



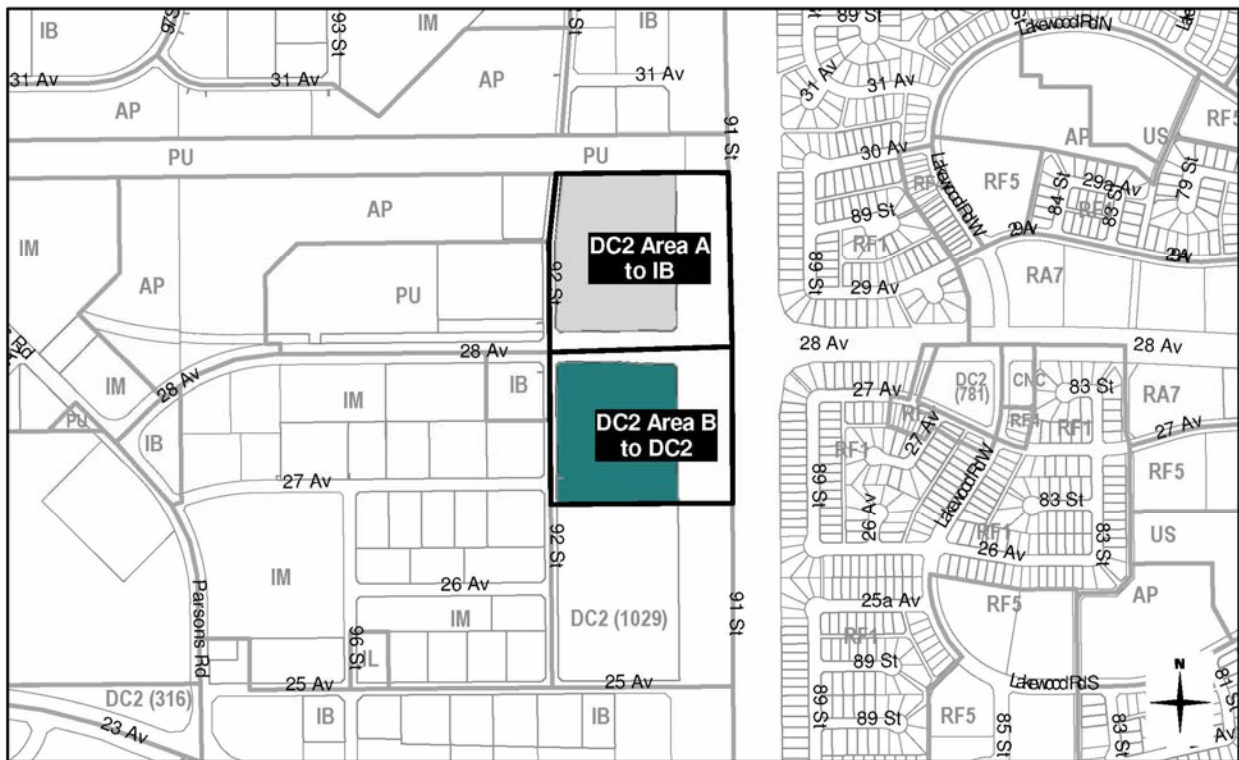
CITY PLANNING REPORT

REZONING

PARSONS INDUSTRIAL

2750 – 91 STREET NW

To amend the existing DC2 boundary to be only the area south of 28 Avenue NW while maintaining existing development rights of the current DC2, Area B, and to allow for industrial business uses on land north of 28 Avenue NW.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because the proposed rezoning:

