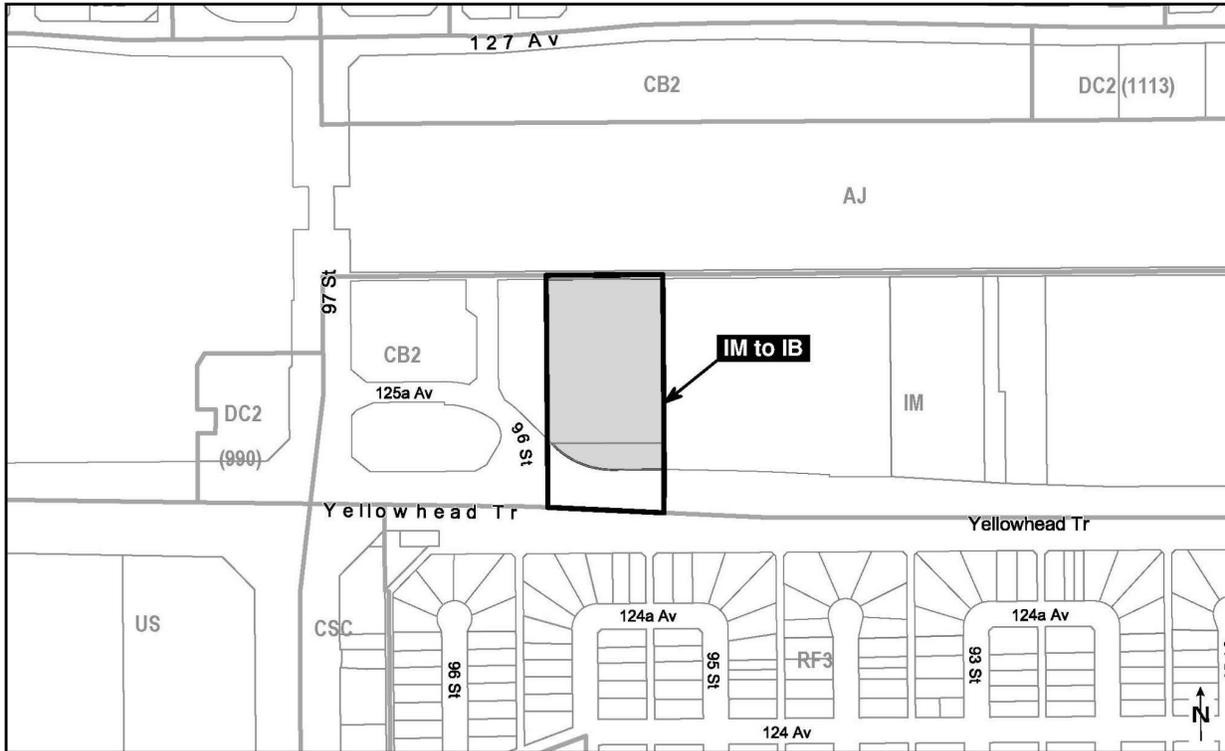




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT YELLOWHEAD CORRIDOR EAST

9526 & 9546 - Yellowhead Trail NW

To allow for a range of business industrial uses that operate within an enclosed building.



Recommendation: That Bylaw 19907 to amend the Yellowhead Corridor Area Structure Plan and Charter Bylaw 19908 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 utilize existing roadway and utility infrastructure efficiently;
- it will provide the opportunity for a variety of business industrial easily accessible from major roadways; and
- it is compatible with surrounding development.

The Application

1. **BYLAW 19907** to amend the Yellowhead Corridor Area Structure Plan to redesignate the site from Medium Industrial uses to "Prestige" Business Industrial uses.
2. **CHARTER BYLAW 19908** to amend the Zoning Bylaw from IM to IB to accommodate a range of business industrial uses.

The applicant is seeking this rezoning in order to attract new businesses, and adapt to changing market demand for industrial land in this area.

