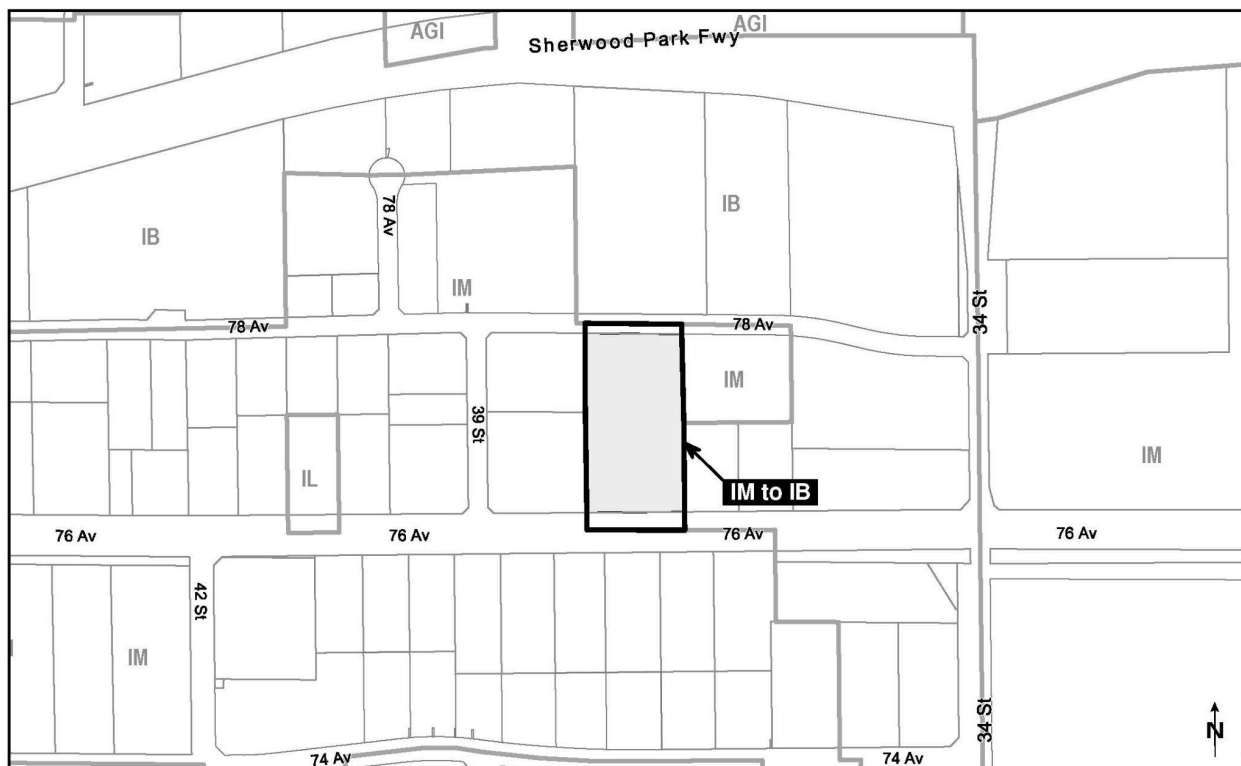




ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** Weir Industrial

3720 – 76 Avenue NW

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



Recommendation: That Charter Bylaw 19894 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone and associated plan amendment be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will expand opportunities for light industrial and appropriate commercial opportunities;
- it will contribute toward the development of an industrial / commercial service centre near the intersection of 76 Avenue NW & 34 Street NW, as outlined in the South-East Industrial Outline Plan; and
- it will be compatible with existing development.

Report Summary

This application was submitted by Invistec Consulting Ltd. on 2021 June 23 on behalf of Colliers Macauley Nicolls Inc.. This application proposes to change the designation of one parcel from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for a wider range of industrial businesses and limited compatible non-industrial businesses.

The Resolution proposes to redesignate a portion of the South-East Industrial Area Outline Plan (SEIOP) from Medium Industrial Development to High Standard Industrial Development to allow for expanded opportunities for industrial business uses, including Professional, Financial and Office Support and Personal Service uses. Relevant figures will be updated accordingly.

