

ADDENDUM ITEM

F.2.o.

F.2.o. Approval of an Outline Plan for Bonaventure Industrial located west of St. Albert Trail, north of 131 Avenue.

RECOMMENDATION: The following recommendations of the Municipal Planning Commission be approved by Council:

- (1) That the Municipal Planning Commission approves the Outline Plan for that part of the N.E. 1/4 23-52-25-W4 lying within the limits of the City of Edmonton and recommends the referred Outline Plan to Council for approval in principle.
- (2) That the Municipal Planning Commission recommends to the Edmonton Regional Planning Commission the approval in principle for the Outline Plan covering the N.W. 1/4 23-52-25-W4, lying outside the limits of the City of Edmonton and within the boundaries of the Municipal District of Sturgeon and prepared in such a manner as to tie in with the Outline Plan prepared for adjoining land within the City.

The requirement for the Outline Plan has been requested by the Edmonton Regional Planning Commission and has been prepared primarily for those portions of land outside the City by the consultant acting on behalf of the owners involved, to ensure adequate co-ordination with the City's Subdivision proposals for Bonaventure Industrial.

(Enclosures)

COMMISSION BOARD: A/Chief Commissioner G. S. Hughes
Acting Mayor D. B. Menzies
Commissioner D. F. Burrows

SUBMITTED TO COUNCIL AUG 13 1973

 RECOMMENDATION(S) CONCURRED IN

CITY OF EDMONTON
City Planning Department

F.2.o.

SUBMITTED TO COUNCIL AUG 13 1973

File: BONAVENTURE INDUSTRIAL

Date: August 9, 1973
(for the City Council Meeting of August 13, 1973)To: Mr. L. B. Nicholson
Commission Board Secretary
Second Floor, City HallITEM FOR CITY COUNCILRE: Matter of Policy - Municipal Planning Commission Recommendation - Approval
of an Outline Plan for Bonaventure Industrial located west of St. Albert
Trail, north of 131 Avenue.

At its regular meeting of Thursday August 9, 1973 when the Municipal Planning Commission considered the proposed Outline Plan for the Bonaventure Industrial area, the following motion was concurred in.

Moved by: Mr. H. F. Wilson that:

1. That the Municipal Planning Commission approves the Outline Plan for that part of the N.E. $\frac{1}{4}$ 23-52-25-W4 lying within the limits of the City of Edmonton and recommends the referred Outline Plan to City Council for approval in principle.
2. That the Municipal Planning Commission recommends to the Edmonton Regional Planning Commission the approval in principle for the Outline Plan covering the N.W. $\frac{1}{4}$ 23-52-25-W4, lying outside the limits of the City of Edmonton and within the boundaries of the Municipal District of Sturgeon and prepared in such a manner as to tie in with the Outline Plan prepared for adjoining land within the City.

Attached is the Planning Departments report to the Municipal Planning Commission on this matter.

The requirement for the Outline Plan has been requested by the Edmonton Regional Planning Commission and has been prepared primarily for those portions of land outside the City by the consultant acting on behalf of the owners involved, to ensure adequate co-ordination with the City's Subdivision proposals for Bonaventure Industrial. Therefore any requirement for a public meeting is at the discretion of the Edmonton Regional Planning Commission.

Respectfully Submitted
L. B. Nicholson

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F.2.o.

PART B - ITEM 5 - MATTERS OF POLICY

M.P.C. Meeting No. 39/73

Thursday,

August 9th, 1973

(b) Application for Approval of an Outline Plan

LEGAL

DESCRIPTION:

Part of N.E. 23-53-25-W.4 and all of the
N.W. 23-53-25-W.4

LOCATION:

Area bounded by the St. Albert Trail on the east,
137 Avenue to the north, 156 Street to the west,
and 131 Avenue to the south.CONSULTANTS &
APPLICANTS:Makale, Holloway & Associates Ltd.
City of EdmontonLAND USE
DESIGNATION:Ptn. N.E. 23-53-25-W.4 (City Portion) AG-City Zoning
General Industrial - E.R.P.C. Zoning
N.W. 23-53-25-W.4 (M.D. of Sturgeon Portion) Agricultural
General Industrial Reserve (E.R.P.C. Preliminary Regional Plan)PLANNING DEPT.'S
RECOMMENDATION:

1. That the Municipal Planning Commission approves the Outline Plan for that part of the N.E. ¼ 23-52-25-W4 lying within the limits of the City of Edmonton and recommends the referred Outline Plan to City Council for approval in principle.
2. That the Municipal Planning Commission recommends to the Edmonton Regional Planning Commission the approval in principle for the Outline Plan covering the N.W. ¼ 23-53-25-W4, lying outside the limits of the City of Edmonton and within the boundaries of the Municipal District of Sturgeon and prepared in such a manner as to tie in with the Outline Plan prepared for adjoining land within the City.

