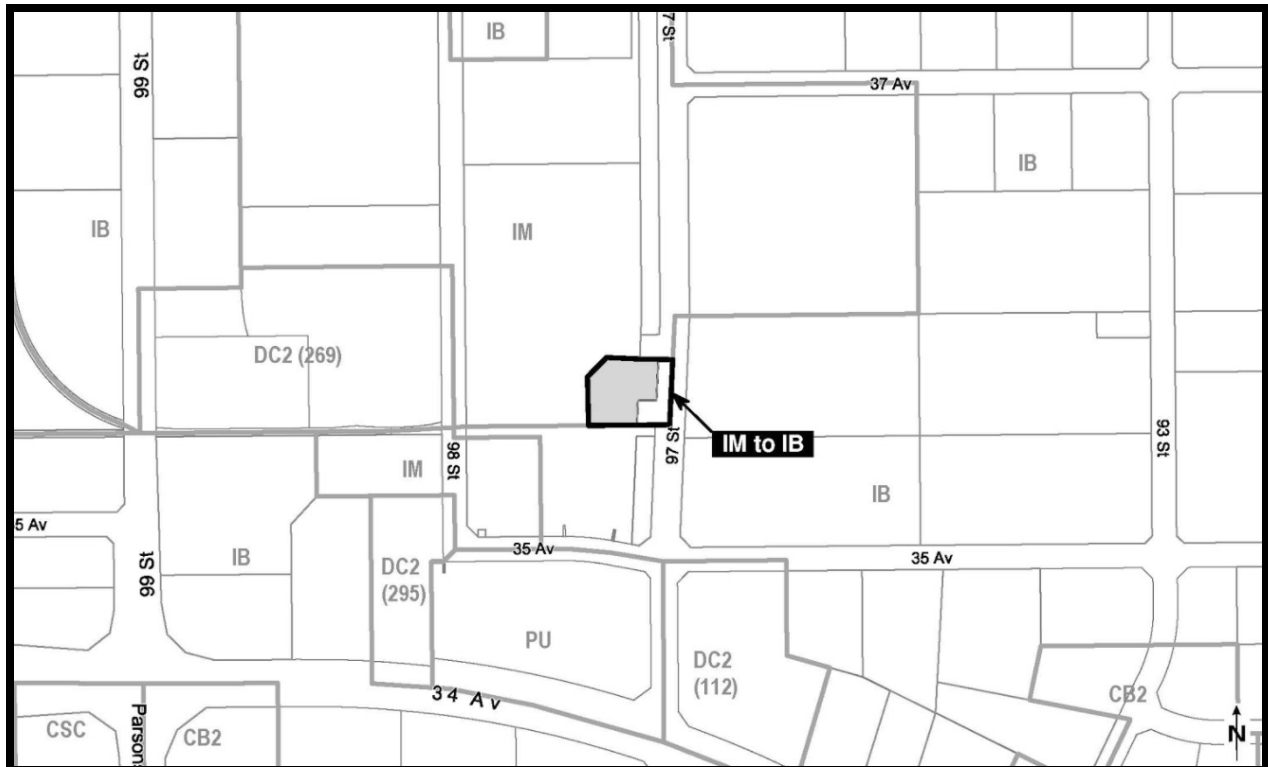




ADMINISTRATION REPORT **REZONING and PLAN AMENDMENT** STRATHCONA INDUSTRIAL PARK

3550 - 97 Street NW

To allow for limited industrial business uses and compatible commercial businesses.



Recommendation: That the Resolution to redesignate a portion of the Plan from Medium Industrial Development (IM) to High Standard Industrial Development (IL & IB) and Charter Bylaw 19728 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

Administration is in **SUPPORT** of this application because it will:

- be compatible with the existing and planned development of the surrounding land;
- allow for easy access to a major arterial roadway; and
- allow for the logical redevelopment of this area.