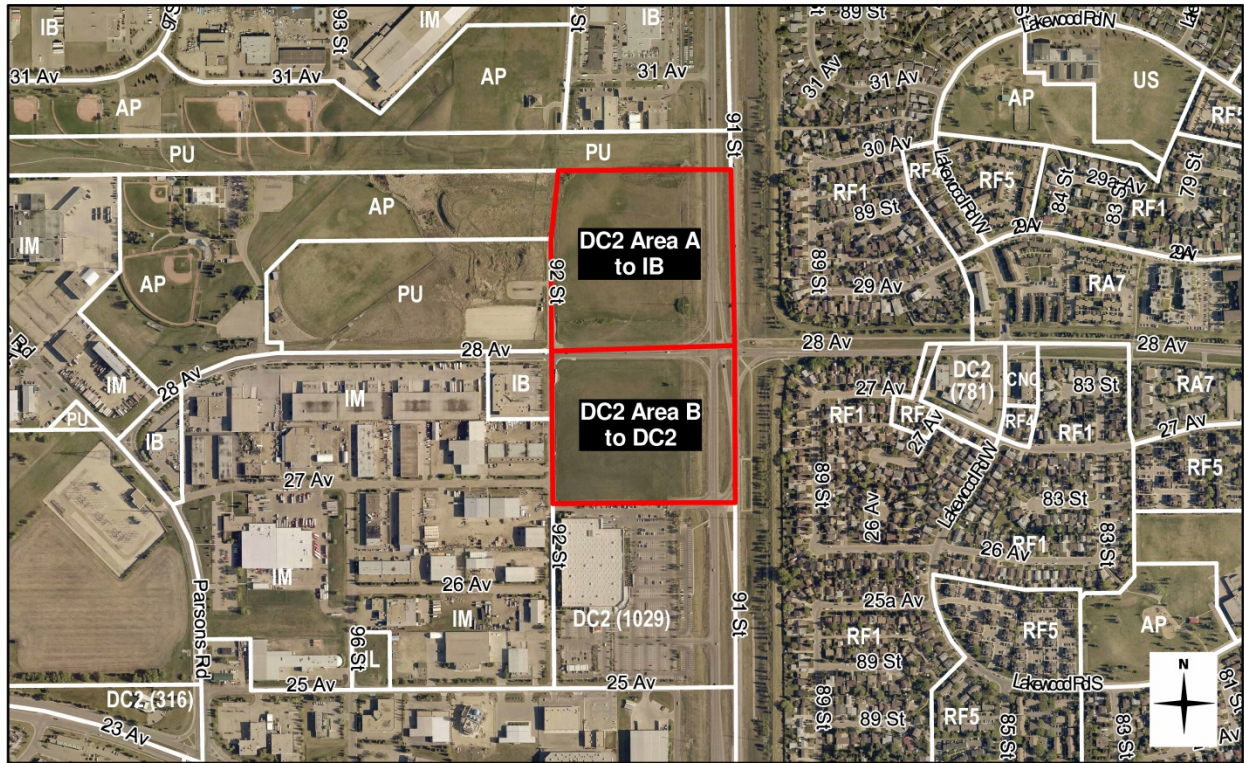
- generally conforms with the South Industrial Area Outline Plan;
- will facilitate the development of underutilized land within a built-up neighbourhood; and
- will contribute to industry and business growth within the city.

THE APPLICATION

CHARTER BYLAW 18620 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision (Areas A and B) to (DC2) Site Specific Development Control Provision and (IB) Industrial Business Zone.

SITE AND SURROUNDING AREA

The current DC2 Provision identifies Areas A and B, and covers one titled parcel that is separated by 28 Avenue NW. The land is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision, Areas "A" and "B"	Undeveloped
CONTEXT		
North	(PU) Public Utility Zone	Power line right-of-way
East, across 91 Street NW	(RF1) Single Detached Residential	Single family housing in the Tipaskan and Meyonhk Neighbourhoods of Mill Woods
South	(DC2) Site Specific Development Control Provision	Warehouse sales, Gas Bar, and Automotive and Equipment Repair Shop

West, across 92 Street NW	(AP) Public Parks Zone (PU) Public Utility Zone	John Fry Park
<ul style="list-style-type: none"> north of 28 Avenue NW south of 28 Avenue NW 	(IB) Industrial Business Zone/ (IM) Medium Industrial Zone	Commercial building General Industrial building

PLANNING ANALYSIS

The current DC2 Provision was approved by Council on Oct. 22, 2018 and was the result of the creation of two separate DC2 Provisions for two separate legal parcels under different ownership from a single DC2 Provision approved in 1991. Since that application was made, which reflected the desires of the landowner to the south, the landowner to the north has received an offer to purchase the portion of their land that is north of 28 Avenue. The buyer wanting to purchase the land is pursuing a rezoning to the (IB) Industrial Business Zone which affects the boundary of the recently revised DC2 Provision.

The purpose of the proposed Charter Bylaw is to rezone the existing DC2, Area "A", north of 28 Avenue NW, to (IB) Industrial Business Zone, and to amend the existing DC2 boundary while maintaining the development rights as identified for Area "B" south of 28 Avenue NW. This has the effect of eliminating a number of potential uses north of 28 Avenue (such as General Retail Stores, Government Services, Hotels, Major Amusement Establishments, and Motels), while allowing a number of Permitted and Discretionary Uses not otherwise allowed in the DC2 Provision (such as General Industrial Uses, Major and Minor Alcohol Sales, Major and Minor Service Stations, Major Digital Signs, etc.). Development under the IB Zone is subject to Section 57.1 General Performance Standards for Industrial Development.