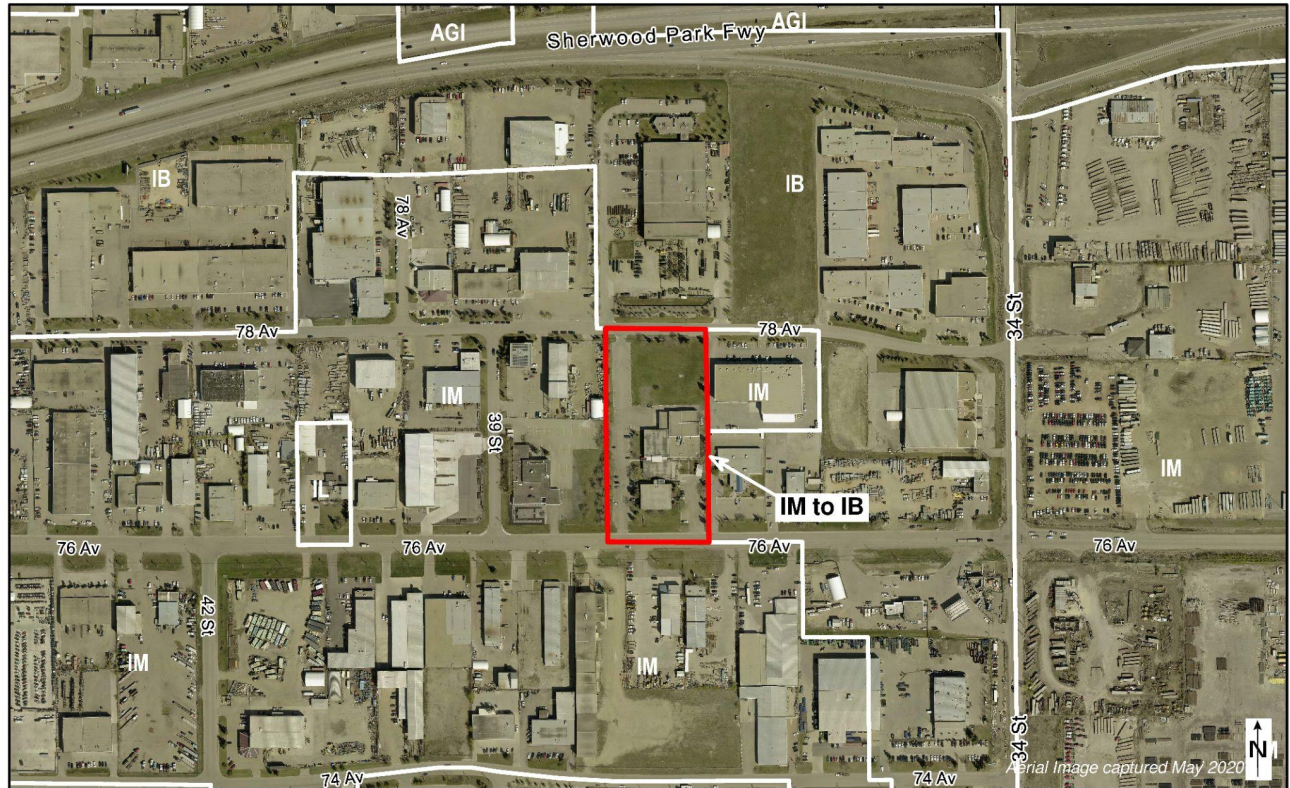
The proposed change aligns with the applicable policies of the City Plan by facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas supported by mass transit

The Application

1. **RESOLUTION** to amend a portion of the Southeast Industrial Area Outline Plan (OP) from Medium Industrial Development (M-2) to High Standard Industrial Development (M-1) to allow increased opportunities for industrial business and compatible non-industrial businesses.
2. **CHARTER BYLAW 19894** to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for light industrial businesses and limited, compatible non-industrial businesses.

Site and Surrounding Area

The subject land is located North of 76 Avenue NW and west of 34 Street NW, located on the east side of the Weir Industrial neighbourhood.