Report Summary

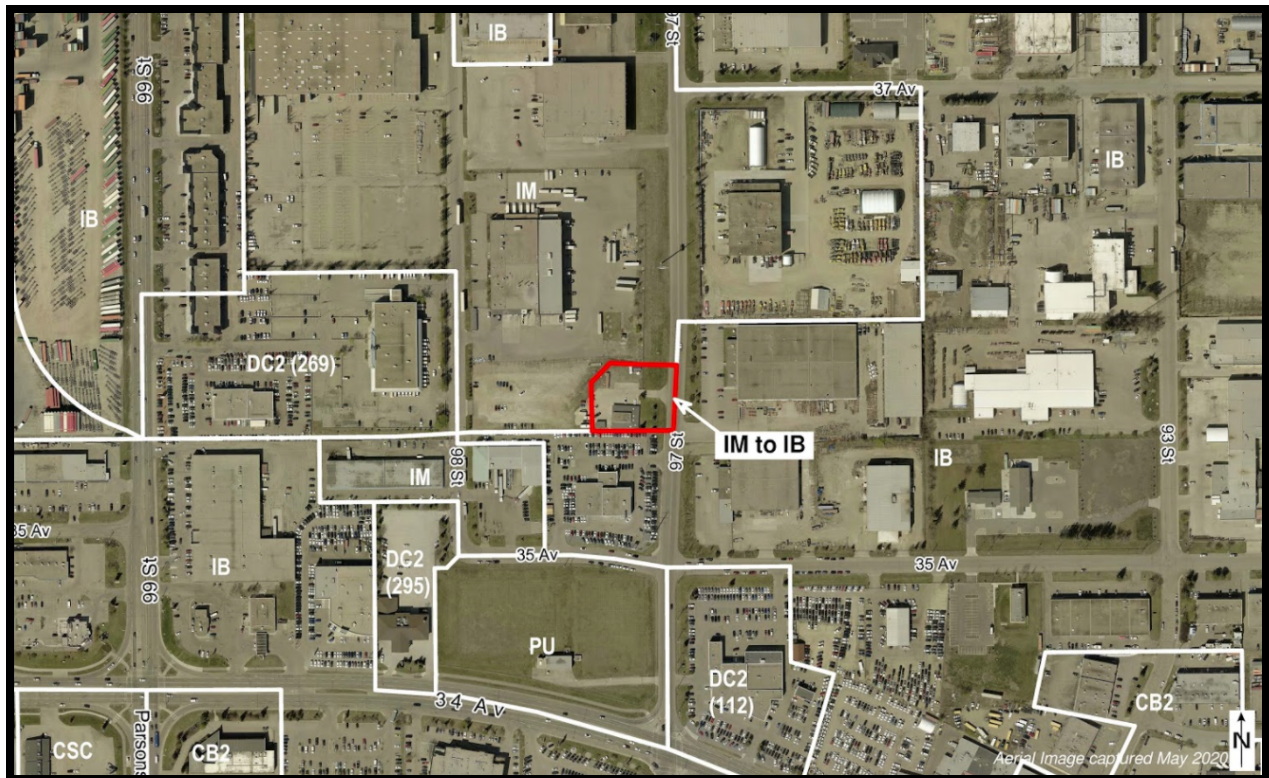
This application was accepted from Jessy Prihar of Millwoods Suzuki, on February 17, 2021, on behalf of P.T.S. Production Products Inc. The application proposes changing the site's designation from (IM) Medium Industrial Zone to (IB) Business Industrial Zone and amending the associated Plan accordingly.

The Application

1. **RESOLUTION** to amend the South Industrial Area Outline Plan from Medium Industrial Development (IM) to High Standard Industrial Development (IL & IB).
2. **CHARTER BYLAW** 19728 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Business Industrial Zone.

Site and Surrounding Area

The subject site is 0.27 ha in area, contains a manufacturing warehouse building, and is located west of 97 Street NW and north of 35 Avenue NW. The neighbourhood is characterized as a broad mix of industrial land uses. Lands north and west of the site contain a large manufacturing warehouse building with a laydown yard while lands to the south contain an automobile sales centre. Further to the east across 97 Street the lands contain large warehouse buildings.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Office Building
CONTEXT		
North	(IM) Medium Industrial Zone	Manufacturing Warehouse
East	(IB) Industrial Business Zone	Industrial Business Warehouse Buildings
South	(IB) Industrial Business Zone	Automobile Sales Centre
West	(IM) Medium Industrial Zone	Manufacturing Warehouse/Parking Lot

Planning Analysis

The Resolution proposes to redesignate the site for industrial business land use within the Outline Plan. The Plan area consists of a range of industrial land uses and is generally transitioning to more higher standard of industrial business uses along major roadways in response to market needs.

LAND USE COMPATIBILITY

Charter Bylaw 19728 proposes to rezone the subject site from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The IB Zone provides an opportunity for a range of industrial business uses and limited compatible non-industrial business that may include: service, repair, office and general industrial that carry out their operations so that no nuisance is created or apparent outside the building.

