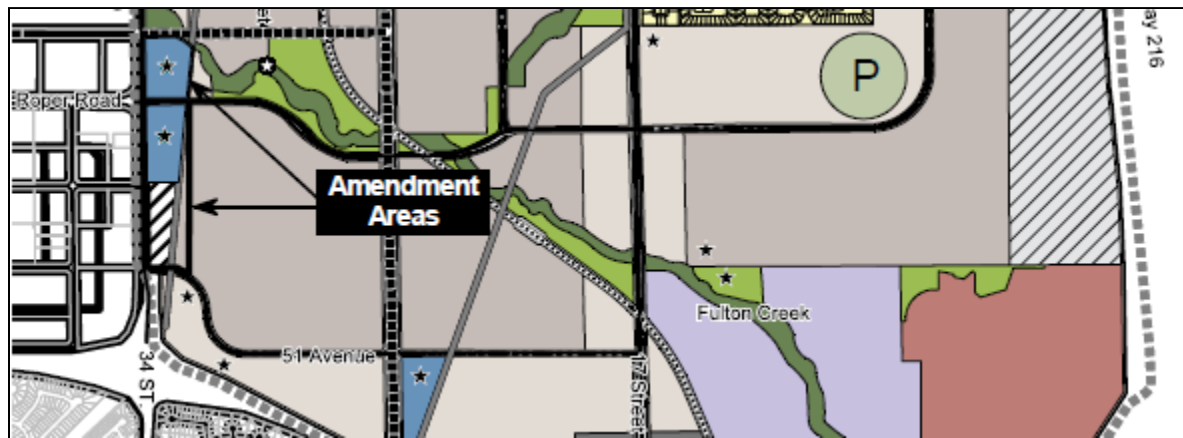




ADMINISTRATION REPORT **REZONING & PLAN AMENDMENT** SOUTHEAST INDUSTRIAL

6010 - 30 Street NW

To allow for industrial and commercial business and a stormwater management facility.



Recommendation: That Bylaw 19808 to amend the Maple Ridge Industrial Area Structure Plan and Charter Bylaw 19809 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone and (PU) Public Utility Zone be **APPROVED**.

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

- will support and maintain industrial opportunities as outlined in the Maple Ridge Industrial Area Structure Plan;
- will provide opportunities for industrial and compatible business employment uses and a stormwater management facility to service the neighbourhood; and
- will be compatible with the surrounding and existing development.

Report Summary

This application was accepted from Nick Pryce (V3 Companies of Canada Ltd.) on January 27, 2021 on behalf of Panattoni Development Company. This application proposes to amend a portion of the Maple Ridge Industrial Area Structure Plan (ASP) and rezone the subject lands as described below. The existing Plan already anticipated the need for a planned Stormwater Management Facility near the subject site, this amendment will only change the designation to a more refined location.