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"> • Office uses
CONTEXT		
North	<ul style="list-style-type: none"> • (IB) Industrial Business Zone 	<ul style="list-style-type: none"> • Warehouse • Light manufacturing
East	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone • (IB) Industrial Business Zone 	<ul style="list-style-type: none"> • Warehouse • Religious venue
South	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • Warehouse • Light manufacturing
West	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • Warehouse • Catering Service

Planning Analysis

LAND USE COMPATIBILITY

This proposed zoning to IB aligns with the proposed plan amendment to designate the land use from Medium Industrial Development (M-2) to High Standard Industrial Development (M-1) within this plan.

The proposed IB Zone will allow for a range of light industrial and compatible non-industrial uses along 76 Avenue NW (a collector roadway) which is consistent with the intended location criteria for the (IB) Industrial Business Zone.

The proposed IB Zone will also support the industrial nature of the Weir Industrial neighbourhood and the ongoing reinvestment in the area as well as taking advantage of the existing infrastructure, accessibility, and visibility for a wider range of uses.

PLANS IN EFFECT

The Weir Industrial neighbourhood is located within the ***South-East Industrial Area Outline Plan*** (SEIOP). This Plan identifies a broad land use pattern for the area using three major categories: light, medium and heavy industrial. The Plan also acknowledges that a reasonable degree of flexibility is acceptable regarding these land use patterns, when rendering decisions over time and in consideration of evolving market demands. Reasonable transition between land use types and consideration of aesthetic conflict are also fundamental principles of the Plan.

The proposed rezoning conforms with the general intent of the Plan, which establishes a framework for an 'industrial/commercial service centre' to be located near the intersection of 76 Avenue NW and 34 Street NW. The subject site is located on a collector roadway (76 Avenue NW), abuts land to the north and east that is also zoned (IB) Business Industrial, and is located next to land that is zoned (IM) Medium Industrial to the west and south (across 76 Avenue).

The plan amendment and rezoning are in the Southeast District Planning area, as defined by the ***City Plan***. The proposed change aligns with the applicable policies of the ***City Plan*** by facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas supported by mass transit.

Technical Review

TRANSPORTATION

Administration supports the proposed rezoning and advises that accesses currently exist from both 76 Avenue and 78 Avenue. Any modifications to the existing access require the review at the development permit stage.

DRAINAGE

Administration supports the proposed rezoning and advises that a permanent sanitary sewer connection currently exists to the subject rezoning area within 76 Avenue.

EPCOR WATER

EPCOR Water Services has identified that there may be insufficient fire flow capacity to support commercial land uses at this location. As such, an additional hydrant may be required at the Development Permit stage. 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.

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

Community Insights



















ADVANCE NOTICE July 7, 2021	<ul style="list-style-type: none">• Number of recipients: 33• One response was received seeking clarification about the proposed zoning. No opposition or support was expressed.
WEBPAGE	<ul style="list-style-type: none">• http://edmonton.ca/industrialplanningapplications






Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

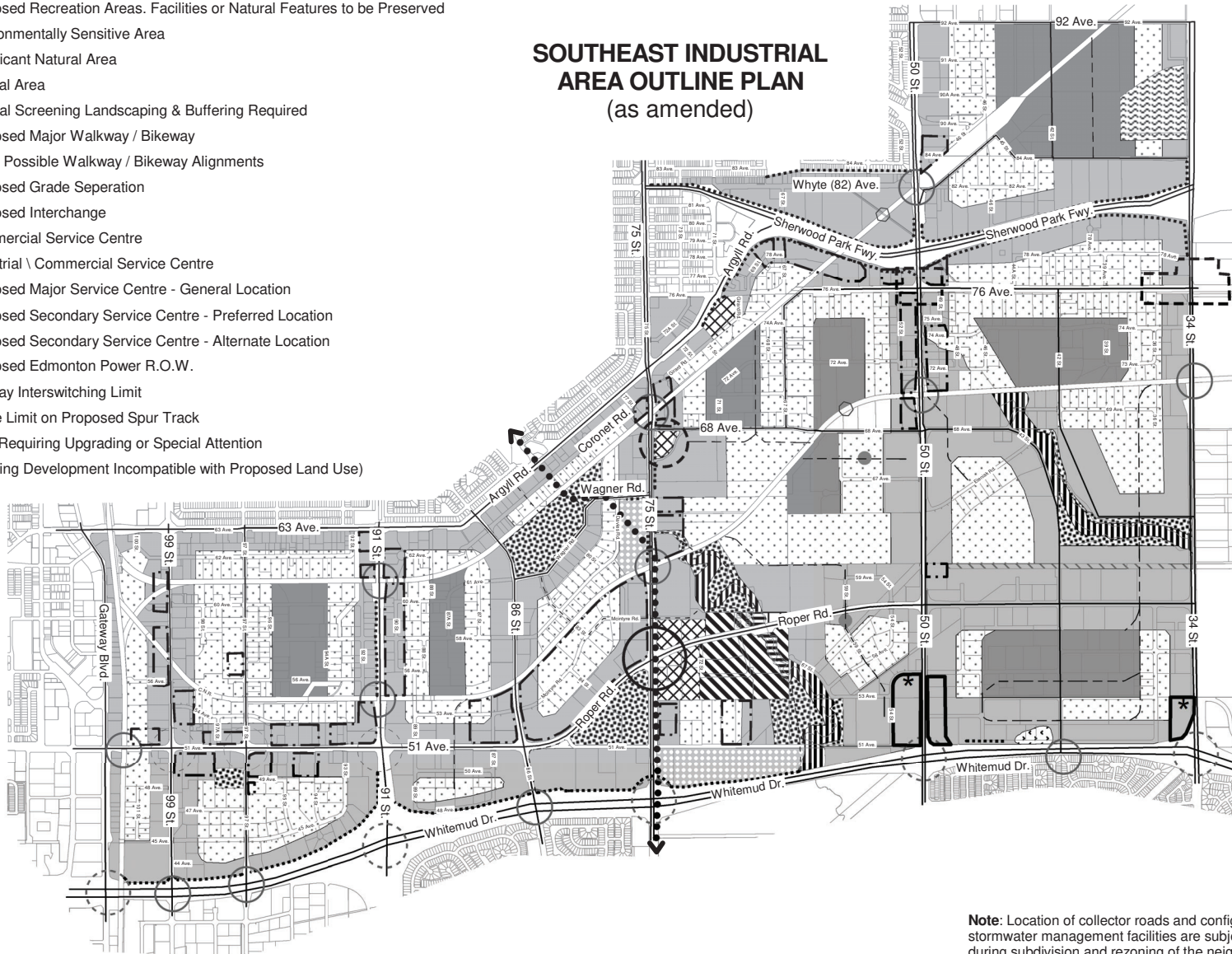
- 1 Approved South-East Industrial Area Outline Plan Land Use Map
- 2 Proposed South-East Industrial Area Outline Plan Land Use Map
- 3 Application Summary

