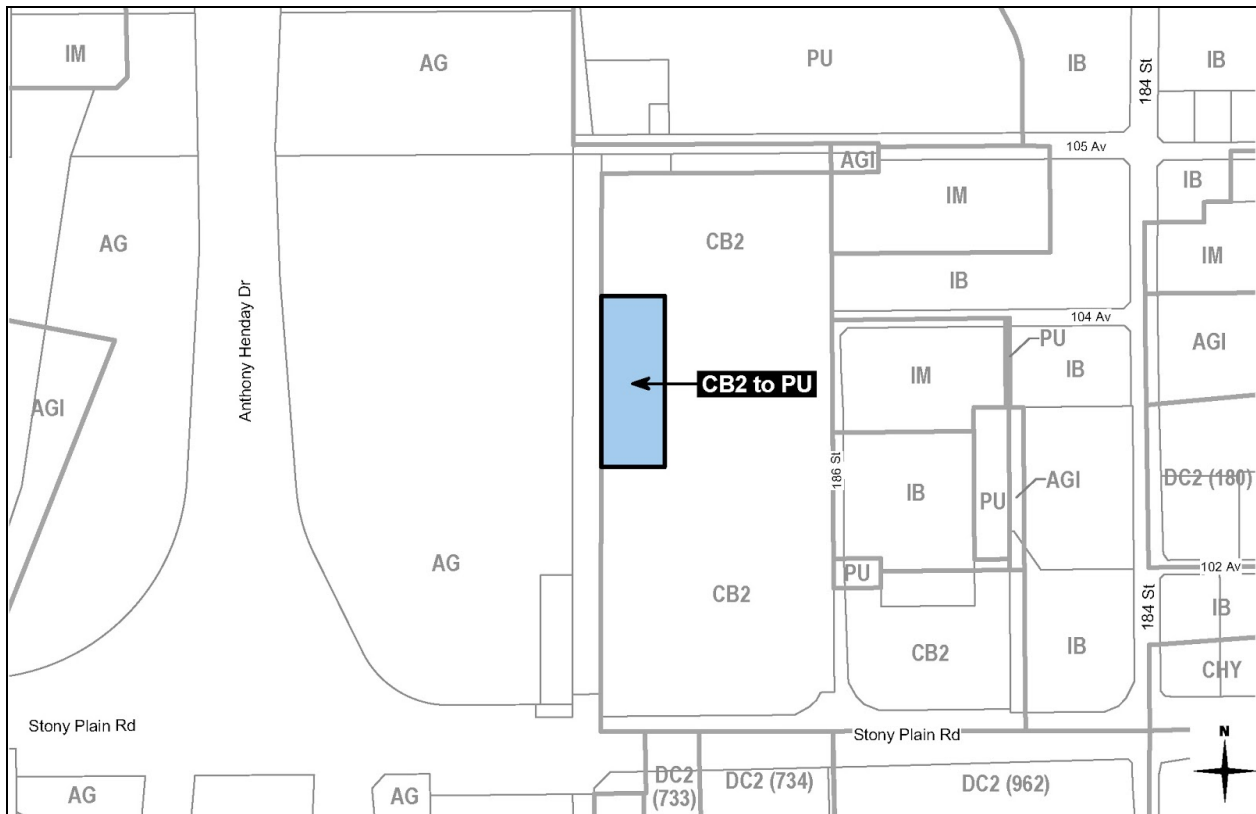




# CITY PLANNING REPORT REZONING SUNWAPTA INDUSTRIAL

## 18804 - STONY PLAIN ROAD NW

To allow for the development of a stormwater management facility.



## RECOMMENDATION AND JUSTIFICATION

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

- It provides for stormwater infrastructure to allow the future development of the area; and
- It meets the technical requirements of City Departments and utility agencies.

## THE APPLICATION

CHARTER BYLAW 18961 proposes to amend the Zoning Bylaw from (CB2) General Business Zone to (PU) Public Utility Zone. The proposed (PU) Zone will allow for the development of a stormwater management facility.

## SITE AND SURROUNDING AREA

The subject site falls within the central-western portion of the Sunwapta Industrial neighbourhood, north of Stony Plain Road and west of 186 Street. This portion of the neighbourhood is undeveloped and is planned for future general commercial development.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(CB2) General Business Zone	Vacant parcel
<b>CONTEXT</b>		
North	(CB2) General Business Zone	Vacant parcel
East	(CB2) General Business Zone	Vacant parcel
South	(CB2) General Business Zone	Vacant parcel
West	(AG) Agricultural Zone	Power line and private road

## PLANNING ANALYSIS

The proposed rezoning will allow for the development of a stormwater management facility that was identified as being necessary to serve the surrounding area as development in the area proceeded.

The proposed stormwater facility is located on a larger parcel that is in the Northwest Industrial Area Outline Plan and the Place LaRue West NASP. The northerly limit of the Place LaRue plan is approximately 102 Avenue NW or the southerly ¼ of the larger site. Consequently, the Northwest Industrial Area Outline Plan applies to the area being rezoned. The proposed rezoning supports and is in general conformance with the Northwest Industrial Area Outline Plan, which designates the subject parcel for General Business.

The proposed zoning change supports the future development of the immediate and surrounding area and meets the technical requirements of City Departments and utility agencies.

## PUBLIC ENGAGEMENT

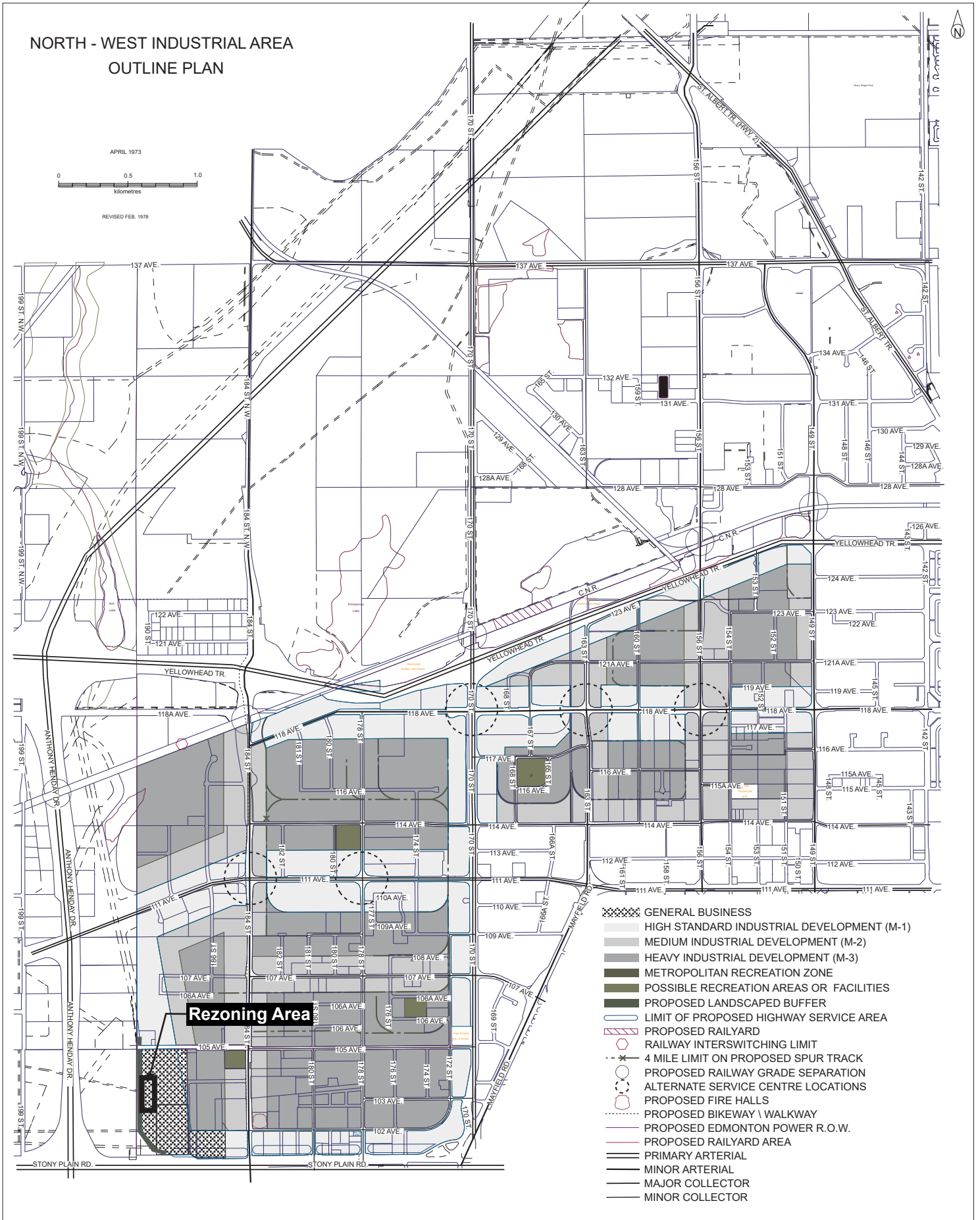
<b>ADVANCE NOTICE</b> May 10, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 16</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="http://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx#accordion-2E59FDCC21D2427F8ED39D59A9188876">www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx#accordion-2E59FDCC21D2427F8ED39D59A9188876</a></li> </ul>

## CONCLUSION

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

## APPENDICES

- 1 Context Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18961
Location:	North of Stony Plain Road NW and west of 186 Street NW
Address:	Portion of 18804 - Stony Plain Road NW
Legal Description:	Portion of Lot 1, Block 2, Plan 1525329
Site Area:	2.18 ha
Neighbourhood:	Sunwapta Industrial
Notified Community Organizations:	La Perle Community League & Lewis Estates Community League
Applicant:	Select Engineering Consultants Ltd.

### PLANNING FRAMEWORK

Current Zone:	(CB2) General Business Zone
Proposed Zone:	(PU) Public Utility Zone
Plans in Effect:	Northwest Industrial Area OP & Place LaRue West NASP
Historic Status:	None

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Section:	Planning Coordination