Site and Surrounding Area

The 1.3 ha site is made up of two lots and has been operating as an Automotive and Equipment Repair Shop and a bottled water storage warehouse, since 1997 under the current IM zoning.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Automotive paint and repair shop Storage Warehouse
CONTEXT		
North	(AJ) Alternative Jurisdiction	Railway corridor
East	(IM) Medium Industrial Zone	Vacant

South	(RF3) Small Lot Infill Development Zone	Yellowhead Trail & low density residential
West	(CB2) General Business Zone	Mixed commercial

Planning Analysis

LAND USE COMPATIBILITY

The proposed IB zone provides a logical transition in uses by allowing a variety of industrial uses that are compatible with existing commercial uses located to the west and medium industrial uses located to the east.

The 97 Street NW corridor at the Yellowhead Trail intersection is developed predominantly under the CB2 Zone and land to the east of the rezoning area is zoned IM, in conformance with the approved ASP.

The Yellowhead Corridor Improvement Plan/Yellowhead Trail Freeway Conversion project is on-going with work in this area completed.

IM & IB COMPARISON

The general purpose of the IB Zone is to allow for industrial businesses that operate within an enclosed building to avoid the creation of nuisances. The zone also accommodates limited, compatible non-industrial businesses and is typically applied to sites located on the edges of industrial areas and adjacent to arterial or major collector roadways.

The table below summarizes the difference in development regulations between the current IM Zone and the proposed IB Zone.

	IM Zone (Current)	IB Zone (Proposed)
Principal Building		
Height	18.0 m	12.0 m
Floor Area Ratio (FAR)	2.0	1.2
Minimum Site Frontage	n/a	30.0 m
Minimum Setback	3.0 m	6.0 m

PLANS IN EFFECT

The Yellowhead Corridor ASP applies to the application area. The proposed change from Medium Industrial uses to "Prestige" Business Industrial uses supports the plan objectives for Sub-Area 5. Specifically:

- Objective 3.2.2 (i) - to encourage the development of business industrial uses in prominent locations along Yellowhead Trail; and
- Objective 3.2.2 (iv) - to limit the intrusion of commercial uses in the industrial area of the Corridor.

THE CITY PLAN

This proposal aligns with the applicable policies of The City Plan (MDP) by providing reinvestment opportunities in an existing industrial area and supporting the nearby residential population, employees and adjacent commercial and medium industrial uses.

The site is within the boundary of the future 118 Avenue District Plan.

Technical Review

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

Community Engagement

ADVANCE NOTICE May 17, 2021	<ul style="list-style-type: none">• Number of recipients: 12• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/yellowheadcorridorplanningapplications

Conclusion

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

APPENDICES

- 1 Approved Yellowhead Corridor Land Use Data – Bylaw #17381
- 2 Proposed Yellowhead Corridor Land Use Data – Bylaw #19907
- 3 Approved Yellowhead Corridor ASP – Bylaw #16141
- 4 Proposed ASP Yellowhead Corridor ASP – Bylaw #19907
- 5 Application Summary

**Yellowhead Corridor Area Structure Plan
Approved 7.5 Land Use Data
Bylaw 17281**

Land Use Zone ²	EXISTING			Land Use District	PROPOSED		
	Hectares	Acres	% of Total		Hectares	Acres	% of Total
IM -Medium Industrial	357.0	882.2	25.1%	Medium Industrial	293.0	723.0	21.5%
RDA/IM - IM uses in Restricted Development Area	68.5	169.3	4.8%	RDA/IM	68.5	169.3	5.0%
IH -Heavy Industrial	320.0	790.0	22.5%	Heavy Industrial	378.1	934.2	27.8%
IB -Business Industrial	78.5	194.0	5.5%	Business Industrial	241.2	595.9	17.7%
Commercial (Includes CSC, CO, CB2, CHY)	6.7	16.6	.4%	Commercial	38.3	94.6	2.8%
DC4 -Special Public Service	77.3	191.0	5.4%	Special Public Service	77.3	191.0	5.6%
MA - Municipal Airport	13.4	33.1	.9%	Municipal Airport	5.4	13.3	0.39%
RA7 - Low Rise Apartment	0.8	2.0	.56%	Low Rise Apartment	0.8	2.0	0.05%
AGI - Industrial Reserve	135.9	335.8	9.5%	Industrial Reserve	-	-	-
RDA - Restricted Development Area – Vacant	187.0	462.0	13.1%	RDA	187.0	462.0	13.78%
RR - Rural Residential	163.9	405.0	11.5%	Rural Residential	55.0	135.9	40%
Roadway	-	-	-	Roadway	3.4	8.4	.25%
Reserve Land	8.5	21.0	.59%	Reserve Land	8.5	21.0	0.6%
	1417.5	3502.0	100.0%		1356.5	3350.6	100.0%