The proposed IB Zone will have good visibility and access to 97 Street NW, providing good transportation linkages and access suitable for industrial business development. The development regulations, height, scale, and uses allowed within the proposed IB Zone will be sensitive in scale and compatible with the adjacent lands. Furthermore, the IB Zone includes general performance standards, including landscaping regulations and appropriate screening along all public roadways to ensure a higher standard of industrial development.

PLANS IN EFFECT

The South Industrial Area Outline Plan was adopted on January 15, 1974, and guides the neighbourhood's land use. The Plan's objective is to provide a framework for long term development of industrial land uses and define a general pattern of development. This Resolution proposes to redesignate a portion of the Plan from Medium Industrial Development (IM) to High Standard Industrial Development (IL & IB) in the central portion of the Plan.

The approved Outline Plan Development Concept Plan, Appendix 1, illustrates that the High Standard Industrial Development land uses designations are situated primarily along major roadways within the Plan. As such, the proposed amendment is in keeping with the Plan's intent to focus higher industrial development land uses along major roadways with good access and accessibility to major arterial roads.

CITYPlan

The subject site is located within the "**Established Non-residential Area**" in CityPlan. CityPlan States the following:

"Edmonton's non-residential lands form an essential part of the city and are necessary to support ongoing business growth. It is within this network that new ideas, talent and investment come together to revitalize older industrial areas, intensify employment and strategically activate economic opportunities in the future growth area. The focus is to support existing industrial, commercial and institutional areas of the city while at the same time generating new opportunities to transform and sustain Edmonton over the long term."

Ongoing reinvestment of established non-residential areas serves to strengthen employment, economic activity and diversity. Established non-residential reinvestment areas are denser by design. They offer a greater mix of development and jobs that are supported by better mobility options, amenities and services."

Furthermore, CITYPlan's policies promote the continuous improvement, evolution and intensification of Edmonton's non-residential lands, as identified in Section 3.3.2.

In conclusion, the proposed amendments align with City Plan's Managing Growth Strategy and the OP's policy direction by promoting continuous improvement and providing high standard industrial development along major roadways with good access and accessibility to major arterial roads.

Technical Review

This application has been reviewed by all necessary City Departments and utility agencies. All comments from affected City Departments and utility agencies have been addressed.

Transportation

Administration supports the application and advises that with future redevelopment the owner will be required to:

- reconstruct the access per the City of Edmonton Complete Streets Design and Construction Standards to meet the current access width; and
- construct a 1.5m sidewalk on the west side of 97 Street adjacent to the site between the north terminus of the mono-walk and north boundary of the property.

Furthermore, Transportation has advised:

- the road right-of-way (approximately 15.28 m X 20.13 m) adjacent to this site is deemed surplus to Transportation needs and is available for purchase.

Drainage

Administration supports the proposed application and advises the following:

- The existing infrastructure can accommodate the uses within the proposed IB Zone; and
- Onsite stormwater management requirements will be required to include storage provisions within the property to accommodate the excess runoff from a 1 in 100 year design rainfall event, with an outflow rate of 35 litres per second per hectare to the storm sewer system.

EPCOR Water

EPCOR Water Services has identified that there is currently insufficient fire flow capacity to support commercial land uses at this location. As such, a water main extension and one additional hydrant will be required at the Development Permit stage.

Fire Rescue

An Infill Fire Protection Assessment has been initiated and will confirm if EPCOR Water’s requirements are necessary, or if sufficient fire and safety protection can be addressed by other means.