EXPLANATION:

At the time the City's application for an amendment to the Preliminary Regional Plan, Metropolitan Part from Low Density Agricultural to General Industrial for Bonaventure was considered by the Edmonton Regional Planning Commission in May, 1973, the application was approved subject to an Outline Plan being prepared for the north-east and north-west quarter of Section 23 - 53 - 25 - W.4th. The purpose of this Outline Plan was to coordinate planning of the industrial area within the City (Bonaventure) with the area immediately west of the City limits.

At that time the City was engaged in the preparation of a replot plan for the Bonaventure industrial area. Contact was established between the planning consultants for the area west of Bonaventure Industrial in order to tie in the design of both plans. Subsequently, because the Bonaventure Replot Plan, which had been authorized by City Council could not be

cont'd.../

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PART B - ITEM 5 - MATTERS OF POLICY

M.P.C. Meeting No. 39/73

Thursday, August 9th, 1973

(b)
Cont'd.

implemented, the City processed individual subdivision plans for its own property within the Bonaventure Industrial area. At this time the design of a smaller replot area excluding these subdivisions was also initiated. These plans generally conformed to the original Bonaventure Replot design plan.

Since then, the consultants for the area outside the City, west of Bonaventure Industrial have prepared an Outline Plan showing the relationship of their proposal to the City's plan for Bonaventure Industrial.

At a recent meeting between representatives of the Planning Department; Makale, Holloway and Associates; and the Edmonton Regional Planning Commission, it was established that the Municipal Planning Commission would be required to approve the Outline Plan for the entire area as prepared by Makale, Holloway and Associates and that after consideration by the Municipal Planning Commission that this plan would be submitted to the Edmonton Regional Planning Commission.

It should also be pointed out that the realignment of 149 Street is involved in plans for this area and that approval of the Outline Plan by the Municipal District of Sturgeon would constitute their approval to this realignment.

Copies of pertinent correspondence related to this item are attached.

R. N. GIFFEN
CHAIRMAN

EDMONTON REGIONAL PLANNING COMMISSION

PHONE
GENERAL OFFICE 4233111

R. N. GIFFEN, R. T. J. G.
EXECUTIVE DIRECTOR

Baker Centre
602 - 10025 - 106th STREET
EDMONTON 14, ALBERTA

JR FILE229.....
DUN FILE.....

May 14th, 1973

Mr. S. C. Rodgers, Superintendent,
Planning Department,
City of Edmonton,
City Hall,
Edmonton, Alberta

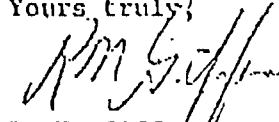
RE: Application to Amend the Preliminary Regional Plan,
Metropolitan Part, from Low Density Agricultural to
Industrial, N.E. 23-53-25-W4th

Dear Sir:

In connection with the above application to amend the Preliminary Regional Plan, Metropolitan Part, this Commission has approved the rezoning conditionally upon the preparation of an Outline Plan for the N.E. and N.W. of 23-53-25-W4th.

It is recommended that your planning staff consult with this office in regard to the Outline Plan. The Commission staff will act as the coordinating body between the two Outline Plans, one being prepared for the City of Edmonton and one being prepared for the M. D. of Sturgeon.

Yours truly,



R. N. Giffen
Executive Director

KRG:BY

R. G. HERRMAN
CHAIRMAN

EDMONTON REGIONAL PLANNING COMMISSION

PHONE
GENERAL OFFICE 423-3111

R. N. GIFFEN, M.P.P.C.
EXECUTIVE DIRECTOR

Baker Centre
602 - 10225 102ND STREET
EDMONTON 14, ALBERTA

OUR FILE 229
YOUR FILE

May 31st, 1973

City Clerk,
City of Edmonton,
City Hall,
Edmonton, Alberta

RE: Application to amend the Preliminary Regional Plan,
Metropolitan Part, from Low Density Agricultural to
Industrial, N.E. 23-53-25-W4th

Dear Sir:

We would advise that approval of the above amendment has now been received from the Provincial Planning Board. This approval was dated May 23rd, 1973.