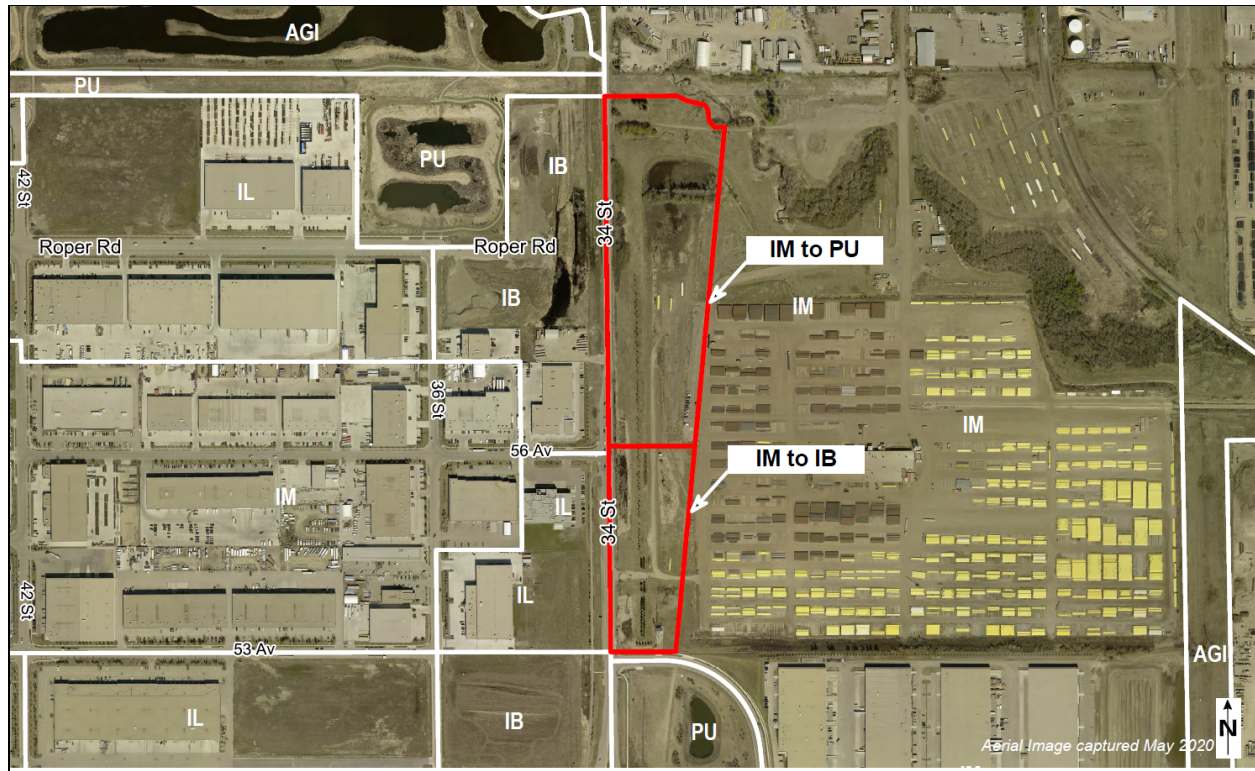
The proposed zoning and plan amendment supports the ongoing reinvestment in the existing industrial area, and takes advantage of existing infrastructure, accessibility and visibility to support a wide range of uses as noted in the City Plan.

The Application

1. **BYLAW 19808** proposes to amend the Maple Ridge Industrial Area Structure Plan (ASP) to redesignate approximately 6.76 ha of land designated from Light Industrial land use to Medium Industrial use, Business Service land use and Stormwater Management Facility in the southwest portion of the Area Structure Plan. Changes are proposed to relevant maps, figures, and statistics in the ASP to reflect the proposed amendment.
2. **CHARTER BYLAW 19809** proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Industrial Business Zone and (PU) Public Utility Zone. The proposed IB Zone would allow for industrial and commercial businesses that do not create nuisances outside of an enclosed building and the PU Zone would allow for a stormwater management facility.

Site and Surrounding Area

The subject site for the rezoning is approximately 5.15 ha in size and is located north of 51 Avenue NW and east of 34 Street NW. The site is surrounded by a mix of industrial zones and uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Uses
CONTEXT		
North	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Uses
East	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Uses
South	<ul style="list-style-type: none"> • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Stormwater Management Facility
West	<ul style="list-style-type: none"> • (IB) Industrial Business Zone • (IL) Light Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Uses

Planning Analysis

The subject site is located within the Maple Ridge Industrial Area Structure Plan, which designates the area for Light Industrial Development and a Planned Stormwater Management Facility. The amendment will redesignate the site for Business Service and Stormwater Management Facility. The Business Service designation will enable the development of higher-order industrial and commercial business activities to serve the surrounding neighbourhood and the Stormwater Management Facility designation will accommodate the development of public utility infrastructure to service the proposed development and the neighbourhood.

The purpose of the IB Zone is to allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the zone is compatible with any adjacent industrial zone. This Zone is appropriate for locations along the periphery of industrial areas and adjacent to major arterial roadways such as 34 Street. The Applicant's stated intent is to enable the development of a commercial hub to provide services for employees of surrounding businesses.