Community Engagement

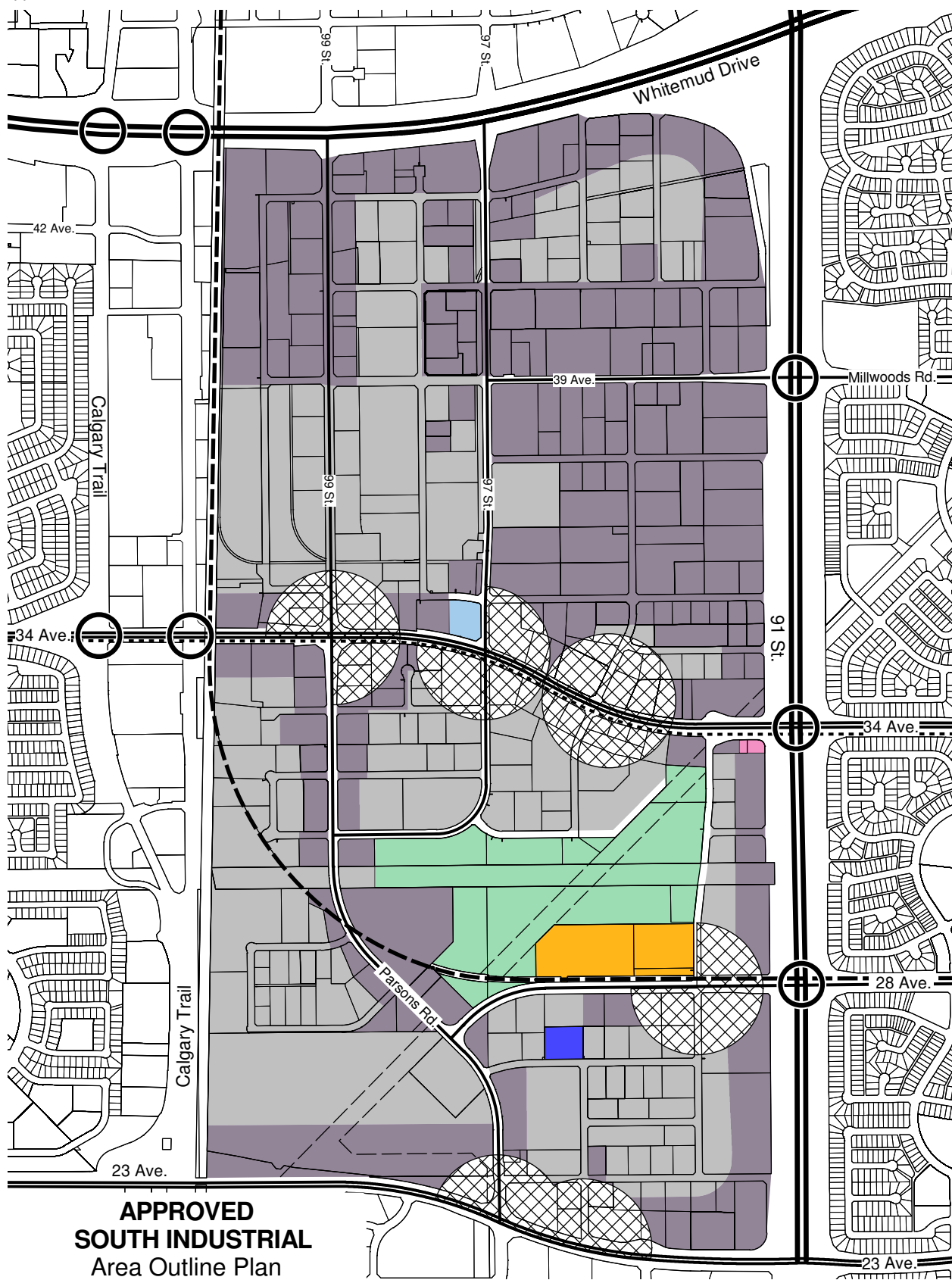
ADVANCE NOTICE Date: March 24, 2021	<ul style="list-style-type: none"> • No responses received
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • <i>South Industrial Planning Applications</i>

Conclusion

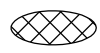







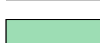



Administration recommends that City Council **APPROVE** this application.