This amendment has also been adopted by the Commission conditionally, the requirements being that there be negotiations between the City of Edmonton and the M. D. of Sturgeon in order to co-ordinate an Outline Plan for the total area in the N 1/2 23-53-25-W4th.

This office would be willing to co-ordinate the discussions that may be necessary in this regard and we would suggest that the owner and/or developer of the N.W. of 23 be included in the discussions. We will be happy to set up a meeting at any time convenient on this matter.

Yours truly,



R. N. Giffen
Executive Director

RNG:EY

copy - S. C. Rodgers ✓

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MAKALE, HOLLOWAY & ASSOCIATES LTD.
Town and Regional Planning Consultants

Edmonton
Regina

10140 - 142 Street
Edmonton, Alberta
T6N 2N7
Phone (403) 452-4133
452-4123

July 2, 1972

Mr. M. D. Hiron
Director
Edmonton Regional Planning Commission
602, 10025 - 100 Street
Edmonton, Alberta

Dear Sir:

In connection with your letter to Mr. Olive Rodgers, City Planning Department of June 22nd, 1972 concerning the integration of the north west land parcels owned by both the City and the M.D. of Sturgeon, I met yesterday with Mr. J. Adams of the City Planning Department. The program was to coordinate our planning on a technical level. As a result I shall be producing an amended outline plan tying in the development of the N. W. 1 Section 23-25-20-4 with the area to the east. Once we have this done, we can meet jointly with yourself to discuss conditions. We also wish to tie our planning in with that to the north (if such property). Perhaps you could arrange for the necessary information or plans to be made available to me to enable this to be done?

I shall keep you informed of progress.

Yours truly,

MAKALE, HOLLOWAY & ASSOCIATES LTD.

M. D. Edwards, M.P.I.C.
Senior Planner

- cc. M. D. of Sturgeon
- cc. Mr. R. P. King, Block Dev. National Real Estate Service Ltd.
- cc. Mr. C. Rodgers, City Planning Dept.

Note: Paper copy not legible

NW - 29
SW - 47

RECEIVED
AUG 8 1973
CITY PLANNING
DEPARTMENT

Our File: 200.01

February 1st, 1973

Mr. R. Griffin, Director,
Edmonton Regional Planning Commission,
602 - 10924 - 106 Street,
Edmonton, Alberta.

files?

Dear Sir:

**SUBJECT: Realignment of 149 Street North
and South of 137 Avenue**

ACTION	
ATTN.	INITIAL
WES ←	
RAM ←	C
ACC ←	A
RWN	
DMS ←	197
Action By _____	

Further to your discussion of January 31, 1973, with Mr. W.E. Gillespie concerning the realignment of 149 Street north and south of 137 Avenue, please be advised that the City of Edmonton is proposing to realign 149th Street as indicated on the enclosed plans.

Plan No. SR 149 053 A01 indicates our preliminary alignment for 149th Street north of 137 Avenue. You will no doubt recall the discussions held with yourself and your staff when this plan was being developed.

Plan No. AF 137 066 A01 and Plan No. AF 137 066 A02 indicate the proposed alignment south of 137 Avenue. The basic alignment of 149 Street is the same on both these plans - the difference being in whether or not the subdivision format would require service roads.

The alignment of 149 Street as shown on these plans is based on three primary considerations:

1. The convergence of the present north-south alignment of 149 Street and the St. Albert Trail would result in an impossible situation in regards to the intersection locations on 137 Avenue of these two roadways. In order to provide adequate spacing, it is necessary to realign 149 Street to the west.
2. In developing the roadway network for the area north of 137 Avenue, it is considered necessary to provide a link between 149 Street south of 137 Avenue to 153 Avenue, as shown on Plan No. SR 149 053 A01. It is not considered practical to "combine" 149 Street and the St. Albert Trail through the section north and south of 137 Avenue due to capacity limitations.

Edmonton Regional Planning Commission

- 3. The convergence of 149 Street and the St. Albert Trail between 132nd Avenue and 137 Avenue also presents some difficulties in regard to subdivision planning. The shift to the west of 149 Street in this area would appear to provide a more suitable area for development.

Although it is recognized that at the present time there is no assurance that the realignment of 149 Street can be continued north of 137 Avenue, it is the Engineering and Transportation Department's view that 149 Street should be shifted to the west as proposed, in order to provide a proper connection to 137 Avenue with adequate spacing from the intersection of 137th Avenue and the St. Albert Trail.