The proposed rezoning is compatible with the immediately surrounding areas that are zoned and used for medium and business industrial uses. This application will allow for the reuse of the existing site as a fully serviced property capable of accommodating a wider range of business, service and light industrial use opportunities. Administration is also currently reviewing a subdivision of the affected lands.

The proposal conforms to the City Plan encourages reinvestment in established non-residential areas as it serves to strengthen employment, economic activity and diversity.

Technical Review

Top of Bank and Geotechnical Review

This application intersects with a very small portion of Fulton Creek along its northeast corner. As part of this application, a Slope Stability Report and a subsequent memorandum was submitted by the applicant and reviewed by City Administration. These reports will inform the site and development-specific geotechnical recommendations for design, construction, top of bank development setbacks, and top of bank development restrictions.

A top-of-bank walk was also conducted with City Administration and the Applicant to determine the top of bank development setbacks as confirmed in a top-of-bank survey plan that was accepted. Administration advised that there will be an Environmental Reserve (ER) dedication of an appropriate buffer zone applied to the site to determine areas subject to flooding, areas considered to be unstable, and areas required for pollution prevention and public access at the subdivision stage.

Transportation

Administration reviewed a Transportation Impact Assessment (TIA) in support of the rezoning and ASP amendment. While the traffic impact of the proposed rezoning is relatively minor, the TIA comprehensively assessed the full development of the Fulton Creek Business Park primarily to determine whether reduced arterial roadway cross-sections would be feasible along 34 Street NW abutting this site, and the eastward extension of Roper Road NW through the site. The TIA recommends that the ultimate 34 Street NW cross-section be reduced from six lanes divided to four lanes divided, and that Roper Road NW be reduced from four lanes divided to three lanes undivided. The owner will be required to update these approved roadway concept plans to reflect these recommendations, and must consider all associated site access, pipeline crossing, and railway constraints as they advance through the subdivision and/or development permit stages.

Transit

Administration supports the proposed rezoning & ASP Amendment and advises that there is no transit service located near to the subject property and the closest service is located within Pylypow Industrial.

Drainage

Administration supports the proposed rezoning & ASP Amendment and commented that permanent sanitary and storm servicing for the subject rezoning area must be in general accordance with the servicing schemes as identified in the accepted Maple Ridge Industrial Neighbourhood Area Master Plan Amendment dated July 2016, as well as the Fulton Creek Subdivision Development Service Brief dated January 18, 2021.

Permanent sanitary and stormwater servicing will require connections from the sewers along 34 Street. Recommendations for development from geotechnical engineers should be followed in addition to the City's drainage requirements for top of bank development. Uncontrolled channelized flow over the bank will not be permitted.

EPCOR Water

EPCOR Water supports the proposed rezoning and plan amendment and advised of the following servicing requirements - to be implemented at the subdivision stage:

- The area must be provided with water supply from connection points to an existing main stub on Roper Road west of 34 Street and a second connection to existing water main stub on 34 Street at 56 Avenue;
- Offsite water main construction will be required to provide water supply to the development with hydrants to be constructed along the length of the offsite water mains at 90 meter spacing;
- A minimum 7.5m wide utility right-of-way is required for the length of the offsite water mains; and
- The existing check valve east of the 51 Avenue and 34 Street intersection must be removed and replaced with a Steel Check valve to EPCOR Water specifications.

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

Community Engagement

ADVANCE NOTICE February 5, 2021	<ul style="list-style-type: none">• Number of recipients: 30• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/industrialplanningapplications

Conclusion

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

APPENDICES

- 1 Approved Maple Ridge Industrial ASP Land Use and Population Statistics – Bylaw 17536
- 2 Proposed Maple Ridge Industrial ASP Land Use and Population Statistics – Bylaw 19808
- 3 Approved Maple Ridge Industrial ASP Map – Bylaw 19530
- 4 Proposed maple Ridge Industrial ASP Map – Bylaw 19808
- 5 Application Summary