¹Includes all lands within Area Structure Plan boundaries except the Urban Services Zones.

²For the annexed lands, equivalent Land Use Zones from the Edmonton Zoning Bylaw were used.

*These statistics are estimates from when the Plan was first enacted and should be used for historic reference only.

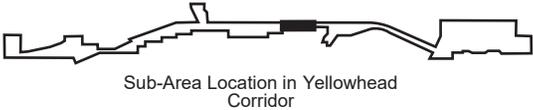
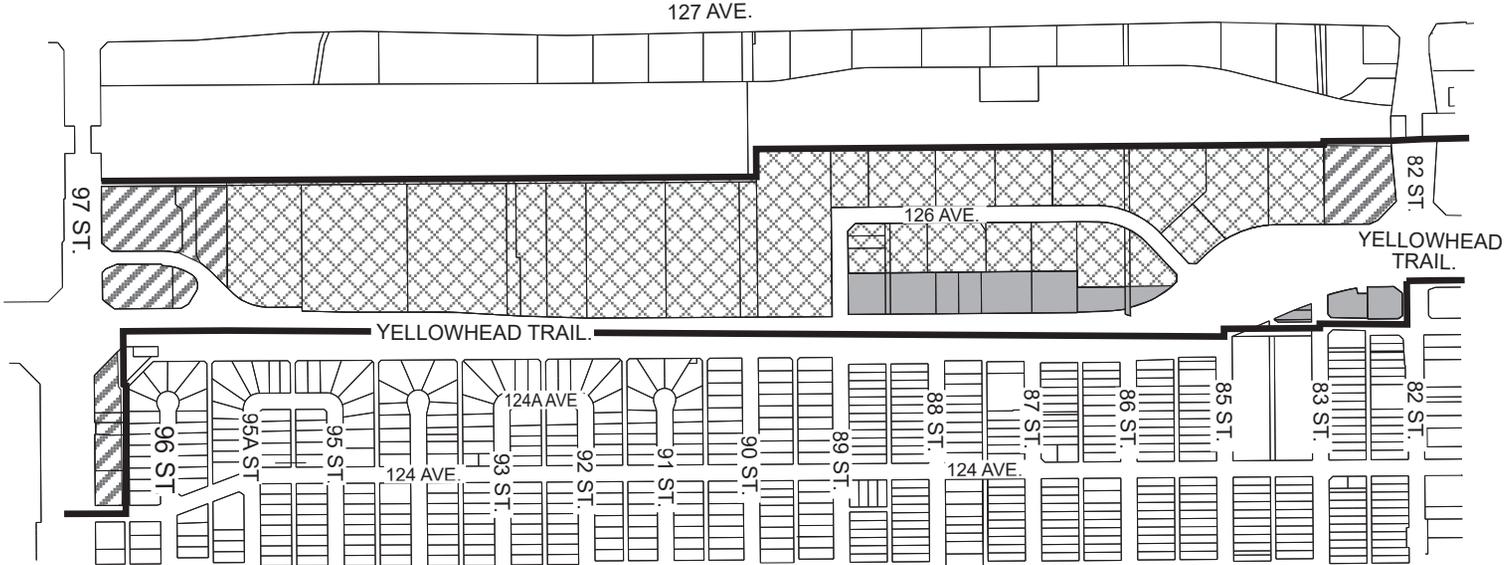
**Yellowhead Corridor Area Structure Plan
Proposed 7.5 Land Use Data
Bylaw 19907**