The South Industrial Area Outline Plan identifies the area for High Standard Industrial Development (along 91 Street) under the IB Zone, with opportunity for a Service Centre location at the intersection of 28 Avenue NW and 92 Street NW as identified in Appendix 1, Context Plan Map. A DC2 Provision is suitable for the Service Centre location which is intended to provide commercial opportunities to support industrial businesses. The proposed amendment is compatible with the existing surrounding development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

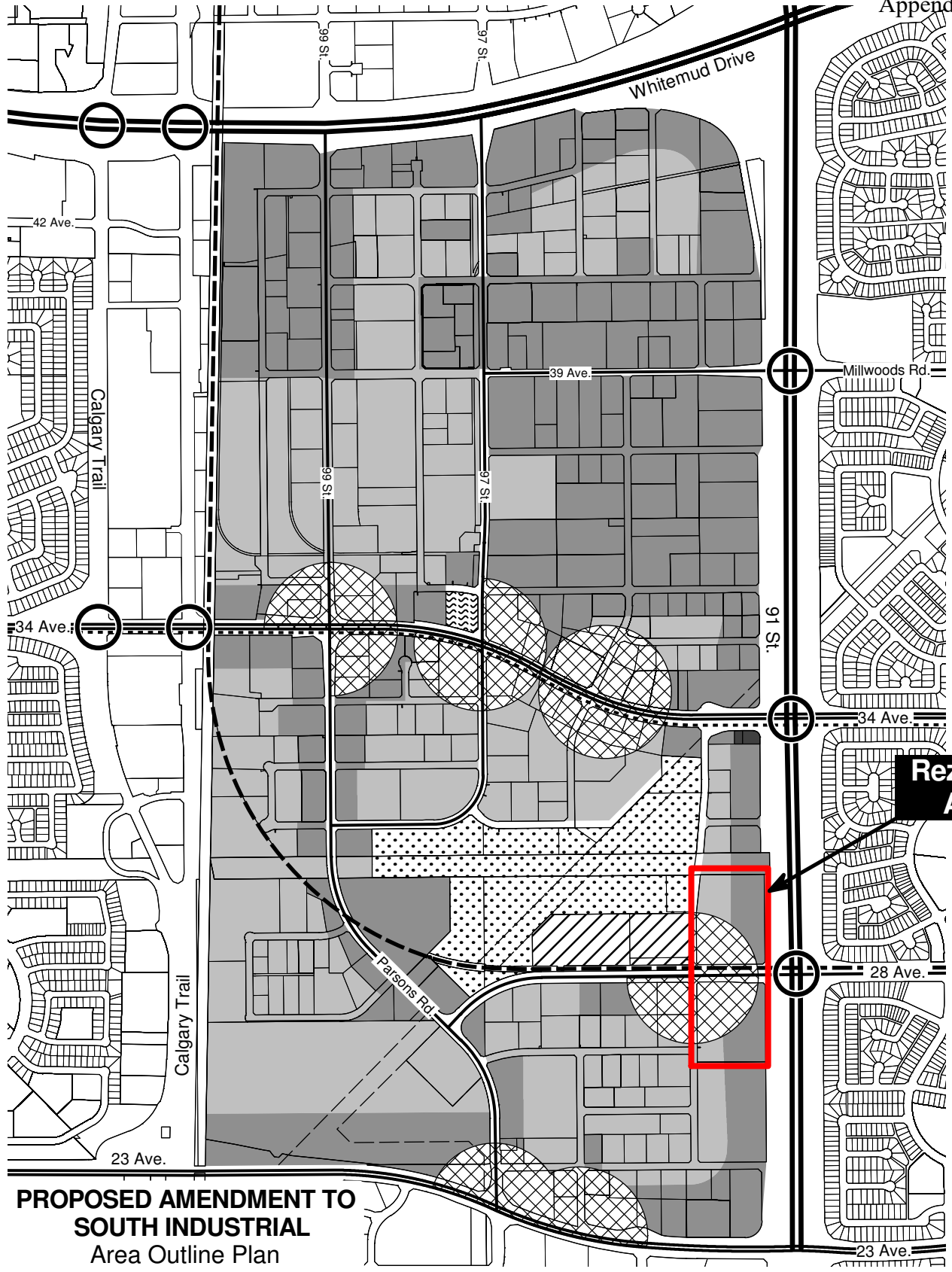
DC2 PRE-NOTIFICATION (Applicant) June 21, 2018	<ul style="list-style-type: none"> Number of recipients: 13 No responses received
ADVANCE NOTICE July 26, 2018	<ul style="list-style-type: none"> Number of recipients: 14 No responses received