**MAPLE RIDGE INDUSTRIAL AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17536**

	Area (ha)	% of GDA
Gross Area	1123.1	
Environmental Reserve	20.9	
Rail Line	16.1	
Powerline Right-of-Way	18.4	
Arterial Roadways	24.7	
Urban Services	45.6	
Gross Developable Area	997.4	
Parks	44.1	
Existing	24.5	
Proposed	19.6	
Roadways	55.6	
Public Utility	96.6	
Public Utility	29.2	
Storm Water Management Facilities	43.0	
Snow Dump	24.4	
Total	196.3	19.7%
Net Developable Area	801.1	80.3%
Maple Ridge Mobile Home Park	60.5	6.1%
Hurstwood Special Development Area	28.3	2.8%
Neighbourhood Commercial	0.7	0.1%
Light Industrial	278.4	27.9%
Business Service	22.9	2.3%
Medium Industrial	357.2	35.8%
Medium Industrial with Restrictions	53.1	5.3%
Total	801.1	80.3%

RESIDENTIAL LAND USE AND POPULATION STATISTICS

Maple Ridge Mobile Home Park

60.5 ha

1,545 population (Source: 2006 Census of Canada)

**MAPLE RIDGE INDUSTRIAL AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 19808**

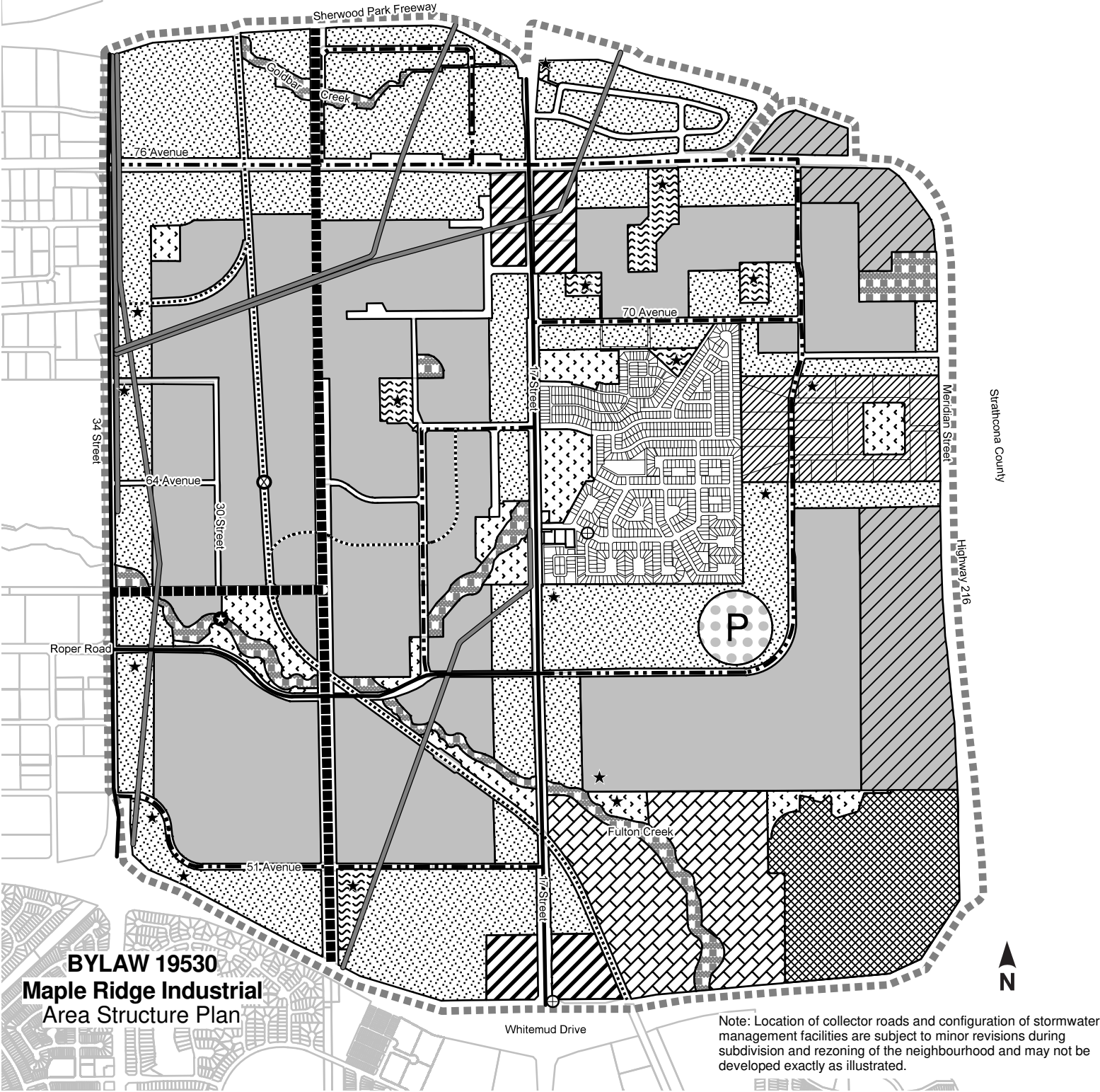
	Area (ha)	% of GDA
Gross Area	1123.1	
Environmental Reserve	20.9	
Rail Line	16.1	
Powerline Right-of-Way	18.4	
Arterial Roadways	24.7	
Urban Services	45.6	
Gross Developable Area	997.4	
Parks	44.1	
Existing	24.5	
Proposed	19.6	
Roadways	55.6	
Public Utility	96.6	
Public Utility	29.2	
Storm Water Management Facilities	45.6	
Snow Dump	24.4	
Total	196.3	19.7%
Net Developable Area	801.1	80.3%
Maple Ridge Mobile Home Park	60.5	6.1%
Hurstwood Special Development Area	28.3	2.8%
Neighbourhood Commercial	0.7	0.1%
Light Industrial	271.6	27.9%
Business Service	25.5	2.6%
Medium Industrial	358.8	36.0%
Medium Industrial with Restrictions	53.1	5.3%
Total	798.50	80.1%