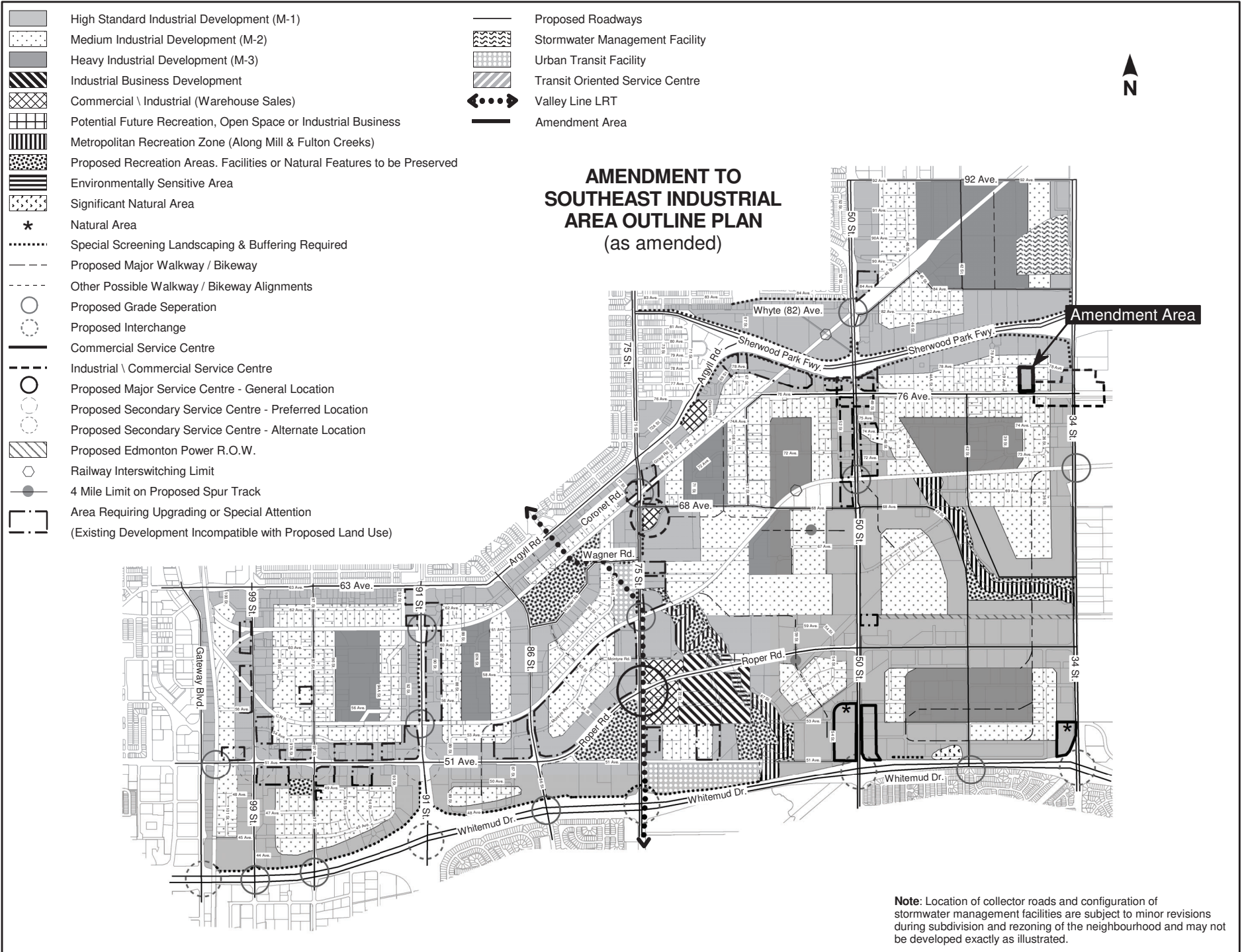
-  High Standard Industrial Development (M-1)
-  Medium Industrial Development (M-2)
-  Heavy Industrial Development (M-3)
-  Industrial Business Development
-  Commercial \ Industrial (Warehouse Sales)
-  Potential Future Recreation, Open Space or Industrial Business
-  Metropolitan Recreation Zone (Along Mill & Fulton Creeks)
-  Proposed Recreation Areas. Facilities or Natural Features to be Preserved
-  Environmentally Sensitive Area
-  Significant Natural Area
-  Natural Area
-  Special Screening Landscaping & Buffering Required
-  Proposed Major Walkway / Bikeway
-  Other Possible Walkway / Bikeway Alignments
-  Proposed Grade Separation
-  Proposed Interchange
-  Commercial Service Centre
-  Industrial \ Commercial Service Centre
-  Proposed Major Service Centre - General Location
-  Proposed Secondary Service Centre - Preferred Location
-  Proposed Secondary Service Centre - Alternate Location
-  Proposed Edmonton Power R.O.W.
-  Railway Interswitching Limit
-  4 Mile Limit on Proposed Spur Track
-  Area Requiring Upgrading or Special Attention
(Existing Development Incompatible with Proposed Land Use)

-  Proposed Roadways
-  Stormwater Management Facility
-  Urban Transit Facility
-  Transit Oriented Service Centre
-  Valley Line LRT



SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN (as amended)





APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Resolution: Charter Bylaw:	South-East Industrial Area Outline Plan 19894
Location:	North of 76 Avenue NW and East of 39 Street NW
Address:	3720 – 76 Avenue NW
Legal Description:	Block 28A, Plan 565AN
Site Area:	1.8 hectares
Neighbourhood:	Weir Industrial
Notified Community Organization:	Kenilworth Community League
Applicant:	Invistec Consulting Ltd.

PLANNING FRAMEWORK

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

Written By:
Approved By:
Branch:
Section:

Kerry Girvan
Tim Ford
Development Services
Planning Coordination