CONCLUSION

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













APPENDICES

- 1 Context Plan Map
- 2 DC2 Markup
- 3 Application Summary



Rezoning Area

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

- | | | | |
|-------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------|
|  | Alternate Service Centre Locations |  | LRT Station |
|  | High Standard Industrial Development (IL & IB) |  | Proposed Rapid Transit Line |
|  | Medium Industrial Development (IM) |  | Collector |
|  | Water Reservoir Site |  | Proposed Interchange |
|  | Recreation Area |  | Bikeway / Walkway |
|  | NUL Gate Station |  | Amendment Area |



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.

(DC2) Site Specific Development Control Provision

1. General Purpose

To establish a Site Specific Development Control Provision to accommodate industrial business uses, offices and a limited range of commercial uses, that will ensure compatibility with residential land uses to the east and a high standard of appearance appropriate to the function of 91 Street.

2. Area of Application

This Provision shall apply to the portion of Lot 2B, Block 14, Plan 1621104 south of 28 Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision, Parsons Industrial.

3. Uses

~~a. Uses for Area "A", being the portion of Lot 2B, Block 14, Plan 1621104 north of 28 Avenue NW as shown on Schedule "A" include:~~

- i. Auctioneering Establishments
- ii. Automotive and Equipment Repair Shops
- iii. Automotive and Minor Recreation Vehicle Sales/Rentals
- iv. Bars and Neighbourhood Pubs
- v. Business Support Services
- vi. Commercial Schools
- vii. Convenience Retail Stores
- viii. Convenience Vehicle Rentals
- ix. Drive-in Food Services
- x. Equipment Rentals
- xi. Gas Bars
- xii. General Retail Stores
- xiii. Government Services
- xiv. Greenhouses, Plant Nurseries and Garden Centres
- xv. Health Services
- xvi. Hotels
- ~~xv-xvii. Indoor Participant Recreation Services~~
- ~~xvi-xviii. Limited Contractor Services~~
- xix. Major Amusement Establishments

xx. Motels

~~xvii-xxi.~~ Media Studios

~~xviii-xxii.~~ Minor Amusement Establishments

~~xix-xxiii.~~ Nightclubs

~~xx-xxiv.~~ Personal Service Shops

~~xxi-xxv.~~ Private Clubs

~~xxii-xxvi.~~ Professional, Financial and Office Support Services

~~xxiii-xxvii.~~ Rapid Drive through Vehicle Services

~~xxiv-xxviii.~~ Restaurants

xxix. Specialty Food Services

~~xxv-xxx.~~ Truck and Mobile Home Sales / Rentals

~~xxvi-xxxi.~~ Urban Indoor Farms

~~xxvii-xxxii.~~ Veterinary Services

~~xxviii-xxxiii.~~ Warehouse Sales

~~xxix-xxxiv.~~ Fascia Off-premises Signs

~~xxx-xxxv.~~ Fascia On-premises Signs

~~xxxi-xxxvi.~~ Freestanding Off-premises Signs

~~xxxii-xxxvii.~~ Freestanding On-premises Signs

~~xxxiii-xxxviii.~~ Projecting On-premises Signs

~~xxxiv-xxxix.~~ Temporary On-premises Signs

~~b. Uses for Area "B", being the portion of Lot 2B, Block 14, Plan 1621104 south of 28-Avenue NW as shown on Schedule "A" include:~~

~~i. All Uses in Area "A"~~

~~ii. Hotels~~

~~iii. Indoor Participant Recreation Services~~

~~iv. Media Studios~~

~~v. Motels~~

~~vi. Truck and Mobile Home Sales / Rentals~~

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4. Development Regulations

- a. There is no site plan appended to this Provision.
- b. The maximum Floor Area Ratio shall be 1.2.
- c. Notwithstanding subsection 4(b) of this provision, the maximum Floor Area Ratio for

Hotel and Motel Uses may be increased by 0.3 FAR.