APPENDICES

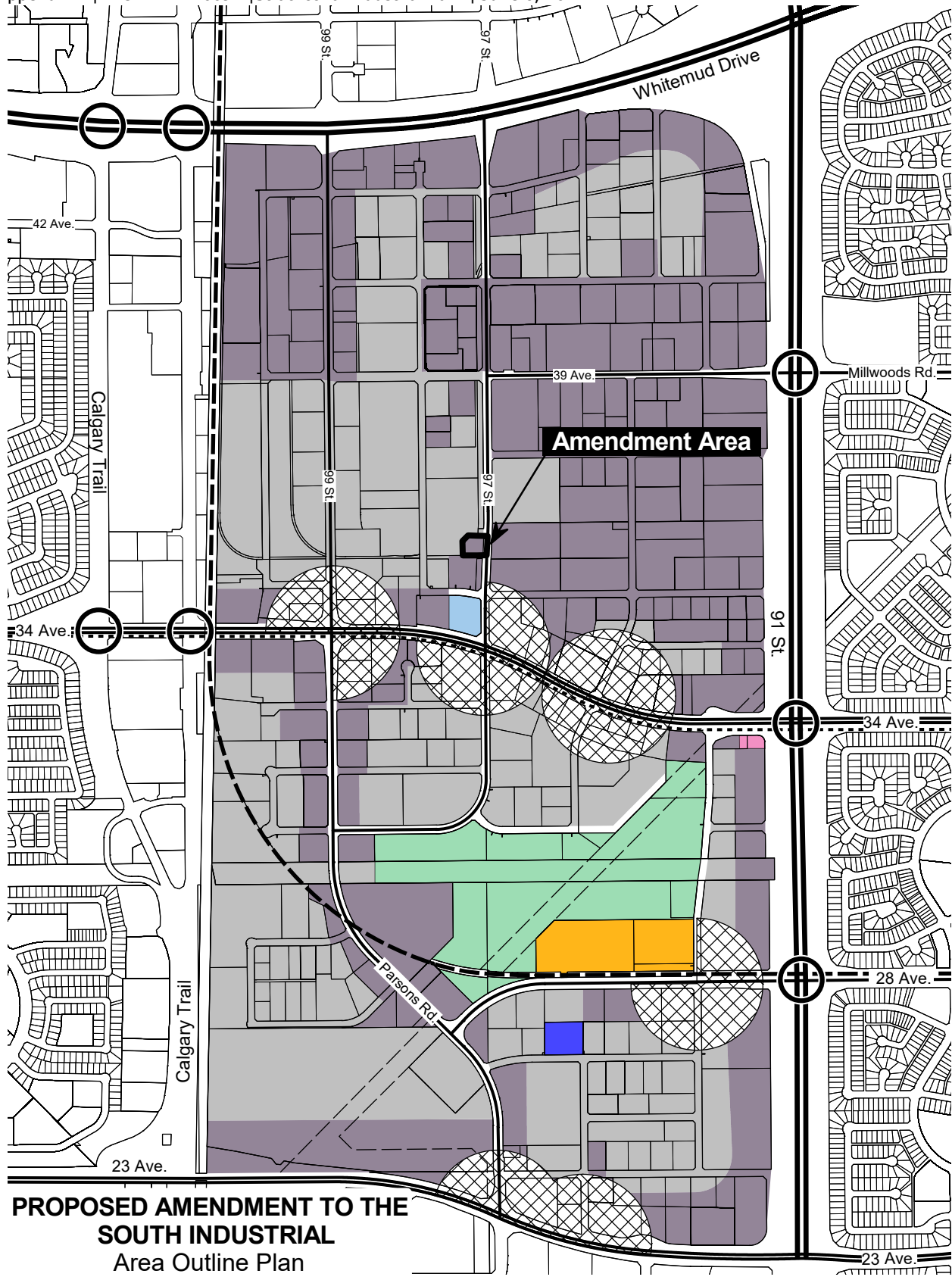
- 1 Approved South Industrial Area OP - Resolution
- 2 Proposed South Industrial Area OP -Resolution
- 3 Application Summary











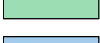




**APPROVED
SOUTH INDUSTRIAL
Area Outline Plan
(as amended)**

- | | | | |
|---|--|--|-----------------------------|
|  | Alternate Service Centre Locations |  | NUL Gate Station |
|  | High Standard Industrial Development (DC2) |  | 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 |

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.



PROPOSED AMENDMENT TO THE SOUTH INDUSTRIAL Area Outline Plan (as amended)

- | | | | |
|---|--|--|-----------------------------|
|  | Alternate Service Centre Locations |  | NUL Gate Station |
|  | High Standard Industrial Development (DC2) |  | 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 |
| | |  | Amendment Boundary |



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:	Resolution; and Rezoning
Resolution: Charter Bylaw:	Resolution 19728
Location:	West of 97 Street NW and north of 35 Avenue NW
Address:	3550 - 97 Street NW
Legal Description:	Lot 17, Block 20, Plan 9623176
Site Area:	0.27 Ha
Neighbourhood:	Strathcona Industrial Park
Notified Community Organization(s):	Duggan Community League Empire Park S. W. Community League Leefield Community League North Millbourne Community League Yellowbird (East) Community League Council of India Societies of Edmonton
Applicant:	Lounis Benane, Millwoods Suzuki

PLANNING FRAMEWORK

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

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination