



## ADMINISTRATION REPORT **REZONING** PAPASCHASE INDUSTRIAL

### 4424 - 94 Street NW

To allow for business industrial uses and opportunity for a medium-rise self-storage facility.



**Recommendation:** That Charter Bylaw 19955 to amend the Zoning Bylaw from (IB) Business Industrial Zone to (DC2) Direct Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will expand opportunities for light industrial and appropriate commercial opportunities in an appropriate location;
- it will support industrial investment in the Papaschase Industrial neighbourhood which conforms with the South-East Industrial Area Outline Plan; and
- it will be compatible with existing development within the neighbourhood.

## Report Summary

This application was accepted from Stantec Consulting Ltd. on September 15, 2021 and proposes to change the designation of a site from (IB) Business Industrial Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision will carry forward the existing development regulations of the IB Zone, and add an opportunity for a larger “self-storage” facility than would be allowed within the current IB Zone.

This proposal conforms to the South-East Industrial Area Outline Plan and aligns with the applicable policies of the City Plan.

## The Application

**CHARTER BYLAW 19955** proposes to amend the Zoning Bylaw from (IB) Business Industrial Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for development of business industrial uses as well as allow for the development of a larger self-storage facility up to 25.0 m in height and a Floor Area Ratio of 3.5.

## Site and Surrounding Area

The subject site is located at the terminus of 94 Street NW south of 45 Avenue NW. The site is currently undeveloped and is surrounded by light and medium industrial uses. To the south of the site is Whitemud Drive with a small landscaped berm to separate the transportation corridor from the properties to the north.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IB) Business Industrial Zone	Vacant Lot
<b>CONTEXT</b>		

North	(IB) Business Industrial Zone	Industrial-Commercial Buildings, Office-Industrial Buildings and Warehouses
East	(IB) Business Industrial Zone	Industrial-Commercial Buildings, Office-Industrial Buildings and Warehouses
South	N/A	Whitemud Drive
West	(IB) Business Industrial Zone	Industrial-Commercial Buildings, Office-Industrial Buildings and Warehouses



VIEW OF SITE FROM THE NORTH EAST FROM 94 STREET NW



VIEW OF THE SITE FROM THE SOUTH EAST FROM WHITEMUD DRIVE

## Planning Analysis

The site and surrounding area is zoned IB which is intended to accommodate industrial businesses and operations which create minimal nuisance factors, up to 14.0 metres in height and a Floor Area Ratio (FAR) of 1.2. This zone is used on the edges of industrial development to act as a buffer between non-industrial and higher intensity industrial uses internal to those

areas. This is demonstrated in the Papaschase Industrial neighbourhood where IB zoned properties abut Whitemud Drive to ensure that nuisances associated with this industrial area are separated from this major transportation corridor.

The proposed DC2 Provision is built upon the existing IB zoning including the height and FAR, however; it would allow for the development of a 25 metre high, 3.5 FAR self-storage building. While this represents a threefold increase in development intensity, this is only permitted to accommodate construction of a self-storage facility and any other use would be limited to the height and FAR of the current IB zoning. A comparison of the IB Zone and the proposed DC2 Provision can be found in the *Zoning Comparison Section* below.

While this application represents a notable increase in building mass and scale, it is compatible with the surrounding context. Properties south of 45th Avenue NW in the Papaschase Industrial neighbourhood are a combination of large-format warehouses and industrial offices which are generally compatible with commercial zones that allow for similar heights to the DC2 Provision.

The proposed increase in height will make the building visible from Whitemud Drive as many of the existing single storey warehouses in the area can already be seen over the existing berm and trees which are currently located in the right-of-way. To mitigate this, the DC2 Provision has regulations regarding the design of the building to ensure that there are architectural treatments on the south-facing facades to break up the massing and ensure a visually interesting building.

Overall, the proposed DC2 Provision is compatible with the surrounding area and will support the industrial nature of the Papaschase Industrial neighbourhood while taking advantage of the existing infrastructure, accessibility, and visibility for a wider range of uses.

## ZONING COMPARISON SUMMARY

Regulation	IB <i>Current</i>	DC2 <i>Proposed</i>
Height	14.0 m	Base: 14.0 m Self-storage Use: 25.0 m
Floor Area Ratio	1.2	Base: 1.2 Self-storage Use: 3.5
Setback from Public Roads	6.0 m	6.0 m

## PLANS IN EFFECT

The subject site is within the ***Southeast Industrial Area Outline Plan*** (SEIAOP) which designates the site as High Standard Industrial Development. As the Plan was originally drafted in 1975 it identified that High Standard Industrial Development was to be designated the “M-1 Industrial District” which was a designation from the Zoning Bylaw in effect at the time. The M-1 Zone was intended to limit nuisance and create an appropriate transition towards higher intensity industrial uses. While the Zoning Bylaw has changed substantially since the drafting of

the Plan, the current IB Zone acts as a modern equivalent to the M-1 District. As this application proposes a DC2 Provision with uses that are comparable to the IB Zone, it ensures that potential nuisance is limited and maintains the intended transition of use. The proposal conforms with the intent of the SEIAOP.