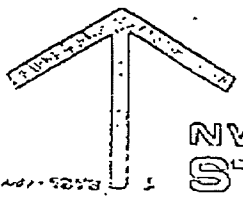
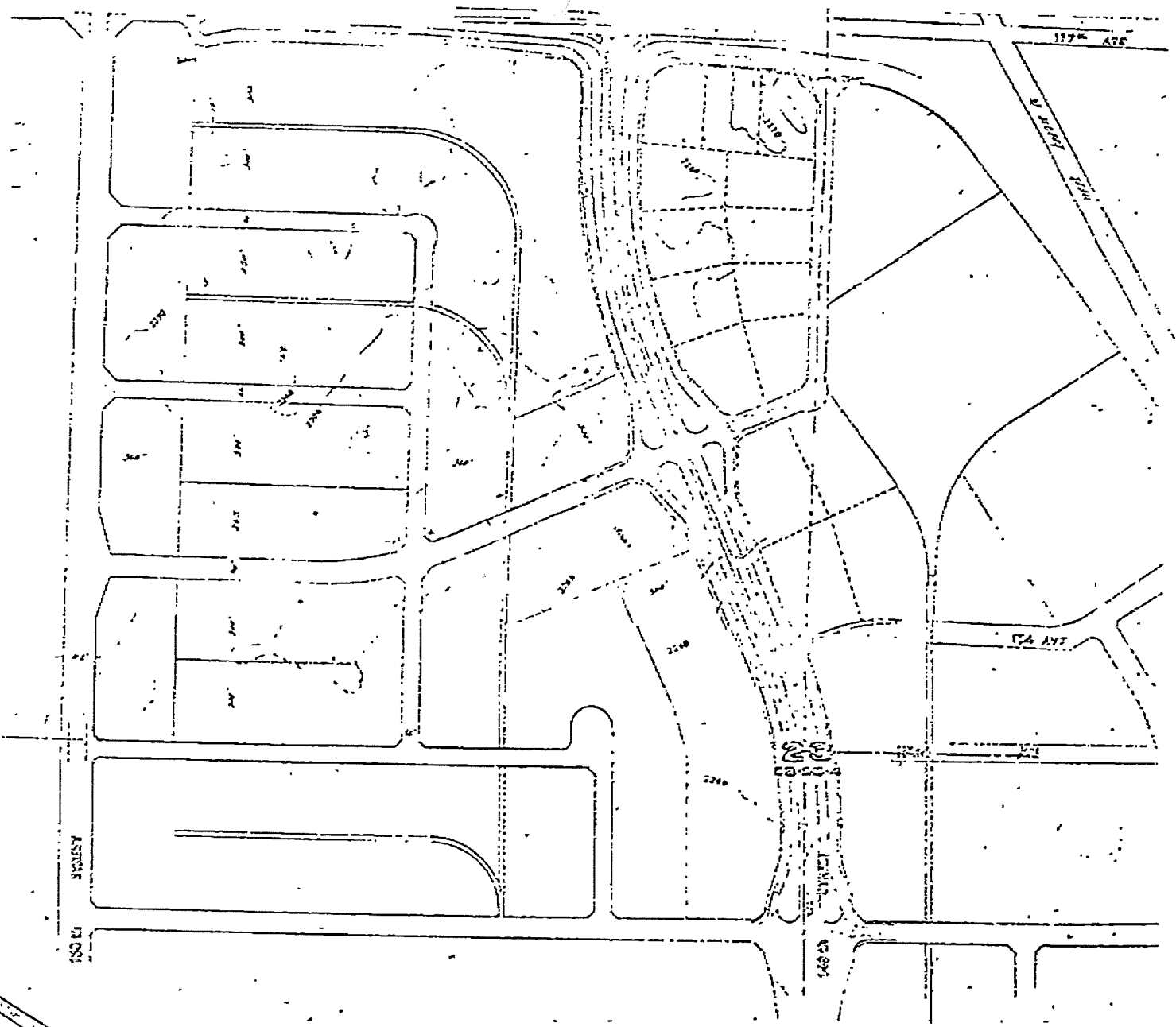
Yours truly,

G. HODGE,
CITY ENGINEER.

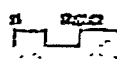
Dictated by: D.E. Gillespie.

/plh
attach.

cc: Mr. D. L. McDonald,
Manager of Transportation
Planning.



NW 1/4 23 53-25-W4
STURGEON INDUSTRIAL PARK



F.2.0.

Design by PDR Engineers/SP11