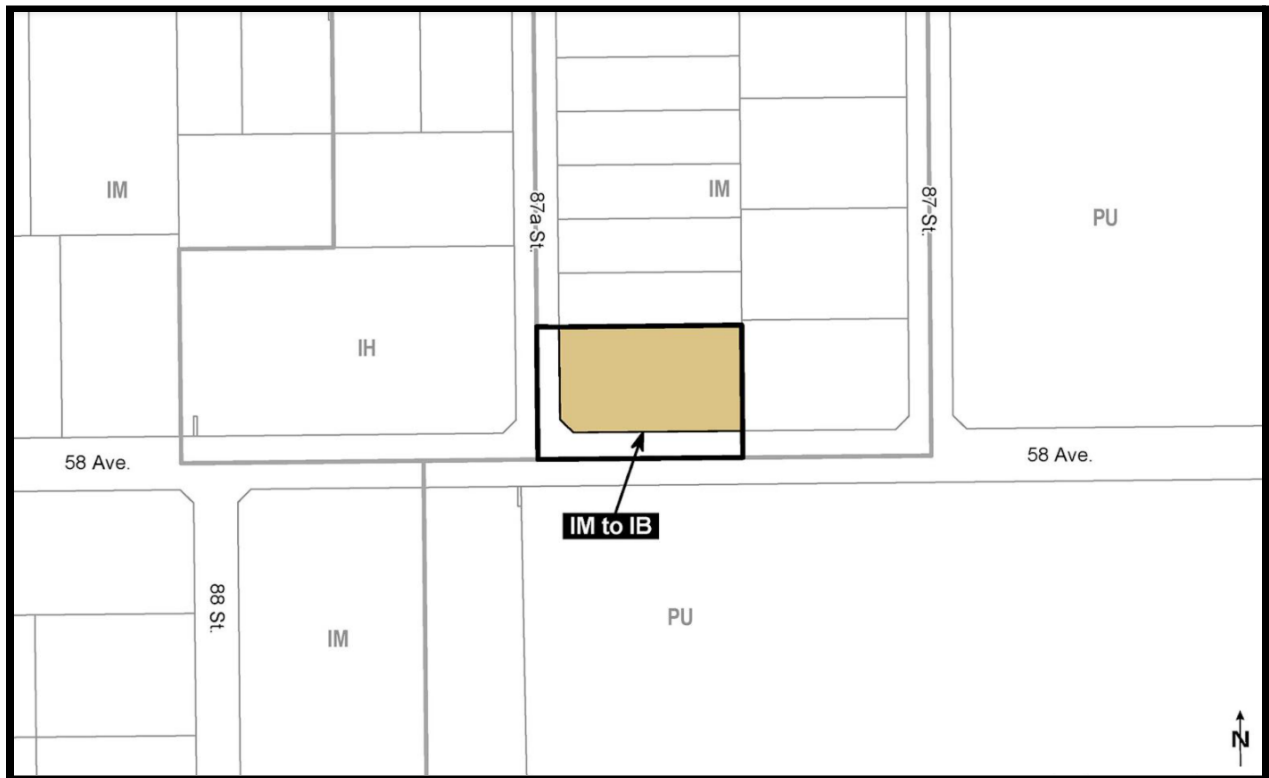




ADMINISTRATION REPORT **REZONING** DAVIES INDUSTRIAL WEST

5805 - 87A Street NW

To allow for light industrial business and commercial uses that do not create nuisance factors outside an enclosed building.



Recommendation: That Charter Bylaw 19962 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will expand opportunities for light industrial and appropriate commercial opportunities on a site with good access from major roadways; and
- will be compatible with the surrounding development.

Report Summary

This application was accepted on November 22, 2021, from Fabio Coppola, Invistec Consulting Ltd., on behalf of Redco Properties Ltd. The proposed amendment conforms to the general intent of the South-East industrial Area Outline Plan and aligns with The City Plan.

The Application

CHARTER BYLAW 19962 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to accommodate light industrial business and commercial uses that do not create nuisance factors outside an enclosed building.

Site and Surrounding Area

The subject land is located north of 58 Avenue NW and east of 87A Street NW, within the Davies Industrial West neighbourhood and is currently occupied by an industrial building. The surrounding industrial area is occupied by a variety of manufacturing, logistics, fleet services, repair, autobody, and warehouse buildings.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Industrial Building
CONTEXT		
North	(IM) Medium Industrial Zone	Industrial Building
East	(IM) Medium Industrial Zone	Industrial Building
South	(PU) Public Utility Zone	Maintenance/Fleet Services Building
West	(IH) Heavy Industrial Zone	Industrial Building