Land Use Zone ³	EXISTING			Land Use District	PROPOSED		
	GROSS AREA				GROSS AREA		
	Hectares	Acres	% of Total		Hectares	Acres	% of Total
IM -Medium Industrial	357.0	882.2	25.1%	Medium Industrial	291.7	720.8	21.4%
RDA/IM - IM uses in Restricted Development Area	68.5	169.3	4.8%	RDA/IM	68.5	169.3	5.0%
IH -Heavy Industrial	320.0	790.0	22.5%	Heavy Industrial	378.1	934.2	27.8%
IB -Business Industrial	78.5	194.0	5.5%	Business Industrial	243.8	602.4	17.9%
Commercial (Includes CSC, CO, CB2, CHY)	6.7	16.6	.4%	Commercial	38.3	94.6	2.8%
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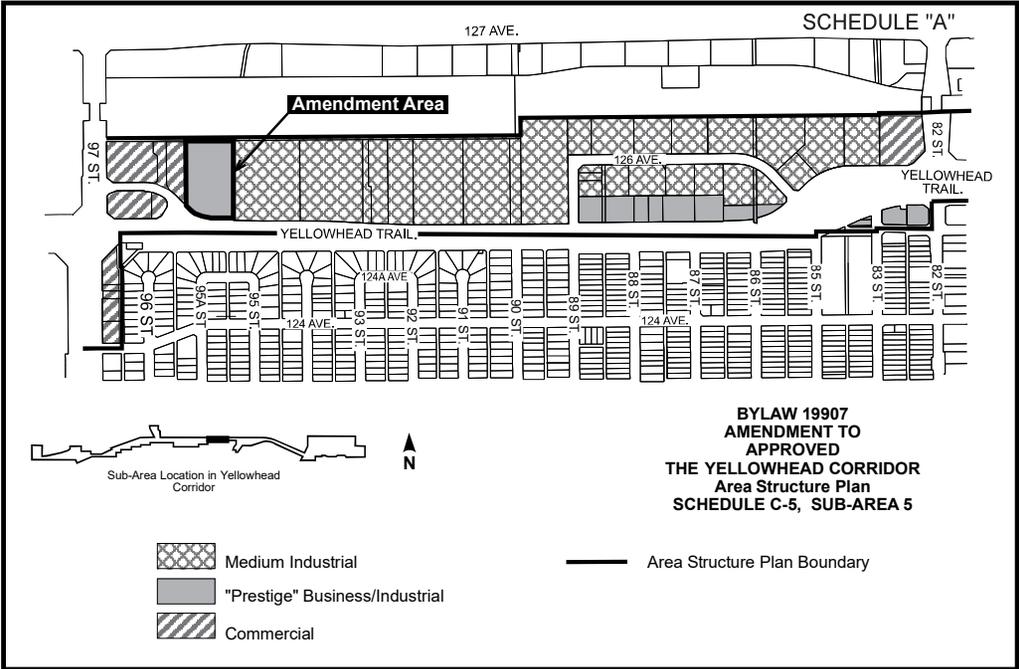


**BYLAW 16141
APPROVED
THE YELLOWHEAD CORRIDOR
Area Structure Plan
SCHEDULE C-5, SUB-AREA 5**

-  Medium Industrial
-  "Prestige" Business/Industrial
-  Commercial

 Area Structure Plan Boundary

SUSTAINABLE DEVELOPMENT



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw:	19907
Charter Bylaw:	19908
Location:	North of Yellowhead Trail NW & east of 96 Street NW
Address(es):	9526 & 9546 - Yellowhead Trail NW
Legal Description(s):	Lot 19, Plan 4159HW
Site Area:	1.3 ha
Neighbourhood:	Yellowhead Corridor
Ward:	Métis
Notified Community Organizations:	Delton and Killarney Community Leagues
Applicant:	Ethan Wahl, Karlen Group

PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	Yellowhead Corridor Area Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination