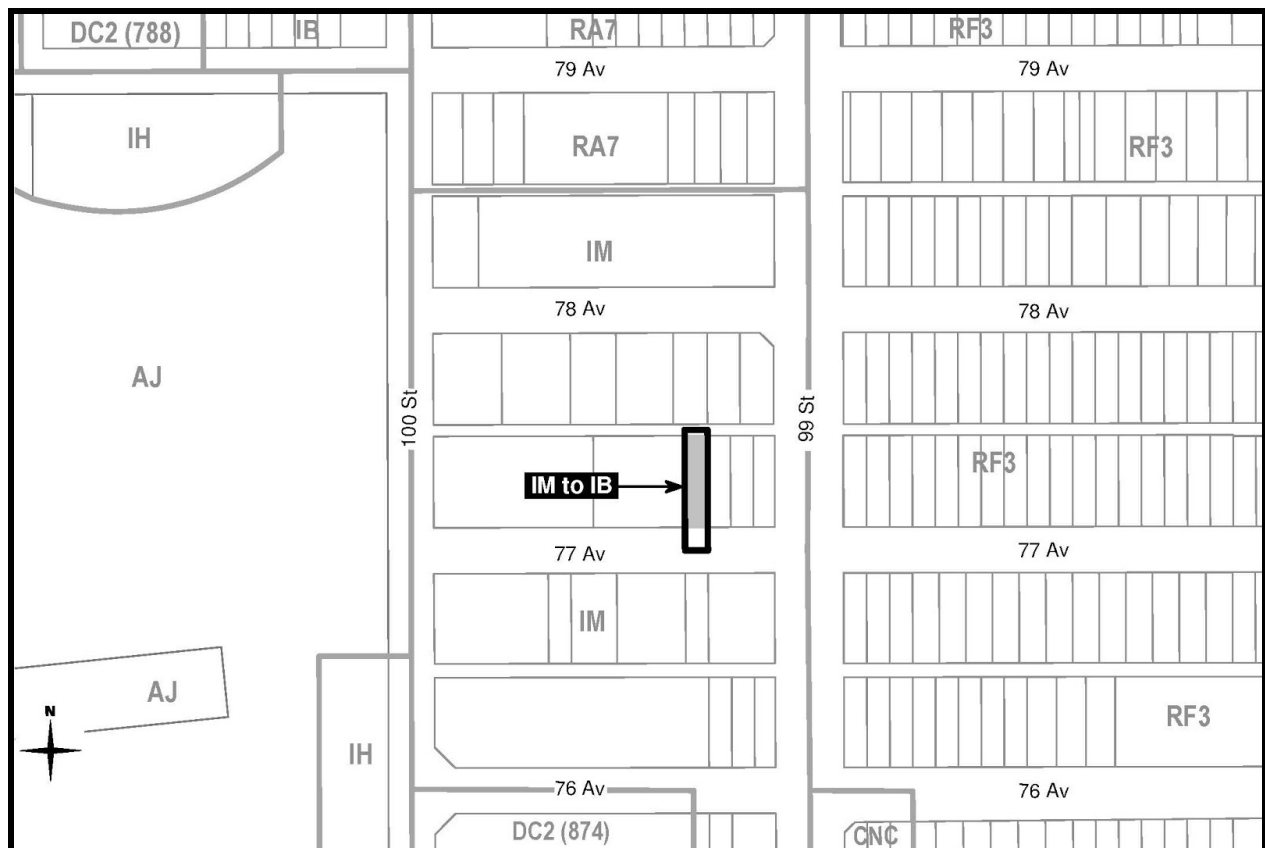




CITY PLANNING REPORT **REZONING** RITCHIE

9912 - 77 AVENUE NW

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



RECOMMENDATION AND JUSTIFICATION

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

- It is in general conformance with the *Strathcona Junction Area Redevelopment Plan* (ARP);
- It is compatible with the existing and planned development of surrounding land; and
- It supports and maintains industrial opportunities and limited commercial uses.

THE APPLICATION

CHARTER BYLAW 18849 proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The proposed IB Zone will allow for a wider range of industrial business uses, including professional, financial and office support services. It is the applicant's intent to have a professional office on the site.

SITE AND SURROUNDING AREA

The subject site is located in the northwest portion of the Strathcona Junction Area Redevelopment Plan (ARP) and is surrounded by industrial uses to the north, south and west. Property to the east is zoned (IM) Medium Industrial, and developed with three single detached residential uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Vacant building
CONTEXT		
North	(IM) Medium Industrial Zone	General Industrial use
East	(IM) Medium Industrial Zone	Single Detached House (legal non conforming)
South	(IM) Medium Industrial Zone	General Industrial use
West	(IM) Medium Industrial Zone	General Industrial use

PLANNING ANALYSIS

The subject site falls within the Strathcona Junction Area Redevelopment Plan and is designated for industrial uses. Policy 3.2.1 of the ARP encourages a variety of industrial zones in this area.