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.

## Technical Review

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

## Community Insights

<b>PRE-APPLICATION NOTIFICATION</b> July 19, 2021	<ul style="list-style-type: none"> <li>Number of recipients: 19</li> </ul> <u>As reported by applicant</u> <ul style="list-style-type: none"> <li>One response received in non-support of the application.</li> </ul>
<b>ADVANCE NOTICE</b> August 26, 2021	<ul style="list-style-type: none"> <li>Number of recipients: 19</li> <li>No responses received</li> </ul>
<b>WEBPAGE</b>	<a href="http://edmonton.ca/industrialplanningapplications">edmonton.ca/industrialplanningapplications</a>

## Conclusion

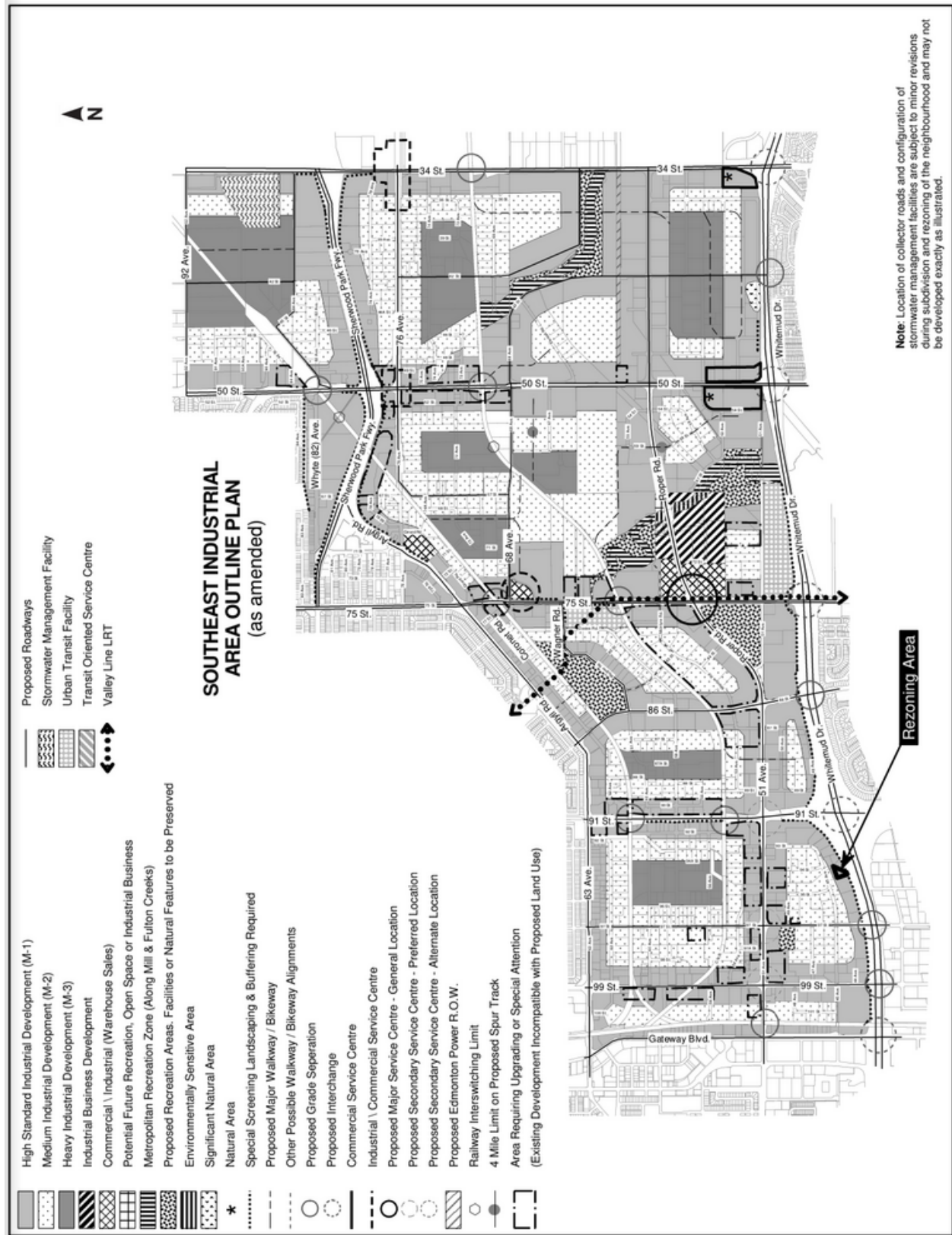
Administration recommends that this application be **APPROVED**.

## APPENDICES

- 1 Context Map
- 2 Application Summary



CONTEXT MAP



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19955
Location:	South of 45 Avenue NW and west of 94 Street NW
Address:	4424 - 94 Street NW
Legal Description:	Lot 28, Block 5, Plan 8022997
Site Area:	0.4 ha
Neighbourhood:	Papaschase Industrial
Ward:	Karhiio
Notified Community Organization:	North Millbourne Community League
Applicant:	Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone:	(IB) Business Industrial Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	South-East Industrial Area Outline Plan
Historic Status:	None

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