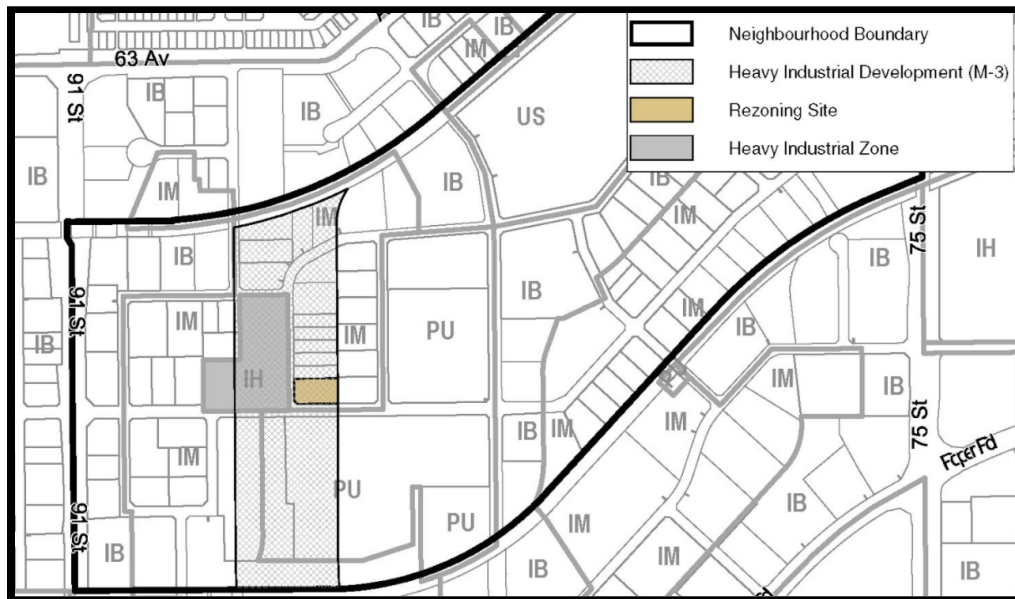
Planning Analysis

The subject site is located within the **South East Industrial Area Outline Plan (SEIAOP)**, which was approved in 1975. The SEIAOP identifies three industrial classifications:

- M-1, High Standard Industrial Development;
- M-2, Medium Industrial Development; and
- M-3, Heavy Industrial Development.

While the Plan identifies this site as suitable for heavy industrial development under the M-3 designation, the Plan also acknowledges a degree of flexibility and discretion to accommodate changing demands in industrial development.

The Plan suggests that development in the western portion of the Plan be primarily in the form of medium and higher standard of development (M-1 and M-2 categories) and a number of the M-3 uses should be phased out of the area over the long run. This evolution is evident in the discrepancy between the Plan’s outline of the M-3 (Heavy Industrial) pocket and the existing (IH) Heavy Industrial zoning area; the area zoned IH is significantly smaller than the area envisioned for heavy industrial land uses when the plan was originally drafted.



This evolution can also be seen by the fact that many of the properties located within the area designated for M-3 (Heavy Industrial) in the Plan have been developed in a manner that is more characteristic of medium industrial land uses, and as such, the type of development that would be allowed under the IB Zone will be compatible with the surrounding development.



DEVELOPMENT ON (IH) HEAVY INDUSTRIAL ZONED LAND

Rezoning the subject site from IM to IB would be consistent with the Plan's direction and intended evolution of the industrial area to allow upgrading of industrial zones, particularly given the site's location at the intersection of two collector roadways (58 Avenue NW and 87A Street NW) and with proximity to a major arterial roadway (91 Street NW).

This application supports the **City Plan's** policies to promote the continuous improvement, evolution and intensification of Edmonton's non-residential lands by facilitating reinvestment in established non-residential areas to strengthen employment, economic activity and diversity.

LAND USE COMPATIBILITY

The subject site is occupied by a small industrial building and is surrounded by other similar industrial buildings that reflect a light and/or medium industrial character. The IB Zone will allow for a variety of industrial uses that operate such that no nuisance factors are created or apparent outside of the building. Furthermore, the IB zone includes general performance standards including landscaping regulations and appropriate screening along all public roadways to ensure a higher standard of industrial development.

The subject site is located at the intersection of two collector roadways (58 Avenue NW and 87A Street NW) and is suitable for IB land uses, provides good visibility, convenient access and good transportation linkages to an arterial roadway, 91 Street NW which is in keeping with site location criteria for the placement of a higher standard of development in the Plan. Furthermore, the zone also accommodates limited, compatible non-industrial businesses and is typically applied to sites located 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 and IB COMPARISON

	IM <i>Current</i>	IB <i>Proposed</i>
Building and Structures	Medium Industrial	Industrial Business
Height	18 m+	12.0 m
Front Setback	3.0m	6.0 m
Interior Side Setback	0 m	0 m
Flanking Side Setback	0 m	0 m
Rear Setback	0 m	0m
FAR	2	1.2

Technical Review

TRANSPORTATION & TRANSIT

Administration has no comments or concerns about the proposed change, as it will not impact the capacity of the surrounding roadway infrastructure.

DRAINAGE

Administration supports the application and advises that storm and sanitary sewers are available to serve the site from 87A Street NW.