Immediately east of the site, the three parcels zoned (IM) Medium Industrial are currently used as single detached residential dwellings, making them legal non-conforming uses. The rezoning of the site to the (IB) zone allows for a better transition and is more compatible with the adjacent residential uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE February 13, 2019	<ul style="list-style-type: none"> • Number of recipients: 18 • Number of responses: 1 • Citizen wanted clarification on the proposed rezoning and had no concerns.
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/ritchie-planning-applications.aspx

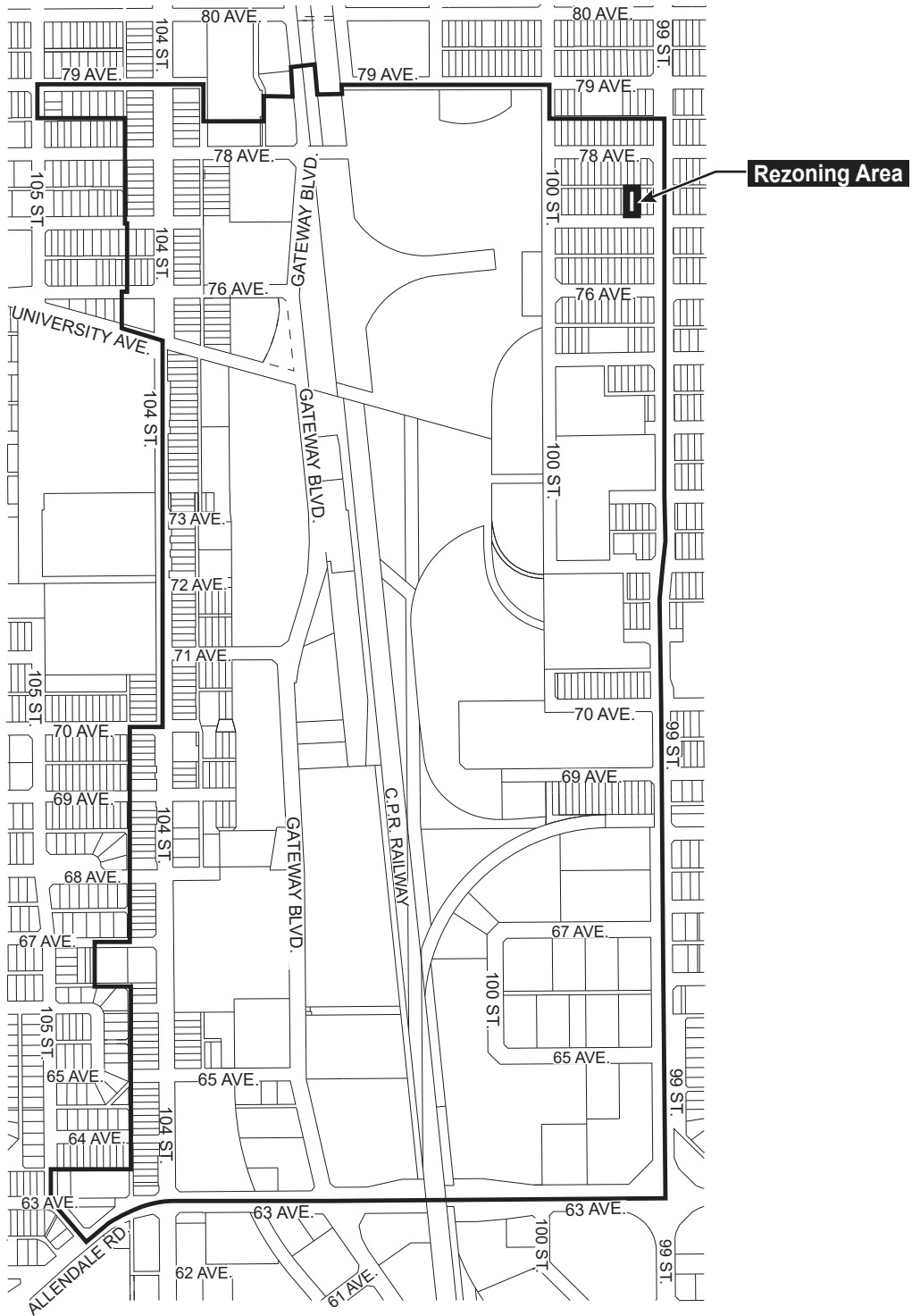
CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

BYLAW 15812
APPROVED STRATHCONA JUNCTION
Area Redevelopment Plan



— Strathcona Junction ARP Boundary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18849
Date of Application Acceptance	February 4, 2019
Location:	North side of 77 Avenue NW, west of 99 Street NW
Address:	9912 - 77 Avenue NW
Legal Description:	Lot 19, Block 22, Plan 1750R
Site Area:	0.04 ha
Neighbourhood:	Ritchie
Notified Community Organization(s):	Ritchie Community League
Applicant:	Jay Stout

PLANNING FRAMEWORK

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

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