



ADMINISTRATION REPORT

REZONING

RITCHIE

9923 - 9959 76 Avenue NW

To allow for industrial businesses that are compatible with nearby residential uses.



Recommendation: That Charter Bylaw 19940 to amend the Zoning Bylaw from (DC2.874) Site Specific Development Control Provision to (IB) Industrial Business Zone be **APPROVED**.

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

- rezoning to a standard zone helps to align the allowable uses and any future redevelopment of the site with the current standards of the Zoning Bylaw;
- the purpose of the DC2 was for environmental site remediation, which has since been completed;
- the IB Zone is considered an appropriate zone to provide a transition between the railway site to the west and the residential neighbourhood to the east.

Report Summary

This land use amendment application was submitted by Odd Company Brewing on November 4, 2021. This application proposes to change the designation of one parcel from (DC2.874) Site Specific Development Control Provision to (IB) Industrial Business Zone to allow for the continued use of the existing building but with an updated list of uses, including Breweries, Wineries and Distilleries. The existing DC2 was based on the IB and IM (Medium Industrial) Zones and was used in 2014 to incorporate a Risk Management Plan (RMP) to deal with environmental contamination that was present on the Site at the time. Environmental Planning has now confirmed that there are no environmental risks remaining on the site, and therefore risk management of this site is no longer required as part of the site-specific zoning.

This proposal is in alignment with the Strathcona Junction Area Redevelopment Plan, which identifies this area for industrial uses and it is in alignment with the goals of the City Plan by supporting the continuous improvement, evolution and intensification of Edmonton's non-residential lands.

The Application

CHARTER BYLAW 19940 to amend the Zoning Bylaw from (DC2.874) Site Specific Development Control Provision to (IB) Industrial Business Zone to allow for the continued use of the existing building but with an updated list of uses, including Breweries, Wineries and Distilleries.

Site and Surrounding Area

The site is located within an industrial area, between the adjacent Canadian Pacific Railyard and a residential area to the east. The building on the site was completed in 2014 with several commercial/light industrial bays. The site is located along two local roads, and is one lot in from 99 Street NW, which is an arterial road.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.874) Site Specific Development Control Provision	Two storey commercial/industrial building
CONTEXT		
North	(IM) Medium Industrial Zone	Vacant lots and one storey industrial buildings
East	(IM) Medium Industrial Zone	Three storey commercial building
South	(IM) Medium Industrial Zone (IB) Industrial Business Zone	One to two storey commercial buildings and parking
West	(IH) Heavy Industrial Zone (AJ) Alternative Jurisdiction Zone	Vehicle Repair Services Lot Canadian Pacific Railyard



SITE PHOTO FROM NORTHWEST (GOOGLE STREET VIEW 2019)

Planning Analysis

PLANS IN EFFECT

This site is located within the Strathcona Junction Area Redevelopment Plan, which identifies that this area between the CP Railyard and the residential area to the east should be maintained for industrial and related uses, as it is a valuable source of centrally-located employment. It is intended to remain primarily industrial in nature and is encouraged to improve the appearance of development along 99 Street over time.

THE CITY PLAN

The City Plan identifies 99 Street NW and 76 Avenue NW as secondary corridors, which are intended to be a vibrant residential and commercial street that serve as a local destination for surrounding communities. The site is located directly on 76 Avenue NW and one lot away from 99 Street NW, and the proposed rezoning will expand the list of uses to include some of the assembly types of uses that had been removed through the DC2 provision, such as Breweries, Wineries and Distilleries and Specialty Food Services. The addition of these use classes will help to achieve a vibrant area.

The City Plan also identifies the need to retain industrial areas as key employment areas and to encourage continuous improvement, evolution and intensification of Edmonton's non-residential lands. The proposed IB Zone allows for a mix of industrial business uses that have a low impact on surrounding non-industrial zones.

Technical Review

ENVIRONMENTAL REVIEW

The site was rezoned to DC2 in 2014 to include a Risk Management Plan to monitor and manage environmental contamination that was present on the site and surrounding properties. This monitoring program was conducted consistently and has since been completed for the site. Environmental Planning has confirmed that there are no environmental risks remaining on the site, therefore risk management of this site is no longer required as part of the site-specific zoning.

As there is no intention for redevelopment at this time, all other comments from affected City Departments and utility agencies have been addressed. If redevelopment of the site were to occur in the future, infrastructure upgrades would be reassessed at that time.

Community Insights

ADVANCE NOTICE November 22, 2021	<ul style="list-style-type: none">• Number of recipients: 17• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/ritchieplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19940
Location:	West of 99 Street NW and south of 76 Avenue NW
Addresses:	9923, 9927, 9931, 9935, 9939, 9943, 9947, 9951, 9955, and 9959 76 Avenue NW
Legal Descriptions:	Units 1-13, Condominium Plan 1321996
Site Area:	4,492 m ²
Neighbourhood:	Ritchie
Ward:	papastew
Notified Community Organization(s):	Ritchie Community League Old Strathcona Business Improvement Area
Applicant:	Odd Company Brewing

PLANNING FRAMEWORK

Current Zone:	(DC2.874) Site Specific Development Control Provision
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	Strathcona Junction Area Redevelopment Plan
Historic Status:	None

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Section:	Planning Coordination