RESIDENTIAL LAND USE AND POPULATION STATISTICS

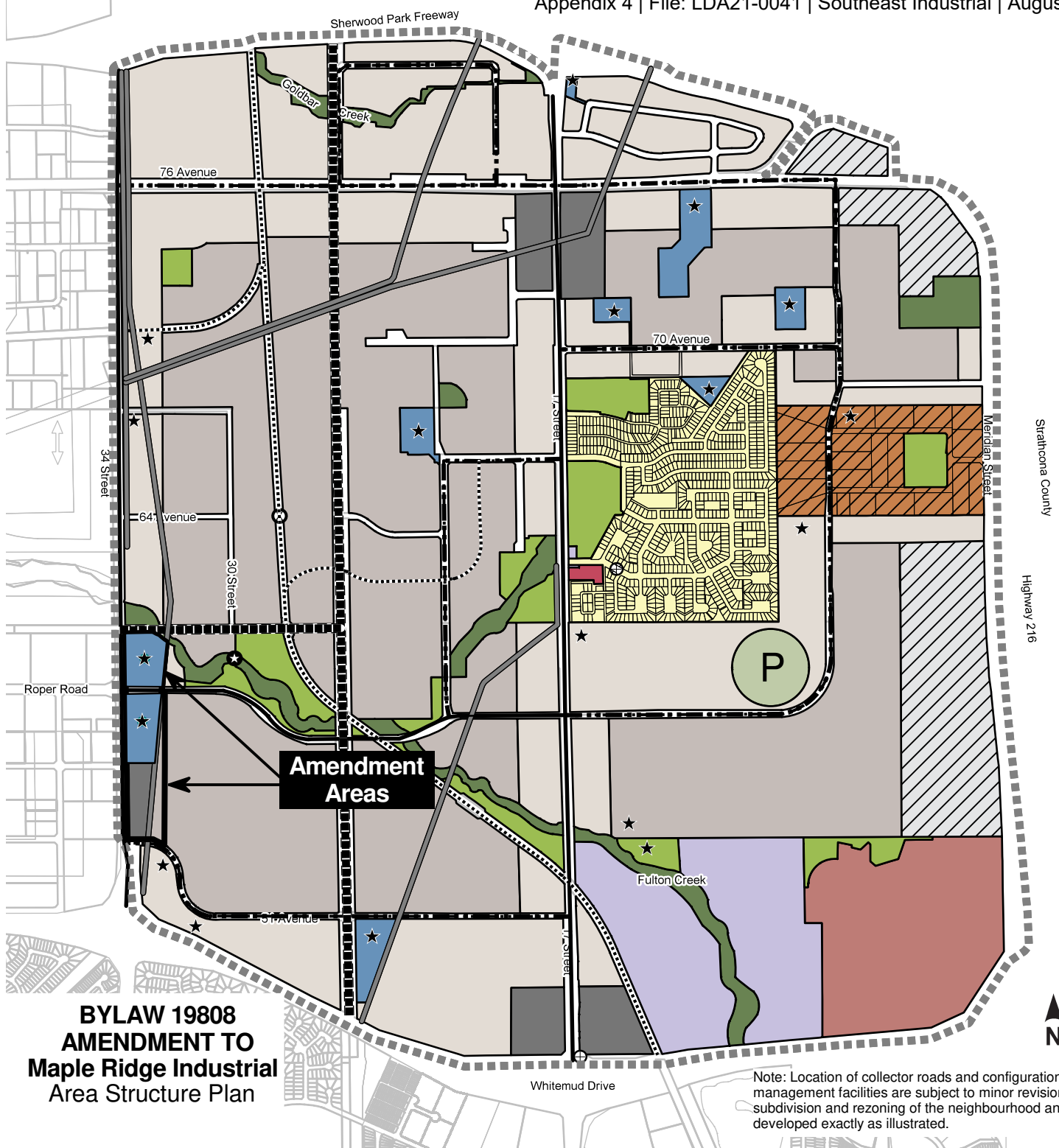
Maple Ridge Mobile Home Park

60.5 ha

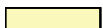
1,545 population (Source: 2006 Census of Canada)



- | | | | | | |
|-------|------------------------------------|-------|-------------------------------------|-------|--|
| ■■■■■ | ASP Boundary | ■■■■■ | Light Industrial | ■■■■■ | Stormwater Management Facility |
| □ | Mobile Home Park | ■ | Medium Industrial | ★ | Planned Stormwater Management Facility |
| ▨ | Hurstwood Special Development Area | ▨ | Medium Industrial with Restrictions | ■■■■■ | Park / Open Space |
| ■■■■■ | Power Line R/W | ▨ | Business Service | ○P | Urban Village Park |
| | Railway | ■■■■■ | Urban Service | ■■■■■ | Ravine / Wetland / Natural Area |
| ⊕ | Abandoned Well | ■■■■■ | Public Utility | — | Arterial Road |
| ★ | Possible Creek Crossing | ■■■■■ | Neighbourhood Commercial | - - - | Collector Road |
| ⊗ | Existing Crossing To Be Eliminated | — | Pipeline Rights-of-Way | == | Local Road |



ASP Boundary



Mobile Home Park



Hurstwood Special Development Area



Power Line R/W



Railway



Abandoned Well



Possible Creek Crossing



Existing Crossing To Be Eliminated



Light Industrial



Medium Industrial



Medium Industrial with Restrictions



Business Service



Urban Service



Public Utility



Neighbourhood Commercial



Pipeline Rights-of-Way



Stormwater Management Facility



Planned Stormwater Management Facility



Park / Open Space



Urban Village Park



Ravine / Wetland / Natural Area



Arterial Road



Collector Road



Amendment Area

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw:	19808
Charter Bylaw:	19809
Location:	North of 51 Avenue NW and east of 34 Street NW
Address:	6010 - 30 Street NW
Legal Description:	a portion of Lot A, Block 0024504
Site Area:	5.15 ha
Neighbourhood:	Southeast Industrial
Notified Community Organizations:	Burnewood and Twin Parks Community Leagues; and The Meadows Community League Association
Applicant:	Nick Pryce; V3 Companies of Canada Ltd.

PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zones:	(IB) Industrial Business Zone and (PU) Public Utility Zone
Plan in Effect:	Maple Ridge Industrial Area Structure Plan (ASP)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sean Conway
Tim Ford
Development Services
Planning Coordination