EPCOR WATER

EPCOR Water Services supports this application and advises that there is a deficiency in hydrant spacing adjacent to the property. One additional hydrant may need to be constructed on 58 Avenue NW. Administration has initiated an Infill Fire Protection Assessment (IFPA) from Edmonton Fire Rescue Services (EFRS) to determine if alternate means of fire protection can be provided. This matter will be addressed at the Development Permit stage.

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

Community Insights

ADVANCE NOTICE

Date: January 28, 2022

- Number of recipients: 15
- Number of responses: 0

WEBPAGE

- edmonton.ca/industrialplanningapplications

Conclusion


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

APPENDICES

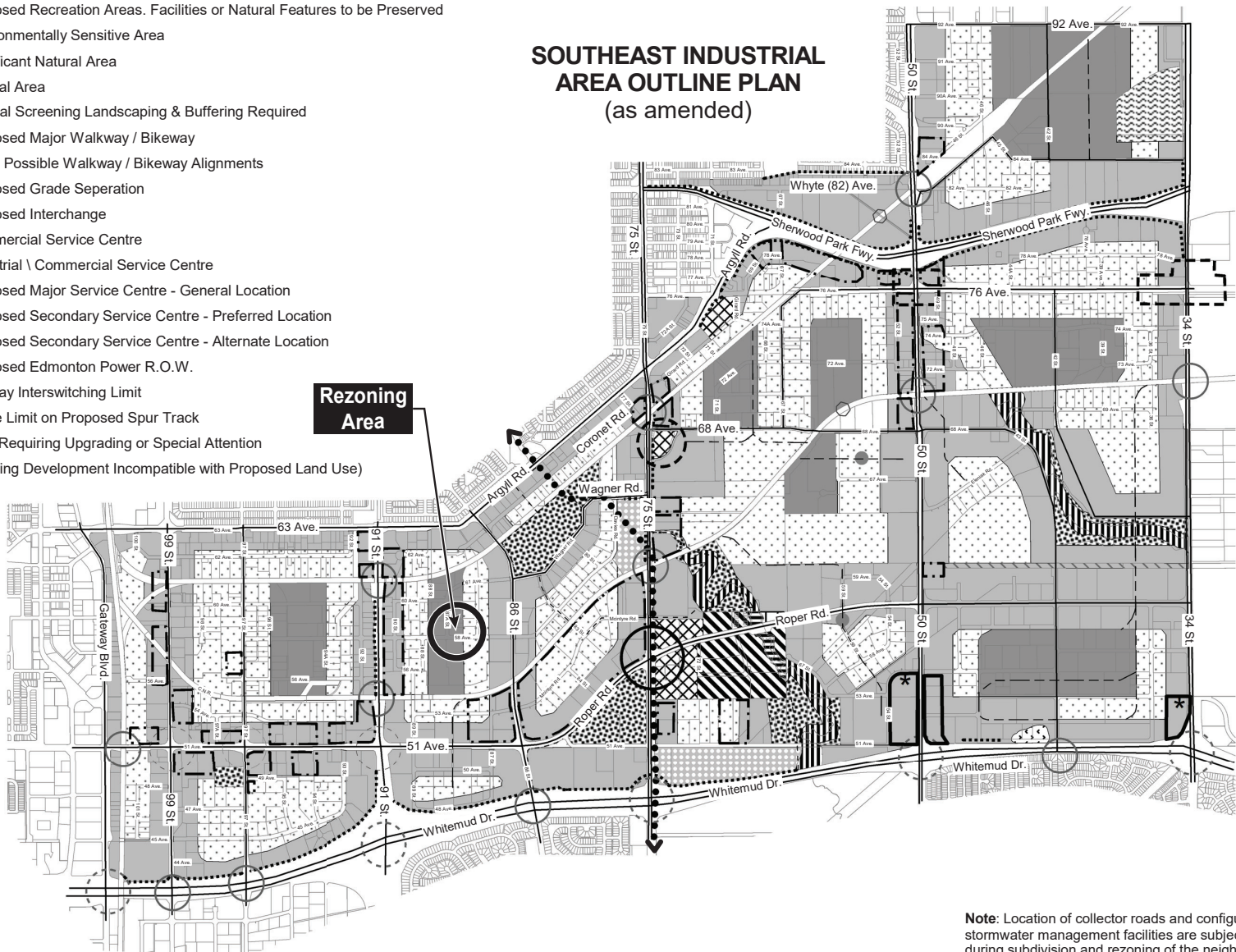
- 1 Context Plan Map
- 2 Application Summary

-  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

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

-  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)

SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN (as amended)



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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19962
Location:	North of 58 Avenue NW and east 87A Street NW
Address:	5805 - 87A Street NW
Legal Description:	Lot 18, Block 10, Plan 8121461
Site Area:	0.4 ha
Neighbourhood:	Davies Industrial West
Ward:	Métis
Notified Community Organization:	Argyll Community League
Applicant:	Fabio Coppola, 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:

Vivian Gamache
Tim Ford
Development Services
Planning Coordination