



# CITY PLANNING REPORT

## REZONING

### WEST SHEFFIELD INDUSTRIAL

## 16915 & 16931 - 111 AVENUE NW

To allow for a wide range of industrial business uses and accommodate limited, compatible non-industrial uses.



## RECOMMENDATION AND JUSTIFICATION

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

- It is compatible with the existing development of surrounding land; and
- It provides the opportunity for a wider range of industrial and business employment uses along a major arterial roadway.

## THE APPLICATION

CHARTER BYLAW 18963 proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The proposed (IB) Zone will allow for a wider range of industrial business uses.

It is the applicant’s intent to market the subject site to a wider range of uses.

## SITE AND SURROUNDING AREA

The subject sites falls within the central-western portion of the West Sheffield Industrial neighbourhood, at the corner of 170 Street NW and 111 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	Multi-bay industrial building
<b>CONTEXT</b>		
North	(IB) Industrial Business Zone	Multi-bay industrial business building
East	(IM) Medium Industrial Zone	General industrial use
South	(IM) Medium Industrial Zone	General industrial use
West	(CB2) General Business Zone	Auto sales

## PLANNING ANALYSIS

There is no plan in effect for the West Sheffield Industrial area.

The proposed rezoning is appropriate and suitable for this site which is located adjacent to 170 Street NW, an arterial roadway. High visibility and access for a wider range of commercial and industrial business uses are appropriate on the periphery of an industrial area.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> November 29, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 25</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="https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx">https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18963
Date of Application Acceptance	November 28, 2018
Location:	South of 111 Avenue NW and east of 170 Street NW
Address(es):	16915 & 16931 - 111 Avenue NW
Legal Description(s):	Lots 9,21U & 10,21U, Block 5, Plan 2477KS
Site Area:	0.83 ha
Neighbourhood:	West Sheffield Industrial
Notified Community Organization:	Mayfield Community League & The Northwest Industrial Business Revitalization Zone
Applicant:	Cory Letourneau

### PLANNING FRAMEWORK

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

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