- d. The maximum building Height shall not exceed 12 m.
- e. Notwithstanding subsection 4(d) of this provision, the maximum building Height for Hotels shall not exceed 33 m and the maximum building Height for Motels shall not exceed 16 m.
- f. A minimum 6.0 m Setback shall be provided adjacent to 91 Street.
- g. A minimum 3.0 m Setback shall be provided from all property lines abutting public roadways other than 91 Street.
- h.
- i. No parking, loading, storage, trash collection, outdoor service, or display area shall be permitted within a Setback. Loading, storage, and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways in accordance with the Zoning Bylaw, to the satisfaction of the Development Officer.

j. Signs shall comply with the regulations found in Schedule 59F.

k. As a condition of Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The agreement process includes an engineering drawing review and approval process. The off-site improvements to be included in the Agreement shall include, but not be limited to the construction of:

- i. a 1.5 m sidewalk on the south side of 28 Avenue from the existing bus stop to 91 Street;
- ii. a 1.5 m sidewalk on the west side 91 Street, from 28 Avenue to 25 Avenue; and
- iii. a curb and gutter along the east side of 92 Street, south of 28 Avenue.

j.

Comment [CP1]: Transportation's requested clauses.

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5. Urban Design Regulations

- a. All exterior finishing materials must be of good quality, durable and attractive in appearance with consistent treatment on all faces of a building. No painted and/or scored concrete block construction will be permitted on any building facade which is visible from a public roadway.
- b. Any business premise or multiple occupancy building having a ground Floor Area greater than 2500 m² or with a single wall exceeding 30 m in length shall comply with the following design guidelines:
 - i. the roofline and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest;

- ii. the exterior wall finishing materials shall be predominantly comprised of light earth tone or muted colours, and consist of brick, precast concrete, textured concrete, stone, glazing or stucco, with prefinished metal or wood limited to use as an accent;
 - iii. the finishing treatment of exterior walls shall be consistent on all building faces; and
 - iv. the provision of landscaping to minimize the perceived mass of the building and create visual interest.
- c. On-site security and building lighting shall be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outward from the Site.
- d. All mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.

6) Additional Development Regulations for Specific Uses

- a) The following regulations shall apply to Automotive and Minor Recreation Vehicle Sales/Rentals, Convenience Vehicle Rentals, and Truck and Mobile Home Sales/Rentals developments:
- i) the size, location, screening and landscaping of any outdoor vehicular display areas shall be subject to the approval of the Development Officer, who shall ensure that development of the site is compatible with the appearance or site design of surrounding developments and achieves a high standard of appearance appropriate to the location of this DC2 Provision, adjacent to a major City arterial road;
 - ii) all storage, display or parking areas shall be Hardsurfaced in accordance with the Zoning Bylaw; and
 - iii) lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- b) The minimum gross Floor Area for a Warehouse Sales establishment shall not be less than 1000 m² unless at least fifty percent of the gross Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.
- c) The maximum gross Floor Area for a General Retail Use shall be not greater than 2000 m² of retail space, not including storage, warehousing, or food processing (bakery, meat preparation, etc.) area.
- d) A General Retail Use shall be ancillary and complimentary to a Hotel/Motel development, a Warehouse Sales facility, Automotive and Minor Recreation Vehicle Sales or other large scale developments allowed as the principal uses of this DC2 Provision. Establishments that sell a broad range of personal and consumer goods typical of a department store, supermarket, or drug mart type of operation shall not be allowed.

- e) Automotive and Equipment Repair Shops and Rapid Drive-through Vehicle Services shall be located so that any overhead doors shall not be oriented towards 91 Street.
- f) Drive-in Food Services, Gas Bars, Rapid Drive-through Vehicle Services, and any accessory drive-up service windows in any listed Use shall be developed in accordance with the following additional criteria:
 - i) the design, finishing, and siting of development, including the orientation of gas pump islands, service bays, and accessory food drive-up service windows, shall be to the satisfaction of the Development Officer having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off and on-site;
 - ii) any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of any adjacent principal building;
and
 - iii) the overall height and scale of the canopy shall be developed to the satisfaction of the Development Officer, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.
- g) Auctioneering Establishments, Automotive and Equipment Repair Shops, and Equipment Rentals shall be completely enclosed, with no outdoor storage.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	Charter Bylaw 18620
Location:	North and south of 28 Avenue NW West of 91 Street NW
Address(es):	2750 – 91 Street NW
Legal Description(s):	Lot 2B, Block 14, Plan 1621104
Site Area:	9.12 ha
Neighbourhood:	Parsons Industrial
Ward - Councillor:	11 – Mike Nickel
Notified Community Organization(s):	Lakewood Community League
Applicant:	Parioplan

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control, Areas A and B
Proposed Zone(s):	(DC2) Site Specific Development Control and (IB) Industrial Business Zone
Plan in Effect:	South Industrial Area Outline Plan
Historic Status:	N/A

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination